

**City of La Pine**  
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*By email and hardcopy via Fedex*

Date: August 21, 2012

To: Land Conservation and Development Commissioners – LCDC

Department of Land Conservation and Development - DLCD  
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From: City of La Pine  
PO Box 3055  
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La Pine, OR 97739

Subject: Request for reconsideration in the matter of City of La Pine Compliance Schedule specific to ORDER 11- CONT-COMPLY-001804 and Findings of Compliance

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**Overview**

The Compliance Schedule of tasks known as ORDER 11- CONT-COMPLY-001804 has been completed by La Pine. La Pine (City) respectfully asks for reconsideration, approval, and acknowledgement of its Plan and related materials. The City completed the local process with extensive public notice and public participation. The City obtained approval of all tasks without any negative response or appeals. The specific tasks from the order are excerpted below, and followed with a response/finding from the City.

**Goal 2 Excerpt from Order**

Goal 2 is "[t]o establish a land use planning process and policy framework as a basis for

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all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions." The department determined that the city's comprehensive plan establishes a legal basis for future land use regulations, identifies important local values and creates overarching principles to guide planning and investment decisions that will influence the city's future, and provides the overall basic structure that will enable compliance with Goal 2. However, the department determined that specific sections of the plan, particularly relating to Goals 2, 5, 7, 10, 12, and 14, require additional support, findings, and conclusions. Further, for the other goals, including Goals 5 and 9, the City of La Pine must adopt land use codes to meet those goals and the requirements of Goal 2. The Commission accepts the department recommendation that the La Pine Comprehensive Plan is not yet in compliance with Statewide Planning Goal 2- Land Use Planning.

***La Pine Response/Finding of Compliance: The department determined that the city's comprehensive plan establishes a legal basis for future land use regulations, identifies important local values and creates overarching principles to guide planning and investment decisions that will influence the city's future, and provides the overall basic structure that will enable compliance with Goal 2. However, the department determined that specific sections of the plan, particularly relating to Goals 2, 5, 7, 10, 12, and 14, require additional support, findings, conclusions and new land use codes. The City planning process, adoption of new codes and policies for addressing the development of a factual basis to support the development of the Comprehensive Plan and its implementing ordinances, will be met upon compliance and approval for the following Goals listed below.***

### **Goal 5 Excerpt from Order**

Goal 5 is "[t]o protect natural resources ...

To comply with Goal 5, the City of La Pine is also required to conduct a local wetlands inventory (LWI) for areas inside its urban growth boundary. OAR 660-023-0100. A 1997 local wetlands inventory adopted by Deschutes County covers certain areas inside the city's urban growth boundary. For the Commission to find the plan to be in compliance with Goal 5, the city must complete a local wetlands inventory for areas within its urban growth boundary.

None of the inventoried habitat within La Pine is significant wildlife habitat under the safe harbor provisions. However, because riparian corridors and wetlands within the urban growth boundary potentially include significant wildlife habitat, the Commission cannot find the plan to be in compliance with Goal 5 prior to the completion of those necessary inventories and development of any corresponding protection programs.

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***La Pine Response/Finding of Compliance: The City process for addressing the above includes the following:***

- 1. Add a policy for requiring the city to complete a LWI by 2015 – see attachment “A” and specifically at page 48.***
- 2. Utilize, at a minimum, Safe Harbor rules within the regulating ordinance – see Attachment “B” and specifically page 64.***
- 3. Modify the zoning and the comprehensive plan map to reflect the correct data. The attached maps reflect the corrected data.***

The department reviewed the city's plan and agreed that for purposes of Goal 5 compliance, the following resources were not found within the La Pine urban area: Federal Wild and Scenic Rivers (OAR 660-023-0120), Oregon Scenic Waterways (OAR 660-023-0130), Groundwater Resources (OAR 660-023-0140), Approved Oregon Recreation Trails (OAR 660-023-0150), Natural Areas (OAR 660-023-0160), Wilderness Areas (OAR 660-023-0170), Mineral and Aggregate Resources (OAR 660-023-0180). Further, the city determined that there are no significant energy sources under OAR 660-023-0190(1)(a), but did recognize the potential for and anticipated solar energy generation within its boundaries.

The plan submittal includes a placeholder for cultural resources. To comply with Goal 5 in that regard, the city must follow the process and requirements for Goal 5 cultural resources provided in OAR chapter 660, division 16. OAR 660-023-02S0(1).

Goal 5 provides that local governments "are encouraged to maintain current inventories" of Historic Resources, Open Space, and Scenic Views and Sites. Division 23 provides implementing rules for those resources at OAR 660-023-0200, 660-023-0220, and 660-023-0230 respectively. The Commission will consider Goal 5 compliance should the city inventory any of these resources pursuant to this continuance order. The department recommends and the Commission finds that a continuance is required in order for the city to bring the plan into compliance with Goal 5 and OAR chapter 660, division 23. The specific actions the city must complete are to amend the Goal 5 element to complete a Local Wetland Inventory, to develop a work program to protect significant riparian corridors and wetlands, to address cultural resources, and to identify interim Goal 5 resource protection measures.

***La Pine Response/Finding of Compliance: The City has completed an inventory and policies for the protection of Historic Resources, Open Space, and Scenic Views. See Attachment “A” and specifically page 36. See Attachment “B” and specifically page 104 .***

**Goal 7 Excerpt from Order**

Goal 7 is "[t]o protect people and property from natural hazards" and requires local governments to "adopt comprehensive plans (inventories, policies, and implementing measures)



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to reduce risk" from specific natural hazards including floods, landslides, earthquakes and related hazards, and wildfires. The plan submittal includes discussion of flooding and wildfire and identification of a "Fire Protection Overlay Zone" and floodplain areas on the plan map. However, the plan submittal does not include policies and implementing measures to reduce risk to people and property of wildfire and flooding hazards. The department recommends that the city should consider incorporating applicable provisions of Deschutes County's Community Wildfire Protection Plan for Greater La Pine. The Commission finds that a continuance is necessary to achieve compliance with Statewide Planning Goal 7- Areas Subject to Natural Hazards; specifically by including policies and implementing measures to reduce risk to people and property from wildfires and floods.

***La Pine Response/Finding of Compliance: The City has included policies and implementing measures to reduce risk to people and property of wildfire and flooding hazards. The Plan map was clarified and confusing language removed. The City has agreed to adopt the applicable provisions of Deschutes County's Community Wildfire Protection Plan for all of La Pine and has bolstered flood policies and programs. See Attachment “A” and specifically pages 45-49. See Attachment “B” and specifically pages 57, and 45-49.***

### **Goal 10 Excerpt from Order**

Goal 10 is "[t]o provide for the housing needs of citizens of the state." Goal 10 requires local governments to inventory buildable lands for residential use and document the amount of buildable land in each residential plan designation. OAR 660-008-0010. Goal 10 and its implementing rule further require an analysis of housing needs in order to enable local governments to designate sufficient buildable lands to encourage the availability of adequate numbers of needed housing units. OAR 660-008-0010. The City of La Pine Buildable Land Analysis (2009) describes the amount of buildable land in each residential plan designation. Although the plan submittal contains a summary of the city's housing needs analysis, the department determined that the analysis is not sufficient to comply with Goal 10 and OAR chapter 660, division 8. Specifically, although OAR 660-008-0005(4) (a) requires future housing mix and densities to be "commensurate with the financial capabilities of present and future area residents of all income levels during the planning period[,]" the plan neither describes the financial capability of future residents nor ties that capability to the projected housing mix, the projected overall average density, and the projected minimum residential zoning densities. Also, the plan does not yet specify the total number of needed housing units, the number of units needed for each housing type, the assumed densities for each housing type; and the data, calculations, and analysis for each. Because the Residential Land Need Analysis is derived from the housing needs analysis, the department could not find compliance with Goal 10 in several respects: the plan does not provide the calculation for the total amount of residential land need, including a sub-total of the amount

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just for dwelling units; the plan does not provide the projected need for non-residential uses permitted in residential zones, and the amount of land required for that need; and the plan does not demonstrate how the total number of needed housing units, the number of units needed for each housing type, and the assumed densities for each housing type were converted to acres of land need. The department did find that the city and the county have conducted a coordinated population forecast as required by ORS 195.036 and OAR 660-008-0030. The Commission concludes that the plan submittal does not comply with Statewide Planning Goal10- Housing. Pursuant to ORS 197.251(11)(a) (B), the Commission specifies the following actions for the City of La Pine to comply with Goal10:

(1) Provide a housing needs analysis consistent with Goal 10 and OAR chapter 660, division 8, including:

A. Update the current housing mix based on building permit data.

B. Provide the total number of needed housing units, the number of units needed for each housing type, the assumed densities for each housing type; and the data, calculations, and analysis for each.

C. Provide the financial capability of future residents, and demonstrate how that capability is tied to the projected housing mix, the projected overall average density, and the projected minimum residential zoning densities.

(2) Amend the Residential Land Need Analysis:

A. Demonstrate how the total number of needed housing units, the number of units needed for each housing type, and the assumed densities for each housing type were converted to acres of land need;

B. Provide the calculation for the total amount of residential land need, including a sub-total of the amount just for dwelling units; and

C. Provide the projected need for non-residential uses permitted in residential zones, and the amount of land required for that need.

(3) Provide a zoning map for the UGB consistent with Goal10, Goal14, OAR chapter 660, divisions 8 and 24, and the city's comprehensive plan and plan map and adopt land use regulations consistent with its plan polices, Goal 10, and the needed housing statutes.

***La Pine Response/Finding of Compliance: La Pine has provided a revised housing needs analysis consistent with Goal 10 and OAR chapter 660, division 8, including:***

- 1. Updates to the current housing mix based on recent building permit data.***
- 2. Updates to show the total number of needed housing units, the number of units needed for each housing type, the assumed densities for each housing type; and the data, calculations, and analysis for each.***
- 3. Updates showing the financial capability of future residents, and demonstrate how that capability is tied to the projected housing mix, the projected overall average density, and the projected minimum residential zoning densities.***

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4. *Amended the Residential Land Need Analysis to demonstrate how the total number of needed housing units, the number of units needed for each housing type, and the assumed densities for each housing type were converted to acres of land need;*
5. *Provided calculations for the total amount of residential land need, including a sub-total of the amount just for dwelling units; and*
6. *Provided the projected need for non-residential uses permitted in residential zones, and the amount of land required for that need.*
7. *Provided a zoning map for the UGB consistent with Goal 10, Goal 14, OAR chapter 660 divisions 8 and 24, and the city's comprehensive plan and plan map and adopt land use regulations consistent with its plan policies, Goal 10, and the needed housing statutes.*

*The responses to the above data is contained in:*

*Attachment “B” Zoning Ordinance;*

*Attachment “C” Plan Chapter 10 – Housing;*

*Attachment “C-1” Buildable Lands Inventory (BLI) and Residential Needs Analysis (RNA);*

*Attachment “C-2” Exception to Goal 14 including 3 exhibits<sup>1</sup>;*

*Attachment “C-3”, Analysis of Urban Growth Boundary Locational Requirements; and, Plan and Zoning maps, as attached.*

### **Goal 12 Excerpt from Order**

Goal 12, Transportation, is “[t]o provide and encourage a safe, convenient and economic transportation system.” Goal 12 provides that comprehensive plans must treat transportation as a “key facility” *i.e.*, those basic facilities planned by local government that are essential to the support of more intensive development. To comply with Goal 12, a transportation plan must:

“(1) consider all modes of transportation including mass transit, air, water, pipeline, rail, highway, bicycle and pedestrian; (2) be based upon an inventory of local, regional and state transportation needs; (3) consider the differences in social consequences that would result from utilizing differing combinations of transportation modes; (4) avoid principal reliance upon any one mode of transportation; (5) minimize adverse social, economic and environmental impacts and costs; (6) conserve energy; (7) meet the needs of the transportation disadvantaged by improving transportation services; (8) facilitate the flow of goods and services so as to strengthen the local and regional economy; and (9) conform with local and regional comprehensive land use plans.”

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<sup>1</sup> Note – the map exhibit used for the G14 exception uses an older version of the Plan Map. Nonetheless, the referenced data about settlement patterns is accurate.



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The Transportation Planning Rule, OAR chapter 660, division 12, implements Goal 12 as well as provisions of other goals that implicate transportation planning. OAR 660-012-0000. The rule prescribes the manner for preparing and the contents of a Transportation System Plan (TSP). The City of La Pine submitted a Goal 12 comprehensive plan element, but not a TSP. Compliance with the Transportation Planning Rule and Goal 12 will be determined upon review of the TSP and implementing land use regulations. The department recommended that the City of La Pine provide findings for compliance with OAR 660-012-0060 for lands that were not contained within the La Pine Urban Unincorporated Community (UUC) prior to city incorporation and clarification that uses on those lands cannot be intensified prior to the adoption of the City of La Pine Transportation System Plan, including lands described above. Although lands that were not part of the previous UUC may be designated as "future urbanizable" lands consistent with Goal 12, they must retain current Deschutes County zoning or another interim "non-urban" zoning until the city adopts a TSP.

The Commission concludes that the plan submittal does not comply with Statewide Planning Goal 12- Transportation. Pursuant to ORS 197.251(11)(a) (B), the Commission specifies the actions recommended by the department for the City of La Pine to comply with Goal 12, including adoption of TSP and implementing regulations and the application of OAR 660-012-0060 to urbanization of certain lands prior thereto.

***La Pine Response/Finding of Compliance: The City and ODOT have funded the TSP project, which is underway now. Until the TSP is completed in late 2012 and acknowledged, the land use zones must retain the previous UUC designation per current Deschutes County zoning until the City adopts the TSP. See Attachment “D” and specifically pages 76, 82, and 85 for policy additions, Attachment “E” specifically page 165, and, the attached revised maps.***

### **Goal 14 Excerpt from Order**

Goal 14 is "[t]o provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities." Goal 14 focuses urban development inside urban growth boundaries (UGB), requires land-efficient urbanization inside UGB's, and protects rural lands outside UGB's from inefficient urban development. In establishing a UGB, Goal 14 requires cities to provide for urban development needs in a cooperative process with other local governments. Goal 14 is interrelated to the urbanization provisions in Goals 9-12, and compliance with Goal 14 is dependent upon compliance with those goals. OAR chapter 660, division 24 implements Goal 14 and provides clarification of the procedures and requirements for adopting an urban growth boundary. The department reviewed the city's submittal against the requirements of Goal 14 as implemented by division 24. The department found that the submittal had

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complied with OAR 660-024-0020(2), which requires the UGB to be shown on the city and county plan and zone maps. Regarding compliance with the 20-year coordinated population forecast required by Goal 14, need factor 1 and OAR 660-024-0030, the department determined that the city must adopt Deschutes County's 2029 population projection of 2,566 for La Pine and recommends the Commission direct the city to amend the submittal to do so.

Goal 14 requires lands within a newly established UGB to provide a 20-year land supply for housing, employment, and other urban uses. Because the assumptions, data, analysis, and findings for the 20-year population forecast used to establish the UGB are not in the comprehensive plan, the department concluded it was not possible to determine whether the year residential need is based on the adopted 20-year population forecast as required by Goal 14 and OAR 660-024-0040.

***La Pine Response/Finding of Compliance: The City previously approved, adopted, and included the County population data within its original Plan submittal (see attached Ordinance). This data is found in Attachment “E” at pages 154-158 and within the BLI in Attachment “C-1”. The City is requesting approval of a Goal 14 Exception and Boundary Locational Analysis to establish an alternate process for justifying the location of the UGB. This data is found in:***

***Attachment “C-2” Exception to Goal 14 including 3 exhibits<sup>2</sup>; Attachment “C-3”, Analysis of Urban Growth Boundary Locational Requirements; and, Plan and Zoning maps, as attached.***

...Because the population in La Pine's proposed UGB is under 2,500, the plan is not required to include a public facilities plan, as discussed above under Goal 11. The department also determined that ORS 197.768 is inapplicable to this acknowledgement request. However, because land need for public facilities is not addressed in Chapter 7 "Public Facilities and Services" or elsewhere in the city's comprehensive plan submittal, the department recommended that the urban land use provisions of the submittal do not comply with Goal 14. Similarly, the department determined that land need for transportation facilities is not addressed in Chapter 8 "Transportation" or elsewhere in the city's comprehensive plan submittal.

***La Pine Response/Finding of Compliance: Until the City completes its TSP in 2012/13, the City has developed a dedication factor that can be used to calculate land need for transportation facilities, water, sanitary sewer, storm drainage facilities, open space,***

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<sup>2</sup> Note – the map exhibit used for the G14 exception uses an older version of the Plan Map. Nonetheless, the referenced data about settlement patterns is accurate.



