

**LA PINE CITY PLANNING COMMISSION AGENDA**  
**PUBLIC HEARING**

**Wednesday January 21, 2015**

**6:00 PM**

**City Hall**

16345 Sixth St, La Pine, Oregon 97739

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
6. Approval of Meeting Minutes
7. Discussion on Term Limits – Alonzo Rolando
8. A Public Hearing to Consider File CP/ZC 2014-13, a Land Use Application to Amend the City Comprehensive Plan Map and the Zoning Map on 8.4 Acres of Land Known as Lot 2 Newberry Neighborhood, in La Pine Oregon.
  - a) Open Public Hearing
  - b) Staff Report
  - c) Public Comments
  - d) Close Public Hearing
  - e) Commission Deliberations
9. Other Matters  
Only those matters properly added to this Agenda under line item No. 4
10. Planning Commissioner Comments
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 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 Patti Morgan at (541) 536-1432.

LA PINE CITY PLANNING COMMISSION MINUTES

PUBLIC HEARING

Wednesday January 21, 2015

6:00 PM

City Hall

16345 Sixth St, La Pine, Oregon 97739

1. Call to Order

Chair Ward called the meeting to order.

2. Establish Quorum

Roll Call

Chair Doug Ward

Commissioner Norman McClung

Commissioner Don Greiner

Commissioner Gloria Fleming

Commissioner Rolando Alonzo – absent by prior arrangement

**Quorum Established**

3. Pledge of Allegiance

City Planner Bill Adams 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.

Mr. Adams asked to add medical marijuana dispensaries. Gloria Fleming asked for a discussion on training sessions.

5. Public Comments

None

6. Approval of Meeting Minutes

**A motion was made by Commissioner Greiner and seconded by Commissioner McClung to Approve the Meeting Minutes.**

*Vote as follows:*

*AYE*

*NAY*

*Chair Doug Ward*

*X*

*Commissioner Norman McClung*

*X*

*Commissioner Gloria Fleming*

*X*

*Commissioner Don Greiner*

*X*

**Motion passed unanimously.**



Robert Krohn, who is the representative of the owner of the property that submitted the application, introduced himself. He said his role is as a consultant. He said they took a look at what would be the highest and best use for the property. Mr. Krohn said that in 2013 he conducted a housing-needs assessment. He said he came up with the conclusion that the highest need for the City, which the City also acknowledged, was a lack of affordable housing opportunities in the multi-family. Mr. Krohn said the property is within walking distance to the schools. He said currently the property was zoned as public facilities. He said a mixed use residential zone would be more applicable for development of the property. Mr. Krohn said they also did a demographic study of the surrounding area. He said the goal of the owner was to develop housing that is affordable. Mr. Krohn said the proposed development loan would be through US Bank. It qualifies for an affordable housing tax credit program that ensures a very low interest rate for the loan. He said the actual project is in revision. Mr. Krohn said the property was in private ownership for 21 years. He said rents would be kept at 30% of the median income for the area, based on the size of the household. There was also a discussion on housing vouchers that would be paid by the Housing Authority to qualified applicants. The entire project is for rentals only. There will also be five phases, over an approximate seven year period, to develop the full project. There was also a discussion about the upkeep of landscaping and adequate parking spaces for the project. Mr. Krohn said that double car garages will be built. Street parking would be for guests, not overnight parking. There was a discussion of possibly having a pre-school and daycare business on part of the property. A medical clinic was also being considered. Another one is with a dentist and a doctor business. These businesses would be developed in the commercial zone of the property. Mr. Krohn said more information will become available once the site plan is reviewed. He also said they have addressed drainage issues with the project and will save as many of the trees as possible for the layout.

c) Public Comments

Michael Carriger, area resident, said that Gordy had a lot of passion on doing this project, prior to his death. He said the project will really add to the community. Kitty Shields, former Mayor, stated she supported the zone change.

