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Bend's Growth Plan Sequential Review

**Brian Rankin, Planning Manager, Growth Management
Damian Syrnyk, Senior Planner, Growth Management**

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20-Year Growth Plan



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Oregon requires cities to plan for 20 years of growth inside Urban Growth Boundaries.

The Bend Comprehensive Plan has a clear policy vision to 2028:

- Complete communities
- Wisely, grow up and out
- Multi-modal transportation system
- Housing production, affordability, and choice
- Economic development with land, infrastructure, flexible employment zones
- Wastewater conveyance via gravity systems
- Dual source water supply and conservation





Upcoming Growth Plan

Two pathways for State Review

- Adopt all products as one package like the 2016 UGB Expansion
- Adopt products sequentially for review and approval as we go, using new rules referred to as Sequential Review (ORS 197.626(3) and OAR 660-025-0185)
- Example cities: McMinnville, Canby, Molalla



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New Rules

Climate Friendly and Equitable Communities (CFEC)

- Climate Friendly Areas (CFAs): places where community members can live, work, and meet most daily needs without having to drive a vehicle
- Transportation Planning: future transportation system that provides more options for trips without driving in a vehicle

Oregon Housing Needs Analysis (OHNA)

- Housing unit projection (20 years), current housing underproduction
- Housing by affordability levels
- Housing production targets





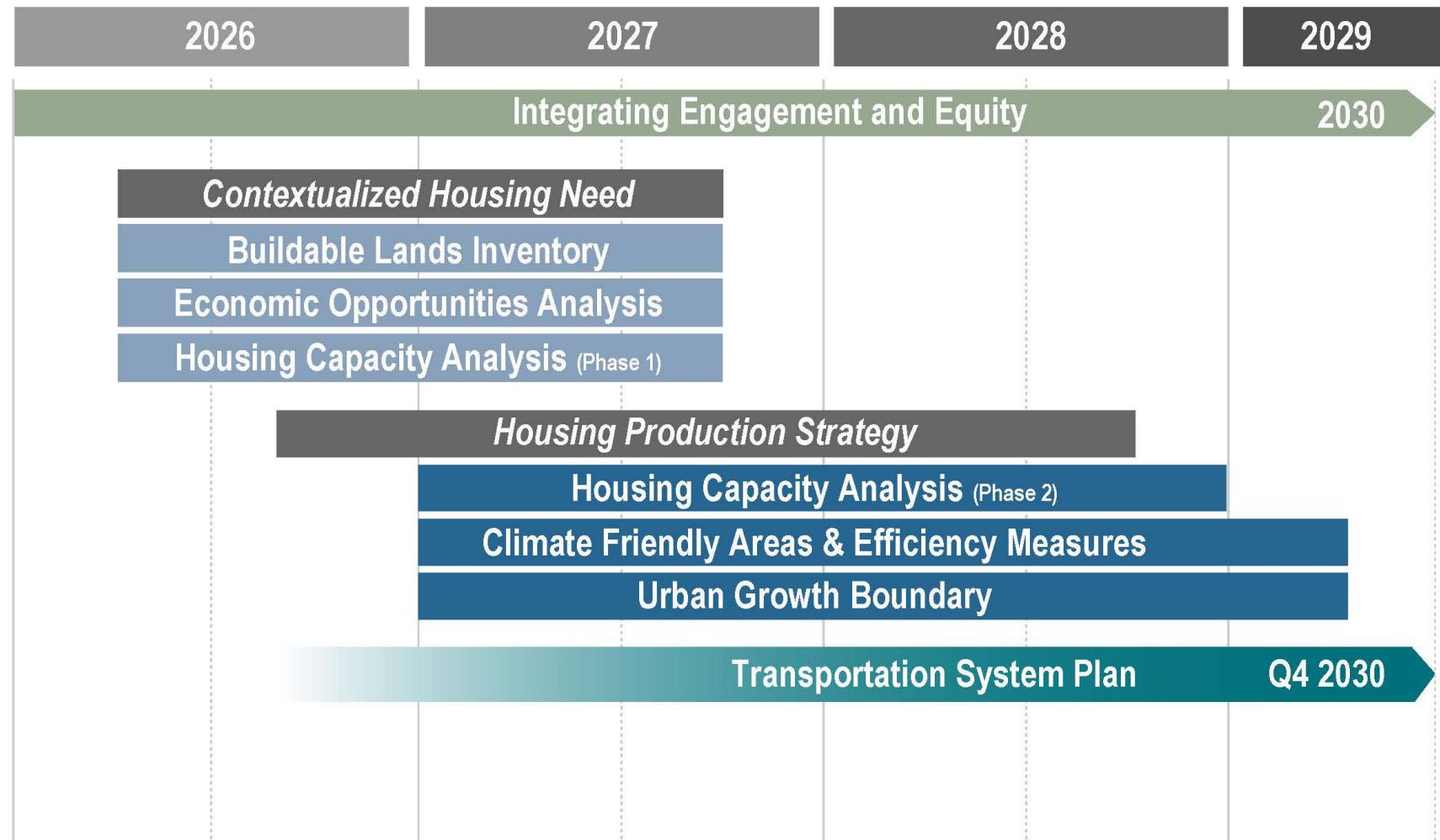
PACKAGE 1



PACKAGE 2



PACKAGE 3



Approximate dates subject to change based on scope, budget, capacity

Sequential Review for Elements of the Growth Plan



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Work Plan: Package 1 2026-2027

- Buildable Lands Inventory – Determines capacity
- Housing Capacity Analysis – Phase 1 – Determines need
- Economic Opportunities Analysis – Need for employment land

City Council - Review and Adoption

County Board – No Action Required



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Work Plan: Package 2 2027-2029

- Housing Capacity Analysis – Phase 2 – How to meet unmet need for housing
- Climate Friendly Areas and Efficiency Measures – Changes within current UGB
- UGB Amendment – Potential additional need for housing and employment

City Council - Review and Adoption

County Board – Action on UGB Amendment



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Notice to DLCD to Use Sequential Review



- Written notice to use Sequential Review
- UGB expansion likely more than 50 acres
- Proposed planning period and work plan
- Brief document signed by City and County



Advantages & Risks

Advantages

- DLCD Director can review and approve products as we go
 - Hit deadlines
 - Control costs – Efficient use of time and money
- City must comply with new rules for housing and transportation
 - Provides opportunity to reduce uncertainty
 - Focus public engagement on one product/package at a time

Risks

- DLCD Director has 90 days to review
 - Can approve, remand, or refer a work product or package of products to LCDC for a hearing
 - Any remands or referrals would add complexity and possibly time to schedule



Sequential Review Requirements



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Sequential Review Packages



2026	2027	2028	2029
Buildable Lands Inventory			
Economic Opportunities Analysis			
Housing Capacity Analysis (Phase 1)			
	Housing Capacity Analysis (Phase 2)		
	Climate Friendly Areas & Efficiency Measures		
	Urban Growth Boundary		

Approximate dates subject to change based on scope, budget, capacity



Questions?



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