



Attachment O – Urbanization Coordination for Land Divisions near UGBs

BACKGROUND & OVERVIEW

Numerous land use applications for plan amendment/zone changes have resulted in significant areas being rezoned from EFU to rural residential (either RR-10 or MUA-10). For properties closer to the Bend UGB, it is important to anticipate future urbanization to ensure orderly development once those properties are annexed into the City of Bend.

This project would explore code amendments that require land divisions to be completed as cluster developments within a certain distance-likely two miles-of a UGB. This change could allow some rural development now while retaining the greater proportion of a site for future urban development. \$25,000 in DLCD grant support is available.

CURRENT PROCESS & CHANGES

Under Board direction and with public outreach and input, Staff would explore urbanization coordination for land divisions near UGBs

Key Amendment Concerns	
Staff Effort/Resources	Medium
Legal Complexity	Medium
Implementation Urgency	Medium