**No presentation opposing the application was presented.**

d) Close Public Hearing

Chair Ward Closed the Public Hearing.

A five minute break was taken at 7:00 pm.

The meeting was reconvened at 7:06 pm.

e) Commission Deliberations

Commissioner Fleming said she believed it was a good idea and would be a good benefit to the community. Commissioner McClung said he supports it as there is a need for more affordable housing in La Pine. He said he looks forward to receiving the site plan. Commissioner Greiner said he supported it but also wants to see the site plan. Chair Ward said he was in favor of the project. He said his main concern is if this is built, five years from now, he does not want to look at it and see it in bad shape. He said the owner needs to commit to keeping the project looking good.

**A motion was made by Commissioner McClung and seconded by Commissioner Greiner to Approve the Rezoning from PF to CRMX and also Amendments to the Comprehensive Plan and Zoning Map.**

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Chair Doug Ward</i>	<i>X</i>	
<i>Commissioner Norman McClung</i>	<i>X</i>	
<i>Commissioner Gloria Fleming</i>	<i>X</i>	
<i>Commissioner Don Greiner</i>	<i>X</i>	

**Motion passed unanimously.**

9. Other Matters

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

Mr. Adams said that he and the City Manager met with the City Attorney regarding medical marijuana dispensaries. He said a tentative map has no facilities within 1,000 feet of the schools. There was a discussion on the radius of a location for the dispensaries. Mr. Allen said the City Attorney is drafting up an Ordinance for the dispensaries. He said that the dispensaries have to come to the City with a State license. In other words, the State would do the background checks, etc. Mr. Allen suggested the open hours would be 9 am to 7 pm. He also suggested they be open seven days a week. Mr. Allen said they also wanted 1,000 feet from the public library. He said another suggestion was 1,000 feet, at least, between dispensaries. There was also a discussion on the zoning that would allow the dispensaries. There will be a business license required. Mr. Allen said the City will have the right to do an audit because of the tax collection. There was also a discussion on liability issues for the dispensaries. Mr. Adams said they need to have something in place so it is ready in April, for the Council, so it can become law by May 1<sup>st</sup>. He said that recreational marijuana will not be addressed at this time as it is still working its way through the Oregon State Legislature. Mr. Allen said that when the recreational marijuana is in place, the number of people using medical marijuana will probably go down.

Commissioner Fleming asked about training opportunities for Planning Commissioners. Mr. Adams said he has been thinking about it but has nothing firm at this point in time but will have something, shortly.

10. Planning Commissioner Comments

None

Mr. Allen said he has been working on code complaints in the City. He said he just did a pre-site planning meeting with an entity that will eventually come before the Planning Commission for approval.

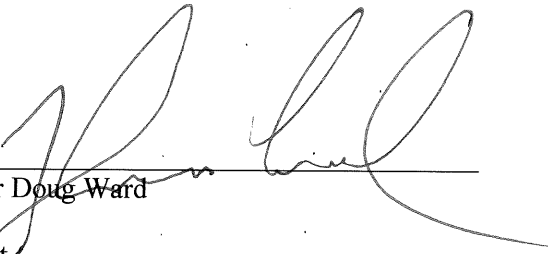
11. Adjourn

**A motion was made by Commissioner Fleming and seconded by Commissioner McClung to Adjourn the Meeting.**

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Chair Doug Ward</i>	<i>X</i>	
<i>Commissioner Norman McClung</i>	<i>X</i>	
<i>Commissioner Gloria Fleming</i>	<i>X</i>	
<i>Commissioner Don Greiner</i>	<i>X</i>	

**Motion passed unanimously.**

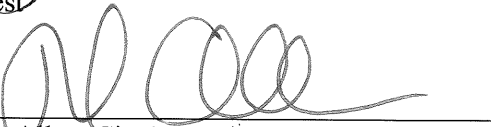
Chair Ward adjourned the meeting.



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Chair Doug Ward

Attest



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Rick Allen, City Recorder