CITY OF BEND

City Hall
710 NW Wall Street
Bend, OR 97703

MEETING MINUTES

Bend Made Council Workshop

Location: Prowell Springs Conference Room, Floor 3, Public Works Campus Headquarters, 21051 NE Talus Place, Bend, OR 97701
Date: September 14, 2026
Time: 2:00 p.m.

In Attendance

Bend City Council: Mayor Melanie Kebler, Mayor Pro Tem Megan Perkins, Councilor Gina Franzosa (arrived late, at 3:03 p.m.), Councilor Ariel Méndez, Councilor Megan Norris (arrived late, online, at 2:39 p.m., in person at 3:28 p.m.), Councilor Steve Platt, Councilor Mike Riley

Bend City Staff: Senior Strategist Brian Rankin, City Manager Eric King, Chief Operations Officer Russ Grayson

External Partners: Alex Joyce - Cascadia Partners, Matt Kittleson – Kittleson & Associates

2:00 p.m. Bend Made Workshop (Day 1 of 2)

1. **Welcome & Introduction - Bend Made & the Workshop Story Arc**

The meeting was called to order at 2:05 p.m.

2. **How Bend Became Bend – Urban Morphology Assessment, Equity Analysis History**

Alex Joyce, Cascadia Partners, provided an overview of the Bend Made (growth plan) timeline, provided a history of Bend, and asked Council for input on which development patterns the City should invest in and build on, and which the City should avoid repeating.

Councilor Méndez expressed support for the trail system, compactness (amenities close by), preservation of open space, diverse housing types, grid patterns and considering the consequences of density.

Councilor Riley expressed support for grid patterns, connectivity, walking and biking infrastructure, a mix of housing types including a balance of ownership verses rental opportunities, and more areas for concentrated development. Councilor Riley expressed

concerns about density and the tendency for lower income properties to be located adjacent to less desirable transportation corridors.

Mayor Pro Tem Perkins suggested considering divisions such as divisions of access, connectivity, and isolation. Mayor Pro Tem Perkins expressed support for building connectivity and considerations for transportation and expressed concerns about high density and availability of services.

Councilor Platt expressed concern regarding the ability to build a climate resilient community, including climate friendly areas and wildfire egress safety, and supported considerations around climate change.

Mayor Kebler expressed concerns over connectivity and the impacts of prior development periods, especially large lot eras, on current housing. Mayor Kebler supported building connected neighborhoods, continuing the trend of smaller parcels, more adaptability and growing up rather than out.

Councilor Riley suggested consideration for the intent of roads, noting that not every road needs to serve every function, as well as consideration for arts and culture.

Councilor Norris expressed support for infill and thoughtful growth, cultural and sporting events, and complete communities.

Mayor Kebler suggested avoiding cul de sacs as they are not connective.

3. Break

Council recessed at 2:46 p.m. and reconvened at 2:54 p.m.

4. Growing a Bend by Centering Community

Alex Joyce, Cascadia Partners and Beth Goodman, ECOnorthwest provided a community impact framework, an overview of equity analysis, and presented spatial analysis "lenses." Joyce and Goodman asked for input on whether the team is on the right track in how it is approaching community impact and which dimensions of community impact should be emphasized.

Councilor Platt requested placing the spatial analysis lenses within the context of the Oregon Housing Needs Analysis (OHNA) and noted that the spatial analysis lenses indicate gaps in who is reached. Councilor Platt expressed concern about the City's ability to bring in outside voices in the process and wanted to engage those not typically included in a new and meaningful way. Councilor Platt wants to understand how people in different places in

our city feel about these things, and would like to be able to explain to public how their input was used.

Mayor Pro Tem Perkins was supportive of the equity work and requested staff to come back to Council to let them know outcomes and what was learned. Mayor Pro Tem Perkins expressed concerns about areas of town with disproportionate impacts due to growth, isolated neighborhoods (lacking connectivity, car-dependence, and away from amenities), and wildfire.

