

ORDINANCE NO. NS 2557

An ordinance of the City Council annexing 10 acres in the Southeast Area for the Cabin Lane Estates Annexation and assigning a Sign District per Bend Code 9.50.040.C.

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 June 16, 2025, Macher Land and Development LLC submitted a Type III quasi-judicial application for annexation of the territory described in Exhibit A and depicted on Exhibit B (the "Area"). At the time of submittal, Mark Amott, Emily Amott, Denton Carlson, and the Steve and Janet Walkey Revocable Trust owned the Area. The application included their written statements of consent to the annexation in compliance with BDC 4.9.400.A.1. No electors reside in the Area.
- C. After Macher Land and Development LLC submitted the application, Mark Amott, Emily Amott, Denton Carlson, and the Steve and Janet Walkey Revocable Trust conveyed the Area to Macher Land and Development LLC ("Owner"). The application (PLANX20250343) was deemed complete on December 12, 2025.
- D. Public notice for the 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 May 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 properties (based on the City's current addressing records) within 500 feet of the Area, and to the designated representatives of the Southeast Bend and Old Farm Neighborhood Districts. Notice was also posted in four public places on May 26, 2026, and posted in The Bulletin on June 2, 2026, and June 9, 2026. On May 27, 2026, public hearing notice signs were posted along the property frontage on Cabin Lane. The City Council held a public hearing on June 17, 2026, to receive evidence and comments on the question of annexation.
- E. The Area is contiguous to the City limits along the Area's north, east, south, and west boundaries.
- F. The Owner and the City have agreed 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.



Ordinance

Based on these findings, the City of Bend ordains as follows:

- Section 1.** The territory containing approximately 10 acres of land, described in Exhibit A and depicted on Exhibit B, is annexed to the City of Bend upon the effective date of the Annexation Agreement (Exhibit C).
- Section 2.** The City Manager is authorized to execute the Annexation Agreement (Exhibit C) in substantially the form presented to the City 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 designation. (Exhibit E).
- Section 5.** On the date this annexation becomes effective, the Sign District Map will be automatically updated to Sign District 5 (Exhibit F).
- Section 6.** This Ordinance shall be voidable at the City's sole discretion if the Owner does not return a signed copy of the Annexation Agreement (Exhibit C) to the City within 30 days of the adoption of this Ordinance.
- Section 7.** 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 8.** All other provisions of the Bend Comprehensive Plan and Zoning Map remain unchanged by this Ordinance and remain in effect.

First Reading

June 17, 2026

Second Reading

July 15, 2026

Adoption by Roll Call Vote



Yes: Kebler, Franzosa, Perkins, Platt, Riley

No:

A blue ink signature of Melanie Kebler, consisting of stylized, overlapping loops.

Melanie Kebler, Mayor

Attest:

A blue ink signature of Ashley Bontje, written in a cursive style.

Ashley Bontje, City Recorder

Approved as to form:

A blue ink signature of Ian Leitheiser, featuring a large, prominent loop.

Ian Leitheiser, City Attorney

EXHIBIT A

LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 15, THENCE NORTH 00°37'16" EAST, 667.74 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE, NORTH 00°37'16" EAST, 667.57 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION;

THENCE ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, SOUTH 89°51'38" EAST 626.05 FEET;

THENCE LEAVING SAID BOUNDARY, S0°39'15"W 60.60 FEET;

THENCE S89°51'38"E 30.00 FEET, TO A POINT ON THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION;

