



CITY of LA PINE CITY COUNCIL AGENDA
Wednesday, April 27, 2016
5:00 pm Special Session, 6:00 pm Work Session
La Pine City Hall
16345 Sixth Street, La Pine, Oregon 97733

A. Special Session – 5:00 pm

1. Call to Order
2. Establish Quorum
3. Continuation of Public Hearing on Ordinance No. 2016-03 An ordinance further amending Ordinance No. 2012-05; revising certain definitions and uses permitted in certain zones; and superseding all other ordinances or parts of ordinances in conflict herewith.
 - a) Re-open Public Hearing
 - b) Staff Report
 - c) Public Comment
 - d) Close Public Hearing
 - e) Council Deliberations
4. Adjourn

B. Work Session – 6:00 pm

1. Call to Order
2. Establish Quorum
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. Discussion with ODOT on Multimodal/Transit Opportunity in Downtown La Pine

7. Discussion on Amendment to Zoning Ordinance for Indoor Agriculture
8. Discussion on Legislative Rezone (Comprehensive Plan Map)
9. Discussion on Quasi-Judicial Planning Commission Decisions
10. Discussion with Janet Burton on Expansion of Deschutes County Rural Enterprise Zone
11. Discussion on Sidewalk Maintenance Ordinance
12. Other Matters: Only those matters properly added to this Agenda under line item No. 4
13. Staff Comments
14. Council and Mayor's Comments
15. 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 CITY COUNCIL MINUTES

Wednesday, April 27, 2016

5:00 pm Special Session, 6:00 pm Work Session

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97733

A. Special Session – 5:00 pm

1. Call to Order

Mayor Mullenex called the meeting to order.

2. Establish Quorum

Mayor Ken Mullenex
Councilor Stu Martinez
Councilor Kathy Agan
Councilor Karen Ward
Councilor Dennis Scott – absent by prior arrangement
Student Councilor Sydney Bright – absent by prior arrangement
Interim City Manager Rick Allen
Assistant City Manager Cory Misley
Accounting Clerk Ashley Williams
Administrative Assistant Patricia Morgan
Quorum established.

3. Continuation of Public Hearing on Ordinance No. 2016-03 An ordinance further amending Ordinance No. 2012-05; revising certain definitions and uses permitted in certain zones; and superseding all other ordinances or parts of ordinances in conflict herewith.

a) Re-open Public Hearing

Mayor Mullenex opened the Public Hearing.

b) Staff Report

Tammy Wisco, City Planner, gave the staff report. She then reviewed the amendments for the new ordinance. Ms. Wisco stated that Exhibit A had all the amendments. Mr. Misley stated that there have been problems with the current zoning ordinance for several years and that what they are doing is cleaning it up. Ms. Wisco stated that shipping containers can't be used in any zones except industrial zones for more than 30 days. Mr. Misley said it was critical to have site plan criteria updated. Mr. Allen said the TSP (Transportation System Plan) gives the criteria for planning.

c) Public Comment

Connie Briese discussed her questions regarding the amendments to the zoning ordinance.

d) Close Public Hearing

Mayor Mulenex closed the Public Hearing.

e) Council Deliberations

Councilor Martinez thanked Ms. Wisco for the review of the ordinance and said he really appreciated it.

A motion was made by Councilor Agan and seconded by Councilor Ward to approve Ordinance No. 2016-03 amending Ordinance No. 2012-05.

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Councilor Stu Martinez</i>	<i>X</i>	
<i>Councilor Kathy Agan</i>	<i>X</i>	
<i>Councilor Karen Ward</i>	<i>X</i>	

Motion passed unanimously.

4. Adjourn

A motion was made by Councilor Martinez and seconded by Councilor Agan to adjourn the meeting.

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Councilor Stu Martinez</i>	<i>X</i>	
<i>Councilor Kathy Agan</i>	<i>X</i>	
<i>Councilor Karen Ward</i>	<i>X</i>	

Motion passed unanimously.

B. Work Session – 6:00 pm

1. Call to Order

Mayor Mulenex called the meeting to order.

