

LA PINE CITY PLANNING COMMISSION AGENDA

Wednesday June 18, 2014

6:30 PM

City Hall

16345 Sixth St, La Pine, Oregon 97739

DRAFT

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
6. Approval of Meeting Minutes
7. Glen Costello
- Amendment to the Moratorium on Medical Marijuana Dispensaries
8. Consideration and Recommendation of the Proposed La Pine Urban Renewal Plan
9. Medical Marijuana Dispensary Operation and Location Guidelines and Options
10. Other Matters
Only those matters properly added to this Agenda under line item No. 4
11. Planning Commissioner Comments
12. 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 June 18, 2014

6:30 PM

City Hall

16345 Sixth St, La Pine, Oregon 97739

DRAFT

1. Call to Order

Chair Ward called the meeting to order.

2. Establish Quorum

Roll Call

Chair Doug Ward

Commissioner Norman McClung

Commissioner Don Greiner

Commissioner Gloria Fleming – absent by prior arrangement

Commissioner Rolando Alonzo

Quorum Established

3. Pledge of Allegiance

City Planner, Deborah McMahan, 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

None

6. Approval of Meeting Minutes

A motion was made by Commissioner McClung and seconded by Commissioner Alonzo to approve the Meeting Minutes.

Vote as follows:

	<i>AYE</i>	<i>NAY</i>
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<i>Chair Doug Ward</i>	<i>X</i>	
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<i>Commissioner Norman McClung</i>	<i>X</i>	
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<i>Commissioner Rolando Alonzo</i>	<i>X</i>	
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<i>Commissioner Don Greiner</i>	<i>X</i>	
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Motion passed unanimously.

- 7. Glen Costello
- Amendment to the Moratorium on Medical Marijuana Dispensaries

Did not appear for the meeting. According to Interim City Manager Allen, Mr. Costello is planning on, eventually, opening up a medical marijuana dispensary. He said that there is a business in La Pine right now that gives out information on available medical marijuana growers.

- 8. Consideration and Recommendation of the Proposed La Pine Urban Renewal Plan

Elaine Howard, Urban Renewal Consultant, stated that an urban renewal plan has to be presented to the Planning Commission according to State Statutes. She said the Planning Commission needs to make a motion that the Urban Renewal Plan conforms to the Comprehensive Plan. Ms. Howard said the plan is for the commercial area and some of the BLM (Bureau of Land Management) lands. She said it does comply with the State Statutes in terms of both area and assessed value. Ms. Howard stated that 12.9% of the total acreage of La Pine is included in the urban renewal plan. She said public involvement is one of the goals of the Urban Renewal Plan. Ms. Howard stated there is property in the plan that is available for development for mixed use. She said potential projects are general in nature and provide assistance to business owners and the plan would also assess parking needs. The maximum debt would be \$7,017,000 in the urban renewal plan. She said there is a 4% growth rate in the Urban Renewal Plan. Ms. Howard said this is only an estimate. She said that Deschutes County is reviewing the Urban Renewal Plan and there will be a Public Hearing on the plan on July 9th. Ms. Howard stated she reviewed the goals in the urban renewal plan and how they relate to the comprehensive plan. She said that the Urban Renewal Agency Board will develop a budget every year and the Agency will decide how the monies will be spent. Ms. Howard said that certain levels of expenditures (\$500,000) need to also be approved by the City Council. She said that the Urban Renewal Agency has seven members on it.

A motion was made that the La Pine Planning Commission finds, based upon the information provided in the staff report, that the La Pine Urban Renewal Plan conforms with the La Pine Comprehensive Plan and recommends that the City of La Pine Council should adopt the Urban Renewal Plan.

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Chair Doug Ward</i>	<i>X</i>	
<i>Commissioner Norman McClung</i>	<i>X</i>	
<i>Commissioner Rolando Alonzo</i>	<i>X</i>	
<i>Commissioner Don Greiner</i>	<i>X</i>	

Motion passed unanimously.

- 9. Medical Marijuana Dispensary Operation and Location Guidelines and Options

Deborah McMahon shared some information about how other communities are dealing with the medical marijuana dispensaries. She said that they require that dispensaries to locate on properties that meet the State spacing requirements of 1,000 feet in between dispensaries and that they are adjacent to higher order streets (i.e., arterials). Ms. McMahon said that it was a good idea to have the dispensary in an area of high retail activity. She also said that dispensaries should only be in commercial areas, it is not a home based business. Ms. McMahon recommended that dispensaries should not be within 1,000 feet of schools and daycare facilities. She said the recommendation of dispensary business hours should not be before 7 a.m. nor later than 7 p.m. Ms. McMahon said that very important is that the dispensary must secure disposal for any marijuana remnants. She said that the dispensary cannot be located with marijuana social clubs or smoking clubs

Ms. McMahon stated that there is a State law as to what activities can go on in a marijuana dispensary. Interim City Manager Allen stated that a lot can be learned from how other cities handled the issue. Ms. McMahon stated that they want to have the dispensary on an arterial roadway. She also said she would be more comfortable with an 8 am to 5 pm business hours for the dispensaries. Ms. McMahon said that other cities have required no bars on the windows. She said that they must meet the sign code as it is today. She said that they want to make sure it is not near a historical building. Ms. McMahon stated that she does not like industrial sites as they are not monitored as carefully as commercial sites. She also said the City can regulate how many dispensaries are allowed in the City. Ms. McMahon stated that the next thing she will bring to the Planning Commission is the geographic analysis of implementing what we are talking about if that is the direction she is given. It was decided to bring it back at the August meeting.

Public Comment

Mike Love, area resident, discussed the marijuana brownies. He said that most people do not want to put very much marijuana into brownies because of the bad taste of it.

Commissioner Greiner stated that there have been cases of where children have ingested marijuana and had an overdose. Interim City Manager Allen cautioned about limiting the number of dispensaries as the City would need to have a defensible response as to why they did not approve a particular dispensary application.

There was a discussion on limiting the number of medical marijuana dispensaries in La Pine.

It was decided that the Planning Commission will not meet in July.

10. Other Matters

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

Deborah McMahon stated that she has accepted a planning position in Redmond. She said she would be leaving the position of City Planner for the City of La Pine. Interim City Manager Allen said that the City is currently advertising for a new City Planner.

Interim City Manager Allen discussed the processes for approving the new business licenses for the City of La Pine. He said they have to be reviewed by the fire department. He also gave an update on the old Homestead Tavern that is now owned by a finance company. Mr. Allen said he thought clean up would begin in a month or two at that location.

11. Planning Commissioner Comments

None

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

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Chair Doug Ward</i>	<i>X</i>	
<i>Commissioner Norman McClung</i>	<i>X</i>	
<i>Commissioner Rolando Alonzo</i>	<i>X</i>	
<i>Commissioner Don Greiner</i>	<i>X</i>	

Motion passed unanimously.

Chair Ward adjourned the meeting.

Chair Doug Ward

Attest

Rick Allen, City Recorder