



L A P I N E

O R E G O N

CITY OF LA PINE PLANNING COMMISSION MEETING MINUTES

Thursday, August 24, 2017

5:30 p.m. Regular Meeting

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97739

1. Call to Order

Called to order @ 5:32 pm

2. Establish Quorum

Present: City Planner Tammy Wisco, Public Works Manager Jacob Obrist, Accounting Clerk Ashley Williams, Commissioner Norm McClung, Commissioner Jane Gillette, Commissioner Russ Smith, Commissioner Mary Hatfield, Commissioner John Cameron

3. Pledge of Allegiance

Led by Commissioner Smith

4. Added Agenda Items

None

5. Public Comments

None

6. Approval of June 21, 2017 Meeting Minutes

Commissioner Hatfield made a motion to approve the 6-21-17 Meeting Minutes. Commissioner Cameron seconded. No objections. Unanimously approved.

7. 2017-27SA Land Division Application for tentative plan approval of a 5-lot subdivision and associated infrastructure.

a. Open Public Hearing

Opened by Commissioner McClung. Tammy listed the criteria from the zoning ordinance that is applicable to the application, and outline of process for the public hearing. Tammy called for ex parte contacts and there were none. There were no challenges to the ex parte contact.

b. Staff Report (5:38 pm)

Tammy showed some images of the parcel including aerial and zoning maps. She showed a map of the subdivision for reference. She said that water, sewer and landscaping are shown on the site plan. She noted the Right-of-Way dedication that is required on both streets. Public water lines, a new fire hydrant, and public sewer line are required at this point in the process. Septic tanks can be postponed until the permitting process arrives. Tammy listed the conditions that must be completed prior to issuance of building permits.

Tammy went over noticing and the next steps of the application (5:52 pm).

c. Proponent's Presentation (5:54 pm)

Greg Blackmore from Blackmore Planning introduced himself and the applicant, Joedy Melashinko. He said that this is pretty straightforward, and that the application in front of them is comparable to the other uses in the area. He said that he understood the right-of-way dedications and public improvements.

Joedy Melashinko said that it has been a pleasure to work with the people here. He had a question about the sidewalk and street allocations. He wondered if the street and sidewalks could be the same for aesthetics purposes. Jake said that the City has an IGA with the County for the maintenance. Joedy said that he would appreciate the opportunity to put the sidewalks in incrementally on Cabin Lake Lane. Joedy had a question about requirements for fencing and was advised that he would not be required to put in fencing and if he would like to put in fencing it is very lenient code (5:58 pm).

d. Opponent's Presentation

None

e. Proponent's Rebuttal

None

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

None

g. Staff Comment

None

h. Commissioner Questions/Clarifications (6:03 pm)

Commissioner Hatfield asked if there would be curbs installed. Tammy responded that they would not be required due to the rural nature of the neighborhood. However, the swales that would be installed would be designed to deter parking, additionally there will be onsite parking which is unique from other subdivisions. Commissioner Smith had similar questions about the

curbs. He would like to see curbs installed in conjunction with the sidewalks. He said that he was in favor of keeping the roadway wide on the plans rather than making it the same as Cabin Lake Lane is currently. Commissioner Gillette said that she would like to see the wider roadway on Cabin Lake Lane as well. Tammy said that she thinks that the existing Cabin Lake Lane would not likely be changed even if it were developed. Commissioner Smith said that he would like to stick with the specifications that we have in place. Commissioner Cameron said that his main concern was snow removal and that he didn't see the curb issue as a show stopper. Commissioner McClung said that he would really like to see the curbs as well. He thinks that curbs would keep the roads in better condition. He said that if the swales were constructed properly that he could do away with the curbs.

Joedy addressed the question about the swales and said that he is not making a whole lot of money on this and if he breaks even, he won't continue. He said that the curbs would really provide a hardship on him. Greg said that he thinks that adequate parking and drainage are obviously a concern and he sees that there could be a more compatible way than the swales in his opinion (6:14 pm).

Commissioner McClung asked Jake about the swales. Jake said that swales work great when they are properly constructed and he thinks that the applicant could meet those needs. Tammy brought up typical storm water drainage and why we do not have it (6:16 pm).

i. Close the Public Hearing (6:17 pm)

Commissioner McClung closed the public hearing.

j. Commissioner Deliberations

Commissioner Hatfield was fine with the swales instead of the curbs. Commissioner Smith said that he is leery of the swales, but he knows that curbs are not fool proof. He said that curbs also help with snow removal by providing a definite line for plowing. He thinks that the swales may be enough. Jake said we have not required other developments to put in curbs. Commissioner Cameron said that he doesn't care about the curb that much. Commissioner McClung said that as long as the landscaping is done properly, he is fine without curbs.

Commissioner Hatfield made a motion to approve the 5-lot subdivision tentative plat for 51365 Mitts Way, proposed in file 2017-27SA, with the conditions of approval outline in the associated staff report, seconded by Commissioner Cameron, motion carried (6:27 pm).

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

None

9. Public Comments

None

10. Staff Comments

None

11. Planning Commission Comments

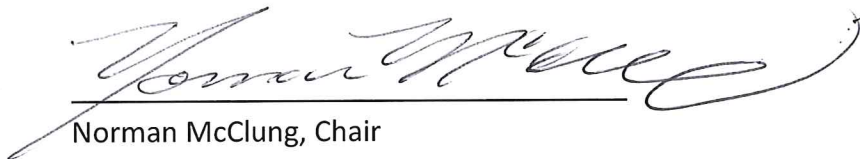
Tammy provided an update on the applications that have been completed. We are currently reviewing Gordy's Subdivision, and asked that everyone come review it. Housing Works is also up next for review. She would really encourage them to review these. Commissioner Smith asked if there were updates to these applications and Tammy said yes.

There was a discussion about the Zoning Permit and the marijuana businesses in La Pine.

Commissioner Gillette asked about the legal lot of record issues. LUBA found that the way that the county was determining legal lots was not valid, so we are verifying all applications for legal lots.

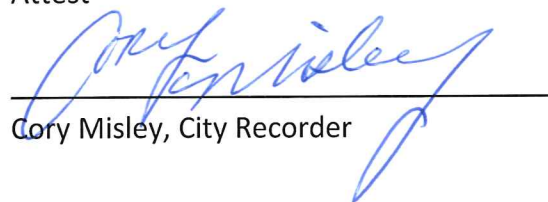
12. Adjourn Meeting

Commissioner Smith made a motion to adjourn. Commissioner Cameron 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 Holly Smith at (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY.