



CITY OF BEND

Minutes

Juniper Ridge Management Advisory Board

12:15 PM – 2:00 PM, Thursday, May 21, 2020

Meeting will be convened online via WebEx due to COVID-19 concerns

Staff Liaison: Matt Stuart

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- **Roll Call:** Katie Anderson (Chair), Ron Benton (Vice Chair), James Beauchemin, Craig Chenoweth, Jade Mayer, Corey Charon, Levi McClain (Alternate)
 - **Chair Update**
 - Jasmine Barnett – Resignation
 - Kristina Johnson – Active
 - **Public Comment**

None received.
 - **Approve**
 - February 20, 2020 Meeting Minutes
 - Approved.
 - **Staff Update**

Juniper Ridge is moving forward regardless of Covid-19.

PacifiCorp Land Exchange. Renegotiate existing 2008 deal. Sale price was contingent on City performing rough grading of site; however, price of rough grading was never locked in. Also construction of complete roads with utilities – Talus and Caldera; again cost was never locked in. Cost has gone up. 2010 estimates put around \$3 million. 2020 estimates place costs at over \$5 million. Entered negotiations to reduce City's general fund obligation. Proposed site to east of Les Schwab. Construction obligations would be reduced to just over \$2 million. All these costs are eligible for urban renewal dollars, as per the Juniper Ridge Urban Renewal Plan, and reduce City's general fund obligation.

PacifiCorp would be responsible to convey north parcel back to City. Responsible for development applications, review, and compliance, and for permitting, SDC and other fees. City's proposals credits \$3.15 million to proposed site. Equates to approximately \$3.67 per square foot. Consistent with other Industrial Land offerings within City limits.

Four agreements are tied to this. 9th Amendment to original Purchase and Sale Agreement (2008), Lease Agreement, new Purchase & Sale Agreement, and Infrastructure Agreement.

Subdivision Plat: Blue area on map is PacifiCorp. 19.7 acre site. City would be able to create 3 more sites which would complete block. Urban Renewal would be responsible for off-site improvements. With additional 3 lots, City would have approximately 0 acres of lots available for new development/business expansion. Long range plan is moving east to connect to North Interceptor Sewer project. NE Talus Place will be a critical road for sewer and allow the existing sewer lift station (north of Les Schwab) to be de-commissioned. At same time NE Cooley is being developed; easements to east have been secured as part of sewer project (outside city limits). Future City Facilities currently being considered to be located on remainder parcel tract C to east of proposed PacifiCorp site. Council's direction to staff was to renegotiate. Felt it was an existing deal that contained legal obligations that so did not involve JRMAB.

ODOT Coordination: North Corridor/US 97. Finalizing alignment between Empire and Cooley. Identifying potential businesses that will be displaced.

North Interchange – evaluating future US 97 interchange along JR north boundary. Staff coordinating with ODOT. No timeline.

Discussions ongoing in regard to eliminating ODOT IGA.

Juniper Ridge Urban Renewal plan – BURA directed staff to put together rules and regulations relating to the creation of a development assistance program within Juniper Ridge Urban Renewal Area. Staff is primarily going to look at a rebate program, in which upon development/CofO completion, a proportion of the increment tax revenue provided to BURA as a result of the new development would be reimbursed to the developer/owner. BURA requested that the JRMAB review staff's recommendations regarding the programs rules and regulations. Staff will bring back more information at the next meeting.

Any questions: Corey – what will training facility consist of? Staff, 16-18 38' utility poles, tough sheds on ground, intended to represent "subdivisions" and or existing developments for training new technicians. Set back approximately 30' from Talus, as well as 15-20' on all sides from proposed property line. Corey has some concerns that JRMAB is a formality. City doing on own and not consulting with group they setup to advise on future development. Katie said she had a similar reaction but that there were previous legal agreements in place. From this point forward all previous agreements have been cleaned up with no surprises. Opportunities for JRMAB to address the remaining 433 acres. Katie - if we are not serving a purpose, she will be the first one to question if Committee is needed, if aren't providing counsel. Ron agrees. Move forward and add value to process.

Corey – Is the Canal piped along Juniper Ridge boundary? Matt pulled up aerial map and highlighted that canal along eastern boundary is piped along the entire Juniper Ridge/City eastern boundary.

- **Review/Discussion: Juniper Ridge Employment Subdistrict**

- Resume discussion regarding Permitted & Conditional Use Table.
Katie – a lot of implications for Use Table. We worked through IL code last

meeting, but did not complete looking through the CL/CG code. Looking at employment subdistrict only for this applicability. General IL would be applied to outside of subdistrict. Boundary for employment subdistrict use table would be smallest possible, as discussed at past meeting. Approximately 115 acres.

Matt - Green existing uses shared across each zoning, yellow added per last meeting. Strike-throughs = eliminate or not applicable to employment subdistrict.

Katie – As previously discussed, we wish to reduce employment subdistrict and be less restrictive. Less in overall acreage. Added some uses that could help anchor corner at 18th & Cooley. Any adjustments with what we came up with at last meeting? Corey – bring in as many practical uses. Do we want to move forward with these as recommendations?

