

RESOLUTION NO. 2010-03

A RESOLUTION PROVIDING CONDITIONAL APPROVAL OF THE LOW-INCOME RENTAL HOUSING TAX EXEMPTION APPLICATION SUBMITTED BY LITTLE DESCHUTES LODGE LIMITED PARTNERSHIP.

WHEREAS, in accordance with ORS 307.515 - ORS 307.537, and in an effort to provide a mechanism through which the La Pine City Council can contribute to and support the development of low-income rental housing in La Pine, the City of La Pine established procedures to provide a property tax exemption for qualifying low-income rental housing by its adoption of Resolution No. 2008-011 (the "Tax Exemption Program");

WHEREAS, on November 30, 2009, the Little Deschutes Lodge Limited Partnership, an Oregon limited partnership (the "Partnership"), whose address is 5 NW Minnesota Avenue, Suite 210, Bend, Oregon 97701, submitted an application under the Tax Exemption Program for a low-income rental housing tax exemption for the 2010-2011 tax year;

WHEREAS, the Partnership's application for exemption concerns a certain 26-unit affordable senior apartment complex commonly known as the Little Deschutes Lodge (the "Apartment Complex"), which Apartment Complex is constructed on certain real property located at 51725 Little Deschutes Lane, La Pine, Oregon 97739, more particularly described as follows:

Parcel 2 of Partition Plat No. 2009-17, recorded on April 14, 2009
in Volume 2009-15237, Official Records of Deschutes County, Oregon.

WHEREAS, pursuant to ORS 307.527 and the Tax Exemption Program, the City Council must adopt a resolution or ordinance approving or denying the Partnership's application for exemption within 60 days of the time of filing;

WHEREAS, the construction of the Apartment Complex was not completed on or before January 1, 2010 as required under ORS 307.529 and the Tax Exemption Program;

WHEREAS, pursuant to ORS 307.535, if the City Council finds that (a) construction of the Apartment Complex was not completed by January 1, 2010 due to circumstances beyond the control of the Partnership, and (b) the Partnership had been acting and could be reasonably expected to act in good faith and with due diligence, the City Council may extend the deadline for completion of construction for a period not to exceed 12 consecutive months; and

WHEREAS, the City Council has reviewed the Partnership's application and has determined that, subject to the terms and conditions provided below, the Apartment Complex is eligible for tax exemption under the Tax Exemption Program.

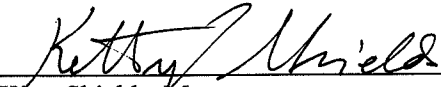
NOW, THEREFORE, BE IT RESOLVED, by and through the City Council meeting in special session, the following:

1. The City Council extends the deadline for the completion of the construction of the Apartment Complex from January 1, 2010 to June 1, 2010. In support of this decision, the City Council finds the following:

- (a) The Partnership's failure to complete the construction of the Apartment Complex on or before January 1, 2010 was due to the Partnership's receipt of moldy trusses.
 - (b) The Partnership's decision to return the moldy trusses and obtain new trusses from another truss company was reasonably based upon the potential threat to the residents' health and safety and the Apartment Complex's structural integrity.
 - (c) The truss issues constituted circumstances beyond the Partnership's control.
 - (d) The Partnership has been acting and can reasonably be expected to act in good faith and due diligence. This is evidenced by, among other things, the Partnership's decision to immediately commence the search for replacement trusses while testing the moldy trusses originally received by the Partnership.
 - (e) These findings are supported by the Pacific Crest Affordable Housing Memorandum attached hereto as Exhibit A, and the oral testimony provided by the Partnership's representatives, Robert Roy and Rima Wilson, during this Special Meeting.
2. The City Council approves the Partnership's application for the Apartment Complex's tax exemption for the 2010-2011 tax year subject to the following terms and conditions:
- (a) The Partnership's payment of the \$700.00 application fee established by the City under Resolution No. 2010-02.
 - (b) The Partnership completes construction of the Apartment Complex on or before June 1, 2010. The Apartment Complex's construction will be deemed complete upon Deschutes County's issuance of a Certificate of Occupancy.
 - (c) The City having until February 26, 2010 to complete further review and evaluation of the Partnership's application for exemption. The Partnership will assist and cooperate with the City's review and evaluation of the application and will provide any further documentation and/or information concerning the application that the City may reasonably request.
 - (d) This conditional approval is made subject to any and all applicable laws, rules, regulations, ordinances, and resolutions concerning or related to the Tax Exemption Program, including, without limitation, ORS 307.515 - ORS 307.537.
 - (e) The Partnership signing all other documents and taking all other actions City determines reasonably necessary to approve the Partnership's application for tax exemption.

