

# BEND COMPREHENSIVE PLAN

## *Frequently Asked Questions*

### ***What is the comprehensive plan?***

The Comprehensive Plan guides land use planning and development in Bend through an established set of policies and goals the City has adopted. These policies and goals comply (as required by law) with [Oregon's 19 Statewide Planning Goals](#) to address growth and development over a 20-year period, and they also include a vision defined by the community to help shape Bend's future.

***Vision:** Bend is a community valuing its natural features of trees, rocks, river, sounds, views and diverse citizenry that works together creating a healthy legacy and vision for Bend's future livability. The Bend Comprehensive Plan is designed to preserve and enhance this vision for our community.*

Bend adopted its first Comprehensive Plan in 1981, and since, the [Bend Comprehensive Plan](#) has undergone updates and amendments through the years as Bend has grown and as State and Local laws have changed.

The creation of the Plan is guided by the community and adopted by the City Council. Additionally, the Plan must be approved by the State. The Oregon Legislature created the [Department of Land Conservation and Development \(DLCD\)](#) to ensure compliance of the City's Plan with the statewide planning goals.

### ***Why should I be aware of the comprehensive plan and/or amendments to the plan?***

The Comprehensive Plan is the fundamental document in which the City relies on to guide land use decisions. The Plan includes designations describing the type of development expected in certain areas. These designations are the basis of all Zoning Districts, Urban Growth Boundary (UGB) expansion areas and the [Bend Development Code \(BDC\)](#), and form the set of regulations with which all [land use applications](#) must comply.

Simply put, the Plan is the blueprint for how the community of Bend will grow, Zoning Districts are the tools that ensure development is consistent with the Plan, expansion areas prepare the City for future growth as identified in the Plan and the BDC determines the allowed land uses and development regulations as defined by the Plan.



## ***What drives updates and/or amendments to the Comprehensive Plan?***

The Comprehensive Plan is a document that changes over time to reflect new information and new directions for the future. Changes, updates and compliance with State requirements may be driven by any of the following:

- Periodic and scheduled reviews to ensure the City has sufficient buildable land for the next 20 years of forecasted growth for all land use types.
- Preparation of more detailed land use and development plans for parts of the urban area that have large vacant or under-utilized parcels.
- Updates to public facility plans.
- New state laws or legislative actions outside of the periodic review cycle
- New goals adopted by City Council
- Changes proposed by individuals or organizations with proof of public need and benefit for the proposed change.
- Compliance with State requirements are completed through required reviews by the [Oregon Land Conservation and Development Commissions](#).

## ***Does the Comprehensive Plan address transportation, water and sewer infrastructure?***

Yes, Public Facility Plans for infrastructure including the [Transportation System Plan \(TSP\)](#) are adopted as appendices to the Comprehensive Plan.

[Chapter 7, Transportation Systems](#), includes transportation policies developed over a two-year planning process to help guide transportation regulations for land use applications in Bend. This Chapter also includes transportation facility maps including the Functional Classification Map as well as the Low Stress Bicycle Network Map.

[Chapter 8, Public Facilities and Services](#), includes policies and maps related to the City's sewer collection facilities, storm drainage facilities and systems, solid waste disposal, as well as public buildings and facilities.

## ***How do the policies within the Comprehensive Plan guide development?***

Applicants and decision-makers rely on the guidelines provided by the Comprehensive Plan to create the regulations of the [Bend Development Code \(BDC\)](#).

For a graphical representation of the relationship between the Plan and development, take a look at this infographic explaining [How Development Works](#).



## ***What are likely outcomes of the Bend Comprehensive Plan?***

The [Bend Comprehensive Plan](#) helps manage the impact and influence of change while the city becomes more urban in character. The Plan policies provide a basis for coordinated action by enabling various public and private interests to undertake specific projects with a consistent understanding of community expectations, such as:

- Public facilities such as schools, parks, streets, water and sewer systems, civic areas, libraries, and fire stations can be planned in advance of need.
- A program for land acquisition and construction can be prepared in advance of need so that the services will be available when and where they are needed.
- Special service districts and private utilities can anticipate future service demands and plan facilities so that development can take place in the most economical and timely manner.
- Individual property owners and private interest groups can determine how their individual interests can best be served in a manner that is consistent with the Plan and evaluate their decisions in light of community objectives.



### **Accommodation Information for People with Disabilities**

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact Makayla Oliver, Community Relations Manager at [moliver@bendoregon.gov](mailto:moliver@bendoregon.gov) or (541) 323-8571. Relay Users Dial 7-1-1.