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***and parks for the 20-year planning period, including a demonstration that the UGB includes the amount of land needed for this urban use. This factor will be re-studied once the City completes its TSP. See Attachment “E” and specifically pages 164-165, and within Attachment “C-1” - BLI.***

For the determination of school facility needs, certain local governments are required to comply with ORS 195.110 and ORS 197.296. The Bend-La Pine School District and the City of La Pine are subject to ORS 195.110; the Bend-La Pine Schools' 2005 Sites and Facilities Plan indicates that the district does not anticipate a need for additional schools in La Pine within the next 20 years. Although the plan submittal plan is consistent with ORS 195.110, because the findings in Chapter 7 "Public Facilities and Services" regarding public schools do not address land need for future school facilities, the department determined that the submittal does not comply with Goal 14 in that respect.

***La Pine Response/Finding of Compliance: The City previously adopted and submitted the School master plan including statements about no need for additional schools. This has not changed. This data is found in the previously submitted appendix data, and in a more recent correspondence from John Rexford, Deputy Superintendent Bend-La Pine Schools, to re-confirm no additional schools are needed. See attachment.***

For the city's identified urban recreation and open space land need, the department found that the Goal 8 elements of the plan comply with Goal 8 and likewise found that the city complied with this aspect of Goal 14.

Turning to the location of the urban growth boundary, Goal 14 requires an evaluation of alternative boundary locations consistent with ORS 197.298 and consideration and balancing of four interdependent locational factors utilizing the methodology provided in OAR 660-024-0060. The department reported that the City of La Pine determined the UGB location by making it coterminus with the city limits. Because the comprehensive plan does not contain a boundary location analysis, with the data, assumptions, findings and conclusion that support it, the submittal lacks the necessary components to establish compliance with Goal 14 and OAR chapter 660, division 24.

***La Pine Response/Finding of Compliance: The City has requested approval of a Goal 14 Exception to establish an alternate process for justifying the location of the UGB. The City is requesting approval of a Goal 14 Exception and Boundary Locational Analysis to establish an alternate process for justifying the location of the UGB. This data is found in:***

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***Attachment “C-2” Exception to Goal 14 including 3 exhibits<sup>3</sup>; Attachment “C-3”, Analysis of Urban Growth Boundary Locational Requirements; and, Plan and Zoning maps, as attached.***

Land within an urban growth boundary must have an urban plan designation and appropriate zoning. To maintain the potential of land within an urban growth boundary for planned urban development, Goal 14 and OAR 660-024-0050 require comprehensive plans and implementing measures to manage the use and division of urbanizable land. The department determined that the La Pine plan and zoning maps do not comply with the goal and rule, due to the inclusion of land designated and zoned "Forest," which is a rural use and designation.

***La Pine Response/Finding of Compliance: The City has revised its maps, as attached, to reflect the needed changes. In compliance with other sections of the Remand regarding map changes needed, it is necessary to show the County zoning designations until such time the City TSP is complete.***

The Commission concludes that the plan submittal does not comply with Statewide Planning Goal 14- Urbanization. Pursuant to ORS 197.251(11)(a) (B), the Commission specifies the following actions for the City of La Pine to comply with Goal 14: Amend the comprehensive plan to:

- A. Demonstrate with findings supported by an adequate factual base that the determination of 20-year residential land needs is based on the adopted 20-year population forecast. If a 20-year residential lands need based on the adopted 20-year population forecast requires less land than is currently included in the proposed UGB the city must:
- Remove a sufficient amount of residential land from the proposed UGB to ensure consistency with the adopted 20-year population forecast; or
  - Work with the department to develop findings to justify exceptions from the applicable provisions of Goal 14 and OAR chapter 660, division 24;

***La Pine Response/Finding of Compliance: The City is requesting approval of a Goal 14 Exception and Boundary Locational Analysis to establish an alternate process for justifying the location of the UGB. This data is found in:***

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<sup>3</sup> Note – the map exhibit used for the G14 exception uses an older version of the Plan Map. Nonetheless, the referenced data about settlement patterns is accurate.