2. Establish Quorum

Mayor Ken Mulenex
Councilor Stu Martinez
Councilor Kathy Agan
Councilor Karen Ward
Councilor Dennis Scott – absent by prior arrangement
Student Councilor Sydney Bright – absent by prior arrangement
Interim City Manager Rick Allen
Assistant City Manager Cory Misley
Accounting Clerk Ashley Williams
Administrative Assistant Patricia Morgan
Quorum established.

3. Pledge of Allegiance

Jim Fleming 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

7. Discussion on Amendment to Zoning Ordinance for Indoor Agriculture – this item was moved forward

Mr. Misley discussed the Planning Commission meeting that was held the night before concerning Indoor Agriculture. He said there will be a public hearing on the ordinance at the May 18, 2016 City Council Meeting. Mr. Misley also discussed temporary greenhouses. He said they are not allowed in the Industrial Park according to this ordinance. Modular buildings are allowed once they are placed on a permanent foundation. Ms. Wisco said the definition for agriculture is very broad in the current ordinance. She said the amendments deal with indoor agriculture, which is more specific. Ms. Wisco said the manufacturing or growing of marijuana is not allowed in any zones but industrial. Shipping containers are also not allowed to be used as a growing facility.

6. Discussion with ODOT on Multimodal/Transit Opportunity in Downtown La Pine

Mr. Allen said that the City needs a transit system in downtown La Pine. He said that he met with Gary Farnsworth, Area Manager for ODOT (Oregon Department of Transportation), to look at options for a transit system. Mr. Allen said they were exploring ways to purchase the necessary property. He said that the vacant land on the corner of 4th street is really accommodating because it borders Hwy 97 and also Huntington Road. Mr. Allen said all the sidewalks will be redone on that side of the road. Mr. Farnsworth said ODOT needs to know how much support there is for something like this. He said because the streetscape project is being done it creates a real opportunity since the acquisition could become part of the streetscape project. Mayor Mullenex said that this is one of the greatest things that can happen to La Pine. Mr. Misley said he has prepared a letter of support from the city council to COIC (Central Oregon Intergovernmental Council) to give the needed support. Council had consensus to send the letter of support.

7. Discussion on Legislative Rezone (Comprehensive Plan Map)

Tammy Wisco, City Planner, stated that there will be a Public Hearing at the May 18, 2016 Council Meeting regarding the legislative rezone. She said there has already been a lot of public input regarding the rezone as well as a review by the Planning Commission. Ms. Wisco said that the current zoning map was developed before the TSP (Transportation System Plan) and that is why there are two maps instead of one. She said it is now time for the city to move to a one map system. Ms. Wisco said the RR10 zone would be changed to residential single family. Exclusive farm use would also change to Single Family Residential, and some Forest Land to Mixed Use Commercial as well. She said at this point no

written comments from the public have been received. Mr. Misley said all they are doing is adopting the Comprehensive Plan Map in its entirety. He said all the effected property owners were mailed a letter about the changes.

Mayor Mulenex called for a brief recess at 7:25.

Meeting resumed at 7:35.

9. Discussion on Quasi-Judicial Planning Commission Decisions

John Jepson, from St. Charles Medical Center, presented a concept drawing of the proposed Medical Clinic in La Pine. He said the clinic would be open seven days a week and would have a combination of immediate care and primary care. Mr. Jepson said the clinic should open in the fall of 2017. The staff would consist of physicians and physician assistants. There would also be lab and radiology services at the clinic. Mr. Jepson said they are eagerly awaiting the zone change, should that happen. He also said there will be a community room inside the clinic for about 20 people. Mr. Jepson said some specialist staffing as well as drug testing will be available at the clinic. Ms. Wisco said the Site Plan will look at traffic issues, access locations, sidewalks and utilities. She also said there will not be hearing for the zone change with the council since a Quasi-Judicial Hearing was done with the planning commission.

