



## CITY OF LA PINE PLANNING COMMISSION MEETING MINUTES

Wednesday, June 21, 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 by Norman McClung at 5:30 p.m.

2. Establish Quorum

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

Absent: Commissioner Jane Gillette

3. Pledge of Allegiance

Led by Commissioner Cameron

4. Added Agenda Items

None

5. Approval of April 19, 2017 Meeting Minutes: 5:33 p.m.

***Commissioner Hatfield made a motion to approve the 4-19-17 Meeting Minutes. Commissioner Smith seconded. No objections. Minutes approved unanimously.***

6. Public Comments

None

7. Transportation Growth Management (TGM) Grant: Presentation by Angelo Planning Group on City of La Pine Land Use Code Update: 5:35 p.m.

Cory Mисley introduced the representatives from Angelo Planning Group and reminded the Commission that the stakeholder interviews have been taking place today and will continue tomorrow.

Cathy Corliss, Principal, Angelo Planning Group and Jamin Kimmell made a PowerPoint presentation. Highlights included:

- Smart Development Goals
- Phases
- Schedule
- Downtown Design Standards
- Parking
- Windows/Weather Protection

Cathy Corliss discussed some of the bigger issues than need to be addressed. One of those was creating a Development Code that updates and organizes all of the ordinances previously adopted. She also mentioned updating our zoning. She believes there's room for a broader range of housing types. She reviewed the questions being asked during the stakeholder interviews.

Commissioner McClung Norm doesn't believe that Huntington has enough property to develop a downtown streetscape, and Highway 97 is too busy. There's a need for it, but his concern is the location. Commissioner Cameron stated that a lot will be based on new businesses and growth, but he believes the implementation is going to be tough. Commissioner Smith stated that it seems all of our new, nicer buildings are off Highway 97, not Huntington. Cory Misley stated that there are several plans for nicer, newer buildings on Huntington. St. Charles has broken ground and there is property in place for the Transit Center. There is also a site plan application for a restaurant. Cathy said if we put the regulations in place now, the new businesses coming in will need to adhere to them. Heritage Park was mentioned as another good thing to have in a downtown setting. There was discussion about the fact that it's going to take time to see change, but it will happen. Commissioner Hatfield mentioned her concern about there being enough parking downtown. City Planner Tammy Wisco mentioned the number of deep lots with significant setbacks that could possibly become split lots, which would allow for more development.

The commissioners discussed the buildings they enjoy seeing in La Pine, City Hall being one of them (also the Library and Crescent Creek). They discussed whether the community would be open to other housing types, i.e. townhomes or multi-family dwellings. They would really like to see a bike path through Rosland into downtown.

Tammy Wisco reiterated the need for the code update. A lot of decisions are discretionary and decisions are 35-pages long, which isn't good for the budget or time-wise for staff. They wouldn't be that long if the code was concise and clean.

The Commission felt that it would be hard to implement a downtown code before our entire code was updated and adopted. They discussed how our code lines up with state statues regarding mobile homes.

Cathy Corliss summarized by saying that a lot of emphasis would be on code clean-up. She would like a little more guidance on the downtown project. She is going to revise the current plan per the discussion tonight and be back in August to discuss.

Scott Edelman, Regional Representative, Department of Land Conservation and Development spoke on the record. He stated that he has been involved in several TGM projects. He worked in Prineville as Planning Director for seven years and believes we have a great opportunity with a clean slate to develop a nice downtown. He also believes we are in a good position for a TSP update – maybe the City could apply next summer for next year’s TGM Grant. He also likes the idea of a Cagle connection and strongly recommends using side streets for parking.

8. Other Matters: Only those matters properly added to this Agenda under line item No. 4  
None


9. Public Comments  
None

10. Staff Comments  
Cory Misley said we’re getting a ton of planning applications, which is one of the reasons for the code update. He will have an update at next month’s meeting about the COIC public outreach process.

Tammy Wisco reiterated the large amount of applications we’re receiving. She discussed the various steps and stated that the overall process is about a 60-day turnaround, which is still under the 120 days we have by state law.

11. Planning Commission Comments  
Commissioner Cameron stated that this is a great opportunity but a lot to digest and understand. Commissioner Hatfield stated that we must be on board with changes and try to be flexible.

12. Adjourn Meeting  
**Commissioner Cameron made a motion to adjourn. Commissioner Hatfield seconded. No objections. Meeting adjourned unanimously.**

  
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