

# LA PINE CITY PLANNING COMMISSION AGENDA

Wednesday April 18, 2012 – 5:30 PM

16345 Sixth St, La Pine, Oregon 97739

1. Call to Order
2. Establish Quorum
3. Pledge of Allegiance
4. Added Agenda Items  
Any matters added to the agenda at this time will be discussed during the “Other Matters” portion of this Agenda.
5. Public Comments for Items not on the Agenda
6. Update on Comprehensive Plan  
- Deborah McMahon
7. Other Matters  
Only those matters properly added to this Agenda under line item No. 4
8. 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 Planning Commission to consider or discuss additional subjects. The meeting is subject to cancellation without notice. The 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 Patti Morgan at (541) 536-1432.

# LA PINE CITY PLANNING COMMISSION MINUTES

Wednesday April 18, 2012 – 5:30 PM

16345 Sixth St, La Pine, Oregon 97739

1. Call to Order

Vice Chair John Thomas called the meeting to order.

2. Establish Quorum

Roll Call

Chair John Thomas

Commissioner Doug Ward – absent by prior arrangement

Commissioner Norman McClung

Commissioner Justin Vetanen

**Quorum Established**

2. Pledge of Allegiance

Commissioner Justin Vetanen led the Pledge of Allegiance.

4. Added Agenda Items

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

None

5. Public Comments for Items not on the Agenda

None

6. Update on Comprehensive Plan

- Deborah McMahan

Deborah McMahan from DMC Inc., gave a presentation on the updating of the Comprehensive Plan. She said last summer the City of La Pine received a partial approval from DLCD (Dept of Land Conservation and Development). She said Goal Five has to do with natural resources as well as historical resources. The State said to include three things; the first being to include the local wetland inventory for areas along the Little Deschutes River. Ms. McMahan said the City does not currently have the funds to do the inventory. She said they will apply for grants and it just needs to be completed in the next few years. Ms. McMahan said that the State also said they wanted to have policies and programs to protect wetlands and significant riparian corridors. She said they also wanted a separate element to identify and protect La Pine’s cultural and historical entities. Ms. McMahan said this will be presented at the next City Council meeting and hopefully be approved.

Ms. McMahan said under Goal Seven which has to do with hazards the State wanted the City to add policies and programs to protect people and property from wild fire and flood hazards. She said this has been done. Ms. McMahan said a lot of this has to do with thinning and removing of fuels.

Ms. McMahan said Goal Ten has been taking up most of her time. She said the City is only allowed to have a 20 year supply of housing land but we have much more. Ms. McMahan said that because of what the voters have said the urban growth boundary should be the same as the city limits. She said some of the State laws do not fit for a small City but they have provided the State with most of their requests, anyway. Ms. McMahan said she did not expect to see much homebuilding going on in La Pine for the next several years. She said many of the grants have disappeared. Ms. McMahan said that the State also asked them to provide an estimate of the financial capability of future residents and

demonstrate how that capability is tied to the City's projected housing and the projected overall densities and also the projected minimum density for each residential zone. She said that there are numerous options to encourage multifamily dwellings. Ms. McMahon said it is a matter of financing that is preventing more multifamily housing in La Pine.

Ms. McMahon stated that the State also asked to demonstrate how the total number of needed housing units, the number of units needed for each housing type, and the assumed density for each housing type were converted to acres of residential land need. She proposed that 30% of raw land be dedicated for roads, easements, open space, storm drainage facilities and numerous other things.

Ms. McMahon said the State also wanted to be provided with a calculation for the total amount of residential and nonresidential needed dwelling units including a sub total of the amount needed for dwelling units alone. She said that gets back to how many acres are available for various needs and that has been put in the plan.

Ms. McMahon said the State also asked to adopt land use and development ordinances and a zoning map to designate city lands for specific uses and housing types. She said this has been done and that they are just on hold because of the inability to enforce them at this time. Ms. McMahon said that they cannot change zones until the TSP (Transportation System Plan) is done. She said the TSP is currently being done by Kittleston & Associates who did the corridor planning.

Ms. McMahon said under Goal 14, which is urbanization, the State asked that they include adequate data, findings and conclusions to establish the twenty year population forecast. She said this has been done. Ms. McMahon said there are historical reasons why La Pine is shaped as it currently is shaped. She said that each of the three neighborhoods had various zones within them to make them successful.

Ms. McMahon said they had three choices for meeting the requirements for a twenty year supply of land. She said if there is too much you need to remove land so it is consistent with the twenty year forecast or, provide additional findings in support of the current UGB (urban growth boundary) or, remove more land from the UGB to address the twenty year population forecast by creating an urban reserve area. Ms. McMahon said they had rejected the first and last option. She said they believe that would create a fractured city.

Ms. McMahon said that the State wanted data, assumptions, findings and conclusions regarding land needs for water, sewer and storm drainage for the twenty year planning period including a demonstration that the UGB includes the amount of land needed for these uses. She said that is accomplished with the dedication factor.

Ms. McMahon stated that the State asked for all the data regarding a need for school facilities. She said they have been given, in writing, that over the next twenty years they do not need any more schools.

Ms. McMahon said the State asked for land need for transportation facilities. She said they are using the dedication factor but it will come out of the TSP (Transportation System Plan). They also asked that the Comprehensive Plan map be revised so that all parcels in the UGB have an urban plan designation. Ms. McMahon said that they asked to take off the designations for the three neighborhoods. She said they also asked for forest lands to have some other zone and they have selected the public facilities zone.

Ms. McMahon said that the State may require more work on Goal 10 and Goal 14 so would have a Hearing on everything else (Goal 5,7 &12). Have a separate Hearing for Goal 10 and Goal 14. She said a Hearing will need to be held sometime in the near future, hopefully toward the end of May.

7. Other Matters

Only those matters properly added to this Agenda under line item No. 4

- **Approval of Minutes from March 21, 2012**

**A motion was made by Commissioner McClung and seconded by Commissioner Vetanen to approve the March 21, 2012 meeting minutes.**

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Chair John Thomas</i>	<i>X</i>	
<i>Commissioner Norman McClung</i>	<i>X</i>	
<i>Commissioner Justin Vetanen</i>	<i>X</i>	

**Motion passed unanimously.**

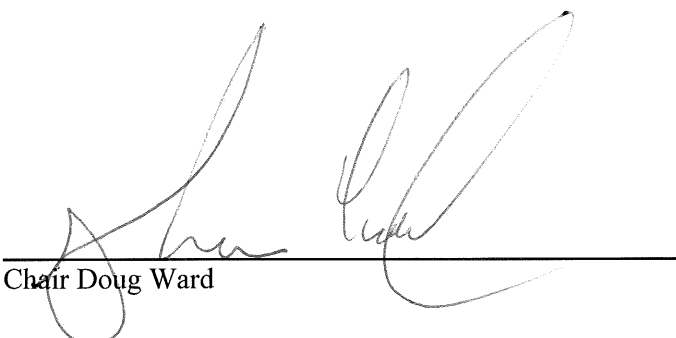
8. Adjourn

**A motion was made by Commissioner Vetanen and seconded by Commissioner McClung to adjourn the meeting.**

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Chair John Thomas</i>	<i>X</i>	
<i>Commissioner Norman McClung</i>	<i>X</i>	
<i>Commissioner Justin Vetanen</i>	<i>X</i>	

**Motion passed unanimously.**

Vice Chair Thomas adjourned the meeting.



---

Chair Doug Ward

Attest



---

Lori Martin, City Recorder/Finance Officer