



City of Bend  
P.O. Box 431  
Bend, OR 97709

Mailing Date:  
Thursday, August 8, 2024

## **NOTICE OF CITY SOLICITATION OF SITE APPLICATIONS FOR INCLUSION WITHIN THE CITY'S URBAN GROWTH BOUNDARY UNDER SENATE BILL 1537**

Senate Bill 1537 (SB 1537 or the bill) was adopted by the Oregon State Legislature in 2024 and signed into law on May 6, 2024. The bill provides qualifying local governments a one-time site addition to their Urban Growth Boundary (UGB). On June 20, 2024, the Bend City Council directed staff to proceed with soliciting applications for a one-time UGB expansion using SB 1537.

The City of Bend intends to select a site for inclusion within the city's UGB. This is a notice of solicitation for site applications. For a site to be eligible, the site must meet the following requirements in SB 1537 Section 50(a) and (b), including: *"(a) The site is adjacent to the existing urban growth boundary of the city or is separated from the existing urban growth boundary by only a street or road;" and "(b) The site is: (A) Designated as an urban reserve under ORS 197A.230 to 197A.250, including a site whose designation is adopted under ORS 197.652 to 197.658; (B) Designated as nonresource land; or (C) Subject to an acknowledged exception to a statewide land use planning goal relating to farmland or forestland."*

The City has determined that it qualifies to include a site to its UGB using SB 1537 based on compliance with Section 52(1)(b) and 52(2)(a). The City has demonstrated a need for additional land based on compliance with Section 52(1)(b), which requires *"Within urban growth boundary expansion areas for residential use adopted by the city over the previous 20 years . . . 75 percent of the lands either: (A) Are developed; or (B) Have an acknowledged comprehensive plan with land use designations in preparation for annexation and have a public facilities plan and associated financing plan."* Of the urban growth boundary expansion areas for residential use adopted by the City over the previous 20 years, 82.9% (1468.9 of the 1770.9 acres), of the lands are developed or have an acknowledged comprehensive plan with land use designations in preparation for annexation and a public facilities plan and associated financing plan.

The City has demonstrated a need for affordable housing, based on compliance with Section 52(2)(a) which requires a city have *"a greater percentage of severely cost-burdened households than the average for the state based on the Comprehensive Housing Affordability Strategy data from the United States Department of Housing and Urban Development"* in order to be eligible. Of the 39,840 households in the City of Bend, 6,385, or 16%, are severely cost-burdened compared to the state average of 14% (235,730 of Oregon's 1,642,580 households), based on the most recent (2016-2020 ACS) Comprehensive Housing Affordability Strategy (CHAS) data from the United States Department of Housing and Urban Development (HUD).

A complete site application is required and can be found on the City's website at <https://www.bendoregon.gov/home/showpublisheddocument/59683> or by contacting the Staff Planner listed below. Site applications are required to include a draft conceptual plan meeting the requirements of SB 1537 section 55(3), including but not limited to, land uses, transportation networks including diverse transportation options and connectivity, urban services, consistency with Statewide Land Use Planning Goals, a diversity of housing types and demonstration of how the affordable housing requirements will be met. Before adopting an urban growth boundary amendment under section 50 of SB 1537, a city shall adopt a binding conceptual plan as an amendment to its comprehensive plan.

Site applications must be submitted electronically via the [City's Online Permit Center Portal](#) by **5:00 PM PST Monday, October 14th, 2024**. To make arrangements for application submittal, applicants must first contact BreAnne Gale at [bgale@bendoregon.gov](mailto:bgale@bendoregon.gov) or 541-323-8573 for portal access.

Additional information on the one-time Urban Growth Boundary expansion under SB 1537 can be found at the following City website: <https://www.bendoregon.gov/government/departments/growth-management/one-time-urban-growth-boundary-expansion-senate-bill-1537>

**STAFF CONTACT:**

BreAnne Gale, Senior Planner  
[bgale@bendoregon.gov](mailto:bgale@bendoregon.gov), (541) 323-8573

I, BreAnne Gale, certify that a copy of this notice was mailed to Deschutes County; Each special district providing urban services within the city's urban growth boundary; and the Department of Land Conservation and Development in accordance with SB 1537 Section 53(2). A copy of the mailing list is located in the project file and available upon request.

*BreAnne Gale, 8/8/24*

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BreAnne Gale, Senior Planner



**Accommodation Information for People with Disabilities**

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc., please contact BreAnne Gale at [bgale@bendoregon.gov](mailto:bgale@bendoregon.gov) or (541) 323-8573. Relay Users Dial 7-1-1.