



# L A P I N E

O R E G O N

## CITY OF LA PINE PLANNING COMMISSION MEETING MINUTES

Wednesday, January 17, 2018

**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 5:30pm

2. Establish Quorum

Present: Commissioner Smith, Commissioner Hatfield, Commissioner Cameron, and Commissioner Gillette. Commissioner McClung was absent by prior arrangement.

Also Present: City Planner Consultant Tammy Wisco, Planning and Community Development Director Melissa Bethel, Accounting Clerk Ashley Williams and City Manager Cory Misley

3. Pledge of Allegiance

Led by John Cameron

4. Added Agenda Items

Election of Officers

5. Public Comments

None

6. Approval of September 20, 2017 Meeting Minutes

***Commissioner Hatfield made a motion to approve the September 20, 2017 meeting minutes as presented. Commissioner Cameron seconded. No objections. Unanimously approved.***

7. Introduction of Planning and Community Development Director Melissa Bethel

Cory Misley introduced Melissa Bethel. He said that we have been doing planning for about four years and we have always operated under a contracted planner. We have found that we need a full-time person to do this work and that is how Melissa came to the City.

8. 2018-01IF Text Amendments to the City of La Pine Zoning Ordinance 2012-05

a. Open Public Hearing

Opened by Commissioner Smith

b. Staff Report

Tammy Wisco explained Exhibit A. She went through the general text of the amendment. She went over the applicable review criteria. There are two amendments – one cleans up the language for alleys and one defines townhomes. She recommends that these be allowed in the CRMX (Commercial and Residential Mixed Use) and the CMX (Commercial Mixed Use) zones. Tammy went over the staff report and noted housing and energy efficiency goals that are addressed in the Comprehensive Plan and are part of the state goals.

c. Public Comments

Wade Watson from the Habitat from Humanity Board of Directors spoke. He said that the last 18 houses they have produced have been granted to local families. He is speaking on behalf of the modification and is supportive of it. He said that they are currently rejecting 4/5 applicants because they can't make the income requirements. He believes that the town homes will help local families with the ability to qualify. Commissioner Smith wondered if they would be increasing production due to these changes. Wade said that he thought that it would likely increase.

d. Close Public Hearing

Commissioner Smith closed the public hearing.

e. Commissioner Deliberations

Commissioner Cameron said that this seems like a reasonable approach to affordable housing for La Pine. Commissioner Smith believes this will be supportive for our public. Commissioner Gillette had a concern about HOA fees.

***Commissioner Cameron made a motion to recommend to the City Council the proposed townhome amendments to the Zoning Ordinance 2012-05 as presented by staff. Included in the same motion, Commissioner Cameron moved to direct staff to draft an amendment to the Land Division Code to address the minimum lot width for townhomes. Commissioner Hatfield seconded. No objections. Unanimously approved.***

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

- Election of Officers

***Commissioner Cameron nominated Commissioner McClung as Chair and Commissioner Smith as Vice-Chair. Commissioner Hatfield seconded. No objections. Unanimously approved.***

10. Public Comments

Dixie Grossman, Assistant Troop Master for La Pine Boy Scouts, said they are here because they are earning a merit badge for citizenship in the community.

11. Staff Comments

Tammy said that things were quiet over the holidays, but have really picked up since then. She said there will be marijuana conditional uses, zoning permits and some new site plan applications coming in. Cory said that there is a lot in motion over the next six months or so. He said that there is a community survey that we are trying to get people to complete about what people are using now and what they would like to use in the future throughout our community. There was a discussion about Dollar General, Crescent Creek Subdivision, and Huntington Meadows subdivision. Cory discussed the building that may go into the industrial park to help stem development. Commissioner Smith had some questions about Biogreen. Cory stated that this is being discussed in-house with staff. Cory said that ODOT will be hiring a consultant to research the area from 1<sup>st</sup> Street to the very North End of La Pine to try and build a vision for that area.

12. Planning Commission Comments

None

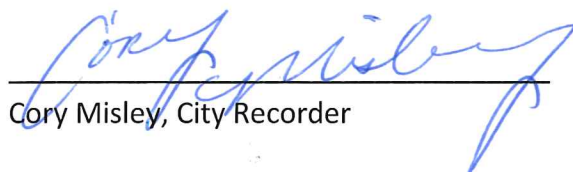
13. Adjourn Meeting

**Commissioner Cameron made a motion to adjourn the meeting. Commissioner Gillette 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.