

Brent Bybee

From: BREWER Angie * DLCD <Angie.BREWER@dlcd.oregon.gov>
Sent: Wednesday, May 21, 2025 9:30 AM
To: Anais Mathez
Cc: Brent Bybee
Subject: La Pine 2045 Comprehensive Plan
Attachments: La Pine 2045 Existing Comp Plan Goals and Policies Matrix (Updated 2025-04-07).xlsx

Good morning, Anais and Brent.

I've attached a copy of the spreadsheet you shared below with a version that includes a new column on the far right with a few suggestions from DLCD staff so far. I'll try pull together a brief cover letter today but thought you might appreciate a preview. In the event I can't provide a more formal letter, please add this email to your record for the staff and Planning Commission's consideration.

Thank you both for all your hard work!
Angie



Angie Brewer, AICP

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DLCD

(Please note: beginning Monday, May 19, I will be switching to a four day work week, and will be out of the office on Fridays.)

Serving Crook, Deschutes, Hood River, Jefferson, Klamath, Lake, Sherman and Wasco counties, and the cities of Antelope, Bend, Bonanza, Cascade Locks, Chiloquin, Culver, Dufur, Grass Valley, Hood River, Klamath Falls, La Pine, Lakeview, Madras, Malin, Maupin, Merrill, Metolius, Moro, Mosier, Paisley, Prineville, Redmond, Rufus, Shaniko, Sisters, The Dalles, and Wasco.

From: Anais Mathez <anais.mathez@3j-consulting.com>
Sent: Tuesday, April 8, 2025 12:07 PM
To: BREWER Angie * DLCD <Angie.BREWER@dlcd.oregon.gov>
Cc: Brent Bybee <bbybee@lapineoregon.gov>
Subject: RE: La Pine 2045 Comprehensive Plan – SAC/TAC Survey & Review Opportunity


Angie,

Attached is an internal tracking log/matrix that compares existing Comprehensive Plan policies to the new goals and policies. (It also includes staff's initial audit/comments the current Comp Plan policies from the start of the process).

Hopefully this can aid in your review.

Thanks!

Anaïs Mathez, AICP | Project Manager | **3J Consulting**
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 CITY OF LA PINE 2045 COMMUNITY	CITY OF LA PINE CURRENT COMPREHENSIVE PLAN GOALS & POLICIES	KEEP DELETE REVISE	NOTES	Comprehensive Plan Update Text Revisions
CITIZEN INVOLVEMENT				
Goal 1				Goal 1: Maintain a comprehensive public information and involvement program to promote engagement in land use and transportation-related projects, decisions, and initiatives.
City leaders have made it a goal to improve communications and, a new City like La Pine, will benefit a formal public involvement program.		x		Policy 1.3 Support the Planning Commission as the lead body responsible for facilitating community involvement in the land use planning process. Policy 1.2 Provide information and public notice to the residents of La Pine regarding land use projects and processes in transparent, easy-to-understand formats, including multiple languages where appropriate.
Policies				Policy 1.3 Monitor and improve the City's website to provide consistent public access to information, services, news, and databases. Policy 1.4 Maintain adequate personnel and budget to support the City's land use-related public involvement program and ensure compliance with all state requirements for open meetings and open records.
1. Establish a process to involve a cross section of affected citizens, ensure effective communication between citizens and elected officials, and assure citizens will receive a response from policy makers.		x		Policy 1.5 Establish clear rights and responsibilities of applicants, decision-makers, staff, and committees engaged in planning projects, initiatives, and decision-making processes.
2. Assure compliance with all state requirements for open meetings and open records, as well as defining the process for standing for advisory committees in La Pine land use actions.	x			Policy 1.6 Establish interbody workshops between the Planning Commission and City Council to advise on individual topic areas regarding land use matters.
3. Provide two bodies for assisting in citizen involvement in La Pine:		x	This was never formed, revise to make it something more manageable, less committees. This could also be accomplished thorough interbody workshops between the PC and CC.	Goal 2: Ensure inclusive, meaningful, and innovative community participation.
3a. The Committee for Citizen Involvement (CCI) shall be an advisory body to the City Council to assure that the intent and purposes of this chapter are met.		x	AAA	Policy 2.1 Design public involvement activities in a manner that identifies and addresses participatory barriers such as language, time, location, and level of involvement.
3b. Citizen Advisory Committees (CAC's) shall ensure plan amendments are developed in accordance with an overall City plan and advise the Council on individual land use matters. The La Pine Planning Commission is one example of such an advisory committee.				Policy 2.2 Engage existing community groups and organizations to extend participation and engagement. Policy 2.3 Utilize emerging technologies, methods, and techniques to enhance and extend public involvement. Policy 2.4 Develop and utilize a consistent set of procedures for the City's use of social media to share information. Policy 2.5 Create opportunities for youth to be engaged in planning projects and decision-making processes, including youth-focused initiatives and youth representation on City committees.
			x	Policy 2.6 Ensure that citizen engagement methods reflect community values by incorporating input on maintaining La Pine's small-town feel.
AGRICULTURAL LANDS				
Goal 1				Removed chapter; no agricultural lands within City Limits; not applicable to La Pine
To plan for the appropriate transition of Agricultural lands within La Pine to urban uses (residential, commercial, and industrial uses).		x	The city no longer contains agricultural zoned property.	
Policies				
1. Owners of lands that have been historically employed in agricultural uses or that remain designated for agricultural uses through this Comprehensive Planning process, shall not be prevented from using such lands for farming purposes; such rights shall be protected until such lands are re-designated for urban uses through future amendments to the Comprehensive Plan or zoning code.		x		
2. All lands designated Agriculture shall be reviewed for their potential to be utilized for urban land uses - including the ability to be utilized in conjunction with adjacent residential, commercial and industrial land uses, as well as the ability to provide urban services and facilities to such lands.		x		
Goal 2				
Recognize the unique physical characteristics and development limitations of Agricultural lands within La Pine and plan for the enhancement of those elements within the surrounding urban environment.		x		
Policies				
1. All lands with historic use for agricultural purposes, whether designated Agriculture or not, that have wetlands or flood plain, shall be reviewed for their potential to be utilized as natural areas, parklands and buffers between and among areas designated for traditional urban development.			x	
2. For the purpose of identifying wetlands, flood plain and historic agricultural use, the City shall rely upon the Federal Emergency management Agency's adopted floodplain maps and the National Wetlands Inventory maps, and Deschutes County Tax Assessors data unless more specific data can be supplied.			x	
3. Encourage property owner protection and enhancement of environmentally sensitive areas that have been and continue to be used for agricultural purposes such as livestock grazing, including the implementation of specific zoning regulations for such purposes.			x	
4. The City shall work with the La Pine Park and Recreation Department to look for opportunities to acquire agricultural lands that can be utilized for recreational purposes.			x	
5. The City shall work with the Bureau of Land Management and other federal agencies to seek transfers of federally owned agricultural lands within and adjacent to the City to be utilized as open space, buffer lands and other amenities to serve the urban environment.		x		
FOREST LANDS				
Goal 1				Removed chapter; no Forest Lands within City limits; not applicable to La Pine
To plan for the appropriate transition of Forest lands within La Pine to Public Facility (PF) uses.		x	No lands within the city are zoned Forest. Address these policies in other goals.	
Policies				
1. Owners of lands that have been historically employed in forest uses or that remain designated for forest uses through this Comprehensive Planning process, shall not be prevented from using such lands for forest and timber harvest purposes; such rights shall be protected until such lands are re-designated for Public Facility uses through future amendments to the Comprehensive Plan or zoning code.		x	Move to a different goal	
2. All lands designated Forest shall have a Public Facilities designation to be utilized for non-residential uses such as: public open and recreation spaces, cemetery expansion, right of way necessary for the ODOT Overpass project and typical public uses and facilities to such lands.		x		
3. The City of La Pine shall coordinate any transition of Forest lands to Public Facility uses with the BLM, U.S. Forest Service, State Department of Forestry and La Pine Fire District as applicable to ensure adherence with the forest practices act and the adopted management plans of each agency.		x		
Goal 2				
Recognize the unique physical characteristics and uses for Public Facility lands within La Pine.		x		
Policies				
1. Forest lands within the City shall be designated Public Facilities on the Comprehensive Plan Map. These areas are primarily for public facility uses including for non-residential uses such as: public open and recreation spaces, cemetery expansion, right of way necessary for the ODOT Overpass project, natural areas, parklands and buffers between other areas designated for traditional urban development.		x	Already addressed in goal 1	
2. The City recognizes the importance of the forested areas as crucial migration corridors and winter range for wildlife; these forested areas shall be reviewed for as Public Facility development occurs.			x	Move to a different goal
3. The City shall work with the La Pine Park and Recreation Department to look for opportunities to acquire Public Facility lands that can be utilized for recreational purposes.			x	
4. The City shall work with the bureau or Land Management and other federal agencies to seek transfers of federally owned forest lands within and adjacent to the City to be utilized as Public Facility lands for sewer treatment plant expansion, energy production, large lot industrial uses, open space, buffer lands and other amenities to serve the urban environment.		x	Move to different goal, emphasize energy production uses.	
NATURAL RESOURCES and ENVIRONMENT				
Goal 1				Goal 5: Natural Resources, Scenic and Historic Areas, and Open Space
Protect and enhance identified Goal 5 resources and other features of the natural environment using a variety of methods and strategies.				Goal 1: Protect and enhance the function, health and diversity of the City's natural systems.
General Policies				Policy 1.1 Coordinate with the agency partners such as the Bureau of Land Management (BLM), United States Forest Service (USFS), Oregon Department of Fish and Wildlife (ODFW) and Department of State Lands (DSL) to preserve the natural environment on lands that are within the City.
1. Until such time that the City receives title or other controls over the Forest and BLM lands east of the Highway, the City shall coordinate with the BLM and Forest Service for the preservation of the natural forest environment on lands under their respective jurisdictions that are within and adjacent to the City, including transitions from rural to Public Facility uses: sewer treatment facility expansion, energy production and renewable resource activities, open space and recreation, rail and transit options, and, large lot industrial development needs. These lands shall not be used for residential subdivisions, or destination shopping centers.		x	Coordinate with BLM and Forest Service. Consider amending the last sentence to state prohibition of uses based on code, not arbitrary uses that create the appearance of acceptance of some uses and denial of others. Coordinate with DSL and ODF, or any other state agency having jurisdiction.	Policy 1.2 Protect and maintain the groundwater supply and quality essential to clean water and natural vegetation.
2. The City will develop programs to address the protection of the natural environment and related natural resources consistent with State law and local goals related to protection of such resources.		x		Policy 1.3 Inventory city-wide storm runoff and implement stormwater management principles provided in the Central Oregon Stormwater manual. Policy 1.4 Support water conservation efforts within the Deschutes Basin to meet current and future water needs for La Pine.