[signature page immediately follows]

APPROVED, ADOPTED, AND MADE EFFECTIVE by the La Pine City Council on this
29th day of January, 2010.



Kitty Shields, Mayor

ATTEST:



Luana K. Damerval, City Recorder

Exhibit A
Memorandum and Supporting Documentation

(attached)

PACIFIC CREST AFFORDABLE HOUSING

The Firehall
5 NW Minnesota Avenue
Suite 210
Bend, Oregon 97701
T (541) 383-2505
F (541) 383-3618

MEMORANDUM

TO: The members of the La Pine City Council
FROM: Rob Roy and Rima Wilson, Pacific Crest Affordable Housing
RE: Little Deschutes Lodge, La Pine, Oregon
DATE: January 28, 2009

The purpose of this memorandum is to explain the circumstances that have led to the delayed opening of Little Deschutes Lodge, and to demonstrate that such circumstances were beyond the control of Pacific Crest Affordable Housing and SunWest Builders, and that both companies have acted in good faith and with due diligence to complete the project in as timely a manner as possible.

As you are aware, Little Deschutes Lodge is a 26-unit, publicly-funded affordable housing project for low-income seniors. Pacific Crest Affordable Housing is the developer of the project, and SunWest Builders is the General Contractor.

Our goal and intention from the outset was for Little Deschutes Lodge to open in December 2009 so that residents could move in and spend Christmas in their new homes. Until the delivery of substandard trusses, the project was on schedule. As a result of the truss issue, we lost a month from the construction schedule. A summary of the timeline and impact of the truss issue is below.

Moldy Trusses and the Timeline

As of late July 2009, the construction of Little Deschutes Lodge was on schedule to open in December 2009. On July 29, 2009, the trusses were delivered to the site, but they appeared to be covered with mold. A decision was quickly made not to install the trusses until they could be tested for the presence of mold and our options could be considered. In early August the trusses were tested and the tests came back positive for several types of mold. After consultation with mold experts and legal counsel regarding our various options, we decided not to install the trusses because we felt that doing so would have represented an ongoing potential threat to the residents' health and the longevity of the building.

During the testing process, in preparation for the possibility that the trusses were determined to be unusable and we would quickly need new trusses, we had begun working with another truss company. As soon as it was determined that the trusses were not usable, we pulled the trigger to obtain new trusses from the other truss company. The new trusses were delivered on August 25, 2009 and construction resumed immediately.

The project is now scheduled to be completed on January 29, 2009.

Good Faith and Due Diligence

Pacific Crest Affordable Housing and SunWest Builders have made every effort to expedite the completion of the building while maintaining the high quality construction demanded by both companies. Both Pacific Crest and SunWest recognize the importance of this building to the future residents and are deeply committed to moving residents into the building as soon as possible. However, the health and safety of the residents cannot be compromised, so the decision was made to delay construction rather than install what we believed was a potentially hazardous product.

During the process of addressing the mold issue, the delay was minimized to the greatest extent possible. Because of our team's foresight in preparing to obtain new trusses while the mold was being tested, minimal time was lost. In addition, due to SunWest's superior construction management, work continued wherever possible during the stall and the delay was further minimized. Still, the majority of construction had to be put on hold until the delivery of the new trusses and we lost a month from our construction schedule.

Every other aspect of construction has been completed within the timeframe allotted on the construction schedule, and without the moldy truss issue, the building would have been completed, as originally planned, by Christmas 2009.

Please find attached our construction sign showing our original opening date of December 2009, and the first pages of the construction meeting minutes (August 5 through September 16) showing the impact of the truss issue on the schedule.

