

ORDINANCE NO. 2405

AN ORDINANCE ADOPTING AMENDMENTS TO THE TEXT OF CHAPTER 6, ECONOMY, AND CHAPTER 11, GROWTH MANAGEMENT, OF THE BEND COMPREHENSIVE PLAN, ADOPTING THE SOUTHEAST AREA PLAN SUMMARY REPORT AS APPENDIX "N" TO THE BEND COMPREHENSIVE PLAN, ADOPTING AMENDMENTS TO THE BEND COMPREHENSIVE PLAN MAP FOR THE ELBOW/SOUTHEAST UGB EXPANSION AREA, AND ADOPTING AMENDMENTS TO THE TEXT OF THE BEND DEVELOPMENT CODE CHAPTERS 1.2, DEFINITIONS, CHAPTER 2.7, SPECIAL PLANNED DISTRICTS, REFINEMENT PLANS, AREA PLANS AND MASTER PLANS, CHAPTER 2.8, URBANIZABLE AREA DISTRICT, CHAPTER 4.1, DEVELOPMENT REVIEW AND PROCEDURES, CHAPTER 4.2, MINIMUM DEVELOPMENT STANDARDS REVIEW, SITE PLAN REVIEW AND DESIGN REVIEW, CHAPTER 4.3, SUBDIVISION, PARTITIONS, REPLATS AND PROPERTY LINE ADJUSTMENTS, CHAPTER 4.5, MASTER PLANNING AND DEVELOPMENT ALTERNATIVES, AND CHAPTER 4.9, ANNEXATIONS.

Findings

- A. On November 6, 2016, the Oregon Department of Land Conservation and Development (DLCD) acknowledged an amendment to the City of Bend urban growth boundary (UGB). This amendment added 2,380 acres of land for needed housing, economic opportunities, and other urban uses to the Bend UGB.
- B. In addition to the UGB amendment, DLCD acknowledged the adoption of a new chapter of the Bend Comprehensive Plan, Chapter 11, Growth Management. This new chapter included policies directing area planning for certain areas included in the 2016 UGB expansion.
- C. On May 2, 2018, the Bend City Council approved Resolution 3114, which directed city staff to take several actions to implement the 2016 UGB amendment. One of these actions included the development of an area plan for the Southeast Expansion Area, also referred to in the Comprehensive Plan as "The Elbow."
- D. On September 5, 2018, the Bend City Council approved an amendment to Contract 31800225 with Angelo Planning Group to work with the City in developing an area plan for the Southeast Expansion Area. The scope of work included with this amendment included the recruitment of members for an advisory committee to provide a forum for community input, advise the project team, and make recommendations on the plan and its adopting documents to the Bend Planning Commission and Bend City Council.
- E. On September 19 2018, the Bend City Council passed Resolution 3135 through which the Council directed city staff to recruit for a Southeast Area Plan Advisory Committee, including direction on its composition of property owners and stakeholders.

- F. At their December 5, 2018, the City Council affirmed the appointment of members to SEAPAC recommended by Mayor Roats.
- G. Between December 13, 2018 and December 17, 2020, SEAPAC met twelve (12) times to receive presentations from the project team on the 2016 UGB expansion, review work products related to the development of the Southeast Area Plan, and review draft adoption products for the Bend Planning Commission. At their last two meetings on December 3, 2020, and December 17, 2020, SEAPAC forwarded on recommendations on the Southeast Area Plan Summary Report, including the Funding Plan, amendments to the Comprehensive Plan Map for the Southeast Expansion Area, and amendments to the text of the Bend Comprehensive Plan and Development Code to the Bend Planning Commission.
- H. On December 18, 2020, the City submitted a Notice of Proposed Amendment pursuant to ORS 197.610 to the Oregon Department of Land Conservation and Development. The City's Notice proposed adoption of amendments to Chapters 6 and 11 of the Bend Comprehensive Plan, adoption of the Southeast Area Plan Summary Report as an appendix to the Bend Comprehensive Plan, amendments to the Comprehensive Plan map for the Elbow/Southeast Expansion Area, and amendments to the text of several chapters of the Bend Development Code.
- I. On January 11, 2021 the Bend Planning Commission conducted a work session on PZ-20-0479, the proposed Southeast Area Plan Summary Report, Funding Plan, Comprehensive Plan Map amendments, and amendments to the text of the Comprehensive Plan and Development Code for the Southeast Expansion Area.
- J. On January 25, 2021, the Bend Planning Commission conducted a public hearing on PZ-20-0479, the proposed amendments to the text of the Comprehensive Plan and the Bend Development Code, the proposed amendments to the Comprehensive Plan map for certain properties in the Elbow, and the Southeast Area Plan Summary Report. At the close of the hearing held on January 25, 2021, the Planning Commission unanimously voted to forward the proposed amendments to the Bend Comprehensive Plan and Bend Development Code on to the City Council with a recommendation to approve.
- K. On April 7, 2021, the City Council held a public hearing on PZ-20-0479, the proposed amendments to the text of the Comprehensive Plan and Development Code, the proposed amendments to the Comprehensive Plan map for properties in the Elbow/Southeast Expansion Area, and the Southeast Area Plan Summary Report. Notice of the hearing before the City Council was published in the Bend Bulletin on March 17, 2021. The City Council has considered the evidence in the record, including the evidence and the testimony submitted at the public hearing.

Based on these findings, THE CITY OF BEND ORDAINS AS FOLLOWS:

Section 1. In addition to the findings set forth above, the City Council adopts Exhibit A as their Findings.

Section 2. The Southeast Area Plan Summary Report attached as Exhibit B, is adopted as Appendix N of the Bend Comprehensive Plan.

Section 3. The Bend Comprehensive Plan Map for the Elbow/Southeast Expansion area is amended as shown in Exhibit C.


Section 4. Bend Comprehensive Plan Chapter 6, Economy and Chapter 11, Growth Management, and Bend Development Code Chapter 1.2, Definitions, Chapter 2.7, Special Planned Districts, Refinement Plans, Area Plans and Master Plans, Chapter 2.8, Urbanizable Area District (UA), Chapter 4.1, Development Review and Procedures, Chapter 4.2, Minimum Development Standards Review, Site Plan Review and Design Review, Chapter 4.3, Subdivision, Partitions, Replats and Property Line Adjustments, Chapter 4.5, Master Planning and Development Alternatives, and Chapter 4.9, Annexations, are amended as shown in Exhibit D.

First Reading: April 7, 2021

Second Reading: April 21, 2021

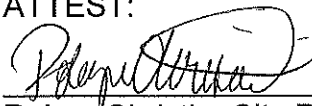
Adopted by roll call vote by the City Council on April 21, 2021.

YES:	Mayor Pro Tem Gena Goodman Campbell	NO: none
	Councilor Barb Campbell	
	Councilor Melanie Kebler	
	Councilor Anthony Broadman	
	Councilor Megan Perkins	
	Councilor Rita Schenkelberg	



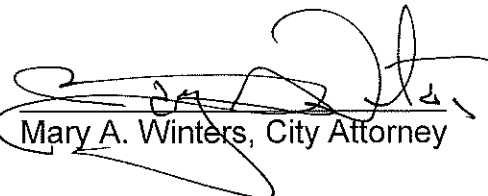
Mayor Pro Tem Goodman-Campbell

ATTEST:



Robyn Christie, City Recorder

APPROVED AS TO FORM:



Mary A. Winters, City Attorney