



LA PINE

O R E G O N

CITY OF LA PINE PLANNING COMMISSION MEETING MINUTES

Wednesday, April 19, 2017

5:30 p.m. Regular Meeting

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97739

1. Call to Order

Meeting called to order at 5:30 p.m.

2. Establish Quorum

Present: Mary Hatfield, Russell Smith, Norman McClung, and John Cameron

3. Pledge of Allegiance

Commissioner Smith led the Pledge of Allegiance.

4. Added Agenda Items

No added agenda items.

5. Public Comments

None

6. Approval of March 23, 2017 Minutes

Commissioner Smith made a motion to approve the March 23, 2017, as amended. Commissioner Hatfield seconded. No objections. Minutes are unanimously approved.

7. Resignation of Planning Commissioner and re-appointment of Chairman and Vice-Chairman

Commissioner Smith made a motion to appoint Commissioner McClung as Chair. Commissioner Hatfield seconded. Commissioner Hatfield made a motion to appoint Commissioner Smith as Vice-Chair. Commissioner Cameron seconded. No objections. Unanimously appointed.

8. 2017-09EX Exception request for 52720 Huntington Road to construct an 80'x40' private storage/shop building prior to construction of a residential structure.

a. Open Public Hearing

Commission McClung opened the public hearing. City Planner Tammy Wisco explained that this is a quasi-judicial hearing and that the Commission will act as a judge. Unless appealed or called up, this application will end at the City Council. Tammy read the script for a quasi-judicial hearing and asked for disclosures of ex parte. Commissioner Smith stated that he drives by the property daily. Tammy said that would not be considered ex parte contact. There were no other contacts and there were no challenges.

b. Staff Report

Tammy Wisco stated that this is the Planning Commission's decision. If there are any conflicts with her staff report, they must be noted. She explained that the rules state that the principal use must be constructed before the accessory use. She showed the Commission slides regarding size of the building and went over the noticing requirements. There was discussion regarding the use of the building. Staff recommendation was to reduce the size of the shop if it is permitted and said that the building is not compatible due to size. She reviewed the comp plan and the application's impact on those goals. There was discussion regarding City water and sewer, transportation, setbacks, etc.

c. Proponent's Presentation

Tyler Wolk wants to build this building because he would rather put the items in the building than on the street and wants to leave the decision up to the Commissioners. He discussed plans of moving to La Pine and the timeline of constructing the residence. There is not a time line at this point because they are waiting on sewer and water.

Gloria Fleming testified for the proponent. She explained the lengthy process she had to go through in order to do what Proponent is attempting to do, however her property was considered County limits, not City. She does not know the applicant.

d. Opponent's Presentation

Bill Wilken is opposed to this because there should be a house first. He is concerned about the size of the building. He said that he is concerned that without a house it will not ever be developed properly. He wanted to know if there was a permit for electricity, because he thinks that will cross the level. Commissioner Smith asked how many buildings Mr. Wilken has and the answer was three. His largest building is smaller than the one proposed, and he listed the items that he has in it.

Kelly O'Neil stated that he lives on Cagle, close to the applicant's property. He also believes a house needs to be built first. He did some comparisons with other building in the area and believes this structure will look out of place where planned. He thinks the structure belongs in the Industrial Park.

e. Proponent's Rebuttal

Proponent stated that Bill Wilken sold the property to him and explained why he was building the building. He said that he would buy a lot in the industrial park if there were one available. He said that he would make a bigger building and add a house.

f. Opponent's Rebuttal (Held at the Discretion of the Chairman)

Kelly O'Neil stated that Proponent doesn't own the property, but that his father does.

g. Staff Comment

None

h. Commissioner Questions/Clarifications

Commissioner Smith asked about Proponent's racing cars. He asked if they were professional. Commissioner McClung asked Proponent if he would work on the cars while he is there, and he said yes.

i. Close the Public Hearing

Commissioner McClung closed the public hearing.

j. Commissioner Deliberations

The general consensus between Commissioners was that the building was too large and that it would not set a good precedence in the neighborhood, especially considering the fact that there is no house on the property yet. They also discussed the concern of noise complains.

Commissioner Smith made a motion to deny the application. Commissioner Hatfield seconded. Application was unanimously denied based on neighborhood compatibility and noise concerns.

9. 2017-08IF Legislative amendments to the Zoning Ordinance 2012-05 to create certain definitions for certain marijuana business and add them as allowed uses in certain zones; and to establish business-specific regulations and clarified permitting processes.

a) Re-Open Public Hearing

Commissioner McClung opened the public hearing.

b) Staff Comments

Tammy explained that there are a number of amendments that have to do with processing and testing laboratories and explained those amendments to the Commission.

c) Public Comments

None

d) Close Public Hearing

Commissioner McClung closed the public hearing.

e) Commissioner's Deliberations

Commissioner Hatfield wanted to know how long it would take before this gets passed. Tammy stated that it would likely be approved at the May agenda, and then be effective 30 days after that.

Commissioner Smith made a motion to recommend approval of amendments to the City Council for adoption. Commissioner Cameron seconded. No objections. Motion passed unanimously.

10. Consideration of applicants for Planning Commission Vacancy

There was discussion regarding both candidates. Candidate Jane Gillette was in the audience.

Commissioner Hatfield made a motion to recommend Jane Gillette for the vacant Planning Commission position to the City Council. No objections. Unanimously approved.

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

None

12. Staff Comments

Cory Misley said that staff is working on a transition in the IT department. Part of this process will be to add email addresses for the Commissioners. There was discussion regarding the TGM Grant. He said that he signed the scope of work and hopefully that will begin in June.

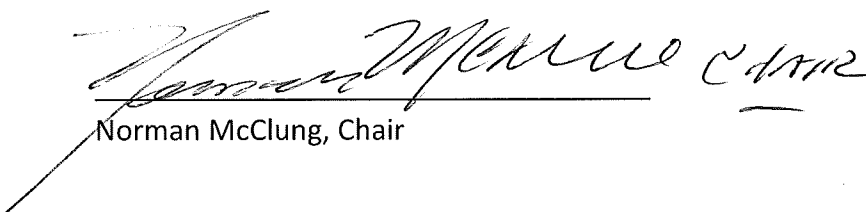
13. Planning Commissioner Comments

Commissioner Hatfield said that she thinks the staff is doing a great job. Commissioner Cameron was looking forward to having City email addresses and also recommended getting business cards. There was discussion regarding future budget dates. Cory Misley mentioned that the City wants to hire a full time management position for CDD part way through next year. Jake Obrist discussed weed abatement and that he is working with John Valley on this issue.

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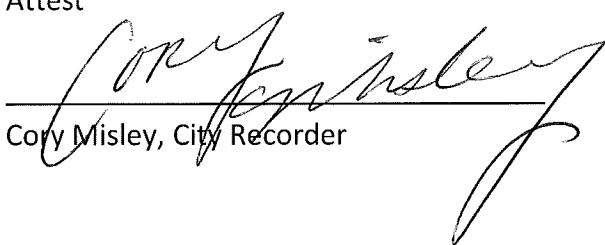
14. Adjourn

**Commissioner Smith made a motion to adjourn. Commissioner Hatfield seconded. No objections.
Meeting adjourned.**



Norman McClung, Chair

Attest



Cory Misley, City Recorder

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