

RESOLUTION NO. 3227

A RESOLUTION ADOPTING THE JUNIPER RIDGE MANAGEMENT ADVISORY BOARD WORK PLAN

Findings

- A. The 2019-2021 Council Goals include increasing the supply of shovel ready land available for housing and employment in alignment with the City's Comprehensive Plan. This resolution is a step towards meeting those goals.
- B. The City owns approximately 500 acres of land around and north of the intersection of NE 18th street and NE Cooley Road, within the Bend city limits ("Juniper Ridge"). In November 2009, the City Council adopted an approximately 500 acre Special Planned Area zoning overlay ("SPA") for Juniper Ridge, creating four subdistricts (three of which were reserved for the future), and fully adopting a 306 acre employment subdistrict (the "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.
- C. In its role as landowner, Council also established Covenants, Conditions and Restrictions ("CC&Rs"), Articles of Incorporation and design guidelines (together, the "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, and retain for the City significant control over development at Juniper Ridge.
- E. The 2016 Urban Growth Boundary ("UGB") expansion process designated Juniper Ridge as an "opportunity area" within the existing City boundary as a location suitable for development to help meet the City's needs for local and regional, long term industrial and employment development.
- F. In July 2018, the Bend Economic Development Advisory Board ("BEDAB") presented City Council with a memorandum prepared by the BEDAB Juniper Ridge Working Group, recommending the City Council divest itself from direct oversight of Juniper Ridge, appoint an advisory board to guide future development, and allocate staff in the Economic Development Department for oversight and implementation.
- G. On December 19, 2018, the City Council adopted Resolution No. 3143, re-establishing the Juniper Ridge Management Advisory Board ("JRMAB") as a temporary advisory board to serve as a resource to Council and staff in pre-development planning issues and on-going discussions on significant transportation and land use issues within the Juniper Ridge.
- H. Pursuant to Council direction, JRMAB membership included seven (7)

members and two (2) alternates with 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; and at least one member residing within the boundary of the Boyd Acres Neighborhood Association.

I. From July 2019 to October 2020, JRMAB met eleven (11) times to develop a work plan for Council consideration. The work plan is divided into three phases and describes the JRMAB's recommendations regarding amendments to the existing agreements and other documents applicable to Juniper Ridge (including the Subdistrict use table and Governing Documents). In addition, the work plan provides an in-depth plan for continued development to coincide with major construction project timelines, such as the North Interceptor and US 97 North Corridor.

J. On March 4, 2020, the representatives of the JRMAB, along with staff, presented an update to City Council regarding preliminary findings and recommendations regarding Juniper Ridge.

K. On October 15, 2020, JRMAB reviewed the Draft Juniper Ridge Work Plan, and recommended City Council adopt the work plan.

L. On November 4, 2020, City Council received a presentation on the Draft Juniper Ridge Work Plan during Council Work Session.

M. This resolution is not a land use decision, nor does it obviate or replace any processes required by state law, City code, or any other authority governing any of its subjects. Future actions on the subjects of this resolution will follow all required processes.

Based on these findings, the City Council of the City of Bend resolves as follows:


1. The City Council supports and adopts the Juniper Ridge Work Plan and its recommendations and actions.

2. City Council directs staff to take appropriate action to implement and advance the recommendations and actions reflected in the work plan, subject to future City Council direction, guidance, and action for adoption where necessary.


Adopted by motion on November 18, 2020.

YES: Sally Russell, Mayor
Bruce Abernethy
Barb Campbell
Bill Moseley
Justin Livingston
Gena Goodman-Campbell
Chris Piper

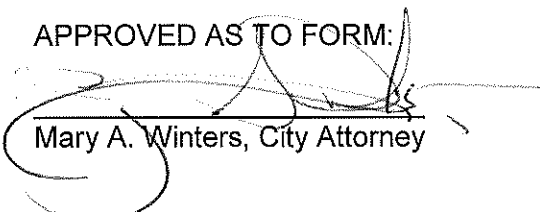
NO: none


Sally Russell, Mayor

ATTEST:


Robyn Christie, City Recorder

APPROVED AS TO FORM:


Mary A. Winters, City Attorney