11/09/2026

2027 Sanitary Sewer Public Facility Plan & Text Amendments to Bend Comprehensive Plan

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COMMISSION DISCUSSION

Proposal

- Adopt the 2027 Sanitary Sewer Public Facility Plan (PFP) and related changes to the text of the Comprehensive Plan.
  - The 2027 Sanitary Sewer PFP will be added to the Comprehensive Plan as Appendix I.
  - Conforming and updated amendments to the text of "Sewer Collection Systems Facilities" in Chapter 8, Public Facilities and Services, of the Comprehensive Plan.
- No other changes are proposed to the Bend Development Code, the Comprehensive Plan map, or the Zoning Map.

Questions before the Planning Commission

- Does the 2027 Sanitary Sewer PFP include all elements required under OAR 660-011-0010(1)(a)-(1)(g)?
- Are the proposed amendments to the text of Chapter 8 consistent with the applicable goals and policies of the Comprehensive Plan?
- Are the proposed amendments to the Sewer/Wastewater policies of Chapter 8 clear in stating the City's policy direction and consistent with the goals and policies of the Comprehensive Plan?

Goal 11: Public Facilities and Services

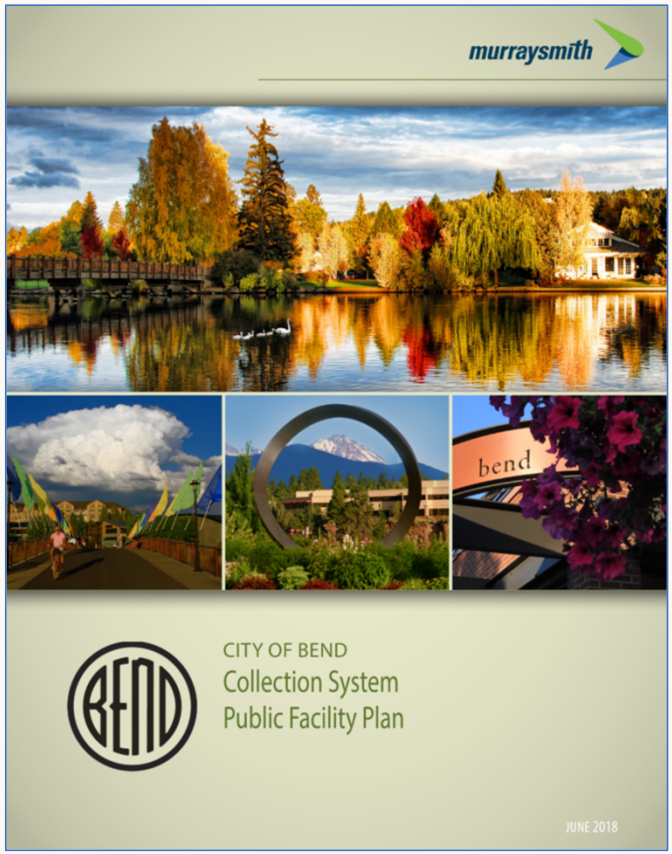
- *To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*
- Oregon Administrative Rules (OAR) Chapter 660, Division 11, Public Facilities Planning
- Definitions – Collection System, Water Reclamation Facility
- Public Facility Plan – Components (OAR 660-011-0010(1)(a)-(1)(g))
  - Inventory and condition assessment
  - Identification of needed improvements
  - Capital improvements program, timeline estimate, rough cost estimates
  - Policy statements & agreements – Who provides sanitary sewer service

What is a Public Facility Plan (PFP)

- A Public Facility Plan (PFP) is a support document to the City's Comprehensive Plan.
- Provides basis for ongoing Sanitary Sewer Services.
- Addresses and satisfies administrative rules for public facility planning.
- Describes the public and private facilities that support the land uses planned for under the Comprehensive Plan.
- The Sanitary Sewer PFP is comprised of two distinct elements:
  - Wastewater Collection System
  - Water Reclamation Facility (WRF)

Why Update the PFP

- Previous PFPs from 2009 and 2018
  - 2009 Sewer PFP (for the WRF)
  - 2018 Collection System PFP
- Drivers for update:
  - Population projections
  - Economic projections
  - Regulatory requirements
  - Aging infrastructure
  - Service level expectations



City Council Goal (2025-2027)

TRANSPORTATION & INFRASTRUCTURE Make travel safer and more reliable for everyone, ensure water and wastewater systems meet growth, housing, and economic prosperity needs, and improve transportation projects with sustainable funding and planning.

