

## Stevens Road

Continued from A1

The other half, which is roughly 380 acres, is already within the boundary and was sold by the Department of State Lands to a developer. The tract sits east of SE 27th Street.

A nearly identical bill was reintroduced this year.

The bill is meant to be a solution to a development problem that began more than a decade ago. In 2009, developer Shane Lundgren sought to build an eco-resort in the Metolius River Basin.

But the state decided to protect the river basin from development, and stripped Lundgren of his development rights. In exchange he was given a transferable development opportunity to build a resort somewhere else in the state.

More than 10 years later, Lundgren has not been able to develop anywhere in the state. So in order to resolve the issue, Lundgren and Clem came up with a way to use the development opportunity, also known as a TDO, to bring land into Bend's urban growth boundary to build more housing and all the other amenities that come with making complete neighborhoods.

The new council is hoping to change certain aspects of the bill to ensure more affordable and diverse kinds of housing will be guaranteed on this land if the bill passes.

"The prior bill wasn't good enough. That's just my perspective," Broadman said Tuesday.

The proposed amendments



Ryan Brennecke/Bulletin file

**About 260 acres of land outside of this parcel at the corner of 27th Street and Stevens Road, which was sold by the Department of State Lands to a developer last year, could be brought into Bend's urban growth boundary if a bill in Salem passes.**

include allowing for more houses to be built on a given area of land than is currently written and giving the city more control in the construction of affordable and middle-income housing, Broadman said.

Currently, there is an effort to have more land directly given to the city to own, which means the city could have more flexibility in who it gives or sells the land to develop, and more of a voice to say what kind of housing should be developed, Broadman said.

The proposal would double the amount of land the city would get in its control. The previous agreement, made by the previous council, would have made 12.5 acres deed restricted to people making 80% of the area median income, which is roughly \$78,600.

"It gives the city a lot of options, whereas without that control you are hoping a developer will accomplish that goal," he said.

Broadman emphasized the vision for the whole tract goes farther than just the 20 or so

acres of land that would be possibly deed-restricted affordable housing. The goal is to have a diverse mix of housing, ranging from "missing middle" housing for people who work in professions like law enforcement and health care and still can't afford homes, to permanent supportive housing and shelters.

"We're not going to put more people here with California-style sprawl," he said. "We need to honor the land available and one of the ways you do that is making sure

there's open space and making sure the houses are denser, and making sure these are 10-15 minute neighborhoods... where you don't have to drive a car with every trip out of your house."

Central Oregon LandWatch, a land use and environmental nonprofit organization, also expressed reservations about the current draft of the bill. Rory Isbell, a staff attorney with LandWatch, said the group had not yet seen the city's proposed amendments, but emphasized that in order for this deal to work the percentage of land dedicated to low and moderate income housing should be "greatly increased."

"Currently, the bill requires only 12.5 acres to be affordable for people making 80-120% of area median income. As this is public land and a rare opportunity to provide subsidized affordable housing, LandWatch believes that at least 50% of the acreage designated for housing should be affordable for people making 50% of area median income," Isbell wrote in an email. "No similar opportunity to provide affordable housing for Bend's neediest residents is likely on the horizon, and if this bill is to pass, the City should take fullest advantage of this opportunity."

Some, like Karon Johnson of the Old Farm Neighborhood Association, object to the bill, saying that it sets a bad precedent for skirting the state's land use system designed to prevent sprawl.

She questions whether Bend actually needs the 260 acres of

land, and what the rush is to get it into the urban growth boundary if the city is planning to launch another urban growth boundary expansion process anyway.

"To me, it's kind of a red herring," said Johnson, who said she is a former prosecutor. "You look at this and it's so confusing, but the city wants this land and so they say 'Oh this looks fair.'"

Johnson is also dubious of how the TDO, or development opportunity, became a way to expand Bend's growth boundary, and argues that Bend is ceding too much control of its land use planning to the Legislature.

Broadman said Johnson is basing her opinion on a version of the bill that will likely be changed, but also argued that the city will have plenty of control over the land use planning process.

"The city has expressed loudly and clearly that we need more affordable housing. If we can do that and save millions of dollars in the planning process we would normally take...I think we can accomplish all of our goals," Broadman said.

