

RESOLUTION NO. 3349

A RESOLUTION ESTABLISHING A PROCEDURE FOR THE SALE OF A CLASS OF CITY-OWNED PROPERTY AT JUNIPER RIDGE

Recitals

- A. Bend Code 1.50.040.J. and ORS 221.729 authorize the City of Bend to establish by resolution a procedure for the sale of individual parcels of a class of City-owned real properties, or any interest in the properties, under procedures established for the sale of that class of properties.
- B. The City owns real property, undeveloped, in the Juniper Ridge Overlay Zone.
- C. The City initiated a Large Tract Land Division under the process set forth in the Bend Development Code at 2.7.2070, *et seq.*, PLLD20230264, for a portion of the real property in the Juniper Ridge Overlay Zone, and received approval of a Tentative Plan to create 8 lots on August 4, 2023.
- D. The City of Bend desires to sell those 8 lots to achieve the development goals of the Juniper Ridge Overlay Zone, set forth in the Bend Development Code at 2.7.2010, *et seq.*
- E. The standard procedures for sale of undeveloped standard lots are not conducive to negotiating and selling this class of property.
- F. A duly noticed public hearing was held on December 6, 2023, at which the City Council received public testimony.

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

- Section 1. Establishing a program for the sale of a class of property in the Juniper Ridge Overlay Zone, more particularly described as:

Lot 3 of Juniper Ridge Large Tract Land Division, Tentative Plat  
Lot 4 of Juniper Ridge Large Tract Land Division, Tentative Plat  
Lot 5 of Juniper Ridge Large Tract Land Division, Tentative Plat  
Lot 6 of Juniper Ridge Large Tract Land Division, Tentative Plat  
Lot 8 of Juniper Ridge Large Tract Land Division, Tentative Plat

A map showing the property listed in this section is included in Exhibit A.

- Section 2. Property declared surplus and identified for sale in Section 1 will be sold by request for proposals for development by those interested in developing the property consistent with the uses outlined in the Juniper

Ridge Overlay Zone of the Bend Development Code, BDC 2.7.2010 et seq. Sale price may include money and other valuable consideration, including development of infrastructure or other things that benefit the City and/or the Juniper Ridge Overlay Zone as a whole.

Section 3. Proposals will be reviewed by the City Council and the City Council will make the final decision on any proposal. Evaluation criteria in the request for proposal will include:

- Proposer's ability to proceed with the proposed project, including financial capability to close within a reasonable time period and complete the proposed project and any required infrastructure
- Offer price or other financial considerations in the proposal
- Whether the proposed project meets the purpose and goals of the Juniper Ridge Overlay Zone, the Juniper Ridge Urban Renewal Area, and the 2016 Bend Comprehensive Plan for employment based commercial and industrial development.

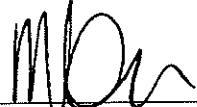
Section 4. Prior to completion of the sale of any property under the process established by this Resolution, the City must receive final approval of the Tentative Plat for the Lots and an appraisal or other evidence of market value, from the broker of record, market data, or other sources.

Section 5. This resolution is effective on passage.

Adopted by motion of the Bend City Council on December 6, 2023.

YES: Mayor Melanie Kebler  
Mayor Pro Tem Megan Perkins  
Councilor Barb Campbell  
Councilor Anthony Broadman  
Councilor Ariel Méndez  
Councilor Mike Riley  
Councilor Megan Norris

NO: none

  
\_\_\_\_\_  
Melanie Kebler, Mayor

ATTEST:

  
\_\_\_\_\_  
Robyn Christie, City Recorder

APPROVED AS TO FORM:

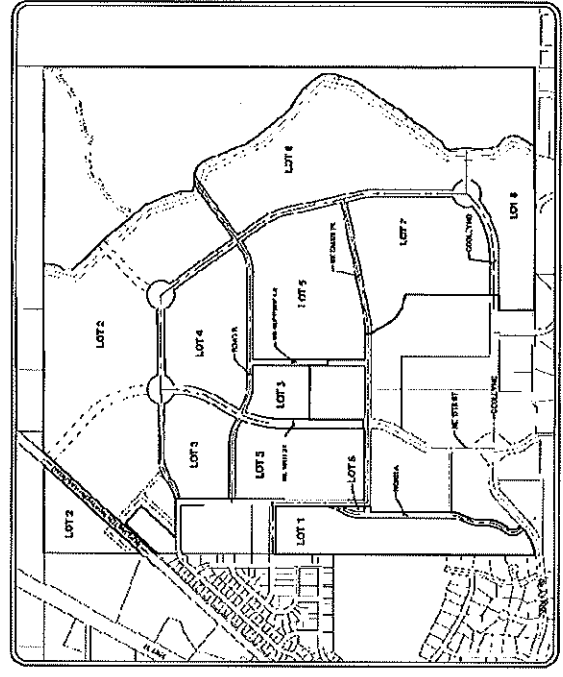
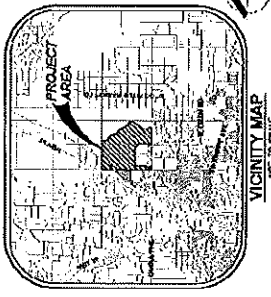
  