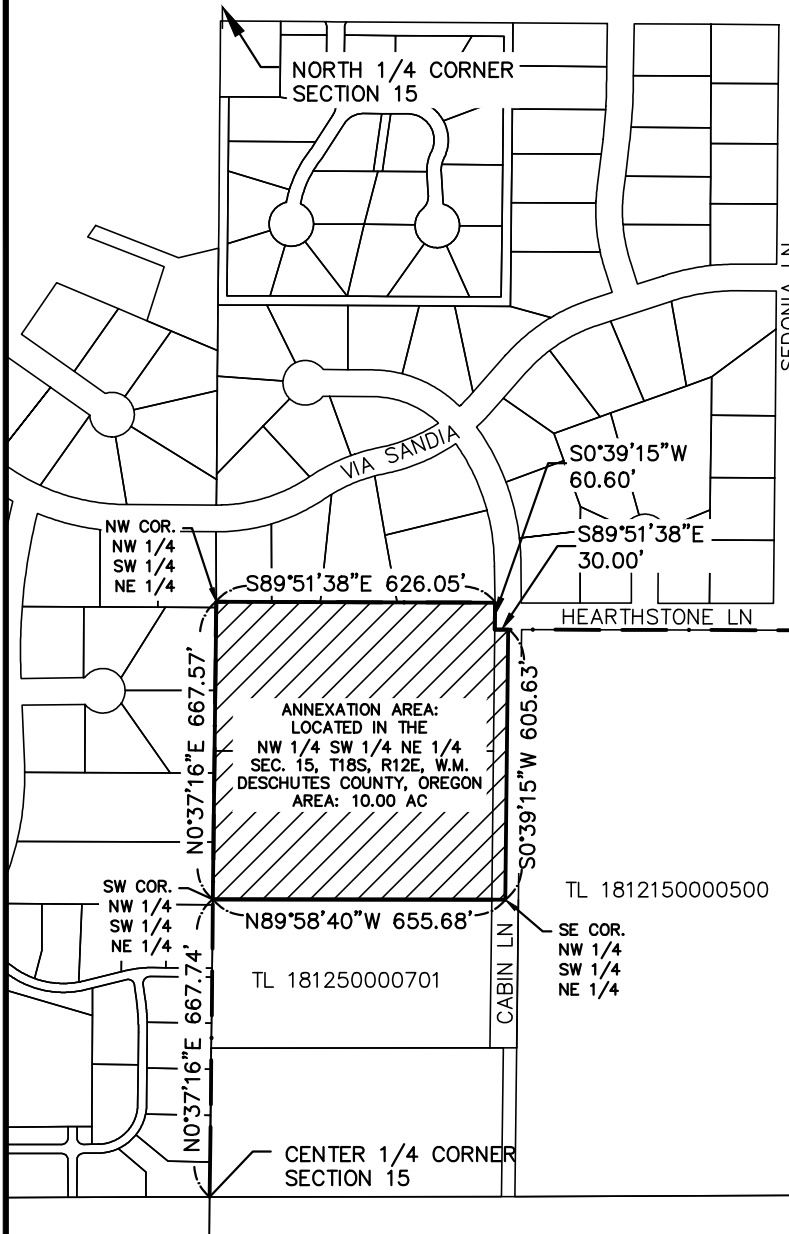
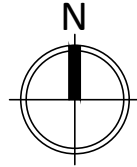
THENCE ALONG SAID EAST BOUNDARY, SOUTH S89°51'38"E 605.63 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION;

THENCE ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, NORTH 89°58'40" 655.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.00 ACRES, MORE OR LESS.

EXHIBIT "B"

LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION
15, TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M.
CITY OF BEND, DESCHUTES COUNTY, OREGON



LEGEND:

- EXPANSION BOUNDARY
- EXISTING DISTRICT BOUNDARY
- APPROXIMATE TAX LOTS
- AREA TO BE ANNEXED



549 SW MILL VIEW WAY FOR: MACHER
SUITE 100
BEND, OREGON 97702
(541) 633-3140
www.beconeng.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DEC. 16, 2009
ERIK J. HUFFMAN
70814

DATE: 03/06/2025

SCALE: 1" = 400'

DRAWN BY: KKS

PROJ: 24064

RENEWES: JUN. 30, 2027

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

CABIN LANE ESTATES ANNEXATION AGREEMENT

This Annexation Agreement ("Agreement") is entered this 14th day of July, 2026, by and between the City of Bend, an Oregon municipal corporation ("City"), and Macher Land and Development, LLC, an Oregon domestic limited liability company ("Owner"), each a "Party" and together the "Parties"

RECITALS

- A. Owner(s) is the record owner of the property legally described in Exhibit A and depicted on Exhibit B, both attached hereto and incorporated herein (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 **ten** (10) acres and is located in the **Southeast Expansion Area**.
- D. The Property is currently zoned Urbanizable Area ("UA") and is designated as Residential Urban Standard Density (RS) on the acknowledged Bend Comprehensive Plan ("BCP") Map.
- E. Owner intends to develop the Property pursuant to the BCP and the BDC with a 42-lot residential subdivision

- F Per Section 4 9.300 of the Bend Development Code, submittal of a development proposal is required concurrent with the annexation Owner has submitted a **Land Division** application as described in Section 1 1 of this Agreement ("Entitlements")
- G On June 16, 2025, Owner submitted a request to the City to annex the Property to the City (City File No PLANX20250343) 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, as well as 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 all applicable land use decisions as well as all other 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 in connection with the required future development applications

1.1 Site Plan Review and/or Land Division Application. Owner concurrently seeks approval of a Land Division application (City File No PLLD20250344) with the annexation The subsequent land use approval under either BDC Chapter 4 2 or Land Division under BDC Chapter 4.3, as applicable, shall be known as the "Entitlements" for purposes of this Agreement

1.2 Water. In order to serve the Property consistent with BCP Growth Management Specific Expansion Area Policies for the subject property and other applicable policies of the BCP and the BDC, and unless otherwise

approved by Avion and City, the Owner must construct water system improvements identified on Exhibit C pursuant to the development schedule set forth in the Entitlements, as directed by the Avion Water Company Inc ("Avion") to comply with Avion standards and City of Bend Standards. The property is within the Avion service territory and will be served by Avion water.

1.3 Sewer. In order to serve the Property consistent with BCP Growth Management Specific Expansion Area Policies for the subject property and other applicable policies of the BCP and the BDC, the Owner must construct the wastewater collection system improvements pursuant to the phasing and development schedule set forth in the Entitlements, and as further described below.

1.3.1 The Owner must extend a City of Bend gravity sewer main to and through the Property limits. The following option has been identified to provide sewer service to the Property. Additional or other options may also be identified in the Entitlements, and the following option is not intended to describe the only option for sewer provision: Owner must construct a gravity sewer main through existing right of way and/or adjacent property(s) to the east, discharging to the City's gravity sewer main that flows to the Southeast regional pump station. Owner must coordinate with the owner of 61150 Cabin Lane (Tax Lot 1812150000500) for necessary public sewer easements and/or dedication of right of way to construct the needed gravity sewer main to the City's gravity sewer main. If that owner's sewer design and/or construction is already underway, Owner shall coordinate sewer depth and location with that owner to ensure the gravity sewer main required under this Option 1 is constructed to service the Property with gravity sewer.

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

1.4.1 Dedication/Acquisition of Right of Way. Owner agrees to dedicate right-of-way ("ROW") or public easements under Owner's control to the City, as identified on Exhibit D, to accommodate the transportation improvements described above and to meet the minimum right-of-way widths required by BDC 3.4 at the time specified by the City.

1.4.1.1 Cabin Lane Dedication and Improvement. Pursuant to **Section 1.4.1**, Owner agrees to dedicate to the City the easternmost 30-foot-wide strip of the Property which partially comprises Cabin Lane. Upon subdivision of the Property, Owner will be responsible for improving the portion of Cabin Lane to be dedicated to the City pursuant to this **Section 1.4.1** in accordance with BDC standards for dedicated public rights-of-way and the Entitlements.

1.4.2 Transportation Planning Rule Compliance. In compliance with the Transportation Planning Rule, OAR 660-012-0060, Owner must:

1.4.2.2 Mitigate the impacts development under the Entitlements on state transportation facilities through payment to the Oregon Department of Transportation (ODOT) in accordance with Appendix GG of the Southeast Area Plan, a \$323 per PM peak hour trip fee is required within the boundaries of the Southeast Area Plan (SEAP). This fee will be due prior to Final Plat approval for each phase as described in the Entitlements. The total amount due will be calculated by the City with the associated Entitlements. The City will collect the fee as a conduit to ODOT.

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, after the property benefitted by the dedication has demonstrated, to the City's satisfaction, that they have met with 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 dedicated, 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 on-site stormwater improvements as required by the Entitlements. Owner will manage all stormwater and develop the Property consistent with all applicable requirements.

2. Condemnation by the 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 ROW or Public Easements needed for the required improvements, the City's out-of-pocket costs for acquiring the Third-Party ROW or Public Easements shall be reimbursed by the 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 ROW or Public Easement acquisition efforts The City and the Owner will use good faith efforts to negotiate and enter into a reimbursement agreement governing the above reimbursement obligations of Owner The City will not commence any Third-Party ROW or Public Easement acquisition efforts until the 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 recording of a final plat for that portion of the Property if the infrastructure to serve the platted lots

is constructed and accepted by the City. The parties will execute and record any document necessary to release such covenants at the time of recording of the final plat.

- 5. Limitations on Development.** Owner agrees that no portion of the Property may be developed prior to the City's final approval of future Entitlements. Development of the Property under future Entitlements will be subject to additional land use and permit approvals as provided in the BDC. In the event the Owner cannot obtain 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, land use, 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 or 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, 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

- 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 authorized signatures by all parties, and final approval of the Annexation by the City Council, and recordation by the City

Signatures to follow on subsequent pages

DATED this 14th day of July, 2026

OWNER:

Macher Land and Development LLC

By Brian A. Gaskins
Name
Its BRIAN A. GASKINS

State of Oregon)
)
County of Deschutes)



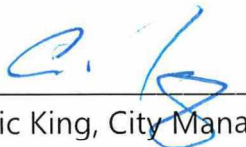
OFFICIAL STAMP
MEGAN J PALMER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1038892
MY COMMISSION EXPIRES JULY 23, 2027

This instrument was acknowledged before me on JULY 14th, 2026, by

BRIAN GASKINS of Macher Land and Development LLC, a domestic limited liability company, on behalf of the company

[Signature]
Notary Public for Oregon
My commission expires 07/14/2026

CITY OF BEND


Eric King, City Manager

State of Oregon)
)
County of Deschutes)

This instrument was acknowledged before me on July 15, 2026, by

Eric King, as City Manager of the City of Bend.


