

RESOLUTION NO. 3143

A RESOLUTION RE-ESTABLISHING THE JUNIPER RIDGE MANAGEMENT ADVISORY BOARD AND REPEALING RESOLUTION NO. 2704

Recitals

A. The City established the Juniper Ridge Management Advisory Board (JRMAB) by Resolution No. 2704 adopted on June 30, 2008. The prior JRMAB functioned for a period of time, but was a temporary committee and has ceased to function. This resolution re-establishes a Juniper Ridge Management Advisory Board (the "Management Board").

B. The City Council and the Bend Urban Renewal Agency (BURA) will continue to make significant decisions about the management and development of Juniper Ridge. By Ordinance No. NS-1981, in August of 2005, the City Council adopted the urban renewal plan prepared by BURA.

C. The City desires to re-establish a Management Board made up of individuals with relevant expertise who can consider various questions related to Juniper Ridge and provide to City Council and BURA informed recommendations.

D. Based on the recommendation of the prior JRMAB, in November of 2009, the City Council adopted a Special Planned Area (SPA) zoning overlay creating four subdistricts (three of which were reserved for the future), and fully adopting a 306 acre employment subdistrict, which rezoned the land to Light Industrial and listed permitted and conditional uses. Bend Development Code 2.7.2000-2.7.2060. The zone change was dependent on an IGA with ODOT to mitigate transportation impacts.

E. In its role as landowner, Council also established Covenants, Conditions and Restrictions (CC&Rs), Articles of Incorporation and design guidelines (Governing Documents), binding on all properties within the subdistrict. These Governing Documents cross-reference provisions in the SPA related to transportation management, design guidelines, development and uses.

F. Approximately 500 acres of Juniper Ridge are in the City's urban growth boundary (UGB). After the adoption of the SPA, in December 2009, the County released its reversionary interest in the area within the UGB, including any reference to master planning or other conditions.

THE CITY COUNCIL RESOLVES AS FOLLOWS:

1. Resolution 2704 is repealed and replaced by this Resolution.

2. The Juniper Ridge Management Advisory Board is established according to the following provisions:

SECTION ONE. Purpose

The purpose of the Management Board is to advise Council and the BURA on the future development of Juniper Ridge with regard to Bend's changing economy, giving consideration to the following values:

- a) Assure quality development throughout Juniper Ridge;
- b) Generate revenues from land sales consistent with good business practices, ensuring land sale revenues support continued development at Juniper Ridge;
- c) Enhance sustainable building and development in Juniper Ridge by promoting a development pattern that is resource efficient; and
- d) Guide the development of marketing strategies that serve existing Bend employers and specifically targets the identified economic clusters for Bend and Central Oregon.

SECTION TWO. Establishment

- a) The Committee shall be made up of 7 members that have expertise in the areas of real estate, finance, industrial land development, economic development, business, and other fields relevant to the successful development of Juniper Ridge. Members shall reflect a range of interests and viewpoints. Members should be residents of the City, except that up to two members can be non-City residents if they bring unique skills that might be needed by the City. At least one member will be a resident of the area within the boundary of the Boyd Acres Neighborhood Association with expertise in at least one of the relevant areas.
- b) The members of the Committee shall be appointed by the Mayor and confirmed by motion of the City Council and shall serve staggered three year terms with the initial terms being 1, 2, and 3 years. Two members shall serve a 1-year initial term, two members shall serve a 2-year initial term, and three members shall serve a 3-year initial term.
- c) The Committee shall be subject to Oregon's public meetings and records laws.
- d) The Committee shall consult with the City Staff and interested stakeholders, and provide advice and recommendations to the City Council and BURA on appropriate measures for the management and development of Juniper Ridge consistent with the SPA and governing documents, unless amended.

- e) Administrative and technical staff support to the Committee shall be provided by the Economic Development Department.

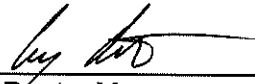
SECTION THREE. Specific Tasks

The Board, among other tasks, shall:

- a) Receive regular updates from staff on the Juniper Ridge Urban Renewal Area budget and the land sales budget and provide timely oversight and recommendations to City Staff and the City Council on staffing and expenditure decisions related to those budgets.
- b) Serve as a resource to Council and staff in pre-development planning issues and on-going discussions on significant transportation and land use issues.
- c) Develop a 24-month work plan for review, consideration and adoption by Council.
- d) Review existing agreements, Employment Sub-District use table, CC&Rs, design guidelines, ODOT IGA, and other documents governing Juniper Ridge and suggest amendments where necessary after appropriate legal and planning review.
- e) Develop a vision, land disposition strategy, and framework plan for Juniper Ridge for Council consideration and adoption taking into account prior work and existing legal and regulatory framework. The vision, strategy and plan should describe any amendments as needed to existing land use designations or standards and any changes that may be needed in the existing Governing Documents, and provide a description of what development is possible or likely without amending land use regulations or the Governing Documents.
- f) Create an in-depth plan for the continued development of Juniper Ridge, including a subdivision plan to coincide with the construction timeline for the North Interceptor.
- g) Other tasks that Council and BURA refer to the Board, or the Board believes are appropriate for their consideration consistent with Council's direction.

Adopted by motion on December 19, 2018.

YES:	Casey Roats, Mayor	NO: Nathan Boddie
	Sally Russell	
	Bruce Abernethy	
	Bill Moseley	
	Justin Livingston	
	Barb Campbell	



Casey Roats, Mayor

ATTEST:


Robyn Christie, City Recorder

APPROVED AS TO FORM:


Mary A. Winters, City Attorney