MEETING MINUTES

Little Deschutes Lodge



Meeting: #14

Meeting Date: 8/5/09

Location: Job site trailer

PRESENT	ATTENDEES	COMPANY	PHONE	EMAIL
✓	John Gilbert	Pacific Crest	(541) 383-2505	jjgilbert@acadia-properties.com
✓	Rob Roy	Pacific Crest	(541) 383-2505	robroy@bendbroadband.com
✓	Jim Landin	GGL	(541) 330-6506	jlandin@ggl-arch.com
✓	Wayne Powderly	SWB	(541) 548-7341	wayne@sunwestbuilders.com
✓	Sunny Harmeson	SWB	(541) 548-7341	sunnyh@sunwestbuilders.com
✓	Tim Curry	SWB	(541) 410-0529	timc@sunwestbuilders.com
✓	Rima Wilson	Pacific Crest	(541) 390-4037	

ITEM #	DISCUSSION / ACTION	RESPONSIBLE	DUE DATE	Status
SAFETY & LOGISTICS ITEMS				
SCHEDULE UPDATE				
8/5	Trusses on hold pending decision to treat the material on site or use another truss manufacturer.			
GENERAL DISCUSSION ITEMS				
1.01	Pad elevation has been raised up 6" from preliminary plans which affects how the landscaping and parking lot elevations tie in. 5/13/09 SWB needs revised grades from Civil Eng. 7/15 SWB received signed Civil drawings. SWB to ask Vic Russell for credit for work completed by the County, as shown on bid set. GGL still needs to verify final grades with street improvements. Need to verify drive approach which is shown on plans, but not built. 7/22/09 Pending 7/29/09 SWB to verify pricing with Vic on septic tank and drive approach. 8/5/09 <i>Vic Russell can get a cheaper septic tank, SWB to provide substitution request.</i>	GGL		Open
3.06	Insulated mini blinds - verify budget amount. SWB to provide options. 5/27 Pending. 6/24/09 Pending 7/8 Pending. 7/15 SWB to price dual action blinds with opaque privacy screen. 7/22 Pending 7/29 Budget allowance is \$2,000 over basic metal mini blinds. Insulated blinds will be approx. an additional \$7,500 for R4.61 (R7.86 with the window). 8/5/09 Pending.	SWB		Open

MEETING MINUTES

Little Deschutes Lodge



Meeting: #15

Meeting Date: 8/12/09

Location: Job site trailer

PRESENT	ATTENDEES	COMPANY	PHONE	EMAIL
✓	John Gilbert	Pacific Crest	(541) 383-2505	jjgilbert@acadia-properties.com
✓	Rob Roy	Pacific Crest	(541) 383-2505	robroy@bendbroadband.com
✓	Jim Landin	GGL	(541) 330-6506	jlandin@ggl-arch.com
✓	Wayne Powderly	SWB	(541) 548-7341	waynep@sunwestbuilders.com
✓	Sunny Harmeson	SWB	(541) 548-7341	sunnyh@sunwestbuilders.com
✓	Tim Curry	SWB	(541) 410-0529	timc@sunwestbuilders.com
✓	Rima Wilson	Pacific Crest	(541) 390-4037	

ITEM #	DISCUSSION / ACTION	RESPONSIBLE	DUE DATE	Status
SAFETY & LOGISTICS ITEMS				
SCHEDULE UPDATE				
8/12/09	Trusses on hold pending decision to treat the material on site or use another truss manufacturer.			
8/12/09	Mechanical and Electrical are almost roughed in as far as we can go without cover.			
GENERAL DISCUSSION ITEMS				
1.01	Pad elevation has been raised up 6" from preliminary plans which affects how the landscaping and parking lot elevations tie in. 5/13/09 SWB needs revised grades from Civil Eng. 7/15 SWB received signed Civil drawings. SWB to ask Vic Russell for credit for work completed by the County, as shown on bid set. GGL still needs to verify final grades with street improvements. Need to verify drive approach which is shown on plans, but not built. 7/22/09 Pending 7/29/09 SWB to verify pricing with Vic on septic tank and drive approach. 8/5/09 Vic Russell can get a cheaper septic tank, SWB to provide substitution request. 8/12/09 SWB has ordered the Fextex tank, waiting for excav. cost from Vic.	GGL		Open
3.06	Insulated mini blinds - verify budget amount. SWB to provide options. 5/27 Pending. 6/24/09 Pending 7/8 Pending. 7/15 SWB to price dual action blinds with opaque privacy screen. 7/22 Pending 7/29 Budget allowance is \$2,000 over basic metal mini blinds. Insulated blinds will be approx. an additional \$7,500 for R4.61 (R7.86 with the window). 8/5/09 Pending. 8/12/09 Pending.	SWB		Open