- *Complete Facility Plan Update (FPU) and Collection System Master Plan (CSMP) Update*



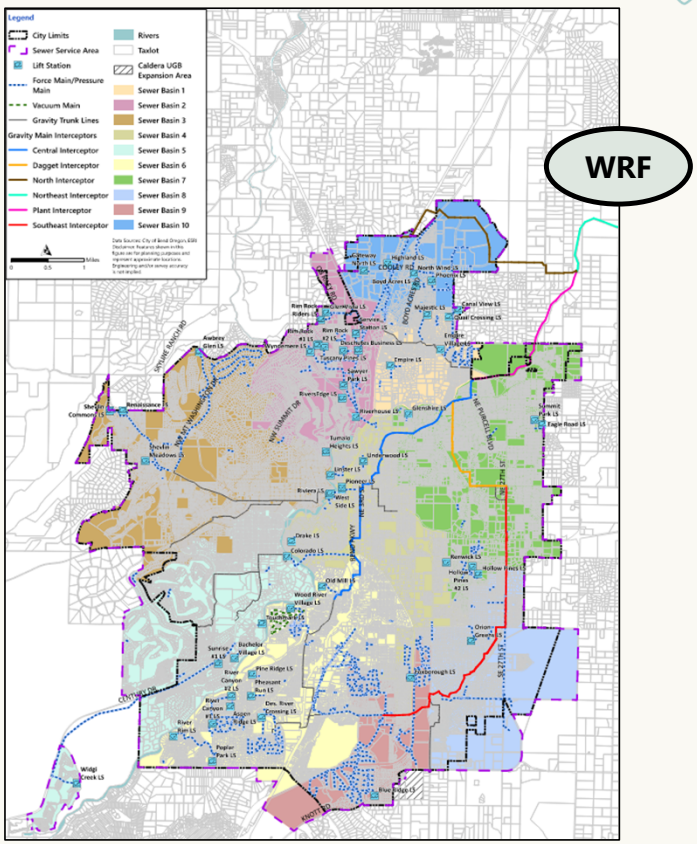
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Master Planning Process

- Update to 2014 Collection System Master Plan and 2008 WRF Facility Plan
- Identify projects to address projected deficiencies
- Address key policy areas:
  - Population Growth
  - Economic Growth
  - Level of Service
- Planning process:
  - Regulatory Requirements
  - Existing Condition Assessments
  - Needs Analysis
  - Alternatives Evaluation
  - Improvement Recommendations
  - Cost Analysis
  - Policy Development

Collection System Master Plan (CSMP) – Existing Facilities

- Existing Collection System Infrastructure
  - 429 miles of gravity sewer
  - Over 12,500 manholes
  - 69 miles of pressurized pipe
  - 2 miles of vacuum sewer
  - 58 regional pump stations
  - 237 residential pump stations



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CSMP – Overview

- System Improvement Parameters
  - Gravity System Focus
  - Pump Station Decommissioning
  - Sewer Interceptors
  - Single Treatment Facility
  - System-wide Programs



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CSMP – Condition Assessment

- Gravity Sewers
  - Robust sewer and manhole inspection program
  - Data on more than 85% of system
- Pressure/Force Main Sewers
  - Age-based analysis
- Pump Stations
  - 59 Regional Stations Inspected