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***Attachment “C-2” Exception to Goal 14 including 3 exhibits<sup>4</sup>;  
Attachment “C-3”, Analysis of Urban Growth Boundary Locational Requirements; and,  
Plan and Zoning maps, as attached.***

B. Provide the data, assumptions, findings, and conclusions regarding land need for water, sanitary sewer, and storm drainage facilities for the 20-year planning period, including a demonstration that the UGB includes the amount of land needed for this urban use;

***La Pine Response/Finding of Compliance: As noted above, until the City completes its TSP, the City has developed a dedication factor that can be used to calculate land need for transportation facilities, water, sanitary sewer, storm drainage facilities, open space, and parks for the 20-year planning period, including a demonstration that the UGB includes the amount of land needed for this urban use. This factor will be re-studied once the City completes its TSP.***

C. Provide the data, assumptions, findings, and conclusions regarding the amount of land needed for school facilities for the 20-year planning period, including a demonstration that the UGB includes the amount of land needed for this urban use;

D. Adopt a school facility plan consistent with ORS 195.110. If that facility plan is not the same as the 2005 Bend-La Pine Schools Sites and Facilities Plan listed as an appendix to the city's comprehensive plan, then the city shall amend the comprehensive plan to incorporate or refer to the compliant school facilities plan;

***La Pine Response/Finding of Compliance: As noted above, the City previously adopted and submitted the School master plan including statements about no need for additional schools. This has not changed. This data is found in the previously submitted appendix data and in a more recent correspondence to re-confirm no additional schools are needed. See attachment.***

E. Determine land need for transportation facilities for the 20-year planning period consistent with Goal12, Goal14, OAR 660-024-0040, and OAR chapter 660, division 12;  
F. Demonstrate with findings supported by an adequate factual base that the determination of 20-year land need for urban uses other than residential and employment

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<sup>4</sup> Note – the map exhibit used for the G14 exception uses an older version of the Plan Map. Nonetheless, the referenced data about settlement patterns is accurate.



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lands is based on A-D above. If a 20-year lands need based on A-D above requires less land than is currently included in the proposed UGB the city shall:

- a. Remove a sufficient amount of residential land from the proposed UGB to ensure consistency with A-E above; or
- b. Work with the department to develop findings to justify exceptions from the applicable provisions of Goal 14 and OAR chapter 660, division 24;

***La Pine Response/Finding of Compliance: The City has worked with DLCD to develop a Goal 14 exception and related data as noted above.***

G. Provide a boundary location analysis consistent with Goal 14, ORS 197.298, OAR chapter 660, division 24, and OAR chapter 660, division 9;

***La Pine Response/Finding of Compliance: The City has worked with DLCD to develop a boundary location analysis consistent with Goal 14 and related data as noted above.***

- H. Revise the plan map so that all parcels in the UGB have an urban plan designation;
- I. Revise the zoning map so that all parcels within the UGB that are not in an area previously designated as an unincorporated urban community on the Deschutes County comprehensive plan map either retain rural zoning or receive a holding zone that manages the use and division of urbanizable land to maintain its potential for planned urban development until appropriate public facilities and services are available or planned;
- J. Regarding the large area east of Highway 97 that is labeled as "BLM transfer to County" on the plan map and designated "Sewage Treatment": Consider re-designating and re-zoning this land for consistency with a sanitary sewer facilities plan that is compliant with Goal 11 and Goal 14;
- K. Explain the applicability of the following designations on the plan and zoning maps located outside the city and the UGB: "Future Employment Lands," "Neighborhood 1," "Neighborhood 2," "Neighborhood 3," "Rosland Crossing neighborhood," "Ranchside Neighborhood," and "Prairie Meadow Neighborhood"; or, in the alternative, delete these designations from the maps; and
- L. Regarding the area east of Highway 97 that is currently designated and zoned "Forest": Designate this land for urban use on the plan map to the extent justified by the city's land need determinations. Either retain the rural resource zoning for this land or apply an interim urban holding zone.

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***La Pine Response/Finding of Compliance: The City has revised the maps as requested and these are attached for review.***

**Conclusion**

Because the Compliance Schedule of tasks has been completed, La Pine respectfully asks for reconsideration, approval, and acknowledgement of its Plan and related materials. Should any additional minor revisions be required, the City respectfully requests that such requirements be self-enacting and a condition of LCDC approval. This will greatly help us manage the City’s planning program.

Thank you very much for your help and consideration. It has been a pleasure to work with you and your staff, especially the local DLCD representatives Karen Swirsky and Jon Jinings. They have provided invaluable assistance and excellent community problem solving and solutions for the City.

Attachments, Adopting Ordinances included

Cc: LCDC  
DLCD  
City of La Pine  
Deschutes County

