



LA PINE
2045
COMPREHENSIVE
PLAN

La Pine 2045 Comprehensive Plan Update

Steering Committee &
Technical Advisory Committee

May 21, 2024

2:00 – 4:00pm



Agenda

- Welcome & Introductions
- Project Overview and Updates
- Background Report Overview
- Background Report Discussion
What are the opportunities, challenges, and key recommendations?
- Future Land Use Mapping Activity
- Next Steps

Project Overview and Updates

La Pine 2045 Vision

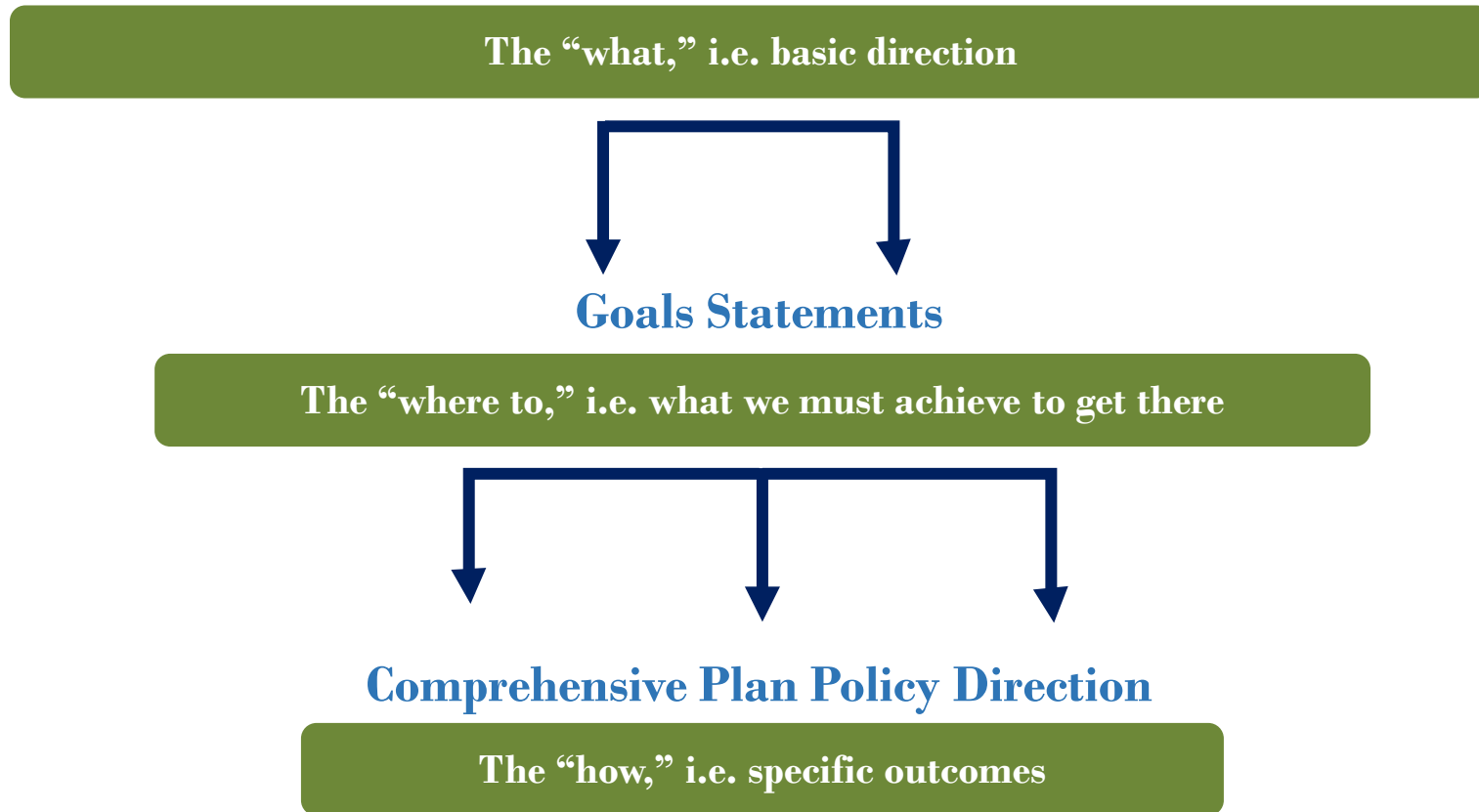
Where did we go, what did we hear?

- Infrastructure Concerns
- Diverse Business Development
- Community Services
- Managed Growth
- Preserving Small-Town Charm
- Traffic Management
- Affordable Housing
- Recreational Opportunities
- Balanced Growth and Conservation
- Community Engagement



Developing the comprehensive plan: *From Vision to Policy*

La Pine 2045 Vision Statement



La Pine 2045

What have we done so far?

- Finalized Community Vision
- Website Updates
- Online Mapping Survey
- City-wide Mailer
- SAC/TAC Meeting #1
- La Pine Community Profile
- Background Report
- Land Inventory Analysis



WHO WE ARE



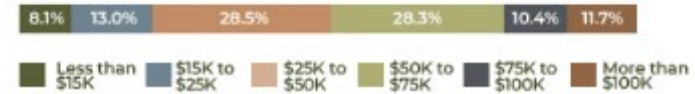
Population Growth in La Pine

La Pine is steadily growing! Population forecasts indicate that nearly 2,400 residents will be added to La Pine over the next 25 years. The Hispanic/Latino population makes up about 16 percent of the total city population.

Many reside outside of La Pine's City Limits, with about 4,250 people living within a two-mile buffer surrounding the city.

WHAT WE EARN

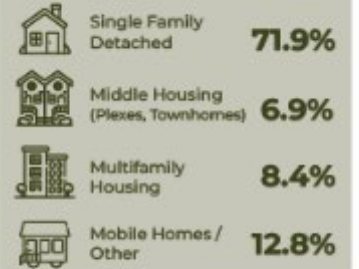
The median household income in La Pine is \$50,625. This is low compared to the neighboring Bend area (\$88,516), as well as Deschutes County (\$82,052).



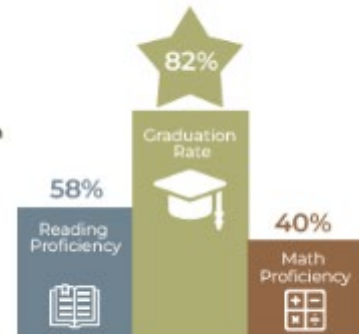
OUR SCHOOLS

The Bend-La Pine School District ranks 16 out of 158 Oregon School Districts for test proficiency. Math test scores are higher than State averages (32%) as well as reading test scores (47%).

WHERE WE LIVE



57 Percent of La Pine residents own their home and 43 percent rent. Nearly 56 percent of renter households in La Pine are severely rent burdened with over 30% of their income going towards monthly housing costs.



Background Report Overview

Background Report Structure

Chapters & Applicable Statewide Planning Goals

1. Citizen Involvement
2. Land Use Planning
3. Agricultural Lands
4. Forest Lands
5. Natural Resources
6. Air, Water, and Land Resources
7. Natural Hazards
8. Recreational Needs
9. Economic Development
10. Housing
11. Public Facilities and Services
12. Transportation
13. Energy Conservation
14. Urbanization

**La Pine 2045
Comprehensive Plan
Background Report - *Draft*
May 2024**



1. Citizen Involvement

Current Conditions

- Active Committees include:
 - Planning Commission
 - Budget Committee
 - Urban Renewal Agency Board
 - Urban Renewal District Budget Committee
 - Public Utility/Infrastructure Committee
- 85% of Residents are White, while 15.6% identify as Hispanic or Latino
- The bulk of households make between \$25,000 and \$50,000 per year
- La Pine has a higher population of 55- to 64-year-olds when compared to the State