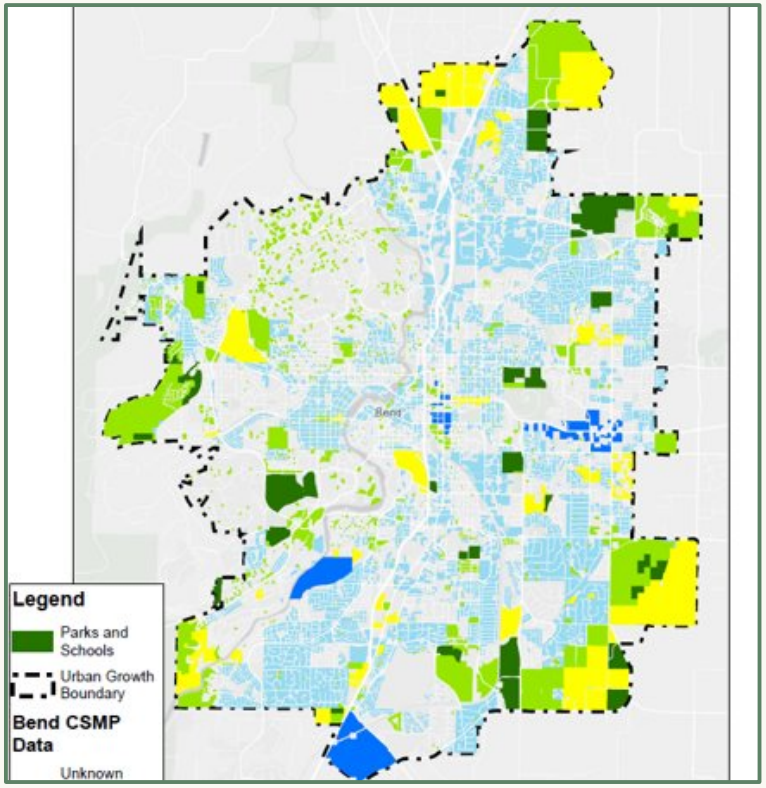
CSMP – Condition Assessment Findings

- Generally, existing collection system infrastructure is in good condition.
- Overall, maintenance efforts are effective.
- Understanding of condition of pressure sewers is limited, consider further measures to evaluate.
- Pump Stations are in good condition based on initial visual inspections and ongoing maintenance.



CSMP – Capacity Analysis Findings

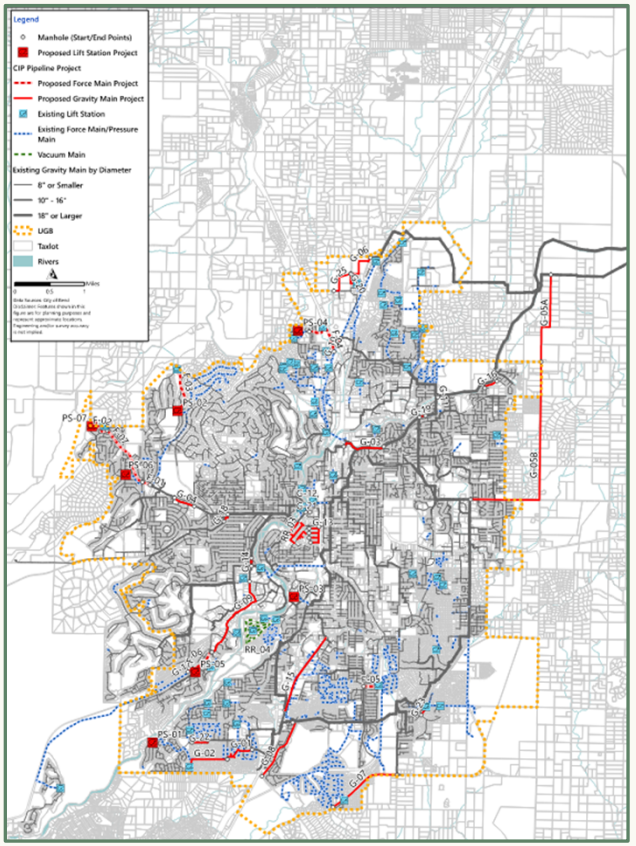
- Primary capacity-related projects recommended in 2014 CSMP addressed.
- Near-term, capacity-related deficiencies are localized and will be remedied by planned projects.
- Large diameter interceptor projects to address capacity limits are > 10 yrs out.
- Tracking of Central Interceptor flows.
- Ongoing flow monitoring program is critical.
- Development in the north, south, and east will drive future large sewer projects.
- System analysis accounts for middle housing and infill development.



