



ORDINANCE NO. NS-2546

An ordinance of the City Council annexing 66.46 acres in the Southeast Area, assigning a Sign District per Bend Code 9.50.040.C, and requesting jurisdictional transfer of adjacent right-of-way of Raintree Drive per ORS 373.270

Findings

- A. Bend Development Code (BDC) 4.9.400.A.1 allows annexation of real property to the City when all of owners of land in the contiguous territory proposed to be annexed and not less than 50 percent of the electors, if any, residing in the territory, consent to the annexation.
- B. On April 11, 2024, Cendrowski 2 Family LP ("Owner"), the owner of real property described in Exhibit A and depicted on Exhibit B, Tax Lots 1812150001700 and 181215DC00100 (the "Area"), submitted through an agent a Type III Quasi-judicial application for Annexation of the Area and abutting right-of-way within the Southeast Urban Growth Boundary Expansion Area, totaling 66.46 acres. The application (PLANX20250189) was deemed complete on August 29, 2025.
- C. All owners of land and registered voters in the Area have filed statements of consent to this annexation.
- D. On December 9, 2025, Hearings Officer James Dole held a public hearing and issued a recommendation that the City Council adopt an Ordinance to modify the boundaries of Comprehensive Plan Map land use designations for the Area consistent with the applicant's request (PLCPMA20250192).
- E. Public notice for the City Council hearing was provided in accordance with the requirements of BDC 4.1.423 - 4.1.425. On January 27, 2026, notice was mailed by the Planning Division to surrounding owners of record as shown on the most recent property tax assessment roll and to the addresses of property (based on the City's current addressing record) within 500 feet of the site, and to the designated representatives of the Southeast Bend and Old Farm Neighborhood Districts. Notice was also posted in four public places on January 28, 2026, and posted in The Bulletin on February 4 and 11, 2026. On January 27, 2026, public hearing notice signs were posted by the applicant along the property frontage on Knott Road and Raintree Drive, visible from adjacent rights of way.
- F. The Bend City Council held a public hearing on February 18, 2026, to receive evidence and comments on the question of annexation.
- G. The Area is contiguous to the City limits of the City of Bend.



- H. The Owner and the City have reached agreement on a proposed Annexation Agreement that sets forth the obligations of the Owner for the provision of urban infrastructure needed to serve the Area, attached as Exhibit C.
- I. A portion of Raintree Drive abutting the Area is currently under the jurisdiction of Deschutes County and should be transferred to City jurisdiction for consistency and efficiency of administration.

Ordinance

Based on these findings, The City of Bend Ordains as Follows:

- Section 1.** The territory described in Exhibit A and depicted on Exhibit B, is annexed to the City of Bend upon the effective date of this ordinance.
- Section 2.** The City Manager is authorized to execute the Annexation Agreement (Exhibit C) in substantially the form presented to Council.
- Section 3.** In addition to the findings set forth above, the City Council adopts and incorporates the findings in Exhibit D.
- Section 4.** On the date the annexation becomes effective, the UA Zone District will cease to apply and the Zoning Map will be automatically updated in accordance with the underlying Bend Comprehensive Plan land use designations, as amended and approved under PLCPMA20250192 (Exhibit E).
- Section 5** On the date the annexation becomes effective, the Sign District Map will be automatically updated to Sign District 5 for land designated/zoned Standard Density Residential (RS) and to Sign District 4 for land designated/zoned Mixed-Employment (ME) and Light Industrial (IL) (Exhibit F).
- Section 6.** The City, pursuant to ORS 373.270, requests that Deschutes County surrender to the City of Bend jurisdiction over Raintree Drive on the exterior of the annexation area to the extent not already under City jurisdiction.
- Section 7.** This Ordinance shall be voidable at the City's sole discretion if a signed copy of the Annexation Agreement (Exhibit C) is not signed and returned to the City within 30 days of the adoption of this Ordinance.
- Section 8.** If any provision, section, phrase, or word of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions that can be given effect without the invalid provision or application.
- Section 9.** All other provisions of the Bend Comprehensive Plan and Zoning Map remain unchanged by this ordinance and remain in effect.



First Reading

02/18/2026

Second Reading

03/04/2026

Adoption by Roll Call Vote

Yes: Kebler, Méndez, Perkins, Platt, Riley

No: Franzosa

Melanie Kebler, Mayor

Attest:

Ashley Bontje, City Recorder

Approved as to form:

Ian Leitheiser, City Attorney



EXHIBIT A

Annexation Description

A tract of land located in the West Half of the Southeast Quarter of Section 15, Township 18 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, and being more particularly described as follows:

Beginning at the Center Quarter Corner of said Section 15; thence along the north line of the West Half of the Southeast Quarter of said Section 15, North 89°53'08" East 1309.68 feet to the east line of said West Half of the Southeast Quarter of Section 15; thence along said east line on the following courses: South 00°30'17" West 1325.11 feet; thence South 00°29'17" West 638.01 feet to the north line of Instrument Number 2020-67912, Deschutes County Official Records; thence along said north line on the following courses: South 89°54'05" West 327.90 feet; thence South 00°43'42" West 26.39 feet; thence continuing on said north line and the north line of Instrument Number 2025-11462, Deschutes County Official Records, South 89°54'29" West 331.83 feet to the west line of said Instrument Number 2025-11462; thence along said west line and its southerly prolongation, South 00°30'21" West 700.21 feet to the southerly right-of-way line of Knott Road (40.00 feet from centerline); thence along said southerly right-of-way line, South 89°55'35" West 653.64 feet; thence continuing along said southerly right-of-way line (varying in width from centerline), North 00°02'35" West 10.00 feet; thence continuing along said right-of-way line (30.00 feet from centerline), North 89°59'31" West 60.33 feet to the southerly prolongation of the westerly right-of-way line of Raintree Court (30.00 feet from centerline); thence along said prolongation and said right-of-way line, North 00°35'23" East 293.19 feet to the westerly prolongation of the south line of Lots 1 and 2 of "Knotts Landing", recorded February 22, 2001, as Instrument Number 2001-08051, Deschutes County Official Records; thence along said prolongation and said south line, South 89°22'49" East 435.04 feet to the east line of said Lot 2; thence along said east line of Lot 2 and the east line of Lot 3 and Lot 4 of said "Knotts Landing", North 00°36'05" East 380.07 feet to the north line of said Lot 4; thence along said north line of Lot 4, the north line of Lot 5 of said "Knotts Landing", and the westerly prolongation of said line, North 89°24'12" West 435.11 feet to said westerly right-of-way line of Raintree Court; thence along said westerly right-of-way line, North 00°35'23" East 10.00 feet to the westerly prolongation of the south line of Instrument Number 2016-44393, Deschutes County Official Records; thence along said prolongation and said south line, South 89°24'12" East 435.12 feet to the west line of said Instrument Number 2016-44393; thence continuing along the boundary lines of said Instrument Number 2016-44393 on the following courses: North 00°36'05" East 160.03 feet; thence North 89°25'52" West 120.04 feet; thence South 33°36'12" West 119.14 feet; thence North 89°27'05" West 190.20 feet to the west line of said West Half of the Southeast Quarter of Section 15; thence along said west line on the following courses: North 00°35'23" East 612.64 feet; thence North 00°35'36" East 1324.08 feet to the Point of Beginning.

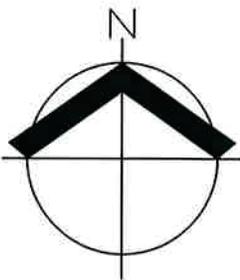
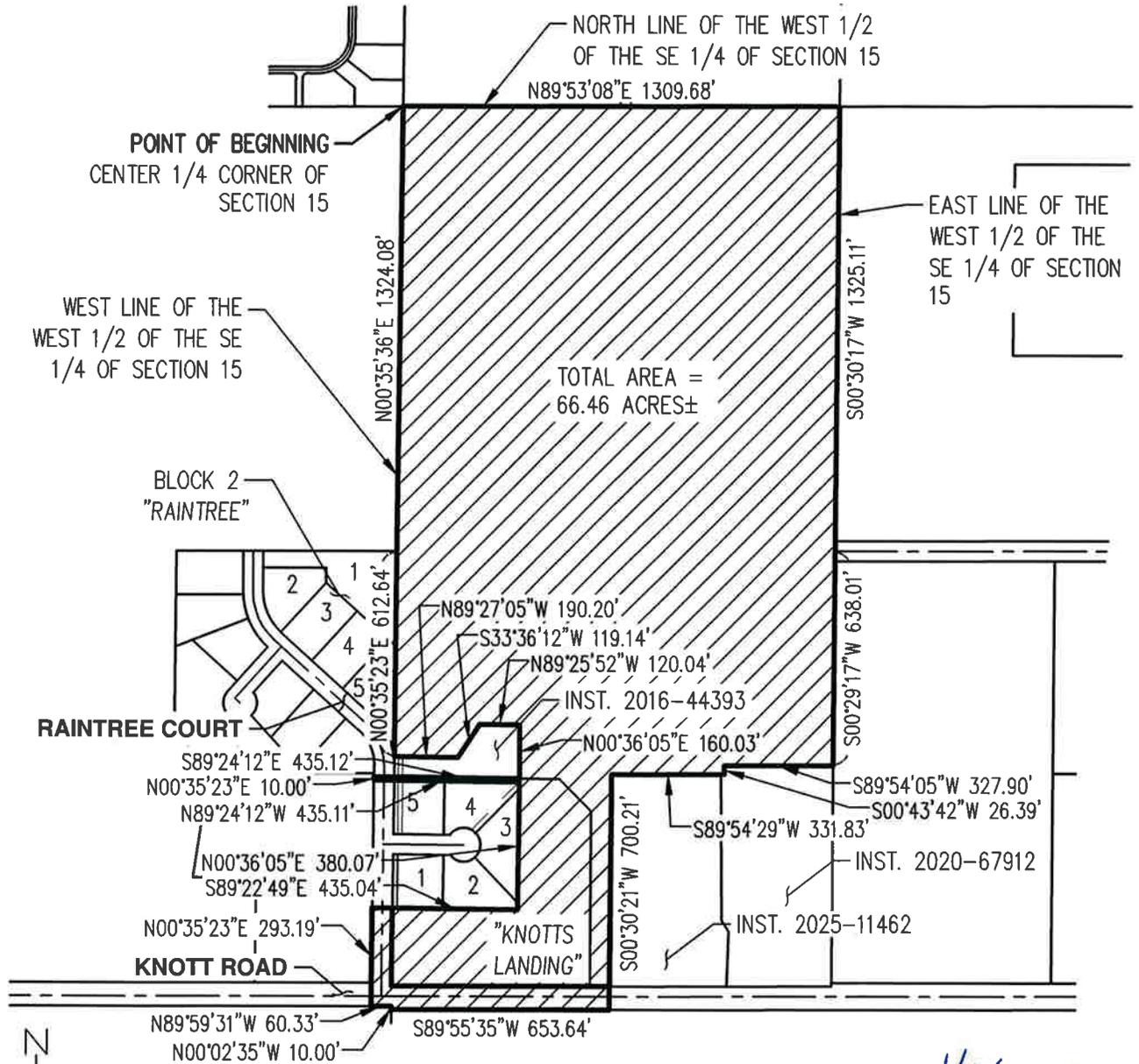
The above tract of land contains 66.46 acres more or less.

The bearings for this description are based on the Central Oregon Coordinate System.

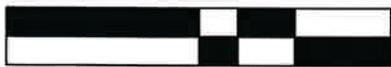


EXHIBIT B

A TRACT OF LAND LOCATED IN THE WEST 1/2 OF THE SE 1/4 OF SEC. 15, T18S, R12E, W.M., DESCHUTES COUNTY, OREGON



SCALE: 1" = 500 FEET



500 0 100 250 500

PREPARED FOR
MOMENTASIZE

61239 TETHEROW DRIVE, SUITE 210
BEND, OR 97702

BASIS OF BEARINGS

THE BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM.

1/6/2026
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
MAY 11, 2021
JACOB ALLEN CARSON
94570PLS

RENEWS: 12/31/27

AKS ENGINEERING & FORESTRY, LLC
2777 NW LOLO DR, STE 150
BEND, OR 97703
541.317.8429 WWW.AKS-ENG.COM



ANNEXATION AREA

DATE: 1/5/2026
DRWN: PDF CHKD: JAC
AKS JOB: EXHIBIT
12540 B

After recording, please return to:
City of Bend
710 NW Wall Street
Bend, OR 97703
Attn: Planning Division

COPPERWOOD CROSSING ANNEXATION AGREEMENT

This Annexation Agreement ("Agreement") is entered this ____ day of _____, 20__, by and between the City of Bend, an Oregon municipal corporation ("City") and Cendrowski 2 Family LP, a Texas limited partnership ("Owner"), each a "Party" and together the "Parties".

Recitals

- A. Owner is the record owner for the real property described in Exhibit A and depicted on Exhibit B, both attached hereto and incorporated therein (the "Property").
- B. The Property is within the City's Urban Growth Boundary ("UGB") and is contiguous to the city limits. Therefore, the Property is eligible for annexation subject to Bend Development Code ("BDC") Chapter 4.9.
- C. The Property consists of approximately 66.46 acres, including abutting right-of-way of Knott Road and Raintree Drive, and located in the Southeast Expansion Area ("SEAP").
- D. The Property is currently zoned Urbanizable Area ("UA") and is designated Residential Standard ("RS"), Mixed Employment ("ME"), and Light Industrial ("IL") on the Bend Comprehensive Plan ("BCP") Map pursuant to the BCP Specific Expansion Area Policies for the SEAP.
- E. Owner intends to develop the Property with a mix of single-unit housing, middle housing and multi-unit housing as well as commercial and industrial development as required by BCP Specific Expansion Area Policies for the SEAP.
- F. Per Section 4.9.300 of the BDC, submittal of a development proposal is required concurrent with the annexation. Owner submitted an application for the Entitlements (as defined in Section 1.1 of this Agreement).

Annexation Agreement
Copperwood Crossing
PLANX20250189
Cendrowski 2 Family LP
931 W 23rd St #Unit G
Houston, TX 77008-1988

- G. On April 11, 2025, Owner submitted a request to the City to annex the Property to the City (City File No. PLANX20250189). Owner has submitted all required consents for annexation.
- H. The City is willing to annex the Property on the terms and conditions, and subject to the provisions, of this Agreement.
- I. Owner agrees to comply with all requirements imposed in this Agreement and the Entitlements and all other City codes, regulations, and standards applicable to the Property.

