



CITY OF LA PINE, OREGON PLANNING COMMISSION

Wednesday, July 17, 2024 at 5:30 PM

La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

Online access via Zoom: <https://us02web.zoom.us/j/81883352460>

MINUTES

CALL TO ORDER

Chair Myers called the meeting to order at 5:30 p.m.

ESTABLISH QUORUM

Commission

Chair Myers

Vice Chair Poteet

Commissioner Hatfield – Absent

Commissioner Bauman

Commissioner Accinelli

Staff

Brent Bybee – Principal Planner

Rachel Vickers – Associate Planner

Amanda Metcalf – City Recorder

PLEDGE OF ALLEGIANCE

Vice Chair Poteet led the Pledge of Allegiance.

CONSENT AGENDA

1. 06.05.2024 Planning Commission Minutes

Commissioner Bauman made a motion to approve the consent agenda. *Commissioner Accinelli seconded the motion.* Motion passed unanimously.

ADDED AGENDA ITEMS

None.

PUBLIC HEARING

1. 01ZC-23 OR 97 Investments
 - a. Open Public Hearing

Chair Myers opened the public hearing at 5:43 p.m.

b. Staff Report/Agenda Request

Principal Planner Bybee presented the staff report and the hearing procedure. Chair Myers asked the Commission if they had any conflict of interest, or bias. The Commission unanimously said no. Chair Myers asked the public if there were any challenges to the Commission's lack of bias or conflict of interest. There were no challenges from the public. She asked the public if there were any procedural objections, there were no objections.

Principal Planner Bybee presented the staff report for the zone change with land use file 01ZC-23. This request for a zone change would change the underlying zoning from industrial (I) to commercial mixed-use (CMX). He explained the code provisions associated with the zone change. In addition, the applicant submitted supplemental findings on July 15, 2024, which replaced the findings from the July 10, 2024, staff report. Overall, staff recommends the Planning Commission recommend approval of the zone change to the City Council, incorporating the amended findings provided by staff at today's meeting.

c. Public Testimony

Greg Blackmore, the project's planner, was present to present the public testimony. Tareq Abusukheila represented the owner/applicant, Jack Mitchell the project's engineer, and Joe Bessman the traffic engineer were present via zoom.

He explained the location where the zone change proposal and listed the submittal items that have been submitted to city staff which include the initial submittal and two supplementals.

He listed specific points of highlight as to why the zone change is needed and how it would be beneficial to the city.

Lastly, he presented the approval criteria that is needed to conform to Oregon state land use law and how this land use application meets the criteria.

Principal Planner Bybee clarified that the future use of the land has no barring for the decision of the zone change.

There was discussion about traffic studies and how the zone change study will compare to a future site plan study.

Principal Planner Bybee read aloud for the Commission the findings. There was a correction to the findings; zoning to similar properties to the east, should be changed to, similar properties to the west.

Principal Planner Bybee clarified again that the use of the property has no bearing on the decision of the zone change.

The Commission did not have any other questions or comments.

d. Close Hearing

Chair Myers closed the public hearing at 6:18 p.m.

There were no deliberations among the Commission.

Vice Chair Poteet moved to recommend the approval of Application 01ZC-23, with the supplemental finding amendments provided by staff on July 17, 2024, to the La Pine City Council for final approval. With the amendment to the findings, of similar properties to the east, should be changed to similar properties to the west. *Commission Bauman seconded the motion.* Chair Myers asked for a roll call vote.

Commissioner Accinelli – Aye

Chair Myers – Aye

Commissioner Bauman – Aye

Vice Chair Poteet – Aye

Motion passed unanimously.

OLD BUSINESS

None

NEW BUSINESS

1. Code Update Work Session (Discussion Only)

Principal Planner Bybee discussed with the Commission the code update work session on the following items:

1. Existing tree retention

He explained that the standards for the retention of existing mature trees, and standards regulating replacement if they must be removed. He stated that initially proposed that any tree removed from a property will be replaced at a 1:1 ratio. The new proposal is that any existing mature trees over 10” diameter at breast height (DBH) that must be removed and replaced in a different location on the property, this also includes a 20-foot radius spacing.

The Commission did not have any comments or changes to the code amendment.

2. Landscaping percentage

He presented the surrounding cities’ landscaping percentages and compared it to the City of La Pine’s.

The Commission did not have any comments or changes to the code change.

There was a public comment from Wes Elliott, a local business owner, about how the above code amendments will affect business owners and the development of their properties. He gave examples of businesses along Highway 97 and how the landscaping will be placed behind the building due to setbacks.

He also made a comment about his concern of tree retention with regards to development and how it will affect local businesses.

Principal Planner Bybee made a clarification about tree retention and spacing ratios and addressed Mr. Elliott’s concerns.

3. Long Range Planning Update (Discussion Only)

Principal Planner Bybee gave an update the comprehensive plan updates La Pine 2045. 3J, the city's consultant, is compiling all the maps from the public summit and will compare them to see any similarities.

He listed the local events that planning staff have attend or plan to attend while presenting La Pine 2045.

He stated that July 31, 2024, is the deadline for application submission for the Transportation and Growth Management (TGM) Grant. If awarded it will completely fund the Transportation System Plan (TSP) update.

Lastly, he gave an update regarding Community Planning Assistance for Wildfire (CPAW) and the progress they have made.

4. Administrative Land Use Application Update (Discussion Only)

Associate Planner Vickers gave an update on the current applications which include, the August 21, 2024, public hearing for an 89-lot subdivision.

She stated that the current applications are sign permits, partitions, and she stated that Walgreens has applied. She stated that she has been emailing the Commission on Type I decisions.

There was a discussion on the approval process for subdivisions.

She stated that Principal Planner Bybee will be presenting a public hearing on August 7, 2024, for a Habitat for Humanity subdivision.

OTHER MATTERS

None.

PUBLIC COMMENTS

None.

STAFF AND COMMITTEE COMMENTS

Chair Myers did not have any comments.

Vice Chair Poteet did not have any comments.

Commissioner Hatfield did not have any comments.

Commissioner Bauman did not have any comments.

Commissioner Accinelli did not have any comments.

Principal Planner Bybee did not have any comments.

Associate Planner Vickers did not have any comments.

City Recorder did not have any comments.

ADJOURN

Chair Myers adjourned the meeting at 6:57 p.m.

Chair Myers reopened the meeting at 6:58 p.m. for a public comment.

Wes Elliott had a question about tree retention and suggested an alternative option. There was a clarification from the Commission on the proposed tree retention amendment.

He also suggested an amendment to the housing code in regard to mobile homes allowed within the city's limit.

Chair Myers adjourned the meeting at 7:00 p.m.

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.



Teri Myers, Chair

Date: Aug 7, 2024

ATTEST:



Amanda Metcalf, City Recorder

Date: 8/7/24