



CITY of LA PINE PLANNING COMMISSION AGENDA
Wednesday, January 20, 2016
6:00 PM
PUBLIC HEARING
La Pine City Hall
16345 Sixth Street, La Pine, Oregon 97733

1. Call to Order
2. Establish Quorum
3. Pledge of Allegiance
4. Added Agenda Items
Any matters added at this time will be discussed during the "Other Matter" portion of this agenda.
5. Public Comments
6. Approval of Meeting Minutes
7. **PUBLIC HEARING: Partition Application for 51405 Evans Way**
 - a) Open Public Hearing
 - b) Staff Comments
 - c) Public Comments
 - d) Close Public Hearing
 - e) Commissioners Deliberation
8. Habitat for Humanity Presentation
9. Approval of La Pine Addendum to the Deschutes NHMP (Natural Hazard Mitigation Plan)

10. Expiration of Terms for Commission Members and Selection of Chair and Vice Chair

11. Other Matters: Only those matters properly added to this Agenda under line item No. 4

12. Planning Commissioner Comments

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 City Council to consider or discuss additional subjects. This meeting is subject to cancellation without notice. The regular meeting is open to the public and interested citizens are invited to attend. The public will not be permitted to attend the executive session; provided, however, representatives of the news media and designated staff will be allowed to attend the executive session. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the executive session as previously announced. No decision will be made in the executive session.

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 (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY

CITY of LA PINE PLANNING COMMISSION MINUTES

Wednesday, January 20, 2016

6:00 PM

PUBLIC HEARING

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97733

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
Quorum Established

In addition Tammy Wisco, City Planner, Rick Allen, Interim City Manager, and Cory Misley, Assistant City Manager were present at the meeting.

3. Pledge of Allegiance

Commissioner Alonzo led the Pledge of Allegiance.

4. Added Agenda Items

Any matters added at this time will be discussed during the "Other Matter" portion of this agenda.

None

5. Public Comments

None

6. Approval of Meeting Minutes

A motion was made by Commissioner Don 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 Rolando Alonzo	X	
Commissioner Gloria Fleming	X	
Commissioner Don Greiner	X	

Motion passed unanimously.

7. PUBLIC HEARING: Partition Application for 51405 Evans Way

- a) Open Public Hearing

Chair Ward opened the Public Hearing.

- b) Staff Comments

Tammy Wisco, City Planner, stated that this Hearing is to address the Partition Application that has been submitted to the City. She said it is nearly one-half acre and the applicant wants to partition it into three separate lots. It is in a residential zone. There would be no change to the zoning or use. She said the application does support the comprehensive plan regarding encouraging additional housing in the City. Ms. Wisco said that all utilities (sewer and water) need to be served on the three lots. She said there is an existing sewer line on Finley Butte and also a line on Evans Road. Ms. Wisco said that the properties can cut into the existing sewer line or extend the sewer line that is on Evans Road. She said the septic tank could be shared. She also said there is a fire hydrant close to the property. Ms. Wisco said the lot size is appropriate sizing for residential and with setbacks. She said the developer would have to establish all sidewalks for the lots. All utilities need to be put underground. Ms. Wisco said the plans show a nine foot dedication to the right-of-way, that is required. Regarding access, there is a 25 foot shared access rather than having individual driveways. She said there would be a bond for the sidewalks to be completed in a specific amount of time. Ms. Wisco stated that based on the criteria the applicant does meet the criteria with all conditions that have been reviewed and the recommendation would be to approve the application with specific conditions. She said the shared septic tank could be located in the shared access easement.

Ms. Wisco said that based on the criteria the applicant does meet the criteria with the specific conditions as listed. She said, with the shared septic tank, there would have to be an agreement on how the sewer service is paid for between the various residents. There was also a discussion on off street parking. Ms. Wisco said there would be no access on the front of the lots.

c) Public Comments

John Muska, area resident, stated he was a close neighbor to the subject property and was not really thrilled with the proposed division of the lot. He said he was concerned this might happen to a lot next door to his property. Mr. Muska said maybe they should re-zone for a tri-plex instead of three additional homes. Dick Hoffer, retired builder, stated he acquired the property when he purchased four pieces of land. He said he could put in more lots but he does not like small lots. Mr. Hoffer said he was in favor of paying for utilities, upfront. He said he has no issues with putting in the sidewalks. Mr. Allen said that there may be issues with snow plowing because one of the roads involved is a private road that will not be plowed by the City. He said when it is plowed there will be an issue with where to put the snow. Ms. Wisco said that the partition time limit would be two years. There is also a possibility of an extension on the time limit. Mr. Hoffer said the lots would have sewer and water and sidewalks and be ready to be sold as building lots.

d) Close Public Hearing

Chair Ward closed the Public Hearing.

e) Commissioners Deliberation

Commissioner Greiner stated that he looked over the area and the only thing he was concerned about was the small lots. Commissioner McClung said he felt the lots were an adequate size. Commissioner Fleming said the City does need the development but she expressed concern about small lots like at the Crescent Creek neighborhood. Commissioner Alonzo said that the City definitely needs some housing and he is in favor of the partition. Commissioner Greiner stated that there are a lot of lots in Crescent Creek but no building has taken place in several years. Chair Ward said he thinks it is a good plan. He said it will benefit the City but wants to make sure the area is kept neat and tidy.