Terms of agreement

Based upon the Recitals, which are incorporated as part of this Agreement, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- 1. Obligations of Owner.** Consistent with the above Recitals, Owner agrees to perform the obligations of this Agreement and comply with and meet all City codes, standards, and regulations. All attached exhibits are conceptual and nothing in this Agreement prohibits refinements by the City, in its sole discretion, to the extent necessary to meet City standards as part of the required development applications.
 - 1.1 Land Division Approval.** Concurrently with annexation, Owner seeks approval of a Phased Land Division (PLLD20250191) under BDC Chapter 4.3, as applicable, which shall be known as the “Entitlements” for purposes of this Agreement.
 - 1.2 Water.** In order to serve the Property with water consistent with BCP Specific Expansion Area Policies for the SEAP and other applicable policies of the BCP and the BDC, Owner must construct the water system improvements pursuant to the phasing and development schedule set forth in the Entitlements, and as identified on Exhibit C, as directed by the Avion Water Company Inc (“Avion”) to comply with Avion standards, City of Bend standards and Oregon Fire Code flow and pressure requirements. The property is in the Avion service territory and will be served by Avion water.
 - 1.3 Sewer.** In order to serve the Property with sewer consistent with BCP Specific Expansion Area Policies for the SEAP and other applicable policies of the BCP and the BDC, Owner must construct the wastewater collection system improvements identified on Exhibit D pursuant to the phasing and development schedule set forth in the Entitlements. Gravity sewer must ultimately discharge to the Southeast Area Pump Station. Several options for sewer conveyance

may include the following options, that will be finalized by the City during review of the phased land division application (PLLD20250191). These options are identified in Exhibit D-1 through D-3 and include:

1.3.1 Gravity discharge the southern portion of the site to a pump station to be pumped into the SE Area trunk main and gravity discharge the northern portion of the site to a gravity sewer main north of the subject property (Exhibit D1).

1.3.2 Gravity discharge the southern portion of the site directly to the Southeast Area trunk main and gravity discharge the northern portion of the site to a gravity sewer main north of the subject property (Exhibit D2).

1.3.3 Gravity discharge the entire site via the SE Area trunk main (Exhibit D3)

1.4 Transportation. In order to serve the Property with transportation facilities consistent with BCP Specific Expansion Area Policies for the SEAP and other applicable policies of the BCP and the BDC, together with the Transportation Planning Rule (OAR 660-012-0060), Owner must construct the transportation system improvements identified on Exhibit E pursuant to the phasing and development schedule set forth in the Entitlements.

1.4.1 Transportation Planning Rule Compliance – ODOT Payment. The Parties acknowledge that the Property is part of the SEAP. When the City adopted the SEAP, the City accounted for the urbanization of the SEAP area through one or more amendments to the City's Transportation System Plan. Per Appendix GG of the SEAP, a \$323 per PM peak hour trip fee is required for development within the boundaries of the SEAP. This fee will be due at final plat for residential land divisions and building permit issuance for all other uses. The City will collect the fee as a conduit to the Oregon Department of Transportation ("ODOT").

1.4.2 Dedication/Acquisition of Right of Way. Owner agrees to dedicate right of way ("ROW") under Owner's control to the City to accommodate the transportation system improvements described above, and to meet the minimum right of way widths required by BDC Chapter 3.4, pursuant to the phasing and development schedule set forth in the Entitlements.

1.4.3 Orderly Development. Notwithstanding anything in this Agreement to the contrary, to promote or allow development of properties abutting or nearby the Property, including to allow for extension of roadways and public utilities to and through the Property to service surrounding properties, Owner agrees to dedicate ROW or public easement(s) for

or within collector or arterial streets required by the Entitlements if the City provides Owner no less than ninety (90) days' written notice (the "Dedication Request").

- 1.4.3.1** The City may only issue a Dedication Request under this section when such dedication is required for development of abutting or nearby properties that have a development approval from the City that requires ROW or a public easement through the Property, but only after the property benefitted by the dedication has demonstrated, to the City's satisfaction, that they have met with the Owner and engaged in reasonably diligent negotiations, as determined by the City, with Owner to voluntarily dedicate the right of way or easement(s).
- 1.4.3.2** For the purpose of this section, City will consider "reasonably diligent negotiations" to include (i) good faith negotiation, including meeting directly or through agents/third parties and (ii) offering reasonable monetary or in-kind consideration for acquisition of the land taking into account the approved land uses and development for the land requested for dedication including that the land is required to be dedicated for development of the Property, (iii) whether the party requesting dedication owns or controls other property required to be dedicated to support development of Owner's Property and whether an exchange or mutually beneficial timing of dedication has been proposed, or (iv) other attempts to mutually agree to a dedication schedule, as determined by the City.
- 1.4.3.3** If Owner has an approved right-of-way permit for work in the area requested for dedication, City will not issue the Dedication Request under this section for so long as Owner's right-of-way permit approval is valid. If right-of-way plans for Owner in the area to be dedicated are approved in the 90-day period for dedication under a Dedication Request, City will withdraw the Dedication Request.
- 1.4.3.4** If Owner does not have an approved right-of-way permit for work in the area requested for dedication, City will review right-of-way plans from others for work in that area for conflicts with installation according to City standards of any infrastructure required to be installed by Owner under the

Entitlements. City will provide Owner written notice, and no less than thirty (30) days to review submitted right-of-way plans for such conflicts. City will consider any comments provided by Owner in City's review of the infrastructure plans and require reasonable revisions consistent with City standards. Nothing in this subsection alters Owner's obligation to dedicate land subject to a Dedication Request.

1.4.3.5 Early dedication of rights of way or easements does not relieve Owner of future improvement obligations for the dedicated area unless sooner completed by others.

1.4.3.6 If the City, for the purposes of promoting or allowing development of properties abutting or nearby the Property, initiates condemnation of easements or ROW required by the Entitlements that are not collector or arterial streets covered above, Owner agrees that the dedication area has de minimus value for the purpose of compensation. Nothing in this subsection relieves City from any procedural requirement of the condemnation and Owner is not required to accept an offer submitted by City and is not otherwise prevented from challenging or negotiating any other aspect of the condemnation. If condemnation is pursued on behalf of a third party, City agrees it will not pursue condemnation unless it has determined the third party has followed the process set forth in Section 2 prior to initiating any condemnation requested by a third party, including if necessary in the City's judgment, entering into a reimbursement agreement with City.

1.5 Stormwater. Owner must construct all stormwater improvements as required by the Entitlements. Owner will manage all stormwater and develop the Property consistent with all applicable requirements.

1.6 Open Space. Owner will provide a minimum of 3.97 acres of public or private open space within tracts across the Property pursuant to the phasing and development schedule set forth in the Entitlements. Privately owned tracts will be subject to an open space easement in accordance with BDC 4.5.200.E.4. Required open space will be a condition of approval for the Entitlements and all subsequent development applications (e.g., site plan review, subdivision) until the minimum amount of open space is platted.

2. Condemnation by City.

2.1 Obtaining Third Party Rights-of-Way/Easements. Owner agrees to use reasonably diligent negotiation, as described above in Section 1.4.3.2., to obtain any ROW or public easements that it does not own or control and that are necessary to satisfy Owner's obligations under BDC Chapter 3.4 and this Agreement ("Third-Party Rights-of-Way or Public Easements"). In the event Owner cannot obtain such Third-Party ROW or Public Easements through reasonably diligent negotiation, Owner may request that City undertake the exercise of eminent domain to acquire such Third-Party ROW or Public Easements, subject to adoption of a resolution by the City Council and entry into a Reimbursement Agreement, as addressed below.

2.2 Right-of-Way or Easement Acquisition Reimbursement. If the City elects to exercise its power of eminent domain to acquire any Third-Party Rights-of-Way or Public Easements needed for the required improvements, the City's out-of-pocket costs for acquiring the Third-Party Rights-of-Way or Public Easements shall be reimbursed by Owner. Such costs shall include consideration paid for the property, costs for City staff time spent on the condemnation effort, any costs or reasonable attorney fees paid to the property owner as a condition of a settlement agreement, or awarded by a court of competent jurisdiction or an arbitrator; and any independent-contractor costs, including appraisers, acquisition consultants, and/or outside legal counsel related to Third-Party Rights-of-Way or Public Easement acquisition efforts. City and Owner will use good faith efforts to negotiate and enter into a reimbursement agreement governing the above reimbursement obligations of Owner. City will not commence any Third-Party Right-of-Way or Public Easement acquisition efforts until a reimbursement agreement is executed and effective and Council has approved a resolution authorizing condemnation.

3. Covenants Running with the Land. It is the intention of the parties that the terms and obligations of this Agreement are necessary for the annexation and development of the Property and as such will run with the land and will be binding upon the heirs, executors, assigns, administrators, and successors of the parties and are construed to be a benefit and burden upon the Property.

4. Recording. This Agreement must be recorded by the City with the Deschutes County Recorder upon execution. Execution and recording of this Agreement are preconditions to the annexation of the Property into the City. These covenants will expire for each portion of the Property upon (i) recording of a final plat for that portion of the Property, (ii) upon completion of the improvements set forth in Section 1 above for the platted portion of the Property, and (iii) the payment of ODOT fees for that portion of the Property set forth in Section 1.4.1. The parties will execute

and record any document necessary to release portions of the Property when the covenants expire for such portion of the Property.

- 5. Limitations on Development.** Owner agrees that no portion of the Property may be developed prior to the City's final approval of the Entitlements. Development of the Property under the Entitlements will be subject to additional land use and permit approval as provided in the BDC. In the event the Owner cannot obtain the Entitlements for development referenced in Section 1.1 and generally described in Recital E within four years of the effective date of this Agreement, the City may withdraw the Property from the City Limits pursuant to ORS 222.460 and the Owner agrees not to object to such withdrawal and this Agreement shall terminate.
- 6. Mutual Cooperation.** The City and Owner will endeavor to cooperate with each other in implementing the terms of this Agreement.
- 7. Land Use Approval.** Nothing in this Agreement is to be construed as waiving any requirements of the Bend Code, Bend Development Code or Bend Comprehensive Plan provisions which may be applicable to the use and development of the Property. Nothing in this Agreement is to be construed as the City providing or agreeing to provide approval of any building permit, grading permit, or other development application.
- 8. Exactions.** Owner knows and understands its rights under Dolan v. City of Tigard and its progeny. By entering into this Agreement Owner waives any requirement that the City demonstrate that the public improvements and other obligations imposed on Owner in this Agreement, whether directly or incorporated as conditions of approval for the Entitlements, are roughly proportional to the burden and demands placed upon the urban facilities and services by the development of the Property. Owner acknowledges that the requirements and obligations of Owner under this Agreement, whether directly or incorporated as conditions of approval for the Entitlements, including but not limited to the required public improvements, are roughly proportional to the burden and demands on urban facilities and services that will result from development of the Property.
- 9. Modification of Agreement.** This Agreement may be modified only in writing upon mutual agreement of all parties. This Agreement may not be modified such that urban facilities and services are not provided in a timely manner to the Property.
- 10. Invalidity.** If any provision of this Agreement is deemed unenforceable or invalid, such enforceability or invalidity will not affect the enforceability or validity of any other provision of this Agreement.
- 11. State Law.** The validity, meaning, enforceability and effect of this Agreement and

the rights and liabilities of the parties shall be determined in accordance with the laws of the State of Oregon.

12. Effective Date. This Agreement will become effective upon the last to occur of the following: (i) authorized signatures by all parties, (ii) the Annexation becoming final and not subject to further appeal, and (iii) recordation of this Agreement by the City.

Signatures to follow on subsequent pages.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Owner:

Cendrowski 2 Family LP
By Cendrowski 2 LLC, its general partner
By Thomas W. Cendrowski, its managing member

Thomas W. Cendrowski

State of _____)

County of _____)

This instrument was acknowledged before me on _____, by
_____ as Owner.

Notary Public for _____

My commission expires _____

Signatures to continue on next page.

City of Bend:

Eric King, City Manager

State of Oregon)

)

County of Deschutes)

This instrument was acknowledged before me on _____, by

Eric King as City Manager of the City of Bend.

