



City Council Issue Summary

Subject: Adopt a resolution authorizing use of Sequential Review of Urban Growth Boundary (UGB) Amendment Components by the Department of Land Conservation and Development.

Staff Member, Department: Damian Syrnyk, Community Development

Meeting Date: 11/19/2025

Action(s) Required:

- | | | |
|--|---|--|
| <input type="checkbox"/> Consent Agenda | <input type="checkbox"/> Ordinance First Reading | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Information/Direction | <input type="checkbox"/> Ordinance Second Reading | <input checked="" type="checkbox"/> Resolution |
| <input type="checkbox"/> Motion | | |

Recommended Motion

I move to adopt a resolution authorizing the use of the Sequential Review process for certain Urban Growth Boundary Amendment Components, and authorizing City staff, in coordination with Deschutes County, to submit a notice and proposed work plan to the Oregon Department of Land Conservation and Development.

Issue/Council Decision & Discussion Points

- Cities in Oregon are required to maintain 20-year supplies of buildable land for needed housing and economic opportunities.
- Bend is preparing to complete studies needed under state law to update the Bend Comprehensive Plan and prepare for this 20-year supply of land, which will include evaluating the capacity of the urban growth boundary (UGB) for future needed housing and employment, designating Climate Friendly Areas, and making other land use changes to accommodate housing and employment within the existing UGB (aka Land Use Efficiency Measures).
- City and County staff have coordinated and presented this proposal at a joint meeting of the City Council and Board of County Commissioners on September 29, 2025.
- Using the Sequential Review process will result in the required work being completed through an adoption process that will provide more certainty to residents and policy makers by obtaining the State's approval of a land inventory and a land need analysis before spending public resources on the work involved on efficiency measures and a UGB expansion.



Background

The City Council's Housing Goal for 2025-2027 includes the strategy of "Accelerate complete neighborhoods" and the following action item:

Adopt elements of a 20-year plan for housing and jobs (Bend's growth plan) emphasizing policies that create walkable and complete neighborhoods and transition Bend to form based development codes.

This resolution is the first step toward completing this action item, by proposing a sequential review work plan to the Oregon Department of Land Conservation and Development (DLCD) for completion of the reports and analysis needed to support a UGB expansion and land uses needed to support the next 20 years of growth in Bend. Staff presented on sequential review to a joint meeting of the City Council and the Board of County Commissioners on September 29, 2025.

State law provides a process for a city and a county to request sequential review and approval from DLCD of components that would support a UGB amendment of more than 50 acres. Oregon Revised Statutes (ORS) 197.626(3) and Oregon Administrative Rules (OAR) 660-025-0185 allow a city and a county to notify DLCD of their election to use the sequential review process for a land inventory, a land need analysis, and a response to a land deficiency. This sequential review process is available in situations where a city has estimated a future UGB expansion of more than 50 acres will be needed for one or more land needs. Prior analysis of future land need, including the City's 2023 Draft Housing Capacity Analysis, in addition to new 20-year housing needs for Bend through the Oregon Housing Needs Analysis, suggest a future UGB amendment will exceed 50 acres.

A city and county proposed draft work plan through which one or more deliverables (reports or components) required to support a future UGB expansion can be submitted sequentially for Department review and approval. One of the more significant advantages to using the sequential review process is to obtain Department approval of the land need deliverables (land inventory and need analyses) prior to proceeding with work to identify how to meet these needs through Climate Friendly Areas, land use efficiency measures, and a UGB amendment.

This resolution directs City staff to submit a notice and work plan to DLCD for approval under the Sequential UGB Components review rules (See OAR 660-025-0185).

Staff presented the Growth Plan work plan to the City Council at the September 29, 2025, Joint Meeting with Deschutes County. The total work plan includes five (5) adoption packages, two of which will be submitted to DLCD for sequential review:

- Package 2 (Q2 2026 to Q3 2027) includes the following deliverables:
 - Buildable Lands Inventory
 - Housing Capacity Analysis Phase 1, primarily determining housing capacity and housing as required under ORS 197A.270(1)-(4)

- Economic Opportunities Analysis
- Package 3 (Q1 2027 to Q1 2029) includes the following deliverables:
 - Housing Capacity Analysis Phase 2, addressing the Land Use Efficiency Measures (LUEMs) and UGB expansion, as required under ORS 197A.270(5)-(6)
 - Climate Friendly Areas
 - UGB Amendment

After City Council approves the resolution, City staff will coordinate with County staff on Board of Commissioners' approval of an Order that provides similar direction to County staff and supports the submittal of the Notice and work plan to DLCD. The draft Notice to DLCD and work plan are attached. Once submitted, the Director of DLCD has 120 days within which to approve the work plan.

Budget and Financial Impacts

The City's adopted biennial budget for 2025-2027 includes funding for staff and consultant time to complete the elements of the Growth Plan scheduled for this biennium.

Community Outreach Process and Potential Impacts

The development of the Growth Plan and Comprehensive Plan update will include significant community engagement. Engagement will include, but is not limited to, a committee of representatives from the various City committees, public meetings with the Bend City Council, direct engagement with the public in their neighborhoods (e.g., at schools, parks, events), and coordinating with both stakeholders and agencies. The proposed Sequential Review work plan focuses on the Department's (DLCD) review of several work products and does not reduce the amount of engagement the City will undertake.

Department Director Review: Colin Stephens

Financial Review: Samantha Nelson

Legal Review: Elizabeth Oshel

Attachments

- Resolution
 - Exhibit A – Proposed Work Plan

- Sequential Review Draft Notice to DLCD
- Draft Housing Capacity Analysis



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