Opportunities and Challenges

- Few policies in place
- Policies not enacted after adoption

2. Land Use Planning

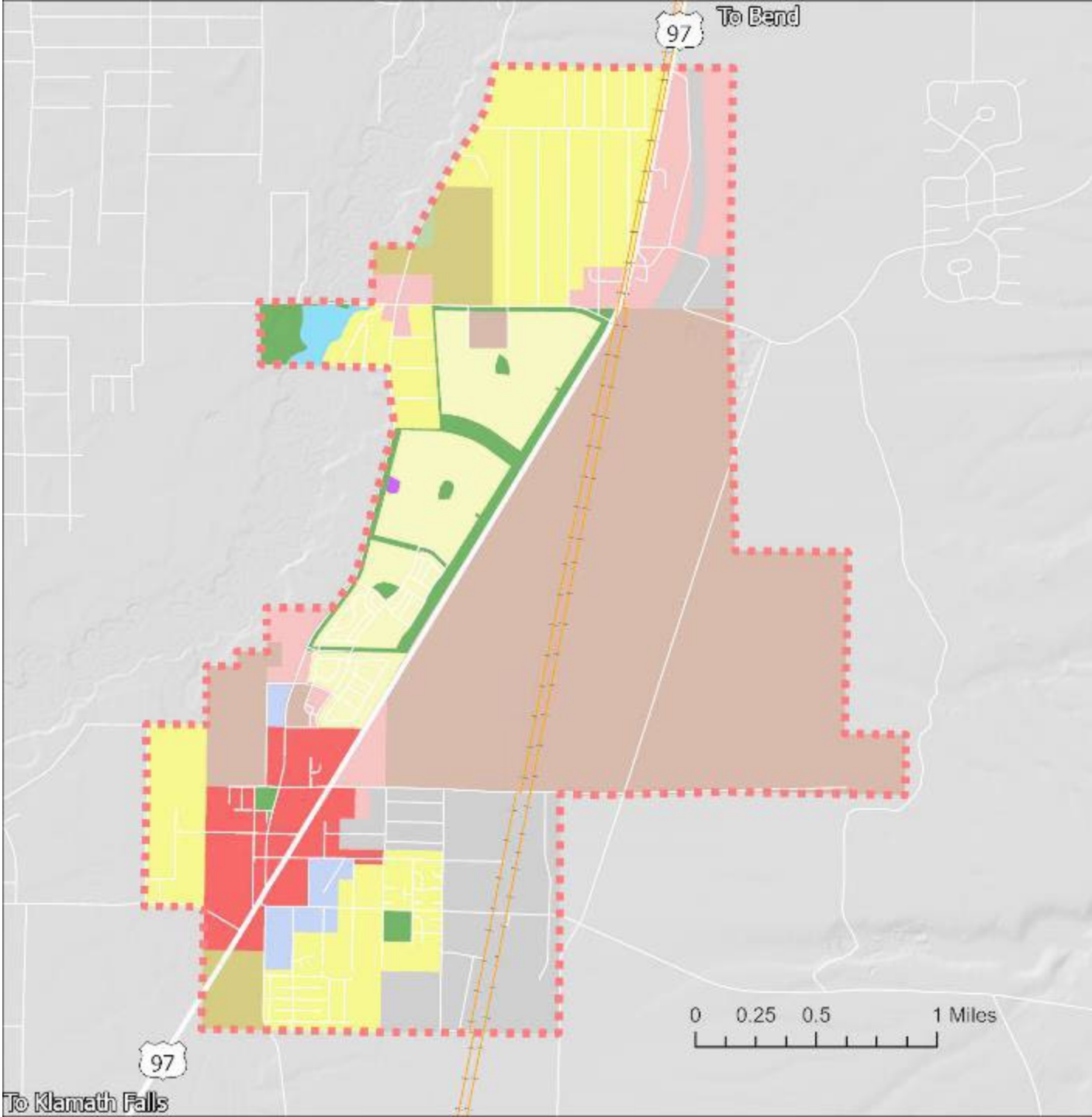
Current Conditions

- La Pine was incorporated in 2006 and the Comprehensive Plan was last amended in 2018
- 14 of the 19 Statewide Planning Goals apply to La Pine
- Zones consist of:
 - Traditional Commercial- 246 acres
 - Mixed Use Commercial- 282 acres
 - Neighborhood Commercial- 2 acres
 - Commercial/ Residential Mixed Use- 60 acres
 - Public Facility- 1,808 acres
 - Industrial- 478 acres
 - Mater Plan Residential- 410 acres
 - Residential Single- Family- 839 acres
 - Residential Multi- Family- 149 acres
 - Riparian Area- Little Deschutes River- 26 acres
 - Open Spaces & Park- 166 acres
 - Exclusive Farm Use- 6 acres

Opportunities and Challenges

- No actionable items and little information on this topic
- Start from scratch and create new land use policies
- City staff to be involved with forming new policies

Zoning



- City Limit
- Railroad
- Zoning
 - Traditional Commercial
 - Mixed Use Commercial
 - Neighborhood Commercial
 - Commercial / Residential Mixed Use
 - Exclusive Farm Use
 - Industrial
 - Open Space & Park
 - Public Facility
 - Riparian Area
 - Residential Multi-Family
 - Master Plan Residential
 - Residential Single-Family

3. Agricultural Lands

Current Conditions

- Exclusive Farm Use zone is small and located in the northwest corner of La Pine
- Agricultural uses limited in activity and constrained to wetlands and floodplain

Opportunities and Challenges

- There are multiple landowners, including state and local agencies
- Addresses properties that are still being farmed
- No agricultural zoned lands in city

4. Forest Lands

Current Conditions

- Forestlands identified under Forest and Public Utility Zone
- Lands once used for timber harvesting but have declined
- Some lands transferred from BLM to city for Public Facility uses in NE section

Opportunities and Challenges

- Multiple landowners, including federal, state and local agencies
- Seek transfers of federally owned forest lands within and adjacent to the City
- Planning for Public Facility lands
- Calls out uses in the Public Facilities zone

5. Natural Resources

Current Conditions

- La Pine has a safe harbor provision that protects approximately 1,200 feet of the Little Deschutes River with a 75-foot setback
- Ordinance protecting corridors and wetlands through limited conditional use permits
- Primary habitat along the Little Deschutes River and in forestland to the east
- La Pine relies on the County's inventory of wildlife native to the region, as well as habitat and special protection areas
- Primary natural resource is timber
- U.S. Forest Service and BLM regulate uses on forested lands surrounding the city
- Scenic resources include the Three Sisters and surrounding mountains; the Little Deschutes River; and the surrounding National Forest

Opportunities and Challenges

- Policies and goals are left over from the County
- Many policies not implemented
- Future goals must be feasible and enforceable for the City

6. Air, Water, and Land Resources

Current Conditions

- Air quality is most impacted by woodstove smoke and wildfires
- Unhealthy and very unhealthy air quality occur in August and September
- Groundwater in La Pine at risk for contamination
- La Pine Demonstration Project was created to address the La Pine sub-basin's water quality

Opportunities and Challenges

- Goal 5 and 6 are combined in current Comprehensive Plan and should be separated
- Industrial uses to be controlled regarding air quality

7. Natural Hazards

Current Conditions

- 2021 Natural Hazard Mitigation Plan (NHMP) showed highest threats of winter storms, wildfires, and windstorms
- 2020 La Pine Community Wildfire Protection Plan & Fire Protection Overlay
- Little Deschutes River flooding and floodplain overlay zone

Opportunities and Challenges

- Seasonal burning and wildfires cause air quality issues and higher particulate levels
- Cascade Volcanoes
- Cascadia earthquake effects
- CPAW recommendations

8. Recreational Needs

Current Conditions

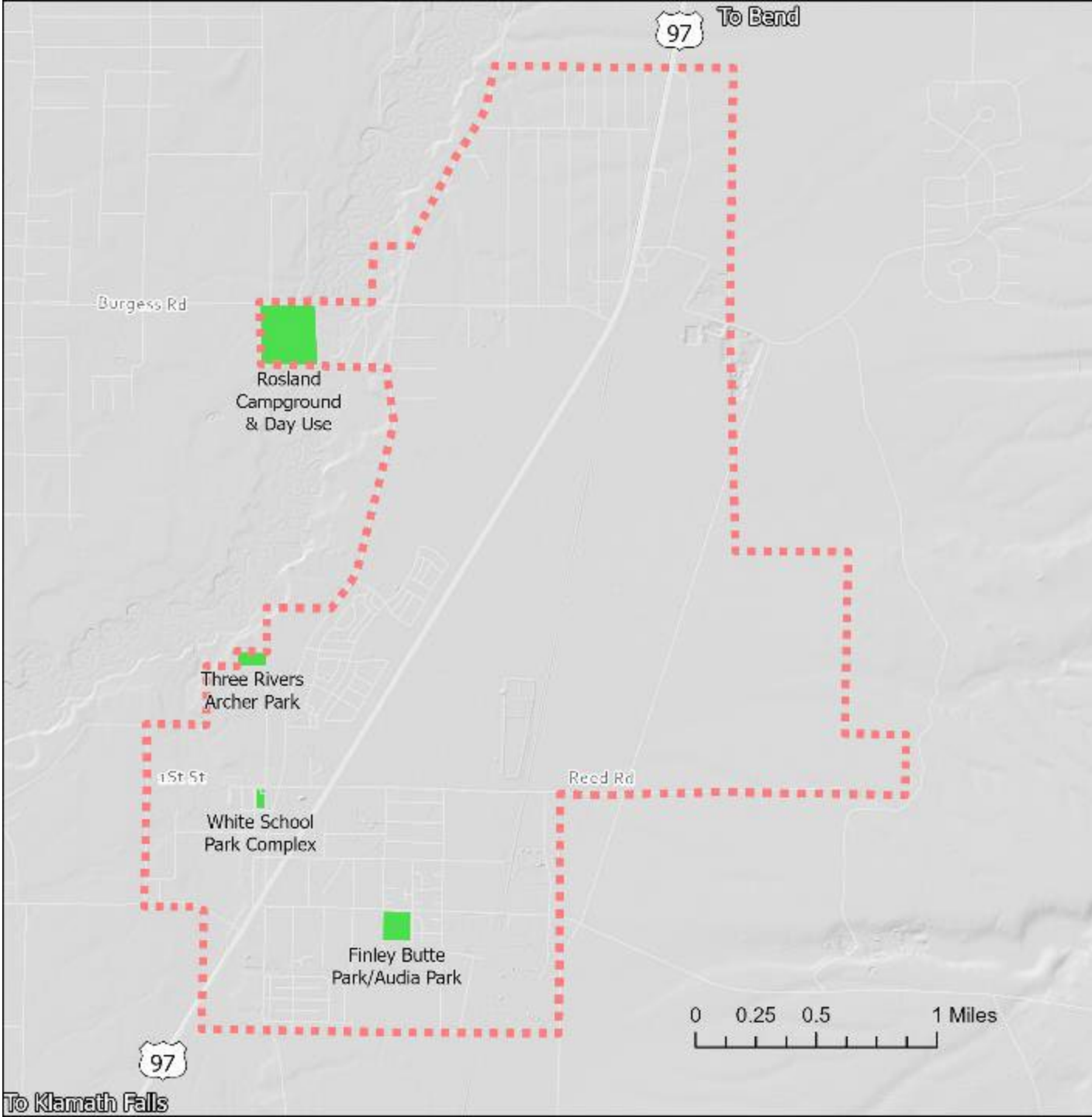
- La Pine Park and Recreation District (LPRD) – 237.40 Acres
- LPRD contains multiple parks and a variety of programs