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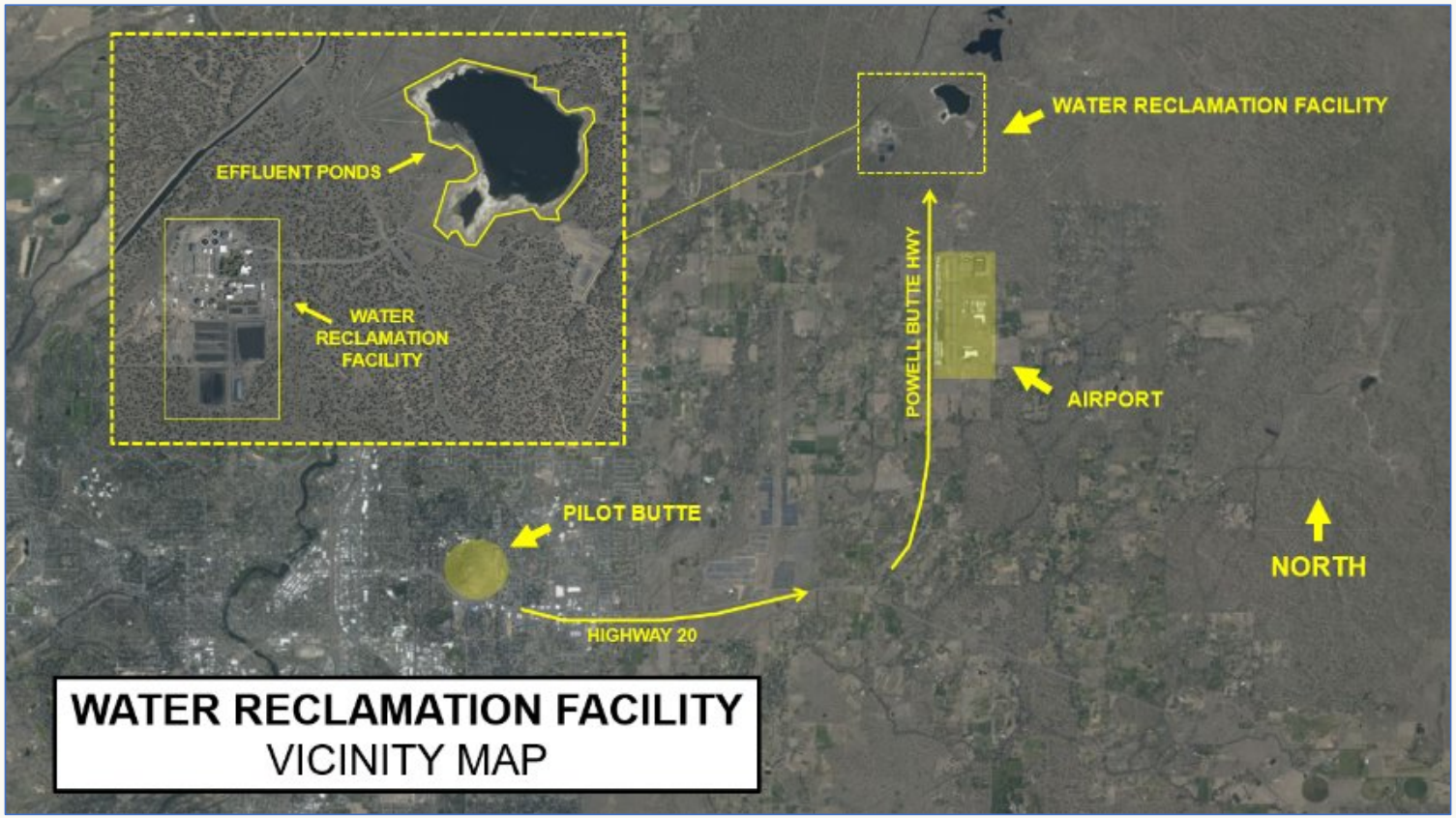
CSMP – CIP Projects

- **Short-Term (0-5 years)**
  - SW Sewer Basin Ph 3
  - Shevlin Park Gravity Upsize
- **Mid-Term (5-10 years)**
  - SW Sewer Basin Ph 4
  - SE 3rd Street Pressure System Conversion
  - North Interceptor Extension Ph 3a
  - Highland Gravity Extension
  - Awbrey Glenn PS Booster Station
- **Long-Term (10+ years)**
  - Various PS Upsizes
  - Hamby Interceptor
  - Southern Basin Sewer – Parrell and Knott
  - North Interceptor Extension Ph 3b
- **Ongoing Programs**
  - Septic to Sewer
  - Pump Station Program
  - Repair and Rehabilitation Program



