

**LA PINE CITY COUNCIL/ DESCHUTES COUNTY COMMISSIONERS**  
**JOINT WORK SESSION AGENDA**  
**Tuesday, July 7, 2009 - 6:00 p.m.**  
**16755 Finley Butte Road, La Pine, Oregon 97739**  
**Midstate Electric Conference Room**

1. Call to Order
2. Establish Quorum - La Pine City Council
3. Establish Quorum - Deschutes County Commissioners
4. Pledge of Allegiance
5. Added Agenda Items  
Any matters added to the Agenda at this time will be discussed during the “Other Matters” portion of this Agenda.
6. US Highway 97 and 1<sup>st</sup> Street/Reed Road Traffic Signal - Update  
Gary Farnsworth, Oregon Department of Transportation
7. City of La Pine - Comprehensive Plan Update  
Deborah McMahon, DMC Consulting Services, LLC  
James Lewis, Foreterra, LLC
8. Deschutes County - Comprehensive Plan Update  
Nick Lelack, Planning Director
9. Affordable Housing Project - Status Report  
Susan Ross, Director of Property Facilities Dept.
10. La Pine Land Conveyance Act (S.1140)  
Deschutes County Commissioners
11. Other Matters  
Only those matters properly added to this Agenda under line item No. 5 (Added Agenda Items) will be discussed at this time.
12. Staff Comments - City of La Pine
13. Staff Comments - Deschutes County
14. Comments - La Pine City Council

15. Comments - Deschutes County Commissioners
16. Adjourn

Pursuant to ORS 192.640, this notice includes a list of the principal subjects anticipated to be considered or discussed at the above-referenced meeting. This notice does not limit the ability of the City Council or the County Commissioners to consider or discuss additional subjects. This meeting is subject to cancellation without notice. This meeting is open to the public and interested citizens are invited to attend. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to Luana K. Damerval at (541) 536-1432.

LA PINE CITY COUNCIL/ DESCHUTES COUNTY COMMISSIONERS  
JOINT WORK SESSION MINUTES  
Tuesday, July 7, 2009 - 6:00 p.m.  
16755 Finley Butte Road, La Pine, Oregon 97739  
Midstate Electric Conference Room

1. Call to Order

The meeting was called to order at 6 pm by Mayor Shields.

2. Establish Quorum - La Pine City Council

Roll Call:

Mayor Kitty Shields

Councilor Barbara Hedges

Councilor Adele Moilanen

City Attorney Jeremy Green

City Recorder Luana Damerval

Administrative Ass't Patti Morgan

**Quorum Established**

3. Establish Quorum - Deschutes County Commissioners

Roll Call:

Commissioner Alan Unger

Commissioner Dennis Luke

Commissioner Tammy Baney

**Quorum Established**

00:05:51

Commissioner Dennis Luke introduced Jon Oshel, Program Manager, with the Board of Oregon Counties. He said that Jon Oshel also worked for Deschutes County in the past.

4. Pledge of Allegiance

The Pledge of Allegiance was led by Al Unger.

5. Added Agenda Items

Any matters added to the Agenda at this time will be discussed during the "Other Matters" portion of this Agenda.

Commissioner Baney stated she would like to add the County Fair Bus Schedule to the Agenda.

Mayor Shields announced the following changes/additions to the Agenda:

- Agenda Item #6, Tom Blust is filling in for Gary Farnsworth.

(Commissioner Dennis Luke mentioned that Gary had attended the Stakeholders Meeting that was held earlier in the day in La Pine).

- Agenda Item #9, Susan Ross will also give an update on St. Vicent De Paul and the Bio-Green Project per Mayor Shields' request.
- Agenda Item #10, Dave Kanner and Toni DeBone will be discussing the BLM land conveyance.
- Under Item #8, Peter Russell is replacing Nick LeLack for the Comprehensive Plan Update

00:05:03

6. US Highway 97 and 1<sup>st</sup> Street/Reed Road Traffic Signal - Update

Mayor Shields noted that the name has been changed to the La Pine Intersections Analysis.

Tom Blust, Deschutes County Road Department, spoke about what had been discussed at the Stakeholders Meeting prior to the Joint Session Meeting. He said they want to look at corridors in La Pine and come up with areas that a planner would include in an analysis. The stakeholders discussed getting a consultant onboard first, completing the study, and then addressing funding. Tom Blust stated that ODOT believed the study would cost approximately \$75,000 and once the analysis was completed, they could apply for grants. Commissioner Luke stated that the analysis was important so they could be sure they would remedy La Pine's traffic congestion and not create more of a problem by just putting one traffic light up, arbitrarily. It was also discussed that the analysis could take up to six months.

In response to a comment made by Ted Scholer of the La Pine Industrial Group, regarding the need for an SCD Ordinance, Commissioner Luke stated that the city has to have their own SDC's and has to have their own study to justify them, according to state law.

In response to a question from Councilor Moilanen regarding what can be done now to ensure citizens' safety by the new McDonalds, Tom Blust stated that cones could be used to calm down the traffic in that area.