Opportunities and Challenges

- Much information is outdated and has not been implemented
- LPRD is separate from the city
- Policies should be created to support the LPRD
- Recreation had highest interest in the visioning process

Parks

The City of La Pine manages parks both inside and outside the city limits. There are **54.5 acres** of city-run park inside the boundary and **62.7 acres** of city-run parks outside of it.



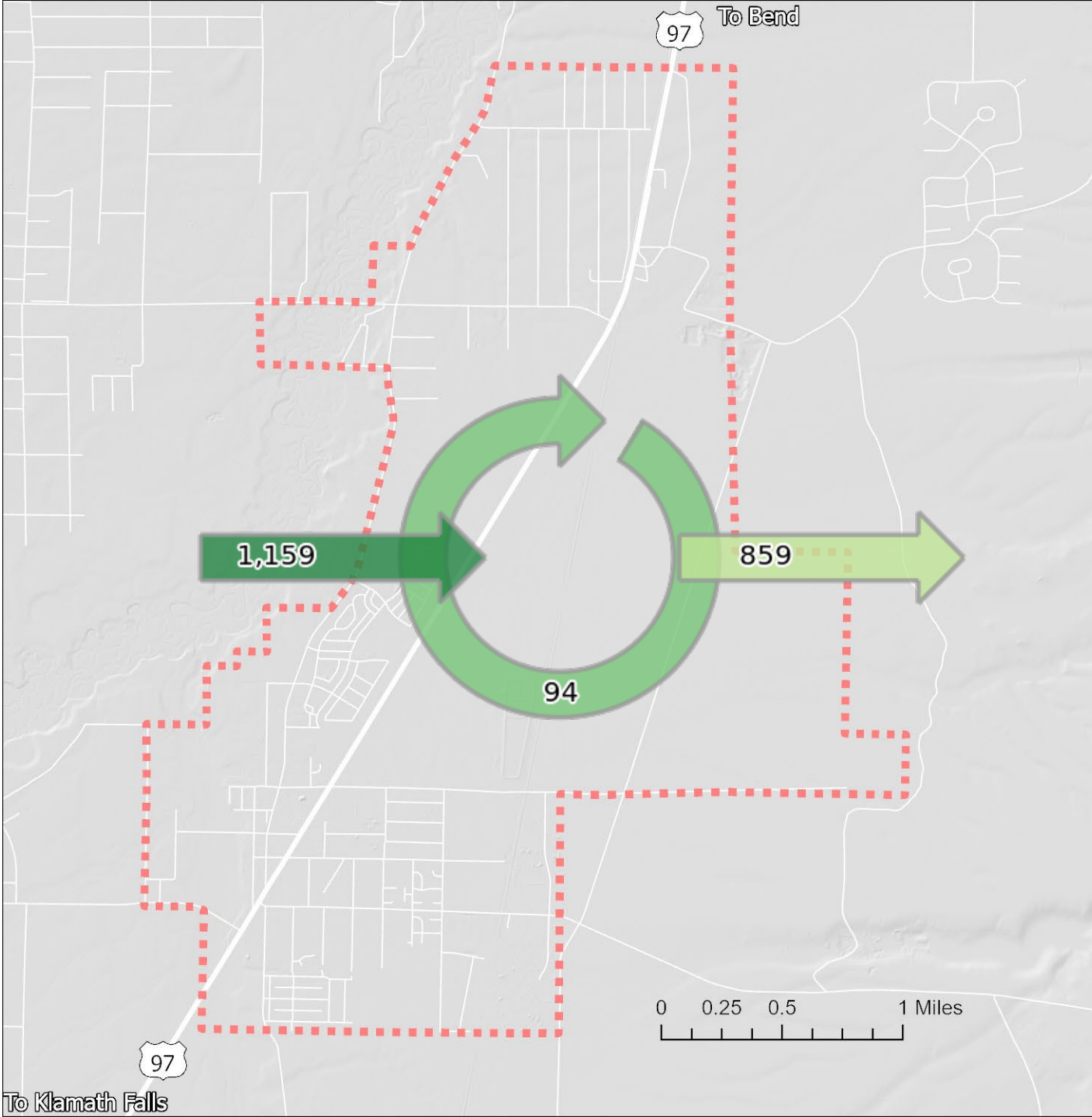
9. Economic Development

Current Conditions

- 330-acre industrial and business park is located east of Highway 97
- Largest employers of region are Sunriver Resort, Bend-La Pine School District, Sunriver Homeowners Association, and Sunriver Brewing Company
- 1,159 people who live outside of city limits commute to La Pine to work, while 859 people live in La Pine and leave city limits to work
- About 94 people both live and work in La Pine
- Highway 97 and the BNSF railway support connections and economic activity
- Target industries indicate a needed shift to industries like advanced manufacturing, high technology, specialty food and beverage, and data and call center operations

Opportunities and Challenges

- Central Oregon Comprehensive Economic Development Strategy (2017-2021) highlights key industries that include:
 - Health Care
 - Leisure and Hospitality
 - Professional and Business Services
 - Construction
 - The Public Sector
- Maximize available inventory and capacity to accommodate employment and sustain business environment that is supportive needs



