



## CITY of LA PINE PLANNING COMMISSION MINUTES

Tuesday, December 3rd, 2019

**5:30 p.m.**

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97739

1. Call to Order

Chair Russ Smith called the meeting to Order at 5:36 pm

2. Establish Quorum

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

Absent w/ Prior Notice: Jane Gillette

Staff Present: Tammy Wisco, Planning Consultant and Kelly Notary, Admin Asst.

3. Pledge of Allegiance

Led by John Cameron

4. Added Agenda Items

Any matters added at this time will be discussed during the "Other Matter" portion of this agenda.

5. Approval of Prior Meeting Minutes

a. October 30<sup>th</sup>, 2019

b. November 12<sup>th</sup>, 2019

c. November 20<sup>th</sup>, 2019

**Motion to approve the consent agenda, by Hatfield, seconded by Cameron, unanimously approved.**

6. Public Hearing - Continuation -Proposed 60-lot Subdivision 01SUB-19

60-Lot subdivision and associated infrastructure in the La Pine residential single family (RSF) zone.

**Correction subdivision is 61 lots not 60 at the time of this hearing.**

a. Open Public Hearing

Smith opened the public hearing for both 01SUB-19 and 02VA-19

i. Staff Report

**Tammy Wisco** read the quasi-judicial statement regarding both matters. She presented her staff report and power point presentation – which will be added to the packet for reference. The Staff Report provided the Commission ample opportunity to discuss some items that Staff wanted input on and did

not have a particular recommendation before hearing Commission thoughts, as well as other areas where Staff did have recommendations based on code.

ii. Applicant Testimony

**Chris Schmoyer, Planner**, provided information on the subdivision, phasing and spent time answering the questions staff had proposed to the committee in the staff report regarding Bassett being finished ahead of their proposed schedule, fire alleys and access, whether there was a need for Streets A & B to continue into southern property.

**Tim Weishaupt, Engineer**, discussed variance issues with streets and side yards, explained their phasing and provided further information on the questions proposed by staff to the committee in the staff report.

**Patrick Trowbridge, Property Owner**, provided a narrative on what he and his business partner had in mind for the property. Explained some of the decisions and needs for the variances being requested and answered questions from the Commission pertaining to set backs, design. He also stated his commitment to make this a beautiful and functional neighborhood for those people who want the rural feel of a large lot with city amenities and services close by.

iii. Open Public Testimony

None Present

iv. Applicant Rebuttal

Discussion regarding the conditions and variances took place between the committee and applicant, specifically regarding ADU's, setbacks, potentially having CC&R's and/or an HOA and additional items regarding both the SUB and VA submittals. All of the points and questions posed by Staff regarding both the subdivision itself and the variances were discussed between the commission and the applicant.

v. Deliberations

Several points were discussed in deliberation to include the need to extend Streets A & B (north/south routes) to the land south of the subject property. It was the consensus of the Commission that those did not need to be extended for further use due to the nature and zoning of the property to the south. The 20' fire alley/access road per the applicant's current plan and its sufficiency to comply with code and the concerns of the Fire Chief in La Pine and the Fire Marshal. The consensus was that it did seem sufficient and since it complies with code there was no need to make changes to that plan or recommendation from Staff. Discussion took place based on comments Chair Smith made on whether Riley Drive should have to be extended all the way through the subdivision in similar fashion to Heath and Bassett (per the existing plan submitted at the time of the hearing). After some discussion VanDamme, Hatfield and Cameron were okay with Riley not cutting through and Smith still felt it should, but did not take the matter to a vote and the issue was not a part of the original staff report questions, so it was considered resolved. Riley would stay per submitted plan. Discussion continued about the variances requested, setbacks were discussed at length.

vi. Close Hearing

Smith closed the meeting and called for a break allowing Staff time to write up appropriate motions based on all that was discussed and decided over the course of the meeting.

7. Public Hearing – Continuation - Variance Request 02VA-19

25% Variance request for all setbacks in the above proposed subdivision

**Opened and Discussed with the item above no additional notes for this section**

a. Open Public Hearing

i. Staff Report

- ii. Applicant Testimony
- iii. Open Public Testimony
- iv. Applicant Rebuttal
- v. Deliberations
- vi. Close Hearing

**Motion by Cathi Van Damme to adopt the recommended findings and conditions of the staff report for file 01SUB-19 approved with the following exceptions:**

1. The east-west multi-use path shall be constructed from the eastern to western property boundaries of the subject property no later than Phase 2. The extents of the path within Phase 2 shall be paved; the remainder can be compacted gravel, after review and approval by the City Engineer.
2. Bassett Drive and associated infrastructure shall be constructed in its entirety no later than Phase 3. The phasing plan can be refined to include additional lots along Bassett Drive in this phase.

**Seconded by Cameron. No objections, unanimously approved.**

**Motion by Cameron to approve the following requested variances of file 02VA-19 for the subject property. Any requested variances not included in this motion are not approved.**

1. 25% street-side yard setbacks reduction throughout subdivision (15' street-side yard).
2. Rear yard setbacks for accessory buildings (15' rear yard setback adjacent to only accessory structures).
3. For the western row of homes abutting Huntington Meadows, a minimum 5-foot side setback adjacent to the fire access alleys, with a combined 15-foot total side setback for those lots.

**Seconded by Hatfield. No objections, unanimously approved.**

8. Other Matters: Only those matters properly added to this Agenda under line item No. 4  
NONE

9. Public Comments:  
NONE

10. Staff and Committee Comments

Wisco mentioned that we would not be meeting in again in December, but potentially in January for further submittals regarding Sagebrush.

Notary stated that public works crewmembers have been posting notices on cars regarding parking in right of ways, swale areas and snow zones within city limits and do plan to enforce this and tow vehicles per our city code for violations.

11. Adjourn

Meeting Adjourned by Russ Smith at 9:22pm

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