Darwin Thurston of the La Pine Industrial Group discussed that the City and County need to have some monetary input into the analysis, although LIGI would provide the majority of the funding and become a stakeholder as well. He also emphasized the need for all stakeholders to be committed to the project for it to be successful.

00:19:20

Mayor Shields mentioned that, in an earlier discussion with City Attorney Green, a Memorandum of Understanding had been suggested as a good starting place for the Stakeholders. She also said that the City Council plans to do an SDC study in the future. Tom Blust also talked about having a Project Manager for the Consultant contract and having the County step into that role for management purposes.

Mayor Shields stated that the City does not have the resources to manage the project and they would like the County to take over that administrative role. She said the MOU will define roles and also agree on who is doing what.

Commissioner Luke stated that they had discussed having the technical people get together, work out the details and then come back to the Commissioners and Council with a proposal. There was further discussion on moving forward with the MOU, as it will show that all parties have a commitment.

Mayor Shields stated that the Council will determine which Councilor will be part of that Stakeholders Group. She said she came out of the meeting feeling very good about what had been discussed.

John Thomas, La Pine Planning Commissioner, asked about the study for the highway beautification project in the late 1990's. Peter Russell stated that the study is still there and the City has the study and can use it with their comprehensive planning. He said the project was stopped because of the possibility of La Pine incorporating.

00:35:33

7. **City of La Pine - Comprehensive Plan Update**

Deborah McMahon, DMC Consulting Services, LLC  
James Lewis, Foreterra, LLC

Deborah McMahon of DMC Consulting stated that they had completed the rough draft and were moving into the second phase which is to go forward with an adoption and also make adjustments with the draft. She also said they have been working on goals and policies that look at 20 years as a guidebook for the community. This comprehensive plan information will be on the City of La Pine's website. Deborah McMahon said that they had also produced a long range plan in map form to assist citizens in making their development plans for La Pine.

In response to Commissioner Luke's question about a joint meeting in the future, Deborah McMahon stated that there will be a joint meeting between the Deschutes County Planning Commission and the La Pine Planning Commission. James Lewis of DMC Consulting said that a meeting will probably take place around August/September and it will also involve citizen participation.

00:46:01

8. **Deschutes County - Comprehensive Plan Update**

Nick Lelack, Planning Director

Peter Russell, Senior Transportation Planner, stated he was filling in for Nick Lelack who was on a road trip to Klamath County regarding Destination Resort Mapping. He said they have had numerous community conversations for public input and also with Stakeholders. On July 23<sup>rd</sup> there will be a meeting with the County Commissioners regarding the Destination Resorts Mapping. Peter Russell said On August 27<sup>th</sup> there will be another meeting with the Deschutes Planning Commission. He said it will take approximately another year to wrap up the comprehensive plan.

00:45:57

9. **Affordable Housing Project - Status Report**

Susan Ross, Director of Property Facilities Dept.

Susan Ross stated that the County donated approximately 4-1/2 acres for the Affordable Housing Project. She said they hope to do a second 26 unit development if things go well. She said there is a website for the project called "Little Deschutes Lodge." The County also gave a \$25,000 loan for the project.

Mayor Shields stated that the City of La Pine granted a 20 year tax abatement for the project. In response to a question from Councilor Hedges regarding sidewalks, Susan Ross said they are required to put sidewalks on all the roads they are building but not along Huntington. In response to a question from Mayor Shields regarding energy usage, Susan Ross said the contractor was trying to incorporate a number of energy saving projects into the construction. Susan Ross also said that she will provide the Council with the name and phone number of the developer for the project, Rob Roy, to answer additional questions.

John Thomas, Planning Commissioner, stated that he had just received information that the La Pine Community Clinic is now at capacity and urged the City Council and County Commissioners to do everything they can to encourage more medical facilities in the area. Commissioner Luke assured John Thomas that the County will continue to do what they can to assure accessible medical services in the La Pine community.

Susan Ross discussed the Biogreen Sustainable Energy development in La Pine and also the County's involvement with it. She said the County had entered into an option agreement with Biogreen on June 29<sup>th</sup>. This would be for a land purchase agreement through the La Pine Industrial Group. She said this option is good for two years because the County wants assurance that the company will go ahead with the proposed project. In response to a question from Mayor Shields regarding the permitting process, Susan Ross said that Biogreen now has to meet necessary requirements and also apply for permits. In response to a question from Councilor Moilanen regarding job creation, Susan Ross said that they expect 20 internal jobs to be created and up to 90 indirect jobs in forestry work and transportation. Commissioner Baney said that the fact that Biogreen had a large fuel source was an important factor in granting the option agreement.

In response to a question from City Recorder Damerval regarding the County not coordinating with the City of La Pine prior to granting the option agreement, Commissioner Luke said the County thought Biogreen had already met with the City Council. Mayor Shields said that she had advised Biogreen to meet with the Water and Sewer Districts, and with LIGI, prior to presenting their project to the City, as that would give them some of the answers to questions they will no doubt be asked by the Council.