 City Limit

Sources:
On the Map Census data 2021

10. Housing

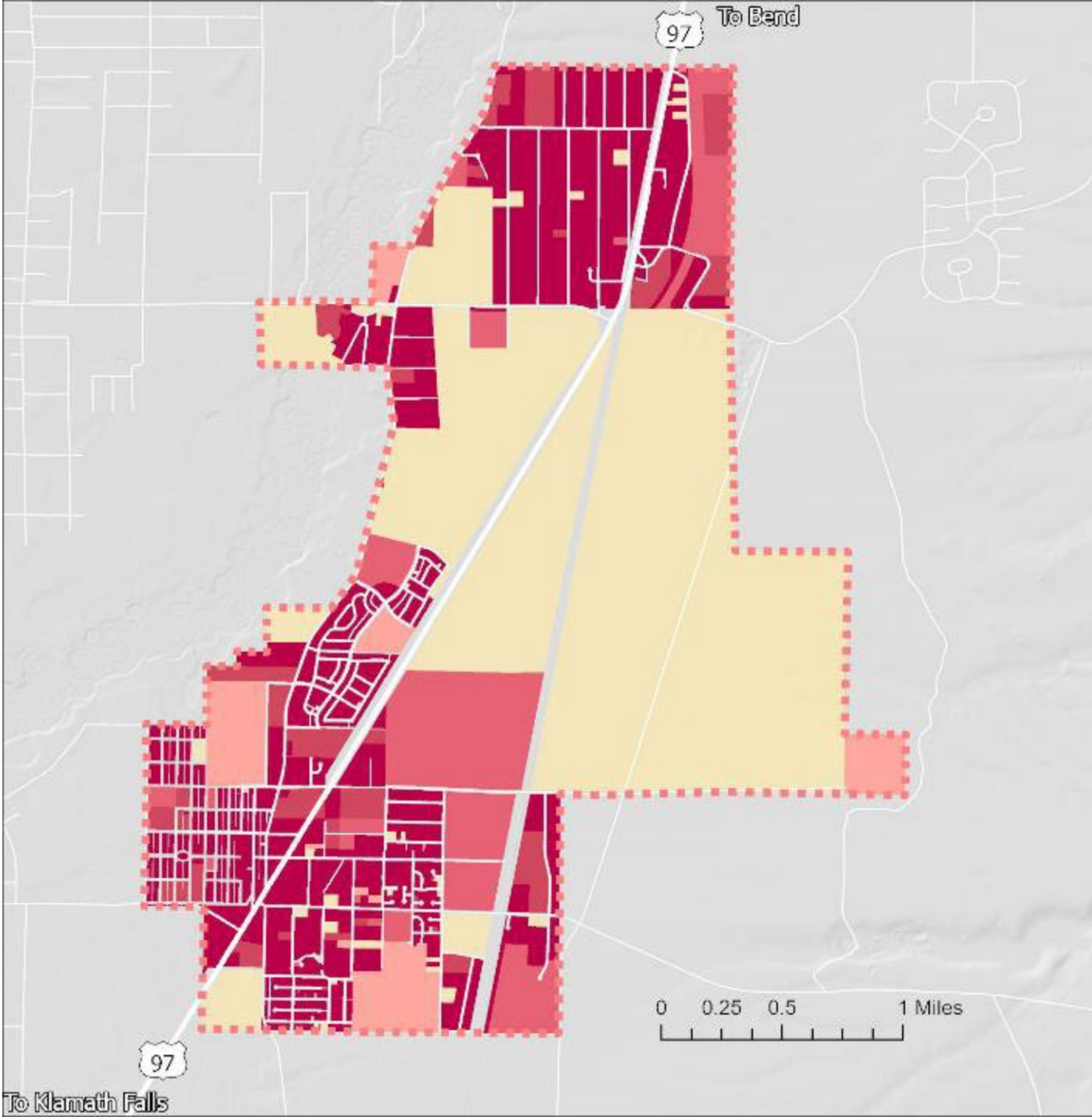
Current Conditions







- 71.9% of La Pine residents live in a single-family home
- About 10% of residents live in a manufactured home
- 57% are homeowners and 43% are renters
- Most housing valued between \$300,000 and \$499,999
- Median rent is about \$1,109 per month
- 37.5% homeowners are cost burdened and 55.6% of renters are cost burdened

Opportunities and Challenges

- La Pine has a very high percentage of renter households that are cost-burdened
- Housing needs have changed since 2010
- Higher rates of housing that are mobile homes indicate housing need
- Only 94 residents live and work in the city

Tax Lots



-  City Limit
- Real Market Value per Acre
 -  Below \$25,000
 -  Below \$50,000
 -  Below \$100,000
 -  Below \$250,000
 -  Over \$250,000

Sources: Deschutes County assessor,
US Census Bureau, 2022 ACS (5-Year Estimate)

11. Public Facilities and Services

Current Conditions

- La Pine Water and Sewer Districts provide water, maintenance, disinfection, distribution, collection, and treatment to 1,300 customers
- It is estimated that adding the Cagle and Glenwood Acres areas to the La Pine Sewer District will bring in approximately 688 additional users
- The Glenwood and Cagle sewer expansion is near completion as of summer of 2024
- Electric power in La Pine is provided by Mid-State Electric Co-op
- The City of La Pine contracts law enforcement with the Deschutes County Sheriff's Department
- Fire protection is funded and supplied by the La Pine Fire District

Opportunities and Challenges

- Public Facility land contains federal restrictions on development
- Commercial energy providers have expressed interest in developing vacant Public Facility lands

12. Transportation

Current Conditions

- Highway 97 is maintained by the State
- The County has jurisdiction over the majority of the city's arterial and collector system, and the city's ownership is limited to the local roadway system
- Dedicated bicycle facilities are installed along Highway 97 through downtown La Pine
- Few sidewalks are complete, connected, and on both sides of the road
- The Wikiup Junction Refinement Plan addresses transportation barriers and proposes creating multimodal connections in the city
- La Pine is currently served by Cascades East Transit (Route 30)
- A Burlington Northern Santa Fe (BNSF) rail line runs through La Pine

Opportunities and Challenges

- Outdated TSP
- Half of the roads are County or State owned
- Lack of staffing to manage County roads, although the County wants the city to take over the roads
- Many Highway 97 intersections do not have traffic-controlled lights
- City applying for grants to update the TSP



Populated areas
Cities

13. Energy Conservation

Current Conditions

- Current utilities that serve La Pine consist of Mid-State Electric Co-operative and Cascade Natural Gas
- Mid-State Electric Co-operative connects to the Bonneville Power Administration (BPA) and brings low-cost hydroelectric power to La Pine
- The current development pattern of La Pine is orientated around Highway 97, which causes segments in multimodal connections

Opportunities and Challenges

- Minimal policies in the current Comprehensive Plan
- Innovative ideas and alternate energy sources can be utilized
- Public Facility lands can be used for commercial solar

14. Urbanization

Current Conditions

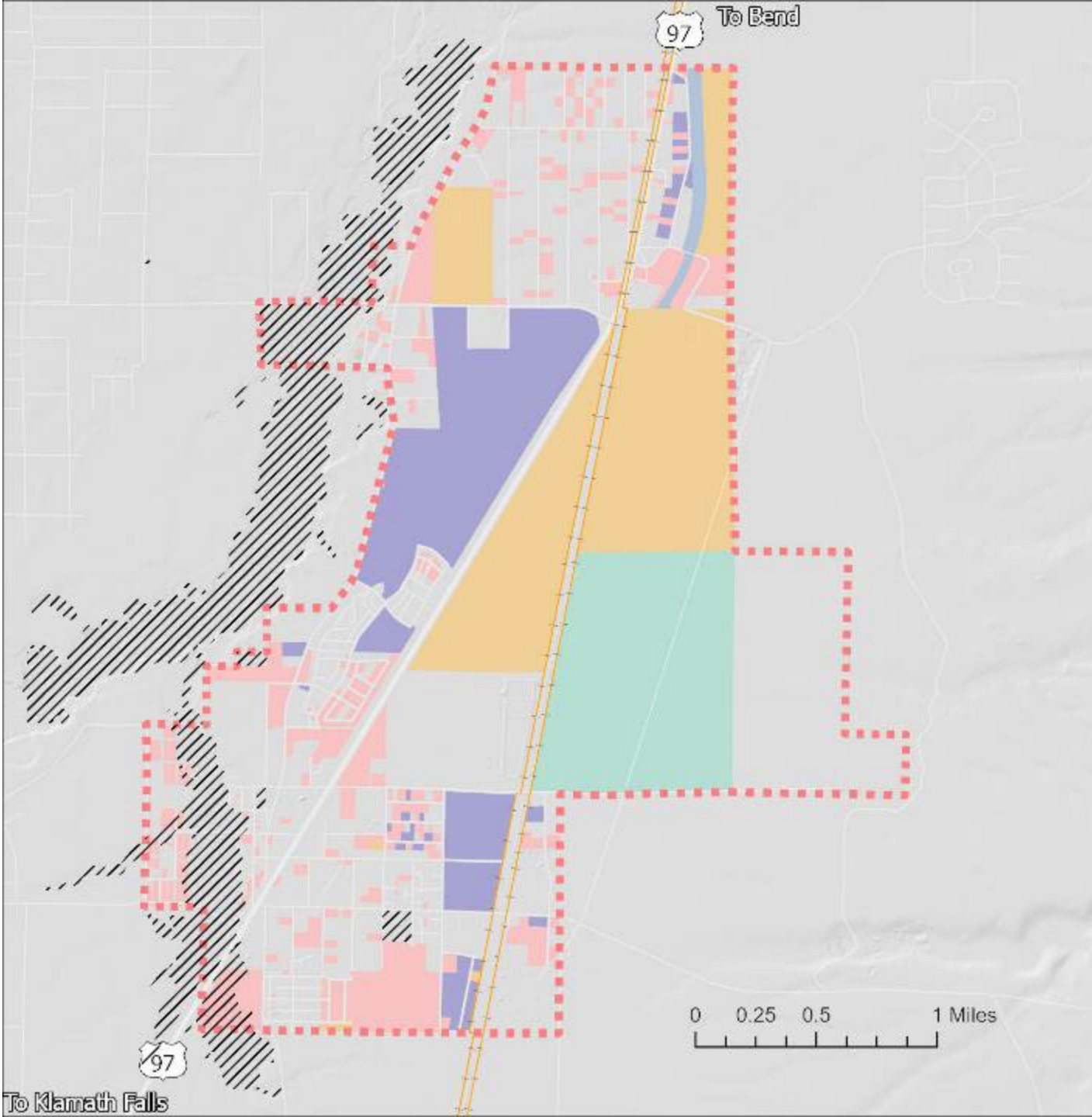
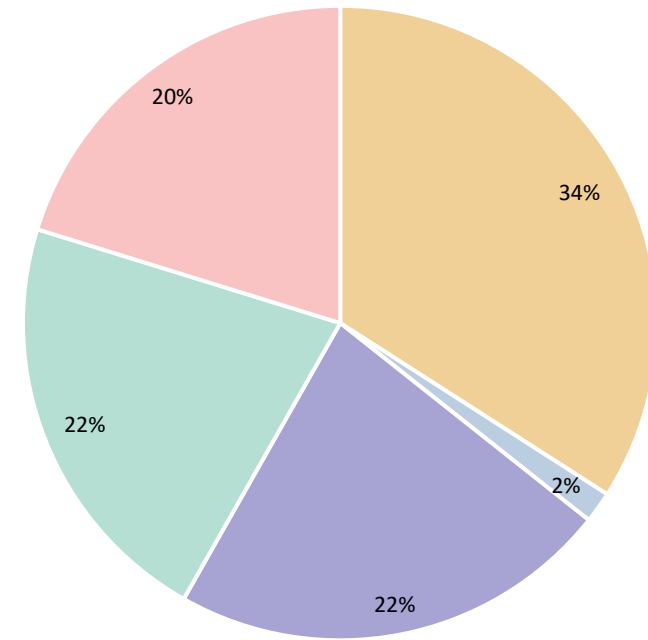
- La Pine has an average annual growth rate of 4.2%, larger than other sub areas in Deschutes County
- Current buildable land that is vacant in La Pine consists of 2,190 acres
- Federal land accounts for 34% of vacant buildable land
- La Pine contains about 2,508 acres of both vacant land and land that can be redeveloped

