



CITY of LA PINE PLANNING COMMISSION AGENDA
Wednesday, February 17, 2016
6:00 PM
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. Legislative Rezone to Achieve Comprehensive Plan Zoning
8. Other Matters: Only those matters properly added to this Agenda under line item No. 4
9. Planning Commissioner Comments
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 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, February 17, 2016
6:00 PM
La Pine City Hall
16345 Sixth Street, La Pine, Oregon 97733

1. Call to Order

Chair Fleming called the meeting to order.

2. Establish Quorum

Roll Call

Commissioner Doug Ward

Commissioner Norman McClung

Commissioner Don Greiner

Chair Gloria Fleming

Commissioner Rolando Alonzo – absent by prior arrangement

Quorum Established

Also in attendance was City Planner Tammy Wisco, Interim City Manager Rick Allen, and Assistant City Manager Cory Misley.

3. Pledge of Allegiance

Commissioner Ward 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.

City Planner Tammy Wisco stated she wanted to discuss with the Council a potential text amendment to the zoning ordinance related to storage containers.

5. Public Comments

None

6. Approval of Meeting Minutes

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

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

Motion passed unanimously.

7. Legislative Rezone to Achieve Comprehensive Plan Zoning

Tammy Wisco discussed the two maps that had been presented to the Commission. She said the zoning map is what is used for people coming in for an application and it is also used to enforce City codes. Ms. Wisco said the Comprehensive Plan map relates to how the City was to look in the future. She said the TSP (Transportation System Plan) was based on the Comprehensive Plan map. Ms. Wisco said at the time the Comprehensive Plan was adopted, the TSP had not been adopted, that is why there were two maps. She said now it is a good time to get to just one map for the City's planning and land use needs since the TSP has been completed.

Ms. Wisco said that most of the changes she proposes are mainly housekeeping items. However, she said the most important change would be the 10 acre rural residential zones. Ms. Wisco said that the City would like to change those lots to solely residential. She said this would allow someone to subdivide or partition a lot. Ms. Wisco said that it might be a good idea, due to infrastructures, to limit the lots that could subdivide. There was a discussion on a minimum lot size for subdividing. Commissioner Ward said that many people in the Cagle neighborhood on one acre lots want to subdivide once the infrastructure goes in with sewer and water service. Chair Fleming mentioned that the problem with the Cagle neighborhood, with a lot of subdividing, is there would be no open spaces. There was also a discussion on lot lines not being accurate in some of the neighborhoods.

Tammy Wisco said she would like to have an Open House in March to get feedback from the public regarding the Comprehensive Plan zoning. She also discussed the rodeo lots that would be re-zoned to residential but allow for large commercial recreation so the City could still accommodate the rodeo use. Ms. Wisco said that the two maps will be sent to every resident in the City so they can come to the Open House and also give their feedback. She said a lot of the forest lands in the City would be re-zoned to public facilities which would have the same uses. Ms. Wisco also discussed the lots along the Huntington and Burgess road area that are zoned RR-10 and that some of those lots would change over to a mixed commercial use zone. She also discussed the industrial lands zoned in different areas of the map.

Ms. Wisco said that public outreach is very important and that the re-zoning recommended will not really change the zoning that much. There was a discussion on leaving the open space as is and not change it to public facilities. Mr. Allen said the property, in question, is in the middle of the bypass for Wickiup Junction. He also said that rest areas are very expensive and require bathrooms, garbage service, etc. Mr. Allen said where ODOT is currently located in La Pine is where he would suggest a rest stop. It would also encourage travelers to purchase items from businesses in the City.

Chair Fleming discussed the problem that there is no place for the semi-trucks to get off the road, in the City. There was also a discussion that every piece of property needs to be zoned and where there are flood plain issues they would not be able to build on those lots. Ms. Wisco said that all property owners will be notified about the Open House to discuss the re-zoning. It was also suggested that real estate companies should be notified about the Open House.

- Discussion on a potential text amendment to the zoning ordinance related to storage containers

Ms. Wisco said at the next Planning Commission meeting there will be a list of text amendments to the zoning ordinance. She said the reference to the TSP will also be inserted. Ms. Wisco said it also would have the planning requirements for water and sewer service. She said they would also like to address the metal storage container types that some cities have banned. Ms. Wisco said they could keep the storage containers in the Industrial Park, if desired. Chair Fleming discussed the possibility of having the storage containers in residents backyards and use fencing to hid them from view. Mr. Allen said the storage shipping containers have created problems in other cities. He said they are for industrial use. There was also a discussion on the ODOT yard moving from downtown La Pine and the City taking over the land. He also said, in regard to a code complaint on the north end of Huntington Road, that it has been turned over to the County's code enforcement. Commissioner Ward brought up the broken down vehicles and junk that are on Mike Shield's lot. Mr. Allen said it will be challenging as Mike Shields sees no problems with the condition of his lot. He also said they will give people with the storage containers a phase out timeline. There was a discussion on a shadow ordinance like Deschutes County currently has in place.

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

It was announced that St. Charles will be building a medical clinic at Memorial Lane and Huntington Road. Ms. Wisco said there would be some rezoning needed for commercial mixed use for that project. Mr. Allen said that the low – income housing project for La Pine is currently on hold. There was also a discussion on the dissatisfaction of Habitat for Humanity with the Planning Commission. Ms. Wisco said she has been working with the organization, especially regarding the number of units they want to build. She said the City Engineer also has concerns about the proposed development by Habitat for Humanity.

9. Planning Commissioner Comments

None additional.

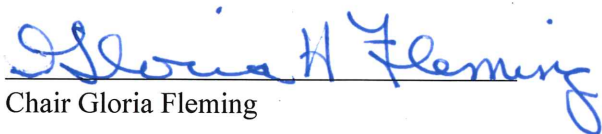
10. Adjourn

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

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

Motion passed unanimously.

Chair Fleming adjourned the meeting.


Chair Gloria Fleming

Attest


Rick Allen, City Recorder