



## CITY OF LA PINE PLANNING COMMISSION MINUTES

Wednesday, June 20, 2018

**4:00 p.m. Regular Meeting**

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97739

### 1. Call to Order

Chairman Norm McClung called the meeting to order at 4:00.

### 2. Establish Quorum

A quorum was established and the following members were present Norm McClung, Jane Gillette, Mary Hatfield, Russ Smith, and John Cameron.

The following staff was present: City Manager Cory Misley, Planning Director Melissa Bethel and Accounting Clerk Ashley Williams.

### 3. Pledge of Allegiance

Russ Smith led the pledge of allegiance.

### 4. Joint TGM Discussion with Advisory Committee and Consultants

Introductions were done the following people introduced themselves: Vicki Russell – TGM Advisory Committee, Cathy Corliss – Angelo Planning Group, Jamin Kimmell – Angelo Planning Group, Lisa Tavares – TGM Advisory Committee, Craig Heaton – City Councilor and TGM Advisory Committee, Gary Gordon – La Pine Parks and Rec and TGM Advisory Committee.

Cathy went over the TGM grant and what it meant. She discussed the project overview and where we were in the process. She said that they did downtown first because it was a biggest part of the project. She urged community involvement in the future phases. *Laura Buell from DLCD arrived at 4:06.*

She discussed downtown and the importance of bringing buildings closer to the road and not having blank spaces (walls) on street fronts. Jamin discussed the overview of changes in the in the street designs. He said that there were some recommendations for allowed uses. They are recommending that we prohibit auto oriented uses and single family detached residential. Russ said that he was hoping not to have residential on the bottom floors because it takes up retail space. Vicki said that the residential that is there is grandfathered in. He said that they are trying to create a more pedestrian oriented downtown area. There was a discussion about ground floor commercial. Dwayne was in favor of allowing residential to above or behind on the streets that were store front streets.

There was a discussion about off street parking. There were 3 options, credit for on-street parking, off site parking allowed within 800 feet and shared parking. There was a discussion about eliminating parking on store front streets in the future and municipal parking lot requirements. There was discussion about bike parking and space credits. There were some questions about whether 800 feet was too far of a parking distance. We decided to leave it at 800 feet for now, with the ability to change it later. There was a discussion about different uses sharing parking.

There was a discussion about the actual design standards. One new standard was that the parking cannot go between the building and the street. On store front streets 75% of the building needs to be on the street front to allow for plaza's and patios, but not parking. Jamin went over the exceptions for the 75% standards. The consultants built in those exceptions to help promote business. We are planning for on street parking and as people begin to develop there will be more on street parking triggered.

*There was a brief recess for dinner*

The meeting reconvened at 5:15 pm. There was discussion about window coverage requirements. Jamin said that this is a typical way to make the area more pedestrian friendly. There was also a discussion about awnings. Cathy asked some questions about awning requirements. Jayne had concerns about the snow loads on the awnings. Vicki said that she liked the awnings to shelter pedestrians. Craig suggested that we have retractable awnings. There was a recommendation to keep the standards strict. Cory said that 75% coverage seemed a little excessive. Vicki said that she was in favor of a broken facade. Lisa requested that we see some pictures of awnings for the next meeting to help decide what the minimum awning coverage should be. There was further discussion on retractable awnings. The Committee decided to strike the option of a fabric awning.

The consultants asked if the map looked good. It was agreed that the map looked good. John asked how the boundary was established. Jamin said that they extended it because they could recognize that more than Huntington road would be downtown. The boundary encompasses all of highway 97 to keep the standard consistent for the whole highway.

The architectural standards were discussed. For every 40' there will need to be some sort of architectural feature, for instance a column, recessed doors or windows. This makes the building more approachable for pedestrians. Metal canopies were discussed and it was decided that we could use them. Pitched roofs were discussed. The recommended minimum pitch was 4-12. The consultants asked if there were too many requirements with the articulation standards. Cory thought that maybe the articulation was possibly more than we need. The committee thought we should put articulation into the code and if we see issues with it then we could amend it. It was decided to keep the standard in the code, but limit it to larger buildings.

The Base-Middle-Top standard was discussed. It was changed from including all parts being different, to only the base being different per the recommendation of the Committee. This standard makes it more consistent with the Cascadian style that we are seeking. There was a discussion about materials that buildings could be built out of. There were a lot of restrictions and the consultants recommended that the committee's discuss this with other people who live and work downtown.

Gary mentioned that we need to discuss the materials used for roofs. Gary and Russ recommended that we not allow wooden shingles. The committee agreed to outright prohibit wood shingle roofs.

Exceptions were discussed. There would be a design exception that would not be a typical variance. The question was asked as to who should make the decision about exception. Russ thinks that the Planning Commission should make that decision. Melissa and Norm thought that would be a good idea. There was a discussion about possibly allowing staff to make the exception to a certain point. The Committee decided that the Planning Commission should make decisions about exceptions.

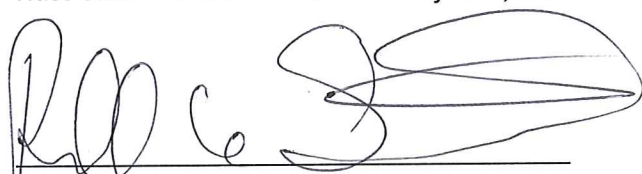
The next steps were discussed. The draft will be available in July then we will address any issues in August. There will be public hearings in the fall.

5. Public Comments

None.

6. Adjourn Meeting

Russ Smith made a motion to adjourn, John Cameron seconded.



Russ Smith

Attest

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Pursuant to ORS 192.640, this notice includes a list of the principal subjects anticipated to be considered or discussed at the above-referenced meeting. This notice does not limit the ability of the City Council to consider or discuss additional subjects. This meeting is subject to cancellation without notice. The regular meeting is open to the public and interested citizens are invited to attend. The public will not be permitted to attend the executive session; provided, however, representatives of the news media and designated staff will be allowed to attend the executive session. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the executive session as previously announced. No decision will be made in the executive session. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to Holly Smith at (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY.