

[D3q] Understand the Comprehensive Plan

v. February 23, 2021

The Comprehensive Plan is arguably the most critical piece to understanding land use decisions in Bend.

Policy 1-1 *“The goals stated within this Comprehensive Plan are intended to be guiding and aspirational; they are not regulatory policies. The Policies in the Comprehensive Plan are intended to provide standards for the City in adopting land use regulations, and compliance with the implementing regulations shall be deemed in compliance with the Comprehensive Plan.*

There are three reasons why the public should become more aware of Comprehensive Plan and any proposed updates to the plan:

1. The Bend Development Code can be amended to codify one or more policies previously adopted as part of the 2016 Comprehensive Plan and the 2020 Bend Transportation Plan. Some of the new code could have impacts on existing neighborhoods.
2. Expansion areas are being master planned right now which will have impacts on existing neighborhoods.
3. Often many neighbors become frustrated with applications that impact their neighborhoods, but are told the application complies with the code. When enough neighborhoods realize the development code is the problem instead of the applications, it becomes evident the community members of Bend need to focus on the policies that drive the existing code.

Background taken from the city website [\[link\]](#)

- 13 Goals which are intended to “express what our residents hope and want Bend to be like in the future.”
 - Eleven Chapters
 - Plan and Management and Citizen Involvement (with 16 policies)
 - Natural features and Open Space (with 25 policies)
 - Community Connections (with 14 policies)
 - Population and Demographics (with 2 policies)
 - Housing (with 62 policies)
 - Economy (with 41 policies)
 - Transportation* (with 99 policies)
 - Public Facilities and Services (with 49 policies)
 - Community Appearance (with 10 policies)
 - Natural Forces (with 18 policies)
 - Growth Management (with 127 policies)
- *The Bend Transportation Plan supersedes this chapter with its 60 policies

- Fourteen Appendixes including the Transportation system Plan and Integrated Land Use and Transportation Plan (2016) which should soon be replaced with the Bend Transportation Plan adopted this summer.
- Comprehensive Plan which includes the existing city limits and expansion areas adopted in 2016. In the last year, the Zoning Map was brought into compliance with the Comprehensive Plans designated land uses