DLCD Comments

[illegible]

Create a system of parks, recreational facilities, and open space areas that provide quality active and passive recreational experiences for all urban area residents.		x	With parks being a separate entity from the city, how do we create parks? The city should have more of a firm support role rather than ownership.	recreation amenities that serves current and future needs.
Policies				
1. The City shall coordinate the development of new parks and recreation opportunities, and programs with the La Pine Park and Recreation District.	x			Policy 11 Collaborate with the District on regular updates to the District's Comprehensive Plan. Policy 12 Establish a comprehensive public relations and information plan about park and recreation facilities, opportunities, oversight and management. Policy 13 Assist the District in hosting and promoting community events and activities. Policy 14 Develop partnerships with community and private entities (e.g., community alliances, organizations, groups, businesses, and employers) that have an interest in providing recreation opportunities to enhance and complement the District's services, with a specific emphasis on youth activities and programming. Policy 15 Study the expansion of recreational uses on currently held public facility properties. Policy 16 Coordinate with private property owners, local, state, and federal agencies to develop recreational opportunities in open space and floodplain areas while minimizing impacts to environmentally sensitive natural areas and habitats. Policy 17 Ensure the Development Code contains provisions that require publicly accessible open space and park facilities as a component of residential development and Master Plan developments. Policy 18 Coordinate with the District on maintenance and ownership responsibility of new and existing parks in subdivisions. Policy 19 Maintain a Comprehensive Plan Land Use Map to identify locations for potential future parks, and assist the District in the acquisition of new land for parks. Policy 110 Coordinate with the District to integrate planning for parks and trails with planning for connected wildlife corridors and natural areas through the city. Policy 111 Establish and maintain a network of multiuse paths to promote connectivity between parks, neighborhoods and other local destinations. Policy 112 Coordinate the design and utilization of new and existing trails and parks to mitigate the risk of wildfire and provide alternative evacuation routes in case of an emergency. Policy 113 Identify and pursue funding mechanisms for acquisition, development, maintenance, and operations of facilities in coordination with, and at the initiative of, the District. Policy 114 Develop a feasibility study for constructing an indoor recreation facility and/or community swimming pool.
2. The City shall explore the creation of Park System Development Charges (SDC's) as a means of providing a funding base for new park and recreation facilities to serve anticipated growth.		x	This has not been enacted. Research other options for funding and coordinate with finance to see if this is a viable option. How can we encourage?	
3. The City shall encourage the continual involvement of private recreation providers to citizens.		x		
4. The City shall acknowledge the importance of the ties between the recreational opportunities provided by the natural environment and the developed portion of the community.			Include actionable language	
5. The City shall encourage recreational opportunities within the community to acknowledge and encourage use by visitors and tourists to the community.		x		
6. The City shall continue its coordination with County, State and Federal agencies to seek land and recreation opportunities (both active and passive) within the City limits.			Include parks and rec as coordinators	
7. Given the various agencies involved in providing open space, parks, trails, and recreational opportunities -- a high level of coordination and planning will be required in order to maximize efficiency and reduce duplication.		x	We don't need a policy to accomplish this. Add language to the effect of "in coordination with LPRD" as the City is not solely responsible for this work.	
8. The addition of new parks and recreational opportunities shall be sought in the most cost effective way possible, including land grants from County, State and Federal agencies.			This is LPRD initiated, not a city matter.	
9. Continual updating of the LPRD Comprehensive Plan will allow the City and the District to determine if the recreation needs of the community re being met.		x		
10. Local parks and recreational opportunities tend to be distributed throughout the community without connecting links other than streets; La Pine's citizens desire to connect existing and future parks and recreation facilities by sidewalks, trails, and other mechanisms. Such connections provide greater opportunities for citizens, particularly children, to safely access parks without vehicle use.			Figure out if this should be under transportation instead.	
11. Open space and/or recreational areas should be available to residents within ¼ mile of their homes unless an exception is granted by the City as new development occurs.		x	This is great, but how do we enforce this? There is nothing in the code requiring this. The only part of the development code that remotely addresses this is the Newberry Overlay zone.	
12. New parks, linkages, and recreational facilities should be incorporated into new developments as a way to distribute resources throughout the community and reduce vehicle miles traveled.			No requirement in the code for this.	
13. Older neighborhoods and redevelopment areas should consider incorporating parks, trails, and other recreational facilities as a way to enhance the community.		x	How do we enact this?	
14. New parks to serve new residents should be developed without community subsidy, while new trails and regional community recreational facilities may require additional funding through those sources available to the City and LPRD.		x	It is not feasible for the City to subsidize parks, better tactics will need to be identified. Also new parks for "new" residents should be altered to "for residents".	
15. The Bend-La Pine School District should participate in the discussion about new parks and be willing to link school resources to the community.LPRD park system as a way to leverage open space opportunities.		x	Coordinate with the schools to ensure this is feasible	
16. When adopted, local development codes should require an analysis of new resident impacts as it relates to the need for parks and recreation facilities beyond the collection of LPRD SDC's (if and when SDC's are adopted). Such codes should require open space, parks, and recreational opportunities where justifiable and appropriate.		x	No code exists for this	
17. New trails are important elements that link open spaces and parks.		x	Great, how do we accomplish this? Change may to shall, and add "in cooperation with private property owners, local, state, and federal agencies when necessary and appropriate."	
18. Riparian habitats and other natural areas may be used for recreational and open space opportunities.		x	Great incentive for LPRD to avoid additional improvement costs. Language amendments should be considered as often green space and parks are requirements of private development in Newberry.	
19. Land use processes for the development of parks and related facilities shall be expedited and any costs for application processing not greater than actual cost of service or free whenever possible.		x		
PUBLIC FACILITIES and SERVICES				
Goal 1				Goal 1: Seek the most efficient and economic means for constructing, operating, and maintaining public facilities and services in La Pine as growth occurs.
Coordinate intra-agency efforts, including coordination with private service and Special District providers, and create a system of public facilities for the planning horizon.		x	There should be more thought towards what the limitations are on land acquired from the Feds. If we acquire more land with limitations such as the sewer treatment property.	Policy 11Provide Fire protection service within the City of La Pine through the La Pine Rural Fire Protection District and maintain a high level of public health, safety, and community preparedness by monitoring police, fire, and emergency services in connection with a growing population. Policy 12Ensure sufficient land for wastewater treatment through careful and efficient expansion of public sewer collection, water sources, solid waste disposal as the community grows, including expanded or new wastewater treatment plants and alternative discharges. Policy 13Locate utility lines and facilities on or adjacent to existing public or private rights-of-way, with approval of other locations if they are part of a planned development or master plan. Policy 14Consider expansion of the La Pine sewer collection and treatment facilities for densely populated areas. Policy 15Periodically study and implement new technologies, services, or amenities that positively impact the community, local economy, and City. Policy 16Explore new funding strategies as necessary to maintain desired level of public services in La Pine, while maintaining affordable rates for consumers and taxpayers. Policy 17Consider wildfire mitigation strategies during the planning, development and maintenance of all critical infrastructure.
Policies				
1. Continued coordination with Deschutes County for the provision of certain public services, such as law enforcement, waste management, and zoning/building services, shall continue until such time as services can be converted to City jurisdiction.		x	Update to reflect current circumstances.	Policy 21Ensure effective and long-term public facilities and services are provided to maintain a livable community, are administered through City systems when economically viable, and do not adversely affect anticipated growth. Policy 22Consider the impact upon public services when considering all land use and urbanization decisions with attention to the time required to provide services, reliability, cost, level of services, and economic benefit to the community. Policy 23Coordinate with Deschutes County for the provision of certain public services, such as emergency services, law enforcement, waste management, and building services, until such time as services when feasible can be converted to City jurisdiction. Policy 24Allow the use of La Pine right of way (surface, subsurface, and air above) necessary to provide public services provided that all applicable rules and regulations are followed and the cost of all repairs due to activity or damage is not the City's responsibility. Policy 25Coordinate with the Bend La Pine School District and Central Oregon Community College on the impact of new development on the capacity of local school capacity and the location for new school facilities, as needed, with expedited land use process for development approval associated with the construction of new schools. Policy 26Offer System Development Charges (SDC's) for any new or expanded school facility construction. Policy 27Coordinate with Special Districts to fund master planned capital improvements through SDC's. Policy 28Coordinate with the Department of Environmental Quality and other agencies to protect, treat, and improve water quality.
2. The La Pine Rural Fire Protection District shall continue to provide fire protection service within the City of La Pine.		x		
3. The City of La Pine shall actively coordinate with the Bend La Pine School District and Central Oregon Community College on the need and options for providing locations for new school facilities, if needed. Such coordination shall be a high priority. This includes potential for reservation of public/private lands for future school sites, and active coordination regarding the impact of new development upon school capacity. The land use process for the development approval of public schools shall be a priority and expedited to the greatest extent possible.		x		
4. Local public and private plans for providing urban levels of services to all land with the UGB must be comprehensive.		x	What does this mean? How do we ensure they're "comprehensive"?	
5. Although many of the public facilities and services are not currently provided by the City, the City shall taken an active role in coordinating and ensuring that such services are adequate for existing residents and businesses without adverse effects from anticipated future growth.		x	Revise this to reflect the sewer and water expansions	
6. The City shall explore the creation of water, sewer, and street Systems Development Charges to help fund necessary master planned capital improvements. This will require in-depth review and coordination with the Special Districts as it relate to water and sewer SDC's.			Update to reflect current policies	
7. Schools shall not be charged City System Development Charges for any new or expanded school or college construction.		x		
8. The City shall explore the conversion of privately owned services and facilities to public ownership as necessary and economically viable to ensure long term service and availability to the community.			What services and facilities is this referring to? How do we accomplish this, and what does it even mean?	
9. Providing needed services in an economically viable and effective manner is good business and a good growth management tool.				
10. Plans providing for public facilities and services should be coordinated with plans for designation of urban boundaries, land use and zoning designations, surrounding urbanizable land and rural uses, and for the transition of rural land to urban uses.		x		
11. Service providers other than the City of La Pine may be allowed to use the surface, subsurface and air above City right of ways to provide necessary public services provided that all applicable rules and regulations are adhered to. In no event, shall these entities create a situation whereby the City must subsidize activity or repair damage caused by other service providers.		x		
12. Public facility and service plans in the urban area should be developed to meet the projected growth levels for the community.		x	Requires coordination with the county.	
13. Public facilities and services should be provided at levels necessary and suitable for existing uses. The provision for future public facilities and services should be based upon: (1) the time required to provide the service; (2) reliability of service; (3) financial cost; (4) levels of service needed and desired; and (5) economic benefit to the community.		x		
14. All utility lines and facilities should be located on or adjacent to existing public or private rights-of-way. Other locations may be approved if they are part of a planned development or master plan.				
15. Plans providing for public facilities and services should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development action provided for by such plans should not exceed the carrying capacity of such resources.		x	Who verifies this? How is this enforced? Update to reflect current conditions, in addition to consideration of changing language from "shall" to "may", or should be an item of consideration for greater La Pine community development.	
16. Because the area surrounding the City of La Pine is densely populated and without sewer services, the expansion and use of the La Pine Sewer District sewer collection and treatment facilities for such areas shall be pursued when State law so permits.				
Goal 2				
Create a system of conservation practices for public resources, services, and related facilities.		x		

Policies			
1. Conservation practices and other techniques for sustaining limited resources and facilities are beneficial to the community.	x	Include actionable language	
2. Natural resources, such as clean air and water, energy sources, timber sources, aggregate sources are limited in quality and supply.	x	Cool, what should we do about it?	
3. Alternative energy sources should be explored as a complement to existing resources and industries and as a way for the City to reach an energy consumption neutral status or better. Alternate energy sources may be developed on lots that are already developed or on vacant lands that are being planned for other future purposes such as the BLM land that is expected to be transferred to the City. This land is anticipated to be used for wastewater treatment as the community grows. La Pine is in an advantageous position as compared to other cities that do not have an opportunity to plan long term for sewer expansion. Moreover, because the City is interested in encouraging multiple uses/transitional uses on lands there are greater efficiencies that can be derived from the large vacant acreages until it is needed for wastewater treatment. For example, the BLM transfer land adjacent to the wastewater plant could accommodate solar field arrays that create energy for the community. And, because the land would need to be cleared anyway, this also provides fuel reductions in the wildfire interface and needed materials for bio-mass plants or other wood-based industries.	x		
4. Services such as public sewer collection facilities, public water sources, solid waste disposal, other point of contact public services, and services related to emergency response will need to be carefully managed to ensure supply and duration.	x		
5. In order to sustain local services and resources over the life of the Plan, and beyond, there should be a continued focus on improving efficiency.	x	Efficiency of what?	
6. Land use regulations for new development and long range land use planning have a direct connection to preserving and enhancing livability and the efficient delivery of all public facilities and services.	x	True, but this is a statement, needs actionable language	
7. The La Pine community understands that making growth pay its own way is one of many techniques that can sustain limited resources without resulting in unnecessary subsidy from tax dollars.	x	What methods can be utilized for this?	
8. Local government and other agencies should set examples for the community by adopting and utilizing sustainability practices.	x	Include examples in the policy	
9. The La Pine community expects the local school and or college district and City Planning officials will coordinate the location of new school/college sites and implement strategies for multiple use spaces. The opportunity for reduced vehicle usage at school/college campuses should be evaluated and implemented.	x		
10. Even with prudent management, and careful sustainability on resources, the La Pine community understands that property taxes and current service fees (including private district fees) may not be sufficient to provide the service levels desired by the community. In some cases, new funding strategies, including the establishment of new System Development Charges (the Special Districts already implement water and sewer SDC programs) may be necessary.	x	Update to reflect current practices, or include potential new ones.	
TRANSPORTATION			
Goal 1		Goal 1: Create a safe, convenient, balanced, functional, and economical transportation system to maximize and extend the life of transportation facilities and improve livability throughout the La Pine community.	<p>The city is undertaking a TSP update in the next few years, which will help refine and implement these policies.</p> <p>In general, I think the policies under goal 1 do not completely support the goal. There needs to be more about the multi-modal system ,not just the street and highway network.</p>
Create a safe, convenient, balanced, functional and economical transportation system to maximize and extend the life of transportation facilities and improve livability throughout the La Pine community.	x		
General Street Transportation Network Policies			
1. The City recognizes that motor vehicle use is currently the primary form of transportation for the majority of La Pines citizens, but also recognizes that increased alternate mode use is essential to the livability of the community and to preserve valuable resources.	x		
2. The City's top transportation priority is the safe and efficient provision of emergency services.	x		
3. The City shall support efficient and effective freight transportation consistent with the City's economic plans and policies.	x	add language such as "while accounting for and maintaining public safety as an equal priority."	
4. The City recognizes that a functional Highway 97 is essential to the regional as well as the local economy, and will balance the needs of the local community with regional transportation needs in cooperation with residents, local business interests, state agencies, Deschutes County, and special interest groups.	x		
5. The City will continue coordination with Deschutes County for transportation planning services until the TSP is developed and planning services are provided by the City.	x		
6. Alternate mode use is essential for providing a full complement of transportation choices and that land use regulations need to require an analysis of transportation impacts, needs, and mitigation options.	x	Revise and update to reflect current status.	
7. The City recognizes that the proper function of Highway 97 to and through the community contributes to the local economy and therefore will collaborate with ODOT to protect that function.	x	add language such as "while also being mindful of public safety elements needed within the community."	
8. The City will balancing the needs of the local community, including the state, county, local business interests, special interest groups, and tourism professionals, with regional transportation needs in its decisions.	x	Fix usage error in policy "balancing" to "balance".	<p>Goal 2: Provide a transportation system in and through La Pine that prioritizes mobility, comfort and connectivity for all users.</p> <p>Policy 2.1Improve emergency service response time and evacuation routes through connectivity and the safety and accessibility of transit amenities.</p> <p>Policy 2.2Emphasize local street connections and minimize access along arterials to reduce reliance on Hwy 97 for local trips.</p> <p>Policy 2.3Promote a high level of livability by encouraging alternate mode use, such as sidewalks, trails, bike lanes and transit amenities, and including street trees, pedestrian facilities, separated sidewalks, traffic calming, and other related design elements where appropriate.</p> <p>Policy 2.4Collaborate with ODOT to protect the functionality of Hwy 97, while being mindful of public safety elements needed within the community.</p> <p>Policy 2.5Balance regional transportation needs with the needs of the local community through cooperation with residents, local business interests, state agencies, Deschutes County, and special interest groups, including tourism professionals.</p> <p>Policy 2.6Coordinate with regional partners through organizations such as COACT and COCO to find solutions to regional transportation issues and to increase opportunities for access to transit, park-and-ride lots and ride share, and user-friendly connections between transit systems.</p> <p>Policy 2.7Pursue innovative methods for financing increased street maintenance, including resurfacing unpaved streets when necessary.</p> <p>Policy 2.8Encourage private efforts to supply forms of inter and intra city transit to the commuter.</p> <p>Policy 2.9Cooperate with COIC and Commute Options to provide adequate facilities to allow for safe operation of mass transportation vehicles.</p> <p>Policy 2.10Require bicycle and pedestrian facilities as a part of all new collectors and arterials and all proposed subdivisions, integrated with other bicycle and pedestrian path systems within the City.</p> <p>Policy 2.11Protect bicycle and pedestrian safety through adequate lighting of paths designed for the security of the user, MUTCD features, appropriate paving, and by requiring all proposed activity centers to provide safe and convenient off-street bicycle parking and routes in designs.</p> <p>Policy 2.12Ensure neighborhoods and activity centers, including public loading and pickup areas, are served by safe pedestrian and bicycle routes, specifically between residential areas, schools, and public facilities.</p> <p>Policy 2.13Ensure the transportation system provides equitable access to underserved, disadvantaged, and vulnerable populations and is easy to use and accommodating to travelers of all ages.</p> <p>Policy 2.14Ensure that pedestrian and bike facilities meet ADA requirements.</p> <p>Policy 2.15Develop multi-use walking and biking routes to access employment, schools, shopping, and transit routes.</p> <p>Policy 2.16Provide pedestrian facilities that are physically separated from auto traffic on all arterial and collector streets.</p> <p>Policy 2.17 Collaborate with regional partners to expand transit routes that improve access between La Pine, Bend, and Redmond.</p> <p>Goal 3: Develop a sustainable financing method for funding necessary transportation system improvements.</p> <p>Policy 3.1Seek alternate funding sources to enable the community to receive grants, implement a CIP, and maintain existing infrastructure, such as levies, increased taxes, local improvement districts, grants, franchise fees, tax increment financing, bonds, and other typical and atypical sources necessary for the full implementation of the TSP and maintenance functions.</p> <p>Policy 3.2Optimize the use of existing facilities while planning for future infrastructure.</p> <p>Policy 3.3Maximize the use of state and federal funds for transportation capital, operating, and service improvements.</p> <p>Policy 3.4Maintain a capital improvement plan that identifies construction priorities and funding for transportation facilities.</p> <p>Goal 4: Minimize environmental impacts and encourage efficient transportation alternatives.</p> <p>Policy 4.1Support the conservation of energy through transportation demand management, transportation system management, and support of a multi-modal transportation system.</p> <p>Policy 4.2Encourage transportation and infrastructure construction methods that reduce environmental impacts.</p> <p>Policy 4.3Ensure landscaping within a right-of-way meets the wildfire protection standards for best practices. +F133</p> <p>There have been substantial changes to the transit system since the city was incorporated, this does not seem to be updated and reflected here.</p>
9. The City will continue to participate in discussions with regional partners (Cities and Counties) through organizations such as COACT and COCO to find solutions to regional transportation issues.	x		
10. The City shall continue efforts to complete the Highway 97 Corridor Study through La Pine to determine future improvements at key intersections to facilitate acceptable intersection function, safe and efficient highway crossings, and increased access to the industrial area on the east side.	x	This is likely not necessary because ODOT has built improvements to sidewalks on the west side and installed new crossings. It's not a bad idea to continue to study the intersections, but this statement is outdated. - Erik I would posit that it is not given the increasingly dangerous situation at certain crossings and intersections such as Hwy 97 and 6th and or Finley Butte - Geoff	
11. The City will implement traffic calming measures in core commercial areas and residential neighborhoods as necessary to reduce vehicular speeds on roadways and create a safer travel environment.	x		
12. The City will continuously monitor transportation problems through comprehensive planning and regular analysis.	x		
13. The City recognizes that the community benefits from transportation systems that provide sidewalks, trails, bike lanes and transit amenities to encourage alternate mode use and promote a high level of livability.	x	Update as the city has since adopted a transportation SDC but may need to adopt additional measures such as a transportation surcharge on utility billing.	
14. Recognizing that the City has limited funds to use for the maintenance of public streets, the City will continue to pursue innovative methods for financing increased street maintenance, including resurfacing as necessary of unpaved streets	x	Fix usage error in policy to "for the development of..."	
15. The City recognizes that the ability development of private streets systems, where appropriate and where they are guaranteed to be maintained by parties other than the City, will reduce the overall funding need for street maintenance and the need to seek additional tax revenues from citizens. The City recognizes private streets as legitimate components of the transportation system when designed properly and maintained to at least City standards.	x	Remove "curb extensions". We don't use curb extensions - Erik Also fix usage of "facilities" to "facilities"	
16. The City will utilize transportation demand management (TDM) and transportation system management (TSM) techniques as a method of reducing the impacts of new projects on the transportation system.	x	I don't believe this statement is necessary. - Erik While and airport study was done in the early 00's, this has been discussed and regionally Sunriver airport meets local needs currently.	
17. The City will include street trees, pedestrian facilities, separated sidewalks, curb extensions, traffic calming, and other related design elements where appropriate.	x	This project may not still be an ODOT objective. If ODOT is not planning to complete this project, this statement should be revised or removed. A better statement in my opinion would be to continue to pursue a Hwy 97 and Burgess Road interchange project.	
18. The City of La Pine believes that a City representative shall participate with the Transportation Advisory Group for the specific purpose of analyzing the need for an airport in the La Pine Area. The representative shall be appointed by the City Council and will have specific knowledge of airport needs and operations.	x		
19. When the final designs and plans for the Wickiup Junction Interchange (Highway 97 and Burgess Road intersection) have been completed, designations for lands within the area labeled Wickiup Junction Improvement Area on the Plan map may be revised by the City.	x		
Transit Policies			
The City shall...	x		
1. Encourage private efforts to supply forms of inter and intra city transit to the commuter.	x		
2. Cooperate with COIC and Commute Options to increase opportunities for access to transit, park and ride lots and ride share.	x		
3. In cooperation with COIC, the City will provide adequate facilities to allow for safe operation of mass transportation vehicles.	x		
Bicycle and Pedestrian Policies			
The City shall...	x		
1. Require bike lanes and sidewalks as a part of all new collectors and arterials.	x		