Notary Public for Oregon
My commission expires _____

Annexation Agreement
Copperwood Crossing
PLANX20250189
Cendrowski 2 Family LP
931 W 23rd St #Unit G
Houston, TX 77008-1988

Exhibit A

Legal Description of Annexation Area

Annexation Agreement
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Exhibit B

Map of Annexation Area

Annexation Agreement
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Exhibit C

Water System Improvements

Annexation Agreement
Copperwood Crossing
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Houston, TX 77008-1988

Exhibits D1-D3

Sewer System Improvements - Conveyance Options

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Cendrowski 2 Family LP
931 W 23rd St #Unit G
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Exhibit E

Transportation System Improvements

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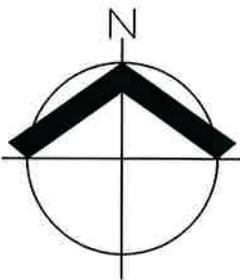
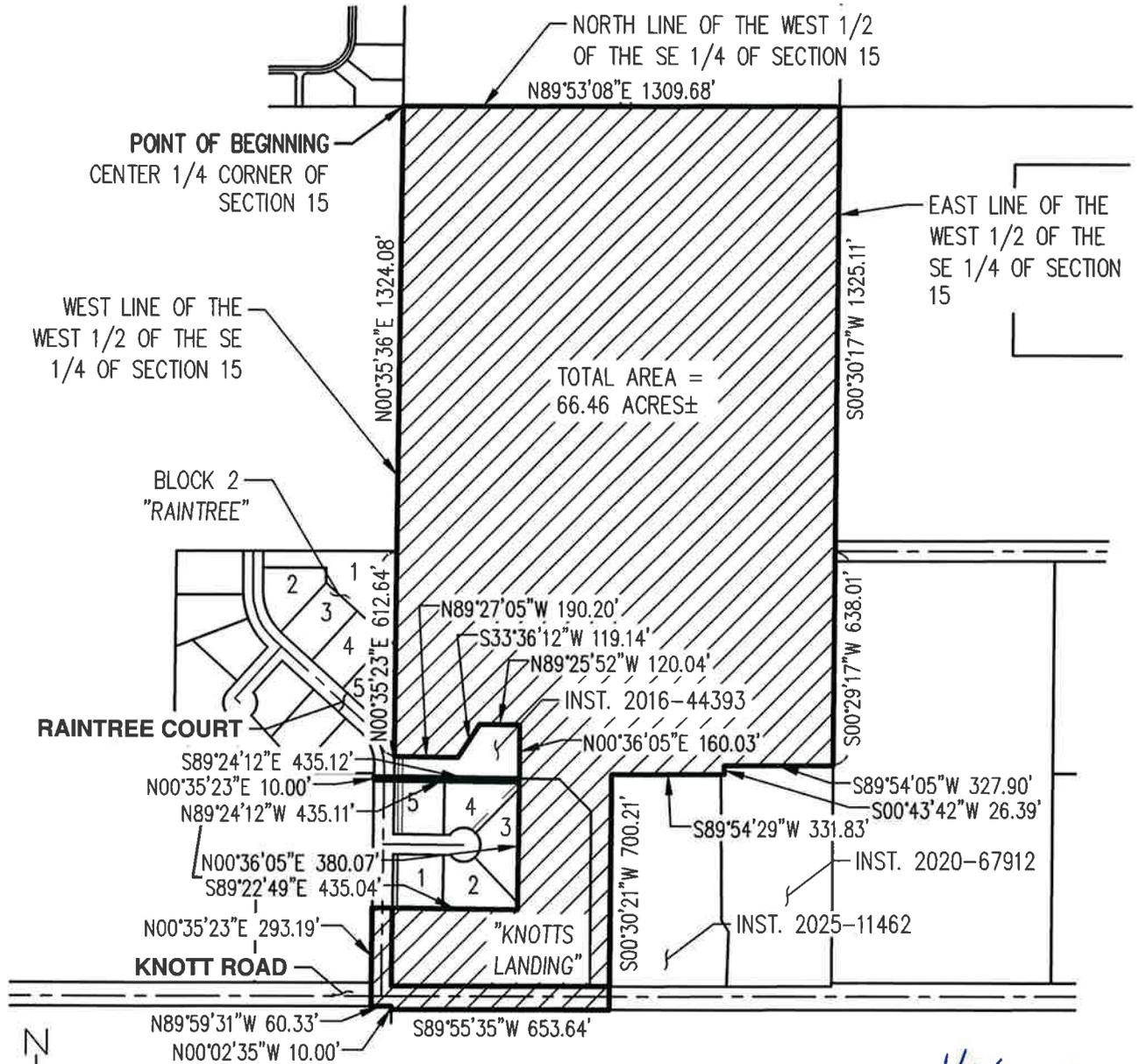
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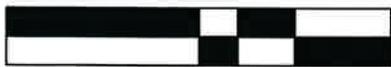


EXHIBIT B

A TRACT OF LAND LOCATED IN THE WEST 1/2 OF THE SE 1/4 OF SEC. 15, T18S, R12E, W.M., DESCHUTES COUNTY, OREGON



SCALE: 1" = 500 FEET



500 0 100 250 500

PREPARED FOR
MOMENTASIZE

61239 TETHEROW DRIVE, SUITE 210
BEND, OR 97702

BASIS OF BEARINGS

THE BEARINGS FOR THIS EXHIBIT ARE BASED ON THE CENTRAL OREGON COORDINATE SYSTEM.

1/6/2026
**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
MAY 11, 2021
JACOB ALLEN CARSON
94570PLS

RENEWS: 12/31/27

AKS ENGINEERING & FORESTRY, LLC
2777 NW LOLO DR, STE 150
BEND, OR 97703
541.317.8429 WWW.AKS-ENG.COM



ANNEXATION AREA

DATE: 1/5/2026
DRWN: PDF CHKD: JAC
AKS JOB: EXHIBIT
12540 B

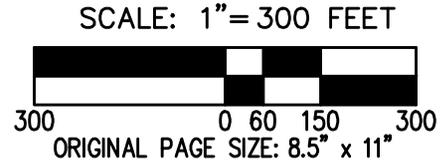
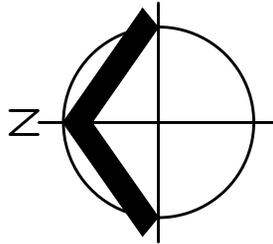
SE CABIN LN

SE SKY
HARBOR DR

KNOTT RD



PROPOSED WATER
IMPROVEMENTS



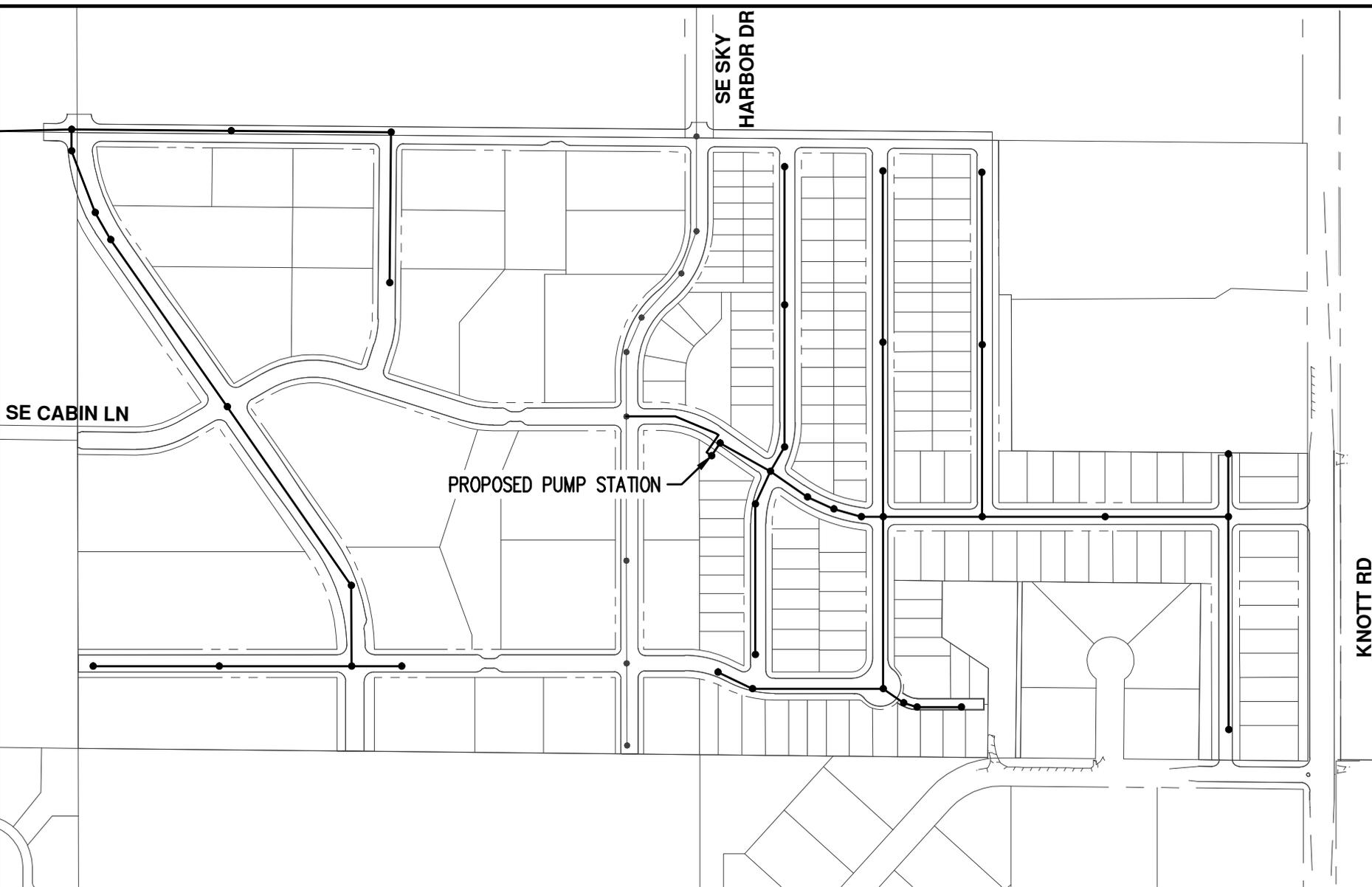
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 BEND, OR 97703
 541.317.8429 WWW.AKS-ENG.COM



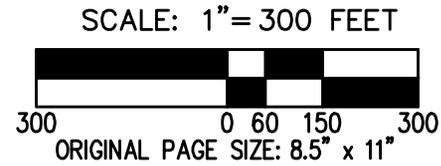
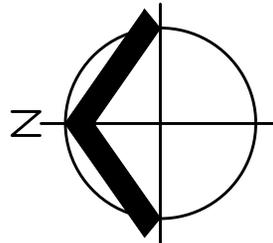
COPPERWOOD CROSSING
 WATER IMPROVEMENTS

DATE: 12/19/2025
 DRWN: KRB CHKD: CTS
 AKS JOB: EXHIBIT
 12540 C

DWG: 12540-ANNEX EXH C | C



- EXISTING SEWER
- - - - - PROPOSED SEWER IMPROVEMENTS



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 BEND, OR 97703
 541.317.8429 WWW.AKS-ENG.COM
 DWG: 12540 ANNEX EXH D | D1



**COPPERWOOD CROSSING SEWER
 IMPROVEMENTS OPTION A**

KNOTT RD

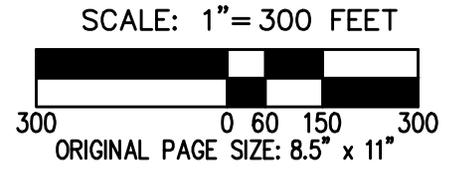
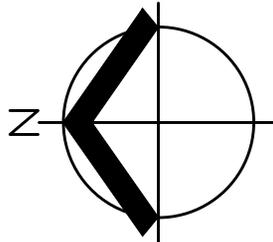
DATE: 1/27/2026
 DRWN: KRB CHKD: CTS
 AKS JOB: EXHIBIT
 12540 **D1**

SE CABIN LN

SE SKY
HARBOR DR

KNOTT RD

-  EXISTING SEWER
-  PROPOSED SEWER IMPROVEMENTS



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 BEND, OR 97703
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 DWG: 12540-ANNEX EXH D | D2



**COPPERWOOD CROSSING SEWER
 IMPROVEMENTS OPTION B**

DATE: 1/27/2026

DRWN: KRB CHKD: CTS

AKS JOB: EXHIBIT

12540

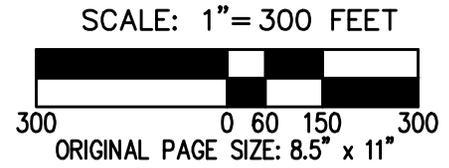
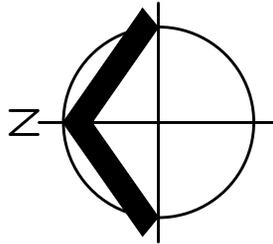
D2

SE CABIN LN

SE SKY
HARBOR DR

KNOTT RD

-  EXISTING SEWER
-  PROPOSED SEWER IMPROVEMENTS

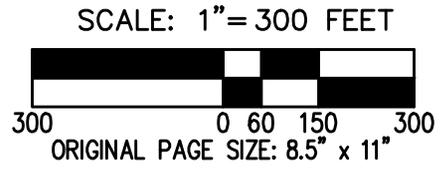
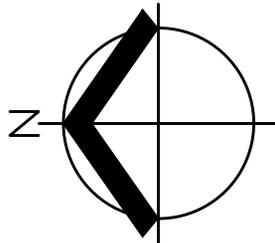
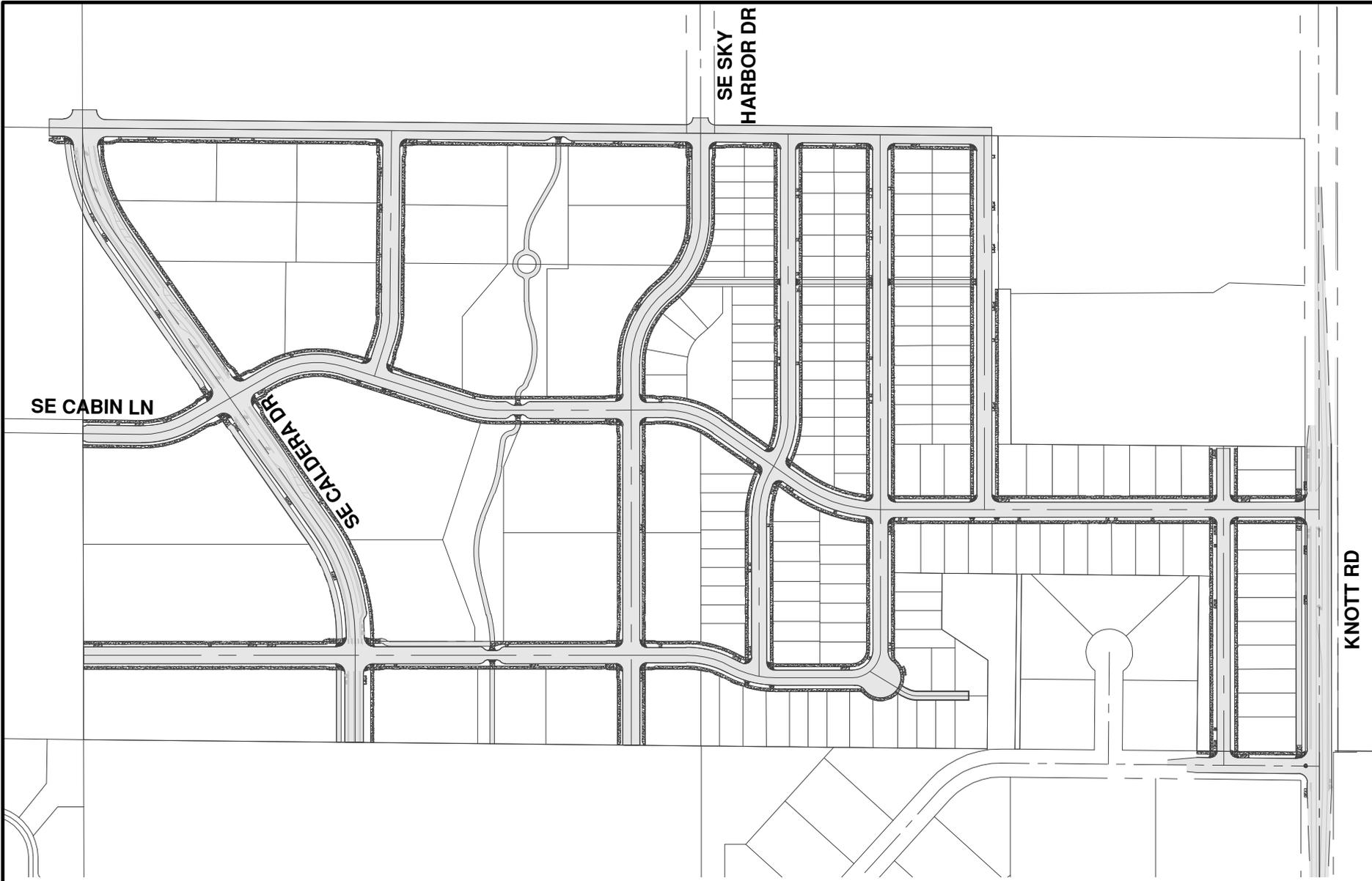