Notary Public for Oregon
My commission expires February 03, 2030

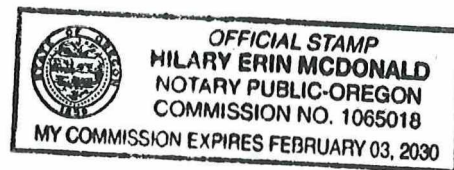


EXHIBIT A
LEGAL DESCRIPTION OF ANNEXATION AREA

LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 15, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 15, THENCE NORTH 00°37'16" EAST, 667 74 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, TO THE POINT OF BEGINNING,

THENCE CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE, NORTH 00°37'16" EAST, 667 57 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION,

THENCE ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, SOUTH 89°51'38" EAST 626 05 FEET,

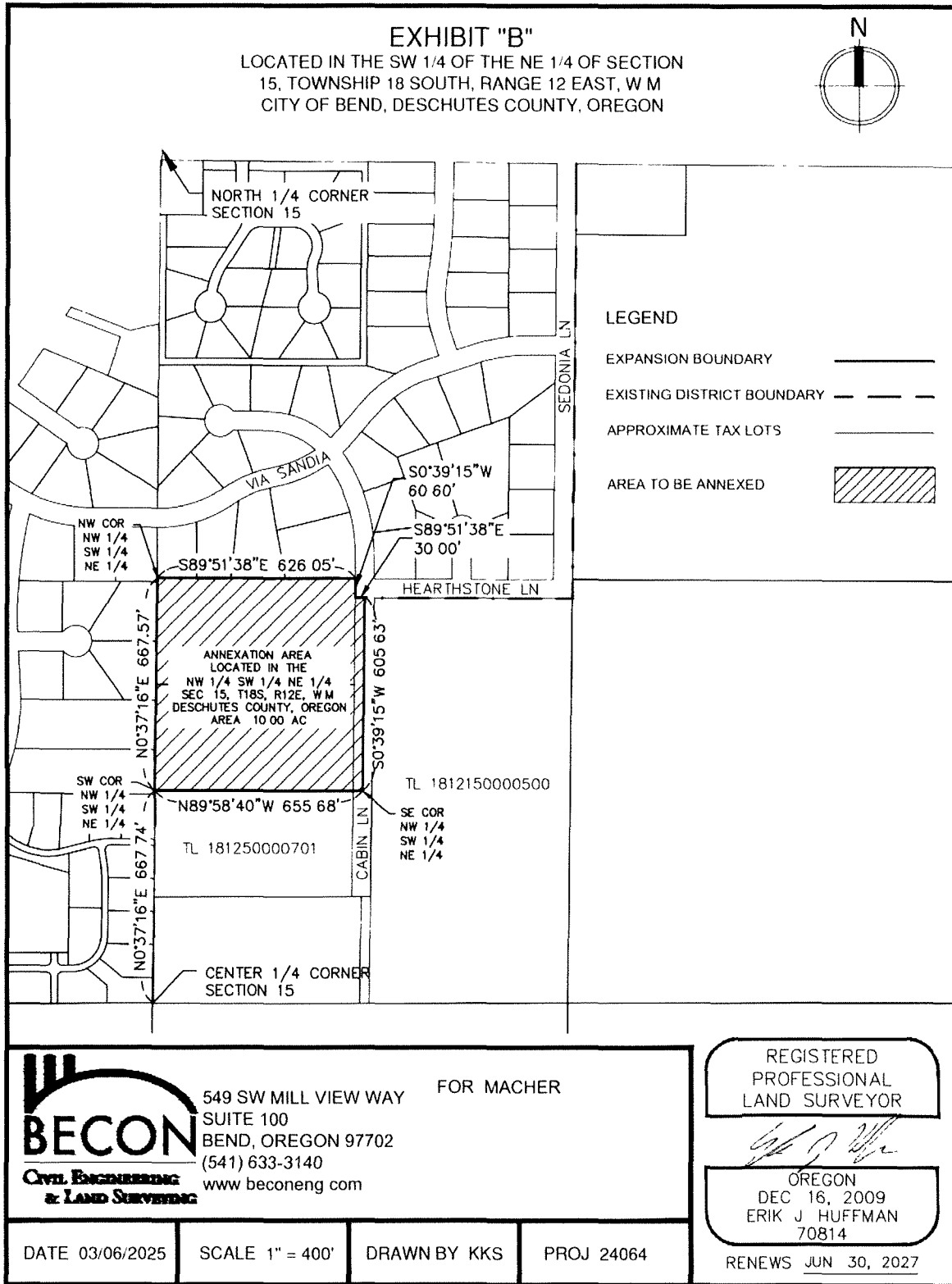
THENCE LEAVING SAID BOUNDARY, S0°39'15"W 60 60 FEET;