MEETING MINUTES

Little Deschutes Lodge

Meeting: #16

Meeting Date: 8/19/09

Location: Job site trailer



PRESENT	ATTENDEES	COMPANY	PHONE	EMAIL
	John Gilbert	Pacific Crest	(541) 383-2505	jjgilbert@acadia-properties.com
✓	Rob Roy	Pacific Crest	(541) 383-2505	robroy@bendbroadband.com
✓	Jim Landin	GGL	(541) 330-6506	jlandin@ggl-arch.com
✓	Wayne Powderly	SWB	(541) 548-7341	waynep@sunwestbuilders.com
✓	Sunny Harmeson	SWB	(541) 548-7341	sunnyh@sunwestbuilders.com
✓	Tim Curry	SWB	(541) 410-0529	timc@sunwestbuilders.com
✓	Rima Wilson	Pacific Crest	(541) 390-4037	

ITEM #	DISCUSSION / ACTION	RESPONSIBLE	DUE DATE	Status
SAFETY & LOGISTICS ITEMS				
SCHEDULE UPDATE				
8/19/09	New trusses to arrive this week. Tim is approx. 3 weeks behind.			
GENERAL DISCUSSION ITEMS				
3.06	Insulated mini blinds - verify budget amount. SWB to provide options. 5/27 Pending. 6/24/09 Pending. 7/8 Pending. 7/15 SWB to price dual action blinds with opaque privacy screen. 7/22 Pending. 7/29 Budget allowance is \$2,000 over basic metal mini blinds. Insulated blinds will be approx. an additional \$7,500 for R4.61 (R7.86 with the window). 8/5/09 Pending. 8/12/09 Pending. 8/19/09 Pending.	SWB		Open
6.02	Heat Recovery System - PC and GGL to meet with Solarc on their schedule to produce plans for a Heat Recovery System. We need to have the final design by the end of the month to avoid any schedule delays. 6/17/09 Solarc committed to final plans by 6-26-09. 6/24/09 Plans expected Friday. 7/1/09 Plans received and sent to sub, waiting on pricing. 7/8 Solarc is still revising plans. 7/22/09 Pending - JL to follow up with Gene to finalize HVAC scope. 7/29 Pending. 8/5/09 Solarc needs to provide additional info for River Bend and Custom Plus. 8/12/09 SWB still needs controls for the Mitsubishi unit. 8/19/09 Pending.	PC/GGL		Open
11.02	Exterior deck railing - Jim is concerned about the variation of log widths in relation to the deck handrails. Jim will look at standard attachment detail. 7/22/09 Pending. 7/29/09 Pending. 8/5/09 Pending. 8/12/09 Pending. 8/19/09 <i>On-site meeting with All Position Welding. Discussed extending deck width to achieve the 5' turning circle. Jim to verify.</i>	GGL		Open

MEETING MINUTES

Little Deschutes Lodge

Meeting: #17

Meeting Date: 8/26/09

Location: Job site trailer



PRESENT	ATTENDEES	COMPANY	PHONE	EMAIL
	John Gilbert	Pacific Crest	(541) 383-2505	jjgilbert@acadia-properties.com
	Rob Roy	Pacific Crest	(541) 383-2505	robroy@bendbroadband.com
✓	Jim Landin	GGL	(541) 330-6506	jlandin@ggl-arch.com
✓	Wayne Powderly	SWB	(541) 548-7341	wayne@sunwestbuilders.com
✓	Sunny Harmeson	SWB	(541) 548-7341	sunnyh@sunwestbuilders.com
✓	Tim Curry	SWB	(541) 410-0529	timc@sunwestbuilders.com
✓	Rima Wilson	Pacific Crest	(541) 390-4037	

ITEM #	DISCUSSION / ACTION	RESPONSIBLE	DUE DATE	Status
SAFETY & LOGISTICS ITEMS				
SCHEDULE UPDATE				
8/26	Half the trusses are up and set. The rest should be up and set in place by the end of the week.			
8/26	<i>Solarc issues are critical and need to be resolved immediately to avoid a delay.</i>			
GENERAL DISCUSSION ITEMS				
3.06	Insulated mini blinds - verify budget amount. SWB to provide options. 5/27 Pending. 6/24/09 Pending 7/8 Pending. 7/15 SWB to price dual action blinds with opaque privacy screen. 7/22 Pending 7/29 Budget allowance is \$2,000 over basic metal mini blinds. Insulated blinds will be approx. an additional \$7,500 for R4.61 (R7.86 with the window). 8/5/09 Pending. 8/12/09 Pending. 8/19/09 Pending. 8/26/09 Pending.	SWB		Open
6.02	Heat Recovery System - PC and GGL to meet with Solarc on their schedule to produce plans for a Heat Recovery System. We need to have the final design by the end of the month to avoid any schedule delays. 6/17/09 Solarc committed to final plans by 6-26-09. 6/24/09 Plans expected Friday. 7/1/09 Plans received and sent to sub, waiting on pricing. 7/8 Solarc is still revising plans. 7/22/09 Pending - JL to follow up with Gene to finalize HVAC scope. 7/29 Pending. 8/5/09 Solarc needs to provide additional info for River Bend and Custom Plus. 8/12/09 SWB still needs controls for the Mitsubishi unit. 8/19/09 Pending. 8/26/09 <i>GGL will push hard for answers this week. If SWB does not have appropriate answers by Friday the project will be delayed.</i>	PC/GGL		Open