2. Require that all proposed subdivisions include bicycle and pedestrian facilities, integrated with other bicycle and pedestrian path systems within the City.	x		
3. Insure that bicycle and pedestrian paths are well lit and designed for the security of the user.	x		
4. Require all proposed activity centers to provide safe and convenient off-street bicycle parking space and routes in their design.	x		
5. Insure neighborhoods and activity centers, including public loading and pickup areas, are served by pedestrian and bicycle routes.	x		
6. Require paving of pedestrian and bicycle ways where appropriate.	x		
7. Require MUTCD signs, markings, and safety features on bicycle and pedestrian paths.	x		
8. The City recognizes that an airport (privately owned or public) would be a strong economic driver for the la Pine area. Efforts to explore the creation of an airport shall be supported by the City, but shall not be the obligation of the City.	X		This may be a desire but I've never heard discussion about an airport. - Erik Again, a study was done in the early 00's but unless this is a need as a result of community expansion, the Sumner airport meets area needs. Geoff
Goal 2			
Develop a supportable and sustainable financing method for funding necessary transportation system master plan improvements over the life of the Plan.	x		
Funding Policies			
1. Develop a supportable and sustainable financing method for funding necessary transportation system master plan improvements over the life of the Plan.	X		I would suggest that this statement also mentions that there is a transportation SDC now in place. - Erik
2. The City will continue to seek alternate funding sources to enable the community to receive grants, implement a CIP, and maintain existing infrastructure. Alternative funding sources may include levies, increased taxes, local improvement districts, grants, franchise fees, tax increment financing, bonds, and other typical and atypical sources necessary for the full implementation of the TSP and maintenance functions.	X		This should also mention that a transportation SDC is now in place. - Erik I should also mention the possibility of a utility fee given the relatively small amount of capital available from SDC's. - Geoff
ECONOMY			
Goal 1			
Provide adequate industrial and commercial land inventories to satisfy the urban development needs of La Pine for the 20-year planning horizon.	x		
Policies			
1. The current city limits is adequate for serving as the Urban Growth Boundary, although special circumstances may necessitate expansion before 2029.	x		Reflect growth models and how long it may take for expansion to occur
2. Updates to inventories and analysis of needed industrial and commercial land types, existing land supplies, and economic development strategies for meeting the requirements of the community are essential. It is necessary to provide adequate buildable industrial and commercial land for the 20 years planning horizon.	x		
3. Frequent updates to the inventories may be required in response to redevelopment, proposed zone changes, mixed-use development techniques and planned unit developments that enable "Complete Neighborhood" concepts and economic development opportunities.	X		"Complete Neighborhoods" needs to be defined as this is open to a variety of interpretations.
4. State, local, and nationwide trends are not adequate to properly estimate needed industrial and commercial lands. Other local information and economic development targeting goals must be used to properly evaluate future land needs.	x		Reference local regional economic organization (i.e. EDCO) & SLED.
5. Adequate public facilities must be planned, funded, and installed to serve industrial sites and commercial areas.	x		
6. Preservation of large industrial parcels over 30 acres in size will attract target industries and new manufacturing businesses.	x		Analyze to see if this is an effective strategy
7. Planning for workforce housing will also attract target industries.	x		
8. Urban reserve planning will be needed to project growth beyond the 20-year period.	x		
9. Additional land may be needed to support large scale recreational and industrial uses. Where there are particular locational requirements for certain activities, amendments to the Comprehensive Plan may be necessary too. Amendments should be evaluated in relation to all applicable policies of the Comprehensive Plan.	x		
Goal 2			
Develop an "Economic Development Strategic Plan" and other mechanisms necessary for supporting and enhancing the local economy.	x		
Policies			
1. Successful economic development strategies require cooperation with a variety of agencies and other groups to develop a plan that best meets the requirements of a growing community.	x		
2. Successful economic opportunities rely upon the communities' ability to support and connect various elements of the economic development into an integrated framework.	x		True, but needs actionable language
3. Promoting an entrepreneurial climate for existing and new businesses is a key factor in strategic planning.	x		How should the city provide an entrepreneurial climate? The City must balance incentives and support for business with local and state land use requirements and the needs of other community sectors.
4. Providing a strong public partnership with local businesses is key to successful economic development.	x		Matches the current needs from the community, but update
5. Ensuring a high quality of life and the small town atmosphere is essential to addressing citizen concerns about growth and economic development.	x		
6. SDC charges must be carefully developed and monitored. This will ensure that development pays its own way while not creating obstacles to desired development or educational needs.	x		
7. The State of Oregon transportation system (ODOT) has a significant effect upon the local community. Local groups and City decisions makers will need to establish good working relationships with ODOT to ensure coordination and adequate capacity.	x		
8. The City recognizes that an airport (privately owned or public) would be a strong economic driver for the la Pine area. Efforts to explore the creation of an airport shall be supported by the City, but shall not be the obligation of the City.	x		
HOUSING			
Transition Area Goals and Policies			
Goal 1			
Recognize that future infrastructure development, specifically transportation improvements, will cause a change to the existing and anticipated land use patterns over time.	X		True, what policies will drive this though?
Goal 2			
Recognize that buffer and transitional development between potentially incompatible land uses shall be implemented.	x		This is great, but it has not been enforced. We need an actual map depicting the locations. We may want to consider removing this from the Comp. Plan and Code altogether - Geoff
Policies			
Goal 1: Ensure La Pine has an adequate supply of developable land to support the housing needs based on forecasted population growth over the next 20 years.			
Policy 1.1 Maintain an adequate supply of buildable residential land for the 20-year planning horizon.			
Policy 1.2 Inventory and analyze the existing housing supply and needed housing types to develop strategies for meeting changing demographics.			
Policy 1.3 Coordinate capital improvement plans and funding sources with housing development to ensure adequate infrastructure serves all residential land, particularly sewer and water as needed to maintain public health.			
Policy 1.4 Identify opportunities for public-private development agreements to offset the cost of infrastructure development and maintenance.			
Policy 1.5 Monitor high-density housing expansion and ensure balance with single-family housing availability.			
Policy 1.6 Incorporate standards for wildfire resiliency to protect the city and limit the likelihood of urban fires initiated by wildfires.			