\_\_\_\_\_  
Mary A. Winters, City Attorney

# JUNIPER RIDGE TENTATIVE LARGE TRACT LAND DIVISION PLANS



**COVER SHEET**  
**JUNIPER RIDGE LARGE TRACT LAND DIVISION**  
**CITY OF BEND**  
**BEND, OREGON**

DATE: \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_  
**P000**



**SITE MAP**  
1"=50'

EXISTING		PROPOSED	
1"=50' LOT LINE	SUBDIVISION LOT LINE	1"=50' LOT LINE	SUBDIVISION LOT LINE
1"=50' TRACT BOUNDARY	1"=50' TRACT BOUNDARY	1"=50' TRACT BOUNDARY	1"=50' TRACT BOUNDARY
1"=50' TRACT BOUNDARY	1"=50' TRACT BOUNDARY	1"=50' TRACT BOUNDARY	1"=50' TRACT BOUNDARY
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**APPLICANT/OWNER**  
 CITY OF BEND  
 300 W. 5TH ST.  
 BEND, OR 97701  
**SUBMITTING ENGINEER/**  
**CIVIL ENGINEERING FIRM**  
 AKS ENGINEERING, INC.  
 1155 COMMERCIAL DRIVE, SUITE 100  
 BEND, OREGON 97701  
 CONTACT: JEFF SULLIVAN, P.E.  
 JEFF@AKS-ENG.COM  
 325.5454  
**UTILITY PROVIDERS**  
 WATER: PACIFIC POWER  
 NATURAL GAS: CASCADE NATURAL GAS  
 TELECOMMUNICATIONS: LUMCON/VERITYLAN  
**OWNER: CITY OF BEND**  
**2777 NW 123RD DR SUITE 100**  
**BEND, OR 97701**  
**PROJECT PURPOSE**  
 LARGE TRACT INDUSTRIAL LAND DIVISION  
**VERTICAL DATUM:**  
 ELEVATIONS ARE READ TO 20' BYOND FROM  
 DATUM OF 4' THE GDS OF BEND (NAD 83)  
 LOCATED IN S.W. 1/4 SECTION 16, T4N, R12E, E3  
 WASCO COUNTY, OREGON.  
**EXISTING LAND USE**  
 VACANT INDUSTRIAL, A/E  
**PROPERTY DESCRIPTION**  
 THE PROPERTY IS A LARGE TRACT INDUSTRIAL LAND DIVISION  
 LOCATED IN SECTION 16, T4N, R12E, E3  
 WASCO COUNTY, OREGON.  
**EXISTING LAND USE**  
 VACANT INDUSTRIAL, A/E  
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**SHEET INDEX**

P000	COVER SHEET
P001	EXISTING CONDITIONS PLAN
P002	INITIALS PLAN



NO.	DESCRIPTION
1	REVISIONS
2	EXISTING CONDITIONS
3	PROPERTY LINES
4	ADJACENT PROPERTIES
5	STREET FRONTAGE
6	STREET WIDTH
7	STREET CLOSURE
8	STREET OPENING
9	STREET LIGHTS
10	STREET SIGNAGE
11	STREET UTILITIES
12	STREET TREES
13	STREET FURNITURE
14	STREET LANDSCAPE
15	STREET DRAINAGE
16	STREET SIDEWALKS
17	STREET BIKEWAYS
18	STREET PARKING
19	STREET TRAFFIC
20	STREET SAFETY
21	STREET ACCESSIBILITY
22	STREET CONNECTIVITY
23	STREET CHARACTER
24	STREET QUALITY
25	STREET RESILIENCE
26	STREET SUSTAINABILITY
27	STREET LIVABILITY
28	STREET COMMUNITY
29	STREET EQUITY
30	STREET INCLUSIVITY
31	STREET VARIETY
32	STREET CHOICE
33	STREET CONTROL
34	STREET CALM
35	STREET CONFIDENCE
36	STREET COMFORT
37	STREET CONVENIENCE
38	STREET CURIOSITY
39	STREET COHERENCE
40	STREET CREATIVITY
41	STREET CHARACTERISTICS
42	STREET CHALLENGES
43	STREET OPPORTUNITIES
44	STREET SOLUTIONS
45	STREET STRATEGIES
46	STREET TRENDS
47	STREET TYPES
48	STREET USES
49	STREET VALUES
50	STREET VISIONS