MEETING MINUTES

Little Deschutes Lodge



Meeting: #18

Meeting Date: 9/2/09

Location: Job site trailer

PRESENT	ATTENDEES	COMPANY	PHONE	EMAIL
✓	John Gilbert	Pacific Crest	(541) 383-2505	jjgilbert@acadia-properties.com
	Rob Roy	Pacific Crest	(541) 383-2505	robroy@bendbroadband.com
✓	Jim Landin	GGL	(541) 330-6506	jlandin@ggl-arch.com
✓	Wayne Powderly	SWB	(541) 548-7341	waynep@sunwestbuilders.com
✓	Sunny Harmeson	SWB	(541) 548-7341	sunnyh@sunwestbuilders.com
✓	Tim Curry	SWB	(541) 410-0529	timc@sunwestbuilders.com
✓	Rima Wilson	Pacific Crest	(541) 390-4037	

ITEM #	DISCUSSION / ACTION	RESPONSIBLE	DUE DATE	Status
SAFETY & LOGISTICS ITEMS				
SCHEDULE UPDATE				
9/2	All roof trusses are up and braced, roof sheathing should be complete by the end of the week.			
GENERAL DISCUSSION ITEMS				
3.06	Insulated mini blinds - verify budget amount. SWB to provide options. 5/27 Pending. 6/24/09 Pending 7/8 Pending. 7/15 SWB to price dual action blinds with opaque privacy screen. 7/22 Pending 7/29 Budget allowance is \$2,000 over basic metal mini blinds. Insulated blinds will be approx. an additional \$7,500 for R4.61 (R7.86 with the window). 8/5/09 Pending. 8/12/09 Pending. 8/19/09 Pending. 8/26/09 Pending. <i>9/2 Pending.</i>	SWB		Open
6.02	Heat Recovery System - PC and GGL to meet with Solarc on their schedule to produce plans for a Heat Recovery System. We need to have the final design by the end of the month to avoid any schedule delays. 6/17/09 Solarc committed to final plans by 6-26-09. 6/24/09 Plans expected Friday. 7/1/09 Plans received and sent to sub, waiting on pricing. 7/8 Solarc is still revising plans. 7/22/09 Pending - JL to follow up with Gene to finalize HVAC scope. 7/29 Pending. 8/5/09 Solarc needs to provide additional info for River Bend and Custom Plus. 8/12/09 SWB still needs controls for the Mitsubishi unit. 8/19/09 Pending. <i>8/26/09 GGL will push hard for answers this week. If SWB does not have appropriate answers by Friday the project will be delayed. 9/2 Drawings for PR#10 were received today. GGL needs to submit changes to the County.</i>	PC/GGL		Open

MEETING MINUTES

Little Deschutes Lodge



Meeting: #19

Meeting Date: 9/9/09

Location: Job site trailer

PRESENT	ATTENDEES	COMPANY	PHONE	EMAIL
✓	John Gilbert	Pacific Crest	(541) 383-2505	jgilbert@acadia-properties.com
	Rob Roy	Pacific Crest	(541) 383-2505	robroy@bendbroadband.com
✓	Jim Landin	GGL	(541) 330-6506	jlandin@ggl-arch.com
✓	Wayne Powderly	SWB	(541) 548-7341	waynep@sunwestbuilders.com
✓	Sunny Harneson	SWB	(541) 548-7341	sunnyh@sunwestbuilders.com
✓	Tim Curry	SWB	(541) 410-0529	timc@sunwestbuilders.com
✓	Rima Wilson	Pacific Crest	(541) 390-4037	

