

ORDINANCE NO. NS-2559

An ordinance of the City Council amending Chapter 2.7 of the Bend Development Code to amend the Stevens Ranch Master Planned Development.

Findings

1. On November 24, 2025, Stevens Ranch, LLC, submitted a Type III Quasi-judicial application for a Bend Development Code amendment to the Stevens Ranch Master Plan.
2. On June 8, 2026, the Planning Commission opened a public hearing on the request, continued the hearing to July 13, 2026, and issued a recommendation that the City Council adopted an ordinance to amend Chapter 2.7 of the Bend Development Code to amend the Stevens Ranch Master Plan, as proposed.
3. Public notice for the City Council hearing was provided in accordance with the requirements of Bend Development Code 4.1.423-4.1.425. On July 16, 2026, notice was mailed by the Planning Division to surrounding owners of record and addresses of property within 500 feet of the subject properties and to the designated representatives of the Old Farm and Larkspur Neighborhood Districts. A "Proposed Development" sign was also posted on SE 27th Street and Ferguson Road, north and east of the intersection respectively, visible from the adjacent rights-of-way.
4. The Bend City Council held a public hearing on August 5, 2026, to consider the Planning Commission recommendation.
5. The Type III quasi-judicial Bend Development Code text amendments approved by this Ordinance meet all applicable Development Code criteria, policies of the Bend Comprehensive Plan, and Oregon Statewide Planning Goals.

Ordinance

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

- Section 1.** Article XXIV of the Bend Development Code Chapter 2.7 is amended as shown in the attached Exhibit A.
- Section 2.** In addition to the findings set forth above, the City Council adopts and incorporates the findings in Exhibit B.



Section 3. 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 4. All other provisions of the Bend Development Code remain unchanged by this ordinance and remain in effect.

First Reading

August 5, 2026

Second Reading

September 2, 2026

Adoption by Roll Call Vote

Yes: Kebler, Franzosa, Perkins, Platt, Riley

No:

Melanie Kebler, Mayor

Attest:

Ashley Bontje, City Recorder

Approved as to form:

Ian Leitheiser, City Attorney

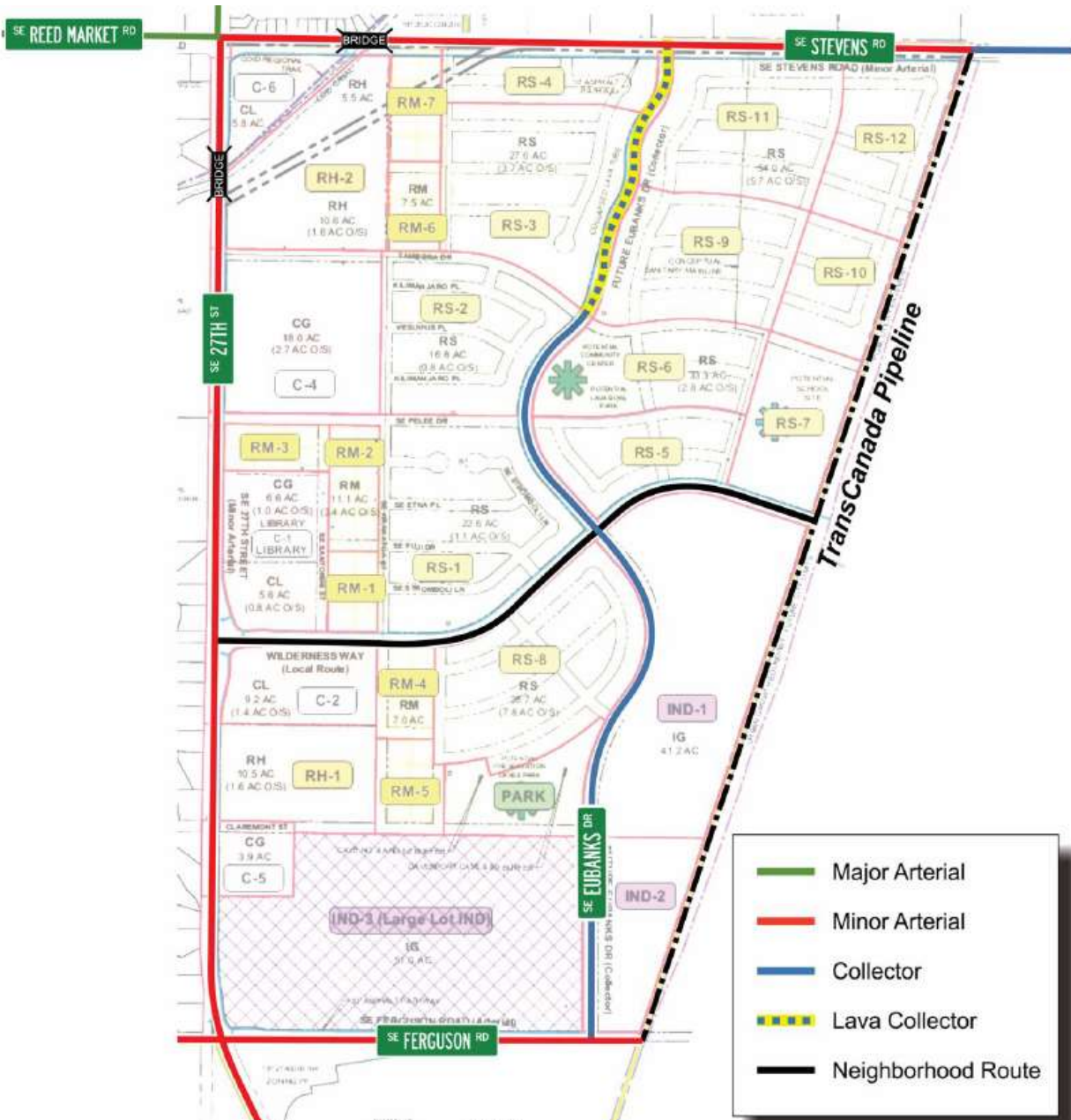
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Figure 2.7.4220

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Figure 2.7.4300 – Stevens Ranch Phasing Plan

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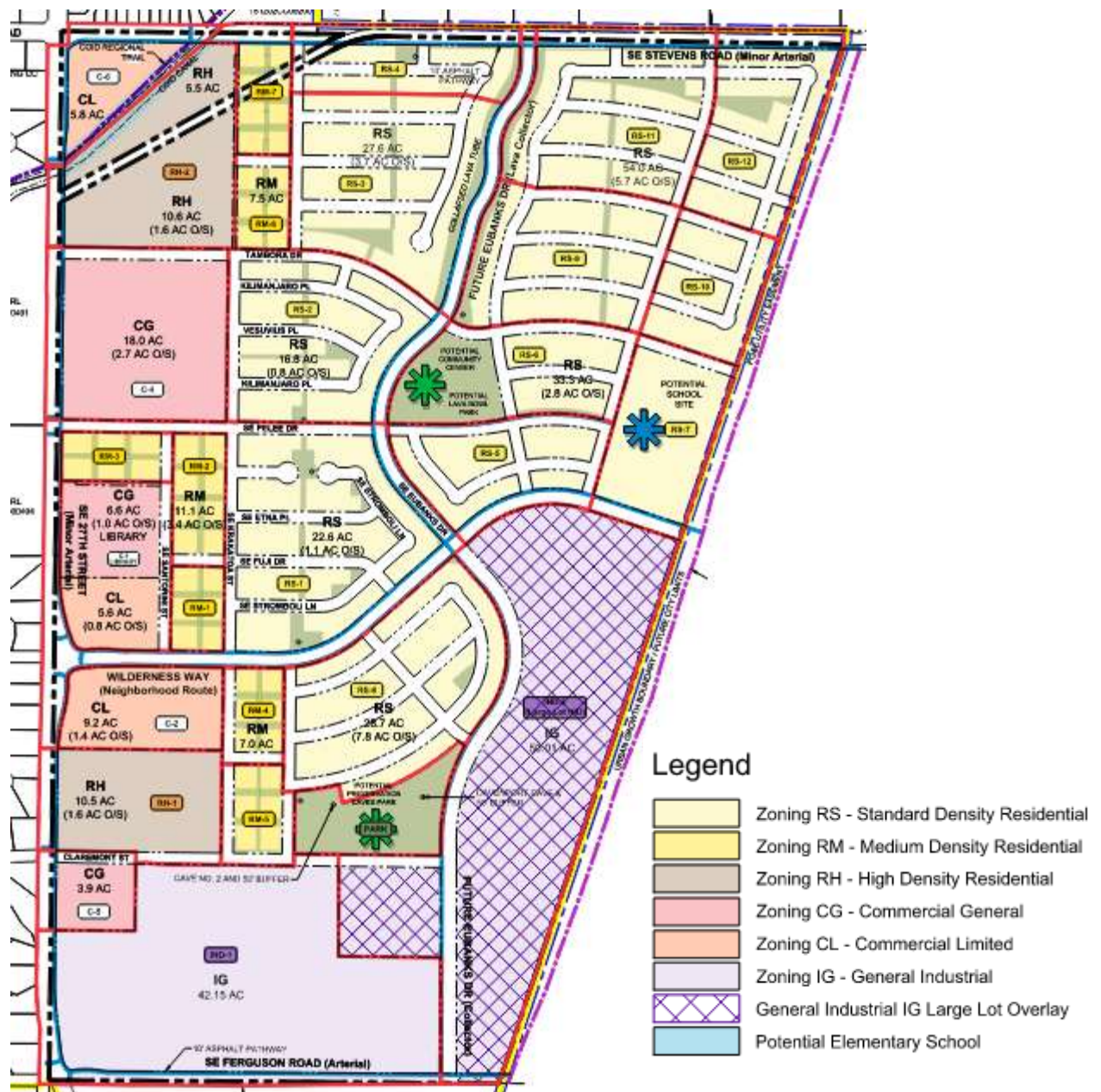


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KEYProposed New Text = Red UnderlinedProposed Removed Text = ~~Red Strikethrough~~**2.7.4300 Transportation Mitigation Plan.**

- A. Applicability. The following Transportation Mitigation Plan applies to all development within the Stevens Ranch Master Planned Development. The Transportation Mitigation Plan is adopted and implemented pursuant to BDC 4.7.600(E)(2).
- B. Alternate Transportation Design Standards. Transportation facilities within the Stevens Ranch Master Planned Development must comply with the standards set forth in BDC 2.7.4290 and Figure 2.7.4290.
- C. Transportation Mitigation. The following transportation mitigation measures must be constructed pursuant to the deadlines set forth in Table 2.7.4300 below, in conjunction with the Stevens Ranch Phasing Plan depicted in Figure 2.7.4300 below.

Table 2.7.4300 – Transportation Mitigation Plan

Phase	Description
Standard Density Residential	
RS-1	• Extend Wilderness Way (Neighborhood Route) as a low-stress facility east to Eubanks Road. • Construct 3/4 section of adjacent portion of Eubanks as a Low-Stress Collector, with provisions for bordering enhanced pedestrian crossings. • Construct local street along RM-3 to SE 27th Street. A pedestrian refuge will be constructed on the north side of the intersection. • Construct new single-lane roundabout at the SE 27th Street/Wilderness Way intersection and extend SE 27th Street frontage improvements north through RM-3 and south through C-2. • Coordinate with CET to identify ideal transit stop location and design for SE 27th Street frontage. • Extend western sidewalks the approximately 150' north from the new roundabout to the Country Sunset Mobile Home Park sidewalks. • Construct local streets along western edge of RS-1 to multi-unit street standard.
RS-2	• Construct 3/4 section of adjacent portion of Eubanks as a Low-Stress Collector, with provisions for enhanced pedestrian crossings.

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	Construct local streets along western edge to commercial standard.
RS-3	- Construct adjacent full-street section of Eubanks as a Low-Stress Lava Collector north to SE Stevens Road, providing right-of-way to accommodate a future roundabout. - Construct local streets along western edge to multi-unit standard. - Identify location for pathway extension from RS-3 to Eubanks Drive.
RS-4	- Vacate current alignment of Stevens Road extending south of the section line to SE 27th Street. - With removal of the intersection, reconstruct the SE 27th Street bridge decking to complete low-stress pathway, build BPRD trail crossing, and extend buffered bicycle lanes. - Construct 3/4 section of realigned Stevens Road as a Low-Stress Arterial along RS-4. - Dedicate right-of-way at the Eubanks Drive intersection for long-term single-lane roundabout. - Construct local streets along western edge to multi-unit standard.
RS-5	- Construct surrounding local streets and extend southern Wilderness Way Local Route. - Complete required enhanced crossings at Eubanks Drive/Wilderness Way intersection.
RS-6	- Construct surrounding local streets and complete required enhanced crossings of Eubanks Drive. - Connect Eubanks pathway into park trails and sidewalks.
RS-7	- Construct surrounding local streets. - If a school is sited within RS-7 develop and implement Safe Routes to School Plan including review of school crossing locations, school zones, and visibility treatments. - Extend walkways to BPRD TransCanada trail system (if constructed).
RS-8	- Construct 3/4 section of adjacent portion of Eubanks Drive from local street connection north to Wilderness Way as a Low-Stress Collector. - Construct surrounding local streets, with those located along the western edge built to multi-unit standard.

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RS-9	- Complete full street improvements along Eubanks Drive to Lava Collector standard. - Construct surrounding local streets. - Review potential pedestrian connection location within RS-9 or RS-11 to Eubanks corridor.
RS-10	Construct surrounding local streets.
RS-11	- Construct adjacent portion of Stevens Road corridor to Low-Stress Minor Arterial standards. - Construct surrounding local streets. - Review potential pedestrian connections to Eubanks corridor within either RS-9 or RS-11. - Ensure adequate ROW is dedicated for long-term roundabout at Eubanks Drive/Stevens Road intersection.
RS-12	- Construct adjacent portion of Stevens Road corridor to Low-Stress Minor Arterial standards. - Construct surrounding local streets. - Extend Stevens Road pathway system to connect with planned TransCanada pipeline trail in coordination with BPRD.
Park	
PARK	- Complete surrounding local streets and coordinate with BPRD for on-street parking/loading area. - Complete 3/4 street improvements along Eubanks Drive to Low-Stress Collector standards.
Medium Density Residential	
RM-1	Construct surrounding local streets to multi-unit standards.
RM-2	Construct surrounding local streets to multi-unit standards.
RM-3	Construct surrounding local streets to multi-unit standards.
RM-4	Construct surrounding local streets to multi-unit standards.
RM-5	Construct surrounding local streets to multi-unit standards.
RM-6	Construct surrounding local streets to multi-unit standards.

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RM-7	• Vacate current alignment of Stevens Road extending south of the section line to SE 27th Street. • Complete 3/4 street improvements along SE Stevens Road to low-stress Minor Arterial standards. • Phase requires vacation of existing Stevens Road alignment. • Construct surrounding local streets to multi-unit standards.
High Density Residential	
RH-1	• Complete 3/4 street improvements along SE 27th Street frontage. • Construct southbound left-turn lane on SE 27th Street into new full-access local street connection. • Construct surrounding local streets to multi-unit standards.
RH-2	• Construct surrounding local streets to multi-unit standards. • Phase requires vacation of existing Stevens Road alignment. • Complete any remaining 3/4 street frontage improvements along SE 27th Street to low-stress Minor Arterial standards, including BPRD trail crossing and bridge surface redesign. • Work with COID and City to identify canal crossing design needs.
Commercial Uses	
C-1	• Construct surrounding local streets to commercial standards. • Complete any remaining frontage improvements along SE 27th Street to Low-Stress Minor Arterial standards.
C-2	• Construct surrounding local streets to commercial standards. • Complete any remaining frontage improvements along SE 27th Street to Low-Stress Minor Arterial standards.
C-3	• Construct surrounding local streets to commercial standards. • Complete any remaining frontage improvements along SE 27th Street to Low-Stress Minor Arterial standards.
C-4	• Construct surrounding local streets to commercial standards. • Complete any remaining frontage improvements along SE 27th Street to Low-Stress Minor Arterial standards.

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	• Complete northern connection to SE 27th Street as a southbound left-in, right-out, right-out access with enhanced southern pedestrian refuge crossing pending closure of the current Stevens Road connection.
C-5	• Complete adjacent 3/4 street improvements along abutting local street and SE 27th Street.
C-6	• Complete any remaining 3/4 street frontage improvements along SE 27th Street to Low-Stress Minor Arterial standards, including BPRD trail crossing and bridge deck redesign. • Work with COID and City to identify canal crossing design needs. • Complete remaining 3/4 street improvements along SE Stevens Road and SE 27th Street to low-stress Minor Arterial standards, connecting with SE 27th Street/SE Reed Market Road intersection improvements and COID crossings. • Incorporate pedestrian crossing of COID/BPRD canal trail along Stevens Road. • Restrict Ivory Market to right-in, right-out with extension of a raised median.
Industrial Uses	
IND-1	• Complete any remaining portion of adjacent SE Eubanks Drive corridor along phase to Low-Stress Collector standards. • Extend adjacent portion of SE Wilderness Way to Neighborhood Route standards. <u>All roadways surrounding IND-1, including the entire segment of Eubanks Drive between Claremont Place and Ferguson Road, the entire segment of Ferguson Road between the 27th Street roundabout and the eastern boundary of the Stevens Ranch Master Plan, and SE 27th Street south of its improved limits to the Ferguson Road roundabout must be completed as a part of platting IND-1 as follows:</u> • <u>Prior to final plat of each abutting land division phase, complete adjacent portion of SE Ferguson Road extending from the 27th Street roundabout limits to the eastern boundary of the plat to Low-Stress Minor Arterial ¾ street standards. Improvements to the Ferguson Road frontage extending to Eubanks Drive must be carried east to the eastern boundary of the master plan.</u>

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	• <u>Prior to final plat of the first land division phase abutting Ferguson, dedicate right-of-way for SE Ferguson Road from the 27th Street roundabout limits to the eastern boundary of the plat.</u> • <u>Prior to final plat of the first abutting land division phase, complete adjacent portion of SE Eubanks to Low-Stress Collector standards.</u> • <u>Prior to final plat of each abutting land division phase, complete adjacent portion of SE 27th Street frontage to low-stress Minor Arterial standard.</u> • <u>Prior to final plat of each abutting land division phase, complete adjacent portion of Claremont Place local ¾ street standards.</u>
IND-2 (Large Lot)	<u>Prior to final building inspection of the first building in IND-2 (Large Lot), the following improvements must be constructed if not already constructed with an abutting master plan phase:</u> • Complete any remaining portion of adjacent SE Eubanks Drive corridor along phase to Low-Stress Collector standards. • <u>Complete adjacent portion of SE Wilderness Way to ¾ street Neighborhood Route standards.</u> • <u>Complete adjacent portion of SE Ferguson Road to ¾ street Low-Stress Minor Arterial standards.</u> • <u>Complete adjacent portion of Claremont Place to ¾ street Local Street standards.</u>
IND-3	• Construct 3/4 street section of SE Ferguson Road to Low-Stress Minor Arterial standards from roundabout to eastern boundary. • Complete any remaining portion of adjacent SE Eubanks Drive corridor along phase to Low-Stress Collector standards. • Dedicate adjacent right-of-way to support a future roundabout at SE Ferguson Road, with provisions for long-term widening for eastbound right-turn and southbound right-turn auxiliary lanes. • Construct adjacent 3/4 street portion of SE Ferguson Road to low-stress Minor Arterial standards.
Impact-Based Improvements (As monitored in Compliance Monitoring Report)	
236 PM Trips	• Construct single-lane roundabout at the SE 27th Street/SE Wilderness Way intersection with provisions for an auxiliary southbound left-turn lane.

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250th Single-Family Permit	• Construct a complete asphalt pathway on the east side of SE 27th Street from Reed Market Road south to Ferguson Road, excluding the portion of the pathway over the COID bridge. This remaining portion will be constructed with the vacation of Stevens Road's current intersection.
527 PM Trips	• Construct a single-lane roundabout with provision for an eastbound and southbound auxiliary right-turn lane at the SE 27th Street/SE Ferguson Road intersection. • Other conditions may require completion of the roundabout sooner than this trip threshold, including extension of Ferguson Road east, construction of the school, or development of the large-lot industrial site. • Up to 88 PM trips associated with a deed-restricted Affordable Housing project (up to 200 affordable units) may be allowed without triggering this improvement. All other mitigations shall account for any trips associated with an Affordable Housing project.
1,405 PM Trips	• Construct the SE Reed Market Road/SE 27th Street intersection improvements to support long-range capacity needs.
1,756 PM Trips	• Construct improvements at the Stevens Road/Ward Road intersection per agreements with Deschutes County.

EXHIBIT B

RECOMMENDED CITY COUNCIL FINDINGS



CITY OF BEND

COMMUNITY
DEVELOPMENT

PROJECT NUMBER: PLTEXT20250651 (Text Amendment)

HEARING DATE: August 5, 2026 at 6:00 p.m.
City of Bend Council Chambers (hybrid)
710 NW Wall Street, Bend, OR 97703

REPORT DATE: July 27, 2026

**APPLICANT/
OWNER:** Stevens Ranch LLC
721 S. Brea Canyon Rd., Ste. 7
Diamond Bar, CA 91789

AGENT: Matthew Robinson
DOWL, LLC
963 SW Simpson Ave
Bend, OR 97702

**PROJECT
LOCATION:** 21425 Stevens Rd,
Deschutes County Assessor's Map 18-12-11, Tax Lot 00200

REQUEST: Quasi-Judicial Bend Development Code text amendment to amend the Stevens Ranch Master Planned Development (Article XXIV) to move the location of the General Industrial (IG) 50-acre Large Lot Overlay. (Type III Quasi-Judicial Planning Commission recommendation to City Council)

STAFF REVIEWERS: Karen Swenson, Senior Planner
(541) 388-5567; kswenson@bendoregon.gov

Chris Henningsen, Principal Engineer
(541) 388-5570; chenningesen@bendoregon.gov

APPLICABLE CRITERIA, STANDARDS AND PROCEDURES:

Bend Development Code (BDC) – Version effective date: 10/3/2025

Approval Criteria

Chapter 4.5, Master Plans
Chapter 4.6, Map and Text Amendments



4.6.300, Quasi-Judicial Amendments

Standards

Chapter 2.7, Special Planned Districts, Refinement Plans, Area Plans and Master Plans
Chapter 4.5.200, Community Master Plan

Procedures

Chapter 4.1, Development Review and Procedures

Bend Comprehensive Plan Policies

Chapter 6, Economy
Chapter 7, Transportation
Chapter 11, Growth Management

Oregon Administrative Rules

Chapter 660 Division 12, Transportation Planning
Chapter 660 Division 15, Statewide Planning Goals and Guidelines

FINDINGS OF FACT:

- 1. LOCATION:** The subject property is located at 21425 Stevens Road and is further identified as Tax Lot 200 on the Deschutes County Assessor's Map 18-12-11.
- 2. ZONING AND PLAN DESIGNATION:** The subject property is zoned and designated Standard, Medium and High Density Residential (RS, RM and RH, respectively), General Commercial (CG), Limited Commercial (CL), and General Industrial (IG). The property is within the Stevens Ranch Master Plan. A portion of the IG zone also includes an IG-Large Lot overlay in the master plan.
- 3. SITE DESCRIPTION AND SURROUNDING USES:** The property is bounded by Stevens Road (minor arterial) to the north, SE 27th Street (minor arterial) to the west, the TransCanada pipeline easement to the east, and the Humane Society of Central Oregon and Deschutes County facilities including Knott Landfill to the south as well as the future extension of Ferguson Road (arterial) to the south.

Multiple phases of the Stevens Ranch master plan have been approved under separate land division decisions, including RS-1 through RS-3 and RM-1 through RM-3; three of these six residential phases have been platted. The Site Plan Review decision for the Central Library at Stevens Ranch library was also approved (PLSPR20230274) and construction was recently completed. A construction staging area is located east of Phase RS-1. Since the master plan's original approval in 2021, major infrastructure projects necessary for the site's complete build out have been constructed, including improvements to SE 27th Street and a roundabout at the intersection of SE 27th Street and SE Wilderness Way.

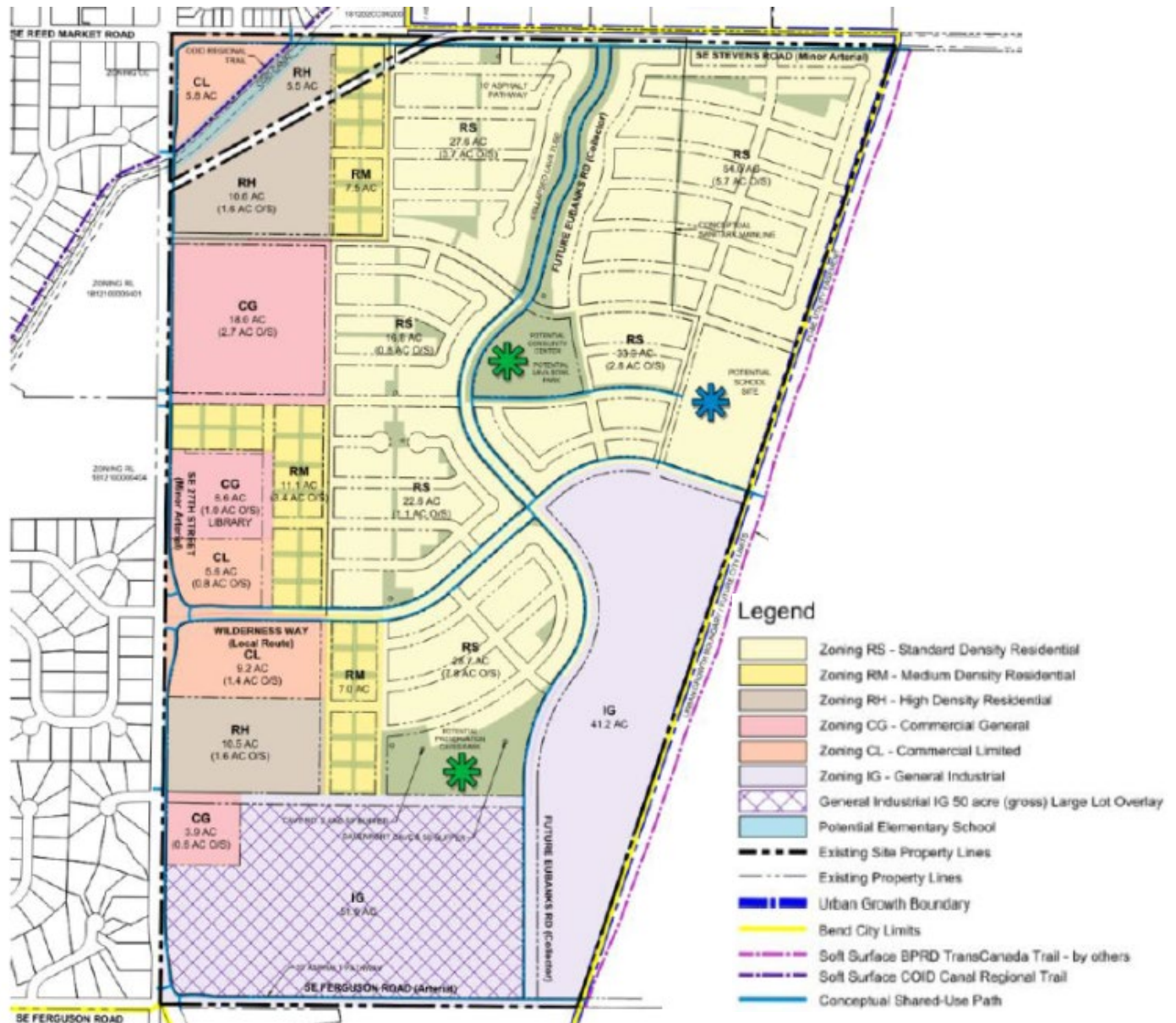
The central portion of the southern half of the property includes the site of the former



Arnold Landfill and sewage disposal area, with approximately 19 cumulative acres of waste. The applicant initiated the Voluntary Clean-Up Program (VCP) through the Department of Environmental Quality (DEQ) to implement a regulated remediation process for this area, which was deemed complete in December 2022.

Elsewhere on the site, the vegetative cover consists primarily of sagebrush, bitterbrush, and juniper trees. The site also contains several caves of various sizes, which are identified and protected in the Stevens Ranch Master Plan and subsequent land division decisions.

Existing Zoning shown on master plan map (IG-LL overlay hatched)



The IG-LL overlay does not appear on the City's overall zoning map, but is identified on the following figures within Article XXIV of the BDC:

- Figure 2.7.4220 – Stevens Ranch Master Plan
- Figure 2.7.4290 – Stevens Ranch Street Type Plan and Standards
- Figure 2.7.4300 – Stevens Ranch Phasing Plan

SE REED MARKET ROAD

SE STEVENS ROAD (Minor Arterial)

SE EUBANKS DRIVE

SE FERGUSON ROAD (Arterial)

Legend

- Zoning RS - Standard Density Residential
- Zoning RM - Medium Density Residential
- Zoning RH - High Density Residential
- Zoning CG - Commercial General
- Zoning CL - Commercial Limited
- Zoning IG - General Industrial
- General Industrial IG 50 acre (gross) Large Lot Overlay
- Potential Elementary School
- Existing Site Property Lines
- Existing Property Lines
- Urban Growth Boundary
- Beard City Limits
- Soft Surface BPRD TransCanada Trail - by others
- Soft Surface COID Canal Regional Trail
- Conceptual Shared-Use Path

In addition to amending the figures referenced above, the proposal also includes an amendment to the Stevens Ranch Transportation Mitigation Table (BDC Table 2.7.4300) to reflect the new location of the IG Large Lot Overlay.

- 4. BACKGROUND:** In compliance with OAR 660-024-0045, the need for Large Lot Industrial sites in Central Oregon was established in the Central Oregon Large Lot Industrial Land Need Analysis (2012), prepared by Deschutes County in collaboration with Crook County, Jefferson County, the Central Oregon Intergovernmental Council (COIC), and numerous incorporated cities in Central Oregon, including Bend. The analysis concluded a short-term need (within 10 years) for a regional inventory of Large Lot industrial sites of varying sizes (three between 50 and 100 acres, two between 100 and 200 acres, and one greater than 200 acres). These industrial sites were intended to spur economic development and job creation in Central Oregon and attract key businesses that could provide stable, well-paying jobs.

Per the Intergovernmental Agreement between COIC and the Central Oregon cities and counties adopted in April 2013, the Large Lot site is required to be used by a traded sector use, which are industries and uses that sell their goods or services into markets for which national or international competition exists. The Large Lot site is also subject to specific development standards that preclude it from being subdivided until developed in order to encourage use by a single user utilizing a large, contiguous tract of land.

The City included the requirement for a Large Lot site in the Comprehensive Plan policies for the Department of State Lands (DSL) Urban Growth Boundary Expansion Area (Policies 11-85 and 11-87) adopted in 2016. The Stevens Ranch Master Plan was adopted in 2021 (PLSPD20210316 and Ordinance No. NS-2420), and included a 50-acre Large Lot site identified with an overlay in the master plan and specific standards in BDC 2.7.4280.

- 5. PUBLIC NOTICE AND COMMENTS:** In accordance with BDC 4.1.215, the applicant held a virtual neighborhood public meeting via Zoom on October 7, 2025. Approximately 10-15 people attended, including the designated representative of the Old Farm Neighborhood District. Attendees inquired about the types of uses allowed in the IG Large Lot Overlay and what type of development could be expected there in the future.

On May 18, 2026, the Planning Division mailed notice of the Planning Commission June 8, 2026 public hearing per BDC 4.1.423. Two "Proposed Development" signs were also posted on the site on May 19, 2026 per BDC 4.1.425. Notices were also sent to participating City Departments and other affected agencies for comment. The agency comments and recommendations that the Planning Division received in response are contained in the project file and were considered in this staff report.

On June 8, 2026, the City of Bend Planning Division conducted a public hearing which was extended to July 13, 2026, at the request of a party of record prior to the hearing per BDC



4.1.885. One letter was submitted subsequent to the June 8 public hearing. On July 13, 2026, the Planning Commission continued the public hearing and two additional individuals provided oral testimony. The Planning Commission voted unanimously to recommend approval of the proposal to the City Council.

On July 16, 2026, the Planning Division mailed public notice of the Council public hearing 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 Larkspur and Old Farm Neighborhood Districts. Two "Proposed Development" signs were also posted on the site on July 16, 2026.

The required notice to the Department of Land Conservation and Development (DLCD) was provided on January 27, 2026, more than the required 35 days prior to the first public hearing. As of the date of this report, no public comment letters have been received by the Planning Division.

6. **APPLICATION ACCEPTANCE DATE:** This application was submitted on November 24, 2025 and deemed complete on January 27, 2026. The application is not subject to the 120-day statutory review period.
7. **RECORD:** The documents in CityView for PLTEXT20250651 are made part of the record and were placed before the Planning Commission and City Council for consideration during the proceedings on the amendments. The documents are available for review and can be viewed in the Online Permit Center Portal at <https://cityview.ci.bend.or.us/Portal/Planning/Locator> on the City of Bend website by entering the project number PLTEXT20250651 in the search bar to find the project.

FINDINGS REGARDING COMPLIANCE WITH APPROVAL CRITERIA:

4.6.300 Quasi-Judicial Amendments.

- A. ***Applicability, Procedure and Authority.*** Quasi-judicial amendments generally refer to map and text amendments affecting a single or limited group of properties and that involves the application of existing policy to a specific factual setting. Quasi-judicial amendments follow the Type III procedures, as governed by BDC Chapter 4.1, Development Review and Procedures, using the standards of approval in subsections (B) and/or (C) of this section, as applicable. Based on the applicant's ability to satisfy the approval criteria, the application may be approved, approved with conditions, or denied.

FINDING: The proposed amendments to the text of the BDC affect a limited group of properties and involve the application of existing policy to a specific factual setting. For Major Community Master Plans that do not include amendments to the Bend Comprehensive Plan, BDC 4.6.300 is superseded by BDC 4.5.200. The proposed amendment to the Stevens Ranch



Master Plan does not amend the Bend Comprehensive Plan. Therefore, the quasi-judicial amendment to Article XXIV, Stevens Ranch Master Planned Development, is being reviewed under BDC 4.5.200, Community Master Plan.

4.5.200 Community Master Plan

D. Community Master Plan Approval Criteria.

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: Compliance with subsection (E) is addressed below, beginning on page 21.

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 Utility Availability Memo issued for the original master plan (SWA 20-2186) shows that adequate capacity exists in the collection systems; this proposed text amendment does not alter the amount or direction of wastewater flow in the system. Therefore, a revised sewer analysis was not required for the proposed text amendment. Similarly, a new will-serve letter was not required from the Avion Water Company. Any subsequent development must construct the required mitigation measures outlined in the original Utility Availability Memo, which will be required under a subsequent land division application. This criterion is met.

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

FINDING: The Transportation Analysis Memo (PRTFR202100198) issued for the original master plan outlines compliance with Chapter 4.7. Relevant mitigation measures were incorporated into the master plan in BDC 2.7.4300, to be completed at specific milestones during buildout of the site. The proposed text amendment does not alter the number or direction of trips generated by subsequent development. Therefore, no additional mitigation measures to address transportation impacts are required. Amendments to the Transportation Mitigation Plan in the Stevens Ranch Master Plan, BDC 2.7.4300, are proposed, however, to shift the mitigation measures to align with the location of the new IG-LL overlay boundary and its relation to surrounding streets. The mitigation measures, as written, are intended to ensure that maximum block length and perimeter standards can be met with future land division review.

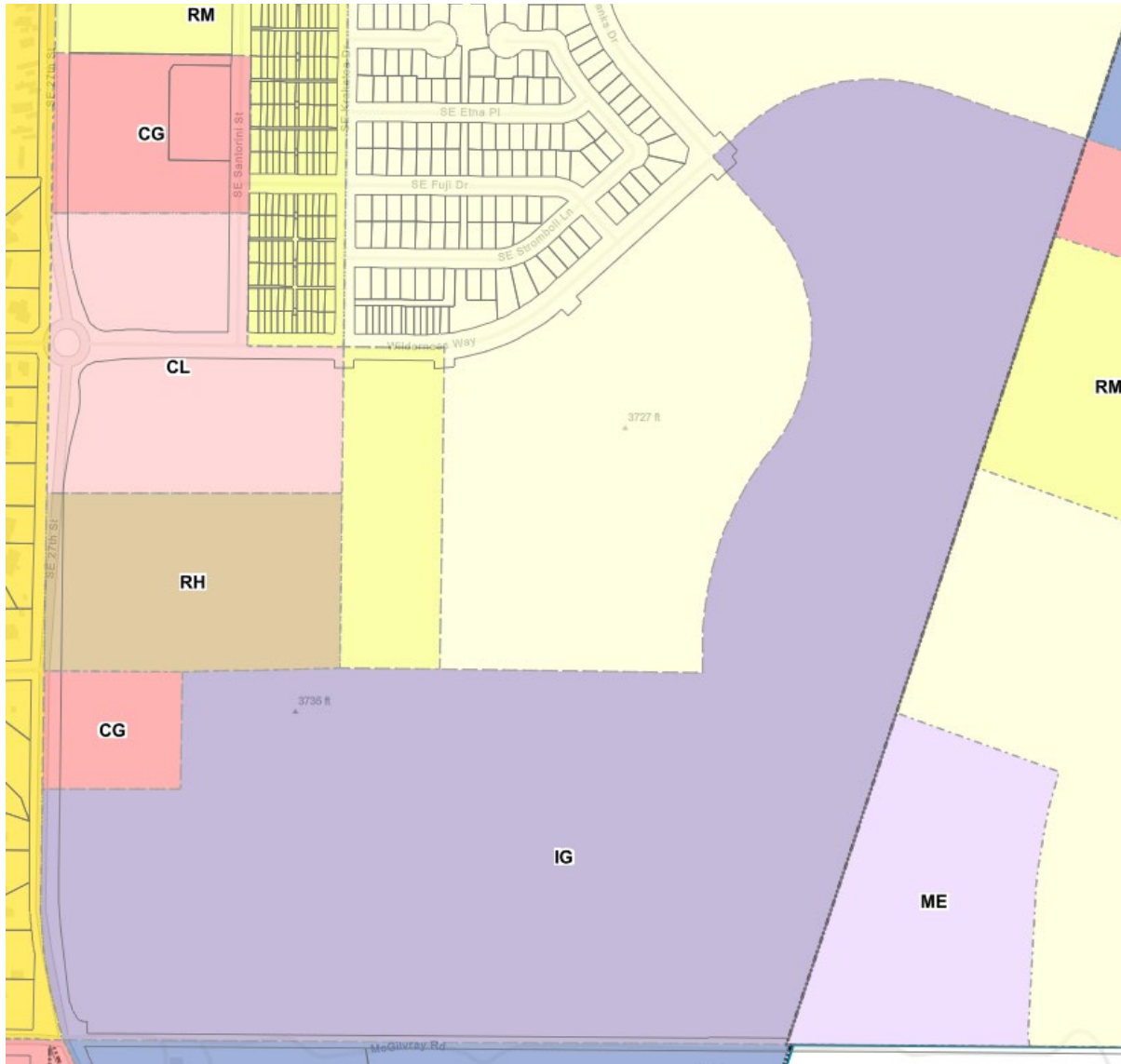


- 3. Major Community Master Plan.** In addition to the approval criteria in subsection (D)(1) of this section the City may approve, approve with conditions, or deny a proposed major community master plan application based on meeting all of the following criteria:
- a. The community master plan land uses and densities must be consistent with the Bend Comprehensive Plan Map designations. If rearranging the plan designation locations and/or zoning is proposed as part of the master plan application, the 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 and maintain the density/housing numbers consistent with the allocations prescribed by the existing plan designations except as provided in subsection (E)(3) of this section. Any other changes to the plan designations and density/housing numbers, or other changes to the Comprehensive Plan Map designations, require a Comprehensive Plan and Bend Zoning Map amendment to be processed concurrently in accordance with BDC Chapter 4.6, Map and Text Amendments.**

FINDING: The IG-Large Lot overlay does not appear on the City's overall zoning map, and is only identified on the several figures within the Stevens Ranch Master Plan. Therefore, the proposed text amendment is not a rezone.

The underlying zoning of the area currently within the IG-Large Lot overlay and that proposed to be within the overlay is General Industrial (IG) and designated IG in the Comprehensive Plan, as shown in dark purple below. Therefore, the proposed text amendment does not rearrange the IG plan designation in the Stevens Ranch Master Plan.

Comprehensive Plan Designations (no changes proposed)



No specific uses are proposed for the IG Zone District in the Stevens Ranch Master Plan with this text amendment. Any subsequent development in the IG zone or the IG-Large Lot overlay must be consistent with BDC 2.7.4270 (IG) or BDC 2.7.4280 (IG Large Lot Overlay), respectively, and will be subject to future land use application review (e.g., land division, site plan review).

- b. 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 community master plan. Where the applicant has proposed deviations to the above standards and/or zoning district requirements, the applicant has demonstrated:...**



FINDING: While the adopted master plan included deviations from the overall Bend Development Code that are now codified in Article XXIV, Stevens Ranch Master Planned Development, the proposed text amendments do not include additional deviations to the overall Development Code or to the originally adopted master plan. As established in the findings for the adoption of the Stevens Ranch Master Plan (PLSPD20210316 and Ordinance No. NS-2420), the standards and district requirements in Title 2 and 3 of the Bend Development Code, including master plan code standards in Article XXIV, can be met with subsequent development, which will be reviewed with future land use applications. Compliance with BDC 3.1, Lot, Parcel and Block Design, Access and Circulation, including the block length and perimeter standards, and BDC 3.4.200(I), Future Street Plan and Extension of Streets, Alleys and Access Corridors, will be reviewed and confirmed with subsequent land division applications and Site Plan Review applications.

c. In lieu of the approval criteria in BDC 4.6.300, Quasi-Judicial Amendments, major community master plan applications that do not propose a Bend Comprehensive Plan amendment must demonstrate compliance with the following:

i. Approval of the request is consistent with the relevant Statewide planning goals that are designated by the Planning Director or designee; and

Goal 1, Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

FINDING: The City's acknowledged citizen involvement program for quasi-judicial amendments is codified in BDC Chapter 4.1. The first step for citizen involvement is the public meeting required by BDC 4.1.215. The applicant held a neighborhood public meeting on October 7, 2025. Notice was provided to property owners located within 500 feet of the subject properties, as well the Old Farm and Larkspur Neighborhood Districts, in compliance with BDC 4.1.215. The required City forms for Verification of Compliance and Verification of Neighborhood Meeting, as well as documentation of the mailing of notices were included in the submittal. Type III land use applications are also noticed by the City pursuant to BDC 4.1.400, which ensures that people are informed of the opportunity to participate in a public hearing. The requirements of this goal have been met.

Conformance with Goal 1 is further achieved through compliance with Title 4 of the Bend Development Code, Applications and Review Procedures. Section 4.6.300 of the Development Code establishes that quasi-judicial amendments must follow a Type III procedure as governed by Chapter 4.1.

An initial public hearing before the Planning Commission will precede a second public hearing before the City Council. The public involvement procedures identified in the Development Code are being followed, which will ensure compliance with Statewide Planning Goal 1.



Goal 2, Land Use Planning

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

FINDING: The proposed text amendments are within a Development Code that has been crafted to be consistent with the Bend Comprehensive Plan policies specific to the subject property, BCP Policies 11-83 through 11-92. The Bend Comprehensive Plan was acknowledged by the Oregon Department of Land Conservation and Development (DLCD). The proposed text amendments serve to implement the applicable BCP Policies and do not alter the administration of the code or the established requirements which ensure a factual base for all decisions.

The City will review and process this application consistent with the procedures detailed in BDC Chapter 4.1, including consideration of any agency and public comments received regarding the application. Therefore, consistency with this Statewide Planning Goal is established.

Goal 3, Agricultural Lands

To preserve and maintain agricultural lands.

Goal 4, Forest Lands

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

FINDING: There are no designated agricultural or forest lands within the project area. Therefore, Goals 3 and 4 do not apply.

Goal 5, Natural Resources, Scenic and Historic Areas, and Open Spaces

To protect natural resources and conserve scenic and historic areas and open spaces.

FINDING: The site contains several caves of various sizes, eight of which were documented and studied as part of an Environmental, Social, Economic and Energy (ESEE) analysis for the property. Two of the caves, Garbage Cave No. 2 (renamed Preservation Cave) and Davenport Cave, must be protected with a 50-foot buffer and restricted for human entry to preserve the bat habitat potential. These two caves, and Garbage Cave No. 1, are identified in the Stevens Ranch master plan in a future open space tract south of Phase RS-8. Three Pines Cave (also known as Miller Cave) just north of the proposed Wilderness Way extension in the center of the site and Williams Cave just south of Pelee Place were included in open space tracts with the Phase RS-1 recorded plat and will be open to the public managed by the Stevens Ranch Homeowner's Association under a cave management plan in the CC&Rs approved the Department of State



Lands. Stevens Cave just south of Stevens Road will be preserved under a subsequent land division application for Phase RS-4. Braille Cave and Vulture Cave did not meet the criteria required for preservation per the ESEE report. None of the above caves are located in the IG zone boundary of the Stevens Ranch Master Plan, and they are not impacted by the proposed amendments.

The subject property does not include any other Goal 5 resources, based on the inventory included in the Deschutes County Comprehensive Plan and available information from State and Federal sources to make this determination. For the above reasons, the requirements of Goal 5 are met.

Goal 6, Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

FINDING: Air and water quality are regulated by the Oregon Department of Environmental Quality. For areas within the Bend UGB, the Bend Development Code includes regulations for the Waterway Overlay Zone (WOZ) and Areas of Special Interest (ASI), which has been acknowledged by the Department of Land Conservation and Development. The subject properties are not located within the WOZ nor do they contain an ASI. Maintaining or improving the quality of the community's air, water and land resources will be assured through enforcement of state and local regulations. Noise levels will not exceed DEQ noise regulations. Through the 2016 Bend UGB expansion, the City found that the UGB expansion satisfied Goal 6 for several reasons:

- *"The proposal does not include new areas along the Deschutes River or Tumalo Creek; the proposed efficiency measures and areas for expansion direct growth away from these areas.*
- *The proposal will maintain and improve the quality of air resources because it has been designed to reduce the growth of vehicle miles traveled (VMT), which will help in limiting or avoiding new greenhouse gas emissions from auto and truck traffic.*
- *The planned housing mix makes a shift from single-family detached, to more attached housing types, which studies have shown typically consume less energy than single-family dwellings."*

The adopted Comprehensive Plan policies ensure compliance with Goal 6.

Goal 7, Areas Subject to Natural Hazards

To protect people and property from natural hazards.

FINDING: No 100-year floodplains or mapped landslide areas are located within these subject properties.



The City received a significant amount of public testimony during the 2016 UGB expansion process on the topic of wildfire, some of which focused on the risk of wildfire in the areas to the west of Bend. While the record includes evidence and testimony that wildfire risk is high in the areas west of Bend, the City acknowledges that there is also evidence in the record that shows the risk of wildfire is high all around the City in all four directions. The City relied on a wildfire consultant to inform the City's work and approach to wildfire in the urban growth boundary expansion analysis. The City chose to rely on this evidence and the work of the wildfire consultant to ensure the risk of wildfire could be considered in the evaluation of all UGB expansion subareas. Bend Comprehensive Plan Chapter 11 includes Policy 11-5, which directs the City to adopt strategies to reduce wildfire hazard on lands within the City and the Urban Growth Boundary (UGB). The proposed Text Amendment does not limit Bend from enacting policy in support of Policy 11-5 that aims to mitigate wildfire hazard on lands within the Bend UGB, including Stevens Ranch. The proposed Text Amendment only involves industrial lands; development of these industrially-zoned areas will comply with adopted Building Code and Development Code standards related to building materials. Based on the foregoing, Goal 7 is satisfied.

