



CITY OF LA PINE CITY COUNCIL – MEETING MINUTES

Wednesday, April 10, 2019

5:30 p.m. Regular Session

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97739

1. Call to Order

Mayor Richer called the Council meeting to order at 5:28 p.m.

2. Establish Quorum

Members Present: Mayor Richer, Councilor Briese, Councilor Greiner, Councilor Harper, Councilor Shields.

Absent without Prior Arrangement: Student Councilor Trentyn Tennant

Staff Present: City Manager Melissa Bethel, Accounting Clerk Tracy Read

3. Pledge of Allegiance

Led by Council

4. Added Agenda Items

Any matters added to the Agenda at this time will be discussed during the “Other Matters” portion of this Agenda or such time selected by the City Council

5. Public Comments

6. Consent Agenda

Information concerning the matters listed within the Consent Agenda has been distributed to each member of the City Council for reading and study, is considered to be routine, and will be enacted or approved by one motion of the City Council without separate discussion. If separate discussion is desired concerning a particular matter listed within the Consent Agenda, that matter may be removed from the Consent Agenda and placed on the regular agenda by request of any member of the City Council.

a. Approval of Council Minutes

1. March 27, 2019 Meeting Minutes

b. Liquor License Application – Coach’s

Councilor Greiner moved to accept the Consent Agenda, Councilor Briese seconded. No objections, unanimously approved.

7. Resolution 2019-06 – A Resolution Declaring the Municipal Services Provided by the City of La Pine in Order to Receive State Shared Revenues – Action Item

a. Staff Report

Councilor Briese moved to approve Resolution 2019-06, A Resolution Declaring the Municipal Services Provided by the City of La Pine in Order to Receive State Shared Revenues. Seconded by Councilor Harper. No objections. Unanimously approved.

8. Public Hearing

a. Proposed Text Amendment to the City of La Pine Development Code (LPDC).

File No. 01TA-18: Regarding Article 4 – Overlay Zones, Chapter 15.32 Newberry Neighborhood

Planning Area Zoning Standards (Applicant Pahlisch Homes)

Don Greiner removed himself from the discussion as he is a resident of the area.

1. Staff Report

- a. Tammy Wisco stated the applicant has withdrawn the side yard setback request. She gave a presentation outlining the remaining proposed amendments.
- b. Joey Shearer, AKS Engineering & Forestry Planner, presented on behalf of AKS. He elaborated that after community input and involvement, it was determined the side setback request would be withdrawn. Included in the presentation were illustrations of homes previously built, some without variances, which were not in compliance with the current development code.
- c. There was Council discussion regarding driveway space and how addressing is determined when the residence is on a named alleyway. Melissa stated that per Deschutes County if the residence is on a named alleyway, that alleyway name is used for address assignment.

3. Open Public Testimony

4. Public Comment

- a. Bert Lundmark, Crescent Creek resident: Stated as a previous builder he feels the best solution to setback challenges would be to make the lots larger. He also stated the closeness of the homes presents an increased fire danger. Bert also remarked that sidewalk snow removal is a problem in the area.
- b. John Schommer, Crescent Creek resident: Stated the HOA does not allow resident to park on the street. He felt that the code not previously enforced presented density problems, and the liability falls ultimately to the City to ensure building is taking place in compliance with the code.
- c. Jane Gillette, Crescent Creek resident: Jane is a homeowner and real estate broker who has been selling Pahlisch homes in Crescent Creek for the past 12 ½ years. She stated density is not impacted by the number of homes but rather the size of the homes, and that Pahlisch is working to meet the demands of buyers while staying within code, as most buyers want single-

story homes with multiple-car garage space. She feels fire mitigation is a bigger issue than the density of the development, and is a challenge throughout the area. Crescent Creek is a fire safe community which also retains much of the natural vegetation in the area. She supports the Applicant's proposal. There was discussion that many of the concerns expressed have to do with the HOA rather than the code.

- d. Joey Shearer (AKS): Provided rebuttal and reiterated the previous interpretations of the code resulting in inconsistencies. Many of the previous homes were built with variance approval. He addressed the HOA restrictions on street parking and stated that parking is intended for visitors. The Applicant and developers are working to remain within the code while building to homeowners' needs.

5. Close Public Testimony

6. Deliberation and Council Decision

- a. A standardized code will create more uniformity in development throughout the City. There was discussion regarding the need to work with the County to revise some of their restrictions.

Councilor Briese moved to approve Ordinance 2019-01, An Ordinance Amending the La Pine Development Code to Adjust Certain Standards in the Newberry Neighborhood Planning Area. Councilor Harper seconded. No objections.

Roll Call Vote: All in favor. Unanimously approved.

9. Other Matters: Only those matters properly added to this Agenda under line item No. 4

None.

10. Public Comments

None.

11. Staff Comments

Melissa stated council has been invited to do ride-alongs with the Sheriff's Department. She met yesterday with the BOCC regarding the Newberry Neighborhood. Melissa, Mike Harper and Connie Briese are attending LOC tomorrow and Friday.

12. Mayor and Council Comments

Councilor Briese: She attended the COIC board meeting on April 4. They are working on budgets and staff items and are trying to obtain steady funding in order to better assist smaller cities. They are endeavoring to work with the Ford Family Foundation on community projects as well.

Councilor Shields: Nothing

Councilor Greiner: Stated he and other Crescent Creek residents have contacted Mr. Pahlisch via letter twice requesting to meet with him. They feel Mr. Pahlisch should make time to meet with the residents on a regular basis.

Michael Harper: Attending LOC Conference.

Mayor Richer: Thanked everyone for their work on the text amendment project. He attended SLED and they are working on collecting member dues, economic development, opening discussion on a new building.

Councilor Briese: Requested a status update on the EDCO new staff person. Mayor Richer responded they are waiting for monetary commitments from businesses. No options have yet been presented by EDCO. Melissa stated the SLED board is behind in its payments to the City, and have not yet begun recruiting. They still owe \$8,000 to the City for this year.

13. Adjourn Meeting

Mayor Richer adjourned the meeting at 6:54 p.m.

Attest



Tracy Read