

# LA PINE PLANNING COMMISSION MEETING AGENDA

Wednesday, May 19, 2010 - 4:00 p.m.

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” of this Agenda or such other time selected by the Planning Commission.
5. Approval of Minutes  
April 21, 2010 – Planning Commission Meeting Minutes
6. Deschutes County Permit Action - Permit Processing and Evaluation Criteria  
  
Deborah McMahon  
James Lewis
7. Update and Pick Names for Neighborhood Contest  
  
John Thomas
8. Update on Recruitment for Planning Commissioner and Transportation Advisory Committee Members  
- Two Applications for Review
9. Issuing of a Land Use Compatibility Statement/Application for General Air Contaminant Discharge Permits
10. Planning Commissioner Reports and Staff Update
11. Other Matters  
Only those matters properly added to this Agenda under line item No. 4 will be discussed at this time.
12. Public Comments for Items not on the Agenda
13. 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 Luana K. Damerval at (541) 536-1432.

# LA PINE PLANNING COMMISSION MEETING MINUTES

Wednesday, May 19, 2010 - 4:00 p.m.  
51340 Highway 97, La Pine, Oregon 97739  
South County Building Meeting Room

1. Call to Order

Chair Thomas called the meeting to order at 4:08 pm

2. Establish Quorum

Roll Call – delayed until Cmsr Maggard arrived.

Present Were:

Chair Thomas

Cmsr. Classen

Cmsr. Maggard – arrived at 4:20 pm

Absent Were:

Vice Chair Fleming – excused by prior arrangement

Councilor Don Greiner was also in attendance as a Council representative.

3. Pledge of Allegiance

Councilor Greiner 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” of this Agenda or such other time selected by the Planning Commission.

Discussion on Signage and Encourage Compliance (offer grants) prior to Enforcement - Cmsr Classen

5. Approval of Minutes

April 21, 2010 – Planning Commission Meeting Minutes

Chair Thomas asked that the following addition be made:

- Page 3, fifth paragraph down, and add the word “difference” to the sentence, “He said building is a little...”

**A motion was made by Commissioner Classen and seconded by Commissioner Maggard to Approve the April 21, 2010 Meeting Minutes with one change as noted.**

***Vote as follows:***

***Chair John Thomas***

***AYE***

***NAY***

***X***

***Commissioner Classen***

***X***

***Commissioner Maggard***

***X***

**Motion passed unanimously.**

6. Deschutes County Permit Action - Permit Processing and Evaluation Criteria

Deborah McMahon  
James Lewis

Ms. McMahon reviewed the permits that have been issued by Deschutes County over the past month. James Lewis, Forterra LLC, stated that Deschutes County will still make the developer meet all the original conditions of the conditional use permit. Ms. McMahon stated if the City was flush with funds they might be able to offer more incentives to a developer.

James Lewis stated that the only thing that Planning will check during the building permit stage is setbacks, heights, some of those standard things. He said this is sometimes done by the Building Department even though there are provisions that come out of the building codes. Mr. Lewis said if the City hired a Planner tomorrow, they would be the person to enforce zoning codes. He said it would be the County's codes that they would be enforcing. Mr. Lewis said it becomes a budgetary issue, it becomes a control issue.

00:28:21

James Lewis said that there are no new land use applications to look at yet. Chair Thomas stated that some time in the future he believes La Pine will be really taking off. He said to delay on the existing service station's application (Traux) could have economic ramifications for the area.

Deborah McMahon read through and explained some of the terminology that was on the paperwork that Vice Chair Fleming had submitted for the agenda packet. James Lewis stated that sometimes you see block sizes that are shorter than normal, you can include easements for walking trails rather than go the one size fits all that La Pine does not want. Deborah McMahon stated, in regard to parks, that the Planning Commission can work with the Parks District as well as consider the carrying capacity of the land because La Pine has a high water table. She also suggested staying away from ornamental light bases. Ms. McMahon said that people want it dark, that do not want bright lights shining into their back yards.

00:37:50

Ms. McMahon stated that they will develop, through the subdivision ordinance, basic standards for what a local road is, what collector roads are and the basic arterials. She said the only other designation will be a State road. Ms. McMahon stated that La Pine needs RV parks as a traveling, resort community and she does not advise banning them. There was also a discussion of how there are several one acre lots in the La Pine area that are actually zoned RR-10. James Lewis said that the State considers anything less than ten acres and/or five acres not rural. He also said that if they want to develop internal lots of one acre the State considers them non-urban.

Deborah McMahon said as far as schools go, there may be one more school in the next twenty years and that would be an elementary school but it is not very likely.

00:48:05

7. Update and Pick Names for Neighborhood Contest

John Thomas

Deborah McMahon stated that the first selection for Neighborhood #1 should be Rosland Crossing. Chair Thomas said it was submitted by Delmar Olman who has served in the military on a ship, in the past.

Selection for Neighborhood #2 was the name Ranchside. It was decided to designate the winner for this name as Audrey Gulden.

The final neighborhood, Neighborhood #3 was awarded to Dan Varcoe, Chamber of Commerce, for Prairie Meadow.

It was decided that framed Resolutions would be presented to the winners at a City Council Meeting.