Goal 8, Recreational Needs

To satisfy the recreational needs of citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

FINDING: The City adopted the Bend Comprehensive Plan and the Department of Land Conservation and Development has acknowledged that Plan. Chapter 2 of the Bend Comprehensive Plan establishes Goals and Policies which address Natural Features and Open Space needs within the City of Bend and prescribes responsibilities of both the City and the Bend Park and Recreation District (BPRD), via Policy 2-2.

The Comprehensive Plan policies for Stevens Ranch Master Plan require up to 35 acres of parks and public open space (Policy 11-86), coordination with Bend Park and Recreation district (Policy 11-89), and the provision of trails along canal easements and other open space when feasible (Policy 11-92). The Stevens Ranch Master Plan includes at least 10% open space in compliance with BDC 4.5.200.E.4, including two parks, a potential community center for residents, a network of trails and multi-use paths through the property and COID canal, and connecting to BPRD's planned trail systems outside of the subject property.

BPRD did not submit comments on the current application. Exhibit 20 of PLSPD20210316 (the Stevens Ranch Master Plan) is a letter from the Bend Park and Recreation District, per Policy 11-89, to confirm the coordination that has occurred between the applicant and the Bend Park and Recreation District, with the parties working collaboratively towards an agreement on the final design, program, and financing of the neighborhood parks, trails, and open space within the Master Plan.



The proposed text amendment to shift the General Industrial Large Lot overlay eastward, within the overall General Industrial zoning boundary, does not impact the location or amount of open space within the Stevens Ranch Master Plan.

Because the proposal is consistent with the adopted Bend Development Code, and the acknowledged Bend Comprehensive Plan, it is also consistent with this Statewide Planning Goal. Therefore, Goal 8 is satisfied.

Goal 9, Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

FINDING: Comprehensive Plan Policies for Stevens Ranch describe the community as “a new complete community that accommodates a diverse mix of housing and employment uses, including the potential for a large-lot industrial site” (Policy 11-84). The policies specify that the master plan contain 46 gross acres of commercial plan designations and 93 gross acres of industrial plan designation, including one large-lot 50-acre industrial site (Policies 11-85 and 11-87).

In the adopted Stevens Ranch Master plan, approximately 46 acres are designated commercial (CG and CL) and 93 acres are designated Industrial (IG), including one large-lot 50-acre industrial site, meeting the applicable Comprehensive Plan policies above. The recently completed Stevens Ranch library is located on approximately 8 acres of the commercially zoned property. The remainder of the commercially and industrially zoned land remain undeveloped at this time.

The proposed Text Amendment does not alter the location or overall acreage of commercial or industrial land designations within Stevens Ranch. The Master Plan will continue to comply with the commercial and industrial land mix required by the Comprehensive Plan. As shown on the revised Stevens Ranch Master Plan map on page 4 of this report (also shown on BDC Figure 2.7.4220, Exhibit C of the application), the IG Large Lot Overlay is proposed to relocate from its current location at the intersection of SE 27th Street and Ferguson Road to a location generally east of the future extension of Eubanks Drive, north of the future extension of Ferguson Road, and south of the future extension of Wilderness Way.

The submitted narrative states *“the applicant has seen little to no interest in the IG Large Lot Overlay from potential industrial users, which faces competition from other large, currently undeveloped tracts of industrially zoned land located in both Bend and Redmond that is in closer proximity to key transportation corridors such as U.S. Hwy 97 and Hwy 20. While potential industrial users have shown interest in industrial land on the site, these users and their businesses are either not considered “traded sector” uses that are eligible to use the land or are unable or unwilling to purchase and develop the entire 50-acre parcel. The proposal to relocate the IG Large Lot Overlay is intended to spur development of the Master Plan’s industrial lands adjacent*

to SE 27th Street and Ferguson Road, which are readily developable, accessible through existing roadway connections, and can be served by extensions of public utilities.” The applicant’s proposal supports Goal 9 by attempting to create new opportunities for industrial development, job creation, and economic growth in Bend, while retaining a 50-acre property for future potential large-lot industrial development. Goal 9 is met.

Goal 10, Housing

To provide for the housing needs of the citizens of the state.

FINDING: The subject property was included as part of the City’s Goal 10 inventory of needed housing when the City of Bend expanded its Urban Growth Boundary in 2016. The property is also identified in the City’s Comprehensive Plan as appropriate for housing and commercial uses as stated in applicable Policies 11-84 to 11-86:

11-84 The overall planning concept for the DSL property as identified in Figure 11-4 is for a new complete community that accommodates a diverse mix of housing and employment uses, including the potential for a large-lot industrial site.

11-85 This area shall provide for a mix of residential and commercial uses, including 163 gross acres of residential plan designations, 60 gross acres of residential and/or public facility plan designations, 46 gross acres of commercial plan designations, and 93 gross acres of industrial plan designations, including one large-lot industrial site. (Gross acreages exclude existing right of way.)

11-86 In order to provide sufficient housing capacity and mix, the residential plan designations shall include 196 gross acres of RS, 9 gross acres of RM, and 19 gross acres of RH. Acreages exclude existing right of way. The acreage of RS includes roughly 21 acres for an elementary school site and up to 35 acres of parks and public open space, which may be designated PF if land has been acquired by the school or park district at the time of the master plan. Alternatively, the master plan may demonstrate that this area will provide capacity for a minimum of 1,000 housing units, including at least 11% single family attached housing and at least 41% multifamily and duplex/triplex housing types.

The adopted Stevens Ranch Master Plan can accommodate a total of 1,710 residential units, including 359 single-family attached units (townhomes), 701 multifamily, duplex and triplex units, and 650 single-family detached units.

The proposed Text Amendment does not affect the land area designated for residential development or preclude compliance with this policy’s minimum housing unit requirement, and the Master Plan will continue to provide 1,710 housing units that can meet the housing mix requirements of this policy. Ultimately, the number of housing units planned for Stevens Ranch will exceed the minimum requirement of BCP Policy 11-86. Goal 10 is met.

Goal 11, Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

FINDING: In 2021, the Bend City Council approved the Stevens Ranch Master Planned Development (PLSPD20210316 & Ordinance No. NS-2420), which included extensive documentation and analysis showing how Stevens Ranch can be served by necessary public facilities, including public water and sewer utilities, franchise utilities, public transit, public parks and open space areas, as well as multimodal transportation connections. The ordinance provided the following findings demonstrating how necessary public facilities can be provided to Stevens Ranch in a manner that is adequate to serve the site's anticipated development.

Required infrastructure (water, sewer and transportation) will be provided concurrent with each phase of development. The proposed Utility Plans (Exhibit 21 of this application) indicate how water and sewer will be provided to the blocks within the Stevens Ranch master plan. Avion Water District has indicated that it has capacity to serve the master plan area, and the City-issued Utility Availability Memo (SWA 20-2186) indicates sewer capacity will be available for the Stevens Ranch Master Plan and the associated mitigation for sewer improvements. The applicant also discussed with City staff how stormwater will be detained within the boundaries of each phase as would be allowed under the proposed Stevens Ranch code. Finally, a Transportation Analysis Memo (PRTFR202100198) has outlined the transportation mitigation necessary for the Stevens Ranch Master Plan, which will be codified in BDC 2.7. Details of compliance with Chapter 3.4 will be reviewed during future land use division, but the applicant has shown that the standards in this section can be met.

As described, Stevens Ranch can be provided with adequate public facilities that can be extended in an orderly and efficient manner as the site continues to develop. The required public street improvements listed in the Transportation Mitigation Table will ensure a fully connected street network to support orderly development for this and surrounding property. Further, the proposed Text Amendment does not limit the applicant from complying with minimum open space requirements, and the applicant has continued to coordinate with the Bend Park and Recreation District (BPRD) prior to submittal of land use applications for new development within Stevens Ranch. Goal 11 is met.

Goal 12, Transportation

To provide and encourage a safe, convenient and economic transportation system.

FINDING: The Transportation Planning Rule (TPR) (OAR 660-012-0000) implements Goal 12 and states the purpose is "to provide and encourage a safe, convenient and economic transportation system." The TPR also supports mobility and accessibility, the availability of



multimodal choices, efficient flow of freight, protection of existing and planned transportation facilities, and coordination among service providers.

As described in the submitted TPR compliance memorandum (Exhibit F of the application), which provides findings in response to OAR 660-012-0060, significant effects to the transportation system are not anticipated as a result of the proposed Text Amendment since the land area designated for industrial uses will not change and no additional trips are anticipated with the amendment. Thus, the proposal is compliant with the TPR and Goal 12 is met.

Goal 13, Energy Conservation

Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

FINDING: Goal 13 generally imposes obligations on local governments to develop plans and implementing measures that conserve energy. In 2016, Council found that the 2016 UGB expansion satisfied Goal 13 because it was designed to conserve energy by directing more growth in housing and employment to opportunity areas inside the existing UGB, considering energy in the evaluation and arrangement of land uses in the UGB expansion areas, and ensuring that the areas added to the UGB are well connected to the transportation system. Therefore, Goal 13 is satisfied.

Goal 14, Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

FINDING: During the City's 2016 UGB expansion process, the City demonstrated a need to amend the UGB to accommodate future urban population and job growth within the Bend UGB, through several analyses, including the Urbanization Report and the UGB Scenario Evaluation Report. The City inventoried its buildable lands for both housing and employment and forecasted future needs for housing and employment based on the 20-year population forecast, determining that a UGB expansion was necessary. This UGB expansion was adopted in 2016. As such, the proposal is consistent with Goal 14.

