

City of La Pine Planning Commission



LA PINE
OREGON

PUBLIC HEARING | August 21, 2024

Hearing Procedure

The Planning Commission's decision on this application will be based upon the record, the staff report, and the testimony and evidence presented at this hearing and following the hearing, if the record should be left open.

HEARING ORDER – The hearing will be conducted in the following order:

1. Staff will provide a brief report
2. The applicant will present their testimony and evidence
3. Interested persons and agencies will present testimony and evidence
4. The applicant presents rebuttal testimony
5. Closing remarks from Staff

Oral Testimony Time Limits

The following time limits are recommended to apply to tonight's oral testimony

- Applicant: 15 minutes
- Public Agencies: 5 minutes
- Public Comments: 3 minutes
 - Applies for neutral, support, and opposition testimony
- Applicant Rebuttal: 10 minutes

In-Person and Remote Participants

In Person

Please fill sign in on the land use sign up sheet. The Chair will call up in-person participants for testimony.

Remote

During the public testimony portion, please raise you hand to testify

- Computer attendees: raise hand feature
- Phone attendees
 - *9 to raise hand
 - *6 to mute/unmute

Please state you first and last name and mailing address for the record before you begin your testimony

Hearing Procedure

Orderly hearing

Written testimony can be submitted to staff:

- Hand directly to staff
- Email to staff: rvickers@lapineoregon.gov

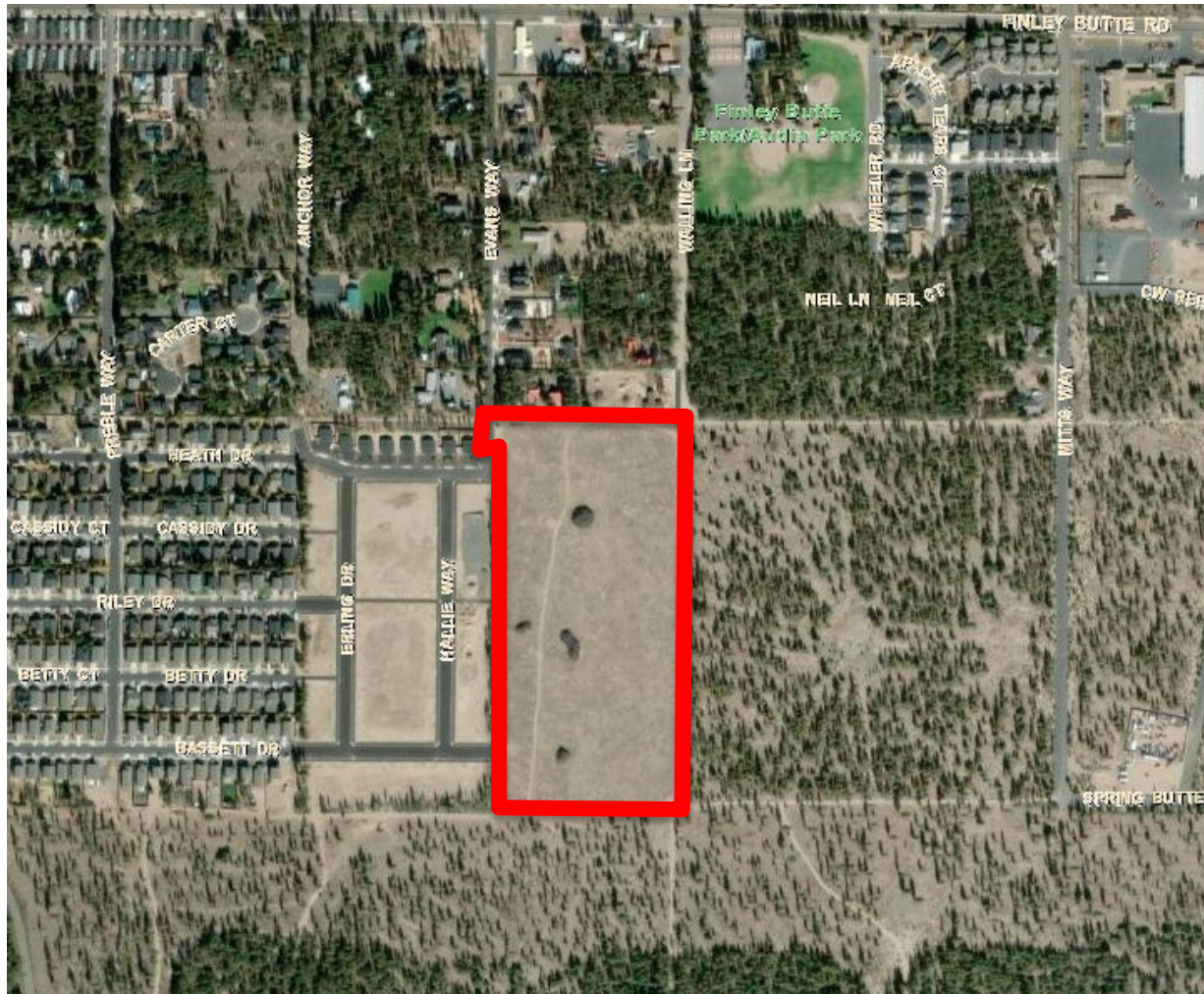
Hearing Procedure

Objections to the Hearing Format?

If you would like to object to the hearing format, please notify us now.