A motion was made by Commissioner Norm McClung and seconded by Commissioner Greiner to Approve the Partition Application

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. Habitat for Humanity Presentation

Wade Watson, a member of the Board of Directors for Habitat Humanity, introduced the four board members that were there to support him. He said Newberry Woods is a subdivision that is located just to the west of Wickiup Junction. Mr. Watson said they have developed three homes in that subdivision and have eight more lots. He said their most recent development is on Mitts Way in the Cherry Park subdivision. Mr. Watson said

they have been talking about a re-plot for about a year and wanted to present it to the Commission prior to the application process. He discussed the housing crisis that Bend is experiencing as well as La Pine for available low-income housing. Mr. Watson said that they have three or four candidates for future homes. He said they plan to start on three homes, this spring. In 2017 they will need to start their work in Newberry Woods. He said they want to re-plot Newberry Woods to reduce the costs of building as well as to create more lots. Mr. Watson said they would like to build 2-story townhouses with single garages, on 13 lots. He said there is a need for a greater amount of housing choices and there is a need for multi-family housing. Mr. Watson said one of the goals of the organization is to have attractive homes. He said their homes are of high quality especially in regard to energy efficiency. Mr. Watson said there would be parking for two cars in front of the single car garages. They are also proposing five spaces for guest parking. He said the utilities will need some modification and they would need to add five more hook-ups. Mr. Watson said there will also need to be a homeowner's association for the townhouses. He said the new owners are required to put in 400 hours of sweat equity. Mr. Watson said that they own eleven lots in La Pine. Dwayne Krumme, Executive Director of Habitat for Humanity, said it takes about twelve to fifteen months of working with a potential homeowner in order for them to qualify for a new home. He said the homeowners are able to make their payments. Mr. Watson said they currently have more applicants than there are potential homes for building. He said they are looking to sell to people of low income that can demonstrate that they are responsible. Mr. Watson said they intend to submit the re-plot application within the next 90 days so they can begin design in the fall of 2016. The lots need to be available for construction in 2017 and they would build four townhouses at this time.

Ms. Wisco said she had not reviewed the most current plans. She said she liked the differentiation in facing. She said their number one concern was parking, both on-site and off site, because it is a narrow street. Ms. Wisco also said she wondered about the access to the backyards. She said storm water management has not been discussed in detail and that it needs to be maintained in the development. Ms. Wisco said the snow removal is another important issue, especially on a narrow street with cars parking on the street. Mr. Misley said there were some snow challenges that the City had to work with in other developments. Mr. Allen said that what the Newberry Habitat is proposing (Townhouses) is very much a concern of the City because of occupying twice the density of a regular home. He also expressed concern over the recreational vehicle parking. Mr. Allen said because of snow plowing needs, the City had to tow some vehicles, in some neighborhoods, after they were still in the right-of-way after being given prior notice to remove them. He also expressed concern over the enforceability of CC&Rs (Homeowner's Association Rules and Regulations) and that very few of them function like they should. There was also a discussion on trash cans alongside the roads. Commissioner Greiner stated that where he lives, the Crescent Creek CC&R are very strict. Commissioner Alonzo stated that he lives in the area of the Habitat for Humanity properties and their neighborhoods are well maintained and don't have the same problems that have occurred in other neighborhoods in the City. Mr. Watson said that he is very optimistic that they can make this work, that good communication is an important factor. He said he has seen this work in other neighborhoods. There was also a discussion on how the swales would impact the proposed development. Mr. Allen discussed concerns about larger vehicles being parked in the area of the sidewalk because they are too long for the parking space. Mr. Watson said they could make the spaces longer, if needed. He said each unit will be fenced on 20 to 25 feet of the actual backyard. Mr. Allen discussed the problem that is caused by not having easy access to the backyards like for bringing fertilizer into the backyard, right now

people would have to bring it through their homes or block part of the road to unload it. He said taking out a couple of units and having 10 feet between each unit could resolve this problem. Mr. Watson said their plan is the future of low-income housing and there will not be off street parking for 3-4 vehicles in the development.