THENCE S89°51'38"E 30 00 FEET, TO A POINT ON THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION,

THENCE ALONG SAID EAST BOUNDARY, SOUTH S89°51'38"E 605 63 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION,

THENCE ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, NORTH 89°58'40" 655 68 FEET TO THE POINT OF BEGINNING

CONTAINS 10.00 ACRES, MORE OR LESS



Annexation Agreement
Cabin Lane Estates - PLANX20250343
Macher Land and Development, LLC
1051 NW Bond Street, #410
Bend, OR 97703

SE HEARTHSTONE LN

CABIN LN

WATER IMPROVEMENTS BY OTHERS

(P) WATER IMPROVEMENTS

WATER IMPROVEMENTS

SCALE: 1" = 100'

0 50' 100'

DATE: 3/3/2026

KNOW LEDGE ENGINEERING, LLC

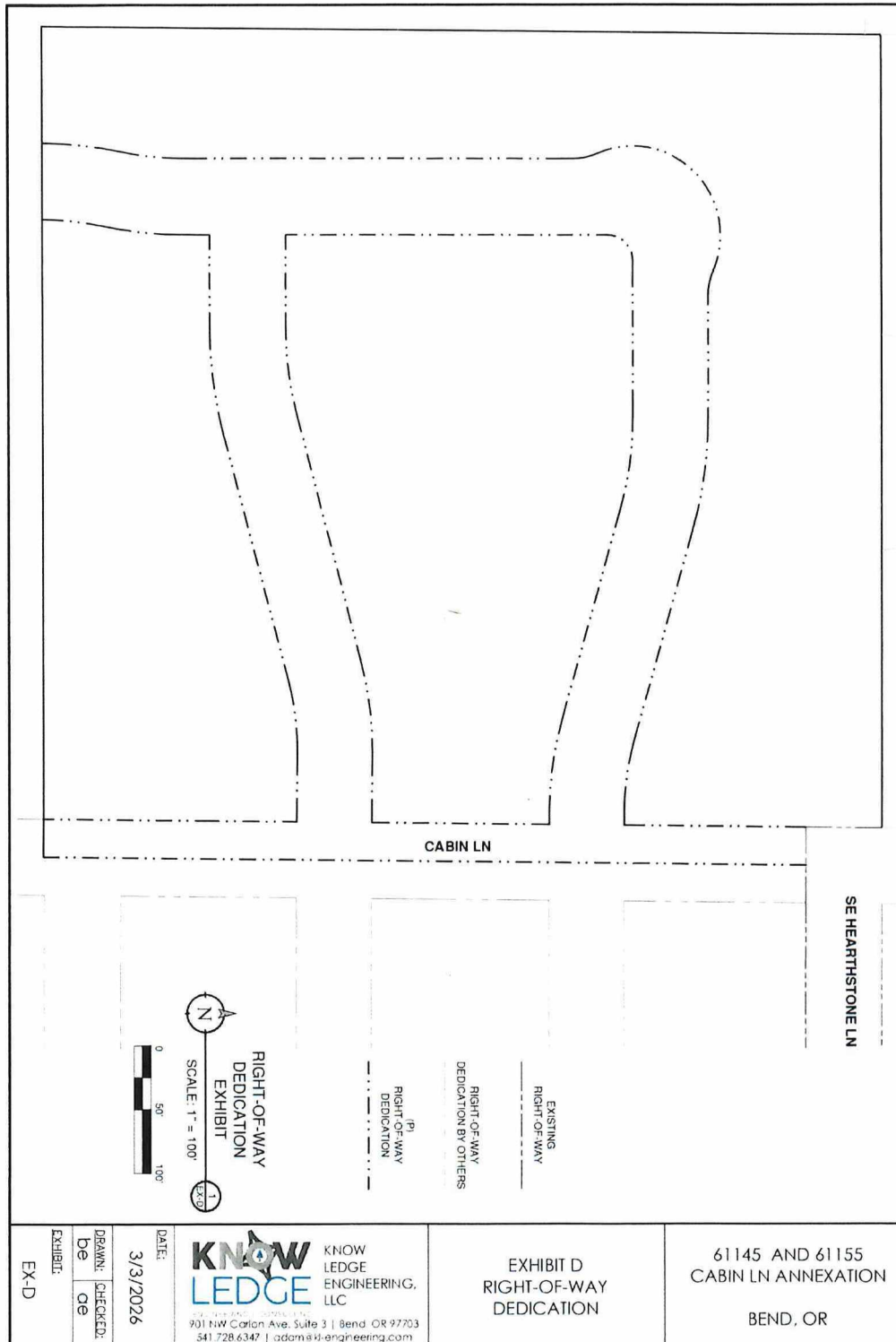
901 NW Cortan Ave, Suite 3 | Bend, OR 97703
541.728.6347 | adam@kl-engineering.com

