



CITY of LA PINE PLANNING COMMISSION AGENDA

Wednesday, March 16, 2016

Public Hearing – 6:00 pm

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97733

A. **Regular Meeting & Public Hearing**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Added Agenda Items
Any matters added at this time will be discussed during the “Other Matter” portion of this agenda.
5. Public Comments
6. Approval of Meeting Minutes
7. Public Hearing on Text Amendments to the City of La Pine Zoning Ordinance, 2012-05
 - a) Open Public Hearing
 - b) Staff Comments
 - c) Public Comments
 - d) Close Public Hearing
 - e) Commission Deliberation
8. General Discussion Item: Legislative Rezone
9. Other Matters: Only those matters properly added to this Agenda under line item No. 4
10. Planning Commissioner Comments
11. 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 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 Patti Morgan (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY

CITY of LA PINE PLANNING COMMISSION MINUTES

Wednesday, March 16, 2016

Public Hearing – 6:00 pm

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97733

A. Regular Meeting & Public Hearing

1. Call to Order

Chair Gloria Fleming called the meeting to order.

2. Roll Call

Chair Gloria Fleming
Vice-Chair Norman McClung
Commissioner Doug Ward
Commissioner Rolando Alonzo
Commissioner Don Greiner – absent by prior arrangement
Interim City Manager Rick Allen
Assistant City Manager Cory Misley
City Planner Tammy Wisco
Accounting Clerk Ashley Williams

3. Pledge of Allegiance

Commissioner Alonzo led the Pledge of Allegiance.

4. Added Agenda Items

Any matters added at this time will be discussed during the “Other Matter” portion of this agenda.

None

5. Public Comments

None

6. Approval of Meeting Minutes

A motion was made by Commissioner Ward and seconded by Vice-Chair McClung to approve the Meeting Minutes.

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Chair Gloria Fleming</i>	<i>X</i>	
<i>Vice Chair Norman McClung</i>	<i>X</i>	
<i>Commissioner Rolando Alonzo</i>	<i>X</i>	
<i>Commissioner Ward</i>	<i>X</i>	

Motion passed unanimously.

7. Public Hearing on Text Amendments to the City of La Pine Zoning Ordinance, 2012-05

a) Open Public Hearing

Chair Fleming opened the Public Hearing.

b) Staff Comments

Tammy Wisco, City Planner, discussed the following amendments to the Zoning Ordinance:

- Table of Contents- fix wording on items and match page numbers;
- Section 8 -give definition of activities in La Pine, add and insert some definitions;
- Section 10- dealing with permitted uses that are allowed and in particular with storage containers, etc., and also issues like buffering requirements;
- Section 13- inserts several changes to site plan review;
- Section H- adding a reference to the Transportation System Plan (TSP);
- Section I - addresses sewer standards and how the site plan conforms to them
- Section 13 - addresses landscaping requirements

Ms. Wisco then reviewed the Staff Report. She said the City needed to follow the La Pine Land Use Procedure Code and the Oregon Administrative Rules. Ms. Wisco said the City needed to review and update documents periodically to accommodate the Comprehensive Plan. She said Public Notice for this hearing was posted around town. Ms. Wisco said that land use planning procedures need to be reviewed and updated as needed. She said these amendments are not addressing agricultural or forest lands. Ms. Wisco said, regarding open spaces and historical sites, the proposed amendments do not conflict with them. She said air, water and land quality are addressed in the amendments. Ms. Wisco said the amendments were consistent with natural hazards. She said that the amendments were consistent with economic development. Ms. Wisco said the amendments were consistent with recreational uses. She said that the amendments do not impact housing. The amendments were not addressing public facilities and services. Ms. Wisco said that the amendments support the policy of the Transportation System Plan. She said that energy conservation and urbanization are not affected by the amendments. Staff recommended the amendments for the Zoning Ordinance.

c) Public Comment

None

d) Close Public Hearing

Chair Fleming closed the Public Hearing.

e) Commission Deliberation

There was a discussion on the no hunting rule in the City of La Pine. Mr. Allen said that the liability on public owned land would be very high if shooting were allowed.

A motion was made by Commissioner Ward and seconded by Vice-Chair McClung to recommend approval of the amendments to City Council for adoption by ordinance at the next available City Council meeting.

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Chair Gloria Fleming</i>	<i>X</i>	
<i>Vice Chair Norman McClung</i>	<i>X</i>	
<i>Commissioner Rolando Alonzo</i>	<i>X</i>	
<i>Commissioner Ward</i>	<i>X</i>	

Motion passed unanimously.

8. General Discussion Item: Legislative Rezone

Ms. Wisco said there will be a Public Hearing for the legislative rezone at the next Planning Commission meeting scheduled for April 20th. She said there will also be an Open House on April 6th. Then the legislative rezone will go to the City Council on April 27th for adoption. The rezone in the Cagle neighborhood would be going from the County's RR10 zone to the City's single family residential zoning. Currently Cagle neighborhood lots could not be subdivided under current County zoning. Ms. Wisco said the City's code is very flexible. She said staff has discussed an overlay zone for that particular area that would enforce a minimum lot size. Commissioner McClung said he favored a minimum of one acre. Chair Fleming said that access issues of getting into the smaller lots could be a problem. Commission Ward stated there are quite a few of the lots in Cagle that could not be subdivided because of structures on them. He said he did not see any problem with a "parents" home being built on the same lot. Mr. Allen said that the residents may want to subdivide and sell the new lot. Mr. Misley advised that this issue be dealt with in the near future because of the changes with the legislative rezone.

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

None

10. Planning Commissioner Comments

Commissioner Alonzo said he recommended that subdividing not be done in the Cagle neighborhood do to the high traffic and gravel road issue. Commissioner McClung suggested leaving it as it is for the time being. Commissioner Ward said if subdividing the lots would be feasible, it could be allowed. Chair Fleming agreed with Commissioner McClung on leaving the lot size as is for the time being.

Mr. Misley said that staff is looking into potential text amendments regarding the growing of marijuana in the Industrial Park. He said the amendments would be ready for a Special Meeting with the Planning Commission toward the end of April. Mr. Misley said there is currently a Conditional Use Application for marijuana processing in a commercial zone. Mr. Allen said that Habitat for Humanity has abandoned their plans to build multi-family housing. He said the lot they were considering was not really designed for multi-family housing.

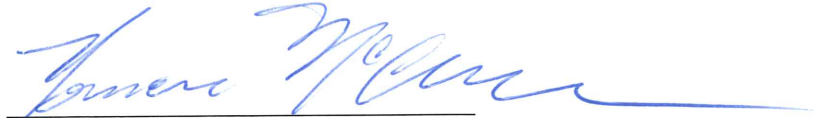
11. Adjourn

A motion was made by Commissioner Ward and seconded by Commissioner Alonzo to adjourn the meeting.

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Chair Gloria Fleming</i>	<i>X</i>	
<i>Vice Chair Norman McClung</i>	<i>X</i>	
<i>Commissioner Rolando Alonzo</i>	<i>X</i>	
<i>Commissioner Ward</i>	<i>X</i>	

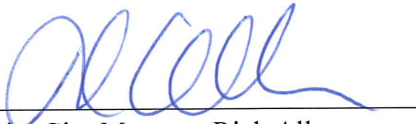
Motion passed unanimously.

Chair Fleming adjourned the meeting.



Vice – Chair, Norman McClung

Attest



Interim City Manager Rick Allen