

LA PINE CITY PLANNING COMMISSION PUBLIC HEARING

Wednesday, Nov. 17th - 6:00 PM

51340 Highway 97, La Pine, Oregon 97739

South County Building Meeting Room

1. Call to Order
2. Establish Quorum
3. Pledge of Allegiance
4. Public Hearing – Introduction of Draft Zoning Codes and Map Changes
Deborah McMahon, DMC Consulting Services, LLC
James Lewis, Foreterra LLC
 - i. Preliminary Commission Procedures
 - ii. Open Public Hearing
 - iii. Staff (or consultant) Report
 - iv. Public Comments
 - v. Close Public Hearing or Continue Hearing to Later Date
5. 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 PUBLIC HEARING MINUTES

Wednesday, Nov. 17th - 6:00 PM
51340 Highway 97, La Pine, Oregon 97739
South County Building Meeting Room

1. Call to Order

Chair Thomas called the meeting to order at 6:03 pm.

2. Establish Quorum

Roll Call

Present Were:

Chair John Thomas
Vice Chair Gloria Fleming
Cmsr. Virginia Classen
Cmsr. Linda Maggard

Deborah McMahon, DMC Consulting Inc., and James Lewis, Foreterra LLC were also in attendance as staff planning consultants.

3. Pledge of Allegiance

The Pledge of allegiance was led by Deborah McMahon.

4. Public Hearing – Introduction of Draft Zoning Codes and Map Changes

Deborah McMahon, DMC Consulting Services, LLC
James Lewis, Foreterra LLC

i. Preliminary Commission Procedures

Chair Thomas read a statement summarizing the procedures for the Hearing.

ii. Open Public Hearing

No Commissioners expressed any conflict of interest regarding the matter to be discussed at the Hearing.

iii. Staff (or consultant) Report

Deborah McMahon gave a broad overview of the issues so everyone could understand where the commission started from. She said the codes implement the policies and procedures from the Comprehensive Plan. Ms. McMahon stated that they will be reviewing a draft procedures ordinance, a sub division (land division) ordinance, sign code ordinance, lighting ordinance (Planning Commission has taken a strong view to make sure lighting is shielded and pointed downward), Systems Development Charge mitigation framework (how an SDC was in place and how it would be implemented). She said they want to hear from the public for any comments regarding these codes.

00:14:18

iv. Public Comments

Mike Shields, area resident, stated he had a problem with the density issue because there could be a real problem with buildings only nine feet apart and heavy snow falling in-between buildings and also with a cul-de-saq causing an expensive removal of snow for the City since there would be no place to push it.. He said that in these cases there is no place to push the snow to so the City would incur a high expense to remove the snow. Deborah McMahan stated that they set fairly generous setbacks for the zones to avoid these kinds of problems from occurring.

Charles Williams, area resident, stated that the only thing important to a developer is the set-back, that is critical as to how much money will be involved because of the cost of land. He complained that if these new set-backs applied in the Crescent Creek subdivision about one-third of the residences would have too small of set-backs. Deborah McMahan stated that the County current standards for new neighborhoods, like Crescent Creek, would not be affected by these new set-backs.

John Jenings, Department of Land Conservation Division, stated that he was there to watch and learn and that the set-backs caught his eye but now he understands it better having attended this meeting.

Linda Crew, area resident, also discussed the setbacks and lot consolidation. Ms. McMahan said the setbacks will apply from the perimeter of a property.

Mark Halvorsen, area resident, had some questions about the zoning for the commercial and mixed use zoning codes.

Hugh Gobler had a question about driveways and their design. Deborah McMahan said that the city has not established a Public Work department yet, so driveway design has not yet been addressed in the zoning ordinances.

00:45:00

Deborah McMahan reviewed the comp plan and zoning plan map and discussed the various categories and designations included in the maps. Ms. McMahan stated that, from the comp plan, it was decided that there would be mixed use and also there was a need to recognize the greater flexibility and protection of the open spaces.

Vicky Jackson, area resident, asked about additional structures like shops and barns on various properties. She also expressed concern about the limitation on animals on a property. Deborah McMahan stated that the Planning Commission was aware of a number of complaints about horses and so had decided to limit horses to at least a one acre lot size with a maximum of two horses per acre.

01:08:04

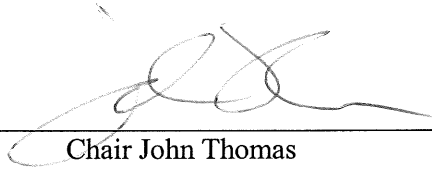
Bob Reed asked about the commercial zoning. Deborah McMahan stated in dealing with commercial use, it's important to make sure that industrial lands are preserved for economic development. The Planning Commission decided to continue the Hearing specifically in regard to Reed Road Industrial and Newberry Business Park zoning as light industrial.

v. Close Public Hearing or Continue Hearing to Later Date

The Commission decided to continue the Public Hearing to Tuesday, Dec. 14th, 2010 beginning at 6 pm at the South Deschutes County Conference Room. In addition, the written record will be left open seven days from today (November 29th) for people to submit comments, etc.

5. Adjourn

The Hearing was continued to December 14th at 6 pm.



Chair John Thomas

Attest:



City Manager/Recorder Rick Allen