Mayor Kebler was supportive of including spatial analysis in the process and considered this to be a tool that provides data to inform decisions. Mayor Kebler was supportive of key questions around renters and homeowners and where they live in Bend and where there is access to wealth-building through ownership. Mayor Kebler would like to add questions about home ownership association restrictions on what can be built in the future (such as amenities). Mayor Kebler supported a focus on gathering data on people and practices and supported questions about practices that can inform the City on how to dismantle economic segregation.

Councilor Riley would like jobs and access to economic opportunities included in the analysis and would like to explore how land use and transportation infrastructure has impacted job access.

Councilor Méndez felt that uncompensated displacement is often missing from the academic approach, and expressed concern over this, particularly with renters. Councilor Méndez would like to consider a displacement vulnerability index for property owners verses renters.

Councilor Franzosa would like to add access to amenities and ensure that proximity accounts for actual ability to access (accounting for barriers, such as highway 97), to the study.

5. Where Bend Stands – Bend's Current Policy Trajectory

Joyce discussed development capacity and Goodman discussed housing trends in Bend. Matt Kittleson, Kittleson & Associates, discussed policy direction as it relates to transportation. Consultants asked Council: If Bend keeps growing under today's policies, plans and trends, what do you like about where that is headed and what concerns you?

Councilor Platt discussed how external forces impacted the 2016 urban growth boundary (UGB) and continued to impact current policies and expressed concern over how to build a flexible plan that can work for a variable future. Councilor Platt would like to consider how to align locations for allowed density with the market.

Councilor Méndez expressed concern over the impact of vehicular traffic on health and felt density should be concentrated away from major highways. Councilor Méndez addressed per capita vehicle miles traveled (VMT) targets, noting that the City's current Transportation System Plan (TSP) is based on a 2003 requirement, which is not aligned with the new goal of reducing VMT by 11%. Councilor Méndez would like a discussion around how the City can grow without adding traffic, which would be a more aggressive VMT reduction goal, and would like a discussion around the benefits of density.

Mayor Pro Tem Perkins requested consideration for commuters who are part of the community, but not Bend residents, as well as considerations for the remote work force and transportation patterns.

Councilor Riley expressed concern around the amount of allowed density in Bend's southeast area and other future expansion areas, and whether the allowed capacity is enough to support neighborhood commercial and complete communities.

Councilor Franzosa discussed differences in lot size and housing forms, and their impacts on the residents. Councilor Franzosa noted very different approaches in different parts of the city under the same development code leading to variations in the desirability of developed housing and communities. Councilor Franzosa felt the City should take a role in guiding how development occurs. Regarding transit, Councilor Franzosa felt that the City's current approach deviates from the plan and is not building an interconnected network. Councilor Franzosa also suggested addressing connectivity issues caused by cul-de-sacs and dead-end streets. Councilor Franzosa noted other housing trends and the need for a diversity of living options.

Councilor Norris urged the City to be careful in tracking middle housing numbers to ensure that affordability is being passed on to homeowners and would like more information on how much of the middle housing being built becomes rentals. Councilor Norris encouraged thoughtful infrastructure that could provide cost savings to homeowners and encouraged complete communities both in the core and on outskirts of town. Councilor Norris would like to consider reduced rights-of-way in neighborhoods, which can result in safer, denser and more livable communities.

Mayor Kebler noted that the City is creating more housing diversity as well as urbanizing and would like those trends to continue. Mayor Kebler expressed concern for people who rent in Bend and are rent burdened with limited paths to ownership. Mayor Kebler identified the importance of having a variety of housing types for different needs or stages in life and would like Council to avoid making assumptions over which housing types are desirable.

Councilor Riley noted the importance of amenities and open space in higher density developments, which support a higher quality of life.

6. Break

Council recessed at 4:28 p.m. and reconvened at 4:43 p.m.