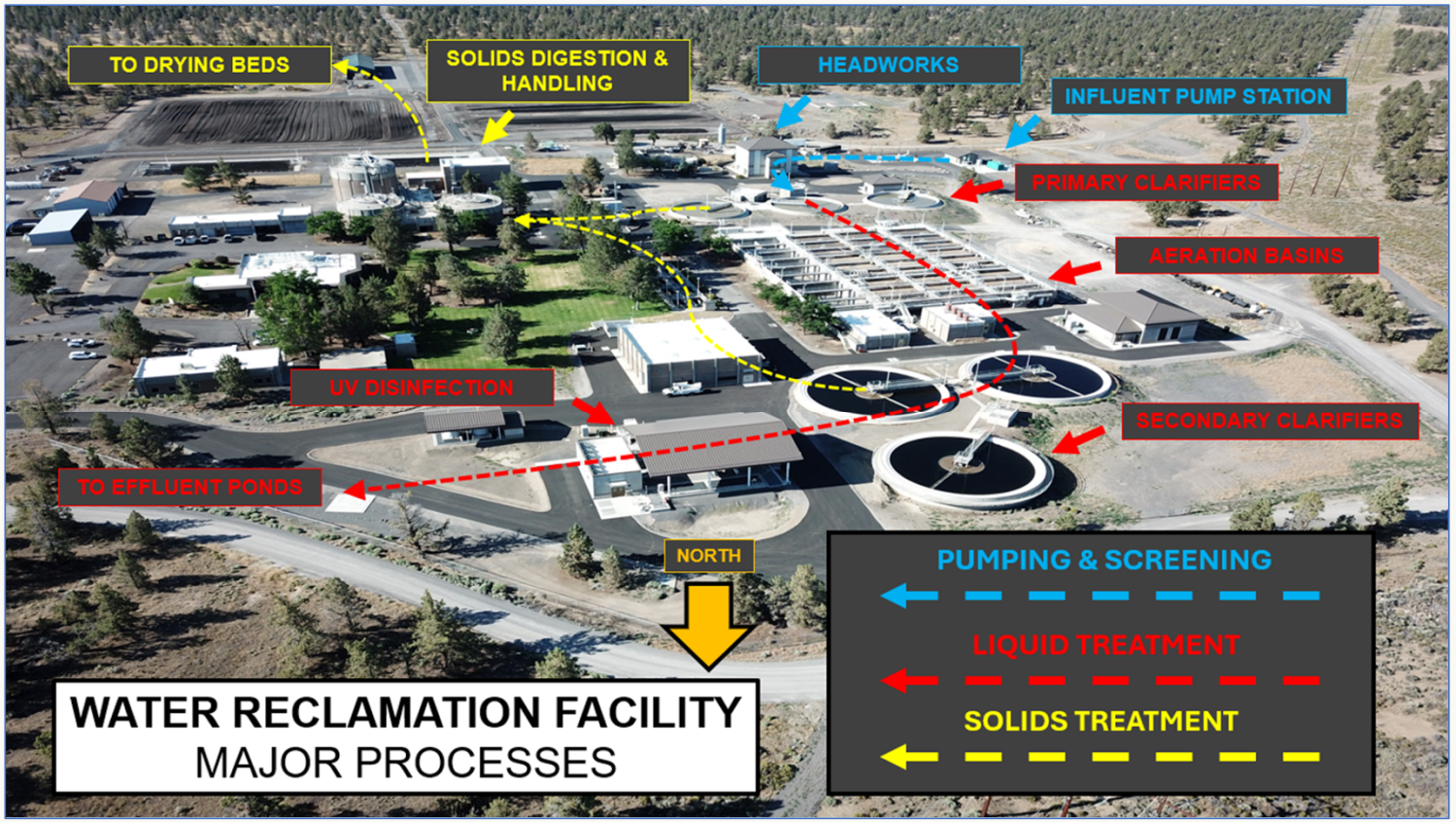
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WRF Facility Plan Update (FPU) – WRF Overview



