

LA PINE CITY PLANNING COMMISSION AGENDA

Wednesday, April 15, 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. Ordinance No. 2015-03 An Ordinance Amending Ordinance No. 2012-05; Establishing Medical Marijuana Dispensaries as a Principal Use in Certain Zones; Superseding all Other Ordinances or Parts of Ordinances in Conflict Herewith; and Declaring an Emergency
 - a) Open Public Hearing
 - b) Staff Report
 - c) Open Public Comments
 - d) Close Public Comments
 - e) Commissioners Deliberation
8. Review Site Plan for La Pine Haven Mixed Use Development on Lot 2 Newberry Neighborhood
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

Wednesday, April 15, 2015

6:00 PM

City Hall

16345 Sixth St, La Pine, Oregon 97739

1. Call to Order

Chair Doug 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

Quorum Established

3. Pledge of Allegiance

Councilor Stu Martinez 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.

- Commissioner Fleming stated she wanted to discuss the summer schedule for meetings.

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:

	<i>AYE</i>	<i>NAY</i>
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<i>Chair Doug Ward</i>	<i>X</i>	
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<i>Commissioner Norman McClung</i>	<i>X</i>	
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<i>Commissioner Rolando Alonzo</i>	<i>X</i>	
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<i>Commissioner Gloria Fleming</i>	<i>X</i>	
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<i>Commissioner Don Greiner</i>	<i>X</i>	
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Motion passed unanimously.

7. Ordinance No. 2015-03 An Ordinance Amending Ordinance No. 2012-05; Establishing Medical Marijuana Dispensaries as a Principal Use in Certain Zones; Superseding all Other Ordinances or Parts of Ordinances in Conflict Herewith; and Declaring an Emergency

a) Open Public Hearing

Chair Ward opened the Public Hearing.

b) Staff Report

City Planner Bill Adams stated that the Ordinance was meant to comply with the medical marijuana law. It establishes where medical marijuana dispensaries can be located and under which standards they can be located. The City has followed all requirements according to the medical marijuana law. Proper notice has been given to the public and some State agencies. Mr. Adams said he is recommending taking public comment and then having the Planning Commission take action after any issues have been addressed. He said there are a few zones that will allow for medical marijuana dispensaries. He said dispensaries will have to obtain a zoning permit or a site plan review. A City business license will also be required. Mr. Adams said there is also a requirement that a dispensary be set at least 50 feet away from Highway 97. Additionally, there was a discussion on where the entrance door to the dispensary should be located. Also there was a discussion on the residential homes that are located in a mixed use commercial area that could also possibly allow for a dispensary. Medical marijuana dispensaries must keep all licenses current. Rick Allen, Interim City Manager, stated that the dispensaries would only be able to put up signs that were in accordance with the City's sign regulations. No smoking would be allowed in front of the dispensaries.

c) Open Public Comments

Chair Ward opened the Public Comments. Devon Nell, area resident, stated that she is thinking of opening a dispensary in Aspen Alley with a partner. She said that she thought that the setback idea was a good one. Ms. Nell said that she thought not having a front entrance to the dispensaries was not a good idea. She also said their signage would be minimal.

d) Close Public Comments

Chair Ward closed the Public Comments.

e) Commissioners Deliberation

Commissioner Greiner said he favored having the entrance at the front of the building. Commissioner McClung said the entrance should not be at the back of the building. Commissioner Alonzo said he favored the 50 foot setback and having the entrance at the front of the building. Commissioner Fleming stated that she liked the 50 foot setback. She said she agreed with it. Chair Ward said he agreed with the 50 foot setback. He also favored a front door entrance.

A motion was made by Commissioner Greiner and seconded by Commissioner McClung to Approve Ordinance No. 2015-03 Except for Taking out the Word "Existing" in Section 2, D and Recommending the Ordinance to the City Council.

Vote as follows:	AYE	NAY
Chair Doug Ward	X	
Commissioner Norman McClung	X	
Commissioner Rolando Alonzo	X	
Commissioner Gloria Fleming	X	
Commissioner Don Greiner	X	

Motion passed unanimously.

8. Review Site Plan for La Pine Haven Mixed Use Development on Lot 2 Newberry Neighborhood

Mr. Kron, the developer, stated that the traffic issues, from Deschutes County for the project, caught him by surprise. Mr. Kron said that he will be meeting with his engineers and the County's engineers. He said the County is requiring a lot of expensive improvements to the development. Mr. Kron said the project has been put on hold as a result of the traffic issues. In response to a question from Commissioner Fleming, Mr. Kron said they are considering putting in fire safety sprinklers throughout the development. Mr. Allen said that at this time there is no income level for the complex. He said there has been some discussion about it. Mr. Allen said that the developer is also possibly looking for funding assistance from the State of Oregon but nothing has been approved. He also said that some steps, for the development, had maybe been skipped over. Commissioner Greiner discussed the large amount of traffic on Huntington Road. There was also a discussion on guest parking in the new neighborhood.

9. Other Matters

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

Commissioner Fleming discussed the meeting schedule for the Planning Commissioner's summer season meetings. Mr. Allen mentioned that the current City Planner has resigned and he is in the process of hiring a new City Planner. He also mentioned that things seem to slow down over the summer months. Chair Ward suggested cancelling the May meeting. The Commissioner's had consensus to not meet in May.

10. Planning Commissioner Comments

Chair Ward stated that he thought the Medical Marijuana Ordinance was very well done and way ahead of the game. He said he has some serious accessibility issues with the proposed new neighborhood development.

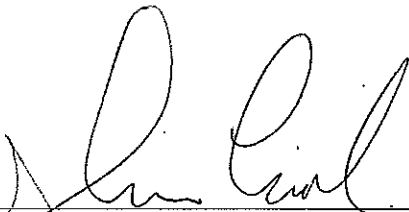
11. Adjourn

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 Rolando Alonzo</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.



Chair Doug Ward

Attest


Rick Allen, City Recorder