



Southern Crossing Neighborhood Association

Meeting Minutes

Opening

On September 30th, 2021, Karen Bergsvik called to order the regular meeting of the Southern Crossing Neighborhood Association's Board at 4:00 pm over Zoom. There was a quorum.

Board Members Present:

Karen Bergsvik - Chair, Deby DeWeese - Vice-Chair/Land Use Chair, Lowell Von Ruden -Treasurer/IT Communication.

Others Present:

Roberta Silverman and Paul Dieffenthaler.

Additions To The Agenda:

Joint meeting with Old Bend Neighborhood Association regarding proposed development by Killian Pacific, October 21, 2021, at 4:00pm.

Motion:

Lowell made a motion to approve the minutes. Deby seconded, all in favor.

Actions Taken/Agreed To Be Taken:

Deby:

Teach Board members and Roberta and Paul how to use City view

Have a meeting with Lowell and Roberta to discuss the timeline for the postcard.

Review proposed changes to Board application by October 10, 2021.

Karen:

Review proposed changes to Board application by October 10, 2021

Get the content for the email to be sent out regarding the October joint meeting to Lowell by October 6th (Roberta to assist)

Will get speakers/presentations for both the October and the November meeting

Public Comments: The guests introduced themselves: Roberta Silverman stated that she has owned property in Bend since 2016 but has been formally living in Bend since October 2020. She is from Southern California and had experience working in public relations and marketing communications for about 30 years. Since living in Bend, she has become more aware of the developments and is concerned and wants to be involved. She wants to lend her voice to the community and share the experiences she had from other cities and development.

Paul Dieffenthaler is from the Caribbean, and resides in Bend as a full-time resident since May 2020. He is interested in land use to see how land is developed in the right way to benefit all involved.

Reports:

A. Lowell - Treasurer and IT:

Lowell reported that he had posted the monthly update for the budget. Expenditures include the renewal of the zoom subscription, storage unit, and meeting minutes charges. He will continue to keep a list of some of the potential planned expenses .

He also mentioned that he had gathered some statistics from the MailChimp newsletters going out that show that the association had both lost and gained subscribers, and the number of people opening the emails seemed to be maintained in the 30% to 40% range. This is not perfect tracking because a lot of email clients block the tracking however it seems to be fairly consistent the last few months.

Deby also stated that she views MailChimp for the Central Oregon Irrigation District (COID) updates, and it was over a 70% open rate. That is amazing because in marketing even 30% to 40% is pretty good so this shows that the COID issue is very important to the neighbors.

Lowell stated that there are about 645 people who subscribe or are members. They have to inform the association if they want to be on the email list through the newsletter and the website. A minimum of 207 opened the September newsletter.

The Arizona development was opened the most, and the article about weatherization was second.

The board application form on the website was updated and Lowell requested the board to give feedback on the proposed changes.

The association now has an updated mailing list. Lowell went through the city mailing list and found a handful of things that were not in the association mailing list. The current list was still better than the city list.

B. Deby- Vice-Chair and Land Use

Deby was on vacation and did not produce a written report however she stated that the biggest development issue that has come in is the one on Arizona. The information she gathered is that this development is commercial general (CG). They are trying to get a zoning change to mixed use (MU). Short term rentals are allowed in both types of zoning. Their intent on changing to mixed-use is: 1) by moving to mixed-use, they can get rid of the requirement to have a 10-foot setback. They want to build it right up to the sidewalk. 2) They can put residential units on the ground floor and not just businesses. This allows them to have more residential units.

There are a lot of people in the neighborhood associations who are doing a lot of interesting things around short-term rentals. Deby suggested that it should all get funneled through The Land Use Chair Networking Group. The group should do research, get data, decide what plan of action to take, and then ask for neighbors support.

Another developer reached out to her regarding a new development of 110 apartment units on Scalehouse Loop. This is an empty lot behind the SELCO bank. They wanted to talk to her first and will coordinate the public meeting and then the notification.