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FPU – Existing Facilities



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FPU – Condition Assessment

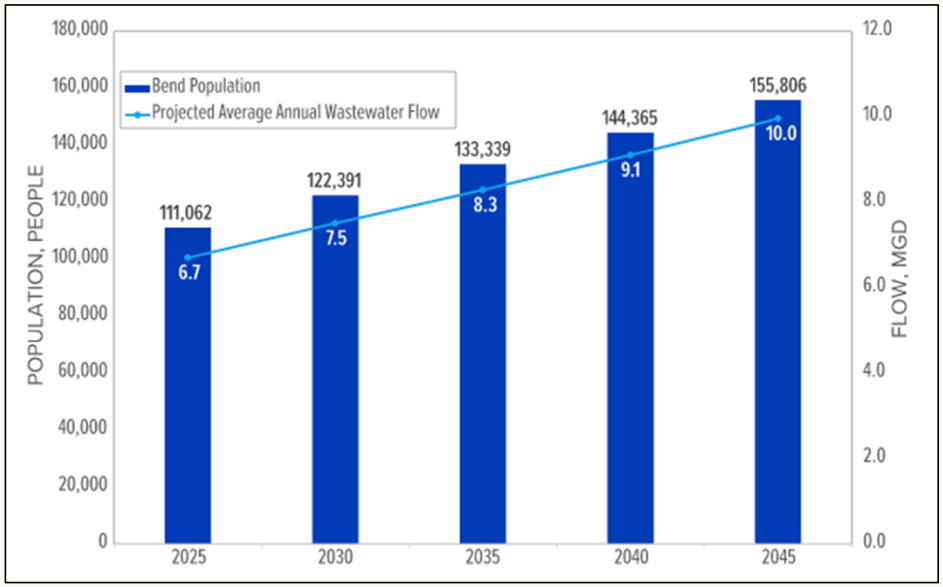
- Evaluated 1,252 WRF assets facility-wide.
- The WRF remains in good overall condition, and most assets are performing as intended and continue to provide reliable service.
- Asset renewal needs are anticipated in both the near and long term, with a significant increase between 2039 and 2045.

FPU – Capacity Assessment

- WRF currently provides adequate treatment capacity and is permitted for 10.9 MGD.
- Future growth will require phased facility expansion.
- Key future needs include additional digestion, clarification, aeration, and solids-processing capacity.
- Improvements will need to maintain regulatory compliance while accommodating projected growth through the 2045 planning horizon.
- Approximately 75% of the WRF capital improvement program is driven by capacity-related needs.

FPU – Findings

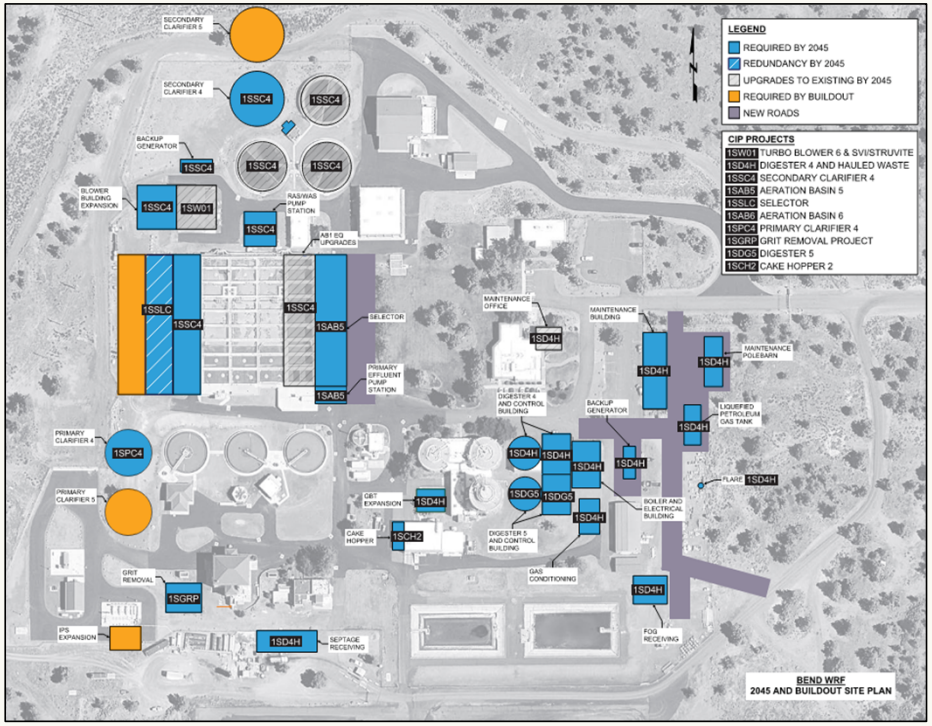
- Existing treatment and effluent management systems remain effective.
- City to implement a long-term facility solution to address hauled waste needs.
- Replacement and upgrades to facilities and select equipment are required.
- Recommended projects improve reliability, operational efficiency, and long-term capacity.
- Improvements position the facility to meet future service demands.



