

LA PINE CITY PLANNING COMMISSION AGENDA

Wednesday February 19, 2014

6:00 PM

City Hall

16345 Sixth St, La Pine, Oregon 97739

1. Call to Order
2. Establish Quorum
3. Pledge of Allegiance
4. Added Agenda Items
Any matters added to the agenda at this time will be discussed during the “Other Matters” portion of this Agenda.
5. Public Comments
6. Approval of Meeting Minutes
7. Review of Land Use Permits
- (sent out under separate cover)
8. Review of Nuisance Ordinance
9. Potential Budget Expenditures
10. Discussion of Term Expiration Dates and Election of Officers
11. Other Matters
Only those matters properly added to this Agenda under line item No. 4
12. Planning Commissioner Comments
13. 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 Planning Commission to consider or discuss additional subjects. The meeting is subject to cancellation without notice. The meeting is open to the public and interested citizens are invited to attend. 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 Patti Morgan at (541) 536-1432.

7. Review of Land Use Permits
- (sent out under separate cover)

Deborah McMahan discussed the plans for enlarging the Best Western Motel in La Pine. It will add twenty hotel units to the motel. She said not all needed information was collected at time of application. She also said because of this there is an increase in the cost to the applicant for staff time and materials. Ms. McMahan said that they need to capture all the information in the form of conditions and approval for a land use permit. She said the problem she has with the site is that there are no areas for drainage control, there's also a lot of paving and not many landscaping features. Ms. McMahan said that drainage must occur on the property site. She has asked the applicant to give her a revised site plan showing that 15% of the site is landscaped and showing where the drainage will occur. Ms. McMahan said that the decision will be sent to people living within 100 feet of the site. She said there will be a 12 day appeal period. Ms. McMahan said that the criteria for approval is based on the zoning ordinance. She said she is also concerned that on this site there is enough fire flow (enough water to protect this structure by fire hydrants). Ms. McMahan said that the Fire Chief has to sign off on the application. She has also requested information on the lighting structures from the applicant. Ms. McMahan requested information on the maintenance for the landscaping. She said all SDC's (System Development Charges) are to be paid prior to occupancy. A bond will also be requested if the landscaping cannot be done prior to occupancy. Ms. McMahan said that the permit period is for two years as codes will not change within that time period. She also said that the plans allow for semi-truck parking in the parking lot, but it is a little tight. Ms. McMahan said that once the application has been approved for the City, then the County does their own permitting process. Interim City Manager Allen stated that expansion of a motel is very good for a city with the transient room tax and also for other businesses that will be utilized by motel guests.

Ms. McMahan said that she has also received information on a company that wants to expand its storage business. Mr. Allen said that there is also a car storage business that is exploring a site in the business park.

8. Review of Nuisance Ordinance

Ms. McMahan stated that the City Attorney prepared a bullet-proof nuisance ordinance that was recently approved by the City Council. She said there will be a priority system to control costs for the City with enforcing the ordinance. Mr. Allen said the Homestead Tavern building will be affected by the new ordinance. He also said people living in camp trailers will be affected by the ordinance.

9. Potential Budget Expenditures

Ms. McMahan stated that planning commissioner training falls under the expenditures. She said that material wise they are in pretty good shape with their technical equipment. Ms. McMahan also discussed the books that are available for the planning commissioners. There was a discussion on various training opportunities based on priorities. Ms. McMahan said she would like the Park's Department to give a presentation to the Commissioners regarding their plans. She said it is important that agencies work together with the City.

10. Discussion of Term Expiration Dates and Election of Officers

Ashley Williams, Utility Billing Specialist, gave the following expiration dates for each of the Commissioners:

- Gloria Fleming, Dec. 31, 2016
- Norman McClung, Dec. 31, 2015
- Rolando Alonzo, Dec. 31, 2014
- Doug Ward, Dec. 31, 2016
- Don Greiner, Dec. 31, 2015

12. Planning Commissioner Comments

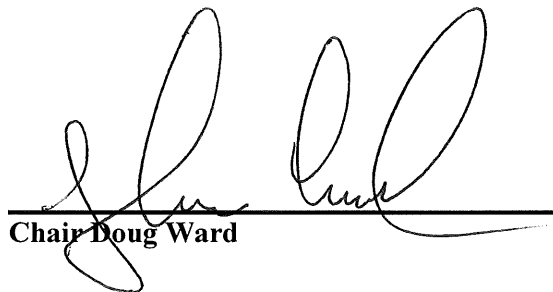
Vice Chair McClung praised the new website and also urban renewal. Commissioner Fleming said that she was pleased to see Urban Renewal. In response to a question from Chair Ward, Mr. Allen said he did not know what Gordon Wanek was going to do with the commercial property he purchased across from the Shell station.

13. Adjourn

A motion was made by Commissioner Fleming and seconded by Commissioner McClung to adjourn the meeting.

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Chair Doug Ward</i>	<i>X</i>	
<i>Commissioner Norman McClung</i>	<i>X</i>	
<i>Commissioner Rolando Alonzo</i>	<i>X</i>	
<i>Commissioner Gloria Fleming</i>	<i>X</i>	
<i>Commissioner Don Greiner</i>	<i>X</i>	

Motion passed unanimously.



Chair Doug Ward

Attest



Rick Allen, City Recorder