

# MEMORANDUM

**To:** City of La Pine Planning Commission

**From:** Deborah McMahon, James Lewis; Comprehensive Plan Consultants

**RE:** Planning Commission Meeting/Public Hearing Comprehensive Plan – October 13, 2009

**Date:** October 6, 2009

## **Background**

Greetings Commissioners: This memorandum will serve as the Staff Report to the Planning Commission for the upcoming public hearing on the Draft Comprehensive Plan. The hearing, which is at 6:00pm on October 13, 2009 at the La Pine Senior Center, is the first step in the formal adoption process, but is the culmination of previous work that included a great deal of information gathering, public input and agency coordination – all of which led to the draft documents and map before you.

Upon adoption of the Comprehensive Plan for La Pine, the City will be meeting the primary State of Oregon Land Use requirement for monitoring and addressing land use needs for the community to accommodate future growth projections. The existing pattern, which has been under Deschutes County direction and jurisdiction (via their Comprehensive Plan and Land Use Ordinances), will be replaced by this Comprehensive Plan and future implementing ordinances adopted by the City of La Pine elected officials, with the input of the citizens of La Pine.

## **Materials/Availability**

The draft Comprehensive Plan Documents, including the Plan Text, the Plan Map and proposed Findings, have been available on the City of La Pine web page and at La Pine City Hall since August 26, 2009. A general Public Notice that complies with all State of Oregon Measure 56 Noticing requirements was mailed to all property owners in La Pine (per Deschutes County Tax Assessor Records) on August 26, 2009 – the notice gave the time, date and location for the public hearing as well as providing information on where the draft documents could be obtained and questions could be asked.

## **Transition Area – New Section**

An additional Section for the Comprehensive Plan text is attached to this memorandum. The additional Section is for the two Transition Areas as shown on the draft Plan map. This section was not included in the previous draft as the best development plans and draft goals and policies were still being developed based on public and property owner

input. It will be added to the Urbanization Section of the Plan text, which addresses Statewide Planning Goal 14.

### **Focus on Goals and Policies of Text**

The draft Plan document is fairly lengthy and includes the required data and information to comply with State Statutes and Administrative Rules. However, much of the text of the Plan text is background data that is also contained in the appendices of the Plan. The appendices refer to and include the numerous partner agency documents (i.e. water and Sewer District Plans; Park and Recreation District Plans) and coordination with those agencies. Although the background information is the basis for the direction provided by the Comprehensive Plan, we believe the primary focus at this time should be the Goals, Policies and Programs included in the Plan text.

The Goals, Policies and Programs provide the specific direction for the City for the 20-year planning period. These describe the overarching direction that the City wants to take in each specific category of land use discussed (Goals). The specific methods of achieving the overarching direction (Policies) spell out the ways in which coordination and implementation will occur – it gives the direction for the eventual implementing land use ordinances and codes. The tasks and action items (Programs) state specifically what must be done to implement the policies, the products that will result, and the anticipated costs and revenue sources.

Overall, the most efficient use of time in the public hearing and subsequent work session process is to devote focus to the Goals, Policies and Programs to ensure that the direction chosen meets the expectations of La Pines citizens. These are important because they begin to define livability for the community as it develops. Also, these items help prioritize and shape the annual budget and work program for the City, and help the City best coordinate the development of infrastructure and programs with the many service providers to the City.

### **Focus on Map – Land Use Designation Arrangement and Location**

The proposed Comprehensive Plan Map includes a consolidation of those land use designations as shown on the Deschutes County Comprehensive Plan (which this plan will replace), as well as some new designations intended to reflect projected needs and physical changes to the community. We believe that the Planning Commission should focus on the arrangement of land use designations (i.e. adjoining land use compatibility and number of acres of each land use type) and the location of the land use designations (i.e. proximity to existing and planned infrastructure, public service availability and complete neighborhood concept) at this time. An overview from this perspective will again help match the land use needs from a location and physical perspective, with the direction provided by the Goals and Policies discussed above.

### **Listen to Public Concerns – Continue Public Hearing and have Work Sessions**

We believe that the subsequent to opening the public hearing and taking public testimony, the hearing should be continued to a date certain and the written record should be left open for public submittals. During the interim time between the first and

subsequent formal public hearings at which oral public testimony will be taken, work sessions can be held/conducted by the Planning Commission to ask questions, discuss the primary concerns heard from citizens, to gather additional information and to respond to public input. This will allow the Planning Commission an opportunity to discuss among themselves various ideas and concepts from which a final recommendation can be made. It is anticipated that as a result of the public participation at the public hearings and the submitted written materials, there will be changes to both the text and map of the Comprehensive Plan throughout the adoption process.

**Attachments**

Attached (electronically) to this document are the following documents:

- Copy of the mailed Public Notice letter
- Copy of the Proposed Urban Growth Boundary and Comprehensive Plan Map
- Copy of the Draft Comprehensive Plan text
- Copy of the Proposed Findings Document
- Copy of the proposed Transition Area section to be added to the Urbanization Chapter of the Text.

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