



CITY of LA PINE PLANNING COMMISSION AGENDA
Wednesday, November 9, 2016
6:00 p.m. Public Hearing & Regular Meeting
La Pine City Hall
16345 Sixth Street, La Pine, Oregon 97739

A. Regular Meeting & Public Hearing – 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. Approval of Meeting Minutes
7. 2016-40 CPA COMPREHENSIVE PLAN MAP AMENDMENT and 2016-41ZC ZONING MAP AMENDMENT - Housing Works
 - a) Open Public Hearing
 - b) Staff Comments
 - c) Public Comments
 - d) Close Public Hearing
 - e) Commissioner’s Deliberations
8. Other Matters: Only those matters properly added to this Agenda under line item No. 4
9. Staff Comment
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, November 9, 2016

6:00 p.m. Public Hearing & Regular Meeting

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97739

A. Regular Meeting & Public Hearing – 6:00 pm

1. Call to Order

Chair Fleming called the meeting to order.

2. Establish Quorum

Chair Fleming
Vice Chair Norm McClung
Commissioner Greiner
Commissioner Smith
City Manager Cory Misyey
City Planner Tammy Wisco
Accounting Clerk Ashley Williams

3. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Don Greiner.

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 Greiner and seconded by Commissioner Smith to approve the Meeting Minutes.

Vote as Follows:

AYE

NAY

Chair Fleming

X

Commissioner Greiner

X

Commissioner Smith

X

Commissioner Norm

X

Motion passed unanimously.

Chair Fleming discussed the years of service that the late Commissioner Doug Ward had done on behalf of the City.

7. 2016-40 CPA COMPREHENSIVE PLAN MAP AMENDMENT and 2016-41ZC ZONING MAP AMENDMENT - Housing Works

a) Open Public Hearing

Chair Fleming opened the Public Hearing.

b) Staff Comments

Tammy Wisco, City Planner, stated that the applicant is requesting a change to the Comprehensive Plan zoning map and an associated zone change. The property is owned by Deschutes County and Housing Works is the entity that wants the zoning changes made to the property for development. The Commissioners were asked if they had anything to disclose regarding this matter and the answers were no.

Ms. Wisco said to make the changes to the comprehensive zoning plan and map there must be a mistake made in them or a needed change to benefit the public good. She said there is a shortage of affordable housing in the City of La Pine. Ms. Wisco said the property was originally zoned differently before the Comprehensive Plan was implemented. The prior zoning allowed more uses including for housing. She said the Comprehensive Plan specifically encourages affordable housing in the City. Ms. Wisco said the location of the property is acceptable as it is a close walk to schools, parks, etc. It is also not identified for historical or other reasons. There were also no issues with wildlife accessibility on the property. Ms. Wisco said only part of the property will be used for residential housing so other uses could occur on the property. This would be mixed development. The application also meets State wide planning goals. Ms. Wisco also said the impact on transportation, with the development, would not create any issues but there would be additional traffic studies.

Greg Blackmore, a land use planner working on behalf of the applicant, discussed the presentation that will be presented to the commissioners tonight. Tom Kemper, from Housing Works, gave the presentation. He said their mission is fostering dignity through housing. They provide 1,200 housing vouchers to low income persons. He also said they have 800 units of affordable housing throughout Central Oregon. The one area where there is no affordable housing through Housing Works, is La Pine. Mr. Kemper said 28% of the residents in La Pine are sixty years or older. He said they would like to build 42 units with a mix of one and two bedroom units. Mr. Kemper said the property will be built on only 2-1/2 acres of the seven acres. For a family of four to qualify they would need to make less than \$38,000. Mr. Kemper said 25% of the La Pine residents make \$25,000 a year or less. The rents they would charge would be considerably less than the rent payments that currently exist in La Pine. Mr. Kemper said they expect to hear in about a month from Oregon Housing for additional funding for the project. He said construction would probably begin in April of 2017. There was also a discussion on the quality landscaping that will be done in the development.

Mr. Blackmore said they would like to rezone the 7-1/2 acres to commercial mixed use from public facilities. He said when the site plan is submitted building height, snow removal and other issues would be addressed. James Lewis, from Deschutes County, introduced himself as the Property Manager for Deschutes County. He said the County had confidence in this development and so was willing to donate the property for it. Mr. Lewis said that the grant funding was available now, but would not be available at a later date for the development. He said the County is dedicating the right-of-ways on the property for future City streets. Mr. Lewis said there will be multiple right-of-ways in the development.

c) Public Comments

Gary Gordon, from the Board of Directors for the Park and Rec District in La Pine, spoke about his support for the development. He said they did not feel that the Housing Works project should have to put in a park in addition to housing. Mr. Gordon said that the Park and Rec District did not want to have any responsibility toward an additional park in that location. He said additional parks were in walking distance of the development.

d) Close the Public Hearing

Chair Fleming closed the Public Hearing.

e) Commissioner's Deliberations

The Commissioners agreed for the development to move forward with the changes to the Comprehensive Plan and Zoning Map.

A motion was made by Commissioner Smith and seconded by Commissioner Greiner to approve 2016-40 CPA Comprehensive Plan Map Amendment.

<i>Vote as Follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Chair Fleming</i>	<i>X</i>	
<i>Commissioner McClung</i>	<i>X</i>	
<i>Commissioner Greiner</i>	<i>X</i>	
<i>Commissioner Smith</i>	<i>X</i>	

Motion passed unanimously.

A motion was made by Commissioner Greiner and seconded by Commissioner Smith to approve the Zone Change Request 2016-41ZC .

<i>Vote as Follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Chair Fleming</i>	<i>X</i>	
<i>Commissioner Greiner</i>	<i>X</i>	
<i>Commissioner Smith</i>	<i>X</i>	
<i>Commissioner McClung</i>	<i>X</i>	

Motion passed unanimously.

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

None

9. Staff Comment

City Manager, Cory Misley, stated that the Planning Commission will meet on December 7, 2016, as the City Council Meeting is on December 14th and later in December would conflict with the Holidays. He also discussed the Open House on Nov. 15th regarding sewer and water expansion into the Cagle and Glenwood neighborhoods. The Planning

Commission meeting will start at 5:30 on December 7th. He also discussed the study being done regarding SDC (System Development Charges). Ms. Wisco said the application covered in this meeting will be discussed at the next Council Meeting.

10. Planning Commissioner Comments

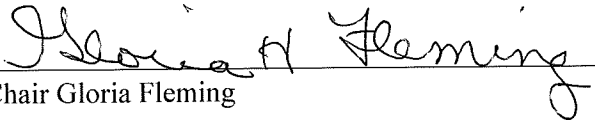
Commissioners expressed their desire to see a quality housing project going into the City and only wished more units could be built. Chair Fleming discussed the nominees that were involved in the Shine in La Pine contest. She also talked about the Planning Commission positions that are open as a result of Doug Ward and Don Greiner positions becoming open and her plans to leave the Commission in the near future.

11. Adjourn

A motion was made by Commissioner Greiner and seconded by Commissioner Smith to Adjourn the Meeting.

<i>Vote as Follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Chair Fleming</i>	<i>X</i>	
<i>Commissioner Greiner</i>	<i>X</i>	
<i>Commissioner Smith</i>	<i>X</i>	
<i>Commissioner McClung</i>	<i>X</i>	

Motion passed unanimously.


Chair Gloria Fleming

attest

City Manager Cory Misley