



CITY of LA PINE PLANNING COMMISSION AGENDA

Thursday, February 9, 2017

5:30 p.m. Regular Meeting & Public Hearing

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97739

A. Regular Meeting & Public Hearing – 5:30 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. 2016-48IF: Proposed amendments to Zoning Ordinance 2012-05, Section 10. Permitted Uses, to require, at a minimum, a single car garage for single-family and duplex dwellings.
 - a) Open Public Hearing
 - b) Staff Comments
 - c) Public Comments
 - d) Close Public Hearing
 - e) Commissioner’s Deliberations
8. Application for Planning Commission Vacancy from Jane Gillette
9. Application for Planning Commission Vacancy from Tom Bradler
10. Application for Planning Commission Vacancy from John Cameron

11. Recommendation to City Council to Fill Planning Commission Vacancy
12. Other Matters: Only those matters properly added to this Agenda under line item No. 4
13. Staff Comments
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

Thursday, February 9, 2017

5:30 p.m. Regular Meeting & Public Hearing

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97739

A. Regular Meeting & Public Hearing – 5:30 pm

1. Call to Order

Commissioner Russ Smith called the meeting to order.

2. Establish Quorum

Commissioner Norman McClung – absent by prior arrangement

Commissioner Kathy Agan

Commissioner Mary Hatfield

Commissioner Russell Smith

City Manager Cory Misley

City Planner Tammy Wisco

Accounting Clerk Ashley Williams

Quorum Established

3. Pledge of Allegiance

Mary Hatfield 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.

Election of a Chair and Vice Chair for the Planning Commission.

5. Public Comments

None

Added Agenda Item: A Motion was asked for on the election of a Chair and Vice Chair for the Planning Commission.

A motion was made by Commissioner Smith and seconded by Commissioner Hatfield to elect Commissioner Agan as Chair of the Planning Commission.

<i>Vote as Follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Commissioner Agan</i>	<i>X</i>	
<i>Commissioner Smith</i>	<i>X</i>	
<i>Commissioner Hatfield</i>	<i>X</i>	

Motion passed unanimously.

A motion was made by Commissioner Smith and seconded by Commissioner Agan to elect Commissioner McClung as Vice Chair of the Planning Commission.

<i>Vote as Follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Commissioner Agan</i>	<i>X</i>	
<i>Commissioner Smith</i>	<i>X</i>	
<i>Commissioner Hatfield</i>	<i>X</i>	

Motion passed unanimously.

6. Approval of Meeting Minutes

A motion was made by Commissioner Smith and seconded by Commissioner Hatfield to approve the meeting minutes.

<i>Vote as Follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Chair Agan</i>	<i>X</i>	
<i>Commissioner Smith</i>	<i>X</i>	
<i>Commissioner Hatfield</i>	<i>X</i>	

Motion passed unanimously.

7. 2016-48IF: Proposed amendments to Zoning Ordinance 2012-05, Section 10. Permitted Uses, to require, at a minimum, a single car garage for single-family and duplex dwellings.

a) Open Public Hearing

Chair Agan opened the Public Hearing.

b) Staff Comments

City Planner Tammy Wisco said she received three written comments, today, and she will review them at this meeting. The Commissioners took a short break to read all the comments. Ms. Wisco stated that the City reached out to other cities regarding garage requirements. She said they kept the requirement to only a single car garage for affordability. Ms. Wisco said that state wide planning goals as well as procedures and ordinances for the City had to be addressed. She then began reviewing the staff report. Ms. Wisco said that when doing a code amendment they must review the Comprehensive Plan. She said that the Comprehensive Plan encourages many different housing types. She said that existing homes would be “grandfathered” in and not required to have garages.

c) Public Comments

Steve Mobley, area resident, bought a property for an investment. He said he could not afford the additional costs that he would incur from adding a garage requirement should he chose to build on the property. Gloria Fleming, area resident, stated that when the Comprehensive Plan was created it was the intention to have some flexibility. She said that she thought requiring garages could be a hardship for developers of new homes. Thesa Chambers, area resident, and real estate broker, said adding a garage to manufactured homes could cost between \$10,000 -15,000. Ms. Chambers said that a garage added to an Adair home would cost about \$7,000. Jane Gillette, real estate broker, stated that the City should not be making a requirement to have the single car garages. Tyler Neese, Central Oregon Association of Realtors, commended the staff for their work on beautifying the City. He said, however, that he felt the requirement for the garage would be a financial hardship for developers and asked the commissioners not to recommend the change.

d) Close Public Hearing

Chair Agan closed the Public Hearing.

e) Commissioner's Deliberations

Commissioner Smith said that one of the comments received was that the City seemed to have a prejudice against manufactured homes. He said that two of the commissioners live in manufactured homes. Commissioner Smith said that Habitat Humanity requires garages for all of their homes. Commissioner Hatfield stated that she understood that it could be a real hardship to require garages. Chair Agan said that in order to make La Pine homes more attractive to others, requiring garages could be helpful. Ms. Wisco said there could be an exemptions process should the Commission decide they wanted something like that. Commissioner Hatfield she would like more feedback before recommending the amendment. Chair Agan recommended that the issue be put off for a while to obtain more information. Ms. Wisco asked the Commission if they would like to have an exemptions clause and also a revision to the color of unattached garages. The Commission liked the idea of requiring that attached garages be the same color and made of the same materials as the home. They also felt that it was a good idea to have a garage exemptions process available to citizens.

Mr. Mисley said that since the commissioners wanted some changes made to the amendments it would probably be better to have another legislative hearing, probably sometime in March, on the garage requirement.

8. Application for Planning Commission Vacancy from Jane Gillette

Ms. Gillette said she was applying for the position based on her background in real estate. She said she is fully employed and has a family so those responsibilities could possible hinder her ability to attend planning commission meetings. Mr. Mисley said that there is a transportation growth management grant that will require joint meetings between the Planning Commission and the City Council, so meetings would be more frequent in the near future.

9. Application for Planning Commission Vacancy from Tom Bradler

Mr. Bradler said he has no connection to real estate or land development. He said he has an extensive background in leadership roles. He said he moved to La Pine in 2002. Chair Agan said that Mr. Bradler's background could really be a help to the commission.

10. Application for Planning Commission Vacancy from John Cameron

Mr. Cameron stated that he was interested in applying for the position after a conversation with the Mayor. He said he was very interested in being involved in growth of the City. Chair Agan said she was glad to see new people applying for the commission. Mr. Cameron said he had also applied to be on the budget committee.