The plan should state the city's overall community economic development objectives and identify particular categories or types of industrial and other employment uses that are considered desirable by the community.

Cities are strongly encouraged to manage encroachment and intrusion of incompatible uses to protect industrial lands. Addressing this as a policy under local Goal 1 would strengthen the prime industrial land policy already included in the revisions.

1. Transition Area Overlay Zones shall be created and located in portions of the City where anticipated infrastructure development and adjoining land uses may cause a change in the desired underlying land use patterns, and where buffers between potentially incompatible land uses are necessary.	X	This is great but if memory serves correct, this is not supported on the current zoning map and needs amendment and is not designated in exact specificity within the code.	Goal 2: Base housing strategies on careful examination of demographic data, trends, and local demands. Policy 2.1 Utilize Census data as a resource necessary for understanding local and regional demographics. Policy 2.2 In accordance with Statewide Planning Goal 1, offer opportunities for public input on proposed housing development. Policy 2.3 Coordinate housing strategies with measures for economic stability to increase resiliency in a fluctuating housing market.
2. Development within Transition Areas shall be master planned to show an inter-relationship between the proposed development, and infrastructure and adjoining land uses.			
3. Transition Area development shall allow increased residential densities along primary transportation corridors.	X	This is great but if memory serves correct, this is not supported on the current zoning map and needs amendment and is not designated in exact specificity within the code.	Goal 3: Encourage a wide range of housing types satisfying the urban development needs of the La Pine community, including opportunities for mixed-use development. Policy 3.1 Maintain the small town feel and preserve the vitality of existing neighborhoods through careful and responsive design standards for new and redeveloping residential areas. Policy 3.2 Permit small-scale, compatible neighborhood-serving commercial uses within residential areas. Policy 3.3 Allow for a range of housing types, including housing for renters, the elderly, those living with a disability, and low-income members of the community, to be developed close to schools, services, parks, shopping, employment centers, and/or transit. Policy 3.4 Ensure that permitted housing types do not conflict with site conditions, including slopes, hazard risk, and natural resources. Policy 3.5 Allow for a mix of lot sizes, where appropriate, through flexible Planned Unit Development (PUD) ordinances. Policy 3.6 Maintain clear and objective development standards and criteria for a range of housing types including multi-family, townhouses, cottage/tiny home developments, accessory dwelling units, and low-income housing. Policy 3.7 Establish clear and objective criteria and standards for the placement and design of parks for mobile homes or manufactured dwellings. Policy 3.8 Promote safety and inspection requirements for homes not constructed in conformance with the National Manufactured Home Construction and Safety Standards Act of 1974, in coordination with Deschutes County. Policy 3.9 Support multi-modal access within and adjacent to new and existing neighborhood developments. Policy 3.10 Apply the same density and design standards of a Multi-Family Residential District when multi-family development is permitted in commercial districts. Policy 3.11 Incorporate wildfire protections into the design criteria of manufactured dwelling parks. Policy 3.12 Minimize the impacts of industrial uses near residential development by requiring buffering techniques, such as landscaping and setbacks, between residential and industrial areas.
4. A mix of uses, including service commercial uses, may be appropriate as part of a master planned development within the transition areas.	X	This needs to be reflected in code if not already. Also how do we define "service commercial uses"? The code states that all commercial uses are permitted except for marijuana businesses.	
5. Transition Area development shall not be linear in nature and shall be comprised of a pattern that is integrated into and respective of the surrounding development pattern to the greatest extent practicable given parcel size and configuration.	X	How do we accomplish this?	
6. Densities may be averaged over the entirety of the parcel, but shall transition from higher densities adjacent to adjoining uses with the highest intensity to lower densities adjacent to adjoining uses with lower intensities.	X	Where is this applicable? Subdivisions, or commercial development?	
7. Guidelines for Transition Area development shall be implemented, but such guidelines shall not be so specific as to prevent adaptability over time or to limit good design.	X		
General Housing Goals and Policies			
Goal 1			
Encourage a wide range housing types satisfying the urban development needs of the La Pine community.	X		
Policies			
1. It is essential to develop strategies that increase the variety of housing choices in the community. These strategies must include an inventory and analysis of needed housing types, existing housing supplies, and strategies for meeting the changing community demographic.	X	How often does this analysis occur?	Goal 4: Provide opportunities for the development of housing at prices that meet the needs of current and future residents of La Pine. Policy 4.1 Allow for a full range of housing types for all income levels to promote housing choice. Policy 4.2 Identify regulatory barriers to the development of both income-restricted housing and middle-income housing and develop actions to reduce these barriers. Policy 4.3 Partner with Deschutes County Housing Authority and other non-profit or for-profit developers to support development of income-restricted housing near support services and/or transit. Policy 4.4 Work with agencies and community partners to support temporary shelters or transitional housing for people with special needs, including but not limited to, households experiencing domestic violence issues, or youth homelessness. Policy 4.5 Ensure that a variety of housing options for all income levels are available in both existing neighborhoods and new residential areas, including the adoption of a Low-Income Housing Tax Credit (LIHTC) program when appropriate. Policy 4.6 Develop strategies to assist in the maintenance and rehabilitation of existing housing, including education and information about programs and grant opportunities for rehabilitation assistance.
2. It is necessary to provide adequate buildable residential land for the 20-year planning horizon. The La Pine community needs a full range of housing types to sustain a healthy community.	X		
3. It is necessary to accommodate growth and provide mechanisms to ensure that a variety of housing options for all income levels are available in both existing neighborhoods and new residential areas.	X	Include strategies for affordable housing. We may want to talk about the adoption of our LIHTC program if appropriate.	
4. It is necessary to encourage development and redevelopment of residential areas to make them safe, convenient, and attractive places to live and located close to schools, services, parks, shopping and employment centers.	X		
5. Residential developments shall be located in close proximity to employment and shopping opportunities.	X		
6. The community should maintain the feel of a small community through careful design of new and redeveloping residential areas. Mixed-use and "Complete Neighborhood" design techniques can accomplish this objective.	X	"Complete Neighborhood" is not defined in our code, what does it mean?	
7. A regular housing analysis shall be the basis for understanding and projecting housing needs. City staff will need to manage the calibration data in order to accommodate local cultural characteristics and anomalies. This shall include analysis of financial capability and policies/programs as needed to improve financial capability.	X	How often should this happen? This whole policy is very words and ambiguous, it needs a re-write. - Geoff	
8. Development code regulations should allow and provide standards for a range of housing types including multi-family, townhouses, zero lot line, cottage/tiny home developments, accessory dwelling units, and low income housing within the UGB.	X		
9. La Pine desires to encourage and sustain affordable housing while protecting the physical characteristics of land relating to the carrying capacity of the land, drainage, natural features, and vegetation.	X		
10. Where multi-family development is permitted in commercial districts it should generally be subject to the same density and design standards as that within Multi-Family Residential District.	X		
Goal 2			
Determine opportunities for housing rehabilitation, redevelopment, and connection to urban infrastructure and services.	X		
Policies			
1. It is important to inventory existing residences in need of rehabilitation and develop strategies to improve housing stock.	X	Who will rehabilitate it? And what is the criteria for something requiring "rehabilitation". La Pine is a very conservative community, and an unofficial policy has always been we don't enforce "taste". What should we do in this instance then? More actionable language. See comment above.	
2. Housing that is in need of rehabilitation, without connections to urban services limits the livability of the community, and diminishes redevelopment potential.	X	This should be updated as after the completion of the water and sewer expansion there will be very few homes left that are not connected.	
3. The La Pine community understands that it is necessary for the public health and safety of the community to identify and remedy situations where residences are not connected to City sewer and water.	X	This is already a building code standard, how do we incentivise this? Additionally, the city is and should not be involved in the business of financing private property projects outside of the URA.	
4. Improved residential structural integrity and weatherproofing will reduce energy consumption levels for those living in older homes and the overall community.	X		
Goal 3			
Identify and permit alternatives to traditional stick-built homes, such as manufactured, mobile homes, and accessory dwellings necessary for providing a range of housing choices with in the UGB.	X	This is state law, revise to reflect state requirements. SB 1357	
Policies			
1. Manufactured, mobile homes, and accessory dwellings are appropriate in certain residential areas and subject to the same siting requirements and compatibility standards as traditional stick-built homes.	X	Change to reflect state law, should be allowed in all zones.	
2. It is necessary for the public health and safety of the community to allow for a full range of housing types for all income levels.	X		
3. The La Pine community contains a significant number of older mobile homes and manufactured homes that need repair or replacement.	X	Cool, what do we do about it? Additionally, the city is and should not be involved in the business of financing private property projects outside of the URA.	
4. State law requires the City to establish clear and objective criteria and standards for the placement and design of mobile home or manufactured dwelling parks.	X		
5. In order to protect the public health and safety of all residents the City, in conjunction with the Deschutes County Building Department, La Pine shall impose safety and inspection requirements for homes, which were not constructed in conformance with the National Manufactured Home Construction and Safety Standards Act of 1974.	X	We can't enforce Building Codes, only the Building Department can do that. Coordinate with Deschutes County on this.	
6. In order to enhance industry and commerce, a mobile home or manufactured dwelling park shall not be established on land zoned for commercial or industrial use unless needed to address workforce-housing needs.	X	This is not reflected in our code, and may go against state statute	
7. Accessory dwellings to homes, i.e. "Granny flats", are necessary to provide a range of housing types in new subdivisions and existing neighborhoods subject to appropriate compatibility standards and siting requirements.	X		

The CHNA replaces local needs projections. La Pine will receive an annual allocation that is the basis of any housing planning that occurs there
Note - duplexes now are required to be allow on each lot/parcel that allows detached single-unit. It's not necessary to amend the policy but worth considering

Not sure what SB 1357 is (does this individual mean SB 1537 - 2024 Session?), but here's the status of state law on each of these for La Pine: - manufactured is allowed in any context that site-built is, cities cannot regulate it differently than site-built. - Mobile homes are pre-HUD code and only protected in parks. ADUs are allowed outright in conjunction with a detached single-unit dwelling

State law requires this already

State law prohibits siting parks on commercial/industrial lands. This is consistent

See above. This language is totally fine though.

