



CITY of LA PINE PLANNING COMMISSION AGENDA

Tuesday, December 15, 2015

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. Exception Request for 51395 Anchor Way for Increased Size of Accessory Dwelling
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

Tuesday, December 15, 2015

6:00 PM

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97733

1. Call to Order

Chair Doug Ward called the meeting to order.

2. Establish Quorum

Roll Call

Chair Doug Ward

Commissioner Norman McClung – absent by prior arrangement

Commissioner Don Greiner

Commissioner Gloria Fleming

Commissioner Rolando Alonzo – absent by prior arrangement

Quorum Established

Also in attendance were City Planner Tammy Wisco and Assistant City Manager Cory Misley. Rick Allen, City Manager, arrived at 6:01 pm.

3. Pledge of Allegiance

Planning Commissioner Don Greiner 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 Gloria Fleming and seconded by Commissioner Don Greiner to Approve the Meeting Minutes.

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

Motion passed unanimously.

7. Exception Request for 51395 Anchor Way for Increased Size of Accessory Dwelling

Tammy Wisco, City Planner, stated that Mr. Henderson is the owner of the property and the application he has filed is to ask for an exception on the accessory dwelling size. She said he would like to construct two dwellings. Ms. Wisco said he wants to increase the size of the second dwelling by 50%. She said a dwelling is a permitted use in the zone. Ms. Wisco said Mr. Henderson wants to build the second dwelling first and live in it until he builds the second dwelling. She said the commission could ask that both buildings have a similar look to them. Ms. Wisco said the requests meet the comprehensive plan requirements. She said there is a 16-1/2 foot public easement on Mr. Henderson's property. Ms. Wisco said this would have to be a condition on the approval. She said the setbacks on the dwellings would have to include the rightaway footage. Ms. Wisco said the conditions she would recommend would be:

- Firming up 16-1/2 foot rightofway on Anchor Way
- Principal structures designed for similar style and colors
- Continue communication with the City
- Accommodation for a future rightofway to make sure all set-backs are recorded, appropriately
- She said if the use ever changed or land division occurred that could trigger the TSP (Transportation System Plan) involvement and also a six foot wide sidewalk would need to be installed on the new rightofway to accommodate future development on Finley Butte.
- All buildings permits would need to be through Deschutes County
- The site plan would still need to be reviewed

Tammy Wisco said she and Cory Misley wanted to hear back from the Planning Commission about the application. Commissioner Greiner said to develop that property it would really add to the City. She also said the proposed buildings would be single family dwellings. Cory Misley said the 30% accessory dwelling question is what they want to focus on for the development.

Scott Henderson, the applicant, confirmed to Chair Ward, that the picture of the dwelling is correct and will look like the picture. Chair Ward emphasized the importance of not having the property become full of junk, and trashy. Mr. Henderson indicated that was important to him, as well. Both Mr. Misley and Ms. Wisco stated

that they have no other issues with the application. Gloria Fleming confirmed that the exception being made would only relate to this one project.

A motion was made by Commissioner Gloria Fleming and seconded by Commissioner Don Greiner to Approve an Exception Request at 51395 Anchor Way for an increased size of an accessory dwelling.

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

Motion passed unanimously.

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

Mr. Misley stated that staff will be working on the legislative rezone and the Planning Commission will be kept update on the process. He said there will also be a lot of public outreach, like with an Open House. Ms. Wisco stated that it will affect a couple of hundred lots and will be used to update the comprehensive plan map and discontinue the zoning map that currently exists. Mr. Allen said they may come up with something that doesn't allow parcels to be divided. He said that could increase traffic, road upkeep, etc.

Regarding the snowplowing at the Crescent Creek neighborhood, Mr. Allen said there were some weak parts of the snowplowing. He also said the new snow plow contractor had never done that neighborhood before and is in the process of learning about it. Mr. Allen said there was also a delay in doing the snow plowing at Crescent Creek neighborhood. He said they need a system that has two or three levels regarding the snow plowing. For example, a level two may require the County or Sunriver called in to assist with snow plowing. Chair Ward stated he did not believe that property owners or tenants would keep sidewalks in front of their properties cleared off of snow. He said the burms are too high and some of the people are really old. Chair Ward suggested the City hire someone to clean off the sidewalks. Mr. Allen said he does not see that happening. He said it would cost the City of La Pine thousands of dollars each winter. Mr. Misley said that with the TSP, there would be bio-swells that move the sidewalks away from the street and that have a buffer zone where the snow could be plowed into.

9. Planning Commissioner Comments

None

that they have no other issues with the application. Gloria Fleming confirmed that the exception being made would only relate to this one project.

A motion was made by Commissioner Gloria Fleming and seconded by Commissioner Don Greiner to Approve an Exception Request at 51395 Anchor Way for an increased size of an accessory dwelling.

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

Motion passed unanimously.

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9. Planning Commissioner Comments

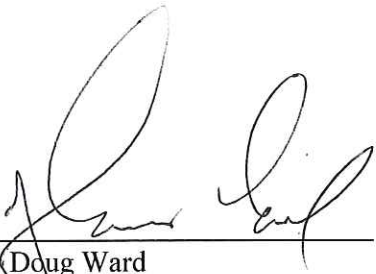
None

10. Adjourn

A motion was made by Commissioner Gloria Fleming and seconded by Commissioner Don Greiner 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 Gloria Fleming</i>	<i>X</i>	
<i>Commissioner Don Greiner</i>	<i>X</i>	

Motion passed unanimously.



Chair Doug Ward

Attest



Rick Allen, City Recorder