Erik Kancler, the city's lobbyist in Salem, said the actions in the bill can only move forward if the city agrees to the conditions, even if the bill passes the Legislature.

"There is no way we would have supported the legislation in the February session if the state was determining the outcome and if the state was the authority to make the determination," Kancler said.

Reporter: 541-633-2160, [bvisser@bendbulletin.com](mailto:bvisser@bendbulletin.com)

LUIS PALAU • 1934-2021

## International evangelical pastor from Portland dies from cancer

BY GILLIAN FLACCUS

Associated Press

PORTLAND — Luis Palau, an evangelical pastor who was born in Argentina and went on to work with Billy Graham before establishing his own powerhouse international ministry, died Thursday. He was 86.

The Luis Palau Association said he died at his home in Portland. He had announced in January 2018 that he had been diagnosed with terminal lung cancer.

"It is with a mixture of sadness and joy that we share with you that Dad passed away early this morning. He died suddenly and very peacefully, just as he had hoped," his family said in a statement Thursday. "This is hard news, but Luis is experiencing the beauty of the Lord face to face."

Born to an affluent family in Buenos Aires, Palau rose from obscurity to become one of the most well-known international Christian evangelists. Over a career that spanned more than half a century, he authored 50 books and addressed 30 million people in 75 countries at evangelical "festivals" that were his modern-day take on the more traditional crusades that boosted his mentor and idol, Graham, to fame.

"In many ways, I feel the Lord has much more in store for me. Yet whatever tomorrow holds — I'm completely at peace. Both Patricia and I are," he wrote to his followers after the diagnosis. "As we look back, we praise the Lord. Fifty-seven years of mar-



Marianne Armshaw/AP file

**Evangelist Luis Palau, who was born in Argentina and went on to work as Billy Graham's Spanish interpreter before establishing his own international ministry, died Thursday in Portland. He was 86.**

riage. How many places we've been. How many people we've reached with the Gospel."

His radio programs, including the international Spanish-language "Luis Palau Respond," are broadcast on 3,500 stations in 48 countries, and his Portland-based Luis Palau Association organizes dozens of events each year on five continents.

The vastness of his evangelical empire, especially among Spanish-speaking faithful, long ago earned him the nickname the "Billy Graham of Latin America." A decade ago, Palau began transferring day-to-day operations of that empire to three of his four sons, including one who is now an international evangelist in his own right.

"Everything is ready, so if the

Lord wants to take me home ... I'm ready," he said in a January 2018 video to his followers. "I've preached about heaven ... and I've often preached about the second coming and the resurrection, and now, it's reality for me."

Palau moved to Oregon in 1960 to attend the Multnomah School of the Bible in Portland and met his future wife, a fellow Bible school student named Pat. The couple married in 1961 and had four sons, building their early family life around missionary work.

Palau interned with Graham in 1962 during a crusade in Fresno, California, and served as Graham's Spanish-language interpreter during crusades in South and Central America in the 1960s.

## DEATH NOTICES

**Cheri Lee DeGree-Little** of Redmond, OR Feb 5, 1949 - March 7, 2021

**Arrangements:** Deschutes Memorial Chapel and Gardens is honored to serve the family - (541) 382-5592. Visit our online register book to send condolences and share treasured memories at [deschutesmemorial-chapel.com](http://deschutesmemorial-chapel.com) or on Facebook at [facebook.com/deschutesmemorial](http://facebook.com/deschutesmemorial).

**Services:** March 15, 2021 at 11AM Deschutes Memorial Gardens Cascade Mausoleum 63875 N Hwy 97, Bend, OR, 97701

**Justin Douglas Ward** of Bend, OR July 17, 1977 - March 7, 2021

**Arrangements:** Niswonger-Reynolds Funeral Home is honored to serve the family. 541-382-2471 Please visit the online registry for the family at [www.niswonger-reynolds.com](http://www.niswonger-reynolds.com)  
**Services:** Saturday March 13, 2021 11:30am Niswonger-Reynolds Funeral Chapel 105 NW Irving Ave. Bend OR. 97703

## OBITUARY DEADLINE

Call to ask about our deadlines 541-385-5809  
Monday-Friday 10am-3pm  
Email: [obits@bendbulletin.com](mailto:obits@bendbulletin.com)

## OBITUARY

### John P. Vanderheiden, M.D.

May 6, 1937 - March 4, 2021

John passed away peacefully in his home on March 4, 2021 after a lengthy illness.

