

MEMORANDUM

To: City of La Pine Mayor and City Councilors

From: DMC Consulting/Foreterra LLC (Deborah McMahon and James Lewis)

RE: La Pine Comprehensive Plan – Third Public Meeting Summary: Visioning; Agricultural lands; Forest lands; Population Forecast; Buildable Lands; and, Economic Development

Date: Memorandum Date - April 10, 2009

The following is a summary of the La Pine Comprehensive Plan Visioning Meeting held March 23, 2009 at the Mid-State Electric Cooperative Meeting Room.

The meeting was appropriately noticed and advertised by means of public notice in a local paper of general circulation. There were 16 people in attendance at the meeting. The attendance varied from City Councilors, to property owners within the City limits, to business owners and residents who live in the outlying area.

The meeting began with a brief presentation by the consultants for the project (Deborah McMahon and James Lewis) about the past Visioning Process meeting that occurred in January. At this meeting, it was explained that the Visioning process for the Comprehensive Plan project is an abbreviated, topic specific process aimed at getting input from Citizens as to how they believe the City should focus on various issues during day to day administration. It was further explained that a long-term visioning process is a lengthy community wide process aimed at getting all community groups (i.e. school district, civic groups, park district) to work toward common community identified goals as their individual agencies administer their day-to-day tasks. The long-term Visioning process is something that will be identified in the Comprehensive Plan as a long term goal that the City of la Pine (as a governmental entity) may sponsor.

Subsequent to the follow up on the past Visioning meeting and the discussion about how visioning will be important to La Pine's future (long-term visioning, the meeting was directed toward a discussion on the new issues of Forest lands, Agricultural lands, Population Forecast, Buildable lands and Economic Development. These are the same issues that were discussed earlier in the day with the Technical Advisory Committee.

Copies of the draft Agriculture lands and Forest lands elements of the Comprehensive Plan were distributed to the attendees. It was explained that the draft sections were based on the input from the Technical Advisory Committee. It was also explained that even though the State law/rules do not require planning for Agricultural and Forest lands within Urban Areas (inside City limits) that such sections were going to be included in the La Pine Comprehensive Plan since such lands comprise large, prominent sections of the City (i.e. the entire eastern portion of La Pine is Forest land while the river corridor is

the primary Agricultural land). The rationale for including these sections in the Comprehensive Plan was primarily for two reasons: 1.) To adequately plan for the transition of such lands to urban (residential, commercial and industrial) uses; and, 2.) to ensure that during the transition of such lands the highest and best uses of such lands is considered, including utilizing such lands as natural areas, parks, trail connections and buffers to development. During the interim to conversion, the importance of managing such lands to maintain the importance of the resource and to allow continued forest and agricultural uses of the lands was listed as an important goal. Additionally, another important goal was identifying the importance of managing the wildfire risk on these lands and the interface between the outlying federal forest lands and the private, developed properties within the City. Those in attendance agreed with the goals and issues as stated, but continued to emphasize their belief that the goals and policies for Forest and Agricultural lands should emphasize the preservation of natural areas and build those into the fabric of the developed community because the rural feel was an important attribute of La Pine.

The population discussion centered on the soon to be adopted population projections completed by Deschutes County. In short, the 2.2% AAGR and the projected growth of approximately 1,000 persons within the City over the next 20-years was explained. There were no disagreements with or questioning of these projections by the group.

Associated with the population projection discussion was the Buildable Land Inventory (BLI). The methods of creating the BLI were explained to the group – it was explained that there are many factors that contribute toward lands that are actually available to build upon to meet the city’s projected growth during the 20-year planning period. These factors include limitations, such as flood plain, existing development, government ownership, etc., as well as the ability to provide public facilities and services (i.e. water, sewer, transportation/access). Ultimately, after consideration of all factors, an inventory of how much land is available to develop, and where it is located, the amount of land available can be determined. It was also explained to the group that the type of residential land necessary to accommodate the population growth will be an important issue during Comprehensive Plan development – such as the ratio between single-family and multiple family residential land. General comments in this regard were in favor of maintaining the predominantly single family nature of the community (to maintain the current rural feel), but with an understanding that as the population ages, there will be a need for more affordable housing (senior housing) in a potentially multi-family style. The new affordable housing project currently being developed in La Pine was cited as a change to past development styles but one that was needed in the community. The desire for slow change was stated again. Also, there was additional questioning concerning the new development along Huntington Road that is commonly referred to as “the County project.” The questioning centered upon whether or not the citizens of La Pine will have control over new development proposals and whether or not they can direct the style and design of new residential developments. It was explained that the Comprehensive Plan sets the goals and policies toward the type of development that is desired, and that ultimately the future Zoning/Subdivision Codes will list the specific design requirements.

The attendees understood that they had control over what is ultimately included in the Plan and implementing Codes, but that it must be within State guidelines.

The Economic Development discussion was aimed at an introduction to the public – it was not intended as a full-blown discussion on this issue at this meeting. It was intended to get the citizens thinking about this issue since it will be more formally discussed in upcoming meetings. Nonetheless, many of the factors that will be included in an eventual Economic Opportunities Analysis were presented to the group.