Goal 15, Willamette River Greenway; Goal 16, Estuarine Resources; Goal 17, Coastal Shorelands; Goal 18, Beaches and Dunes and Goal 19, Ocean Resources

FINDING: Goals 15 through 19 are not applicable to the proposed amendments because the subject properties do not include any of the noted features and are not located within the coastal or Willamette Valley regions.

4.5.200.D.3. Major Community Master Plan.

- c. **In lieu of the approval criteria in BDC 4.6.300, Quasi-Judicial Amendments, major community master plan applications that do not propose a Bend Comprehensive Plan amendment must demonstrate compliance with the following: (*Continued from page 8*)**
 - ii. **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;**

Policies for Special Site Needs

11-37 The City has identified a need for two large lot (at least 50-acre) industrial sites for targeted industries specified in the EOA. This need will be met through the opportunity for one large lot industrial site in the eastern portion of Juniper Ridge and one large lot industrial site on the DSL property.

FINDING: During the Master Plan’s original review and approval in 2021, Stevens Ranch provided a 50-acre gross Large Lot Industrial Overlay site consistent with this policy and Policy 11-87, located at the corner of SE 27th Street (arterial) and the future extension SE Ferguson Road (arterial) (see BDC Figure 2.7.4220). See Policy 11-87 below for additional findings regarding the proposed text amendment. The proposed text amendment to move the existing 50-acre Large Lot Overlay area to the eastern boundary of the master plan will remain in compliance with this policy.

DSL Property

11-83 Master planning is required for this area. The master plan must be consistent with both master plan standards in the development code and policies 11-84 through 11-92, below.

FINDING: Master planning for the Stevens Ranch site was completed in 2021 with the approval of the Stevens Ranch Master Planned Development by the Bend City Council (PLSPD20210316 & Ordinance No. NS-2420), during which time the site was annexed into the City (Ordinance No. NS-2421). Development of the site is ongoing, consistent with the provisions of BDC Article XXIV, Chapter 2.7.4200. The following policies are addressed for compliance, demonstrating how the proposed Text Amendment does not preclude Steven Ranch’s continued compliance with these policies.

11-84 The overall planning concept for the DSL property as identified in Figure 11-7 is for a new complete community that accommodates a diverse mix of housing and employment uses, including the potential for a large-lot industrial site.

FINDING: Bend Comprehensive Plan, Chapter 11, describes “complete communities” as follows:

Complete communities have varied housing opportunities and many of the essential services and amenities needed for daily living, including quality public schools, parks and



open spaces, shops and services, all within a convenient walking or biking distance. Complete communities should also have convenient access to public transportation and employment areas.

As shown on the revised Stevens Ranch Master Plan map (BDC Figure 2.7.4220, see Exhibit C), Stevens Ranch meets this policy by accommodating a variety of housing options, including multifamily, townhomes, single-family detached, and duplexes/triplexes/quadplexes, supported by essential services that consist of commercial and industrial employment opportunities, as well as various amenities such as an elementary school, parks and trail systems, and open space areas throughout. All of these uses will be interconnected by a planned transportation system that will accommodate multiple modes of transportation, including walking and cycling, as well as public transportation when available. The proposed Text Amendment does not alter the location or area of zoning designations within Stevens Ranch, nor does it alter the planned housing density and mix or planned multimodal transportation improvements. This policy will continue to be met.

11-85 This area shall provide for a mix of residential and commercial uses, including 163 gross acres of residential plan designations, 60 gross acres of residential and/or public facility plan designations, 46 gross acres of commercial plan designations, and 93 gross acres of industrial plan designations, including one large-lot industrial site. (Gross acreages exclude existing right of way.)

FINDING: The proposed Text Amendment does not alter the location or overall gross acreage of the site's zoning designations. As shown on the revised Stevens Ranch Master Plan map (BDC Figure 2.7.4220, see Exhibit C), one large-lot industrial site is still provided, but it is proposed to be relocated to a location east of the future extension of Eubanks Drive, north of the future extension of Ferguson Road, and south of the future extension of Wilderness Way. This policy will continue to be met.

11-86 In order to provide sufficient housing capacity and mix, the residential plan designations must include 196 gross acres of RS, 9 gross acres of RM, and 19 gross acres of RH. Acreages exclude existing right of way. The acreage of RS includes roughly 21 acres for an elementary school site and up to 35 acres of parks and public open space, which may be designated PF if land has been acquired by the school or park district at the time of the master plan. Alternatively, the master plan may demonstrate that this area will provide capacity for a minimum of 1,000 housing units, including at least 11% single townhomes and at least 41% multi-unit and duplex/triplex/quadplex housing types.

FINDING: As part of the Master Plan's original approval, the applicant elected to meet the alternative language of this policy. The following findings were provided in the Master Plan's staff report and approval (Exhibit B of Ordinance No. NS-2420):

Table 2 below demonstrates the proposed master plan provides the housing count and mix specific in Policy 11-86 of the Comprehensive Plan: Alternatively, the master plan may



demonstrate that this area will provide for a minimum of 1,000 housing units, including at least 11% single family attached housing and at least 41% multifamily and duplex/triplex housing types.

A total of 1,710 housing units are proposed. Of the total proposed units, 359 units are single-family attached townhomes, 701 units are multi-family, duplex or triplex, and 650 units are single-family detached. As shown, the unit requirements of Policy 11-86 are met.

Table 2: Stevens Ranch Housing Mix

Unit Type	Proposed	Required (per BCP 11-86)
Single-family attached (townhomes)	21% (359 units)	11% (Met)
Multifamily, duplex and triplex	41% (701 units)	41% (Met)
Single-family detached	38% (650 units)	No more than 48% (Met)
Total	100% (1,710 units)	

As shown on the revised Stevens Ranch Master Plan map (BDC Figure 2.7.4220, see Exhibit C), the proposed Text Amendment does not alter the overall planned housing mix within Stevens Ranch, which will continue to exceed the minimum requirement of this policy. This policy will continue to be met.

11-87 Subsequent planning for this area shall address preservation of at least 50 acres for a large lot industrial site in compliance with the policies in Chapter 6.

FINDING: During the Master Plan's original review and approval in 2021, Stevens Ranch provided a 50-acre gross Large Lot Industrial Overlay site consistent with this policy and Policy 11-37, located at the corner of SE 27th Street (arterial) and the future extension SE Ferguson Road (arterial) (see BDC Figure 2.7.4220). This land is generally level and has little topographic variation or other existing natural features that would preclude or otherwise challenge new development.

The Large Lot site is required to be used by a traded sector use, as defined in BDC 2.7.4280, which are industries and uses that sell their goods or services into markets for which national or international competition exists. The Large Lot site is also subject to specific development standards that preclude it from being subdivided until developed in order to encourage use by a single user utilizing a large, contiguous tract of land.

Since the Master Plan's approval in 2021, the applicant/developer has seen no interest in the IG Large Lot Overlay from potential viable industrial users. As stated in the submitted narrative, this lack of interest is believed to be related to the lack of comparable site access and visibility characteristics to other large, currently undeveloped tracts of industrially zoned land located in both Bend and Redmond that are in closer proximity to key transportation corridors such as U.S. Hwy 97 and Hwy 20. The applicant has indicated that while potential industrial users have shown interest in the underlying land itself, these users and their businesses are either not



considered “traded sector” uses that are eligible to use the land or are unable or unwilling to purchase and develop the entire 50-acre parcel.

In compliance with OAR 660-024-0045(9)(a), BDC 2.7.4280.B.2. states that “No property subject to the IG-LL Overlay may be rezoned to another zoning district within 10 years of the IG-LL designation being implemented.” Thus, this overlay cannot be removed entirely, and the underlying zoning of General Industrial (IG) cannot be rezoned, until 10 years from the adoption of the Stevens Ranch Master Plan, or October 1, 2031. Since a rezone or complete removal of the overlay is not possible for another 5 years, the applicant elected to relocate the IG-LL overlay with the proposed Text Amendment.

The proposed Text Amendment would relocate the IG Large Lot Overlay from its current location at the intersection of SE 27th Street and Ferguson Road to a location generally east of the future extension of Eubanks Drive, north of the future extension of Ferguson Road, and south of the future extension of Wilderness Way. As shown on the revised Stevens Ranch Master Plan map (BDC Figure 2.7.4220), the proposed location for the IG Large Lot Overlay is at least 50 gross acres, consistent with this policy. While a portion of these 50 acres are located west of Eubanks Drive (approximately 5.5 acres), the dedication of right-of-way does not create a new legal lot of record (ORS 92.010(9)(d)). The policies in BCP Chapter 6, this policy and the Central Oregon Large Lot Industrial Land Needs Analysis do not preclude the 50-acre site from being bisected by a road. The portion of the IG Large Lot Overlay west of Eubanks Drive could not be conveyed separately and must be developed together with the remaining IG Large Lot acreage east of Eubanks Drive.

The applicant believes that the relocation of the IG Large Lot Overlay away from the intersection of SE 27th Street and Ferguson Road to the proposed location will ultimately facilitate general industrial/non-traded sector development near this intersection.

The proposed relocation of the General Industrial Large Lot overlay is consistent with this policy because it still provides 50 gross acres for a single, traded sector use. At the same time, this proposal can increase the likelihood of industrial development occurring earlier at the corner of SE 27th Street and Ferguson Road for smaller potential industrial users. Infrastructure construction for the general industrial/non-traded sector development in the southwest portion of the master plan will reduce the development burden for a future large lot industrial buyer.

As described above, this policy is met.

11-88 Coordination with the Bend-La Pine School District is required in order to identify a suitable site for an elementary school within this area.