			Should probably be allowed in all zones where a residential use exists on the property, for residential purposes only. This should be looked at closely given the legal and statutory environment re: houselessness.	
8. Temporary housing for medical hardships and the disadvantaged is necessary and shall be permitted in residential areas and subject to special development conditions.	x			
Goal 4				
Promote and protect neighborhood qualities that reflect the small town appeal of La Pine and improve compatibility between various uses.	x		Revise to reflect the communities current opinions.	
Policies				
1. Compatibility standards are effective tools for making sure neighborhood uses are consistent with community goals and design standards.	x		I am unclear as to what "compatibility standards" are. If this is another way of saying permitted/conditional uses then the policy should be more specific.	
2. The La Pine community demands a quality living experience for all residents and multi-family developments. Thus, site plans for multi-family developments or attached single-family housing are required to provide for adequate yard space for residents and play space for children which have distinct area and definite shape, appropriate for the proposed use, and are not just the residue left after buildings are designed and placed on the land.				
It is necessary for the public health and safety of the community to monitor and manage neighborhood uses.	x			
3. The La Pine community desires to preserve, protect, and strengthen the vitality and stability of existing neighborhoods while permitting uses that make neighborhoods more "complete" and reduce vehicle miles traveled.	x		How do we accomplish this?	
4. Developments that border underdeveloped urban lands and/or rural lands at the edges of the Urban Growth Boundary (UGB) shall include design techniques to reduce the impact of new, denser urban development on abutting lower density lands. Examples of such techniques include the use of buffer areas, designing projects that work with the natural features of the site, shadow plats, and redevelopment plans that extend 300 feet off site, density transition zones, increased landscaping, master planning areas larger than the project site, etc.	x		This should be revised, density restrictions should not be controlled along undeveloped urban lands.	
5. New residential developments in areas without an established character or quality should be permitted maximum flexibility in design and housing type consistent with densities and goals and objectives of this Plan	x		This should be revised, quality and character are only controlled for in the downtown overlay zone. We do not have design review in residential zones, save for the quadranting in Newberry.	
6. New developments in existing residential areas where there is an established character deemed desirable by community standards should use a variety of compatibility techniques to blend in with surrounding developments, including landscaping, traffic patterns, mass, height, screened parking areas, public facilities, visual impact, architectural styles and lighting.	x		We don't have any desirable neighborhoods identified, or design standards in the code.	
7. "Complete Neighborhoods" include private and public nonresidential uses for the convenience and safety of the neighborhood residents. These uses should be permitted within residential areas. Such facilities shall be compatible with surrounding developments, and their appearance should enhance the area.	x		What are some examples of private and public nonresidential uses? And again, what are "complete neighborhoods".	
8. Multi-modal access should be provided internally and to adjacent new and existing neighborhood developments.	x			
9. Where alleys are available, garages or parking areas in neighborhoods should be accessed from alleys instead of driveways connecting to public streets.	x		Right now we only require this for townhomes. Review with the community for revision. Also future alleyways should be looked at very carefully as we currently have private alleyways that do not get plowed during snow-events.	
10. Residential units should be permitted above or as an incidental use in conjunction with certain commercial and industrial uses as a way to improve compatibility between uses and zones.	x			
11. A range of housing types, including housing for the elderly, disabled, developmentally challenged and low-income citizens of the community should be dispersed throughout those residential neighborhoods, which are close to schools, services, parks, shopping and employment centers rather than concentrating these dwellings in just a few areas.	x		Unless I'm mistaken, this should be driven by market forces and individual choice, the City should not intervene. We can revise to say "encourage" but that remains subjective.	
12. A range of lot sizes should be dispersed throughout the community to provide space for a full spectrum of housing types.	x		We don't have minimum lot sizes. Analyze if this is an effective policy, our code doesn't have many exceptions in relation to this. Only in Newberry.	
13. Higher density developments should be in close proximity to schools, services, parks, shopping, employment centers, and public transit.	x			
14. Smaller lot sizes may be appropriate and should be encouraged with flexible Planned Unit Development (PUD) ordinances allowing a mix of lot sizes.	x			
15. Areas developed or designated for multi-family development should be compatible with adjoining land uses and not detract from the character of existing residential areas.	x		No code criteria for this, potentially goes against SB 1537	
16. The location of most multi-family housing will be best suited near the City core, major transportation corridors, schools, services, parks, shopping, employment centers, and transit corridors.	x		No code criteria for this, potentially goes against SB 1537	
Goal 5				
Promote quality affordable housing and recognize that lack of affordable housing is an economic issue negatively affecting the vitality and sustainability of La Pine.	x			
Policies				
1. Affordable housing should be available for all income levels in the community. This issue affects all citizens because the economic health of the community is tied to providing greater choices in housing types.	x			
2. It is necessary for the public health, safety, and economic values of the community to improve awareness of affordable housing problems and to encourage affordable housing for all income levels.	x		Include a requirement for new subdivisions to have affordable housing through deed restrictions. Reference SB 1537	
3. A lack of particular housing choices create traffic congestion as people commute from one community to another, increase costs for businesses related to employee travel time, employee absences, unnecessary street expansions and parking demand, reduced mobility for certain disadvantaged groups, and unnecessary community subsidy to remedy these and other impacts.	x			
4. The profit margin on affordable housing projects is very thin. Barriers to affordable housing will need to be removed from local regulations and land use processes to enable property owners and developers to pursue affordable housing projects.	x			
5. The City will be experiencing the same types of demographic forces that currently impact Bend, Redmond, and other communities in Oregon. For example, the population will age and the baby-boomer generation will retire. Households will become smaller. To prepare for this eventuality La Pine must provide for a variety of housing types. The variety will help meet affordability demand, and it will help meet new housing demand in general. Since there will be more single head of households, people will desire units that are smaller and those that will require less maintenance and can be located within walking distances of shopping, houses of worship, parks/recreation, schools, and medical facilities. This dictates development of more compact housing forms and innovations in how structures are designed and arranged to suit a variety of needs.	x		Great concept, we would need to revise to include tactics on how to promote smaller development.	
6. The City and County should encourage subsidized housing to be located at a variety of locations in close proximity to support services and/or near transit.	x			
7. Residential zones and other neighborhoods should offer a wide variety of compatible housing types and densities.	x		Define support services	
Goal 6				

Note: hardship dwellings are only really necessary where the code makes it difficult to add a unit to an existing property, which ADU/duplex allowances can readily ameliorate. You may consider other options, such as temporary hardship park models or RVs. Also, something to consider is how to address the end of the hardship - we've seen instances of hardship dwellings that cannot be converted to ADUs because of arbitrary zoning requirements, which itself creates economic hardship

Note (applies to all in this section): These have to be implemented in a clear and objective manner. While not impossible, it will take a lot of work/effort to do.

One note to keep in mind - duplexes will be allowed on any lot/parcel that currently allows a detached single-unit dwelling, and can divide the lot few simple under ORS 92.031. La Pine won't be able to apply townhouse standards to that division under statute

The only specific requirement for multi-unit (right now - the Legislature can change this) is the city has to allow it on sufficient lands to accommodate twenty years of need. And of course, applied development regulations must be clear and objective, as noted above. There isn't a SB 1537 nexus

Subdivisions cannot establish deed restricted affordable housing requirements under ORS 197A.465. The only pathway for deed restricted affordable housing in SB 1537 is for the one-time UGB expansion area, assuming La Pine pursues that option. Beyond that, some cities are experimenting with incentives in UGB amendments and annexations