In a discussion regarding the new grade school in La Pine, Commissioner Luke said that the County sold the land to the School for approximately \$18,000 for about 15 acres. Susan Ross stated that St. Vincent De Paul came before the Commissioners and did a presentation. She said the County is looking at utilizing a piece of County property adjacent to the Senior Center on the east side. Mayor Shields stated the proposed location was ideal.

Councilor Moilanen discussed the communication breakdown within the City's organization regarding the Biogreen option agreement. Mayor Shields stated that the City has implemented a different internal procedure to improve the communication issue between the County and City in regard to planning and permitting in the city of La Pine.

Planning Commissioner Gloria Fleming discussed her concern about the public having input with the proposed Biogreen plant coming into the City. Mayor Shields stated that Biogreen is scheduled to do a presentation at the City Council Meeting scheduled for July 22<sup>nd</sup> at 6 pm. Citizen Judy Forsythe said that Biogreen gave a presentation at CAG recently.

Commissioner Luke suggested having the Biogreen July 22<sup>nd</sup> presentation filmed for cable as a public announcement. Susan Ross said she would talk to them about it.

01:10:37

10. La Pine Land Conveyance Act (S.1140)

Deschutes County Commissioners

Dave Kanner, County Administrator, passed out a map showing the proposed BLM lands that are included in the Conveyance Act. He said the lands would go from the federal government to Deschutes County and then to the Rodeo Association (Parcel A) and the La Pine Sewer District (Parcel B). Toni Debone stated that Parcel A has some elk habitat issues. He said they have been asked to use only 80 acres of the 160 acre Parcel A. Toni Debone also stated that since they are in a “mark up” phase there may be an opportunity for more BLM land to become available.

Commissioner Luke said that if they do get additional land that land may be able to be sold to finance recreational development like the building of the rodeo grounds. Mayor Shields stated that the rodeo is a big draw and a lot of hours go into the preparation for it. She also said that it has been discussed that there is a lot of land that cannot be developed already in the City and that could affect the urban growth boundary.

Commissioner Baney stated that the County wants to be of assistance but would probably not pay for land use studies that would cost hundreds of thousands of dollars. Commissioner Unger said that the Park District and City could work together on possible land sales. Planning Commissioner John Thomas stated that the Park District and Planning Commission will be working together.

01:23:20

11. Other Matters

Only those matters properly added to this Agenda under line item No. 5 (Added Agenda Items) will be discussed at this time.

Commissioner Baney passed out the bus schedule for free bus rides to the Deschutes County Fair on July 29<sup>th</sup> through August 1<sup>st</sup>. The buses will run from and to La Pine and the fair and they will be handicap accessible.

01:29:00

12. Staff Comments - City of La Pine

None.

13. Staff Comments - Deschutes County

Tom Anderson, Director of Community Development, discussed the Skyline Bill and the opportunity for more forest and recreation opportunities just to the west of La Pine. Commissioner Luke said it is not a done deal but it is a good opportunity.

01:31:30

14. Comments - La Pine City Council

Councilor Moilanen asked about the SDC's for the lights that were put up and how much money was left over. Commissioner Luke said that about 30% of the costs for each light came from the SDCs. He said SDCs are only for expansion of facilities and cannot be used for operations or studies. Commissioner Luke said the new development was only estimated at 30% for the need of the light. Dave Kanner said that the County is still doing some collection specifically for the traffic signal and there is money in that

fund. Tom Anderson said they are collecting for that light from a much larger area than just the new neighborhood. He also said there was about \$30,000 in the account. Mayor Shields asked if any of the SDCs fees were actually collected? Dave Kanner said the SDCs were collected but he is not sure how much money is sitting in that fund. Commissioner Luke said that Dave Kanner will get back to the Council regarding Mayor Shields question about what happens to that money. Alan Unger said that the monies need to be spent on what they were collected for or given back. Some of the things the monies can be spent for can be for expansion of facilities but the traffic study would not qualify.

Mayor Shields complimented everyone on a very good meeting. She said a lot of good information was shared.

01:37:50

15. Comments - Deschutes County Commissioners

Commissioner Unger thanked the Mayor and City Recorder for their efforts in keeping the City viable.

Commissioner Baney said that the Public Hearing with DEQ on July 22<sup>nd</sup> in La Pine will be regarding sewer and septic issues. She said the County will take more of an advisory role and not be involved directly in the public hearings. Commissioner Baney also said that Richard Witman, from DLCD, will also be at the meeting and provide additional information.

Commissioner Luke stated that at a meeting with Forest Service officials they were very impressed with the work that had been done in regard to the Deschutes County wildfire reduction.

Commissioner Unger stated that the County will be reconstructing Masten Road. He said the bid will be awarded in the very near future. Commissioner Luke said that a contract has been awarded for Huntington Road from South Century Drive to Burgess Road for an overlay. Tom Anderson stated they had received stimulus monies to expand the park and ride at Burgess and Wickiup Junction.

16. Adjourn

Meeting was adjourned at 7:54 pm by Mayor Shields.

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Mayor Kitty Shields

Attest

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City Recorder Luana Damerval