



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: January 14, 2026

SUBJECT: First reading of Ordinance No. 2026-004 – BCL LLC Plan Amendment / Zone Change for approximately 240 acres north and south of Highway 20 and east of Ward Road

RECOMMENDED MOTION:

Move approval of first reading of Ordinance No. 2026-004 by title only.

BACKGROUND AND POLICY IMPLICATIONS:

The applicant, BCL LLC, requests approval to change the Comprehensive Plan designation (land use file no. 247-24-000097-PA) of the subject property from Agriculture to Rural Residential Exception Area, and approval to change the zone (land use file no. 247-24-000098-ZC) of the subject properties from Exclusive Farm Use to Multiple Use Agricultural.

The subject property is approximately 240 acres in size and is located to the east of Bend, to the north and south of Highway 20 and to the east of Ward Road. The Board held a public hearing on August 20, 2025, and deliberated on this application on October 15, 2025, and voted to approve the application.

The entirety of the record can be viewed from the project website at:

<https://www.deschutes.org/cd/page/247-24-000097-pa-247-24-000098-zc-bcl-llc-comprehensive-plan-amendment-and-zone-change>

BUDGET IMPACTS:

None

ATTENDANCE:

Audrey Stuart, Associate Planner
Anthony Raguine, Principal Planner
Will Groves, Planning Manager