And what state law requires

Recognize that addressing the housing needs of the community is essential to the successful future of La Pine as desirable place to live, work, shop, and play.	x		
Policies			
1. Strategies to improve the type and range of housing choices in the community must be based upon careful examination of demographic data, trends, and local demands.	x		
2. Certain development regulations and techniques can influence the market-driven nature of housing development.		x	
3. The recent Census data is one of many resources necessary to examine for understanding local and regional demographics.	x		If retained, more actionable language, especially in light of the directives from Salem.
4. The vitality of the City depends not just on the health of one aspect of housing but preferably by taking a systemic approach to growth and development, preservation and continuity.	x		
5. The greatest housing needs include a more diverse base of affordable rental opportunities signified by range of rent and housing type, particularly smaller sized structures such as duplexes and triplexes. However, the ability to take advantage of low interest rates has moved many people into homeownership where they are paying more than 30% of income on mortgages.		x	The second part is a true statement, not a policy though. Needs to be actionable. Also needs updating as "low interest rates", while a subjective matter, are not considered low at this time.
6. The community needs more affordable single-family homes. Some potential homeowners are being priced out or the market due to insufficient income and escalating real estate prices. For renters, the census data and other information suggests that there is a high demand for units serving people under 80% of median income. It also appears there are very few apartment units affordable to people at median income or less, and yet many households are paying more than 30% of household income for housing.		x	These figures will change over time, the policy should address tactics for more affordable homes, and how often an analysis should be completed.
7. There is a need for temporary shelters or transitional housing opportunities for people with special needs, including but not limited to, households experiencing domestic violence issues, or youth homelessness.	x		
8. The population projections anticipate more than 400 new units will be needed by 2029. This means that the community will need to provide more living units for new households where families will number 2.80 to 3.00 persons per household. Thus, over the 20-year period the community is expected to grow at 3% per year on average.		x	
ENERGY CONSERVATION			
Goal 1			Goal 1: Support energy efficiency and alternative energy production.
Create an arrangement and density of land uses to encourage energy conservation.		x	Policy 1.15 Support commercial solar farms and other renewable energy projects on lands zoned for Public Facilities through development code and other regulatory tools.
Policies			Policy 1.2 Explore state and federal funding opportunities to establish citywide financial incentives for renewable energy sources, like solar and wind, in new or retrofitted developments.
1. Land use patterns shall achieve greater density for new residential development, including greater density along primary roadways where multi-modal transportation options are more practical.		x	Policy 1.3 Support infill development to prioritize sustainable, compact and efficient use of existing land within the urban growth boundary (UGB).
2. The City will require new construction to meet State standards and all building code requirements for weatherization and energy conservation.		x	Policy 1.4 Support economic activity and local job growth to reduce vehicle reliance and minimize transportation system impacts on the environment.
3. The land planning and site design shall encourage the positioning of buildings and use of vegetation to regulate the effects of the sun during the winter and summer months to implement passive energy use for heating and reduce the need for supplemental cooling.	x		Policy 1.5 Support development of electric vehicle charging stations and facilities to help promote use of electric vehicles.
4. The City shall encourage the development of alternative energy sources such as solar, wind, geothermal and bio-mass.	x		Policy 1.6 Incentivize the utilization of alternative energy sources in commercial development through regulatory and administrative tools.
5. Lands that can accommodate energy production as a transitional use shall be encouraged.	x		Policy 1.7 Coordinate with local, regional and state partners to advocate for energy projects that may benefit the region and site commercial energy development in La Pine.
6. The City will seek ways to require and will encourage the further development of sidewalks, trails and other bike and pedestrian paths.	x		Policy 1.8 Identify and modify barriers in the permitting process to alleviate soft costs related to solar installation.
7. The City shall increase the efficiency of all City operations where possible.	x		Policy 1.9 Provide educational materials for residents and property owners about solar and retain a list of solar providers and installers in the community and region.
			Policy 1.10 Continue to incorporate energy conservation into the building and management of all City operations and capital projects using regular energy audits to refine the results.
8. Encourage recycling efforts throughout the community.		x	Reflect current status of recycling
URBANIZATION			
Goal 1			Goal 1: Promote efficient development within the La Pine Urban Growth Boundary (UGB) to accommodate anticipated population and employment growth, minimize the cost of providing public services and infrastructure, and protect resource land.
Forest and BLM lands within the City limits and proposed UGB will be designated as Public Facility Lands and the small amount of undeveloped Agricultural lands within the City limits will be converted to urban uses.		x	Policy 1.1 Evaluate and update the City's 20-year land supply to meet short term and long-term land needs, including the need for parks, open space, and the impact on natural hazard vulnerability, every two years.
Policies			Policy 1.2 Maintain designated Urban Reserve Area (URA) for consideration for inclusion within the UGB should land needs be identified that cannot be accommodated within the existing UGB.
1. The City will complete and adopt a TSP for the community. After the TSP has been adopted, the City may rezone lands to the Comprehensive Plan designation.		x	Policy 1.3 Facilitate efficient infill development of underutilized land within the UGB consistent with La Pine Comprehensive Plan land use designations.
Goal 2			Policy 1.4 Direct urban growth and land annexation consistent with the City's ability to maintain and extend cost-effective and resilient public services and facilities.
Land within the City limits is adequate to serve as the La Pine Urban Growth Boundary unless special circumstances are identified and established as reasonable, supportable, and consistent with State law.		x	Policy 1.5 Balance infill and redevelopment with infrastructure costs when considering the potential need for land annexation or a UGB expansion.
Policies			Policy 1.6 Require community planning with public engagement on the designation of land uses and transportation impacts prior to the annexation of areas with 20 or more acres of contiguous land.
1. Land use patterns shall enhance the development of "Complete Neighborhoods" and development regulations should promote the following principles:		x	Policy 1.7 Promote renewable energy and the reduction of nonrenewable resources when areas are urbanized or redeveloped.
1a. Compact Development, which promotes the efficient provision of public services and infrastructure;		x	
1b. Mixed-Use, which places homes, jobs, stores, parks, and services within walking distance of one another;		x	
1c. Full Utilization of Urban Services (e.g., water, sewer, storm drainage, parks, and transportation facilities), which maximizes the return on public investments in infrastructure;		x	
1d. Transportation Efficiency, or development of an interconnected street system supporting multiple modes of transportation, which yields more direct routes (shorter distances) between local destinations, conserves energy, reduces emergency response times, and provides alternatives to the automobile for those who are unable or choose not to drive a car;		x	
1e. Human-Scale Design, or development in which people feel safe and comfortable walking from place to place because buildings, streetscapes, parking areas, landscaping, lighting, and other components of the built environment are designed foremost with pedestrians in mind; and		x	
1f. Environmental Health, which requires adequate light and air circulation, management of surface water runoff, and treatment and disposal of waste.		x	
2. The City will facilitate development of a downtown area that is desirable for tourists and local residents and that will allow La Pine to establish itself as a hub and service center for the South Deschutes and North Klamath Counties.		x	
3. Development regulations for the commercial zone within the downtown area should provide for a pedestrian-friendly, attractive, and vibrant center that can draw new investment, offer a desirable place for people to visit and live, and serve the surrounding area between Sunriver Resort and Klamath County.		x	
4. Lands needed for supplementing housing, economic development, or other land uses shall be processed based upon need and balancing the urban form for the benefit of the community in its goal to establish a "Complete Community."		x	
5. The City shall create details on the "Complete Neighborhood" concepts and prepare guidelines for implementing the goals. This includes a listing of what elements are missing and how to establish them within the three neighborhoods.		x	
6. The land planning and site design shall encourage the positioning of buildings and use of vegetation to promote and encourage the development of the missing elements in each neighborhood.		x	
7. The need for new mixed-use areas within the City shall be explored on an as needed basis for the purpose of furthering the Complete Neighborhood planning concepts envisioned by the Plan.		x	
8. The City shall adopt the Bend-La Pine School District Facility Plan.		x	

What specific "directives" Cities have authority to regulate development, consistent with state law.

I see this is being deleted, which I think makes sense. For reference, the current OHNA estimates put La Pine's projected 20-year need at 1,008 (not yet official, the estimate "sticks" when the city next updates the Housing Capacity Analysis). Here's the methodology report: <https://www.oregon.gov/das/oea/Documents/OHNA-Methodology-Report-2024.pdf>

<p>9. At such time as a transfer of land from the Bureau of Land Management to a government agency (City or La Pine or Deschutes County) occurs along the southwest City boundary, the use of such lands for rodeo facilities and City authorized festivals shall be examined. The City desires such land to be included within the City limits, with future administration of the lands and facilities used as rodeo grounds to be determined by mutual agreement of the City and the La Pine Parks and Recreation District.</p> <p>10. Because the final designs and plans for the Wickiup Junction interchange (Highway 97 and Burgess Road intersection) have not been completed, designations for lands within the area labeled Wickiup Junction Improvement Area on the Plan map may need to be changed after final plans for the ODOT Overpass project are completed. Such changes to land use designations shall be for the purpose of better coordination between the transportation facilities and adjacent land uses.</p>	<p>x</p>	<p>Reevaluate once we hear from ODOT about the overpass.</p>	<p>changing future conditions. Policy 15Implement best practices in construction and in furtherance of La Pine's adopted goals and policies by regularly reviewing the Development Code and revising as necessary. Policy 16Ensure that land use and plan administration procedures consider relevant agreements with other local jurisdictions and plans by other local jurisdictions, and comply with regional, state, and federal plans and regulations. Policy 17Include consideration of Comprehensive Plan goals and policies during City Council budgeting and policy-making processes. Policy 18 Ensure new construction reflects architectural styles that maintain La Pine's character and are resilient to natural hazards. Policy 19Periodically review and evaluate the effectiveness of the Downtown Overlay.</p>
11. The Urban Growth Boundary and need for new lands/annexation should be reviewed every 2 years.	x		
<p>General notes about the current Comprehensive Plan for consideration in the update (readability, level of detail, number of overall policies, pertinent information, design, accessibility, etc?)</p>		<p>There are some good policies sprinkled in, but overall this was definitely a starting point for the city. Most of the goals and policies will either need to be refined or deleted to match the current needs of the City. The current policies lack actionable language, when formulating new policies make sure it's clear on how to accomplish them. Some policies are vague facts that don't really support anything. If possible, the number of goals should be limited to 5 per goal, and around 6 policies for each. We will need to distinguish if the "complete neighborhood" is only directed at the Newberry Neighborhood, or the residential zones in general. I think it goes without saying that the goals within the comp plan should be in the same order as the state goals. Make hyperlinks in the table of contents. Pay close attention to steering plan development away from the aspirational approach that was taken last time, with unenforceable statements that have no connection to process or a means thereof.</p>	
<p>Any key policy discussions to note, City positions, etc?</p>		<p>LPRD is a separate entity from the city. Anything discussed or formalized in relation to their department will be under a magnifying glass. Care should be taken in how those policies are revised, removed, or added to. Overall, our desire as staff is to completely overhaul the Comprehensive Plan. There are certainly a few useful goals and policies, but it's time for a fresh start that will allow us to move past the growing pains of becoming a city.</p>	