Ms. Wisco discussed the application for Conditional Use from a company at 14681 Bluewood Place which is zoned Traditional Commercial. The business would be a marijuana edibles processing facility. Left over chemicals, waste, etc., would be stored on site (inside) and removed on a monthly basis by a company licensed for that type of refuse disposal. No written comments were received from the public. Retail sales would not be allowed from the facility. No signage will be displayed for the business. The business will still need approval by OLCC (Oregon Liquor Control Commission) before it can open.

10. Discussion with Janet Burton on Expansion of Deschutes County Rural Enterprise Zone

Janet Burton, Economic Development Manager, stated that there is a proposal to expand the Deschutes County rural enterprise zone. The expansion will include Sunriver Business Park and Spring River Plaza. Enterprise zones are created for incentives to developers. The zone sponsors would be the City of Bend and the City of La Pine. There have been public meetings regarding the expansion of the Enterprise Zone. Ms. Burton said they have received several letters of support for the expansion. She said the Board of County Commissioners are supportive. Ms. Burton said that the unemployment rate for people living in the 97707 and 97739 zipcodes is still twice as high as the rest of Deschutes County. This matter will come before the City Council at the May 18th council meeting.

11. Discussion on Sidewalk Maintenance Ordinance

Mr. Allen said that this ordinance will probably come before the council at the May 18th meeting. He said the property owner that abuts the sidewalk will be responsible for maintaining the sidewalk and landscaping in the right of way. Lots less than one acre will need to have entire weed control; larger lots will have a buffer zone of 20 feet around the property. If the property owner fails to control the weeds the city will do it and then lien the property. The property owner will also need to maintain snow removal.

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

None

13. Staff Comments

Mr. Allen discussed the two budget meetings that will occur on May 3rd and May 4th at City Hall. He also said that there will be \$850,000 in reserves for road, streetscape and sidewalk projects. Of that \$250,000 is set aside for Cagle neighborhood. Mr. Allen said they also have budgeted \$500,000 for the streetscape on the west side of Hwy 97 for lights, landscaping, etc. He said that the Cagle neighborhood will have road grading more often.

There was also a discussion on the appearance of some of the buildings along Huntington Road and that, in a few years, Urban Renewal monies could be used to improve it. Mr. Allen discussed possibly having a road maintenance fee in the future.

14. Council and Mayor's Comments

Mayor Mullenex said that the If I Were Mayor program needs to be judged and that there were fewer participants this year. There was also a discussion on the condition of the new trees that have been put in for the 1st street project. Mr. Misley said the contractor has stated that the trees will re-bud in about two months. Councilor Agan discussed the difficulty of getting across Hwy 97 from Huntington, in relation to the new construction. She also discussed concern about the burlap being left on the new trees that are going in on the 1st street project. Mr. Allen said the trees are guaranteed for two years that is what is in the contract.

15. Adjourn

A motion was made by Councilor Ward and seconded by Councilor Agan to adjourn the meeting.

Vote as follows *AYE* *NAY*

Councilor Martinez *X*

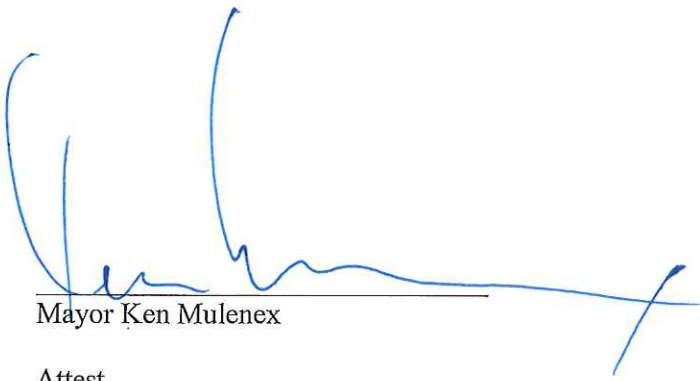
Councilor Agan *X*

Councilor Ward *X*

Motion passed unanimously.

Mayor Mullenex adjourned the meeting.

//signature page to follow//



Mayor Ken Mulenex

Attest



Interim City Manager Rick Allen