



Ok, thanks

CITY of LA PINE PLANNING COMMISSION MINUTES

Wednesday, November 20th, 2019

5:30 p.m.

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97739

1. Call to Order

Meeting called to order by acting Chair Russ Smith at 5:30pm

2. Establish Quorum

Present: Russell Smith, John Cameron, Jane Gillette and Mary Hatfield and Cathi Van Damme.

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

3. Pledge of Allegiance

4. Public Hearing – 01TA-19 Text Amendment Change to Development Code

Request to amend development code per comparison noted in packet materials

Smith opened the public hearing

a. Open Public Hearing

i. Staff Report

Tammy Wisco provided a detailed staff report of the applicants requested changes, as well as Staff suggested changes and corrections that could be made to the code through this text amendment request. Additionally, a PowerPoint presentation was displayed to reference during the explanation. (PP added to packet, post meeting)

ii. Applicant Testimony

Vicki Russell, Randy Akacich from Sagebrush Development and Greg Blackmore (Blackmore Planning), Principal Planner for Sagebrush provided detailed testimony on the requested changes, their reasoning and provided a PowerPoint presentation of their vision and the changes they are requesting. (PP added to the packet, post meeting)

iii. Open Public Testimony

Gary Wiedeman, Resident, expressed concern regarding the buffer zone, the displacement of wildlife, the noise from Hwy 97, neighborhood consistency and the right of way (ODOT area) between the neighborhood and Hwy 97. Mr. Wiedeman sent in public comments ahead of this hearing, some of which will be applicable at later hearings and will be addressed at that time. Those public comments have been entered into the record and added to the packet, post meeting.

Teri Myers, Resident and Representative for the Chamber of Commerce, stated that the Chamber of Commerce is 100% behind this project. It brings about much needed affordable housing and additional commerce into the La Pine area that is crucial for La Pine. The Chamber feels this project is well planned and will add a great deal to the community. The applicants have the full support of the Chamber of Commerce and its members.

Janice Curtis-Thompson, Resident, stated that the commercial area will impact her lot more than others and while she isn't opposed to the project itself she is concerned about light from commercial buildings and traffic on Caldwell is this is going to be used to access the commercial area.

iv. Applicant Rebuttal

Greg Blackmore reiterated that the property is already zoned for residential use, so the main rebuttal points he would like to focus on were buffer zones and open space issues. He provided similar information as noted in his presentation about current requirements, applicant requests and considerable discrepancies or errors in the city code that their text amendment application would correct.

Joe Bessman, Traffic Engineer, stated that he worked on the Crescent Creek project and design and that this neighborhood would be right in line with those same valued aspects to the residence, slower traffic, walkable neighborhood streets, etc.

v. Deliberations

Cameron – stated that for the most part this seemed like good cleanup of the code

Gillette - stated her concerns had been addressed

Van Damme - stated she had no concerns beyond those previously discussed

Hatfield – no comments at this time

Smith – asked about the Buffer and if they had to make a decision about the 20' buffer tonight, as he could see it effecting future development. **Tammy Wisco** advised that the 20' buffer was a part of the text amendment changes and would be a part of the recommendation they made to Council.

Additional discussion about the 20' buffer occurred, with varying opinions on the commission.

vi. Close Hearing

SMITH – closed the hearing

Approval of Buffer Area at 20' per text amendment **ROLL CALL VOTE**

Smith – Aye

Gillette - Nay

Cameron – Aye

Van Damme - Nay

Hatfield – Aye

Motion to recommend to City Council the amendments to the La Pine Development Code, initiated through file 01TA-19, and as recommended to be amended by staff; with special exception and request for further discussion of 20' buffers by Council, by Gillette, seconded by Cameron. No objections; unanimously approved.