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 BEND, OR 97703
 541.317.8429 WWW.AKS-ENG.COM



**COPPERWOOD CROSSING SEWER
 IMPROVEMENTS OPTION C**

DATE: 1/27/2026
 DRWN: KRB CHKD: CTS
 AKS JOB: EXHIBIT
 12540 **D3**



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 2777 NW LOLO DR, STE 150
 BEND, OR 97703
 541.317.8429 WWW.AKS-ENG.COM



**COPPERWOOD CROSSING
 STREET IMPROVEMENTS KEY MAP**

KNOTT RD

SE SKY
 HARBOR DR

SE CABIN LN

SE CALDERA DR

DATE: 12/19/2025

DRWN: KRB CHKD: CTS

AKS JOB: EXHIBIT

12540

E

EXHIBIT D
FINDINGS FOR
COPPERWOOD CROSSING ANNEXATION



PROJECT NUMBER: PLANX20250189
HEARING DATE: February 18, 2026
APPLICANT: Momentasize Construction, Inc.
61239 Tetherow Dr
Bend, OR 97702
OWNER: Cendrowski 2 Family LP
931 W 23rd St Unit G
Houston, TX 77008
APPLICANT'S REPRESENTATIVE: AKS Engineering & Forestry
2777 NW Lolo Dr
Bend, OR 97703
LOCATION: 60850 Raintree Drive; Tax Lot 1812150001700
No situs address; Tax Lot 181215DC00100
REQUEST: A request for Annexation of 66.5 acres within the Southeast Area Plan, including the 65-acre subject property and the abutting right-of-way. (Type III Quasi-judicial review by the City Council)

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

Criteria

Bend Development Code (*Version Effective April 4, 2025*)

Chapter 4.9, Annexations

Bend Comprehensive Plan

Chapter 11, Growth Management

Oregon Administrative Rules

Chapter 660-012-0000, Transportation Planning

Procedures

Bend Development Code (*Version Effective April 4, 2025*)

Chapter 4.1, Development Review and Procedures

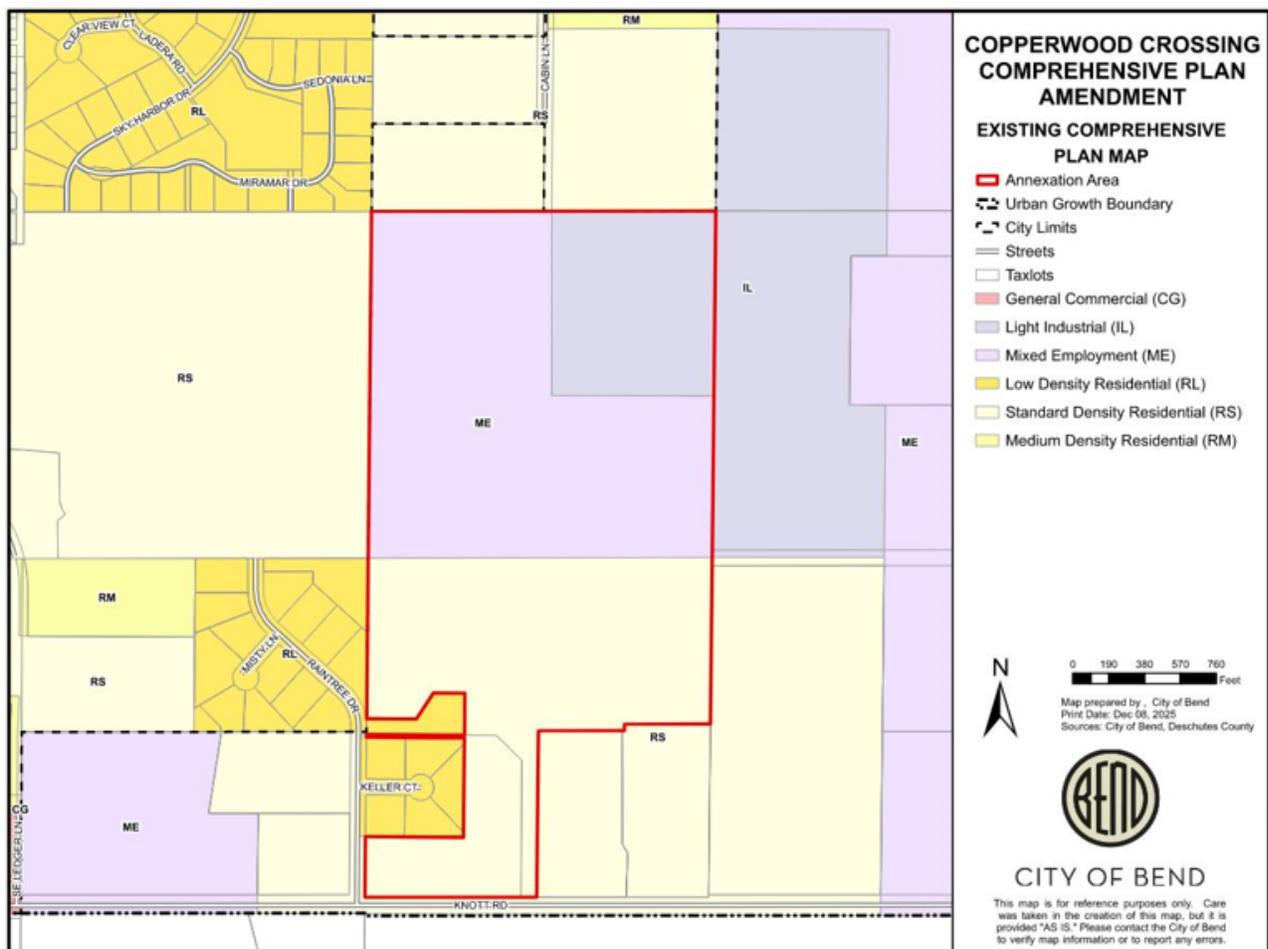
4.1.400 Type II and Type III Applications

4.1.800 Quasi-Judicial Hearings

Landing subdivision (Lots 1-5) abutting Keller Court (designated RL), and other property west of Knotts Landing and Raintree Drive (designated RS).

The site abuts one 5-acre unannexed residential property to the north that will remain under County jurisdiction and will abut the city limits on all sides with this annexation, essentially creating a “hole” in the city boundary. The site also abuts the Magnolia Meadows subdivision zoned RS within the city limits to the northeast, and unannexed property in the Southeast Area Plan to the east and southeast. The property abuts the City’s southern urban growth boundary and Knott Road for approximately 650 lineal feet.

Lands outside of city limits are zoned Urbanizable Area (UA) and contain rural residential uses. To the east, lands zoned UA contain a variety of uses including a veterinary clinic, a pet kennel, an indoor recreational archery facility, homes, and vacant undeveloped land. Land to the south, across Knott Road, is outside of the City’s Urban Growth Boundary (UGB) within Deschutes County. These lands are zoned Exclusive Farm Use (EFUTRB) and remain generally undeveloped with some rural residential and agricultural uses.



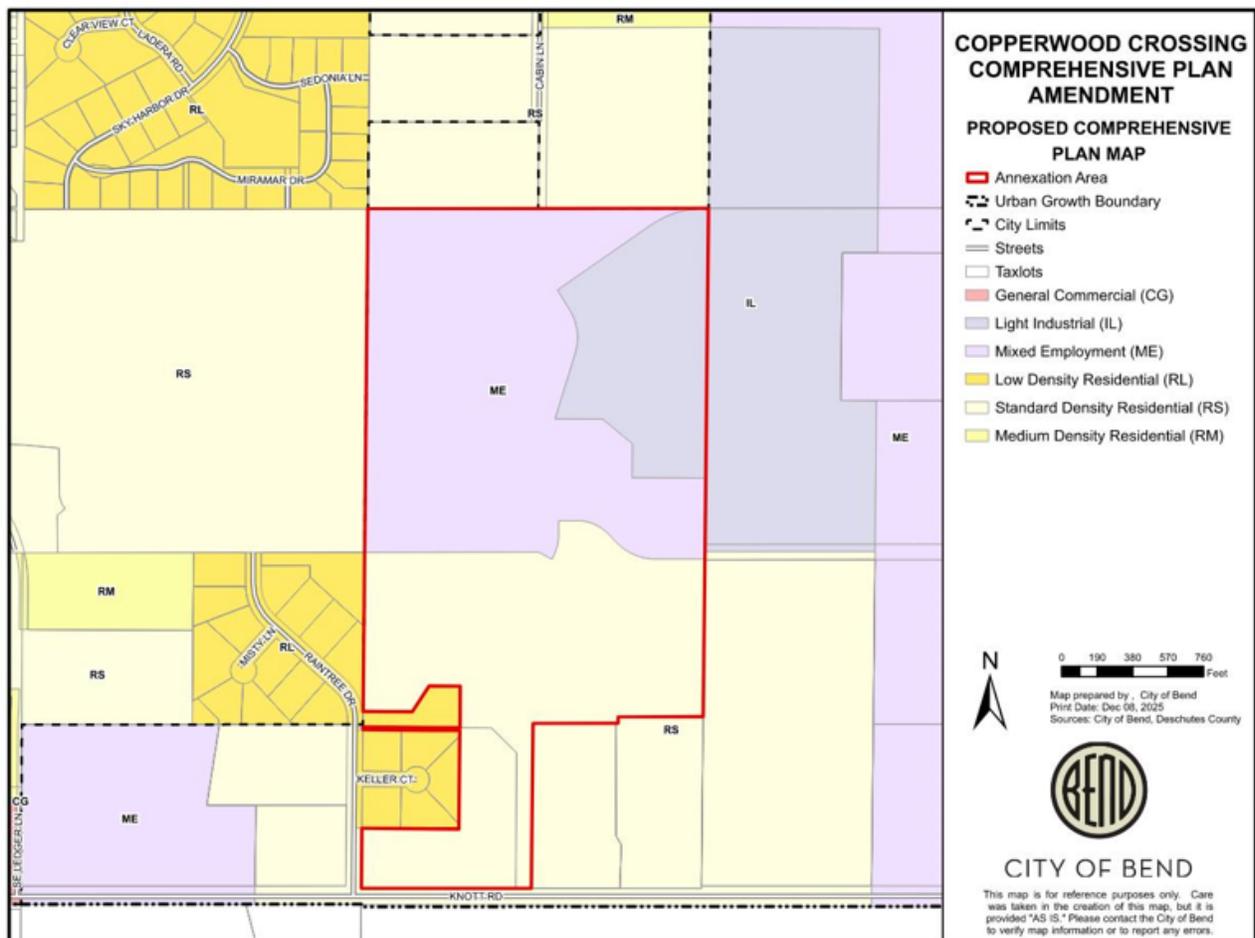
2. ZONING: The subject property is located in Deschutes County, in the Bend Urban Growth Boundary and zoned Urbanizable Area (“UA”). The Bend Comprehensive Plan designates the

Copperwood Crossing Annexation
PLANX20250189

southern portion of the property as RS, the northeast quadrant as Light Industrial (IL) and the remainder as Mixed Employment (ME). The property is also located within the Southeast Area Plan.

- 3. **PROPOSAL:** A Type III Quasi-judicial request for Annexation of 66.46 acres, including abutting right-of-way, within the Southeast Area Plan.
- 4. **CONCURRENT APPLICATIONS:** The applicant submitted a Comprehensive Plan Map Amendment to modify the boundaries of the Mixed Employment (ME), Light Industrial (IL) and Standard Density Residential (RS) land use designations with less than 0.6-acre net change in the land areas (PLCPMA20250192). A public hearing was held on December 9, 2025, and the City Hearings Officer issued a recommendation of approval of this proposed map amendment, shown below.

As required per BDC 4.9.300, the applicant submitted a Phased Land Division application (PLLD20250191) which will be reviewed administratively subsequent to the approval of this annexation application. The Phased Land Division is proposed to divide the subject property into 174 residential lots, 12 ME-zoned lots, 7 IL-zoned lots, and 11 open space tracts.



- 5. PUBLIC NOTICE AND COMMENTS:** Prior to submittal of this application and related applications, the applicants hosted a public meeting on January 23, 2025, in accordance with BDC 4.1.215. Public notice for this City Council hearing was provided in accordance with the requirements of BDC 4.9.300.A.3, and BDC 4.1.423-4.1.425. On January 27, 2026, the Planning Division mailed notice to surrounding owners of record as shown on the most recent property tax assessment roll and to the addresses of property (based on the City's current addressing record) within 500 feet of the site, and to the Southeast Bend and Old Farm District Neighborhood District representatives. Notice was also posted in four public places on January 28, 2026, and posted in *The Bulletin* on February 4 and 11, 2026. On January 27, 2026, *Proposed Development* signs were posted by the applicant along the property frontage on Knott Road and Raintree Drive, visible from adjacent rights of way.
- 6. APPLICATION ACCEPTANCE DATE:** This Type III Quasi-judicial Annexation petition was submitted on April 11, 2025 and the application fee was paid on July 17, 2025. The application was deemed complete on August 29, 2025. However, after the annexation application was deemed complete, the applicant indicated that some minor alterations were planned to the concurrent Comprehensive Plan Map Amendment and subdivision layout, which were submitted on November 3, 2025. Pursuant to BDC 4.1.413, annexations are exempt from the 120-day statutory review period.

APPLICATION OF THE CRITERIA:

Bend Development Code

Chapter 4.9, Annexations

4.9.200 Applicability.

Land to be annexed must be contiguous to the existing City limits.

FINDING: The land to be annexed is contiguous to the existing City limits along the western and northern boundaries.

4.9.300 Review Procedures.

A. Annexation. The following general processes apply to all annexation proposals:

- 1. Annexations are reviewed using the Type III or Type IV process as determined by the City, based on a consideration of the factors for treating an application as quasi-judicial or legislative. Since annexations are a jurisdictional transfer, the City Council is the sole review authority.**
- 2. City Council approval of annexations will be by ordinance.**
- 3. Notice of the City Council hearing to consider the annexation proposal must follow the notification process required for the Type III or Type IV application, except a notice of the hearing must be published in a newspaper of general circulation in**

the City once each week for two successive weeks prior to the day of hearing, and notices of the hearing must be posted in four public places in the City for a like period.

FINDING: The proposed annexation is initiated by the property owner and is, therefore, considered a quasi-judicial application. Notice for the City Council hearing followed the notification process required for Type III applications, and the requirements for publishing notice in the newspaper and posting in four public places as required under BDC 4.9.300.A.3.

On January 27, 2026, notice was mailed by the Planning Division to surrounding owners of record as shown on the most recent property tax assessment roll and to the addresses of property (based on the City's current addressing record) within 500 feet of the site, and to the Southeast Bend and Old Farm District Neighborhood District representatives. On January 27, 2026, Proposed Development signs were posted by the applicant along the property frontages on Knott Road and Raintree Drive, visible from adjacent rights of way. Notice was also posted in four public places on January 28, 2026, and posted in The Bulletin on February 4 and 11, 2026.

B. Development Review Requirements.

- 1. Unless exempted in subsection (B)(1)(a) of this section, expansion areas as shown in Figure 4.9.300 will require land use approval in accordance with Table 4.9.300 prior to or concurrently with annexation. For properties located within an approved area plan, also see subsection (B)(2) of this section. The exemptions to master planning in BDC Chapter 4.5, Master Plans, are not applicable to properties in the Urbanizable Area (UA) District. Development in expansion areas must comply with the applicable Bend Comprehensive Plan Specific Expansion Area Policies in Table 4.9.300.**
- 2. Properties located within an approved area plan must comply with the following prior to or concurrently with annexation:**
 - a. An applicant must provide a development proposal (e.g., site plan review or land division) for the entire property for evaluation of compliance with the applicable approval criteria (e.g., a site plan review proposal is subject to BDC 4.2.500(D) and a land division is subject to BDC 4.3.300(E), and specific expansion area policies in the Bend Comprehensive Plan Chapter 11, Growth Management.**
 - b. In lieu of a master plan application for any property or combination of adjacent properties under common ownership totaling 20 acres or larger, the applicable minor master plan approval criteria in BDC Chapter 4.5, Master Plans, will be assessed along with the approval criteria of the respective development proposal cited above in subsection (B)(2)(a) of this section.**
- 3. Final procedural steps and decision issuance for concurrent development applications will occur after the annexation ordinance becomes effective.**

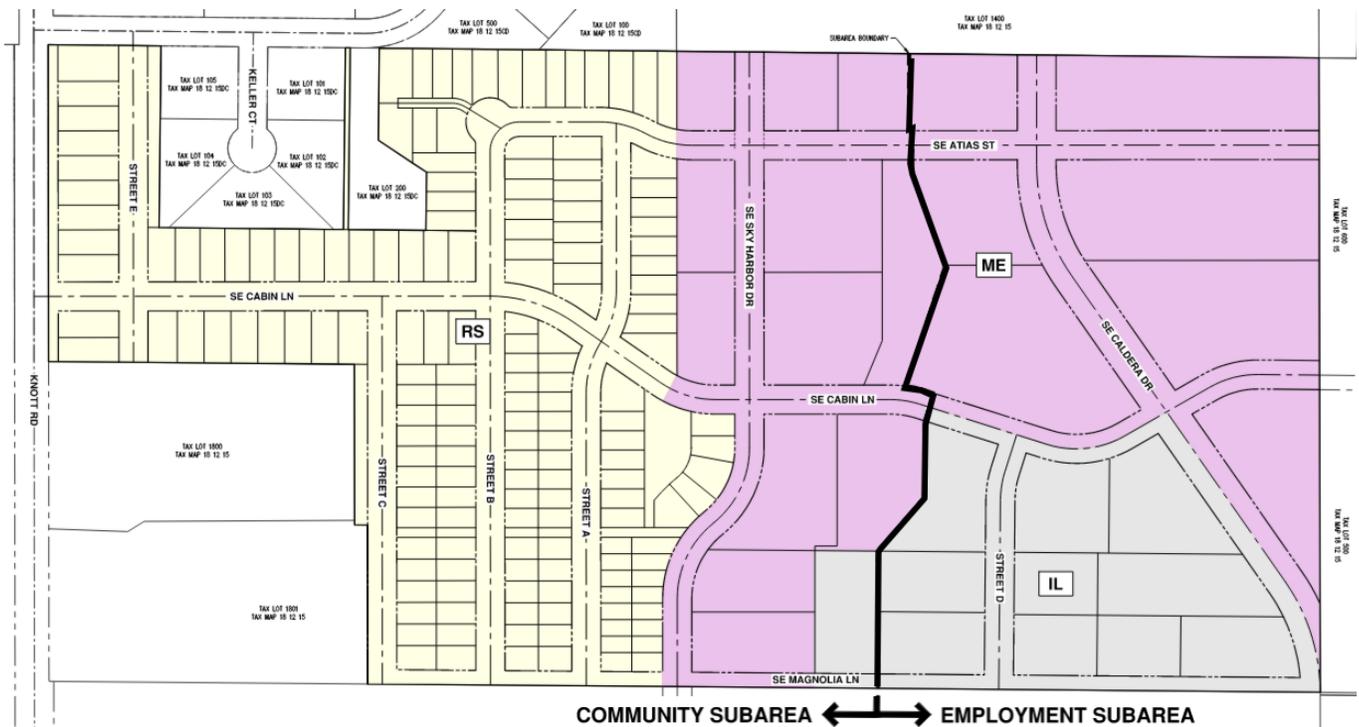
Table 4.9.300 - Specific Expansion Area Policies

Expansion Area	Bend Comprehensive Plan Specific Expansion Area Policies	Land Use Approval Required Prior to or Concurrently with Annexation
The Elbow	11-93 through 11-104	Southeast Area Plan approved. See BDC 4.9.300(B)(2)

FINDING: The subject property is located in the “Elbow” UGB expansion area, also known as the Southeast Area. Since this property lies within an approved area plan, the Southeast Area Plan, a master plan *application* is not required. Concurrent with the annexation application, however, the applicant is required to submit a development proposal for the entire property and compliance with the minor master plan *criteria* is required.

BDC 1.2 defines a Community Master Plan as a master plan designed and intended for residential uses and defines an Employment master plan designed and intended primarily for employment uses. Because the subject property includes two very distinct areas, one primarily for residential and one primarily for employment, and each of these areas exceed 20 acres, compliance with both the Community Master Plan criteria and the Employment Master Plan criteria is required

The 65-acre subject property is comprised of 25.5 acres of residentially designated land in the southern portion and 39.5 acres of employment lands designated Mixed Employment and Light Industrial in the northern portion. As shown in the figure below, which reflects the proposed Comprehensive Plan Map Amendment (PLCPMA20250192), the southern 39.66 acres of the subject property, including all the residentially designated land, 13.32 acres of Mixed Employment designated land and 0.85 acres of Light Industrial land, will comprise a Community Master Plan. The remainder of the Mixed Employment designated land and the Light Industrial designated land will comprise a 25.34-acre Employment Master Plan.



Proposed Comprehensive Plan Map Designations (PLCPMA20250192)

The applicant submitted an application for a phased land division to divide the subject property into 174 residential lots, 12 mixed-employment lots, 7 light-industrial lots, and 11 open space tracts (PLLD20250191), which is assessed in the master plan findings below. The phased land division application (PLLD20250191) submitted by the applicant will be reviewed administratively after the annexation is effective.

4.5.200 Community Master Plan

A. Purpose. *The community master plan is intended to provide complete neighborhoods with varied housing options, services, and amenities needed for daily living, including public schools, parks and open spaces, shops, and services, all within a convenient walking or biking distance. The community master plan is also intended to provide convenient access to public transportation and employment areas.*

FINDING: The proposed development proposed for the southern portion of the subject property area to be annexed (39.66 acres), according to the submitted land division application (PLLD20250191), is for primarily residential development (25.49 acres) with some mixed-use/commercial development in the Mixed Employment designation (13.32 acres) south of the rock outcroppings. The large open space tracts incorporating these rock outcroppings are designated Mixed Employment and Light Industrial (2.60 acres and 0.76 acres, respectively). These open space tracts, and an east-west trail within them, form the northern boundary of the community master plan area. Based on the purpose statement and definition above, the most

applicable type of master plan for this portion of the subject property is the community master plan. Findings of compliance with the community master plan criteria are addressed below, based on the submitted land division application.

D. Community Master Plan Approval Criteria.

FINDING: Compliance with the master plan criteria for a minor master plan is addressed in findings below.

1. Minor or Major Community Master Plan. The City may approve, approve with conditions, or deny a proposed minor or major community master plan application based on meeting all of the following criteria:

a. The community master plan complies with subsection (E) of this section, Standards and Regulations.

FINDING: See BDC 4.5.200.E. below for compliance with that section.

b. Existing water and sewer facilities have adequate capacity to serve the proposed development in compliance with the Collection Systems Master Plan and the Water System Master Plan, latest editions, or adequate facilities will be installed prior to occupancy or use.

FINDING: The applicant and City staff have closely coordinated to identify necessary infrastructure improvements to serve the Copperwood Crossing site and the planned land uses within the community master plan boundary per the submitted land division application (PLLD20250191). The sequencing and financing mechanisms for the necessary infrastructure improvements are outlined in and will be formalized with the annexation agreement between the applicant and the City.

The annexation application submittal includes a Will-Serve letter from the Avion Water Company and the City of Bend Utility Availability Memo (PRSWA202508866). These documents indicate the subject property is able to be served by domestic water and sanitary sewer, and the applicant is committed to making the extensions needed to provide/extend the noted facilities in association with future subdivision development.

Subsequent to this annexation, an associated subdivision application (PLLD20250191) will be reviewed by the City of Bend. The supporting analyses document that the site can be designed in conformance with Development Code requirements. As required by Development Code standards, the proposed development will extend water and sewer facilities to and through the property. This criterion is met.

c. The community master plan complies with BDC Chapter 4.7, Transportation Analysis.

FINDING: In accordance with the City of Bend's Development Code Chapter 4.7, a Traffic Impact Analysis (TIA) is required since the site is anticipated to generate more than 700 average daily trips (ADT) and/or impact a major intersection with 50 PM Peak trips within 1 mile of the site. The TIA was submitted under PRTFR202302298. The TIA is based on anticipated development associated with the submitted phased land division application, which encompasses both the community master plan and the employment master plan area. The anticipated development within the community master plan area includes 145 lots for single-unit detached dwellings and 20 lots sized for townhomes within the residential designated area, and approximately 41,641 square feet of retail uses and 18,928 square feet of office uses within the employment area south of the east-west open space corridor.

The City issued a Transportation Analysis Memo (TAM) which outlined the required onsite mitigation measures for the anticipated traffic impacts from both the community master plan area and the employment master plan area (PRTFR202302298). The first residential phase of the community master plan area will require that a local street be extended eastward from Raintree Drive to the planned extension of Cabin Lane and to the eastern property boundary, and that Knott Road be improved to arterial standards with an eastbound left turn lane into Cabin Lane. Turning restrictions will be applied to the Raintree Drive intersection with Knott Road. In addition, an off-site roundabout at Knott Road and Brosterhous Road will be required to be constructed prior to platting of the residential phase of the community master plan when development of the lots would reach the threshold of 600 PM peak hour trips. This criterion is met.

2. Minor Community Master Plan. In addition to the approval criteria in subsection (D)(1) of this section the City may approve, approve with conditions, or deny a proposed minor community master plan application based on meeting all of the following criteria:

a. The community master plan land uses and densities are consistent with the Bend Comprehensive Plan Map designations.

FINDING: Approximately 25.49 acres of the community master plan area is designated RS and will be developed with 165 units per the submitted subdivision application (PLLD20250191). The resulting density of the subdivision in the RS designated area is 6.47 units per acre, which is within the density range of the RS zone (4 - 7.3 units/acre).

The remainder of the lots in the community master plan area are designated Mixed Employment (a 0.76-acre tract designated Light Industrial in the community master plan area will have an open space easement and will not be available for structural development). No

specific uses are proposed in the ME portion of the community master plan, but the infrastructure analyses submitted with the application assumes 245 residential units and approximately 41,641 square feet of retail uses and 18,928 square feet of office uses, which are consistent with the Mixed-Employment designation on the Bend Comprehensive Plan Map. In the ME designated land, if residential uses are proposed in mixed-use developments in which nonresidential uses occupy less than the floor area equivalent to the entire ground-floor area of the development, the minimum density of the RM zone applies. A future Site Plan Review application for the ME-designated portion of the property will ensure compliance with the permitted use chart in BDC 2.3 and prohibit the list of uses in BDC 2.7.3330 (Southeast Area Plan – Mixed Employment Districts). This criterion can be met.

b. The applicant has demonstrated how the standards and regulations contained in BDC Title 2, Land Use Districts, and BDC Title 3, Design Standards, can be met through future site plan review or land division applications.

FINDING: Per BDC 4.9.300.B.3, final procedural steps and decision issuance for concurrent development applications will occur after the annexation ordinance is effective. City staff has reviewed the submitted phased land division application (PLLD20250191) for general compliance with the standards and regulations contained in BDC Titles 2 and 3 and confirmed this criterion can be met.

E. Standards and Regulations. Minor and major community master plans must comply with the following standards:

1. Access to Commercial Goods and Services. Access to commercial goods and services must be provided in compliance with the following standards:

a. The community master plan must have access to commercial goods and services by walking or biking a distance not greater than a one-half mile radius measured from all points along the perimeter of the master plan boundary to any land planned, zoned or developed for one or more such services. Such commercial uses may be provided within nearby neighborhoods or nonresidential districts as long as the minimum distance standard is met. In satisfying such distance standard, commercial goods and services that are not accessible by walking or biking because of physical or geographic barriers (e.g., rivers, Bend Parkway, canals, and railways) may not be used. Except for minor community master plans that are proposing needed housing as defined by state statutes, the Review Authority may find that this provision is met when the commercial uses are located further away than one-half mile but the purpose and intent of providing reasonable access to the commercial uses has been met.

