
SB 1537 - UGB Expansion Comments

From Seth Rankin <seth.p.rankin@gmail.com>

Date Thu 11/28/2024 6:31 AM

To CouncilAll <councilall@bendoregon.gov>; BreAnne Gale <bgale@bendoregon.gov>; Michelle Patrick <mpatrick@bendoregon.gov>

Some people who received this message don't often get email from seth.p.rankin@gmail.com. [Learn why this is important](#)

CAUTION: External Email. Use caution when opening attachments, clicking links, or responding to this email.

Dear City Council,

I am writing in regards to the one-time Urban Growth Boundary Expansion discussion stemming from Senate Bill 1537 and your upcoming meeting on December 4th to decide whether to move forward with one of the proposed sites.

It seems as though Caldera Ranch is clearly the better candidate than Jasper Ridge to meet the spirit of urgency of the house bill. The schedule and lack of infrastructure to serve Jasper Ridge alone appears to be enough to make Caldera Ranch be more useful to the community in the housing crisis we are facing. Additionally, the master plan for Jasper Ridge seems to be less thoroughly vetted than the Caldera plan. It feels rushed and perhaps misses a few key considerations which I've outlined below.

I am not opposed to development and it's exciting to see what may come of the Jasper Ridge area, BUT I have a few thoughts and concerns I hope City council takes to heart even if they do approve of the UGB extension for the Jasper Ridge area:

1. Isn't Jasper Ridge over the 100-acre maximum? What portions would the City approve and will they provide a chance for the public to comment on them? It seems like the City should if there is going to be a significant change.
2. The amount of infrastructure needed to make Jasper Ridge viable and actually meet the needs of families looking for affordable housing seems impractical. The City should not be spending tax-payer dollars on this development when there's so many areas within the existing Urban Growth Boundary that need infrastructure improvements. This feels like a sprawl development that will look fancy, but lacks connectivity to the rest of the City due to underdeveloped or outdated infrastructure between the interior of the City and this development.
3. You cannot sewer the entire Jasper Ridge site in its current condition. You would need to raise the entire north east corner, install a lift station, or install a new interceptor down Hamby.

Additionally, what could be installed today is being shown as all running through the Glacier Ridge 8" sewer trunk line. How are you going to support developments even further east if this development does not upsize existing pipes or construct a new interceptor?

4. Very few, if anyone will be walking to the hospital or Forum from this development. The walkability radius map posted on the online open house cheats the center of the circle as close to the forum as possible to make it look better than it is. If you move the center of that circle north and east, everything is much farther away. This development should not be touted as a walkable community. There isn't even a complete sidewalk along HWY 20 from this development to the 27th/HWY20 intersection. The City's Neff Corridor improvements project stops at Eagle Road. There will be a gap between this development and the City's network even on Neff.
5. The Big Sky trail should be separated from the 35th street collector. With this amount of housing and vehicle traffic using 35th Street, the City should not allow co-locating the trail. This is in alignment with BPRD recommendations.
6. Megan Norris should recuse herself from this decision by council due to her affiliation with Hayden Homes and Hayden Watson for an apparent conflict of interest with the Jasper Ridge site developers. I don't know if this violates an Oregon Government Ethics statute since I am no expert, but to the general public it sure seems shady.
7. The zoning map and amenity figure completely ignore everything east of the site. There's two churches, BIG SKY PARK, Buckingham Elementary, to name a few things. It's as if the developer didn't even consider these things as amenities. It's just another indication that Jasper Ridge is short-sighted and only looking at the now rather than the future of the east side.
8. There are potential areas of special interest (rock outcroppings) that don't appear to be considered in the open space plan. The plans show roads (Neff realignment and the extension of Hoona Drive) blasting right through these areas. The east side doesn't have a whole lot of natural features going for it. Protecting these few features is important to preserving the beauty of the land around us and in our neighborhoods. If the trail were to follow the existing ditch alignment then it would be easy to incorporate these elements. Rather the developers have sacrificed quality of the neighborhood in the name of density and straight streets.
9. The zoning in the northeast perplexes me a little. Why is the medium density mostly in the center rather than abutting Hamby and Neff, which are two arterials with shared us paths? Neff is even a key bike & ped route. I appreciate the buffer of standard density between the existing neighborhoods and higher density development, but the current zoning seems off. How does standard density housing around Big Sky Park and the Hamby/Neff intersection prepare this area for growth as the City expands eastward? Large parcel but low density multi-family or mixed use development seems better at the Hamby/Neff intersection to allow commercial amenities to be built in the future near Big Sky Park. In my opinion, Big Sky Park and Buckingham are two major opportunities to build a vibrant walkable center to the east of town. It will take some forethought, but it should be considered in long range planning and this development should not cripple the effort and continue to create urban sprawl to the east.
10. Isn't Palmer Drive the low stress network Street in the City's TSP and not Hoona Drive?
11. Why are there no trail connections at the ends of Manchester Ct. and Collier Ct.? There's clearly public ROW at the ends of these streets.
12. I have concerns about the traffic impacts 1,000 units will have especially on Neff. I did not see anything from emergency services in the material provided. Bend Fire and Rescue are always using Neff and the Neff/27th intersection gets backed up quite a bit during rush hour and school time.

It's not often that I am able to find time to voice concerns due to work and taking care of my family, but the Thanksgiving holiday afforded me a few extra moments. Thank you for considering these important details that affect the often overlooked desires of east-side residents.

Respectfully,

Seth Rankin