



CITY OF BEND

Minutes

Juniper Ridge Management Advisory Board

Thursday, August 22, 2019

Council Chambers

Staff Liaison: Matt Stuart

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- **12:04 pm Roll Call:** Katie Anderson (Chair), Ron Benton (Vice Chair), James Beauchemin, Jasmine Barnett, Jade Mayer, Corey Charon, Levi McClain (Alternate)

- **Public Comment**

None.

- **Approve June 27, 2019 Meeting Minutes**

Ron Benton made motion to approve. Jim Beauchemin seconded. All in favor.

- **Overview of State Land Use Goals related to Industrial & Employment Lands**

Damian Syrnyk. How Industrial Land was treated in UGB process. Goal 9 – Economic Development. Inventory land supply by zone. Create economic employment forecast. Cities can look at special site needs/uses for economic growth. 2005 report identified key sectors. First Economic Opportunity Analysis was done in 2008. Identified two 56 acre sites. Economic Opportunity Analysis from 2016 agreed with need of two 50+ acres identified in 2008, one for targeted industries and one for industrial users. Juniper Ridge and Department of State Lands at 27th and Stevens Road were identified as suitable locations. Set aside for large scale manufacturers.

City has no shovel ready 50 acre sites available. Requirement could be repealed by Council through a Comprehensive Plan and Economic Opportunity Analysis amendment, and subdivided if need was there. 2021 is next trigger date for UGB process.

- **Overview of North Interceptor Sewer Project & Schedule**

Jessica MacClanahan project update. Increases capacity and expands sewer to additional undeveloped sites. Moving from East at Water Reclamation Facility (WRF). Phase 1: WRF to canal. Under construction. Anticipated completion is fall 2020. Phase 2: at early design phase. Looking at route alternatives. Will need to cross COID Canal, Swalley Canal, BNSF, and Hwy 97. Farther north line is located increases overall service area and reduces construction costs due to topography. Phase 2 design to be completed by summer of 2020. Construction starts summer of 2020 and is complete

winter of 2021/22.

- **Overview of past Juniper Ridge Developments & Issued Permits**

Existing development:

Les Schwab, 12 acres with option for more (expires December 2019).

Suterra, 8 acres

Thuren Fabrication, (lot 4) 1.68 acres. Under construction.

Bend Mailing Services, (lot 3) 4.53 acres. Under construction

Callahan Holdings LLC, (lot 5) 1.67 acres.

Lots 1, 2, 6 and 7 are still available, totaling 15 acres.

- **Overview of INFRA Grant Award**

\$60.4 million from INFRA Grant. \$50 million from HB 2017. \$5 million from transportation SDCs. Changes urgency of moving forward on Juniper Ridge and preparing for future developments. Will know more about route in late 2019 or early 2020.

- **Overview of current Traffic Impacts related to City of Bend/ODOT IGA**

Capped at 700 peak hour trips. Current applicable users occupy 79 PM Peak Hour Trips. At current development trends, could add roughly 500,000 - 600,000 square feet before we trigger capped trips - twice what is currently developed.

Sewer capacity exists for current lots. Katie asked if line near Juniper Ridge could be put in service before hit crossings. Group could ask to be considered in design. Urban renewal could be a funding source to run trunk lines. Katie asked what capacity if any exists beyond North interceptor?

Agreed to table discussion on IGA and not worry about trip counts. **Based on INFRA Grant Award, HB 2017, TSP Funding, and remaining PM Peak Hour Trips available for new development, the JRMAB recommends not to review the City of Bend/ODOT IGA.**

- **Sub-committee/Sub-group Discussion, Action, & Assignment**

Would like to focus subcommittees on key areas in order to move expeditiously with material review.

Goal: in next 45 days, develop key recommendations that would go back to Council in December or January. Review as a group before go to Council.

Subcommittees would be groups of 2-3 members. Matt and Katie would float between groups.

Juniper Ridge Overlay Zone – Employment Sub-district: Ron Benton, Craig Chenoweth, Jasmine Barnett

Juniper Ridge Design Guidelines: Jade Mayer, Jim Beauchemin, Kristina Johnson

Short term land disposition strategy (4 lots and initial platting): Corey Charon, Levi McClain

Discussion revolved around whether wanted to form subcommittees or add meetings and have whole board address. Questions as to goal and what governing documents are.

Matt stated that the Comprehensive Plan is the governing document not the Master Plan. Katie reminded group that Council will not take any steps until Board makes recommendations. Meant to be actionable items (trigger points) for Council. Intent is not to solve everything at once. Focus on the near future not long term planning.

Decision made to not form subcommittees. Individuals will take on research/fact finding themselves and provide to Matt and present to Board. Decision also made to add additional meetings.

Ron Benton and Jasmine Barnett agreed to research elements around the employment sub-district.

Jade Mayer and Jim Beauchemin will talk with architects and engineers of recent process in regard to the Juniper Ridge Design Guidelines.

Corey Charon and Levi McClain said they would pull together sales and cost of development numbers to help inform the Short-term Disposition Strategy.

Provide information at least a week prior to September 26th meeting.

Matt will develop a draft work plan and group will look at. Creation of work plan will function recommending document for Council.

Katie reminded Board that they must act on information from a broader breadth/source of information. Not just a few we have heard from or brought to committee. Need to be able to support with data/information. Is a political process. Have to diversify conversation.

- **Public Comment**

None.

- **Adjourned at 1:51 pm**