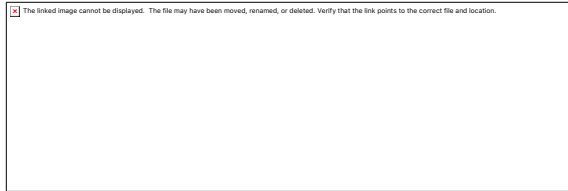


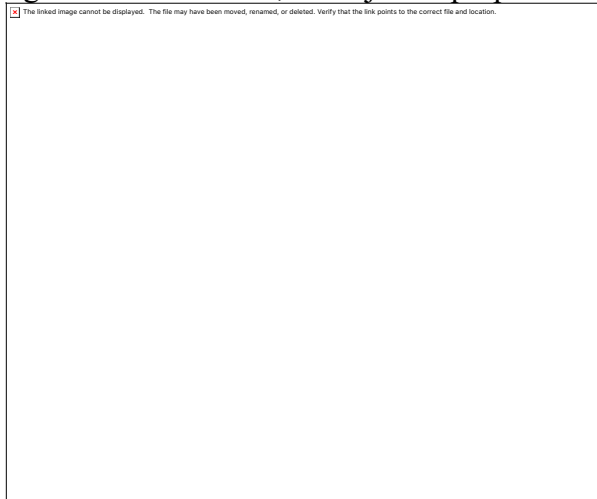
City council backs Juniper Ridge expansion

But councilors reject Hunnell Rd. proposal, siding with opposing neighbors



City of Bend

Bend city councilors agreed to proceed with 513-acre expansion of city at Juniper Ridge for light-industrial needs, but rejected proposal for Hunnell Road, to the west.



By Barney Lerten, [Bend.com](http://www.bend.com)

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A bigger Bend has cleared a big hurdle, as city councilors have accepted plans to add 513 city-owned acres north of Cooley Road and east of Highway 97 to the city's urban growth boundary, to provide needed large light-industrial lots for new and expanding businesses.

At the same time, councilors sided with about 20 residents of the Hunnell Road area who testified at a public hearing last Wednesday night, as well as a city planning commission recommendation (www.bend.com/AR-13631), and decided not to include a 35-acre site west of Highway 97 in the UGB expansion plans.

The city now will prepare findings for council approval, then send the Juniper Ridge matter on to Deschutes County commissioners, who also have a say, since the land is now outside the city.

The property reflects about a 2.5 percent increase in the city's total acreage, but is crucial for meeting a state land-use requirement that cities maintain a 20-year supply of industrial land. (A similar requirement is in place for commercial and residential lands, and a new residential land

survey is in the planning stages.)

The city owns about 1,500 acres in the area called Juniper Ridge, but only has shown the need to bring about a third of that acreage in at the present time, said Planning Manager Brian Shetterly. This would be the first urban growth boundary expansion for Bend since the initial UGB lines were drawn in 1981; five years ago, the city pushed through a controversial annexation of all land within that UGB line.

Mayor Oran Teater and others have envisioned a mix of uses that could include an industrial-themed high school and an OSU-Cascades campus. They also have assured neighbors they will have a say in the planning process, and have begun a related, quicker planning effort to ease safety concerns for children attending two schools at 18th Street and Cooley Road.

“Businesses already are leaving Bend because they don’t have room to expand,” Councilor Linda Johnson said.

Realtor Judy Meyers, a native Central Oregonian who lives in the Canal View subdivision near Juniper Ridge, said she’d received “a number of panicky calls” about the likely nearby industrial uses, and said they want a site plan in place before annexation. Cindy Palmer of the Boyd Acres Neighborhood Association said they have “significant concerns” about the light-industrial zoning, as Cooley Road already is part of an “eastside bypass” for many motorists.

Land-use lawyers duke it out

Businesses already are leaving Bend because they don’t have room to expand.

Part of the hearing was testimony by dueling land-use lawyers, as often is the case. Bruce White, representing the Hunnell Road parcel’s owners, said that land is an “exception area” (in urban reserve) and thus, under state law, gets priority over land zoned for exclusive farm use, like Juniper Ridge.

Linda Johnson
Bend city councilor

But Paul Dewey, representing the “Hunnell United Neighbors,” said that if the statute White cited does apply – which he doesn’t believe – it allows bringing farmland into a city, if the need is identified and can’t be met through other means.

Roger Lee, executive director of Economic Development for Central Oregon, said the need for larger (10 acres or more) industrial parcels has only grown more acute since an inventory four years ago. And even in the 18 to 24 months it will take to get the land ready for such use, he said, “We’re probably going to lose 400 to 500 existing jobs in Bend (with) companies that need to expand and can’t grow here.”

“There are no perfect sites,” Lee said. “There never really is.”

Dewey also claimed the scoring criteria that gave the Hunnell Road site a high rating was flawed in a variety of ways. He noted the upcoming survey of residential land needs and said the residents of the quiet, semi-rural area off Hunnell Road and Bowery Lane, zoned multiple use-

agriculture, would prefer that the 35 acres remain residential.

But White said the 35 acres is the “best site in the urban area” to add for light-industrial needs, due to existing services. He said the property owners are “willing to go to IP (industrial park) zoning,” rather than IL (light industrial), in response to the neighbors’ concerns. Richard Carpenter, one of the property’s owners, said, “We never had any idea of going in there with heavy industry.”

But that did little if anything to ease the neighbors’ concerns

Quail Haven Drive resident Ned Austin said he’s spent 30 years there, raising horses and “enjoying the peaceful tranquility of this area.” He expressed concern about taking a hit to property values from the proposed industrial uses. There are no perfect sites. There never really is.

Roger Lee Dick Ettinger, a doctor at Bend Memorial Clinic for 45 years Economic Development for C. and a Hunnell Hills resident for 30, said the city-owned parcel Oregon executive director makes more sense for industrial use, since the city can control how it’s used. But Carpenter looked at it from another perspective, saying, “We don’t think it’s right that the city” be the main industrial land developer: “The private sector will be left out.”

Michel Bayard also pointed out an irony: While the Juniper Ridge land is zoned for agriculture, it’s never been used that way, while the residential area he lives in is where people raise horses, chicken, sheep, etc.

After the hearing concluded, city Councilor Bruce Abernethy said that as an elected official, grappling with growth issues, he sometimes must do what a seeming majority doesn’t want.

“Fortunately, I don’t think this is one of those cases,” Abernethy added, giving his support to the Juniper Ridge expansion, but not the Hunnell Road. Colleague John Hummel agreed, as did Chris Telfer, who said she still didn’t understand why the Hunnell Road land was proposed for inclusion, since Juniper Ridge has more than enough acreage to meet the forecast need.

Johnson said the need for larger industrial acreage is strong, and Hummel said the Juniper Ridge site “gives us the opportunity to master plan” those uses. Teater said, “I wish we had 35 acres not next to somebody’s farm,” but agreed that the proposed uses would be incompatible.”

Interim City Manager Ron Garzini expressed some concern about “putting all our cards in the Juniper Ridge deck. ... I just hope we stay the course now, and understand why it’s real crucial to our future.”

White said he’ll have to discuss the outcome with his clients before deciding whether to file an appeal. Dewey said any such appeal would be in the form of a protest to the state Department of Land Conservation and Development – not to the state Land Use Board of Appeals, since it falls under the city’s required actions for periodic review of its overall comprehensive plan.

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