



CITY OF BEND

## Minutes

### Juniper Ridge Management Advisory Board

12:02 PM – 2:00 PM, Thursday, November 14, 2019

Staff Liaison: Matt Stuart

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- **Roll Call:** Katie Anderson (Chair), Ron Benton (Vice Chair), James Beauchemin, Craig Chenoweth, Jasmine Barnett, Jade Mayer, Corey Charon, Kristina Johnson (Alternate), Levi McClain (Alternate)  
Councilor Piper
- **Public Comment**  
None.
- **Approve Minutes:**  
August 22, 2019 Meeting Minutes approved.
- **Review:**  
Matt reviewed the Advisory Board Roles, Responsibilities, and Guidelines.
- **Review/Discussion: BEDAB – Juniper Ridge Working Group**
  - Juniper Ridge Next Steps memo, dated July 3, 2018
  - Presentation: Kirk Shueler & Erich Schultz

BEDAB workgroup was asked by Council to meet to see how to move forward Juniper Ridge. Need to be flexible and respond to cycles. It will be a long process. Workgroup made a recommendation to Council which resulted in a resolution to create this current Board.

ECONorthwest Disposition Strategies – settled on Strategy C - to solicit master developers and sell in phases. What controls can be used for city to achieve goals? Create development parcels of a size that developer could buy taking into account infrastructure.

It was hoped that Council would give direction in types of land (industrial, open space, ancillary uses, etc.) Setting aside 50 acres industrial is required by Comprehensive Plan. IL Zone uses are specific. Top line vision and work down. Question whether a developer could buy a larger portion and split and make development ready and give half back to City. CC&Rs and Design Review are strict. Board is tasked to see what can be changed and to change it if appropriate. Area is bigger than area in which CC&Rs apply. Katie Anderson said there are pluses and minuses of city continuing to hold. Is there a market for Juniper Ridge to get out of city hold? Response: City is still needed. Issue of what gets paid for and by whom. What is financial goal of project? City has to decide.

Construction costs are high due to geography and need to be taken into account with

regards to the price. Kirk Shueler thinks there is value in land but depends on market, economy, size of lots, etc.

Katie Anderson said we need to define what goals are, what is important to City. Allow developers to decide how to get there. Erich Schultz doesn't see a price attached, more like an RFP. Bring plan and cost to determine price.

Craig Chenoweth: what can we recommend to Council to help JR development? North interceptor, roads, flattening land. We need to tackle what will make more attractive to developers.

Kirk Shueler said it is important to answer the question regarding what is the Infrastructure strategy, what are the uses, what are the financial goals, and what is the timeline.

Jade Mayer asked about thoughts on master planning. Anything over 20 acres requires a master plan. Developer would create. Come forward first with ideas/proposal that would be developed into a master plan.

Craig Chenoweth said we need to set backbone. That backbone and code would lead master plans. Control of what happens in terms of use and configuration. Katie Anderson: number of jobs is specified by Comp Plan, also employees per acre, etc.

Erich Schultz: demand for land is down due to cost not only of land but cost to build. What businesses are looking to occupy is very diverse. Most are pretty low tech buildings for light industrial. Bend is a city of small companies but needs/wants could change. Must accommodate the growth of companies that are already here.

Employment Subdistrict - Design Guidelines, CC&Rs, ODOT IGA. To west of line that divides Juniper Ridge. Future Subdistricts could be added but would trigger TPR. Wait out INFRAGrant and/or renegotiate with ODOT, and other changes in the works.

- **Review/Discussion: Resolution No. 3143**

- Define the "Purpose Statements" of Resolution No. 3143
- Create JRMAB Guiding Statements
- Want to narrow down to 2 or 3 action items. Stay within roles and responsibilities.

1. Assure quality development throughout Juniper Ridge;

- CC&R - review and revise - Design review guidelines – review and revise
- Comp plan – use as framework
- Zoning and permitted uses, also targeted uses

Maybe change word quality to include sustainable development that allows for new business growth and sustainable growth for current companies. Define quality. Do Comp Plan and IL Zone give enough framework to ensure quality?

If start at high level, must stay at high level. Councilor Piper: Proposals may come through committee and be vetted. Council Goal: Economic Vitality.

Need to stay at high level. Selling to developers who will bring back their ideas. 20 acres plus at a time. City does not want to negotiate each small parcel including

piecemeal of infrastructure.

2. Generate revenue from land sales consistent with good business practices, ensuring land sale revenues support continued development at Juniper Ridge;
  - Market Conditions/Analysis – current and future
  - Development equals additional Tax Roll/Taxes (80/20 split, Juniper Ridge/General Fund) – prioritize land development over maximizing land sale
  - Review proposals to how much developer will pick up to not burden city. Can be tradeoffs.
3. Enhance sustainable building and development in Juniper Ridge by promoting a development pattern that is resource efficient; and,
  - Phased economic sustainability (adaptive).
  - Align phasing with infrastructure planning.
  - Update/revise Use Table/Permitted Uses for area.
4. Guide the development of marketing strategies that serve existing Bend employers and specifically targets the identified economic clusters for Bend and Central Oregon.
  - Existing Bend businesses for growth
  - Targeted industries (Comp Plan)
  - Short term vs long term strategies
  - Infrastructure understanding (Feasibility Study looking into)

Staff and Chair/Vice Chair to summarize and send out for review. Send to Matt for edits. Not back to whole group.

- **Review/Discussion:**  
JRMAB timeline/schedule
  - No December meeting.
  - January: Review and be prepared to discuss CC&Rs and Design Guidelines and also area applies to. Come up with frame work for work plan.
  - February: Council check-in with work plan/schedule. Continue discussing CC&Rs and Design Guidelines.
  - March: Use Tables and the Comp Plan.
  - April: Feasibility Study
  - May: present possible action
- **Staff Update**
  - North Interceptor Sewer project design contract approved.
  - Council approved looking at Juniper Ridge for future City Streets/Utility/Operations (relocate from Boyd Acres and 15<sup>th</sup>/Greenwood).
- **Information (Time Permitting):**  
Not covered at meeting.
- **Public Comment**  
None.
- **Adjourned at 1:58 pm.**