



CITY OF BEND

Bend's Growth Plan Sequential Review

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

Sept. 29, 2025

20-Year Growth Plan

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



New Rules

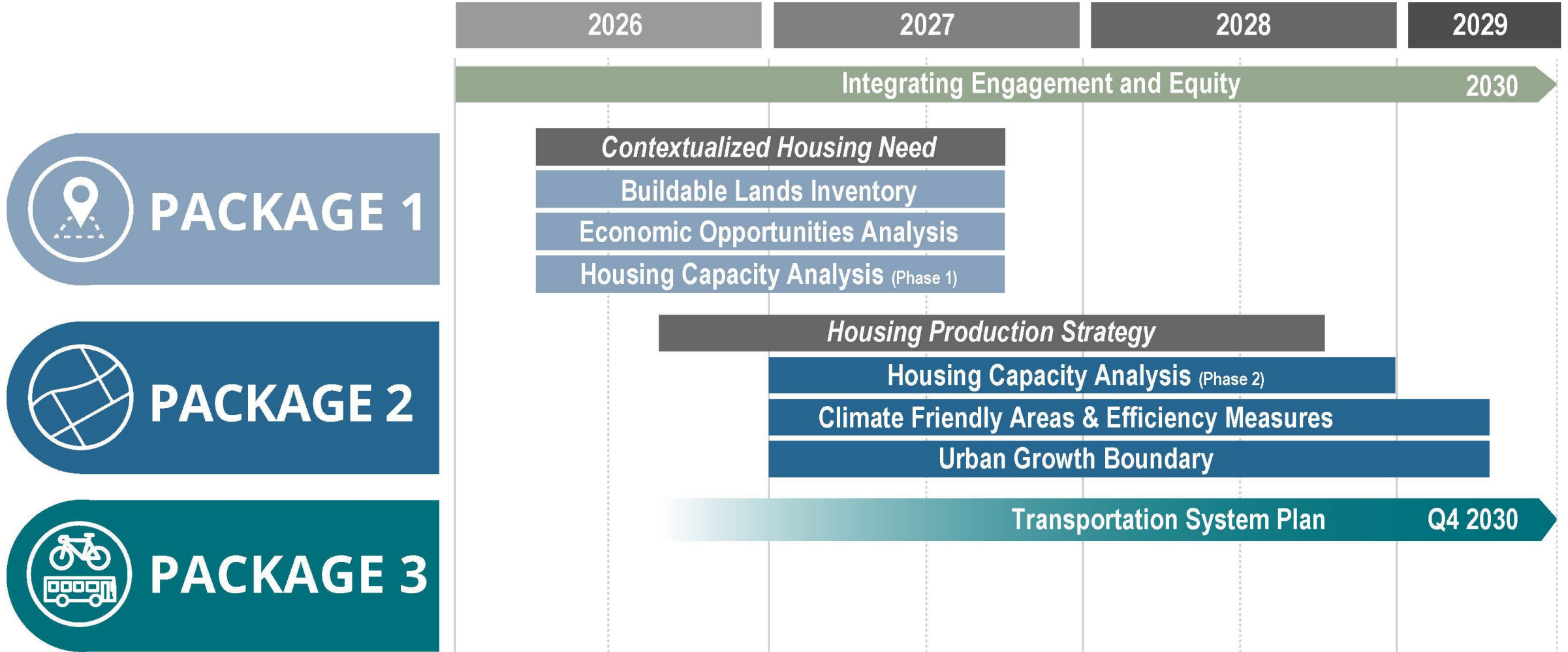
Climate Friendly and Equitable Communities (CFEC)

- 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





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

Sequential Review for Elements of the Growth Plan

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



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



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

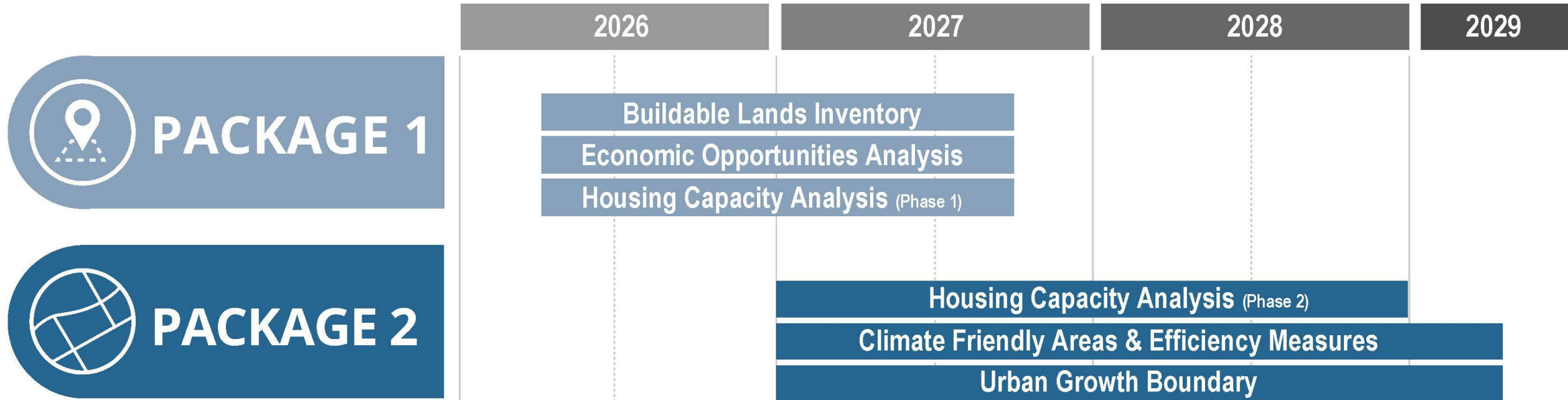
- DLCD Director has 90 days to review
 - Can approve, remand, or refer a work product or package of products to LCDC for a hearing
 - Any remands or referrals would add complexity and possibly time to schedule



Sequential Review Requirements



Sequential Review Packages



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



Questions?

Language Assistance Services & Accommodation Information for People with Disabilities



You can obtain this information in alternate formats such as Braille, electronic format, etc. Free language assistance services are also available. Please contact Brian Rankin at brankin@bendoregon.gov or 541-388-5584. Relay Users Dial 7-1-1.



Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad

Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto con Brian Rankin en brankin@bendoregon.gov o 541-388-5584. Los usuarios del servicio de retransmisión deben marcar el 7-1-1



Accessible Meeting Information



This meeting location is accessible. Sign language interpreter service, assistive listening devices, materials in alternate formats such as Braille, large print, electronic formats, or any other accommodations are available upon advance request. Please contact Brian Rankin no later than 24 hours in advance at brankin@bendoregon.gov or call 541-388-5584; Relay Users Dial 7-1-1. Providing at least 3 days' notice prior to the event will help ensure availability.



Información sobre accesibilidad en reuniones

Hay accesibilidad disponible en esta reunión. Si se solicita con antelación, se puede disponer de servicio de intérprete de lengua de señas, dispositivos de ayuda auditiva, materiales en formatos alternativos como Braille, letra grande, formatos electrónicos o cualquier otro tipo de adaptación. Comuníquese con Brian Rankin a más tardar con 24 horas de antelación al brankin@bendoregon.gov o llame al 541-388-5584; los usuarios del servicio de retransmisión deben marcar el 7-1-1. Si avisa al menos 3 días antes, se asegurará la disponibilidad.

