

LA PINE CITY PLANNING COMMISSION MEETING MINUTES

Wednesday September 15, 2010 - 4:00 PM

51340 Highway 97, La Pine, Oregon 97739

South County Building Meeting Room

1. Call to Order

The Meeting was called to order by Vice Chair Gloria Fleming at 4:03 pm.

2. Establish Quorum

Roll Call

Present Were:

Vice Chair Gloria Fleming

Cmsr. Virginia Classen

Cmsr. Linda Maggard

Cmsr. Dennis Davis

Absent Were: Chair John Thomas

Also in attendance were Councilor Don Greiner, City Manager Rick Allen, Deborah McMahon and James Lewis.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Dennis Davis.

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. Approval of August 18, 2010 Planning Commission Meeting Minutes

A motion was made by Commissioner Classen and seconded by Commissioner Maggard to Approve the August 18, 2010 Meeting Minutes.

Vote as follows:

AYE

NAY

Vice Chair Gloria Fleming

X

Commissioner Virginia Classen

X

Commissioner Maggard

X

Commissioner Dennis Davis

X

Motion passed unanimously.

00:02:30

7. Discussion of the other remaining drafts and review the Zoning TAC/PC schedule of meetings and hearings.
 - Deborah McMahon, DMC Consulting Inc
 - James Lewis, Forterra LLC

It was announced that Vice Chair Fleming and Chair Thomas would not be at the September 22nd and September 23rd meetings. Cmsr Classen mentioned she will not be able to attend the October 20th meeting. There was a brief discussion about future meetings and the Public Hearings that have been scheduled.

Deborah McMahon, DMC Consulting Inc., announced that a letter has been received from DLCD (Dept of Land Conservation and Development) that the Comprehensive Plan submittal was complete. She said DLCD has scheduled a set of Hearings. She said that at the end of the process the Commission will receive a recommendation from DLCD to approve or not approve the application.

Vice Chair Gloria Fleming asked the DMC consultants if there was some way a shorter, simpler version of ordinances could be prepared for the general public. Deborah McMahon reviewed the 'use charts' that are a way for a member of the public to see a shorter, more summary detail of the draft zoning ordinances. James Lewis, Foreterra LLC., said for the permitting processes some cities create a pamphlet that gives more of a summary of the steps involved. Deborah McMahon said that the design of the application form can also simplify the process.

James Lewis stated that, in regard to adult businesses, the only way to keep them from certain places like commercial areas is to specifically zone for them.

Deborah McMahon spoke about concerns Deschutes County has about the City of La Pine wanting to make changes to the Master Plan area. She made a suggestion that the City might include parts of the County Codes that would apply in the City development plan. Vice Chair Fleming stated the public's biggest concern has been the small lot size for development. Deborah stated the City had made a trade off for this in the Comprehensive Plan by increasing the amount of open spaces and encouraging multi-family housing units at the Northern end of the Master Plan area.

Deborah McMahon stated that there are some things that have been put into the planning for permitted uses. She then reviewed what was grouped into different categories for the residential zones.

James Lewis stated that under the principle uses there are different types of permits, many of the things listed under principle uses would require a site plan review. He said then you have to look at a lot more compatibility issues with conditional uses. Deborah McMahon reminded the Commissioners that every property will be allowed minimal sign usage. She said the conditional uses require closer scrutiny through the conditional use permitting process. Ms. McMahon said in the Neighborhood Commercial Zone it is a softer approach, allowing the small corner store that serves the neighborhood but not allowing a car dealership for example.

James Lewis stated that just because a land use is there does not always mean it should be allowed. It depends on how it affects other properties in the zone. There was a brief discussion as to whether a retail component should be allowed within the industrial use area because the retail component may not be manufacturing. James Lewis said a light industrial area is attractive to some retail businesses because the purchase cost is usually lower than a strictly commercially zoned area. City Manager Allen said he could contact LIGI (La Pine Industrial Group Inc) and get some feedback from them about these issues because LIGI has invested large amounts of money in their development areas.

01:10:10

Deborah McMahon stated that property owner's can manage the timber on their own property as that was something that was asked for by the public at the Comprehensive Plan Hearings. She also said that the F Zone is a holding area for future industrial use.

City Manager Allen mentioned that motor homes or trailers on bare land properties in La Pine, whether full time or part time residences, should probably have some regulations.

01:33:35

Vice Chair Fleming noted that she did not see anything in ordinances for snow removal and storage. It was noted that La Pine has a unique problem with this and additional zoning regulations are needed.

01:39:07

It was suggested that a minimum of one acre be required to have horses. Everyone agreed that sounded reasonable.

02:02:43

Deborah McMahon stated that if someone is operating a business in a non commercial area and it does not fit into the home business category then it will fall into one of the codes that restrict that type of business. She also said that in regard to the future land transfer of BLM lands for a possible rodeo grounds that will require some land use regulations as well.

02:16:00

Deborah McMahon discussed some of the necessary codes for commercial regulation of commercial zones. She said she would recommend buffering and screening in La Pine to assist with snow storage, drainage and vegetation. Ms. McMahon said there should also be additional industrial regulations to make sure that access points are acceptable. Regarding cell phone towers, James Lewis said that they are normally placed in higher areas not on flat locations so this may not be much of a concern for the City of La Pine.

02:34:50

Ms. McMahon stated that some equipment buildings have to be larger than 250 square feet but if they are they should have to go through a conditional use permitting process so they are properly screened and shielded. She also said in the residential zones, all permitting will be tougher and require going through the conditional use permitting process.

02:38:38

8. Coordinating various entities - groups- committees, plans etc.
- Gloria Fleming

Vice Chair Fleming encouraged getting input and coordinating with other local groups that have also worked on how the City should look, etc. James Lewis stated that the Comprehensive Plan allows for other groups being brought in during the planning process but also these other groups should be bringing in a representative from the City for their discussions.

02:42:49

9. Discussion of article to be submitted to Newberry Eagle
- Gloria Fleming

Vice Chair Fleming has written an article for the October edition of the local newspaper to encourage and also inform the public of the Open Houses and Public Hearings that are scheduled over the next couple of months.

10. Planning Commissioner Reports and Staff Update

Vice Chair Fleming will be out of town and unable to attend the next two meetings. Chair Thomas will be out of town representing the City of La Pine at the 2010 League of Oregon Cities conference in Eugene, Oregon Sept. 22-25.

11. Other Matters

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

None.

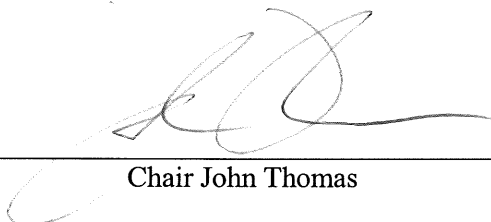
12. Adjourn

A motion was made by Commissioner Classen and seconded by Commissioner Maggard to Adjourn the meeting.

Vote as follows:

	<i>AYE</i>	<i>NAY</i>
<i>Vice Chair Gloria Fleming</i>	<i>X</i>	
<i>Commissioner Virginia Classen</i>	<i>X</i>	
<i>Commissioner Maggard</i>	<i>X</i>	
<i>Commission Dennis Davis</i>	<i>X</i>	

Motion passed unanimously.



Chair John Thomas

Attest:



City Recorder Luana Damerval