Opportunities and Challenges

- There is a large-lot subdivision just outside of the La Pine city limits
- There are residential neighborhoods with smaller plotted lots that have yet to be built
- La Pine consists of two larger communities, one in the north and one in the south and have vacant public land between them
- There are commercial uses in industrial zoned lands in the northeast of the city
- Most of the vacant land in La Pine is publicly owned
- TSP in need of an update
- Compile guidelines for 'Complete Neighborhoods'

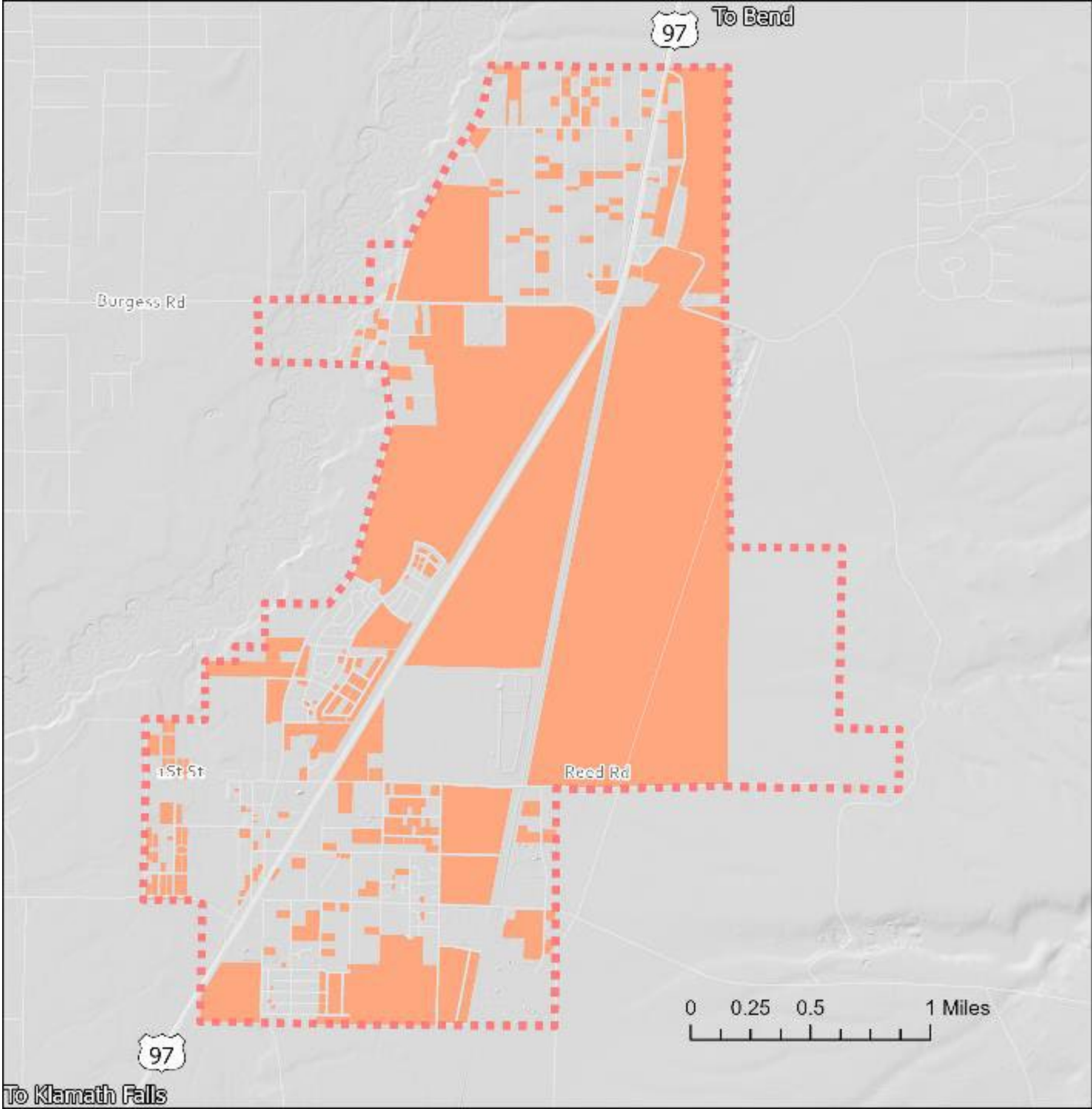
Buildable Vacant Land

Landowner	Acres
Federal	746
County	494
State	35
City	472
Private	443
Total	2,190



-  City Limit
-  Railroad
- Buildable Vacant Land**
-  Federal Land
-  State Land
-  County Land
-  City Land
-  Private Ownership
-  Constrained Land

Buildable Land



-  City Limit
-  Vacant Land

Background Report: Discussion

What are the opportunities and challenges?

What are your key recommendations?

Mapping Activity

Mapping Activity

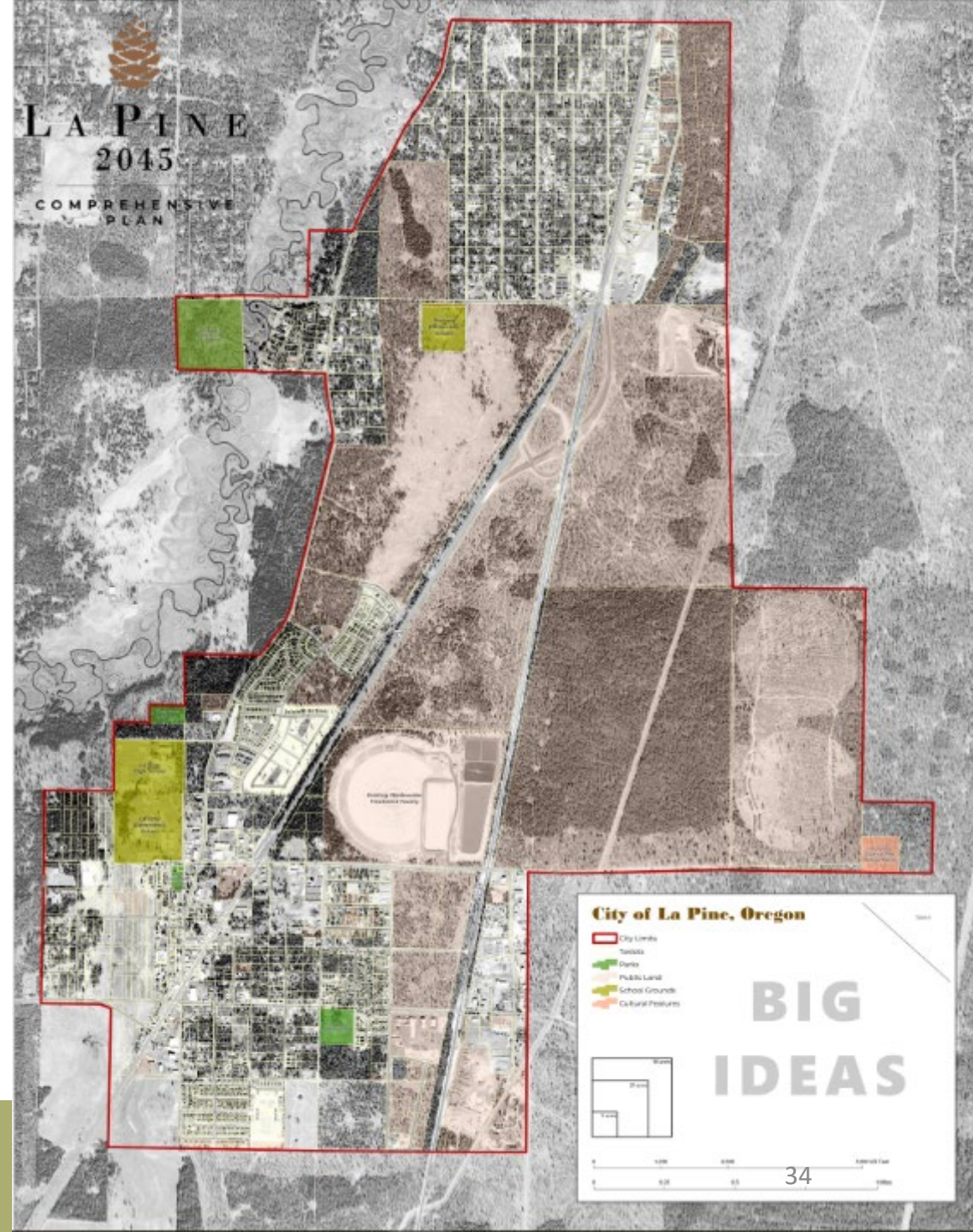
The SAC/TAC will collaborate around a large map to record ideas and identify areas for preservation and areas for development.



