

From: [Patrick Trowbridge](#)
To: [Mel Mills](#)
Cc: [Brent Bybee](#); [Rachel Vickers](#); [Geoff Wullschlager](#)
Subject: Re: 01TA-24 - Comment Period Procedures
Date: Tuesday, September 24, 2024 11:54:09 AM
Attachments: [image001.png](#)

Some people who received this message don't often get email from patricktrow@gmail.com. [Learn why this is important](#)

I concur with Mel's summary of the flag lot scenario. What Mel describes makes sense on many levels. (Note: The city of Bend allows a 15' flagpole with only 15' of street frontage) One of the most important aspects of the 20' flagpole is having a usable lot that allows the addition of an ADU in the backyard that is reasonably accessible. The ADU is one type of affordable infill housing that we so desperately need. It allows the people who live here in La Pine to participate in the solution of the lack of affordable housing while benefiting from their investment in our community. Examples: A young couple starting out can have extra income to qualify for a larger mortgage lowering their out of pocket expenses with the help of the ADU income. Or an elderly couple who want to travel more and choose to live in the ADU while renting their main home out to someone else, allowing them to afford to travel more than they would otherwise. Not to mention, the ability to have multi generational housing options for families. Adult children just starting out can live in their parents ADU, retired parents live in the ADU with their adult children in the home etc... These are just a few examples of the many uses an ADU provides for all stages of life.

While understanding that many types of housing is needed toward defeating the shortage of affordable housing in Oregon, a noteworthy benefit of this type of grass roots affordable housing is that it doesn't require taxpayer funded affordable housing grants that end up attracting large out of state developers who build multi story apartment buildings. I understand the need for these affordable housing apartment complexes, but ask yourself this question: Would you rather live in a quaint cottage in the forest? Or a multi story apartment complex?

The ability to create reasonable lot shapes/sizes affords a quality living experience for the end user, while utilizing the available residential land inside city limits reducing the need for future UGB expansions without burdensome infrastructure.

A 55'x300' lot is not a good use of precious land inside the city limits. Having a 55'x300' lot will eliminate hundreds of acres of usable land inside city limits rendering this land unusable for housing. We need to be extremely careful to protect infill housing development opportunities that will benefit the residents of LaPine for generations to come. Flag lots make sense and are desperately needed in La Pine.

Thank you,

Patrick Trowbridge
Owner of Vic's Bar & Grill
541-390-4961

On Tue, Sep 24, 2024 at 10:34 AM Mel Mills <mel_mills@yahoo.com> wrote:

Hi Brent, her is my input for file 01TA-24. Mel

City of LaPine flag lots

The City should adopt the 20 foot wide pole for a flag lot. This will make the city consistent with most jurisdictions. The 20 foot width allows for two emergency vehicles to ingress/egress at the same time. In the case of the Cagle neighborhood, if the City required 50 foot poles on a flag lot you would end up with a 3 lot partition of 55x300. With side setbacks you could only build a house of maximum width of 35 feet. To access the back of your 300 foot lot you would have to use the 10 foot setback area. No room for landscaping, vehicles passing close to your house. Very difficult to add any outbuildings or accessory dwelling units (ADU) because of the width constraint.

Although not part of the City code, but the City controls it, is where the STEG system tank is placed. For the flag lot, if it could be located at the top of the flag pole then you could use gravity to the tank from the structures and gravity from the tank to the City sewer line. This would save cost of pumping, energy for the pump, and maintenance of the pump and it's floats. Saving of several thousand dollars on installation and savings of at least \$100 per year in energy and

maintenance. Low cost housing in mind.

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On Thu, Sep 19, 2024 at 1:40 PM, Brent Bybee
<bbybee@lapineoregon.gov> wrote:

Mel and Patrick,

This email is intended to ensure that you are understanding of the next steps after the Planning Commission determined it necessary to continue the hearing to a date and time certain.

The motion stated:

I move to close the oral portion of the hearing for File 01TA-24, and leave the written record open to be considered at the Planning Commission meeting on October 16, 2024, at 5:30pm at La Pine City Hall. The initial seven days up until September 25, 2024, at 5pm shall be dedicated to new evidence. The following seven days up until October 2, 2024, at 5pm, shall be dedicated strictly to responses to the new evidence submitted during the initial seven days. A final seven days up until October 9, 2024, at 5pm, shall be dedicated solely to the rebuttal of new evidence and responses during the initial 14 days by the Applicant.

If you are unclear on the procedures stated in the motion, please reach out for clarification and staff can assist you.

Written comments can be dropped off at City Hall, or emailed to myself at bbybee@lapineoregon.gov. All comments received will be uploaded to the City website in a timely manner, and can be viewed here:
<https://www.lapineoregon.gov/cd/page/2024-text-amendments>

Please remember that the oral portion of the hearing is closed. The hearing that will occur on October 16 will be for deliberations only by the Planning Commission, and there will not be a portion dedicated to public comment or testimony, or the ability to answer questions. Their deliberations will be based on the information discussed in the first hearing, and the comments received while the written record is open for the next three weeks. If you have questions prior to the hearing, please reach out to staff and we will assist to the best of our ability.

Thank you