01:07:30

8. Update on Recruitment for Planning Commissioner and Transportation Advisory Committee Members  
- Two Applications for Review

Dennis Davis and Linda Johnston had submitted applications for the Planning Commission. Ms. McMahon stated that the Planning Commission should agree on some sort of selection process because of public perception. She also said realtors can be helpful on the Commission because they understand the databases that are used for decision making.

Cmsr Classen said that they were specifically looking for a Planning Commissioner with transportation experience to serve on the Transportation Advisory Committee. She asked Chair Thomas if he would be willing to be replaced on that committee. Chair Thomas responded that he would have no problem relinquishing that seat. He said, in his opinion, Dennis Davis is very well qualified.

Regarding applicants for the Transportation Advisory Committee, the five voting members are one from each of the three neighborhoods, a Board member from the Chamber of Commerce and a Planning Commissioner. Chair Thomas said that Linda Johnston would also be qualified for the Transportation Advisory Committee.

It was decided to ask Linda Johnston if she would consider serving on the Transportation Advisory Committee. There was also a discussion about keeping all the applications in a candidate pool and letting the applicants know that they will be considered for future openings.

**A motion was made by Commissioner Maggard and seconded by Commissioner Classen to direct staff to send a letter of recommendation stating that Dennis Davis be appointed as the Planning Commissioner and also be the representative on the Transportation Advisory Committee from the Planning Commission.**

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

**Motion passed unanimously.**

**A motion was made by Commissioner Maggard and seconded by Commissioner Classen to send a letter of recommendation to the City Council that Rene Schifano be appointed to the Transportation Advisory Committee.**

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

**Motion passed unanimously.**

It was also agreed that staff will contact Julie Rychard to determine if she is a Chamber member since she does not qualify to be on the Transportation Advisory Committee because she is a non resident. The Commission had consensus to find some way to involve her with the committee.

01:45:45

9. Issuing of a Land Use Compatibility Statement/Application for General Air Contaminant Discharge Permits

James Lewis stated that this application (Traux) should have gone to the County, not La Pine. He said the three considerations for this application would be, is it allowed in the zone, has it been permitted and is it pre-existing and non conforming.

Chair Thomas said he will contact the owner of Traux that submitted the application. Deborah McMahan said that there is no paperwork that needs to be done by the City on this matter.

01:52:43

10. Planning Commissioner Reports and Staff Update

Deborah McMahan said they will prioritize the different segments; she said she is getting community feedback that the visual things may be important to talk about first, which would include signage and subdivisions. She said they would get into the meaty issues with building ordinances later on.

Ms. McMahan stated that the BLM land transfer is one of those things that is a real critical issue and it does have a purpose that fits with the comp plan in terms of solar generation. She said she has a client in Prineville and he is very interested in building a business in La Pine. Ms. McMahan also said this could generate enough electricity for approximately 200 homes in the City of La Pine.

Chair Thomas suggested that the area north of the BLM land transfer would be good for RV sites. James Lewis stated that lease rates could generate many dollars to the community.

Cmsr Classen stated she would like to see the City have a volunteer booth at the La Pine Business and Volunteer fair to be held in the future.

Chair Thomas discussed a meeting with Peter Russell regarding TSP's (Transportation Service Provider) that he recently attended. He also discussed an Elizabeth Potter Historical Grant that will allow him to attend a historical/archiving workshop in Illinois around July 19<sup>th</sup>.

**A motion was made by Commissioner Maggard and seconded by Commissioner Classen to send a letter of recommendation to the City Council that Rene Schifano be appointed to the Transportation Advisory Committee.**

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

**Motion passed unanimously.**

It was also agreed that staff will contact Julie Rychard to determine if she is a Chamber member since she does not qualify to be on the Transportation Advisory Committee because she is a non resident. The Commission had consensus to find some way to involve her with the committee.

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11. Other Matters

Only those matters properly added to this Agenda under line item No. 4 will be discussed at this time.

12. Public Comments for Items not on the Agenda

Councilor Greiner gave a brief update on the budget process for fiscal year 2010-2011. He said the Planning Commission's training and materials were approved and also that there will be no increase in the tax rate for citizens of La Pine.

13. Adjourn

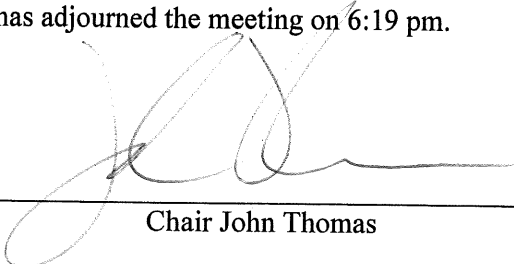
**A motion was made by Commissioner Classen and seconded by Commissioner Maggard to adjourn the meeting at 6:19 pm.**

*Vote as follows:*

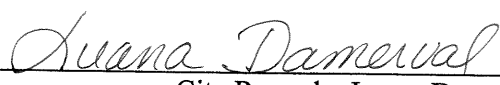
	<i>AYE</i>	<i>NAY</i>
<i>Chair John Thomas</i>	<i>X</i>	
<i>Commissioner Classen</i>	<i>X</i>	
<i>Commissioner Maggard</i>	<i>X</i>	

**Motion passed unanimously.**

Chair Thomas adjourned the meeting on 6:19 pm.

  
\_\_\_\_\_  
Chair John Thomas

Attest:

  
\_\_\_\_\_  
City Recorder Luana Damerval