Mapping Activity







When marking up your map, consider these questions:

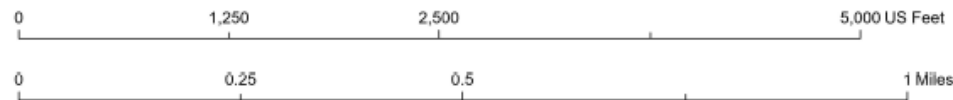
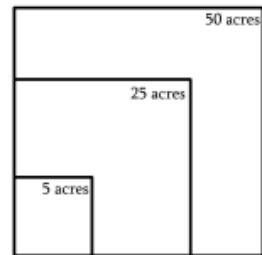
1. How and where should La Pine grow?
2. What uses or connections are needed?
3. What should we preserve?



The Map

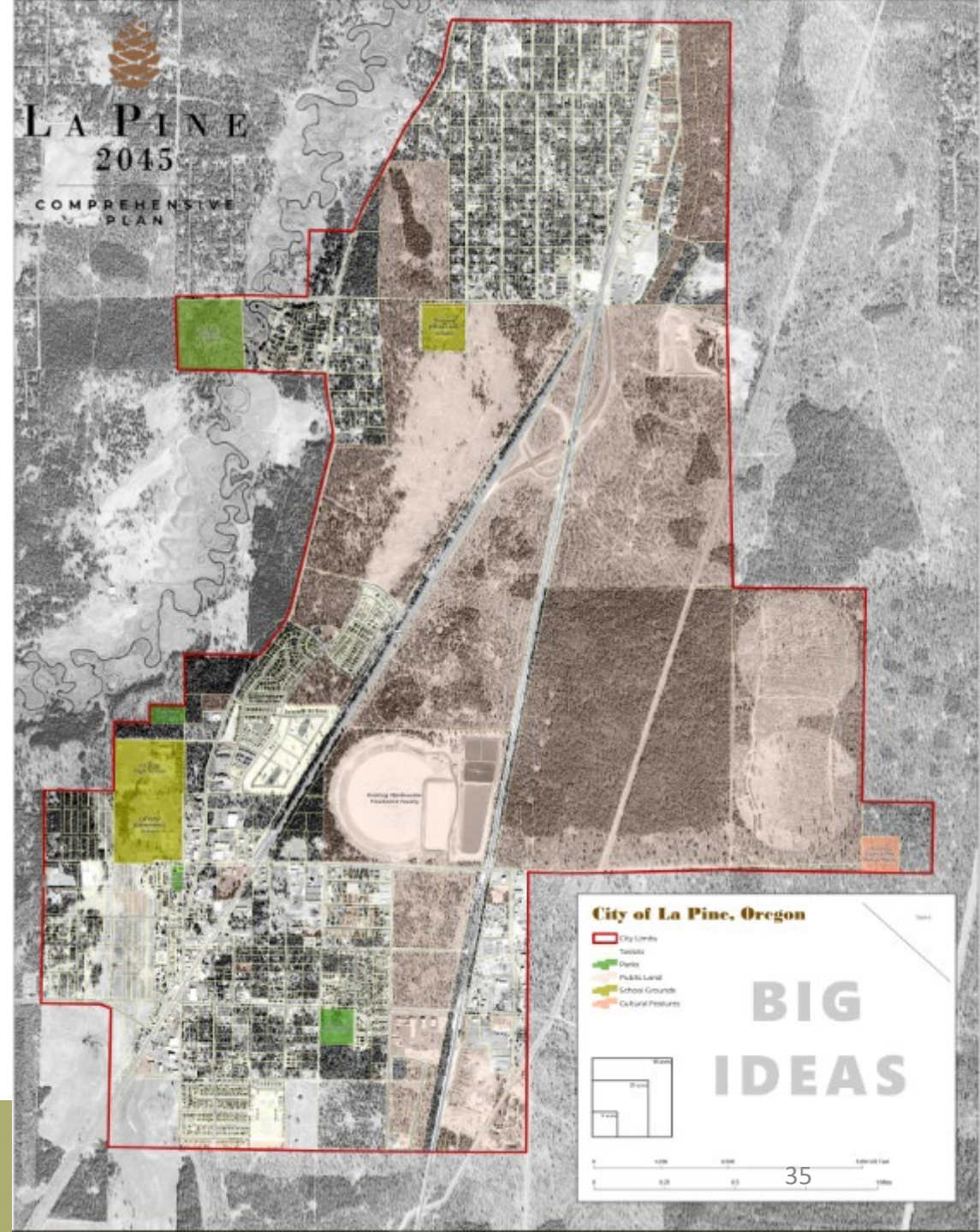
City of La Pine, Oregon

-  City Limits
-  Taxlots
-  Parks
-  Public Land
-  School Grounds
-  Cultural Features



**BIG
IDEAS**

Table#



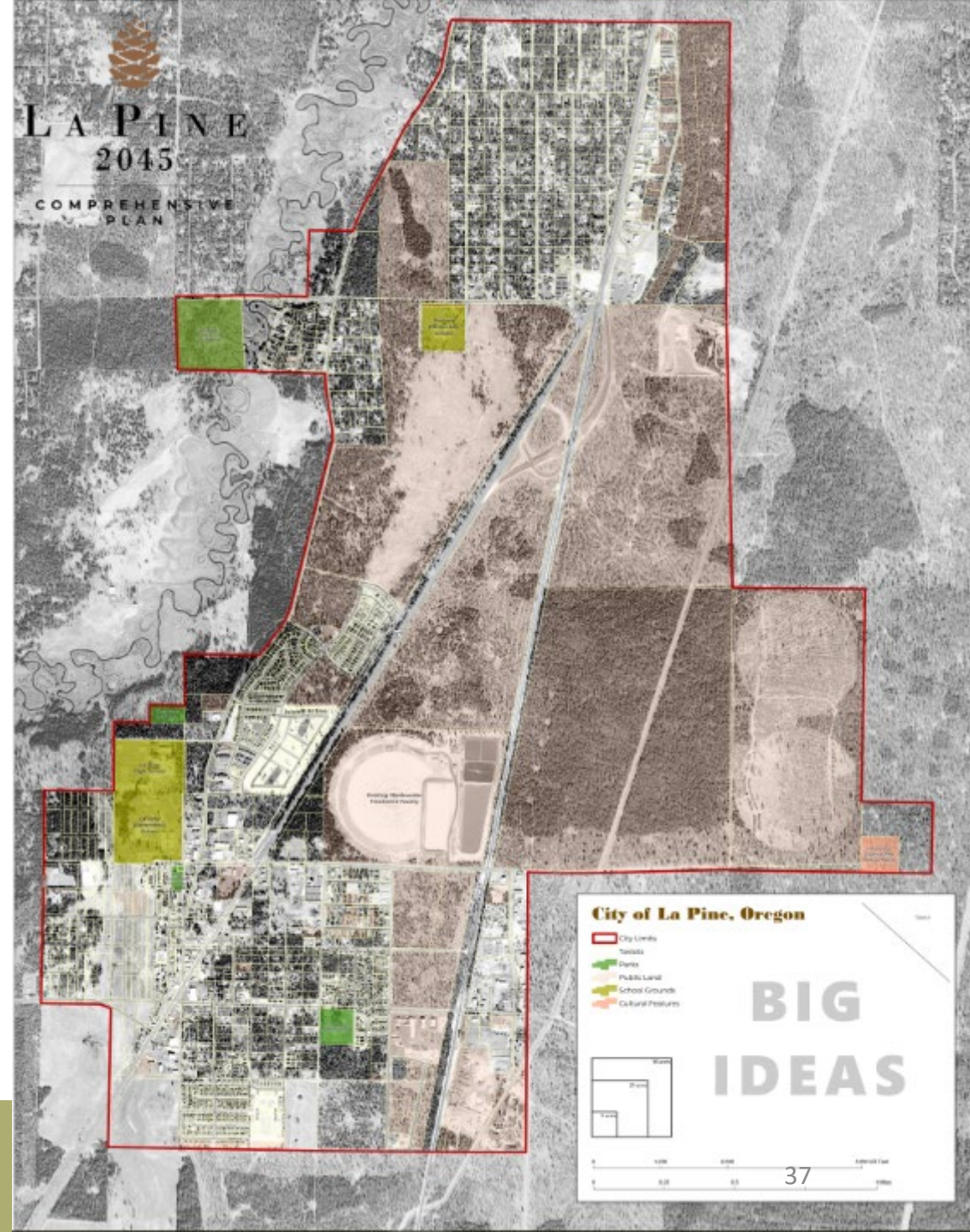
Show us your ideas for the future:

