



CITY OF BEND

## Draft Minutes

### Juniper Ridge Management Advisory Board

10:00 AM – 11:00 AM, Monday, November 2, 2020

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

Staff Liaison: Matt Stuart

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- **10:02 am**

**Roll Call:** Katie Anderson (Chair), Ron Benton (Vice Chair), James Beauchemin, Craig Chenoweth, Jade Mayer, Corey Charon, Kristina Johnson, Levi McClain (Alternate)

Councilor Piper

Katie called Matt after announcement of temporary transitional shelter at Juniper Ridge asking why it was not addressed to committee and requested this meeting. Does it affect any of the work JRMAB has done? Question for the group is should any amendments to plan occur as a result of Council direction? Should JRMAB have an opinion or not?

- **Staff Presentation**

Housing Options for the Unsheltered (Carolyn Eagan/Matt Stuart/Jon Skidmore)

- Carolyn showed what JRMAB is tasked with and what was recommended to Council On October 21<sup>st</sup>.
- Shared Continuum of housing strategy, short-term, medium-term and long-term.
- Create an Emergency Homelessness Task Force (EHTF) to provide advice to Council as well as County.
- City has unique authorities due to Covid-19 emergency orders.
- Showed map of access to Juniper Ridge. 2 legal railroad crossings which are for official City use only. Only one road access to east. BSNF said they were going to revoke our access licenses. We have to develop a strategy. Lockable gates but can't lock now with campers there. That drove this strategy of transitional shelter. City cannot remove campers if there are not available shelter beds per current case law.
- Kristina asked if gates will solve problem. Will solve problem of City not having access to crossings.
- Jim asked about west side of railroad. Response: we don't have good access in and out for emergency services. High fire risk. Cooley access is legal, doesn't cross other people's property, provides adequate access for social services.
- Legal issues with limiting access. To remove, must have area where they can legally sleep in **jurisdiction** before can move. Have to have an area that can accommodate needs. 6 acre temporary site was proposed as option by staff.

If we have site, will have better enforcement mechanisms.

- Jim is worried camp will be too big, attract too many.
- Carolyn again stated that City has authority to site a transitional temporary shelter site under emergency declaration, as long as under Phase 2 of that order. Has to have a managed camp component. Will need a service provider partner. Not being sited under HB 4212. Have a warming shelter opening. Others applied under HB 4212. Bend Heroes Foundation - Veteran's Village, and St Vincent de Paul for a total of 26 shelters. Will have better engagement with other taxing districts with EHTF.
- Showed short-term, medium-term, long-term solutions.
- Map of Juniper Ridge showing proposed locations for Phase I transitional shelter site, Phase 2 – RV/trailer park/campground, Phase 3 - consider for future residential. All on east side of Juniper Ridge. Consolidate where can have better management, better safety. Future site of public works facility so will be temporary in addition to emergency declaration requirement.
- Let us know concerns both for transitional shelter and in future.

- **Discussion**

- Temporary transitional shelter site at Juniper Ridge  
Kristina lives in area and is in support. But neighbors in area are concerned that this part of town is taking a concentrated hit. Asked about other locations in City. Response: 2 HB 4212 sites are moving forward. Identified 6 motels, 5 in Bend to possibly be managed as shelter beds, any parking lot/asphalt surfaces can allow overnight parking/camping. We had success with emergency smoke shelter. Easy access to transit/access. Gave us partners. Conversations underway.

Jade asked about China Hat area. Is USFS helping? Jon replied that BLM, ODOT, County, irrigation districts, USFS, Bend Parks, School Districts are all starting to talk.

Jim mentioned that is a light industrial of area. Approved part of Comp Plan. Interest in sales is increasing and there is momentum. Seems like might hurt decades of planning. Might be misuse of development. Conflict in uses with existing uses - existing property owners and attraction of new businesses. Response: have spoken to businesses in Juniper Ridge. Are listening to their concerns. They are in a fact finding mode, as City continues to evaluate feasibility. They understand the emergency. Know more buildings are solution. Will truly be temporary. Still have unknowns. Currently negotiating with prospects. We hear about law enforcement and fire protections. This would allow us to provide those. Jon said that these have always been an issue that needed to be addressed. This allows us to get a better handle. Constructive way to manage.

Levi – no momentum. Seems like a nail in coffin. Got on committee to promote industrial land. How propose handling septic and drainage? Fire danger. Other solution that makes more sense to him would be to sense to touch base with Park Districts. Rent back park space from Parks & Rec.

Craig understands concern and work we have put in. However, this is a major problem and is uncontained. Current situation is unsafe. Create a program

that is more beneficial. If lessens fire potential, would be worth it. Need to vet out long term approach. Needs to be explored. Doesn't think we need to weigh in as JRMAB, not in scope of work. Can weigh in individually with Council. Speak to topic at hand. Get program done right. For homeless and also for businesses that are out there.

Corey said to be very careful thinking this will be a temporary solution. From the outset, no housing. I understand the emergency declaration allowing this non-allowed use. We have invested a lot of time and hours, kinda has the feel of a very formal exercise. Not what this committee has been doing.

Katie said there was a request to chairs for JRMAB weigh in. What do we want to do?

Levi – asked about timeline? Jon suggested construction late spring, early summer. Council to look in to and address with stakeholders.

Katie said feedback from group was they put a lot of time into vetting this plan. Felt got side swiped. City doesn't want to be developers yet wanting to act. Working plan is in place. How does it work in conjunction Council wanting to use this land in this manner?

Do we need to make recommendation to Council? Change in Work Plan or in another format.

Kristina said no action or call for change in our plan. Unfortunate timing but we did our work.

Corey – no, decision made with no voice at table. We did our tasks. Cannot be a permanent solution.

Craig – not sure what would have done different if part of discussion earlier. Probably nothing. Doesn't impact what JRMAB is trying to accomplish. Staff can educate Council on work of JRMAB. If Council wants to hear, then he would be willing to participate.

Jim – tasked as committee to look at all uses, tasks. Thinks it presents an obstacle. Interferes with recommendations.

Katie said it appears there is no consensus to make changes in working plan.

What is timeframe, milestones if anyone wants to weigh in?  
EHTF process. New Council will appoint. Will need to notify CDD of proposal. Not sure how that review is structured and public input. Jon will gather information and get back. Will be a public process.

Will proceed to present working plan at Council.

- **Adjourned 11:12 am.**