EXHIBIT C
WATER IMPROVEMENTS

61145 AND 61155
CABIN LN ANNEXATION
BEND, OR

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EXHIBIT D **TRANSPORTATION SYSTEM IMPROVEMENTS**



Annexation Agreement
 Cabin Lane Estates - PLANX20250343
 Macher Land and Development, LLC
 1051 NW Bond Street, #410
 Bend, OR 97703

EXHIBIT D

FINDINGS FOR CABIN LANE ESTATES ANNEXATION



PROJECT NUMBER: PLANX20250343

HEARING DATE: June 17, 2026

**APPLICANT/
OWNER:** Macher Land and Development, LLC.
1051 NW Bond Street
Bend, OR 97703

LOCATION: 61145 and 61155 Cabin Lane Bend, OR 97702; Tax Lots 0700 and 0800 on Deschutes County Assessor's map 18-12-1500.

REQUEST: A request for Annexation of 10 acres within the Southeast Area Plan.
(Type III Quasi-judicial review by the City Council)

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

Criteria

Bend Development Code (*Version Effective June 6, 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 June 6, 2025*)

Chapter 4.1, Development Review and Procedures

4.1.400 Type II and Type III Applications

4.1.800 Quasi-Judicial Hearings

FINDINGS OF FACT:

- 1. ZONING:** The subject property is in Deschutes County, in the Bend Urban Growth Boundary and zoned Urbanizable Area ("UA"). The Bend Comprehensive Plan designates the property as RS (Residential Standard Density). The property is also located within the Southeast Area Plan.
- 2. SITE DESCRIPTION AND LOCATION:** The subject property is within the Southeast (Elbow) Urban Growth Boundary Expansion Area and the Southeast Area Plan. The subject site is 10 acres and contains two rectangular properties, each approximately 5 acres in size. The

topography varies slightly throughout the site, with steeper slopes along the eastern and southeastern property lines and flatter areas to the west. Existing vegetation on the property is typical of the south side of Bend and includes coniferous trees of varying heights and maturities. No irrigation facilities or water rights exist on the property.

The two subject properties are uniquely positioned in that all abutting properties (to the north, south, east and west) are all within city limits and the urban growth boundary. The property to the south is zoned RS and is intended to be developed with a 16-lot single-unit detached subdivision (Legore). The properties to the east are zoned RM (Residential Medium Density) and RS and intended for a 151-lot subdivision which will consist of a mix of single unit detached and single unit attached dwellings (Magnolia Meadows). Properties to the north and west are zoned RL (Residential Low Density) and primarily developed with single unit detached dwellings.



Figure 1, 2025 Aerial Image of Subject Properties

- 3. PROPOSAL:** A Type III Quasi-judicial request for Annexation of 10 acres within the Southeast Area Plan.
- 4. OTHER APPLICATIONS:** As required per Bend Development Code (BDC) 4.9.300, the applicant submitted a Phased Land Division application (PLLD20250344) which will be reviewed administratively once the annexation becomes effective. The Phased Land Division proposes to divide the subject property into 42 residential lots over two phases.

- 5. PUBLIC NOTICE AND COMMENTS:** Prior to submittal of this application and related applications, the applicants hosted a public meeting on February 4, 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 May 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 May 26, 2026, and posted in *The Bulletin* on June 2, 2026 and June 9, 2026. On May 27, 2026, *Proposed Development* signs were posted by the applicant along the property frontage on Cabin Lane.
- 6. APPLICATION ACCEPTANCE DATE:** This Type III Quasi-judicial Annexation petition was submitted on June 16, 2025. Application fees were paid on December 12, 2025, at which time the application was deemed complete. 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 all 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 May 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 May 27, 2026, Proposed Development signs were posted by the applicant along the property frontages on Cabin Lane, visible from adjacent rights of way. Notice was also posted in four public places on May 26, 2026, and posted in The Bulletin on June 2, 2026 and June 9, 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 in the “Elbow” UGB expansion area, also known as the Southeast Area. Concurrently with the annexation application, the applicant is required to submit a development proposal for the entire property. A 42-lot phased land division application has been submitted to fulfill this requirement under PLLD20250344; this application will be reviewed administratively after the annexation is effective. While this property lies within an approved area plan, compliance with the master plan criteria is **not** required since the property does not exceed 20 acres.

