

LA PINE CITY PLANNING COMMISSION MEETING AGENDA

Regular Meeting

Wednesday, March 21, 2012 – 5:30 PM
16345 Sixth Street, La Pine, Oregon 97739
City Hall, Council Chambers

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 for Items not on the Agenda
6. Approval of Planning Commission Meeting Minutes
- February 15, 2012 Meeting Minutes
7. Goals and Priorities
8. Review of the Comp Plan and Zoning Map
9. Review of Training Resources and Materials
10. Planning Commissioner Reports
11. Other Matters
Only those matters properly added to this Agenda under line item No. 4
12. 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 to Patti Morgan at (541) 536-1432.

LA PINE CITY PLANNING COMMISSION MEETING MINUTES

Regular Meeting

Wednesday, March 21, 2012 – 5:30 PM
16345 Sixth Street, La Pine, Oregon 97739
City Hall, Council Chambers

1. Call to Order

Chair Ward called the meeting to order.

2. Establish Quorum

Roll Call

Chair John Thomas
Commissioner Doug Ward
Commissioner Norman McClung
Commissioner Justin Vetanen

Quorum Established

Deborah McMahon, DMC Inc., was present via telephone conference.

3. Pledge of Allegiance

Commissioner Norman McClung led the 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.

City Manager Steve Hasson gave a brief introduction on his background in planning. He also discussed that hopefully the final review of the Comprehensive Plan by DLCD (Dept of Land Conservation and Development) will occur in July. City Manager Hasson also said he read the IGA (Intergovernmental Agreement) with the County for planning services to July 1st. He stated he would like to push the expiration date on that IGA out to August 1st. City Manager Hasson discussed the concerns he had to the back-up materials for the Historical Codes Ordinances and provided the Commission with those changes. He said he asked to have the Ordinances continued to the next regularly scheduled Council Meeting on April 11th so he would have time to review them and address his concerns. City Manager Hasson also stated he had to re-write some of it because it needed a stronger sentence structure. He said he has shared the changes with Deborah McMahon, the planning consultant for the City. City Manager Hasson stated on the Comprehensive Plan materials he had made no changes. He said it was really the code enforcement that he made changes to and in no way was trying to be disrespectful to the work that Pat Kliewer had done. City Manager Hasson also said he will be bringing back the sign ordinance to the Commission. He said, in his opinion, that the current sign ordinance is way too lengthy. City Manager Hasson stated he is a minimalist when it comes to property rights and the Fifth Amendment. He also said the local jurisdiction ought to be the one that is tough with land use regulations instead of the State.

4. Public Comments for Items not on the Agenda

None.

6. Approval of Planning Commission Meeting Minutes
 - February 15, 2012 Meeting Minutes

A motion was made by Vice-Chair Thomas and seconded by Commissioner McClung to approve the Minutes from February 15, 2012.

<u>Vote as follows:</u>	<i>AYE</i>	<i>NAY</i>
<i>Chair John Thomas</i>	<i>X</i>	
<i>Commissioner Doug Ward</i>	<i>X</i>	
<i>Commissioner Norman McClung</i>	<i>X</i>	
<i>Commissioner Justin Vetanen</i>	<i>X</i>	

Motion passed unanimously.

7. Goals and Priorities

Vice-Chair Thomas stated that a goal could be having DLCD completely satisfied this year. Chair Ward stated that DLCD had some strange ideas. One of their ideas is no one should have a house on any acreage, just a lot. He said Deborah McMahon, planning consultant, had done a good job of communicating the community's needs to DLCD. Ms. McMahon said that the number one goal should be to finalize the comprehensive plan process and the implementing process. She said they push at every meeting to get the DLCD to understand that La Pine is not like other cities. Ms. McMahon said that the public wanted codes written for their needs.

Vice-Chair Thomas thought another goal, for this year, would be getting a planning department up and running in La Pine. He said he was excited to have a planner come onboard as the City Manager.

Chair Ward stated that one of their goals would be what the Planning Commission should recommend to the City in so far as signage, traffic, nuisance, etc. City Manager Hasson said he recently purchased a camera and camcorder for the City to do code enforcement in the City. He said when you send out an enforcement letter you want to send along a picture of what is the issue. City Manager Hasson said as long as the Sheriff is onboard you can go on a gradual enforcement process. He said the first step is to talk with the homeowner prior to sending out letters. City Manager Hasson said then letters are sent out with an eventual letter from the City Attorney prior to taking action to prosecute.

Ms. McMahon stated that it is important to prioritize enforcement goals. She said things that effect property value should rise to the top. Ms. McMahon said public safety is number one. She suggested categorizing things in accordance with the ordinances that are enforced. Ms. McMahon said they cannot respond to every concern, it would be too time consuming. Vice-Chair Thomas suggested doing public outreach to make residents aware of these issues. City Manager Hasson stated that he likes to do demand/delivery. That is, unless it is really outrageous he waits until the problem comes to the City. He suggested making a list of ten things that are the most nuisance issues. City Manager Hasson stated that he would do a comparison of the top ten nuisance issues with his past employer, the City of Kuna. He said the top ten for there would probably be similar to here.

8. Review of the Comp Plan and Zoning Map

Deborah McMahon stated that as strategy and as a way to be more effective they had talked about the Chamber of Commerce becoming a partner with any enforcement plan. She said it would be good to have as much outreach and public involvement as possible for enforcement.

9. Review of Training Resources and Materials

City Manager Hasson said he will bring his books on planning to be included with the current planning commission library. He also thought it was important that the Planning Commissioners be members of the APA (American Planning Association). City Manager Hasson said that land use planning is critical. He said they must be careful of how they apply codes and procedures to not impair the economic engine.

There was also a brief discussion of the lot subdivision that St. Vincent de Paul's have applied for with the County.

10. Planning Commissioner Reports

Chair Thomas recommended that the Commissioners take some seminars offered through the League of Oregon Cities. He said the City will reimburse for training opportunities. He said being a Planning Commissioner is a very important job.

Chair Ward stated that he will not be able to attend the April 18th Planning Commission meeting as he will be on vacation. He also discussed the Board Training Retreat scheduled for March 23rd/24th. The Commission decided on a start time of 5:30 pm for the April 18th meeting.

11. Other Matters

Only those matters properly added to this Agenda under line item No. 4

City Manager Hasson said the whole issue of land use planning is very complicated. He said they have to take into consideration all the differences of each parcel. City Manager Hasson said that you want in a community every property to have value as it can be developed. He said the challenge is how do you have rules that work and still allow for development and growth.

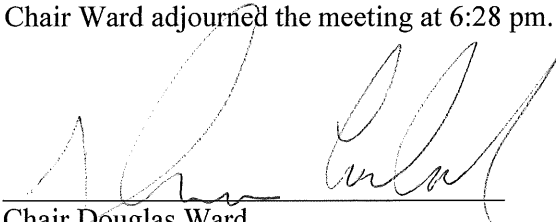
12. Adjourn

A motion was made by Chair Ward and seconded by Commissioner Vetanen to adjourn the meeting.

<u>Vote as follows:</u>	<i>AYE</i>	<i>NAY</i>
<i>Chair John Thomas</i>	X	
<i>Commissioner Doug Ward</i>	X	
<i>Commissioner Norman McClung</i>	X	
<i>Commissioner Justin Vetanen</i>	X	

Motion passed unanimously.

Chair Ward adjourned the meeting at 6:28 pm.


Chair Douglas Ward

Attest


Lori Martin, City Recorder/Finance Officer