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FPU – CIP Projects

- **Short-Term (0-5 years)**
  - Digester 4 and Hauled Waste
  - Secondary Clarifier 4
- **Mid-Term (5-10 years)**
  - Aeration Basin 5
  - Gravity Belt Thickener
  - Primary Clarifier 4
- **Long-Term (10+ years)**
  - Grit Removal
  - Selector
  - Digester 5
  - Drying Bed 8
  - Aeration Basin 6



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Summary of Planned Investments

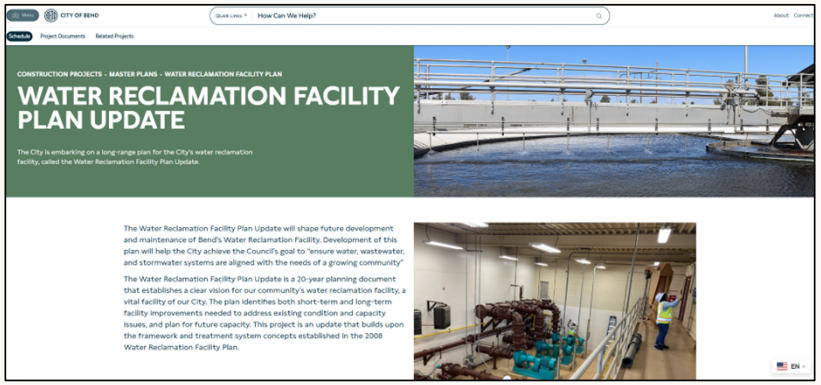
- CSMP and WRF plans identify the infrastructure needed to serve future growth and maintain service levels.
- Recommended improvements address both aging infrastructure and future capacity needs.
- Projects are prioritized over short (0-5 yr), medium (6-10 yr), and long (11-20 yr)-term planning horizons.
- Financial plan was developed to support implementation of the recommended capital improvements.

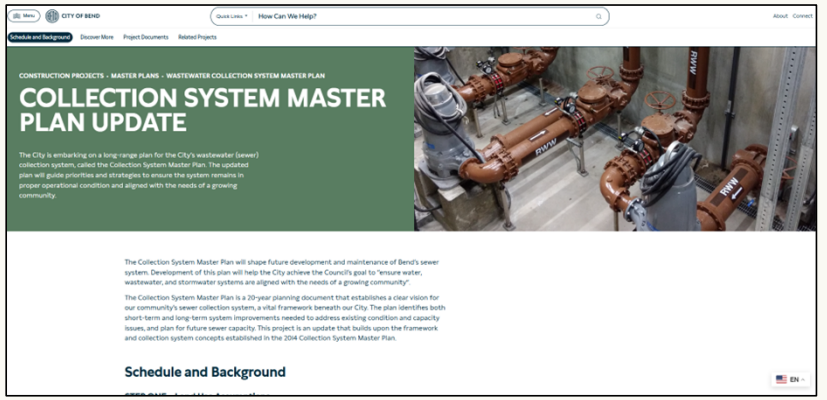
Sanitary Sewer Fund

- The Sanitary Sewer Fund is funded through a combination of utility rates, System Development Charges (SDCs), available reserves, and financing mechanisms such as the Department of Environmental Quality (DEQ) Clean Water State Revolving Fund (CWSRF) loan program, and potential other miscellaneous funding.
- Financial plan supports system operations and infrastructure improvements through 2045.
- Approximately $494M escalated capital investments are included in the financial plan over the next 10 years; and approximately $1.05B (escalated) over the entire 20-year planning horizon. Capital costs were escalated based on recent trends associated with the Engineering News Record Construction Cost Index
- Capital improvement projects are anticipated to be funded through a combination of revenues, SDCs, and debt financing while reserves and other revenue sources, such as investment income, can be allocated to projects based on annual financial planning.
- Funding assumptions and rates will be reviewed and adjusted annually as operational and economic conditions change.