FINDING: During the master planning for the Stevens Ranch site, the applicant coordinated with the Bend-La Pine School District to identify a potential elementary school site within the Master Plan. The selected location is an approximately 10-acre site in the Standard Density Residential (RS) Zone District located on the north side of the future extension of SE Wilderness



Way adjacent to the Master Plan's eastern border and the Stevens Road Tract lands to the east. The Bend-La Pine School District provided a coordination letter (Exhibit 20 of the original master plan application PLSPD20210316) indicating their support for the Master Plan and memorializing the coordination between the school district and the applicant. The proposed Text Amendment does not alter the location of the potential school site, which is in the same location as on the originally approved Master Plan map. This policy continues to be met.

11-89 Coordination with Bend Park and Recreation district is required in order to address provision of parks and/or trails within this area.

FINDING: During the master planning for the Stevens Ranch site in 2020, the applicant coordinated with BPRD to identify potential locations for parks, open space and trail systems within Stevens Ranch that can integrate into BPRD's existing park and trail system. Through coordination with BPRD, the applicant prepared a conceptual parks and open space plan (Exhibit 12 of the original master plan application PLSPD20210316) that identified future park locations and trail alignments, which were also shown on the Stevens Ranch Master Plan map. BPRD also provided a coordination letter (Exhibit 20 of the original master plan application) indicating their support for the Master Plan and verifying coordination and continued collaboration to develop public trail connections and parks. The proposed Text Amendment does not preclude the provision of parks, open space and trail connections, which are shown in the same locations as on the originally approved Master Plan map. This policy continues to be met.

11-90 Coordination with other special districts and utility providers is required within this area.

FINDING: The applicant coordinated extensively with other special districts and utility providers during the master planning process, including Avion Water, Central Oregon Irrigation District (COID), Cascade Natural Gas, the Oregon Department of Transportation (ODOT), Deschutes County, and the Bend-La Pine School District. Coordination and will-serve letters were provided from each of these affected agencies, which were included as Exhibit 23 of the original master plan application PLSPD20210316. The applicant will continue to coordinate with these agencies as Stevens Ranch develops. The proposed Text Amendment does not preclude continued compliance with the requirements of each of these agencies. This policy continues to be met.

11-91 Bat habitat shall be mapped and potentially added to the City of Bend's Goal 5 inventory. And Environmental, Social, Economic and Energy (ESEE) analysis shall be conducted to determine the significance of the resource and a management plan shall be provided as appropriate to protect the resource.

FINDING: During the master planning process for the Stevens Ranch site, the applicant prepared a Goal 5 ESEE analysis (Exhibit 5 of the original master plan application PLSPD20210316) to inventory the site's Goal 5 resources and complete a significance determination of these resources in accordance with the applicable provisions of OAR Chapter

660, Division 023. The applicant's ESEE analysis provided the following findings on significant wildlife habitat within the property:

Based on the available data and information, Garbage Cave No. 2 and Davenport Cave are considered significant wildlife habitat with respect to Goal 5 (Table 2). Bats have been documented in each of these caves on more than one occasion, whereas no use by bats have been documented in five other SRT caves and only one Townsend's big-eared bat has been observed in Williams Cave during multiple visits (Table 2). In general, the finding of "significance" for even these two caves is marginal as no bats have been observed in the caves since 2015 and all the SRT caves appear to provide marginally suitable habitat.

The approved Stevens Ranch Master Plan map provided 50-foot buffers around both Garbage Cave No.2 (renamed Preservation Cave) and Davenport Cave. The Master Plan has been designed to incorporate these buffers into open space or park areas, consistent with the ESEE's recommendation to ensure preservation of the two significant caves and associated bat habitat. The proposed Text Amendment does not preclude compliance with the recommendations made in the applicant's ESEE analysis. This policy continues to be met.

11-92 Trails should be provided along canal easements and through other open space wherever feasible.

FINDING: During the master planning for the Stevens Ranch site, the applicant coordinated with BPRD to identify potential locations for parks, open space and trail systems within Stevens Ranch that can integrate into BPRD's existing park and trail system. Through coordination with BPRD, the applicant prepared a conceptual parks and open space plan (Exhibit 12 of the original master plan application PLSPD20210316) that identified future park locations and trail alignments, which were also shown on the Stevens Ranch Master Plan map, and included a trail crossing over the COID canal located in the property's northwest corner. The proposed Text Amendment does not limit the Master Plan from providing trail connections throughout the property and across the COID canal. This policy continues to be met.

4.5.200.D.3. Major Community Master Plan. (Continued from page 16)

- d. If the major community 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).**

FINDING: The proposal does not include a zone change. The General Industrial Large Lot Overlay is not identified on the City's Zoning Map; the overlay is only identified in the Stevens Ranch Master Plan. This criterion does not apply and the application is not subject to BDC 4.6.300(C).

- e. **If the major community 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: The proposal does not contain an amendment to the Bend Comprehensive Plan Map or text amendment. Therefore, the approval criteria of BDC 4.6.300(B) do not apply.

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: The commercial zones within the Stevens Ranch Master Plan are located along 27th Street, which is the most economically viable location for these types of uses. As noted in findings for the original master plan approval (Exhibit B of Ordinance No. NS-2420), at the northern boundary of the master plan, the distance from the proposed commercial area to the eastern boundary of the master plan exceeds one-half mile (approximately two-thirds of a mile). Where the express minimum distances in this standard cannot be met, it expressly allowed for a finding of compliance if the intent and purpose of the standard are adequately addressed. The stated purpose is to provide close and convenient access for the residents within a master planned community to commercial goods and services by walking or biking. The Stevens Ranch Master Plan has 46 gross acres of commercially zoned land along 27th Street, a significant trail and sidewalk system providing multiple routes with a variety of sidewalks and separated use paths to access commercial goods and services. The proposed Text Amendment does not alter

the location or area of zoning designations within Stevens Ranch. This standard continues to be met.

- 2. Multimodal Connections. Multimodal connections must be provided 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 the existing and planned trail systems adjacent to the community master plan must be continued through the entire community master plan.**

FINDING: The City of Bend Transportation System Plan (TSP) identifies two low-stress bicycle network alignments: one aligned north-south coincident with Eubanks Drive, a collector street, and the other aligned east-west, aligned with Wilderness Way, identified in the Stevens Ranch Master Plan as a Neighborhood Route, with the right-of-way width equivalent to a collector street. Per BDC 2.7.4290, Special Street Standards, Eubanks Drive includes buffered bike lanes and wide multi-use paths on one or both sides and Wilderness Way includes a wide multi-use path on both sides. In addition, a wide multi-use path is required on the frontages of each arterial street: 27th Street, Reed Market Road the east-west alignment of Stevens Road, and Ferguson Road. Buffered bike lanes are also required on these arterials.

The Bend Parks and Recreation District (BPRD) Comprehensive Plan (2024 Update) identifies the Central Oregon Historic Canal Trail (COHCT) in their Trail Plan (Map 4, Trail 6B) that aligns with the north side of existing Central Oregon Irrigation District (COID) canal that traverses the northwest corner of the master plan. When that portion of the master plan develops, coordination with BPRD and COID will be required for alignment and construction of that trail.

The proposed Text Amendment does not alter the Stevens Ranch Street Standards or impact the location of the BPRD planned trail extension. This standard continues to be 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: Chapter 11 of the Bend Comprehensive Plan provides specific plan policies for the Stevens Ranch Master Plan property. Policies 11-83 – 11-92 guide the development of the Stevens Ranch Master Plan. The Bend Comprehensive Plan prescribes a different mix of housing and/or density standards in Policy 11-86. Therefore, BDC 4.5.200(E)(3)(a) and (b) do not apply. Compliance with Policy 11-86 is addressed above.



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.**

FINDING: The Stevens Ranch Master Plan shows conceptual locations for open space tracts on Figure 2.7.4220, identifying both public and private open space including two neighborhood parks, a private community center, and multi-use trail systems. BDC 2.7.4220.B. explicitly states that the minimum acreage for open space for the entire master plan is 37.54 acres, and the final location will be established at subdivision and/or site plan approval. The proposed Text Amendment does not alter the ability or requirement for the Stevens Ranch development to comply with the open space standards.

F. Duration of Approval.

1. **An approved community master plan will remain valid indefinitely unless withdrawn by all owner(s) of property within the community master plan. The City may deny withdrawal when a switch to otherwise applicable standards would not be in the public interest because of sufficient development under the community master plan. Standards and regulations identified in the approved community master plan will control all subsequent site development as long as the approved**

community master plan is valid. If alternative standards and regulations are not specifically identified in the approved community master plan, the applicable City standard at the time any development application is submitted will apply.

2. The duration of approval for a community master plan must coincide with the timeline outlined in the approved phasing plan and in accordance with the time frames studied in the transportation analysis and water and sewer capacity analysis for the community master plan. Site plan review or land division applications submitted consistent with or earlier than as provided in an approved phasing plan will not require an updated transportation analysis and water and sewer capacity analysis as part of the development application. Infrastructure capacity may be reserved for the community master plan site for up to 15 years or as specified in an approved phasing plan.
3. The time period set forth in this subsection (F) will be tolled upon filing of an appeal to LUBA and must not begin to run until the date that the appellate body has issued a final order.

FINDING: The standards in the adopted Stevens Ranch Master Plan remain valid, with the exception of the Transportation Mitigation Plan (BDC 2.7.4300). The timeframe studied in the original transportation analysis extended to 2040; and the Water and Sewer Analysis Application assumed an open-ended timeline to achieve full build out. This timeline is not modified with this application. Thus, the infrastructure capacity continues to be reserved until October 1, 2040.

PLANNING COMMISSION RECOMMENDATION: Based on the application materials submitted by the applicant, and the findings in this report which are based on the applicant's narrative addressing the relevant criteria for approval, the Planning Commission recommends that the Bend City Council adopt an ordinance to amend Bend Development Code Chapter 2.7, Special Planned Districts, Refinement Plans, Area Plans and Master Plans to amend the Stevens Ranch Master Planned Development as proposed by the applicant.



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