

LA PINE CITY PLANNING COMMISSION MEETING AGENDA

Wednesday November 17, 2010 - 4:00 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. 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
October 13, 2010 Work Session Minutes
October 20, 2010 Regular Meeting Minutes
October 20, 2010 Open House Meeting Minutes
7. Continued Discussion on Zoning Ordinances
8. Planning Commissioner Reports and Staff Update
9. Other Matters
Only those matters properly added to this Agenda under line item No. 4
10. 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

Wednesday November 17, 2010 - 4:00 PM

51340 Highway 97, La Pine, Oregon 97739

South County Building Meeting Room

1. Call to Order

John Thomas called the meeting to order at 4:05 pm.

2. Establish Quorum

Roll Call

Present Were:

Chair John Thomas

Vice Chair Gloria Fleming

Cmsr. Virginia Classen

Cmsr. Linda Maggard

3. Pledge of Allegiance

Cmsr. Classen 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.

9a) Councilor position on Planning Commission

9b) December 8th Meeting Conflict

5. Public Comments for Items not on the Agenda

Ken Mulenex, area resident, stated he had some questions about conditional use permitting. The commission said they would be covering some of those issues during the two meetings today.

6. Approval of Planning Commission Meeting Minutes

October 13, 2010 Work Session Minutes

October 20, 2010 Regular Meeting Minutes

October 20, 2010 Open House Meeting Minutes

Cmsr. Classen stated that on the October 20th Regular Meeting Minutes, on page three, 'treated' was misspelled. She also said on the Oct. 20, 2010 Open House Meeting Minutes, third paragraph on page 3, should have quotation marks 'she advised....'

A motion was made by Vice Chair Fleming and seconded by Commissioner Classen to Approve the Oct. 13, 2010 Meeting Minutes, October 20, 2010 Regular Meeting Minutes and the October 20, 2010 Open House Meeting Minutes with corrections as noted.

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Chair John Thomas</i>	<i>X</i>	
<i>Vice Chair Gloria Fleming</i>	<i>X</i>	
<i>Commissioner Virginia Classen</i>	<i>X</i>	
<i>Commissioner Maggard</i>	<i>X</i>	

Motion passed unanimously.

00:07:47

7. Continued Discussion on Zoning Ordinances

Deborah McMahon passed out the revised zoning ordinances as well as the other ordinances that had been reviewed over the past couple of months and had some changes made to them. She said the site plan review and conditional use and various uses have been added into the index. Ms. McMahon stated that through the zoning ordinances they have identified uses for different areas of the community and then as the City of La Pine takes jurisdiction there will be some sort of a review process on how new uses are constructed. (She said this is the basis for the checklist that will be used for the applications.) Ms. McMahon stated that there are broad purposes that match things that are in the comprehensive plan. She said changing a use requires site plan approval. Ms. McMahon recommended a pre-application process with staff to make the codes accessible. She said to make things convenient you can consolidate your land use requests so if you need a site plan and variance it could be done altogether.

Ms. McMahon said that drawings are necessary so it is clear if setbacks are within the guidelines. She said they need to have flexibility because sometimes the planning staff will ask for things that are not on the checklist because the City may need additional information to make ensure compliance with the codes. Ms. McMahon stated that occasionally a boundary survey will be needed before a permit can be issued to make sure the setbacks are correct. She said the evaluation criteria on whether things reflect and harmonize with the characteristic of the adjacent sites is discretionary.

Ms. McMahon stated that people put in the things that are required like a performance assurance for landscaping, if it has to be done it is installed prior to occupancy or a bond is put into place. She said the planning staff should be very concise with these requirements to make sure they occur. Ms. McMahon stated that they are asking for landscaping areas for different type of developments, greater density will have more open space with landscaping.

Ms. McMahon discussed conditional uses that require more thought because they are not the primary use and may have industrial usage, etc., they will need more review. She said it is important to create criteria that allows the City to regulate those uses. Ms. McMahon stated that when there is a change of ownership on a property, the new owner should be required to come to the planning department and make sure they are in compliance with the permitted uses. James Lewis recommended having a code enforcement manual to deal with violations.

Deborah McMahon stated that a planner can grant a conditional use but will need to make findings as to whether it is appropriate or not; make sure the use is compliant with the zoning and does not impact neighboring process; limit height as well as other criteria. She said sometimes a conditional use permit will need to be bonded to see that the applicant follows through and does what they were required to do.

Ms. McMahon stated that variances mean you are varying the code for a unique situation and it is typically something that is unusual and that they did not create the problem themselves.

Deborah McMahon stated that they looked for a way to blend uses, not mandate them, so they looked at mixed use as a tool for putting density where it made sense and also preserving the character of an area. She said that the range for density for Neighborhood One is a maximum of twelve units per acre and the minimum is eight units per acre with lot sizes ranging from 2,400 up to 15,000 square feet for the different neighborhoods. Ms. McMahon said that there is a range of densities that go from two units per acre up to twelve units per acre with Neighborhood One having the highest density.

8. Planning Commissioner Reports and Staff Update

Not discussed due to time limit constraint.

9. Other Matters

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

Not discussed due to time limit constraint.

10. Adjourn

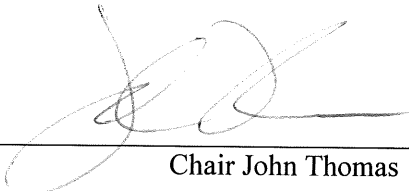
A motion was made by Commission Classen and seconded by Vice Chair Fleming to Adjourn the meeting.

Vote as follows:

	<i>AYE</i>	<i>NAY</i>
<i>Chair John Thomas</i>	<i>X</i>	
<i>Vice Chair Gloria Fleming</i>	<i>X</i>	
<i>Commissioner Virginia Classen</i>	<i>X</i>	
<i>Commissioner Maggard</i>	<i>X</i>	

Motion passed unanimously.

Chair Thomas adjourned the meeting at 5:46 pm.



Chair John Thomas

Attest:

City Manager/Recorder Rick Allen