

# UNDERSTANDING THE COMPREHENSIVE PLAN

The [Bend Comprehensive Plan](#) is important to understanding land use decisions in Bend. It is commonly described as the “blueprint” for the City’s development, and the policies and goals outlined within the plan guide how, where and what type of development happens within Bend.

*“The Goals stated within this Comprehensive Plan are intended to be guiding and aspirational; they are not regulatory policies. The Policies in the Comprehensive Plan are intended to provide standards for the City in adopting land use regulations, and compliance with the implementing regulations shall be deemed in compliance with the Comprehensive Plan.” - Policy 1-1*

For further context regarding the purpose, vision, creation and likely outcomes of the Plan, visit the [Bend Comprehensive Plan’s Preface](#).

## ***Community benefit of understanding the plan:***

In order to understand what types of land uses are allowed in Bend, you need to understand the relationship the Comprehensive Plan has with zoning districts, the [Bend Development Code \(BDC\)](#) and future Urban Growth Boundary (UGB) expansion areas. In addition, amendments to these items require public input.

There are three key reasons why community members should be aware of, and familiar with, the Comprehensive Plan:

1. Zoning for land within Bend must be consistent with the designated land use categories identified in the Comprehensive Plan.
2. The [Bend Development Code \(BDC\)](#) implements the policies and designations in the Comprehensive Plan.
3. The Comprehensive Plan identifies the future city expansions areas as of 2016.

## ***Plan History:***

Bend adopted its first Comprehensive Plan in 1981. The Plan has undergone updates and amendments through the years as Bend has grown and as State and Local laws have changed. In 1998, following 2.5 years of work driven by a 20-person advisory committee alongside City Council and the Board of County Commissioners, a major update to the City’s Comprehensive Plan was completed, which provided a long-term community vision for Bend. The Plan was again updated in 2016 with the Urban Growth Boundary (UGB) Expansion.



## ***Involvement Opportunities:***

The Comprehensive Plan is the document outlining the guiding principles of development between City government and the community at large. Without the Plan, development goals can seem one-sided or out of balance. As the Plan is created in conjunction with the community, participation in the process is critical for those who want to achieve balance.

The City is required to periodically update the Plan to respond to the forecasts of needed land and infrastructure in Bend over a 20-year period. This means there are frequent updates to the Comprehensive Plan. The planning process includes a variety of opportunities for the community to get involved and provide input, such as workshops, open houses, surveys and public hearings. Amendments or additions to the Comprehensive Plan text, exhibits, and policies require a public hearing and review process before being adopted by the governing bodies and are preceded by additional community engagement efforts.

## ***Comprehensive Plan at a Glance:***

- **13 Community Goals**
  - Create and Preserve Great Neighborhoods
  - Protect and Enhance Bend's Natural Beauty, Heritage and Natural Environment
  - Plan and Sustain a Strong Diverse Economy
  - Create Housing Options and Affordability
  - Foster a Balanced Transportation System
  - Ensure Quality Design and Attractive Development
  - Preserve and Enhance a Strong Active Downtown
  - Create Connections to Recreation and Nature
  - Build Cost Effective Infrastructure
  - Promote Public and Civic Involvement
  - Create Clear and Consistent Implementing Ordinances
- 11 Chapters: The policies within each chapter are used to create the regulations outlined in the Bend Development Code.
  - **Plan Management and Citizen Involvement**
  - **Natural Features and Open Space**
  - **Community Connections**
  - **Population and Demographics**
  - **Housing**
  - **Economy**
  - **Transportation Systems\***
  - **Public Facilities and Services**



- [Community Appearance](#)
- [Natural Forces](#)
- [Growth Management](#)

*\*The Bend Transportation Plan was updated in 2020*

- 14 Appendixes such as the [Bend Transportation Plan \(2020\)](#), [Housing Needs Analysis \(2016\)](#), and the [Buildable Lands Inventory \(2016\)](#).
- [Comprehensive Plan Map](#), which includes the existing city limits and expansion areas adopted in 2016. In 2018, the Zoning Map was brought into compliance with the Comprehensive Plans designated land uses.

## ***Still have questions about the Comprehensive Plan?***

View our Comprehensive Plan Frequently Asked Questions or contact our Growth Management Department at [growthmanagement@bendoregon.gov](mailto:growthmanagement@bendoregon.gov).



### **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 at [moliver@bendoregon.gov](mailto:moliver@bendoregon.gov) or (541) 323-8571; Relay Users Dial 7-1-1.

