

LA PINE CITY PLANNING COMMISSION SPECIAL WORKSHOP AGENDA

Wednesday October 13, 2010 - 3:00 PM
51340 Highway 97, La Pine, Oregon 97739
South County Building Meeting Room

1. Call to Order
2. Establish Quorum
3. Pledge of Allegiance
4. Added Agenda Items
Any matters added to the agenda at this time will be discussed during the “Other Matters” portion of this Agenda.
5. Public Comments for Items not on the Agenda
6. Continuation of Discussion on the Zoning Ordinances
7. Other Matters
Only those matters properly added to this Agenda under line item No. 4
8. 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 Planning Commission to consider or discuss additional subjects. The meeting is subject to cancellation without notice. The meeting is open to the public and interested citizens are invited to attend. 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 at (541) 536-1432.

LA PINE CITY PLANNING COMMISSION SPECIAL WORKSHOP MINUTES

Wednesday October 13, 2010 - 3:00 PM
51340 Highway 97, La Pine, Oregon 97739
South County Building Meeting Room

1. Call to Order

Chair Thomas called the meeting to order at 3:02 pm.

2. Establish Quorum

Present Were:

Chair John Thomas
Vice Chair Gloria Fleming
Cmsr. Linda Maggard
Cmsr. Virginia Classen
Cmsr. Dennis Davis – arrived at 3:20 pm.

Also present were Councilor Don Greiner, Deborah McMahon, DMC Consulting Inc., and James Lewis, Foreterra LLC.

3. Pledge of Allegiance

Cmsr. Linda Maggard led the Pledge of Allegiance.

4. Added Agenda Items

Any matters added to the agenda at this time will be discussed during the “Other Matters” portion of this Agenda.

None

5. Public Comments for Items not on the Agenda

None

6 Continuation of Discussion on the Zoning Ordinances

Deborah McMahon stated that a formal notice has been sent to DLCD (Dept of Land Conservation & Development) regarding the first Public Hearing scheduled for November 17th. She said it is important to hear from as many people as possible during the Hearing’s procedure. Ms. McMahon said that the sign and lighting ordinance will help shape the community. She said they want to reduce anxiety about how zoning will affect property values.

00:07:45

Land Use Procedures Code

James Lewis reviewed the Land Use Procedures Code with the Commissioners. He discussed the public notice that will be sent out to all residents in the City prior to the Public Hearing scheduled for Nov. 17th.

00:14:57

In response to a question from Vice Chair Fleming, Deborah McMahon stated that the new neighborhood area standards are changed by what was put on the comprehensive plan. There was a discussion about how many copies of an application need to be submitted depending on how complicated a project was to be reviewed. James Lewis said that the land use review process can take up to 120 days, per State law, from the date it is deemed complete. Deborah McMahon stated it is critical that applications are complete across the board to make it fair for everyone.

The Commission had consensus that the future La Pine Planning Director upon reviewing an application, will give the applicant specific information to correct their application if needed.

00:32:23

James Lewis discussed the development action which is something that does not require the use of discretionary criteria, there is no judgment call required. He said the second type of action is a land use application that typically involves a whole bigger set of criteria. Mr. Lewis said the applicant has to prove they meet all the requirements. He said a legislative procedure action can affect the rules that are used to review a land use decision (such as changing the height of a building in the Industrial Park, for example). Mr. Lewis said the typical actions that will come before the Commission will be land use applications and legislative procedure applications. He said the Council always has the final say they can either let the decision stay as it is or they can call it up for discussion and possible action.

00:43:42

Mr. Lewis said under a land use application you can have an administrative decision, where someone submits an application, it is assigned to a Planner, the Planner writes the decision. A second tier is to have a Public Hearing if it is something that is contentious. He said an appeal to the decision will come to the Planning Commission and after that to the City Council. Mr. Lewis said that an applicant has to do certain things to preserve their appeal rights. He said the applicant has to participate throughout the process. He also reminded the Commissioners that the land use permit goes with the land, not with an individual or business entity.

00:54:24

Mr. Lewis stated that a declaratory rule is the process through a land use application about what you think the land use provision is for a particular piece of property. He then briefly reviewed code enforcement with the Commission and emphasized the procedures that need to be followed when enforcing a code.

01:01:48

Zoning

Deborah McMahan stated that accessory uses need to be connected to a primary use such as needing a house before a garage can be built. She also talked about apartments being allowed in residential single family areas under certain circumstances. Deborah McMahan said that they have created a business park accommodation and some sort of flex zone as well as a definition of what retail is as an incidental and subordinate use.

Deborah McMahan stated they should not write a code for an unusual lot pattern that exists, the unusual lot patterns can be consolidated into more useable lot pattern or you can do zero lot line adjustments.

There was a discussion that if there are campgrounds in a residential area, there is a descent buffer (using landscape for example) so that adjacent uses blend in and problems are not created. Deborah McMahan then reviewed the various revisions to the zoning ordinances that the Commission had requested she make.

02:17:20

Maps

Deborah McMahan discussed the benefits of having just one map. She said the comprehensive plan map is probably the best way to go. Ms. McMahan said adopting a zoning ordinance map can create confusion.

7. Other Matters

Only those matters properly added to this Agenda under line item No. 4

None

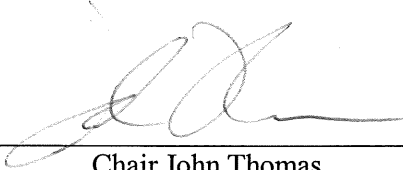
8. Adjourn

A motion was made by Commissioner Classen and seconded by Commissioner Davis to adjourn the meeting.

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Chair John Thomas</i>	<i>X</i>	
<i>Vice Chair Gloria Fleming</i>	<i>X</i>	
<i>Commissioner Virginia Classen</i>	<i>X</i>	
<i>Commissioner Linda Maggard</i>	<i>X</i>	
<i>Commission Dennis Davis</i>	<i>X</i>	

Motion passed unanimously.

The meeting was adjourned by Chair Thomas at 5:28 pm.



Chair John Thomas

Attest:



City Manager/Recorder Rick Allen