

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 – Second Technical Advisory Committee Meeting: Population; Buildable Lands; Visioning Concepts; Housing; and, Economic Development

Date: Memorandum Date - April 10, 2009

The following is a summary of the La Pine Comprehensive Plan Technical Advisory Committee Meeting held March 23, 2009 at the La Pine City Hall. These are not formal meeting minutes, but rather they are notes of primary issues and topics discussed, as well as comments and direction provided by committee participants.

The following representatives were in attendance at the meeting:

Deborah McMahon, DMC Consulting (project consultant); James Lewis, Foreterra LLC (project consultant); Joe Stutler, Deschutes County, County Forester; Christine Lewis, Housing Works; Jayne Benner, La Pine Chamber of Commerce; Ginny Woodruff, Mayor of La Pine; Barbara Hedges, La Pine City Councilor; Kitty Shields, La Pine City Councilor and, Luana Damerval, La Pine City Recorder.

The meeting began with a brief presentation by the consultants for the project (Deborah McMahon and James Lewis), with follow on the topics from the previous TAC meeting – the previous issues were forest lands, agricultural lands and buildable lands. It was explained again at this meeting that the participants at this meeting and future meetings will have some core members, but will also vary depending upon the topic of the meeting and the expertise necessary for appropriate input. For the purposes of this meeting and the topics discussed, the participants were asked to provide relevant issues, as well as to provide any information on background materials that the consultants should have/use for the entirety of the project.

As a follow up to the last meeting and as input to this meeting there are written comments that have been submitted by Mollie Chaudet, Deschutes National Forest, addressing the relationship between the forested lands in La Pine and the eventual and planned development of those lands. In general, her comments cited the need to consider hazardous fuel treatments adjacent to developed lands; consideration of impacts to surface waters (Deschutes River) as it is Designated a Wild and Scenic River within the Deschutes National Forest; and, opportunities to retain some forest lands as part of development for preservation of wildlife corridors.

The initial discussion centered on the topic of population. It was explained that the Deschutes County population forecast, which is being finalized and adopted for La Pine,

is projecting a 2.2% AAGR and a 2029 population of 2,566. This is approximately 1,000 more citizens over the next 20 years. It was explained that this data is the basis for determining the necessary lands for residential, commercial and industrial growth during the planning period. These issues were more informational than for group discussion – the group understood that it was background data necessary for all other work toward completion of the Comprehensive Plan.

The second issue discussed was the Buildable Lands Inventory and its relationship to the project. The parameters of the BLI were introduced to the group – the parameters are the categories of study that need to be reviewed to determine which lands are developed, undeveloped, developable, undevelopable and re-developable. It was explained that the actual buildable lands are those that, after a process of exclusion, have no factors that would prevent the land from being utilized for residential development. Exclusionary factors may include the presence of floodplains, wetlands, existing development that is expected to remain, etc. The group understood the parameters that were being used to identify developable lands within the BLI and had no outstanding comments. The group was then reminded that the BLI and the population data together help identify the needed lands (needs analysis).

With regard to Buildable Lands and the needs analysis, the primary comments were from Christine Lewis, Housing Works. Christine indicated that in 2000 Housing Works (at that time CORHA) created an affordable housing needs analysis for Central Oregon (primarily Deschutes County). There was an update to that analysis in 2003 which was a “gap analysis.” Additionally, in 2006 the agency coordinated a workforce needs analysis to identify factors important to the workforce of central Oregon to determine how and where there needs are met, but also where improvements are needed. Christine indicated that this was done for the entire county, but was not sure what was done specifically for the City of La Pine. Christine was able to provide data which indicated that there are 65 households in La Pine that are on rental assistance and that one-half of these are either elderly or disabled. Also, the rental assistance households are at or below the 50% median County income level.

The next topic was a review of the Visioning process and the important concepts as they are related to the Comprehensive Planning project (short term visioning) and the future of La Pine (long term visioning). It was explained that a full long term Visioning effort is typically many months and is aimed at coordinating various agencies and community organizations toward singular identified goals in specific areas. The intent is for all groups and agencies to work toward the same ends when identifying internal operating procedures and goals of their specific organization. The long term visioning is something that will be identified and included in the Comprehensive Plan as an important community endeavor in the future. Contrary to the long term visioning, the short term visioning is aimed primarily at City of La Pine internal goals as to how the City will meet and fulfill the desires of the citizens and what they expect from their local government agency. This part of visioning will be an important element during the Comprehensive Planning process and will guide the development of goals and policies within the plan.

The topics of Forest and Agricultural lands were discussed, with the basis for discussion being the draft Forest and Agriculture elements of the Plan that were created since the last TAC meeting. It was explained that based on the State laws/rules governing forest/agriculture lands, such lands within cities are not required to be planned for. However, since such lands were prominent within La Pine (especially forest lands along the city's east side) there would be elements for these designations included within the Comprehensive Plan. Essentially, the concepts were aimed at planning for conversion of such lands to more urban uses when necessary in the future and how to integrate such lands into the urban framework. Important elements included preservation of natural areas as linkages between developed areas and the use of such lands (especially undevelopable areas) as parks and other elements of urban design. The draft Forest and Agriculture elements were distributed to the group via e-mail and during the meeting.

The primary comments regarding the draft Forest element were from Joe Stutler, Deschutes County Forester. Mr. Stutler's comments were primarily aimed at additional ideas that should be recognized, considered and included in this section of the plan. Mr. Stutler suggested that there be specific goals/policies aimed at education and encouragement of the public toward wildfire hazards and protection. He suggested that a copy of the La Pine Rural Fire Protection Plan be obtained and reviewed for inclusion of either elements of or the entire plan within the La Pine Comprehensive Plan. Further, Mr. Stutler suggested specific policies be included in the Comprehensive Plan to address reducing and treating forest land fuel loads and for the interface between federal and private forest lands within and adjacent to La Pine. Again Mr. Stutler suggested reviewing the LRFPP for guidance in these areas.

Additional Comments on the Forest and Agriculture elements of the Plan came from City Councilors. The primary comments were that the City should include policies that direct the City work with the Parks and Recreation agencies to acquire property from the BLM (federal agencies) for park lands, trails, etc., to ensure an adequate supply and connection of such lands within the City.

The discussion on Housing was aimed at the approach being taken by the consultant to obtain the data necessary to create the BLI. The data research included obtaining local, state and national information and overlaying that information to create a base scenario for La Pine. This data base would serve as the primary determinant in deciding the types and amounts of each residential land type for the projected community growth (i.e. percentage of single-family residential land versus multiple-family residential land; density ranges, proximity to services)

The meeting concluded with an acknowledgement that the consultants would revise the draft Forest and Agriculture elements of the plan to include goals/policies to implement the ideas and concepts raised by Mr. Stutler, and the City Councilors.