

# How New Regulations Driven by State Legislation, City Council, or the Community Can Shape Bend's Future

There are many factors that can have an impact on the way that Bend grows and changes over time. To ensure the community's vision for Bend's future is met, there are guiding documents developed to assist in maintaining Bend's character while providing for growth. These are the [Bend Comprehensive Plan](#), [Zoning Map](#) and [Bend Development Code](#). Updates to these guiding documents can take place frequently, and are prompted by a number of drivers. These include:

- Legislative actions taken by the State of Oregon.
- City Council actions taken to achieve Council Goals & Plans.
- Community-initiated actions to enhance quality of life through growth.

Below are examples of how new legislation, decision-makers and the community may prompt change to these guiding documents:

## *State of Oregon*

The [Oregon Legislative Assembly](#) can pass bills that pertain to land use planning and regulation throughout the state. When new land use legislation is passed, the State's [Department of Land Conservation and Development \(DLCD\)](#) writes new Oregon Administrative Rules to provide paths for cities to implement and comply with the new legislation.

### ***Example:***

[House Bill \(HB\) 2001](#) – HB 2001 was passed by the Oregon legislature in 2019. DLCD prepared new Oregon Administrative Regulations, Division 46, to provide cities multiple paths to comply with the house bill. Bend has to demonstrate compliance with HB 2001 by June 2022. Bend is working on preparing amendments to its Comprehensive Plan and Development Code to comply.

## *City Council*

### GOALS

The [Bend City Council](#) establishes a set of goals every two years to address community priorities. These [Council Goals](#) are adopted alongside a work plan and budget, and often outline specific actions that might lead to amendments to the Bend Development Code or possibly the Comprehensive Plan.

### ***Example:***

[PZ 20-0526](#) – This is the file number for a package of code amendments that were drafted primarily to help achieve the [2019-2020 Council Goal](#) to permit 3,000 residential units. In this



package, three additional housing types were codified - Small Dwelling Unit Developments, Zero Lot Line Developments and Micro-Unit Developments.

## PLANS

Just as Council Goals can influence action, Council-adopted plans and studies can lead to the implementation of new regulations.

### ***Example:***

[Galveston Parking Study](#) – The purpose of this effort was to study and define the parking situation along the Galveston Avenue Corridor, identify the issues, and recommend potential approaches. As a result, a residential parking district was implemented in a portion of Old Bend Neighborhood Association.

## ***Community***

There are many ways in which the community can provide input and influence land use regulations, from responding to a community survey that helps Council shape their goals to signing up to be on a community advisory committee.

### ***Example:***

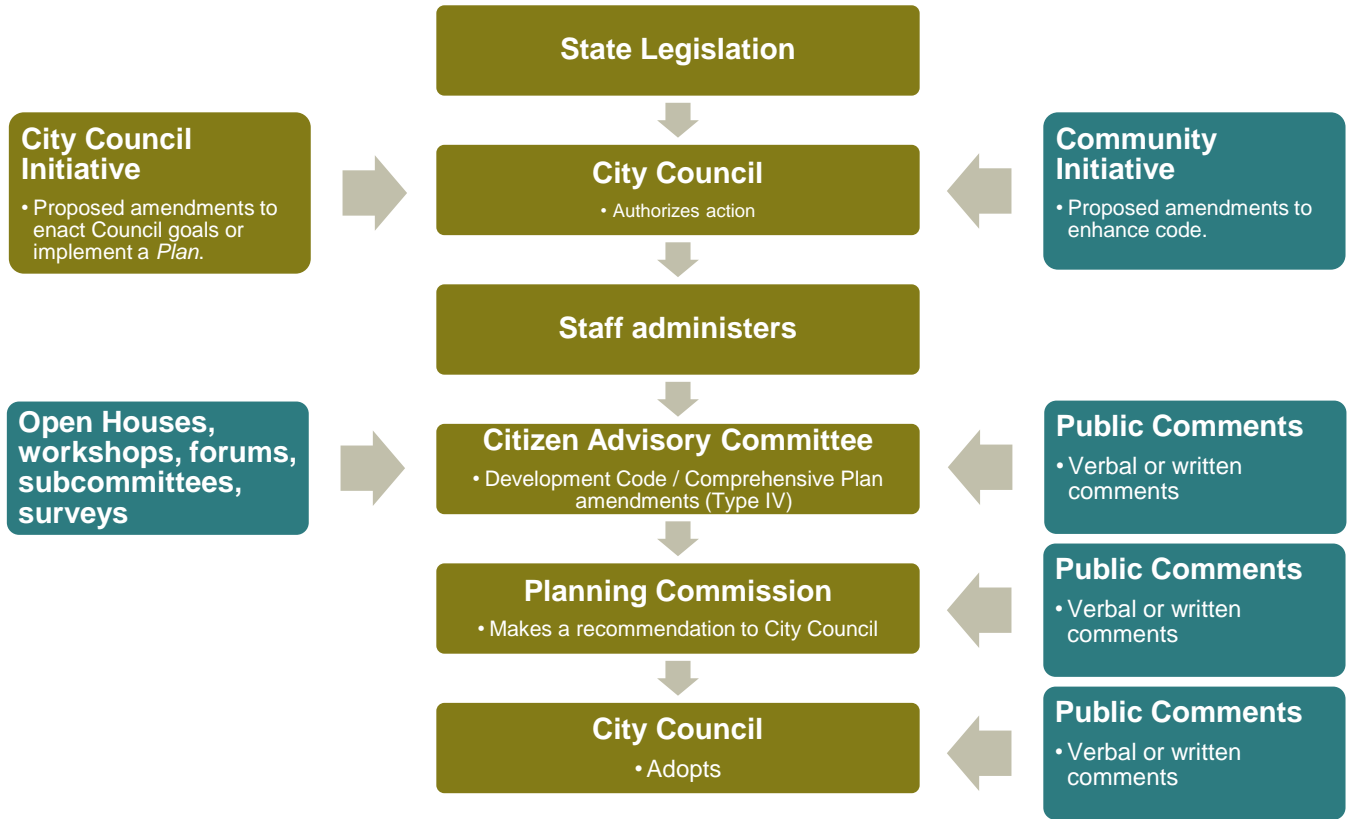
[Neighborhood Leadership Alliance](#) – In the 2019-2021 biennium, the Neighborhood Leadership Alliance (NLA) heard from neighborhoods that the public notification of land use applications needed to be improved. The NLA worked alongside City Council and staff to identify the issues and propose code amendments and administrative policy changes that would address these. The NLA succeeded in updating the code to allow for electronic notices, a larger notification radius for Type III applications, and more accessible on-site signage.

The earliest opportunity for community members to get involved in shaping Bend's future is during the creation or amendments of the Bend Development Code, Comprehensive Plan, Zoning Map or City-adopted plans and studies. These are the foundational land use planning documents that guide development in Bend. Many community members do not understand the importance of participating in the planning efforts that shape these guiding documents until a project is proposed in their own neighborhood. At that point, it is too late to voice concerns about unfavorable impacts that are in compliance with the Bend Development Code.



# Planning & Implementing New Land Use Regulations

## CONCEPTUAL CHART



### 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.