1. Arrange stickers on your map in areas of change. Try to use all of your stickers!
2. Draw in connections (roads, trails, transit) and open space
3. Record comments and “big ideas”
4. Present your map to group



Draw areas to protect or enhance:

- Trails
- Natural Areas
- Green Corridors
- Historic Buildings/Districts
- Other Significant Areas



Draw transportation infrastructure needs:

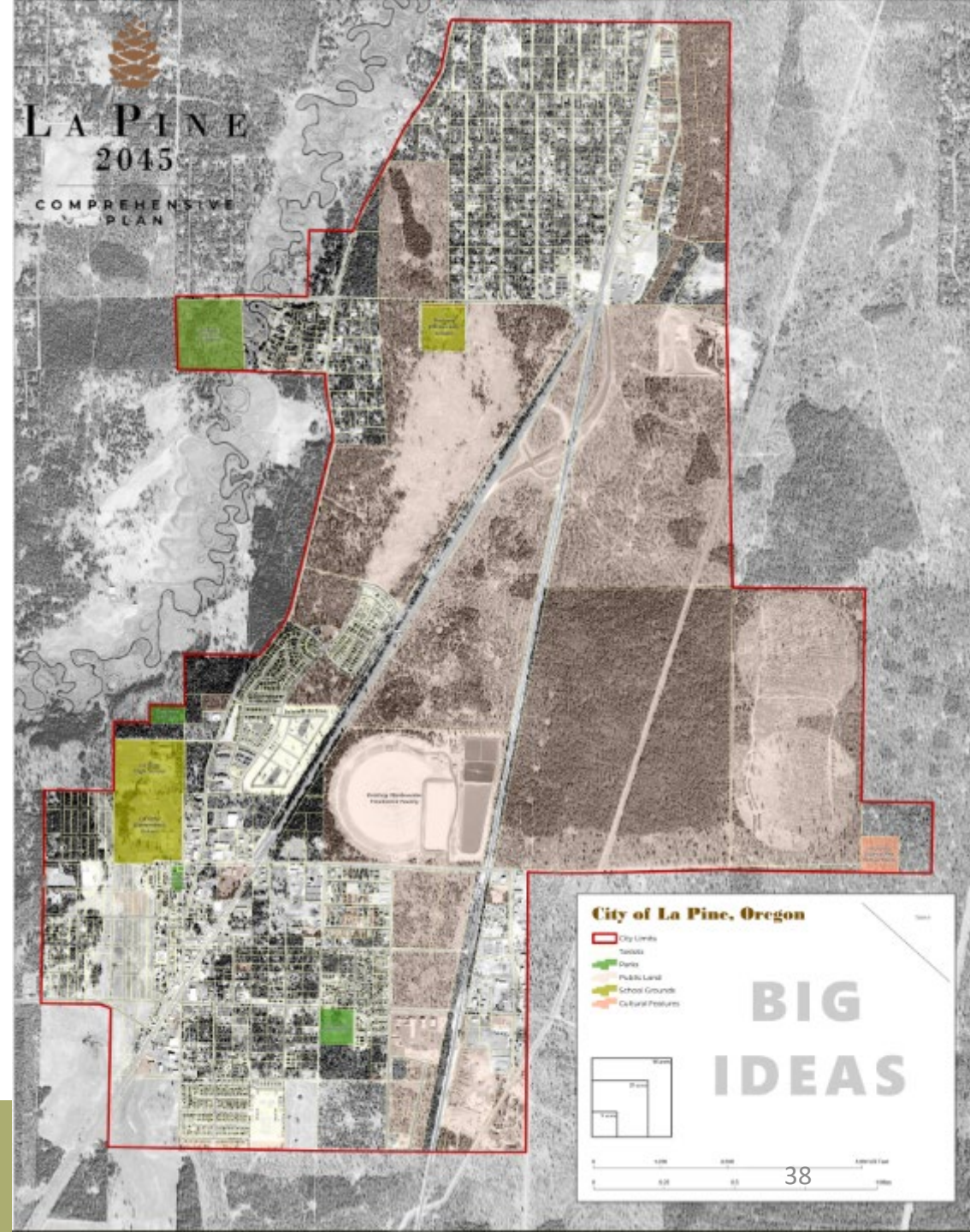
Roads



Transit



Bikes and Trails



Workshop Stickers



Single
Family



Multi-
Family



Mixed Use



Commercial



Industrial



Open
Spaces

Single
Family

- Suburban Development
- Predominately single-family housing



Multi-
Family

- Multi-family housing, such as condos and senior housing, and apartment complexes



Mixed Use

- Small scale neighborhood shops and downtown development



Commercial

- Large scale big box development along corridors



Industrial

- Manufacturing and industrial

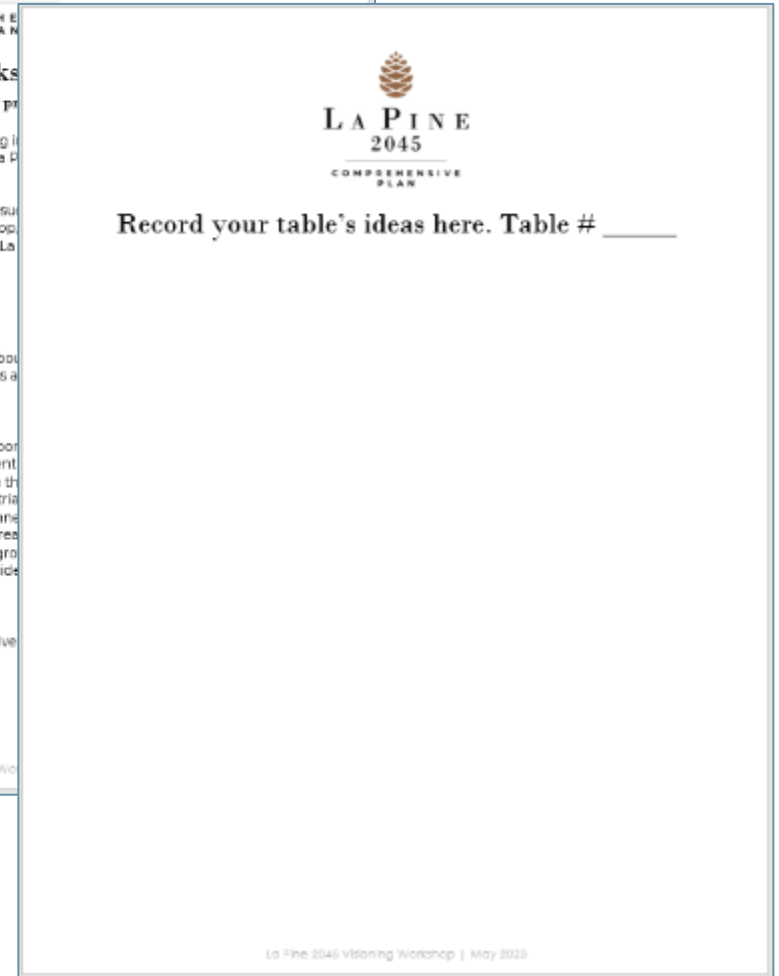
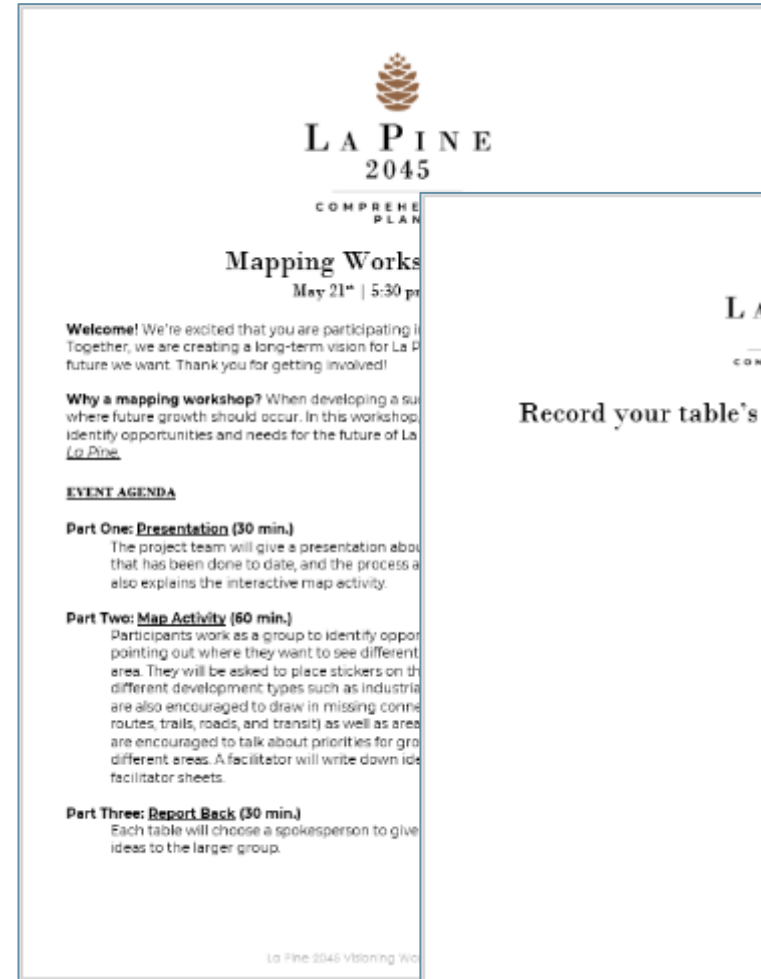


