



CITY COUNCIL ISSUE SUMMARY

CITY OF BEND

MEETING DATE: August 21, 2019

SUBJECT: A Resolution Adopting an Amendment to the Juniper Ridge Urban Renewal Plan

STAFF MEMBER: Matt Stuart
DEPARTMENT: Economic Development Dept.

ACTION REQUIRED:
 Motion
 Public Hearing Date:
 Ordinance 1st Reading Date:
 Ordinance 2nd Reading Date:
 Resolution
 Information/Direction
 Consent Agenda (*adopted by motion*)

ADVISORY BOARD/COMMISSION RECOMMENDATION:
 Approval
 Denial
 None Forwarded
 Not applicable
Comments: The Bend Urban Renewal Agency (BURA) reviewed and adopted a Resolution to approve the proposed amendment on June 19, 2019. Deschutes County reviewed and adopted a Resolution to approve the proposed amendment on June 26, 2019.

RECOMMENDED LANGUAGE FOR MOTION: I move to adopt a resolution to amend the Juniper Ridge Urban Renewal Plan.

ISSUE / COUNCIL DECISION & DISCUSSION POINTS:

Staff is seeking Council approval of a resolution to amend the Juniper Ridge Urban Renewal Plan as presented.

This resolution is in line with Council’s Goal Framework for Economic Vitality, and will support the ability to manage, develop, and subdivide the area within the Sub-Employment District as outlined in the Juniper Ridge Overlay Zone.

This amendment qualifies as a “Council-Approved Amendment” as outlined in the Juniper Ridge Urban Renewal Plan. “Council-Approved Amendments” consist of the following amendments:

- Material changes to the goals and objectives of the Plan.
- Addition or expansion of a project, which adds a cost in 2005 dollars of more than \$500,000 and which is materially different from projects previously authorized in the Plan.

“Council-Approved Amendments” require approval by resolution by the Bend Urban Renewal Agency (BURA) and the City Council.

In addition, as some of the additional area being proposed to be added is located outside of the City of Bend’s municipal boundary, ORS 457.105 specifies that “the other municipality may approve the plan, and may do so by resolution, rather than by ordinance.” Therefore, City staff is requesting in addition to BURA and City Council approval by resolution, Deschutes County approve a resolution to amend as well.

This amendment provides the following changes to the Juniper Ridge Urban Renewal Plan:

- Material changes to the project language:
 - Provides clarification and definition in regard to each projects extent.
- Additional area:
 - Adds 2.94 acres by including the full right-of-way of Cooley Road from Hunnell Road to the west right-of-way boundary of US 20.
 - Adds 3.68 acres by including the full right-of-way of Hunnell Road from Cooley Road to the north urban renewal area boundary.
 - Increase of less than 1% of the existing area.
- Additional projects (exceeding a \$500,000 increase):
 - Hunnell Road extension from Cooley Road to north urban renewal area boundary.
 - Cooley Road & US 20 Intersection Improvements
 - Robal Road & Us 20 Intersection Improvements
 - US 20 Widening to a 5-lane arterial from Cooley Road to Robal Road.
 - North Interceptor - Phase II, large diameter sewer transmission line.
 - Plan Administration Activities

The amendment provides clear direction moving forward in regard to the specific project extents and updates the project list to reflect those outlined in the Transportation System Plan and Capital Improvement Project framework.

BACKGROUND:

The Juniper Ridge Urban Renewal Plan was adopted by BURA in 2005 pursuant to ORS 457, and originally identified an area of 715.07 acres in size divided between two sub-areas. Sub-Area A includes properties north and south of Cooley Road and adjacent to the east side of US 97. Sub-Area B includes properties north and south of Cooley Road, west of US 97 and east of US 20. The two Sub-Areas are connected by Cooley Road.

The goals of the Juniper Ridge Urban Renewal Plan are intended to support improvements related to Land Use, Traffic and Transportation, and Public Utilities. They are outlined as follows:

- Support the development of high quality employment uses within the Area.
- Preserve and enhance the Area’s natural assets.
- Improve traffic and transportation.
- Provide public utilities.

The Juniper Ridge Urban Renewal Plan has not been amended since its adoption. In the years following its adoption, several legislative actions have occurred at the state level that can affect an Urban Renewal Plan’s implementation (Ballot Measure 39, HB 2140, and HB 3056). These legislative actions affected the plan directly in how Urban Renewal Districts

may participate in funding for projects that extend beyond a district boundary, the administration of the plan, and the level of detail needed to satisfy bond counsel expectations.

This amendment insures the plan satisfies, and is in compliance with, the legislative actions and current Urban Renewal best practices.

CURRENT YEAR BUDGET IMPACTS IDENTIFIED BY DEPARTMENT:

Adoption of the amendment does not allow BURA and/or Council to borrow for any specific project. Any action related to spending for a project would require separate action by BURA and/or Council and require specific borrowing approval along with related budget adjustments.

DEPARTMENT DIRECTOR REVIEW:

Reviewed by: Carolyn Eagan **Date:** August 5, 2019

FINANCIAL REVIEW:

Reviewed by: Sharon Wojda **Date:** August 7, 2019

LEGAL REVIEW:

Reviewed by: Elizabeth Oshel **Date:** August 7, 2019

COMMUNITY OUTREACH PROCESS AND POTENTIAL IMPACTS:

The release of the JRWG memo was well publicized via a press release, coverage in local media, and City Council discussion. The re-establishment of the JRMAB was also well publicized with local media coverage and openings for JRMAB seats has been shared broadly with community and stakeholder groups holding an interest in the future development of Juniper Ridge.

ATTACHMENTS:

- Juniper Ridge Urban Renewal Plan – Amendment Language
- Juniper Ridge Urban Renewal Plan Resolution
- BURA Resolution No. 129
- Deschutes County Resolution No. 2019-32