Project Outreach

- Stewardship Subcommittee & Community Building Subcommittee
- Internal Departments (Private Development, Engineering, Water Services, Planning, Legal, Growth Management)
- Public Service Provider Meetings
  - (April 23, 2026 & July 23, 2026)
  - Central Electric Cooperative, others
- Regulatory Agencies
  - Department of Environmental Quality
- Project Web Pages



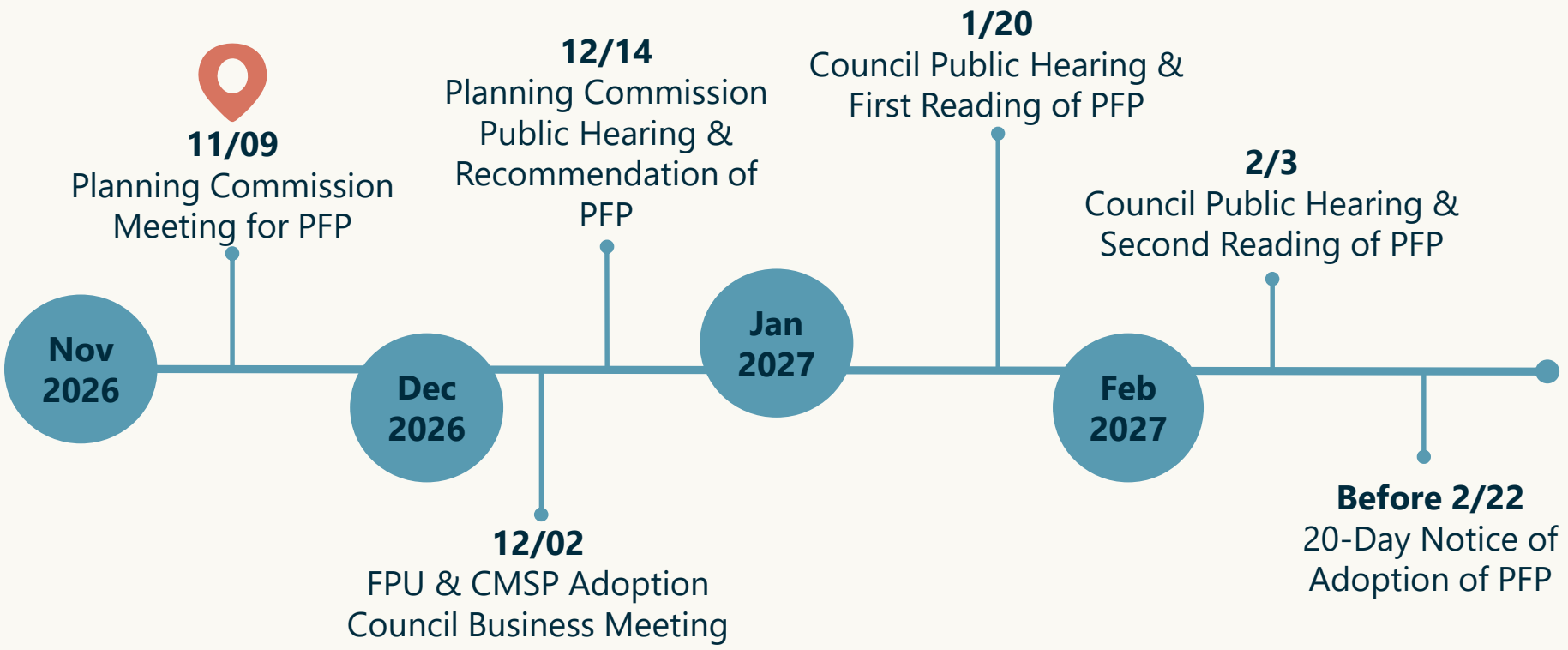


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Questions before the Planning Commission

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Planning Timeline



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COMMISSION DISCUSSION

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