FINDING: If the associated Comprehensive Plan Map amendment request is approved, the northern portion of the community master plan area includes lots designated Mixed-Employment which allow uses that can provide commercial goods and services and is within one-half mile of all points along the perimeter of the community master plan boundary. In addition, a majority of the community master plan is within one-half mile of the commercially-zoned portion of the Easton Master Plan at the northeast corner of SE 15th Street and Knott Road and within one-half mile of the ME-designated area to the east and west as well. This standard is met.

2. *Multimodal Connections. Multimodal connections must be provided on site in compliance with the Bend Urban Area Transportation System Plan (TSP) and the Bend Parks and Recreation District Parks, Recreation, and Green Spaces Comprehensive Plan, latest editions, and the existing and planned trail systems adjacent to the community master plan must be continued through the entire community master plan.*

FINDING: The planned High Desert Park Trail in the Bend Parks and Recreation District (BPRD) Comprehensive Plan (Map 4, #13) lies within the proposed open space tracts that form the northern boundary of the community master plan. A letter from BPRD has been submitted with the annexation application, showing initial coordination regarding this trail. More specific details regarding this trail will be determined during subsequent review of land use applications (land division and/or Site Plan Review).

Wide multi-use paths and bike lanes will also be required along the frontage of Knott Road (an arterial) per the City's TSP and standards and specifications as part of the phased land division application. This standard is met.

3. *Housing Density and Mix. Community master plans 20 acres or larger must provide a mix of housing types and achieve minimum housing densities in conformance with the standards of subsections (E)(3)(a) and (b) of this section. To the extent that the Bend Comprehensive Plan Chapter 11, Growth Management, proposes a different mix of housing and/or density standards in the specific expansion area policies, then those policies apply.*

FINDING: BDC 4.9.300.B.2 requires compliance with this section for properties within the Southeast Area Plan.

- a. *Density Calculations and Exceptions. Minimum and maximum densities must be calculated in conformance with BDC 2.1.600(C), except as follows:***
- i. *Public and Institutional Uses and Miscellaneous Uses in Opportunity Areas. In opportunity areas as shown in the Bend Comprehensive Plan Figure 11-1, a***

maximum of 20 acres of residential designated land proposed for public and institutional uses and miscellaneous uses (BDC Table 2.1.200) may be excluded from the density calculation and housing mix. The density for the 20 acres must be taken from the residential designation with the lowest maximum density standard in the opportunity area. The master plan must provide the density and housing mix for the residential designated property in excess of 20 acres. No more than 20 acres may be exempted from the density and housing mix in an opportunity area;

FINDING: The proposal does not include public uses, institutional uses, and/or miscellaneous uses in an opportunity area; therefore, this section does not apply.

ii. Open Space. Open space in compliance with subsection (E)(4) of this section may be excluded from the applicable density calculation; and

FINDING: The submitted subdivision application (PLLD20250191) includes multiple open space tracts totaling 1.23 acres within the RS-designated portion of the subject property. This 1.23 acres of open space is not included in the density calculation for the RS designated property, discussed below under BDC 4.5.200.E.3.b.ii.

iii. Comprehensive Plan Designations. Land designated as Commercial, Mixed-Use, Industrial and Public Facilities may be excluded from the applicable density calculation.

FINDING: The 13.32 acres of land designated Mixed Employment (ME) within the community master plan is excluded from the density calculations below.

b. Minimum standards are as follows:

ii. RS Comprehensive Plan Designation. At least 70 percent of the maximum gross density of the RS Comprehensive Plan designation, with middle housing and/or multi-unit residential housing units comprising at least 10 percent of total housing units.

FINDING: Within the RS designated area, the site has 24.26 acres of land to be included in the density calculation (after excluding 1.23 acres for the open space tracts). Seventy (70) percent of the maximum gross density of the RS Comprehensive Plan designation of 7.3 units per acre is 5.11 units per acre. The resulting minimum number of units is 124 units (24.26 acres x 5.11 units per acre = 123.97, rounded up to 124). The submitted land division application (PLLD20250191) shows that the RS-designated portion of the site can accommodate 165 lots (6.8 units per acre), which is in conformance with the first part of this requirement.

This standard also requires that at least 10% of the total housing units need to be middle housing (two- and three-unit dwellings, quadplexes, or townhomes), and/or multi-unit residential housing

units. Twenty (20) of the proposed residentially-zoned lots are sized to be developed as townhomes only, or 12.1 percent of the anticipated 165 lots. This standard is met.

- 4. The community master plan must contain a minimum of 10 percent of the gross area as public or private open space such as parks, pavilions, squares and plazas, multi-use paths within a minimum 20-foot wide corridor, areas of special interest, tree preservation areas, or public and private recreational facilities and must comply with the following:**
 - a. The open space area must be shown on the conceptual site plan and recorded with the final plat or separate instrument.**
 - b. The open space must be conveyed in accordance with one of the following methods:**
 - i. By dedication to the Park District or City as publicly owned and maintained open space. Open space proposed for dedication to the Park District or City must be acceptable with regard to the size, shape, location, improvement, environmental condition, and budgetary and maintenance abilities; or**
 - ii. By leasing or conveying title (including beneficial ownership) to a corporation, owners association or other legal entity. The terms of such lease or other instrument of conveyance must include provisions (e.g., maintenance, property tax payment, etc.) acceptable to the City. Private open space must be located in a tract and include an open space easement.**
 - c. Adequate guarantee must be provided to ensure permanent retention of common open space and recreation areas which may be required as conditions of approval.**
 - d. The open space must be open to the public and must not be fenced-off unless it is related to a park or approved public or private recreational facility including, but not limited to, tennis courts, swimming pools, driving ranges and ball fields.**

FINDING: The subject property within the community master plan boundary is 39.66 gross acres, thereby requiring 3.97 acres of park and open space. The submitted land division application (PLLD20250191) includes 1.23 acres of open space in tracts within the RS-designated portion, 2.60 acres of open space within tracts within the ME-designated portion, and 0.76 acres of open space within tracts within the IL-designated portion of the community master plan area, for a total of 4.59 acres of open space (11.57 percent). This standard is met.

As noted in subsection b.ii. above, private open space must be located in a tract as well as within an open space easement. This condition, as well as other requirements in this BDC section, will be applied during administrative review of the subdivision application subsequent to the effective date of the annexation.

4.5.400 EMPLOYMENT MASTER PLANS

A. Purpose. *The employment master plan is intended to provide a method by which the City may permit a variety of commercial and/or industrial development types, designs or arrangements that may not be permissible under traditional zoning regulations yet still provide for the ability to plan for full build-out of large employment centers. The employment master plan will provide a mechanism to achieve development which will contribute to the diversification of the City's economic base.*

FINDING: The northern portion of the subject property to be annexed (25.34 acres), according to the submitted land division (PLLD20250191), is planned for mixed-use/commercial development in the Mixed Employment designation (15.98 acres) and light industrial development in the Light Industrial designation (9.36 acres). Therefore, this northern portion of the subject property is being reviewed under this section.

D. Approval Criteria. *The City may approve, approve with conditions, or deny the proposed employment master plan application based on meeting all of the following criteria:*

- 1. The proposed land uses within the employment master plan must be consistent with the Bend Comprehensive Plan Map designations. If rearranging the plan designation locations and/or zoning are proposed as part of a major employment master plan application, the major employment master plan must retain the same total area of all plan designations on the subject site or within one percent of the same total acreage consistent with the allocations prescribed by the existing plan designations. Any other changes to the Comprehensive Plan Map designations require a Comprehensive Plan and zoning map amendment to be processed concurrently in accordance with BDC Chapter 4.6, Land Use District Map and Text Amendments.**

FINDING: If the proposed Comprehensive Plan Map Amendment (PLCPMA20250192) request is approved, approximately 15.98 acres of the employment master plan area will be designated ME and 9.36 acres will be designated IL. No specific uses are proposed in the employment master plan, but the infrastructure analyses submitted with the application assumes 403 residential units and approximately 68,360 square feet of retail uses and 31,073 square feet of office uses in the employment master plan, which are consistent with the Mixed-Employment designation on the Bend Comprehensive Plan Map. Similarly, 60,000 square feet of industrial uses were assumed in the infrastructure analyses, which is consistent with the Light Industrial designation on the Bend Comprehensive Plan Map.

2. The applicant has demonstrated that the standards and zoning district requirements contained in BDC Title 2, Land Use Districts, and BDC Title 3, Design Standards, are capable of being met during site plan or land division review, except as proposed to be modified by the applicant as part of a major employment master plan...

FINDING: Per BDC 4.9.300.B.3, final procedural steps and decision issuance for concurrent development applications will occur after the annexation ordinance is effective. City staff has reviewed the submitted phased land division application (PLLD20250191) for general compliance with the standards and regulations contained in BDC Titles 2 and 3 and confirmed this criterion can be met. Future Site Plan Review applications will be required for development of the lots designated Mixed Employment and Light Industrial, at which time compliance with Titles 2 and 3 will be reviewed. A major employment master plan is not required for this site and no modifications or deviations to BDC Title 2 or 3 standards are proposed.

3. Existing water and sewer facilities have adequate capacity to serve the proposed development in compliance with the Collection Systems Master Plan and the Water System Master Plan, latest editions, or adequate facilities will be installed prior to occupancy or use.

FINDING: The applicant and City staff have closely coordinated to identify necessary infrastructure improvements to serve the Copperwood Crossing site and the planned land uses within the employment master plan boundary per the submitted land division application (PLLD20250191). The sequencing and financing mechanisms for the necessary infrastructure improvements are outlined in and will be formalized with the annexation agreement between the applicant and the City.

The annexation application submittal includes a Will-Serve letter from the Avion Water Company and the City of Bend Utility Availability Memo (PRSWA202508866). These documents indicate the subject property is able to be served by domestic water and sanitary sewer, and the applicant is committed to making the extensions needed to provide/extend the noted facilities in association with subdivision development.

Subsequent to this annexation, an associated subdivision application (PLLD20250191) will be reviewed by the City of Bend. The supporting analyses document that the site can be designed in conformance with Development Code requirements. As required by Development Code standards, the proposed development will extend water and sewer facilities to and through the property. This criterion is met.

4. The proposal complies with BDC Chapter 4.7, Transportation Analysis, and meets all the approval criteria in BDC Chapter 4.8, Transportation and Parking Demand Management (TPDM) Plan.

FINDING: In accordance with the City of Bend’s Development Code 4.7, a Traffic Impact Analysis (TIA) is required since the site is anticipated to generate more than 700 average daily trips (ADT) and/or impact a major intersection with 50 PM Peak trips within 1 mile of the site. The TIA was submitted under PRTFR202302298. The TIA is based on anticipated development associated with the submitted phased land division application, which encompasses both the community master plan and the employment master plan area. The anticipated development within the employment master plan area assumes 403 housing units and approximately 68,360 square feet of retail uses and 31,073 square feet of office uses within the Mixed-Employment designated land, and 60,000 square feet of light industrial uses within the Light Industrial designated land.

The City issued a Transportation Analysis Memo (TAM) which outlined the required onsite mitigation measures for the anticipated traffic impacts from both the community master plan and the employment master plan (PRTFR202302298). A roundabout at 27th and Ferguson Road will be required before occupancy of the first commercial, mixed-use or light industrial lot, if not already constructed by others. A roundabout will also be required before occupancy of a building on a commercial, mixed-use or industrial lot that exceeds the threshold of 600 PM peak hour trips for the overall 65-acre Copperwood Crossing site. The TIA addressed the criteria of Chapter 4.8, A TPDM plan was submitted to the City on May 28, 2025. Without knowing specific uses and tenants that will occupy the non-residential areas, the TPDM identifies goals that are infrastructure based to help alleviate parking demand and promote alternative transportation methods. Most of the measures proposed are required by development standards within the Southeast Area Plan, such as multi-use paths, trails and transit coordination, but are identified as means to service the area. Similarly, electric vehicle charging infrastructure is identified as a measure in the TPDM, which is also required by BDC Chapter 3.3 per state law. Finally, shared/pooled parking is proposed in the TPDM, which will be implemented with shared parking agreements during future Site Plan Review applications. This criterion is met.

5. The employment master plan provides multimodal connections on site in compliance with the City of Bend Transportation System Plan (TSP) and the Bend Parks and Recreation District Parks, Recreation, and Green Spaces Comprehensive Plan, latest editions, and existing and planned trail systems adjacent to the employment master plan are continued through the entire employment master plan.

FINDING: Within the area of the site subject to employment master plan standards, a multi-use path is required and proposed along the southern boundary of the proposed extension of Caldera Drive per the Transportation System Plan. Multimodal connections from this path to

BPRD's High Desert trail will also be required as part of the phased land division application (PLLD20250191). This criterion is met.

- 6. *The employment master plan, when located in an opportunity area and includes residential designated land, complies with the density and housing mix in [BDC 4.5.200\(E\)\(3\)](#).***

FINDING: The employment master plan area is not located within an opportunity area; therefore this criterion is not applicable.

- 7. *In lieu of the approval criteria in [BDC 4.6.300](#), Quasi-Judicial Amendments, major employment master plan applications that do not propose a Bend Comprehensive Plan amendment must demonstrate compliance with the following:***

- a. Approval of the request is consistent with the relevant Statewide planning goals that are designated by the Planning Director or designee; and***
- b. Approval of the request is consistent with only the relevant policies of the Bend Comprehensive Plan Chapter 11, Growth Management, that are designated by the Planning Director or designee.***

- 8. *If the major employment master plan proposal contains a zone change request to bring the zoning into compliance with the Bend Comprehensive Plan designation, the zone change is subject to the approval criteria of [BDC 4.6.300\(C\)](#).***
- 9. *If the major employment master plan proposal contains a proposed amendment to the Bend Comprehensive Plan Map or text, the amendment is subject to the approval criteria of [BDC 4.6.300\(B\)](#).***

FINDING: A major employment master plan application is not required. Therefore, these three criteria do not apply to this annexation application.