Open Spaces

- Parks and greenspaces



Record your ideas on the comment sheets



When recording your ideas, consider these questions:

How should La Pine grow and develop?

What goals do we have?

How can we improve our community?

**Share your ideas
with the group!**



What Happens Next?



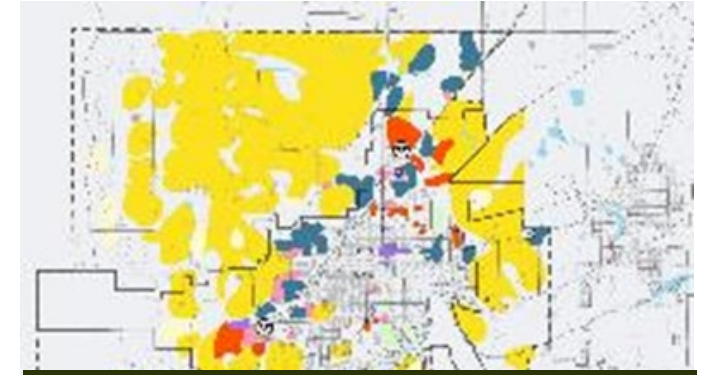
Workshop maps are created by the community

- Big ideas get incorporated into scenarios



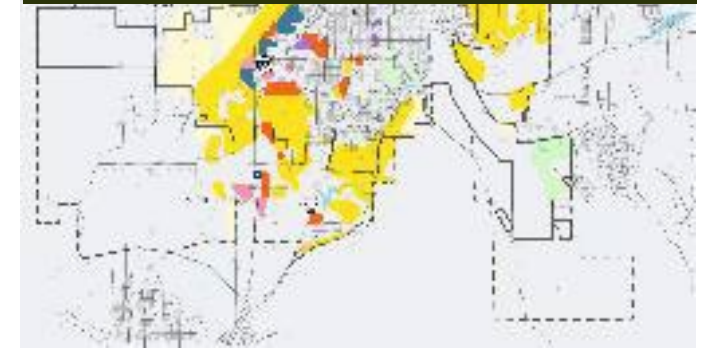
Information is digitized to inform the scenarios

- Each has the same jobs & population forecast
- Development types are more specific than the workshop stickers



Scenarios are presented to the community

- Highlight key indicators
- Scenarios refined into one Preferred Scenario



Evaluate input from tonight's activity

Develop alternative growth scenarios that reflect vision themes and input

Draft goals and policies around those themes

What's
like now

Slide 4

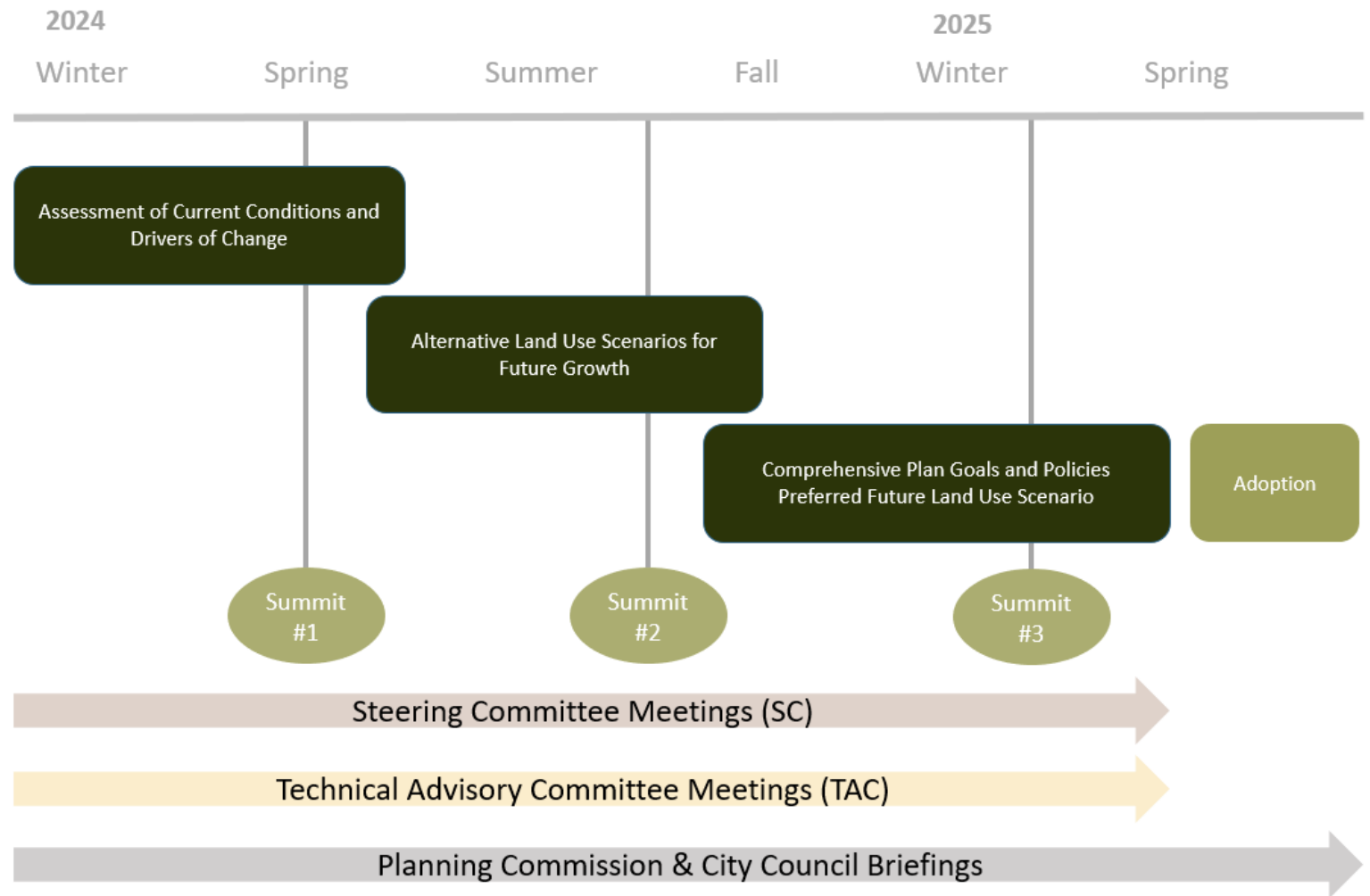
Next Steps

- La Pine Vision Summit #1 tonight!



Visit us online!

www.lapine2045.com





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Thank You!

