



**CITY of LA PINE PLANNING COMMISSION MINUTES**

Wednesday, February 20, 2018

**5:30 p.m.**

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97739

1. Call to Order

Present: Russell Smith, John Cameron, Jane Gillette and Mary Hatfield

Absent: Norman McClung

Staff Present: Tammy Wisco, Planning Consultant, Melissa Bethel, City Manager and Kelly Notary, Admin Asst.

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.

NONE

5. Public Comments: (Items not listed on the agenda)

NONE

6. Approval of November 15, 2018 Minutes

Mary Hatfield moves to approve the November 15<sup>th</sup>, 2018 minutes, Jane Gillette seconds. No objections. Unanimously approved.

7. Public Hearing:

a. Proposed Text Amendment to the City of La Pine Development Code (LPDC).

File No. 01TA-18: Regarding Article 4 – Overlay Zones, Chapter 15.32 Newberry Neighborhood Planning Area Zoning Standards. (Applicant Pahlisch Homes)

1. Staff Report

(i.) Tammy presented a Power Point overview

a. Tammy discussed specific points of the Staff Report

b. Agency List Notifications and Chief Supkis Response

- c. 15.334.030 Procedure Type and Finding regarding Lot Coverage, Garage Setbacks,
- d. Special Setbacks and Side Yard Setbacks.
- e. 15.334.040 – This Text Amendment does not apply
- f. Chapter 10 – Housing and Finding presented

Generally, all items outside of the setback do meet the requirements; however, the recommendation is to not approve Side Yard Setbacks

(ii). Joey Shearer, AKS Presented a Power Point on behalf of Pahlisch

- a. Application Overview
- b. Zoning Standards
- c. Side Setbacks Dissent and Response to Chief Supkis
- d. Front/Garage Setbacks

2. Open Public Testimony

3. Public Comment

Paul Henninger – Lives in a variance home and is happy with his design and the amenities, as well as the strong CC&R's. Originally against the proposed plans, but with all of the variances already given they have done a great job and he does not want the value or the aesthetic to change.

Tom Sauers -Stated that the public notice was not given w/in the time frame standard of 10 days and does not understand the rush to have the meeting. He is unhappy with the high density in the development and does not want that to get worse. Mr. Sauers read a letter into the record (will be added to the packet for City Council)

Bert Lundmark – Agreed that Pahlisch builds a great home. He does not believe the Fire Chiefs concerns should be taken lightly. He would like to see larger lots not more house on small lots. Requests his letter he submitted be entered into the record without him reading it aloud. (will be added to packet for City Council)

John Schommer – States that he lives in one of the residential center lots and he has a couple of concerns (1) 50% coverage of a lot is a problem due to higher density out his windows and doors (2) Side Setback is a concern as he does not want to be 5' away (3) Backside setbacks would possibly create an issue for parking for others (4) wide range of types is not the point and he appreciates the structure and consistent nature of the current community.

Mark O'Brien – Stated that he is concerned about the driveways and he does have a back facing garage which barely fits his compact vehicle, many of his neighbor's cars stick out of their driveway. Which creates the issues expected with a smaller roadway.

Brett Ross – Stated that he plows for a lot of people in the neighborhood and his concern is water and snow runoff due to the closer homes. There is no place currently to push the snow w/ the density as it is, so it will be worse with more surface area and larger lots. The roof lines being closer will create more issue for this with the setbacks, including flooded pockets due to poor drainage and potential issues with concrete slabs.

Pahlisch Rebuttal: Joey Shearer

What Pahlisch is trying to do is protect the current design of the development, to take away the ambiguity of the current code. The changes to setbacks for the residential center are in-line with what is already there and the variances that were given previously. The side yard setbacks would be at least 10 feet apart and some will be as many as 30 feet apart. In terms of fire mitigation there is an increased landscaping buffer and the siding is a very high level material in terms of its fire rating.

Committee Comments: Russell Smith discussed the fire danger and potential issues he sees and agrees with Chief Supkis' opinion regarding the side setbacks.

4. Close Public Testimony

5. Deliberation and recommendation to City Council

Committee did not feel prepared to make a recommendation and would like more time to review and consider all points. Meeting times were discussed and Committee and Staff agreed that Deliberation will occur March 6<sup>th</sup>, 2019 @ 5:30pm

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

NONE

9. Staff Comments

NONE

10. Adjourn

Meeting adjourned at 7:29pm

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