

**Century West Neighborhood Association
2006 Board Meeting Minutes
September 13, 2006**

1. Motion to Open the Meeting

Moyer moved to open the meeting; motion seconded by Ray. Motion passed.

Board Members present: Bob Brell, Jason Moyer, Denise Gorman, Rich Ray, Judy McKrell, Brett Evert, Gayle Lewis, Peter Fleming and David Light, plus Board Coordinator Whit Ross. Absent: Ron Webber-Board Coordinator.

Also attending: Judy Whitfield, CWNA Member living in Mountain Gate (Ward 2).

2. Introductions and Comments from the Chair

Brell introduced himself; Board members and all other attendees made self-introductions.

3. Review of the August 9, 2006 CWNA Board Meeting Minutes

Evert asked for the minutes to reflect Brett Evert instead of Brad Evert. Fleming asked for the minutes to reflect his last name spelled as Fleming. With these changes, Ray moved to approve; seconded by Light. Motion passed.

4. Land-Use Development – Bob Brell

a. Land Use Action-Addition to the Athletic Club of Bend-Approved.

The City of Bend Planning Division approved the Site Plan Review for a 13,347 s.f. expansion to the Athletic Club of Bend facility with 10 conditions. The building addition would house indoor basketball courts. CWNA did not comment on this application as the project would have no material impact on transportation or traffic safety considerations and the applicant had made provisions for light, noise and sight considerations.

b. Notice of Public Hearing-Addition to the Athletic Club of Bend.

Notice was given on September 11, 2006 that the City of Bend would hold a public hearing before the Hearings Officer on September 28, 2006 at 7:00pm, in the City of Bend Council Chambers. The applicant (The Athletic Club of Bend) appealed item 2 of the Conditions of Approval, which would require the building addition to not exceed a maximum of 30 feet in height unless the applicant applies for and receives approval of a Class C variance to exceed the maximum height limitation of the Urban Standard Residential Zone.

c. Land Use Action-Applicant: Steve and Sandra Miller-Approved.

The applicant is requesting approval of a Type 1 variance (Project Number 06-579) to allow a 25% reduction in the front yard setback on 61535 Longview Street, further identified as Lot 8, Block 4 of West Ridge subdivision, from 20 feet to 15 feet to construct a 1278 s.f. garage and workshop addition to a single-family residence in the Urban Standard residential (RS) Zone.

The variance was approved with Conditions. CWNA did not comment on this application as it was considered to be the business of the local subdivision (West Ridge); all surrounding neighbors were in full support.

d. Land Use Action-Type 1 Site Plan & Design Review Application (Mountain Laurel Lodge)-Approved.

The City of Bend Planning Division approved with 4 Conditions the Type 1 Site Plan/Design Review application for minor alterations to a previously approved 54-unit affordable senior housing project (Project Number 06-381) in the Commercial Limited (CL) Zone. The project is known as Mountain Laurel Lodge and located at 990 SW Yates Drive; also identified as Tax Lot 900 on Deschutes County Assessor's Map 18-12-06C. CWNA did not comment on this application as it reflected minor modifications to a previously approved project.

e. Public Meeting - Mountain Gate Crossing (8-30-06) - Status

On Wednesday, August 30, 2006, a public meeting was held for the purpose of allowing the developer, Avalon Holdings, Portland, OR to present, discuss and answer questions regarding the proposed Mountain Gate Crossing development. Brent Keyes, President, Avalon Holdings along with members of his company and representatives from WRG Design were present along with approximately 50 residents from Mountain Gate, Sunrise Village and Westbrook Meadows. The project proposes to build on the 5.6 acres, zoned CL

(Commercial Limited) and adjacent to Mountain Gate, Sunrise Village and Westbrook Meadows, 150 condos along with 6 ground floor commercial buildings; the commercial buildings would front onto Mammoth Drive. Landscape buffer will surround the entire development, while the center would have a pool, pool buildings, decks, etc. for the condo owner's use. Building heights would be 35-38 feet. 1, 2 and 3 bedroom condos would be priced at \$500k. Major issues raised by the residents included: 1) traffic volume and traffic safety (vehicle, pedestrian, bike, children, school bus stop, etc) on Mammoth Drive, August Lane and Clear Night Drive,) zoning of building lot # 35; 2) condo density, noise and light pollution; 3) duration of condo rental; 4) ownership and access of roads along with maintenance thereof; 5) preservation of trees; 6) sidewalks and street parking on Mammoth Drive among other issues. The developer indicated he envisioned submitting a development application to the City in 3 weeks or so.

Brell informed the Board he felt the development per se was the business of the residents of Mountain Gate, Sunrise Village, Westbrook Meadows and Cascade Village and their HOAs (Home Owner Associations). Brell also felt the development would put added pressure and increased traffic on the intersection at Mammoth Drive/Century Drive as well as the roundabout at Mt. Washington Drive/Century Drive which has already been judged "failed" by the City.