5. Public Hearing – 02CA-19 Comprehensive Plan Map Amendment Tax Lots 22-10-11-200 & 202

Request to change Comprehensive Plan Map Amendment Park/Open Space Allotments

Smith opened both the 02CA-19 and 02ZC-19 simultaneously due to their dependent nature.

a. Open Public Hearing

i. Staff Report

Tammy Wisco provided a detailed staff report of the applicants requested changes, as well as Staff suggested changes and corrections that could be made to the code through this text amendment request. Additionally, a PowerPoint presentation was displayed to reference during the explanation. (PP added to packet, post meeting)

ii. Applicant Testimony

Greg Blackmore (Blackmore Planning), Principal Planner for Sagebrush provided detailed testimony on the requested changes, their reasoning and provided a PowerPoint presentation of their vision and the changes they are requesting. (PP added to the packet, post meeting)

iii. Open Public Testimony

Gary Wiedeman, Resident, expressed concern with Caldwell Traffic, as well as reiterating his earlier concerns from the prior public hearing.

Scott Asla, Non-Resident, stated that he has been aware of this project for years, That the plans are very well thought out and he is excited, as this will be a great place for the people of La Pine to live.

Lois Schultz, Resident, is concerned about the parking aspect of having the commercial mixed-use next to the Crescent Creek Development.

iv. Applicant Rebuttal

Greg Blackmore (Blackmore Planning), Principal Planner for Sagebrush provided detailed testimony on the requested changes, their reasoning and provided a PowerPoint presentation of their vision and the changes they are requesting. (PP added to the packet, post meeting)

Vicki Russell, Sagebrush Development Representative, reminded the room that everything would be per code, this includes the lighting for commercial and residential areas and the parking for any commercial area. She stated that their goal is to make it a community not just houses and they are making all efforts to build a wonderful place in La Pine.

Greg Blackmore, Sagebrush Planner, stated that the team is happy to go over any specific item or concern that the public or commission has regarding their requests on the agenda. He stated that the Russell's have been in this community for many years and owned this property for fifteen waiting to make it just right. He stated that this is a legacy project for them.

v. Deliberations

Gillette – asked if there would be fencing on Caldwell. Vicki Russell said yes, it would be similar to Crescent Creek so it ties in, a community feel.

Hatfield - asked if the landscaping would be similar to Crescent Creek. Vicki Russell and Vic Russell said there would be more ponderosas and less lodgepoles, deciduous trees and yes, similar to Crescent Creek.

Van Damme – asked what, if any, research had been done on multi-use building? Vicki and Vic Russell mentioned how successful these types of work/live cmx buildings have been in Bend. Vic stated that the goal is to have a family orientated community, no amazon type business and offer condominiums into the market place here.

Tammy Wisco – reminded the room that the public hearings being heard tonight are not about design and there would likely be refinements to maps and other items before any of this went to council.

Smith - stated that he would like to see more maps to help explain the legal items and boundaries when this was presented to council.

Vic Russell – wanted to also mention that when they looked into the types of people who would be interested in mixed use, condo living, they found that millennials and boomers alike wanted the same size housing.

Gary Wiedemen – asked for the opportunity to say one more thing and Russ Smith allowed another comment. He stated similar concerns to his previous comments which are on file and in the packet as an add-on.

vi. Close Hearing

Smith closed the hearing

I move to recommend to City Council 02CA-19 and 02-ZC-19, to change the designation and zones from residential master plan and open space/parks to residential master plan and mixed-use commercial, as shown in the applications' proposed maps for tax lots 200 and 202 on the Deschutes County Tax Assessor's Map 22-10-11, made by Hatfield. Seconded by Cameron. No objections; unanimously approved.

6. Public Hearing – 02ZC-19 Zone Change Tax Lots 22-10-11-200 and 202

Request to change RMP Zone to CMX and RMP

Hearing Opened and Heard along with 02CA-19; comments, deliberations and recommendation all done at the same time, please see items above for clarification.

a. Open Public Hearing

i. Staff Report

ii. Applicant Testimony

iii. Open Public Testimony

iv. Applicant Rebuttal

v. Deliberations

vi. Close Hearing

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

8. Public Comments:

Gary Wiedeman – Resident, asked for clarification on what was approved. Council advised it was a recommendation not an approval and would need to be heard at a City Council meeting to be approved. They also recapped the approvals.

9. Staff and Committee Comments

Melissa Bethel – provided a city update on projects, grants and the Memorial Wall which will be visiting La Pine next year.

10. Adjourn

Adjourned at 7:48pm