ITEM #	DISCUSSION / ACTION	RESPONSIBLE	DUE DATE	Status
SAFETY & LOGISTICS ITEMS				
SCHEDULE UPDATE				
9/9	All roof trusses are up and braced, roof sheathing should be complete by the end of the week.			
GENERAL DISCUSSION ITEMS				
3.06	Insulated mini blinds - verify budget amount. SWB to provide options. 5/27 Pending. 6/24/09 Pending 7/8 Pending. 7/15 SWB to price dual action blinds with opaque privacy screen. 7/22 Pending 7/29 Budget allowance is \$2,000 over basic metal mini blinds. Insulated blinds will be approx. an additional \$7,500 for R4.61 (R7.86 with the window). 8/5/09 Pending. 8/12/09 Pending. 8/19/09 Pending. 8/26/09 Pending. 9/9 Pending.	SWB		Open
6.02	Heat Recovery System - PC and GGL to meet with Solarc on their schedule to produce plans for a Heat Recovery System. We need to have the final design by the end of the month to avoid any schedule delays. 6/17/09 Solarc committed to final plans by 6-26-09. 6/24/09 Plans expected Friday. 7/1/09 Plans received and sent to sub, waiting on pricing. 7/8 Solarc is still revising plans. 7/22/09 Pending - JL to follow up with Gene to finalize HVAC scope. 7/29 Pending. 8/5/09 Solarc needs to provide additional info for River Bend and Custom Plus. 8/12/09 SWB still needs controls for the Mitsubishi unit. 8/19/09 Pending. 8/26/09 GGL will push hard for answers this week. If SWB does not have appropriate answers by Friday the project will be delayed. 9/2 Drawings for PR#10 were received today. GGL needs to submit changes to the County. 9/9/09 Phone conference call with Solarc. Subcontractors will review drawings and provide cost	PC/GGL		Open

MEETING MINUTES

Little Deschutes Lodge



Meeting: #20

Meeting Date: 9/16/09

Location: Job site trailer

PRESENT	ATTENDEES	COMPANY	PHONE	EMAIL
	John Gilbert	Pacific Crest	(541) 383-2505	jjgilbert@acadia-properties.com
by phone	Rob Roy	Pacific Crest	(541) 383-2505	robroy@bendbroadband.com
✓	Jim Landin	GGL	(541) 330-6506	jlandin@ggl-arch.com
	Wayne Powderly	SWB	(541) 548-7341	waynep@sunwestbuilders.com
✓	Sunny Harmeson	SWB	(541) 548-7341	sunnyh@sunwestbuilders.com
✓	Tim Curry	SWB	(541) 410-0529	tmc@sunwestbuilders.com
	Rima Wilson	Pacific Crest	(541) 390-4037	

ITEM #	DISCUSSION / ACTION	RESPONSIBLE	DUE DATE	Status
SAFETY & LOGISTICS ITEMS				
SCHEDULE UPDATE				
9/16	Roof sheathing is under way. Electrical and Mechanical are moving forward again.			
9/16	Oregon Truss has picked up the rejected trusses.			
GENERAL DISCUSSION ITEMS				
3.06	Insulated mini blinds - verify budget amount. SWB to provide options. 5/27 Pending. 6/24/09 Pending 7/8 Pending. 7/15 SWB to price dual action blinds with opaque privacy screen. 7/22 Pending 7/29 Budget allowance is \$2,000 over basic metal mini blinds. Insulated blinds will be approx. an additional \$7,500 for R4.61 (R7.86 with the window). 9/16 Pending.	SWB		Open
13.08	Added grab bars - SWB to verify what was done at DPL. 8/5/09 DPL installed 16" horizontal grab bars at the tubs and 24" vertical grab bars at the showers. Plywd. backing for tubs and showers were applied before installation allow for future grab bars. River Bend Plumbing provided an alternate to plywd. backing. 8/19/09 SWB to install a grab bar and test weight on a tub/ shower unit. 8/26/09 Pending. 9/16/09 Pending.	SWB		Open
14.4	Parking Bumpers - PC would like to make use of the extra logs as parking bumpers if possible. Care must be taken to design for snow removal. John suggested a low rail fence. Detail needed. 8/12/09 Pending. 8/19/09 Pending. 9/16/09 Pending.	GGL / PC		Open

Little Deschutes Lodge

Opening
Dec. 2009

 390-9679



Seniors 55+ • Rents From \$330 