

Minutes for Land Use Chair Networking Group Meeting

March 9, 2023 (ZOOM)

Attendees:

Jeff Conrad (ABNA)

Robbie Silverman (SCNA)

Lisa Mushel (CWNA)

Karon Johnson (OFNA)

David Knitowski (SWNA)

Danielle Powell (ODNA)

Greg Tanner (LNA)

Ashlie Bibaud (BANA)

Mike Walker

1. Here are links to resources and topics from our last meeting:
Past minutes and linked materials can be found [here](#).
[Land Use Chair Guide](#)
2. **Welcome** - No new attendees
3. **Open Microphone - a quick overview of what happening in our neighborhoods for land use:**
 - ABNA - Jeff -
 - Land use quiet
 - Expecting something new coming on the Compass Corner application with the adoption of the elimination of off-street parking minimums.
 - OFNA - Karon
 - Annexation on Council agenda. Parks and Recreation wants a park dedication.
 - Am working on LUBA challenge on the gas station approval. It is not easy. Minimum expense to be about \$3,500.
 - LNA - Greg
 - The Planning Commission struggled with Wildflower application. Question on how big of a ME zone. Denied requested zone change modification. Next stop is the City Council.
 - Parkside Place meeting on the 14th. First project of this master plan development. Master PPlan previously annexed.
 - Planning meeting on the 20th.
 - New cottager development near Reed Market Road.
 - BANA - Ashlie
 - Public Works site in Juniper Ridge.
 - Lots of activity in the "Golden Triangle" (Hwy 20 / Hwy 97 confluence)
 - SWNA - David
 - Planning a general meeting for May 2.
 - Need more board members
 - CWNA - Lisa
 - 4 projects in the area of Bachelor View Road. One project is getting remanded back to the city. Existing residents in the area have spent heavily to challenge a developer who is less than honorable. Developer asking for multiple variances in

public improvement standards. [Where is the city in all of this? Rubber stamping?]

- SCNA - Robbie
 - Sale of COID property has issues.
 - COID will retain access to a power station.
 - COID didn't make necessary modifications to an existing easement covenant with a Federal agency. Trail to be retained. Schedule is now delayed. Lots of back and forth.
 - Lesson to be learned. First step should be to always read the title report closely.
 - New project called "Diamond Lofts" located on former railroad tracks between Box Factory property and Arizona. Very narrow sight. Will rely heavily on on-street parking on Arizona.

3. Training Topic: Path to Reviewing a Land Use Application.

<https://www.bendoregon.gov/home/showpublisheddocument/50638/637642763575270000>

4. **Old Business:** Homelessness coordinator: Still trying to reach Cheyenne. Not returning calls.

5. **New Business:** Mike spoke briefly on the proposed Fire Levy on the May Ballot using a powerpoint slide. Will include a copy on the Bendnaforum.org site as material listed under these minutes.

Next LUCNG Meeting:

April 13, 2023, 4PM - 5:30PM

Join Zoom Meeting: <https://us02web.zoom.us/j/88613098403>