



CITY of LA PINE PLANNING COMMISSION MINUTES

Wednesday, February 19, 2020

5:30 p.m.

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97739

1. Call to Order

Called to order by Russ Smith

2. Establish Quorum

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

Staff Present: Tammy Wisco, Planning Consultant, and Tracy Read, Accounting Clerk.

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. See other matters.

Commissioner Smith requested the election of a chairperson be added to the agenda.

5. Approval of Prior Meeting Minutes

a. January 15, 2020

It was noted that Jane Gillette was not in attendance at this meeting. Motion to approve the meeting minutes from January 15, 2020 by Hatfield and seconded by Cameron. No objections; unanimously approved with correction.

6. Public Hearing – 01QP-19

01QP-19: Quadrant plan for Quadrants 1a, 1b, and 1d of the Newberry Neighborhood Planning Area (NNPA) Overlay Zone.

Russ Smith opened the public hearings for 01QP-19 and 02SUB-19.

a. Open Public Hearing

i. Staff Report

Tammy Wisco read the quasi-judicial statement regarding both matters, calling for ex parte communications and potential conflicts of interest. Teri Myers recused herself from the hearing as she is related to the Applicant. Wisco then delivered the staff report, reviewing late day changes, and provided a power point presentation. There was discussion regarding an ODOT request to keep this record open for 14 days as well as their request for mitigation.

ii. Applicant Testimony

Greg Blackmore, Principal Planner, and Vicki Russell and Randy Akacich, Applicants, provided power point presentations reviewing the quad plan and showing concept drawings of residential and retail structures in keeping with the Cascadian development theme. Vicki stated the Applicants feel it is important to provide quality, affordable family homes in a community environment. She further stated there will be a CC&R to help ensure the area remains well maintained, so it looks as good ten or twenty years down the road as it does when the area is new.

Joe Best, Traffic Engineer, gave a power point overview of the traffic study and plans for improvements.

iii. Open Public Testimony

Carl and Sara Mesaros, Crescent Creek residents. Expressed concern regarding additional traffic on Huntington. Also asked about replanting of the trees which have been removed.

Joe Best, Traffic Engineer, responded at Commissioner Smith's request. Spoke about the turn lanes to be constructed on Huntington Road, which will make almost the entire roadway 3 lanes wide. The goal is to lower traffic speeds on the road to about 35 mph. He also addressed parking behind the commercial building, stating there will be 85 spaces accessible from Caldwell and Memorial.

Mark O'Brien, Crescent Creek resident. Asked for further clarification on how traffic from this development will flow into Crescent Creek and speed limits in the area.

Best responded with further clarification on the TSP. There was general discussion regarding speed limits in the area.

Mac Robison, Crescent Creek resident, submitted a written request regarding the capability of the water and sewer infrastructure to accommodate the new homes. Commissioner Smith provided a brief update on water/wastewater expansion.

Dean Sathrum, Crescent Creek resident. Asked about the timeline for phase 1, and also stated he is bothered by on street parking. Wisco stated phase 1 has a two-year deadline for filing. Sathrum also stated the construction traffic currently in the area moves at a high rate of speed. Wisco stated city code does not regulate on street parking, this would be regulated by the HOA.

iv. Applicant Rebuttal

See above, Applicant responded during public testimony.

v. Deliberations

Wisco provided the commission with two options in light of the ODOT request. One, to keep the hearing open and continue it at a date certain, or the other to close the hearing and continue to accept public comment. There was general discussion and commission agreement to close the hearing and continue to receive public testimony. Commission asked Applicant if they wished to waive the 7-day rebuttal period at the end of this 21-day time period, to which Applicant requested not to waive it at this time but to have the option to do so at the end of 14 days.

vi. Close Hearing

Motion by Cameron to close the hearing and continue to receive public testimony for an additional 7 days. Second by Van Damme. Applicant requests to keep the rebuttal period open with the option to waive it at the end of the 14-day period.

7. Public Hearing – 02SUB-19

02SUB-19: Subdivision tentative plan for 192 residential lots, 2 commercial lots, 4.62 acres of parks, 1 acre of open space, and associated infrastructure.

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 Cameron to close the hearing and continue to receive public testimony for an additional 7 days. Second by Van Damme. Applicant requests to keep the rebuttal period open with the option to waive it at the end of the 14-day period.

8. Other Matters: Only those matters properly added to this Agenda under line item No. 4
Election of new chairperson. Myers nominated Smith to continue, Hatfield seconded. Smith nominated Cameron.
After general discussion it was agreed Smith will continue as chairperson.

9. Public Comments
None

10. Staff and Committee Comments
None.

11. 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 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