Brell moved that the CWNA Board object to the development when the application was submitted to the City of Bend on the basis of transportation and traffic safety considerations at the intersection of Mammoth Dr/Century Drive and the roundabout at Mt Washington Drive/Century Drive. Moyer seconded. In subsequent discussion, Evert declared Land Use was not the purview of the Neighborhood Associations; Brell countered by saying that Land Use was the purview of the Neighborhood Associations and shared the Mission Statement language as published by the City of Bend which states "Land Use (zone changes, variances, subdivisions, zoning ordinances)". Evert stated Neighborhood Associations had no say over a previously approved Plat which Mountain Gate Crossing represented; Brell countered that the Bend Development Code made provisions for any entity (Neighborhood Associations, citizens, etc) to comment on any Land Use application at any stage of the application process. Evert disagreed.

Brell moved to vote: Lewis, Moyer, McKrell and Brell supported the motion; Ray, Evert, Fleming, Gorman and Light opposed the motion. Motion failed.

- f. Cascade Highlands Destination Report - Status
No additional information.

- g. Land Use Action-Notice of Public Meeting, SW Corner Mt. Washington Drive and Skyliners Road Intersection.
CWNA has been advised of a Public Meeting by Skidmore Land Use Services regarding a proposed subdivision/Conditional use Application on land located at the southwest corner of Mt. Washington Drive and Skyliners Road intersection. The public meeting is scheduled for Wednesday, September 27, 5:00pm at Hickman, Williams & Associates, 698 NW York Drive. The applicant, Herb Hoffart, is requesting a Conditional Use approval to modify the Skyliner Summit PUD to permit an additional 13 residential units within the development to be located on the property described as tax Lot 600 on Deschutes County Tax Assessors Map 17-11-36CD.

5. Transportation and Traffic Safety – Jason Moyer

- a. TSAC Report
Moyer updated the Board of a meeting with the City's Engineering Department concerning the traffic issue at the Mt. Washington Drive/Century Drive roundabout. The City's engineers brought forth two proposals. Plan one is to extend the median at the Mt. Washington/Mountaineer Way intersection, prohibiting left-hand turns onto Mt. Washington. Plan two is to create a new access from Century Drive onto West Ridge Road at the location south of the Village at Southern Crossing Apartments. Attendees commented on the proposals.
Ray proposed the idea of opening the maintenance road at Skyline Park Sports Complex as an alternative access to Cascade Middle School, during drop-off and pick-up times. Attendees supported the idea and plan to look further into the initiative.
- b. Century Drive Speed - Status
No additional information.

- c. Letter to City of Bend, re: Century Drive Roundabout – Brett Evert
Evert read and distributed a draft of the letter for review and comments. Ray suggested minor revisions; Brell requested Evert incorporate the revisions in a new draft. Once the revisions are completed, Brell will send out the letter, addressed to the City Manager, City of Bend, copying Arrowood Development, Deschutes County, and Bend Parks and Recreation, and signed by the CWNA Board.
McKrell motioned to send the letter to all parties stated, Moyer seconded. All in favor.

6. Membership – Judy McKrell, CWNA Head

- a. Light submitted a monthly membership report. As of September 11, 2006, CWNA has 321 members from 188 households or businesses.
- b. On August 24, 2006, Broken Top Community Association (HOA) held their Annual Meeting. CWNA Board members were invited to attend the meeting and answer questions about CWNA.

7. Residential Land Use Study Steering Committee Progress – Bob Brell

Brell attended the August 24, 2006 meeting and handed out copies of the Land Use Study materials. The City has engaged outside consultants to analyze items and issues ranging from water, sewer, and transportation to economics, etc., and give their analysis to the City.

8. Fall General Membership Meeting (October 19, 2006)

Gorman handed out drafts of the meeting mailer for review. Brell requested minor revisions pending confirmation on the meeting's guest speaker. Brell has contacted Arrowood Development, the developers of Cascade Highlands Destination Resort, to be the guest speaker and is awaiting a response.

9. Other Business – All

- a. Summit High School Invitation (9-29-06)
Friday, September 29, Summit High School has invited CWNA Board members to attend the regularly scheduled 7:00 PM football game against Pendleton High School and speak during their half-time show. Summit HS is reaching out to organizations served by the school seeking partnerships to facilitate student character/sense of community development. Gorman and Brell opted to represent CWNA during halftime.
- b. ONA – Chairs & Officers Neighborhood Association Meeting (Sept. 21, 2006, 12:00pm, Bend City Council Chambers)
Brell handed out the agenda.
- c. Bend Area Transportation.
See the City's website for information and map of services.
- d. NA Chairs Letter from Friedman.
Brell handed out copies of an email message from Mayor Bill Friedman. The message calls for other communication opportunities between the City and neighborhood associations. Also included was a chart of Bend City Council Committees for 2005-2006.
- e. Ballot Initiative
Brell handed out copies of a City of Bend Initiative Petition: Amending Bend Charter by Limiting Development where Infrastructure is Inadequate. The petition was created in part by Frank Fielder. Fielder expressed interest in meeting with the CWNA Board and discussing the initiative for feedback. Concerns and objections were raised. A tentative presentation is scheduled during the November Board meeting.

10. Motion to Adjourn

Light moved to adjourn. Seconded by Moyer. Motion passed.

Next CWNA Meeting – Fall General Meeting

Thursday, October 19, 2006, 6:30pm Open House; 7:00pm Meeting, Sunrise Village Club House.

Future Board Meetings

Second Wednesday of each month at 7:00 pm, Fireside Room, Mt Bachelor Village.