

MEMORANDUM

To: City of La Pine City Council

From: Deborah McMahon, James Lewis; Comprehensive Plan Consultants

RE: City Council Comprehensive Plan Public Hearing – February 10, 2010.
Review Final Recommendation of Comprehensive Plan and Urban
Growth Boundary from the Planning Commission at the December 16,
2009 meeting

Memo Date: February 3, 2010

Background

Greetings Councilors: This memorandum is a follow up to the City Council work session on January 13th where the recommendations of the La Pine Planning Commission for the Comprehensive Plan and UGB were discussed. As stated at that work session, the proposed text language as directed by the Planning Commission is included as Exhibit A to this memorandum, with the specific reference to the location/chapter where it has been included in the Draft Comprehensive Plan Text. The purpose for including the Planning Commission recommended changes and additions as an attachment to this memorandum is for ease of reference for the Council and the public to the Draft Comprehensive Plan document that was originally released for public review. Thus, there are only two Draft Comprehensive Plan documents – the original that was released in July 2009 and the most recent (which is the subject of this Public Hearing) that includes the changes listed in Exhibit A.

Proposed Changes

As a reminder, the recommended changes of the Planning Commission were as follows:

General Changes:

1. Modify and make changes to better reflect how the Comprehensive Plan map connects to the text in the Comp Plan.
2. Modify and make changes to reflect the most current economic and housing data.
3. Modify and make changes to refine all text as needed to fix typos and address various comments on continuity and length.
4. Modify graphics and charts as needed to improve clarity and accuracy.
5. Continue to coordinate with Parks District to refine data and Town Center concepts as they evolve.
6. Refine Transportation data to reflect intersection and corridor planning efforts.

7. Add text to cover urban interface buffer issues – areas on the edge of the City limits and adjoining rural lands.
8. Fix typos and color errors on the Plan map as necessary.

Specific Text Changes:

1. Insert the draft “Transition Area Section” into the Comprehensive Plan, Chapter 12.
2. Include a clear statement in the Transition Area Section that the Transition Area on the northern portion of the County owned master planned neighborhood would allow for a transfer of desired densities from the widened open space corridor across the central portion of the property.
3. Better explain in the text of the Plan what is intended in the Wickiup Junction Improvement Area as shown on the Plan map. This should include a policy saying that further map changes may occur as more definitive plans for the Wickiup Junction/Highway 97 interchange are approved.
4. Provide a better and more accurate reference to the Transit Service that is provided to citizens of La Pine.
5. Better explain in the Plan the densities and development pattern for the residential districts shown on the Plan map.
6. Add new text to Chapter 12 to describe the Mixed Use Commercial Residential designation that the Planning Commission directed to be added back into the map.
7. Add new policies related to:
 - a. Indicate that the City will participate in discussions related to future Airport creation as part of the Transportation Advisory Group;
 - b. Indicate that the City desires inclusion of the BLM/Rodeo Grounds land transfer within the City limits
 - c. Indicate that the City of La Pine should be considered as a regional sewer treatment area if land use laws would permit.
 - d. Indicating that an airport would serve as a strong economic driver in the La Pine area.
 - e. State that the UGB and need for new lands/annexation should be reviewed every 2-years.
 - f. Provide stronger protection for Historic Resources.
 - g. An indication that further map changes may occur for the Wickiup Junction Improvement Area as more definitive plans for the Wickiup Junction/Highway 97 interchange are approved.
 - h. Adding new mixed use areas within the City on an as needed basis for the purpose of furthering complete neighborhoods.

Specific Map Changes:

1. The widened open space corridor shown on the Deschutes County owned land could be extended to the western City boundary.

2. Recognize the existing commercial uses/properties at the Burgess/Huntington Road intersection and so designate on the map.
3. Show the new elementary school location in the proper area
4. Extend the Transition Area lying north of Burgess Road westward to the east boundary of Huntington Road, except for the area with an underlying designation of mixed use commercial.
5. Add back in (as shown on the original draft map) the CMXR (Mixed Use Commercial Residential) in the area along Finley Butte/William Foss/Huntington Road areas.

The General Changes listed above are on-going changes that will occur until the final document is adopted. These on-going changes are to ensure that the most accurate data is included at the time of adoption. Notwithstanding, those changes are listed in Exhibit A.

The Specific Text Changes are listed in Exhibit A. This includes the actual text that is proposed to be included in the draft.

The Map Changes have been completed and are referenced in the most recently prepared map.

All textual changes listed in Exhibit A include a reference as to where they have been inserted into the Draft Comprehensive Plan.

Summary

The above listed recommended changes and amendments from the Planning Commission are included in Exhibit A with the actual text that is proposed for inclusion in the Comprehensive Plan. The entire Draft Comprehensive Plan Document, including these changes, is the subject of the public hearing, along with the Draft Map and UGB. We recommend that the City Council open the public hearing on these documents and maps, take public testimony, and then leave the public hearing and written record open until the next Council meeting on February 24. At that time the Council can decide whether or not to close the oral and written record and deliberate on the final version for adoption.

If you have any questions, please feel free to call me at 541-647-7831, or Deborah McMahon at 541-480-3266. Thank you, James Lewis