Public Comment

Vicky Russell, Urban Renewal Board Member, stated that the perspective Habitat homeowners are primed and developed and it is a life changing process for them.

Chair Ward asked about the number of affordable housing units in the Sunriver area. Mr. Watson said they build one house per year. Chair Ward said nobody seems to want low-income housing in their City so it ends up in La Pine. Mr. Watson said the perspective Habitat homeowners are renting properties in south Deschutes County.

Chair Ward called for a five minute break at 7:50 pm.

Meeting resumed at 7:55 pm

There was a discussion on County roads versus City roads and also private roadways. Ms. Wisco stated that she wanted to discuss the design details and to address the challenges brought up by the densification. She said that on the side of Skidgel, if two or three perspective homes were removed, that could help with the densification. Mr. Watson said that, due to financial reasons, they were not open to removing two or three perspective homes. He stated that he would like to analyze the snow issue and also the reduction in the number of units. Ms. Wisco said it would be difficult to approve the proposed plan as it stands now. Mr. Watson said that he did not see that removing two of the units would really make a difference on issues like vehicles parked on the road.

Chair Ward said the development reminded him of the Huntington Meadows development which, in his opinion, was a mess. Mr. Watson said it is important to them that the neighborhood is attractive. Ms. Wisco said that they have had prior discussion with them concerning the development.

Dick Arnold, from Habitat for Humanity, stated that he was concerned that the City was not going to be happy with Townhouses, in general, and he was glad that Townhouses, themselves, were not a problem for the City. Commissioner Fleming suggested removing the one smaller unit because that could solve a lot of problems. Ms. Wisco said the City will continue working with Newberry Habitat for Humanity. Councilor Scott discussed the high density in a rural area and the public's reaction to the high density. Kitty Shields, former Mayor, stated that they may be trying to cram too much in too small of a space and that will not work. Some units would need to be eliminated to make it work right.

9, Approval of La Pine Addendum to the Deschutes NHMP (Natural Hazard Mitigation Plan)

Ms. Wisco said this is an Addendum to Deschutes County's Natural Hazard Mitigation Plan and it is a plan that was developed to address potential infrastructure concerns in a City that might result from a natural hazard like an earthquake, fire, etc. She said it is a document that is prepared for FEMA (Federal Emergency Management Plan). Ms. Wisco said it would address some of the weaknesses that may exist in the City. One of the concerns is regarding a drought, like having

a backup water system if something happened to the City's primary water system. Some of these items have to have grants applied for and other ways found to fund them. This Addendum shows FEMA that these things are being reviewed by the City and not just ignored. Ms. Wisco said she wanted the Planning Commission to be aware of this issue. Commissioner Greiner mentioned that they need to have the Addendum when applying for grants, etc.

A motion was made by Commissioner Greiner and seconded by Commissioner Fleming to Approve the Addendum for the Natural Hazard Mitigation Plan with Updates to the County's Plan.

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.

10. Expiration of Terms for Commission Members and Selection of Chair and Vice Chair

Ashley Williams said that Norm McClung and Don Greiner were up for their four year terms.

A motion was made by Commissioner Greiner and seconded by Commissioner Fleming to Re-appoint Don Greiner and Norm McClung to the Planning Commission.

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.

Chair Ward nominated Commissioner Fleming as Chair and Rolando Alonzo as Vice Chair. Norm McClung said he would do the Vice Chair.

A motion was made by Commissioner Greiner and seconded by Commissioner Alonzo to Appoint Commissioner Fleming as Chair and Norm McClung as Vice Chair.

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.

Ashley Williams said the expiration of terms for the Planning Commission was as follows:

- Doug Ward – position #1 – term expires on Dec. 31, 2018
- Don Greiner – position #2 – term expires on Dec. 31, 2019
- Norm McClung – position #3 – term expires on Dec. 31, 2019
- Rolando Alonzo – position #4 – term expires on Dec. 31, 2016
- Gloria Fleming – position #5 – term expires on Dec. 31, 2016

11. Other Matters: Only those matters properly added to this Agenda under line item No. 4

None

12. Planning Commissioner Comments

None

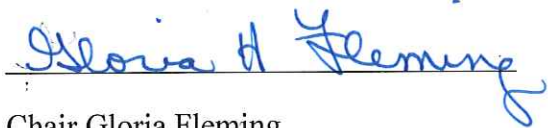
13. Adjourn

A motion was made by Commissioner Greiner and seconded by Commissioner Alonzo to Adjourn the Meeting

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.

Chair Ward adjourned the meeting.



Chair Gloria Fleming

Attest



Rick Allen, City Recorder