Retail fuel = Pacific Pride. Fuel distribution = example near Aune. Small scale professional services - should it have a limit? 10,000 sf or no limit?

Corey in favor of neighborhood convenience. Markets with gas, not in favor of fuel distribution. Not in favor of size limitations for buildings. Feels would be restrictive. Levi agrees with Corey; however, he is pro-fuel distribution. Let developer decide. Outside subdistrict. Jade – fuel distribution okay.

One caretaker unit. May have to refine. Staff to work with other City staff to better define later on. Hemp would be considered manufacturing. Marijuana – IL. Keep as conditional or permitted outright? Make it permitted.

Katie – any others that we are listing as conditional that we want to discuss?

Recreational Facilities - Corey why conditional? Craig - consistently conditional throughout code due to size and possibility of lighting and concerns with neighbors.

Corey said we are creating a hybrid zone. Katie mentioned that this section still is governed by design guidelines and CCRs so would control some of concerns expressed. Remove the layers as much as can, use Design Guidelines as restriction.

Recreational facilities and public park - change to permitted due to above discussion of restrictions related to design guidelines.

Industrial service change from conditional to permitted
Wholesale processing change from conditional to permitted.
Retail fuel Outlet change to permitted. Distribution is conditional.
Residential caretaker. Consistently conditional.
Remove square footage restrictions from small-scale personal and professional

Will be part of bigger comprehensive code review. Will bring back.

- **Review/Discussion: Juniper Ridge Overlay Zone**

- **Future Roadway Alignments**
Evaluating where collectors and arterials go. Collector road along north interceptor. Trying to elongate distance between roundabouts. Cooley and 18th are the arterials. Detail out collector and arterials. Developers do rest of roads and setting block standards themselves.
- **Future Tract Alignments**
Would serve as the large land tracts that City could put out with an RFP to developers. Focus on bigger picture. Talus is becoming more critical in terms of infrastructure for sewer. Allows us to bring other tracts online. Developer would master plan and set own use tables. About 250 acres. Also still bound by UGB requirements and need to set aside 50 acres of industrial. In addition, street alignments could change based on results of potential north intersection study. Hence only detailing ½ the Juniper Ridge area at this time. Would probably develop first anyway due to proximity of north interceptor. Outline of what overlay code could look like.
- **Proposed Code Structure**
Staff provided a draft code outline. Replace with one map that outlines arterials and collectors instead of series of streets. IL zone standards would be overarching and apply to full 500 acres. In addition, would include new language regarding large lot industrial platting standards, different from current platting standards – specifically for Juniper Ridge. Would allow us to move to final plat without having to do full design for engineering of sewer, water and streets. Would just have to designate them and indicate that there is service available. Would allow us to create legal lot descriptions of 20 plus acres as outlined by the future tract alignment color designations, and then could take out to RFPs and sell them. Added in intersection spacing standards which would allow for larger lots.

Each new subdistrict or large tract would require separate master planning by developer, could create own CCRs and use tables. Purple area could be a sub area within employment subdistrict, whereas all other colors would represent own subdistrict. Get the City away from being a developer. In speaking to some developers as part of market feasibility assessment work, there is interest in taking acreage and developing themselves.

Clean up code redundancy, resort back to IL if doesn't supersede. Get rid of transportation management association and trips counts.

Table site design guidelines until next meeting. Do we want to apply any to full 500 acres? Such as street standards or site standards? To discuss at next meeting.

Matt – Am I moving in right direction?

Craig – good job. Individual tracts that can be redeveloped. Thinks will work because no one understands market better than developer. Ron thinks

captured what we expressed previously. Corey agrees. Staying at a high level where makes sense.

Mentioned a potential for residential transition. Matt said currently not allowed to put in residential in Juniper Ridge. Could be looked at in future with UGB refinements. Could be conversation with Parks regarding expansion or creating a transition to residential on west side – where Parks is currently planning to put Northpointe Park.

Katie – more information for next meeting? Is the requirement to set aside the 50 acre parcel required or optional? Pool of users for 50 acres is small. Matt said it is self-imposed because it came as a recommendation in a large lot industrial study. Implemented into UGB process to meet state land goals. It could be argued, it is outdated. Will do more research. Katie said information is old. Footprint is changing. Can we get EDCO and COICs input about this.

Craig – was it used as justification for UGB or specific to JR. Part of UGB process. Matt will check in with EDCO for more information on how many users are interested in 50 acres. Katie – need to understand trade off. If setting aside 50 acres, we are limiting the number of smaller users. Jade – can't go away, except through next UGB expansion? Matt: yes, eligible to open up in 2021. Conversation is going to bubble up with DSL too. Will bring back more answers at next meeting.

Katie – are we on same page. Heading in right direction.

Matt – if yes heading in right direction, will get into more specific code language with other planning staff. Later this summer, bring back more comprehensive package that will go to Council.

Katie – nice if we could line up some boundary areas, especially with Les Schwab. Matt I think we can revisit that once we have a solid recommendation and Council on-board.

Jim agrees but would like a transitional area next to residential.

Corey – would worry about 50 acre parcels as will be 7 years down the road.

Matt – next meeting will move into design guidelines. Also market feasibility assessment update.

- **Adjourned at 1:46 pm.**