John Peter Vanderheiden was born in David City, Nebraska on May 6, 1937, the day the Hindenburg crashed, as he liked to tell people. John's early experiences on a farm instilled a love of biology and all forms of engineering. He died on March 4, 2021 in Bend, Oregon. He was preceded in death by his parents, Francis and Frances Vanderheiden, his stepmother, Marjorie Kovar Vanderheiden, his brother, Francis (Frank) Vanderheiden, niece, Mary Vanderheiden, and his brother-in-law Joe Chase. He is survived by his wife of 55 years, Marita Vanderheiden of Bend, Oregon, his sisters, Mary Chase of Omaha, Nebraska and Anne Cunningham, spouse Ron, of West Linn, Oregon, many loving nieces and nephews, his children, Sean Vanderheiden of Tigard, Oregon, Steven Vanderheiden, spouse Janet Donovan, of Boulder, Colorado, Ann Vanderheiden, spouse Jason Jones, of Wilsonville, Oregon, and Scott Vanderheiden, spouse Katherine, of Kirkland, Washington, and his beloved grandchildren, Madeleine and Sophie Vanderheiden of Kirkland, Washington, Evan and Nolan Jones of Wilsonville, Oregon, and Tyler and Blake Vanderheiden of Boulder, Colorado.

John was a self-described "country kid" with an inexhaustible DIY spirit. Throughout his life, he acted the part of woodworker, house-builder, plumber, logger, electronics-fixer, seamstress, furniture-builder, and more. He graduated from high school at 16, and began his studies in veterinary medicine at Iowa State University, attending quarters while taking time off to help with farming. He enlisted in the Army and eventually was stationed at Fort Bragg, working as a lab tech. After military service, he was accepted into Creighton University School of Medicine.

While at Creighton, he met his future bride when she agreed to be his bridge date, even though she secretly had no idea how to play. She was a quick study, and they enjoyed listening to music at a piano bar at the airport, and of course, many more years of bridge. They went on a camping honeymoon to the west coast, and they fell in love with the Pacific Northwest, and especially Bend, Oregon. He fulfilled his dream of living there in his retirement. After completing a General Surgery Residency, he practiced General Surgery in Fort Dodge, Iowa for three years. An opportunity opened up in the Northwest, and the growing family moved to Coos Bay, Oregon for the next 30 years. Enjoying the coast and avoiding the cold, snowy weather of the Midwest was uppermost in his mind. However, the Oregon Coast had several meaningful snow episodes while they were living there. The lure of skiing and love of Central Oregon was reawakened, prompting the move to Bend in 2003, after his retirement.

Soon, his family grew with marriages and the wonderful grandchildren. They are the blessings of John and Marita's life. The family enjoyed the Central Oregon lifestyle, including skiing, snowshoeing, hiking, playing bridge, and enjoying the sunny, warm summers and the snowy winters. He will be remembered most as an honest, humble man of integrity, and for his lifelong love and commitment to his family.

**Services:** A funeral Mass will be held on Thursday, March 11 at 10:00 AM at St. Francis of Assisi Catholic Church at 2450 NE 27th Street Bend, Oregon 97701. A rosary will take place prior to Mass in the church. Gravesite services will follow. The Mass will be livestreamed at [www.stfrancisbend.org](http://www.stfrancisbend.org).

A Celebration of Life for Dr. John Vanderheiden will be held at a later date.

Baird Funeral Homes is honored to serve the family. 541-382-0903. Please visit the online registry for the family at [www.bairdfh.com](http://www.bairdfh.com).

Contributions may be made to: Partners in Care Hospice of Bend 2075 NE Wyatt Court Bend, Oregon 97701 [www.partnersbend.org/donation](http://www.partnersbend.org/donation).

St. Francis of Assisi for the restoration of the historic church 2450 NE 27th Street Bend, Oregon 97701 [www.giving.parishsoft.com/App/Giving/sain2450195](http://www.giving.parishsoft.com/App/Giving/sain2450195).

Mt. Bachelor Sports and Education Foundation (MBSEF) 2765 NW Lola Drive Bend, Oregon 97703 [www.mbsef.org](http://www.mbsef.org).

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