7. What's Coming – Forces Shaping Bend

Joyce provided information on drivers of change that shape Bend and discussed Bend's vulnerability to five identified drivers of change and two cross-cutting forces.

Councilors took part in a prioritization exercise, identifying which drivers of change and forces the plan should most directly respond to. Council prioritized in the following order (1 being the highest priority):

1. Fire, Water, Power & Insurance
2. The Widening Divide
3. Imported Wealth Reshapes Housing
4. Growth Slows, Ages and Diversifies, tied with
4. Fiscal Straitjacket
6. State Mandates and Federal Whiplash
7. Knowledge Economy, Repriced by AI

Councilors were asked to explain their prioritization.

Mayor Kebler voiced concerns about the Fiscal Straitjacket but didn't think the growth plan is the tool to address that, nor is it the tool to effectively respond to AI or to Federal Whiplash. Mayor Kebler felt the City could address Widening Divide in this process and prioritized that as a force to respond to.

Councilor Platt prioritized addressing Fire, Water, Power & Infrastructure and felt the City could have some impact on climate change through how it builds and also prioritize addressing the Widening Divide.

Mayor Pro Tem Perkins prioritized addressing the Widening Divide, and Fire, Water, Power & Insurance, noting these are two issues heard about most from the community. Mayor Pro Tem Perkins also identified Imported Wealth as a significant issue to address and would like to consider how to activate those with imported wealth who are less connected to community.

Councilor Riley prioritized addressing the Widening Divide, Imported Wealth, and Fire, Water, Power & Insurance. Councilor Riley felt the City needs to prepare for a climate-changed environment and be prepared for worst case climate scenarios. Councilor Riley would like the City to think about how to plan a community and build infrastructure to support a commuting workforce.

Councilor Méndez prioritized addressing Fire, Water, Power & Insurance, Imported Wealth Reshapes Housing and Fiscal Straitjacket, noting wealth inequality is one of the biggest challenges of our time.

Councilor Franzosa prioritized Imported Wealth Reshapes Housing, Fire, Water, Power & Insurance and Growth Slows, Ages & Diversifies, noting that Growth Slows connects with the Fiscal Straitjacket and that an accurate population forecast is very important to the growth plan.

Councilor Norris prioritized addressing Fire, Water, Power & Insurance, Widening Divide, and State Mandate & Federal Whiplash, noting that state mandates will have a big impact on this plan and encouraging a flexible plan that can adapt to unknown future mandates.

Mayor Kebler asked Councilors to identify other forces not mentioned. Mayor Kebler noted that the state of the Federal government and its impact on individual rights in other states affects Oregon, as people might migrate to Oregon, identifying it as a place where they would have more rights.

Councilor Méndez requested looking at comparable cities who have successfully addressed imported wealth and its impact on housing.

Councilor Riley added the national economic climate and interest rates and their impact on housing as an additional force.

Councilor Platt added trust in government as a missing force and noted that the City can influence that.

Rankin and Joyce provided a preview of the upcoming Bend Made Workshop taking place on Wednesday September 23, 2026.

The meeting adjourned at 5:30 p.m.

Respectfully Submitted,
Ashley Bontje, City Recorder

Accommodation Information for People with Disabilities & Language Assistance Services
You can obtain this information in alternate formats such as Braille, electronic format, etc. Free language assistance services are also available. Please email **accessibility@bendoregon.gov** or call 541-693-2198. Relay Users Dial 7-1-1. All requests are subject to vendor processing times and should be submitted 48-72 hours in advance of events.

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 en correo electrónico **accessibility@bendoregon.gov** o número de teléfono 541-693-2198. Los usuarios del servicio de retransmisión deben marcar el 7-1-1. Por favor, envíe sus solicitudes con 48-72 horas de antelación al evento; todas las solicitudes están sujetas a los tiempos de procesamiento del proveedor.