Chapter 4.9, Annexations (continued from page 5)

4.9.400 Initiation Procedures.

- A. An annexation proposal for the contiguous territory proposed to be annexed may be initiated by petition in compliance with one of the following initiation procedures:**
 - 1. All of the owners of land in the contiguous territory proposed to be annexed and not less than 50 percent of the electors, if any, residing in the territory, consent in writing to the annexation of their land in the territory and file a statement of their consent with the City;**

FINDING: The subject property is comprised of two units of property. All property owners and electors consented in writing to annexation in compliance with the procedures in A.1, per the submitted annexation application packet.

4.9.500 Submittal Requirements.

A. The application must include:

- 1. A completed and signed annexation application packet on forms provided by the City.**
- 2. A petition including the statement of consent, on City forms, completed by property owners and/or electors residing in the territory that meets the requirements of BDC 4.9.400, Initiation Procedures.**
- 3. Legal description of the territory including abutting right-of-way to be annexed and a boundary survey certified by a registered engineer or surveyor.**
- 4. A map showing the territory including abutting right-of-way to be annexed and properties within 300 feet of the territory.**
- 5. A narrative which addresses the approval criteria in BDC 4.9.600 and the requirements of BDC 4.9.300(B).**

FINDING: The application materials uploaded to CityView, the City's online permit portal, for PLANX20250189 contain all of the above requirements.

- 6. A letter or other written documentation from the Bend Park and Recreation District which indicates that the applicant has met with the District to discuss the proposed annexation, and provided the District an opportunity to review the annexation area for options to enhance existing parks and trails, and develop new parks and trails.**

FINDING: The applicant received a letter from the Bend Parks and Recreation District (BPRD) dated July 24, 2025, which was submitted with this annexation application. This letter from BPRD indicates that the subject property is located within Park Search Area #28 in the district's comprehensive plan. A future park in the Easton Master Plan, west of this subject property, will serve this BPRD need for a new park in the area and no additional park land is required within this Copperwood Crossing site. BPRD's High Desert Trail aligns with the open space tracts at the northern boundary of the subject site and BPRD noted specific requests and requirements in the submitted letter. This requirement is met.

- 7. A completed and signed Bend Park and Recreation District annexation agreement, unless the property(s) to be annexed is already located within the Bend Park and Recreation District.**

FINDING: The subject properties currently lie within the Bend Parks and Recreation District (BPRD) boundary. This requirement is met.

- 8. A letter or other written documentation from the Bend-La Pine School District which indicates that the applicant has met with the District to discuss the proposed annexation and provided the District an opportunity to review and comment on the proposed annexation.**

FINDING: A letter provided by the Bend-La Pine School District (BLPS) is included with the annexation application, indicating coordination between the applicant and BLPS. This requirement is met.

- 9. Territories with irrigation district water rights or other irrigation district facilities must include the following:**
 - a. A map of all appurtenant water rights.**
 - b. A surveyed map of any district facility (e.g., canal, head gate, and crossing) that clearly identifies easements, rights-of-way, access roads, etc., for any conveyance facilities that may remain that are either irrigation district owned or privately owned on the property upon annexation.**
 - c. A signed statement by the applicant, including any letters or other written documentation provided by the irrigation district, confirming that the applicant has met with the irrigation district to discuss the proposed annexation and the extent to which any issues identified in BDC 4.9.600(A)(6) have been resolved or, if they have not yet been resolved, setting forth a plan with a timeline to resolve any issues.**

FINDING: A letter from the Arnold Irrigation District is included with the annexation application, which states that the district does not have any water rights, facilities or easements on the subject property. This requirement is met.

- 10. If the City has not yet amended its public facilities and transportation plans for the affected expansion area, inclusion of an applicant initiated amendment to the relevant plan(s) or other evidence that the necessary infrastructure planning under Statewide Planning Goals 11 and 12 will take place prior to or concurrently with annexation.**

FINDING: The city's current public facilities and transportation plans include the Southeast Expansion Area and, therefore, amendments to those plans are not required. The annexation application submittal includes a Will-Serve letter from the Avion Water Company, the City of Bend Sewer Analysis (PRSWA202508866), and a Traffic Impact Analysis, prepared by Transight Consulting reviewed under PRTFR202302398. These documents indicate the subject property can be served by public water, sanitary sewer, and transportation systems, and the applicant is committed to making the extensions needed to provide/extend the noted facilities and services in association with subdivision development. This requirement is met.

4.9.600 Approval Criteria.

A. The City Council may approve, or approve with conditions, the proposed annexation application if all of the following criteria are met:

- 1. The annexation proposal is consistent with the Bend Comprehensive Plan policies and plan designations applicable to the territory as determined by the Planning Director or designee.**

FINDING: The proposed annexation includes the subject property and the adjacent rights-of-way to the west (Raintree Drive) and south (Knott Road), consisting of approximately 66.5 acres. The annexation (located within the "Elbow" UGB Expansion Area in BDC 4.9.300) is subject to Bend Comprehensive Plan (BCP) Policies 11-93 through 11-104, discussed below. Findings of compliance with these policies are presented below. In addition, the annexation proposal is consistent with the proposed Comprehensive Plan Map Amendment (PLCPMA20250192), which will be reviewed concurrently by the City Council. This criterion is met.

Chapter 11 Growth Management

11-93 The City adopted an Area Plan for the Elbow area, also known as the Southeast Expansion Area, which became effective on May 21, 2021. The Area Plan addresses policies 11-94 through 11-104. Annexation and development of individual properties or groups of properties of any size, consistent with the Area Plan, may be approved in compliance with the Bend Development Code.

FINDING: This policy documents the adoption of the Southeast Area Plan and does not contain annexation review standards or approval criteria. Policies 11-94 through 11-104 are addressed below.

11-94 This area, as identified in Figure 11-7, is intended to provide for employment uses to take advantage of good transportation access on Knott Road and 27th and existing city streets (and future improved access with the Murphy Extension) with a mix of residential uses providing a compatible transition from the employment lands to existing neighborhoods to the west. This mix of uses is also intended to increase the completeness of the existing low density neighborhoods.

FINDING: The Southeast Area Plan designates the southern half of the subject property for residential uses, transitioning to mixed-use/employment and light industrial uses in the northern half. The Mixed-Employment (ME) designated property will provide commercial and employment opportunities and the Light Industrial (IL) designated property will provide additional employment opportunities. With the proposed Comprehensive Plan Map amendment (PLCPMA20250192), the ME designation will abut a future collector street (Caldera Drive) and the IL designation will be proximate to this higher order street as well. The proposed street network through the site will provide buffers between land use designations and connect to Knott Road and through adjacent planned developments to 27th Street and 15th Street via an

extension of Caldera Drive. This mix of uses increases the completeness of the existing low density neighborhoods to the west and north of the subject property.

11-95 This area provides for a mix of residential, commercial and industrial uses, including 158.5 gross acres of residential plan designations, 38.5 gross acres of commercial plan designations, 38 gross acres of industrial designations, 142 gross acres of mixed employment plan designations, and 66 gross acres of public facilities (excluding existing right of way).

FINDING: This policy applies to the entire Southeast Expansion Area. The subject property contributes approximately 25.49 gross acres of residential land, 29.3 gross acres of Mixed-Employment land and 10.21 acres of industrial land to the Southeast Area, as proposed under the Comprehensive Plan Map Amendment PLCPMA20250192.

11-96 In order to provide sufficient housing capacity and mix, the residential plan designations must include 105 acres of RS, 35 acres of RM, and 10 acres of RH (excluding existing right of way).

FINDING: This policy applies to the entire Southeast Expansion Area. The subject property contributes approximately 25.49 acres of RS-designated land to the Southeast Area, as designated in the Bend Comprehensive Plan and the Southeast Area Plan.

11-97 The alignment of a new collector street between 15th Avenue and 27th Avenue / Knott Road shall be determined in coordination with the City, consistent with the Transportation System Plan.

FINDING: The Southeast Area Plan, consistent with the Transportation System Plan, established the extension of an east-west collector street, Caldera Drive, to address this policy. The Annexation Agreement requires dedication of this collector street (Section 1.4 and Exhibit E) and the proposed land division application includes the dedication of 80 feet of right-of-way and constructing this collector street through the subject property. This policy will be met.

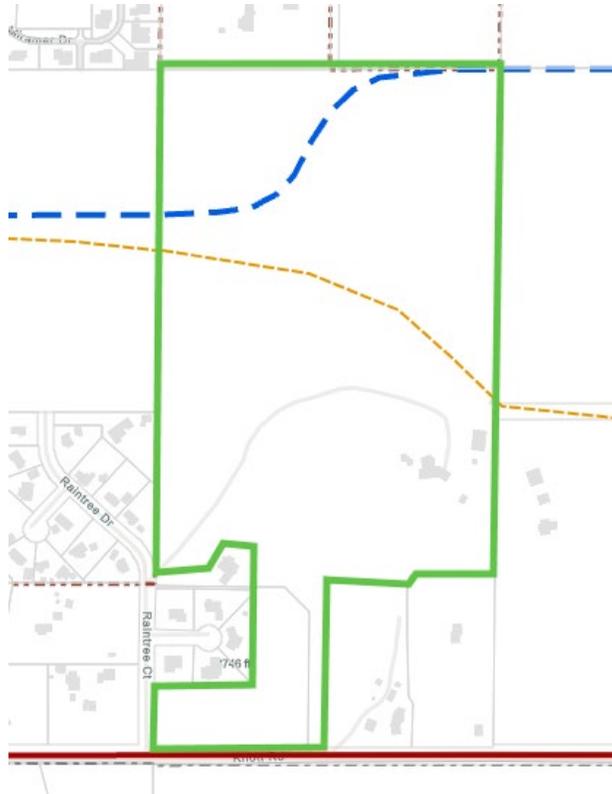
11-98 Subsequent planning for this subarea shall address funding for the Murphy Road extension from Brosterhous to 15th Avenue.

FINDING: The Murphy Road extension capital improvement project is now constructed and complete. This policy has been satisfied.

11-99 The street, path and bikeway network shall provide connectivity throughout this area, connect to existing abutting local roads, and provide opportunities for connections

to adjacent undeveloped land inside the UGB. The transportation network shall be consistent with the Bend Transportation System Plan.

FINDING: As noted above, the High Desert Trail will bisect the subject property through platted open space tracts contemplated with the land division application. Sidewalks throughout the development will connect to this trail as well as to abutting pedestrian networks. A multi-use path and bike lanes will also be constructed on the south side of Caldera Drive and the northern frontage of Knott Road, consistent with the Transportation System Plan. This policy will be met.



TSP Collector Alignment (blue)
Planned BPRD High Desert Trail (yellow)

11-100 Coordination with Bend Park and Recreation district is required in order to address provision of parks and/or trails within this area.

FINDING: As noted above, the applicant received a letter from the Bend Parks and Recreation District (BPRD), which was submitted with this annexation application. This letter from BPRD indicates that the subject property is located within Park Search Area #28, and that need will be satisfied by a park provided within the Easton Master Plan to the west. The High Desert Trail will bisect the subject property in an east-west direction and connect to the trail network in the Easton Master Plan and provide future connections to the east. Further coordination between

the applicant and BPRD will occur during subsequent land use application review, regarding timing and construction of this trail. This policy is met.

11-101 Coordination with the Bend-La Pine School District will occur during area planning within this subarea.

FINDING: Submitted with the application is a letter provided by the Bend-La Pine School District (BLPS) indicating coordination between the applicant and BLPS. This policy is met.

11-102 Coordination with other special districts and utility providers is required within this area.

FINDING: The associated land division application submittal (PLLD20250191) includes a Will-Serve letter from the Avion Water Company, Central Electric Cooperative, TDS, Lumen and Cascade Natural Gas, confirming coordination with other special districts and utility providers. This policy is met.

11-103 The City will ensure that a total of 38 acres designated for industrial land uses on the Comprehensive Plan map with the 2016 UGB expansion that were subsequently changed to non-industrial designations through adoption of the Southeast Area Plan will be replaced to ensure an adequate supply of industrial land for industrial jobs. The City will designate new industrial lands on the Comprehensive Plan map through a rezoning of land within the UGB and/or an amendment adding land to the UGB, and within five years of the City Council's adoption of the Southeast Area Plan.

FINDING: The subject property includes 10.21 acres for industrial land uses. This policy is directed toward future action by the City regarding designating future industrial lands. This policy does not apply to the current annexation application.

11-104 The City will ensure that a total of 28.5 acres of land designated for commercial land uses on the Comprehensive Plan map with the 2016 UGB expansion that were subsequently changed to non-employment designations through adoption of the Southeast Area Plan will be replaced to ensure an adequate supply of commercially designated land for commercial uses. The City will complete an inventory of existing commercial lands and evaluation of need for new commercial lands within seven years of the City Council's adoption of the Southeast Area Plan. The City may replace these commercial lands through a rezoning of land within the UGB, an amendment to the UGB that adds land for commercial land uses, or some combination of the two.

FINDING: While the subject property includes land designated as Mixed Employment that may be developed with commercial uses, the subject property does not specifically include

commercially designated land, as designated in the Bend Comprehensive Plan and the Southeast Area Plan. This policy is directed toward future action by the City regarding a commercial lands inventory. This policy does not apply to the current annexation application.

4.9.600 Approval Criteria. (continued from page 18)

2. The annexation proposal is consistent with an approved area plan and/or master plan, unless exempted in BDC 4.9.300(B)(1).

FINDING: The subject property is located within the boundary of the Southeast Area Plan, which was adopted in 2021. As addressed in the findings under Policies 11-93 through 11-104 above, the submitted land division application (PLLD20250191), which encompasses the entire 65-acre site, can be found consistent with the Southeast Area Plan. Consistent with BDC 4.9.300.B.3., final procedural steps and decision issuance for the phased land division application will occur after the annexation ordinance becomes effective. Future Site Plan Review applications for the ME- and IL-designated portions of the property will ensure compliance with the Area Plan on those portions of the annexation at that time.

The subject property is within the boundary of the Southeast Area Plan so a separate master plan application is not required, but compliance with the minor master plan criteria is required. Compliance with BDC 4.5.200.E., Community Master Plans – Standards and Regulations, and BDC 4.5.300.E., Employment Master Plans – Standards and Regulations, is outlined in findings above. This criterion is met.