NOTICE: ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

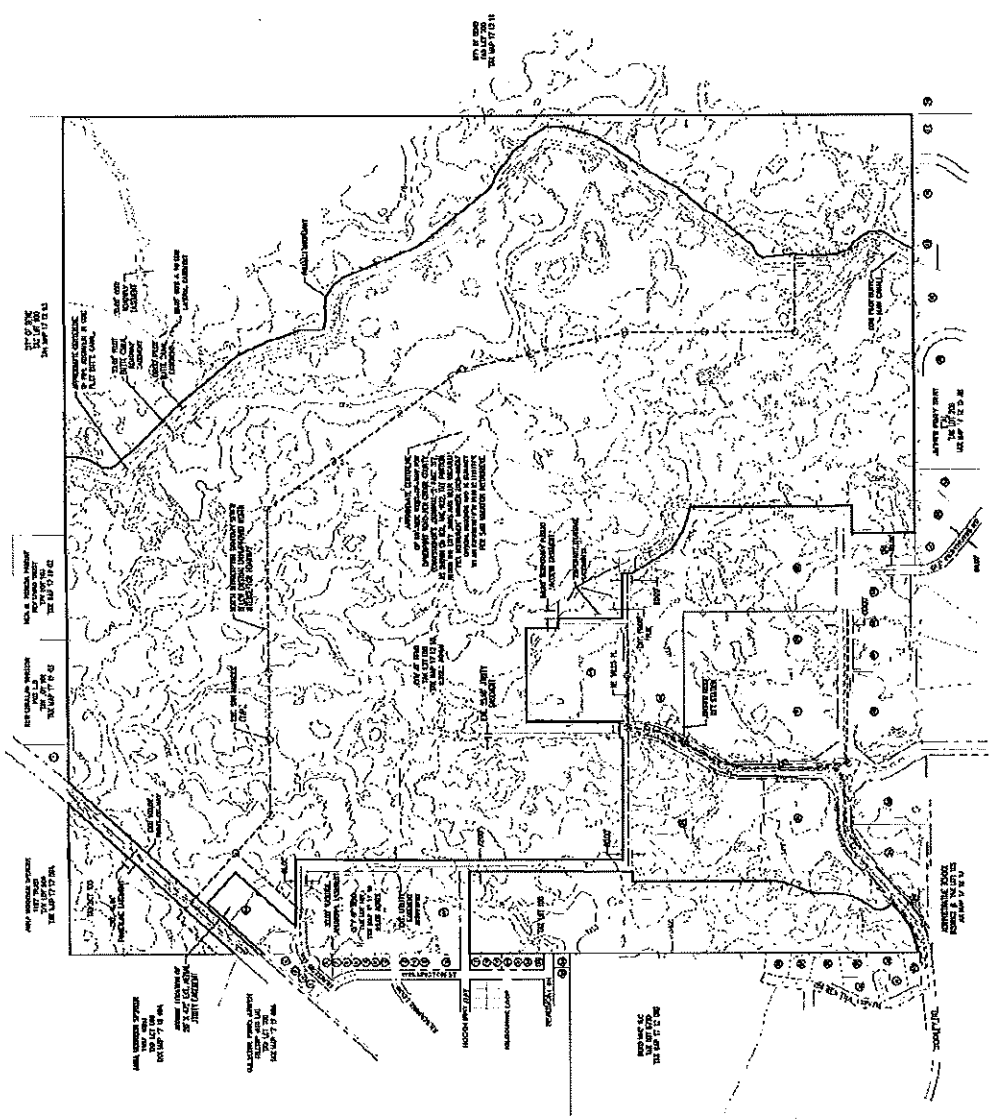
CONTRACT NO. 2018-001

DATE: 08/15/2018

SCALE: AS SHOWN

PROJECT: JUNIPER RIDGE LARGE TRACT LAND DIVISION

CITY OF BEND

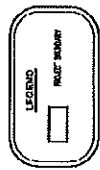




TENTATIVE PLAT  
 JUNIPER RIDGE LARGE TRACT LAND DIVISION  
 CITY OF BEND  
 BEND, OREGON

CONTRACT NO. 19-0000000000000000  
 SHEET NO. 19-0000000000000000

P200



NO.	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE OF TOTAL AREA
1	10,000	.228	1.14
2	10,000	.228	1.14
3	10,000	.228	1.14
4	10,000	.228	1.14
5	10,000	.228	1.14
6	10,000	.228	1.14
7	10,000	.228	1.14
8	10,000	.228	1.14
9	10,000	.228	1.14
10	10,000	.228	1.14
11	10,000	.228	1.14
12	10,000	.228	1.14
13	10,000	.228	1.14
14	10,000	.228	1.14
15	10,000	.228	1.14
16	10,000	.228	1.14
17	10,000	.228	1.14
18	10,000	.228	1.14
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97	10,000	.228	1.14
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99	10,000	.228	1.14
100	10,000	.228	1.14