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: On June 16, 2025, Macher Land and Development LLC submitted a Type III Quasi-judicial application for annexation of the subject properties. Mark Amott, Emily Amott, Denton Carlson, and the Steve and Janet Walkey Revocable Trust, owners at the time of submittal, authorized the application and consented in writing to annexation in compliance with the procedures in A.1, per the submitted annexation application packet. No electors reside in the territory to be annexed. Since the submittal of the annexation application, ownership of both properties has been transferred to the developer, Macher Land Development LLC. As the owner of both properties, only Macher Land and Development LLC is named on the Annexation Agreement.

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 PLANX20250343 contain all of the above requirements. Notably, no abutting right-of-way is proposed to be included with the annexation since the abutting street is private (Cabin Lane); however, the owner of the properties will be required to dedicate 30 feet of right-of-way with the proposed development (PLLD20250344).

- 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 June 23, 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. The letter states that other planned park development in this search area satisfies BPRD's park needs, and no additional parkland is required with the proposed development. 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 were annexed into the Bend Parks and Recreation District (BPRD) boundary on August 12, 2025, and the resulting annexation agreement was recorded with Deschutes County on August 14, 2025. 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 dated August 1, 2025, 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 properties. 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 is accompanied by a development proposal for a 42-lot subdivision (PLLD20250344), which includes a Will-Serve letter from the Avion Water Company, the City of Bend Sewer Analysis (PRSWA202406745), and a Traffic Impact Analysis, prepared by Transight Consulting reviewed under PRTFR202501056. 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, and as described in the Annexation Agreement. 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 site includes the two subject properties, consisting of approximately 10 acres. While no abutting right-of-way is proposed to be included with the annexation since the abutting street is private (Cabin Lane), the owner of the properties will be required to dedicate 30 feet of right-of-way along the eastern boundary of the lots with the proposed development (PLLD20250344) to create the western half of the required 60-foot wide Local Street. 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. 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 entirety of the subject property for lower-density residential uses (specifically, Standard Residential Density). The annexation is accompanied by a 42-lot subdivision proposal, which will help complete the transition from existing low-density residential lots with single-unit homes to medium and higher density / commercial development further east and south.

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 10 gross acres of residential land to the Southeast Area.

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 10 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 area requested for annexation is west of this planned street alignment and therefore not included in the proposal.

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: No existing or future trail connections exist on the subject property, and no area of the subject property is located within the current low-stress network as identified on the Transportation System Plan; however, the proposed 42-lot subdivision will extend the local street network to provide additional connectivity in the area. This policy is met.

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) dated June 23, 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. The letter states that other planned park development in this search area satisfies BPRD's park needs, and no additional parkland is required with the proposed development. This requirement 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 (PLLD20250344) includes Will-Serve letters from the Avion Water Company, Arnold Irrigation District, Central Electric Cooperative, TDS 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 is not designated for industrial land uses in the Southeast Area Plan. This policy is directed toward future action by the City regarding designating future industrial lands. This policy does not apply to the current 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: The subject property is not designated for commercial land uses in the Southeast Area Plan. This policy is directed toward future action by the City regarding designating future commercial lands. This policy does not apply to the current application.

4.9.600 Approval Criteria. (continued from page 7)

- 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 (PLLD20250344), which encompasses the entire 10-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. 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 (PRSWA202406745), and a Traffic Impact Analysis, prepared by Transight Consulting reviewed under PRTFR202501056. 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. 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 properties. 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 Standard Density Residential (RS); upon annexation, the existing zoning of Urbanizable Area (UA) will be converted to RS, implementing this land use designation.

The designations within the Comprehensive Plan were analyzed as part of the Southeast Area Plan (SEAP) 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 SEAP, 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 SEAP, 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 SEAP, 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. 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 dedicated with the development will be improved to urban standards per the submitted land division application (PLLD20250344). All new local streets will meet applicable city standards in effect at the time of land division submittal. This criterion is, or will be, met.

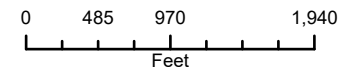
4.9.700 Zoning of Annexed Areas.

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 designates the property as Residential Standard Density (RS). Upon annexation, the current UA zoning will cease to apply, and the Zoning Map will be automatically updated to implement the underlying Comprehensive Plan Map designation of RS. The applicable criteria are met.

