



Oregon

Kate Brown, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

State Land Board

Regular Meeting

October 17, 2017

Agenda Item 1d

Kate Brown

Governor

Dennis Richardson

Secretary of State

Tobias Read

State Treasurer

SUBJECT

Request for approval to initiate the review and determination for a potential sale of the Stevens Road Tract, a 640-acre parcel located at Township 18 South, Range 12 East, Section 11, Tax Lot 2300 in Deschutes County.

ISSUE

Whether the Land Board should authorize the Department to initiate the review and determination for the potential sale of the Stevens Road Tract in Deschutes County.

AUTHORITY

Oregon Constitution, Article VIII, Sections 2 and 5; pertaining to the Common School Fund and land management responsibilities of the State Land Board.

ORS 273.055; relating to the power to acquire and dispose of real property.

ORS 273.171; relating to the duties and authority of the Director.

OAR 141-067; relating to the sale, exchange and purchase of state land.

Central Oregon Area Management Plan (COAMP), adopted by the Land Board; October 2011

Real Estate Asset Management Plan (REAMP), adopted by the Land Board; February 2012

SUMMARY

The Stevens Road Tract is located directly adjacent to the current eastern boundary of the City of Bend, located at the intersection of 27th Avenue and Stevens Road (Appendix A). In 2007, DSL completed the *Stevens Road Tract Conceptual Master Plan*

for the subject property demonstrating the future potential for mixed-use urban development (Appendix B). In 2016, the City of Bend approved 320 acres of the subject property be brought inside the Urban Growth Boundary, and be eligible for future annexation to the City. In 2017, DSL has applied to Deschutes County to rezone the 260 acres of the subject property remaining outside the City of Bend Urban Growth Boundary from Exclusive Farm Use (EFU) to Multiple Use Agriculture (MUA-10).

The current condition of the property is as follows: The western half of the Stevens Road Tract property is located inside the Urban Growth Boundary of the City of Bend and is eligible for annexation into the City of Bend according to the requirements of the appropriate jurisdictional authorities. The eastern half will be zoned for multi-use purposes appropriate for a property adjacent to developing or urbanized land.

Three key factors supporting due diligence on the subject property at this time include:

1. Expansion of the City of Bend UGB was delayed for several years creating a developable-lands deficit in the key jurisdiction of the Central Oregon region.
2. The real estate market has sufficiently rebounded since 2008 and real estate development is again driving the economy of Central Oregon.
3. The Stevens Road Tract property and its developmental potential is generating interest and inquiries from public and private entities in Central Oregon.

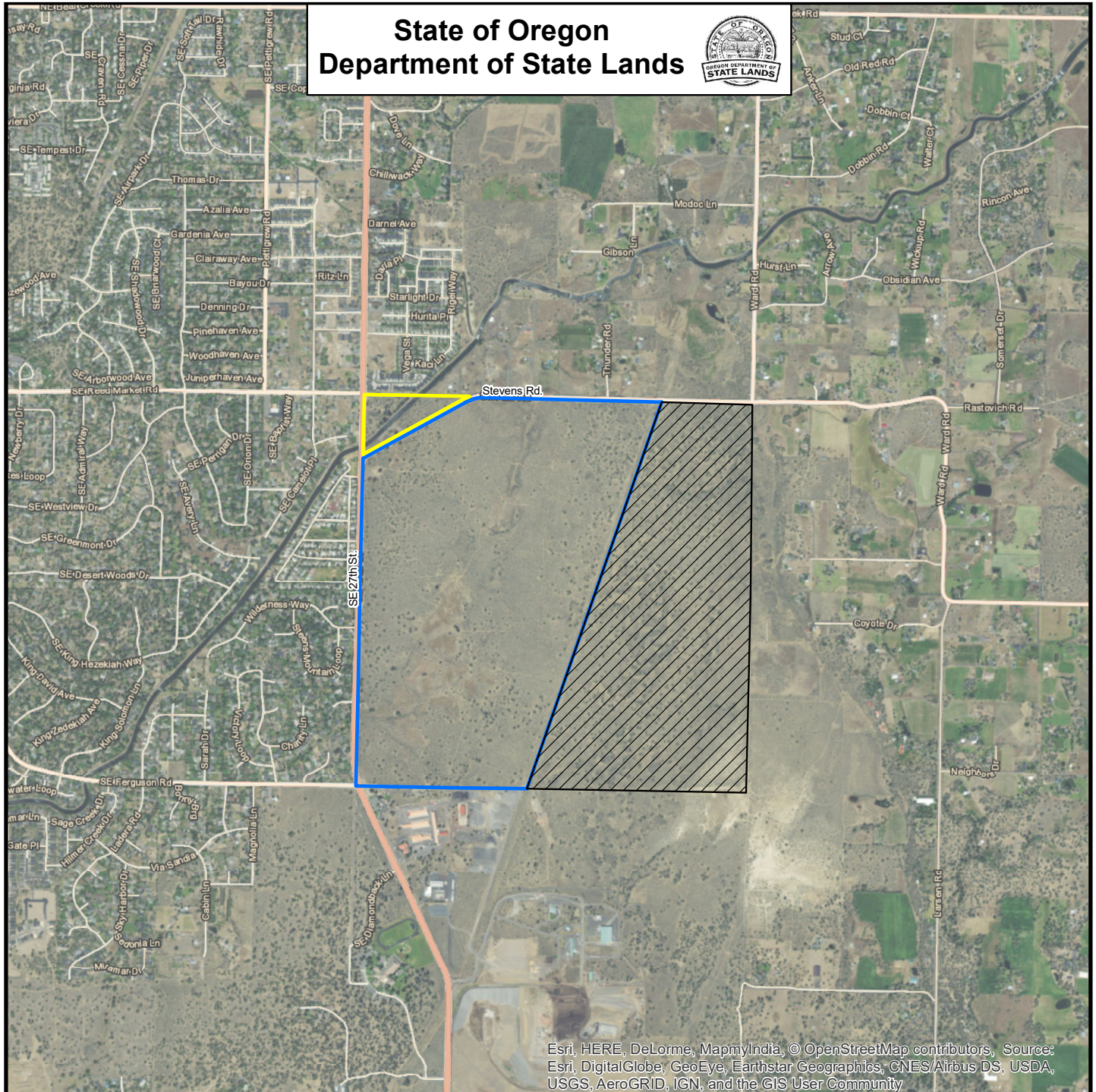
RECOMMENDATION

The Department recommends that the State Land Board authorize the Department to initiate the review and determination for a potential sale of the Stevens Road Tract, a 640-acre parcel located at Township 18 South, Range 12 East, Section 11, Tax Lot 2300 in Deschutes County.

Appendices

- A. Map of Property
- B. June 2007 State Land Board Agenda Item 7
- C. Stevens Road Tract Conceptual Master Plan

State of Oregon Department of State Lands



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

APPENDIX A

Stevens Road Tract
T18S, R12E, Section 11
Tax Lot 2300
Deschutes County

- 60 Acres: Within UGB
- 320 Acres: 2016 UGB Expansion
- 260 Acres: 2017 Rezone Application

This product is for informational purposes only and has not been prepared for, nor is suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

0 0.2 0.4
Miles



Map Projection:
Oregon Statewide Lambert
Datum NAD83
International Feet
State of Oregon
Department of State Lands
775 Summer St NE, Suite 100
Salem, OR 97301
503-986-5200
www.oregon.gov/DSL
Date: 9/26/2017