3. The proposal demonstrates how the annexed territory is capable of being served by public facilities and services with adequate capacity as determined by the City, including sanitary sewer collection, domestic water, transportation, schools, and parks, consistent with the City’s adopted public facility plans, transportation system plan, and applicable district plans, either as provided in an applicable area or master plan or by demonstrating how such public facilities and services will be provided in an orderly, efficient and timely manner.

FINDING: As noted in findings above, the applicant and City staff have closely coordinated to identify necessary infrastructure improvements to serve the subject property and the planned land uses. The sequencing and financing mechanisms for the necessary infrastructure improvements are outlined in the annexation agreement between the applicant and the City.

The annexation application submittal includes a Will-Serve letter from the Avion Water Company, the City of Bend Utility Availability Memo (PRSWA202508866), and a Traffic Impact Analysis, prepared by Transight Consulting reviewed under PRTFR202302298. These documents indicate the subject property can be served by public water, sanitary sewer, and transportation systems, and the applicant is committed to making the extensions needed to provide/extend the noted facilities and services in association with the future subdivision development. Additionally, emergency services are available in the area through City of Bend Fire and Police Departments

and the property is located within the Bend-LaPine School District, which has facilities to accommodate the planned development. The land area to be annexed will include a large open space tract area within the ME- and IL-designated portion of the property which will include an extension of the BPRD High Desert Trail and rock outcroppings. This criterion is met.

- 4. The proposal demonstrates how public facility and service impacts, including as applicable: on- and off-site improvements, construction and modernization of existing infrastructure (water, sewer, stormwater, transportation) to City standards and specifications, and impacts to existing infrastructure inside the City's current city limits, will be adequately mitigated through an annexation agreement or other funding mechanism approved by the City Council prior to annexation. The City will use the standards and criteria of BDC Chapter 4.7, Transportation Analysis, for analysis and mitigation of transportation impacts.**

FINDING: The applicant and City staff have coordinated closely to identify necessary infrastructure improvements to serve the subject property and the planned land uses. The conclusions are found in technical analyses mentioned throughout these findings and the sequencing and financing mechanisms for the necessary infrastructure improvements are outlined in and will be formalized with the annexation agreement between the applicant and the City. This criterion is met.

- 5. Owner(s) have committed to transfer all irrigation district water rights from the property, unless exempted in subsection (A)(5)(a)(i) of this section.**
- 6. Sufficient evidence acceptable to the City has been provided demonstrating that the irrigation district had an opportunity to review the layout and design for any impacts on irrigation district conveyance facilities and to recommend reasonable protections for such facilities consistent with the irrigation district's adopted rules and regulations, system improvement plans and/or development policies.**

FINDING: The annexation application submittal includes a letter from the Arnold Irrigation District which states that the district does not have any water rights, facilities or easements on the subject property. This criterion is met.

- 7. The proposal demonstrates that approval of the annexation and zoning districts that implement the underlying Bend Comprehensive Plan map designations is consistent with the provisions of BDC 4.6.600, Transportation Planning Rule Compliance.**

4.6.600 Transportation Planning Rule Compliance.

When a development application includes a proposed Comprehensive Plan amendment or annexation, the proposal must be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060.

FINDING: The subject property is designated in the Bend Comprehensive Plan as a combination of Standard Density Residential (RS), Mixed Employment (ME) and Light Industrial (IL). Upon annexation, the existing zoning of Urbanizable Area (UA) will be converted to the corresponding zoning districts that implement each land use designations, as proposed in the concurrent Comprehensive Plan Map amendment request (PLCPMA20250192).

The designations within the Comprehensive Plan were analyzed as part of the Southeast Area Plan to identify impacts associated with the State’s Goal 12, as implemented by the Oregon Administrative Rule (OAR 660-012-0060, the “Transportation Planning Rule (TPR)”). Per findings from the Southeast Area Plan, future development of the area and the associated planned infrastructure complies with TPR requirements. Given that the planned annexation and development are consistent with the Comprehensive Plan, the anticipated zoning, the City’s TSP, and the Southeast Area Plan, the proposal does not represent a “significant effect” as measured by the TPR. Therefore, no additional analyses are needed as part of this proposal to ensure consistency with the requirements of OAR 660-012-0060 (9)(a).

To ensure compliance with the Southeast Area Plan, all future development within the SEAP area is required to contribute \$323 per PM peak hour trip to mitigate impacts to ODOT facilities¹, which will be assessed at final plat submittal for the subdivision and Certificate of Occupancy for future development subject to Site Plan Review. This criterion is met.

4.9.600.A. Approval Criteria (Continued)

8. The proposal demonstrates how rights-of-way will be improved to urban standards as determined by the City, including rights-of-way in cherry stem annexations.

FINDING: All internal and abutting rights-of-way will be improved to urban standards per the submitted land division application (PLLD20250191). The Southeast Area Pan includes standards for the Collector street (extension of Caldera Drive) and for the property frontage along Knott Road. All new local streets will meet applicable city standards in effect at the time of land division or Site Plan Review application. This criterion is, or will be, met.

4.9.700 Zoning of Annexed Areas.

The Bend Comprehensive Plan map provides for the future City zoning classifications of all property within the City’s Urbanizable Area (UA) District. On the date the annexation becomes effective, the UA District will cease to apply and the zoning map will be automatically updated with the zoning district that implements the underlying Comprehensive Plan map designation.

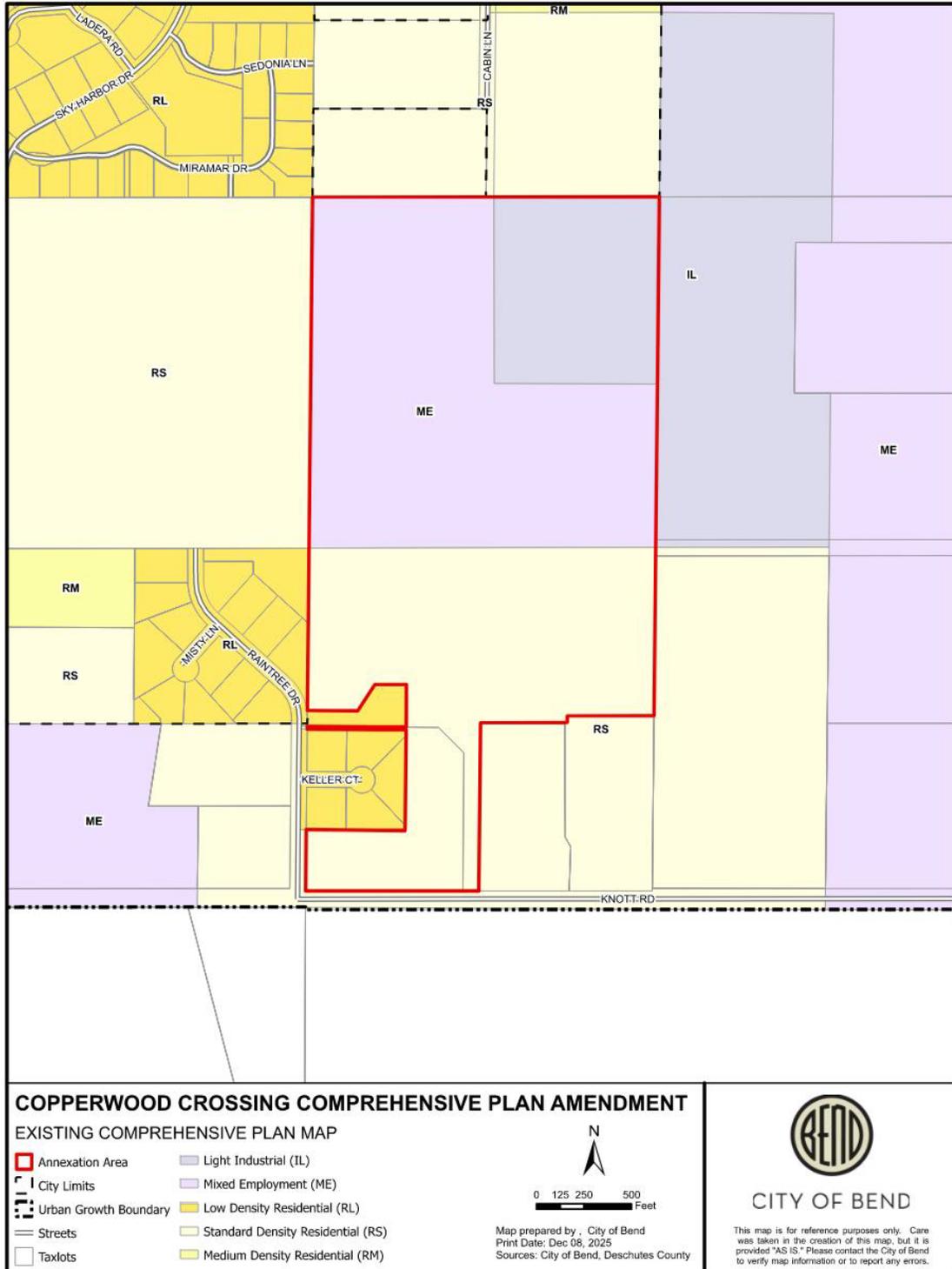
FINDING: The Bend Comprehensive Plan, as proposed under PLCPMA20250192, designates 25.49 acres of the property in the southern half as Standard Density Residential (RS), 29.3 acres of the property as Mixed Employment (ME) and 10.21 acres in the northeast portion of the property as Light Industrial (IL).

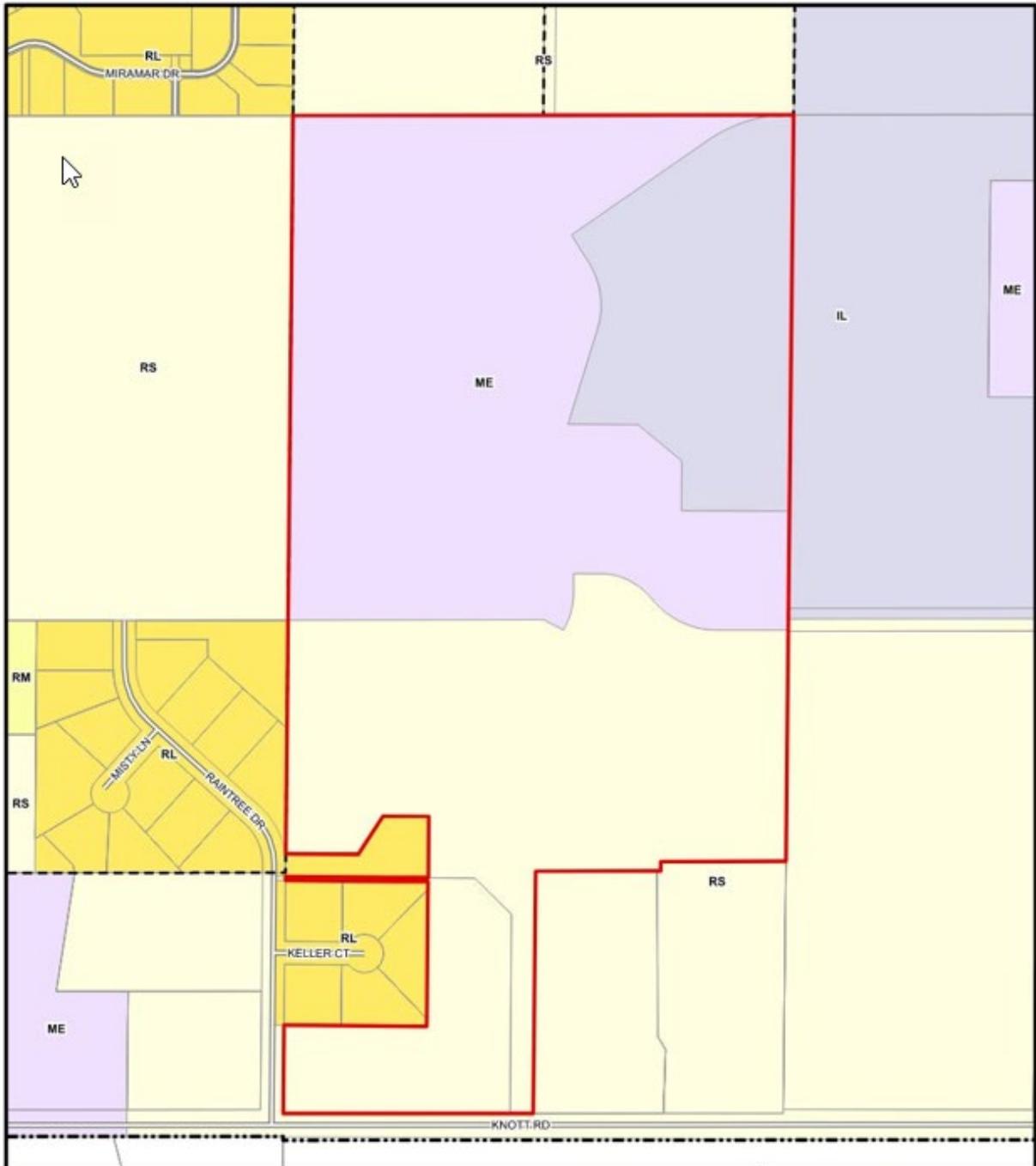
¹ Appendix GG of the Southeast Area Plan
Copperwood Crossing Annexation
PLANX20250189
Page 27 of 28

Upon annexation, the current UA zoning will cease to apply, and the zoning map will be automatically updated that implements the applicable underlying Comprehensive Plan Map designation. The applicable criteria are met.

EXHIBIT E

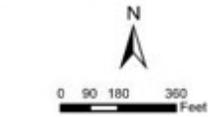
EXISTING AND PROPOSED COMPREHENSIVE PLAN MAP AND ZONING MAP





COPPERWOOD CROSSING COMPREHENSIVE PLAN AMENDMENT
PROPOSED COMPREHENSIVE PLAN MAP

- Annexation Area
- City Limits
- Urban Growth Boundary
- Streets
- Taxlots
- Light Industrial (IL)
- Mixed Employment (ME)
- Low Density Residential (RL)
- Standard Density Residential (RS)
- Medium Density Residential (RM)



Map prepared by , City of Bend
 Print Date: Dec 08, 2025
 Sources: City of Bend, Deschutes County



CITY OF BEND

This map is for reference purposes only. Care was taken in the creation of this map, but it is provided "AS IS." Please contact the City of Bend to verify map information or to report any errors.

EXHIBIT F

PROPOSED SIGN DISTRICT MAP