Bend village development: Application submitted and approval given for the development. There are a lot of concerns: Traffic, there is only one entrance, the driveway is too close to the roundabout, and they are also putting a driveway over the haul trail. There is an online petition with over 3000 signatures to stop the development - however the development was delayed not because of the petition but because they are having a challenge in finding workers.

City View: City view is a new tool that you can go in and learn about developments in Bend. Deby will put on her to-do list to teach the two Land Use members and

interested Board members on how to use this tool. Lowell also stated that he also uses this tool to help look for new lots to add to the mailing list.

C. Karen - Chair, and NLA

Karen mentioned that she has been working with the Old Bend Neighborhood Association (OBNA), particularly around the KorPine/Box Factory area where all the proposed developments are. OBNA has traffic experts on their board and she is using their knowledge to assist her. There is also a KorPine traffic refinement plan (master transportation plan) for the whole area that is approved by the council. Allison Platt is the city staff person assigned to this project, and she is also the guest speaker at the annual meeting as she is coordinating all the projects in this geographic area.

Karen stated that it is important that the association knows about the KorPine plan and also has input. She is looking for people who are interested in transportation because there will be a lot of traffic going into the neighborhoods like Old Bend and it will also affect Southern Crossing neighborhoods. There will also be new roundabouts, new cut-through streets, and also possibly a transportation hub.

Karen mentioned that she had missed the Neighborhood Leadership Alliance (NLA) meeting because the date was changed. She did review the recording of the meeting and Mayor Russell discussed the effectiveness of neighborhood associations. The Mayor suggested pausing the NLA meetings so they can focus on board recruitment as well as membership recruitment. The final decision made at the NLA meeting is that the NLA will continue to hold meetings, but will look at the strategic plan and board recruitment at the October meeting.

Annual Meeting: The annual meeting is scheduled for November 18th, 2021 at 4pm on Zoom. Allison Platt has agreed to be a speaker at the annual meeting regarding the redevelopment area. She is not a transportation expert. It was decided to get other people that know more about transportation in the KorPine area, to be available to answer questions. Karen will give updates on some of the key issues in the last year and what the status is at the annual meeting. The board agrees that Barb Campbell, the Council liaison, will speak at the end of the meeting and that the agenda includes: a summary of the budget, list of accomplishments for last year, and the association goals and priorities for the upcoming year.

There is a timeline for the annual meeting, and it needs to be updated. There is also the need to do a postcard and also a reminder in the newsletter.

For the October joint meeting: The board to :

Send out a notification on the 10/8 (content due 10/6) do the regular newsletter on 10/15.

Use a general Zoom link, and this can be posted in the email newsletter.

Allow people to ask a question by raising their hand (turn off chat). Deby will track the order of how people raise their hands and mute non-board attendees' audio.

COVID update: Karen reported that there are three neighborhood associations involved, Century West, Southern Crossing, and Southwest Bend. The three have agreed to work together on all messaging and communication that goes out and to keep each other informed. Each of the three NAS has its kind of subset of responsibilities related to this property because they have different goals.

Southwest neighborhood association: They want to save the whole property. There is a buy-sell agreement between Pahlisch and COVID. They are starting a steering committee that can do website development, work on common messaging, and yard sign distribution. The priority is identifying people from each of the NA's that want to be on the committee. There have been requests for yard signs.

Southern Crossing Association: The focus is on trail preservation and the view easement.

Century West Association: There's a view easement that is in effect until April 1, 2032, for a huge chunk of the piece of property. The association's priority is to ensure that the view easement remains in place.

Board Recruitment: Karen stated that she has been trying to recruit board members from her community. She welcomes any other board members to join her or share any ideas with her.

Department of Land Conservation and Development's climate-friendly and equitable communities proposed rules: Karen mentioned that the assistant city manager believes that climate-friendly and equitable communities proposed rules are going to affect land use more than HB 2001. Since there is not much time left in this meeting to talk about this topic she will send via email the information she received and devote more time to it at the October meeting.

The meeting was adjourned at 5:57 pm.