¹ Appendix GG of the Southeast Area Plan

	Annexation Area
	Urban Growth Boundary
	City Limits
	Convenience Commercial (CC)
	General Commercial (CG)
	Limited Commercial (CL)
	Light Industrial (IL)
	General Industrial (IG)
	Mixed Employment (ME)
	Public Facilities (PF)
	Low Density Residential (RL)
	Standard Density Residential (RS)
	Medium Density Residential (RM)
	High Density Residential (RH)
	Urbanizable Area (UA)



Map prepared by, City of Bend
Print Date: May 14, 2026
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.

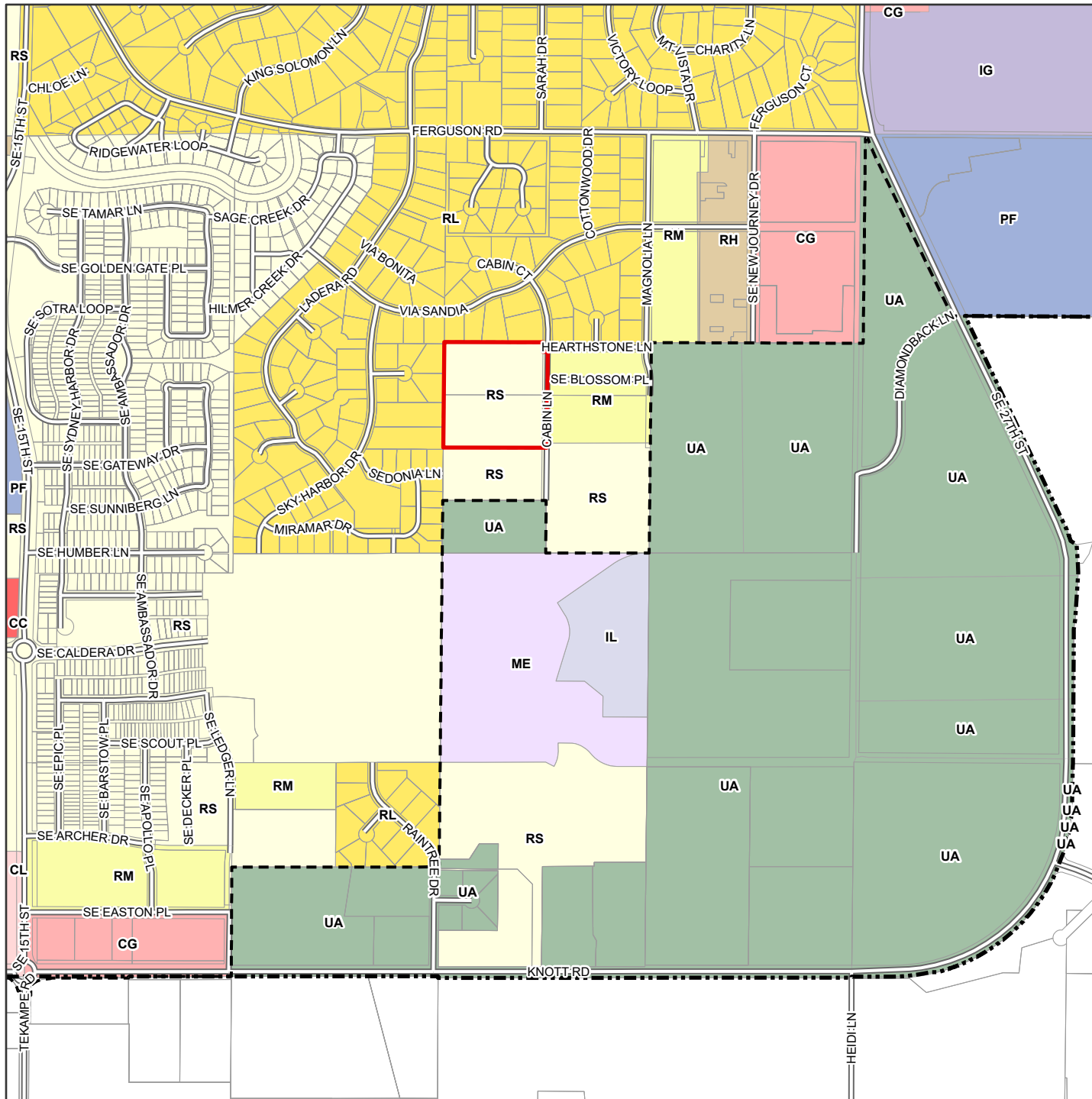


EXHIBIT F

PROPOSED SIGN DISTRICT MAP