Staff Report

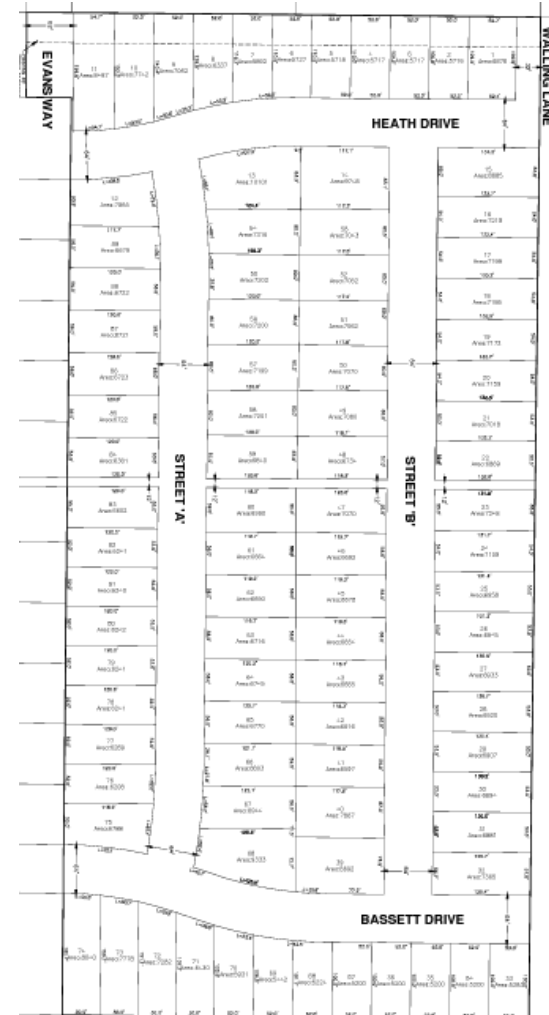
Location



Applicant Request

Request

- 89 lot subdivision
 - To be developed in one phase
 - Each lot will be developed with a detached single-family dwelling



Noticing and Public Testimony

The Public Hearing was adequately noticed:

- Mailing date: August 1st, 2024
- Bend Bulletin Date: August 4th, 2024
- Posting Date: August 6th, 2024
 - Corner of Heath Drive and Evans Way

Staff has not received any public comments

The full written record has been available on the project website, from the staff planner, or at City Hall.

Chapter 15.18 – Residential Zones

Section 15.18.200, Characteristics of the Residential Zones

Section 15.18.300, Use Regulations

Section 15.18.400, Development Standards

- Density: 4.69 units per acres
- Street frontage: at least 50 feet or more
- Setbacks, Building Height, Lot Coverage: building permit submittal

Section 15.18.500, Additional Standards

Chapter 15.88 – Access & Circulation

Section 15.18.030, Vehicular Access and Circulation

- Connections to local streets

Section 15.18.040, Clear Vision Areas

Section 15.18.050, Pedestrian Access and Circulation

- Extensions of 2 existing local streets with 2 new streets
- All local access



Chapter 15.90 – Public Facilities

Section 15.90.020, Developer Responsibilities for Streets and Other Public Facilities

Section 15.90.030, Sewer and Water

Section 15.90.040, Stormwater

Section 15.90.050, Utilities

Section 15.90.060, Public Street/Highway Improvement

Section 15.90.070, Design of Street and Other Public Facilities

Section 15.90.080, Traffic Impact Analysis

Chapter 15.92 – Additional Standards for Land Divisions

Section 15.92.010, Lots and Blocks

Section 15.92.020, Easements

- Public and Utility easements must be included on the final plat

Chapter 15.94 – Improvement Procedures and Guarantees

Section 15.94.010, Improvements Procedures

Section 15.94.020, Completion or Assurance of Improvements

Chapter 15.406, Subdivision & PUD

Section 15.406.010, Subdivision Applications

Section 15.406.020, Final Plat for A Subdivision

Waivers

Curb Requirements LPDC Section 15.90.070 (T)

- Proposes landscaped swale in between the sidewalks and the right of way
- Provides buffer between cars and pedestrians
- City Engineer did not take issue with proposed waiver

Block Length Requirements LPDC Section 15.92.010(A)

- Block: length of a street between two street intersections or a piece of land bounded on all sides by streets...
- The proposed length width and shape of block shall take into consideration future development
- Length is exceeded on Street A and B due to orientation of adjoining streets nearby development patterns
- Additionally, a multiuse path runs through the middle of the subdivision

Transportation

Mitigation methods included in staff report

- Transportation System Development Charges
- Streets will be built to TSP design requirements
- Clear Vision Areas
- Stop Signs at T intersections
- ADA accessible crossings

Staff Transportation Memo

- Looked at LPDC, TPR, TIA, TSP, and CIP

Conclusion: recommendations included in the staff report remain

Next Steps

Four options to move forward:

- Continue the hearing to a date and time certain.
- Close the oral portion of the hearing and leave the written record open to a date and time certain.
- Close the hearing and schedule deliberations for a date and time to be determined.
- Close the hearing and commence deliberations.

Staff Recommendation

Staff recommends two options for the Planning Commission

1. If the members of the Commission feel they have enough information to make an informed decision on the subdivision tonight, staff recommends the Commission close the public hearing and record and commence deliberation
2. If the members of the Commission would like additional information or have clarifying questions that the staff/applicant are unable to address at the hearing, the Commission may close the public hearing and leave the written record open and schedule deliberations for a date and time to be determined (likely 9/18 or 10/2)

Recommended language has been included in the agenda page 4

Questions?

Rachel Vickers, Associate Planner

(541) 280-5680, rvickers@lapineoregon.gov

Open Record Period

Open Record Period Deadlines

New Evidence and Testimony

- Wednesday August 28th at 5 pm

Rebuttal

- Wednesday September 4th at 5 pm

Final Arguments (Applicant Only)

- Wednesday September 11th at 5 pm

Open Record Submittals

Email submittals must be sent to
rvickers@lapineoregon.gov

Electronic submittal **must be received by the City's server by 5pm** on the date of the deadline