



CITY OF LA PINE, OREGON PLANNING COMMISSION

Wednesday, September 18, 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/88618849700>

MINUTES

CALL TO ORDER

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

ESTABLISH QUORUM

Commissioners

Chair Myers

Vice Chair Poteet

Commissioner Hatfield

Commissioner Bauman

Commissioner Accinelli

Staff

Geoff Wullschlager – City Manager

Brent Bybee – Principal Planner

Rachel Vickers – Associate Planner

Amanda Metcalf – City Recorder

PLEDGE OF ALLEGIANCE

Chair Myers led the Pledge of Allegiance.

CONSENT AGENDA

1. 09.04.2024 Planning Commission Meeting Minutes

Councilor Accinelli made the motion to approve the consent agenda. *Councilor Hatfield seconded the motion.* Motion passed unanimously.

ADDED AGENDA ITEMS

None.

PUBLIC HEARING

1. 01TA-24 Text Amendment

a. Open Public Hearing

Chair Myers opened the public hearing at 5:32 p.m.

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.

A recess was requested by staff, Chair Myers closed the meeting at 5:50 p.m.

Chair Myers resumed the meeting at 5:54 p.m.

b. Application Documents

Principal Planner Bybee presented the associated staff report for the proposed code amendments. He listed the specific proposed code amendments to the La Pine City Code.

Staff recommended that the Commission close the hearing and public record, commence deliberations, and recommend approval to the La Pine City Council for final consideration.

c. Public Testimony

Chair Myers opened public testimony and asked for any parties that are neutral to come forward and make their comment.

Jill Toepfer, whose mailing address is PO Box 3081 in La Pine, made a comment regarding the drive up at her business. She stated that the current drive-up was allowed for temporary use, and she would like to know if there will be any changes with the text amendment.

Staff received her contact information and will look into their specific land use decision.

Chair Myers asked for any parties that were in support of the text amendment.

There were no public comments.

Chair Myers asked for any parties that were in opposition of the text amendment.

Mel Mills, who lives at 723 NW Negus Place, Redmond 97756, gave a handout to the Commission regarding flag lots. He also stated that he was not properly notified for the meeting other than a measure 56 notice he received in the mail.

His concern regarding the text amendment is about flag lots. He stated that most properties in the Cagle subdivision are 165 ft x 300 ft. He stated that with the proposed dimensions from the text amendment, it would make the buildable property very small. He suggested an alternative to the size of the "pole" for the Commission to review.

Patrick Trobridge, who works on Burgess Rd., made a comment on flag lots with regards to the 50 feet frontage and the buildable property. He stated that Bend allows 20 feet and explained how it could be applied to properties in La Pine. Lastly, he would like the Commission to consider the "end user" when they decide on the text amendment.

Principal Planner Bybee made closing comments. He stated that staff will work with Jill Toepfer regarding the drive-through at her business.

He read aloud the Measure 56 notice that was mailed out and stated that within the notice it lists the date and location of the public hearing however, in future it will include the time. Additionally, within the code it states that materials for a public hearing need to be posted seven days prior to the hearing. He explained that due to demand from the public, staff expedited the posting of the materials onto the website.

He explained the reasoning of the 50-foot frontage requirements for the flag lots, which is to match the requirement for residential lots. He stated that if the Commission would like to reduce the frontage to match surrounding cities, staff will work with the Commission for an amended motion.

Chair Myers reopened public testimony.

Mel Mills, who lives at 723 NW Negus Place, Redmond 97756, stated his frustration about the time frame of documents that need to be posted for a public hearing.

Lastly, he commented about the City's STEG sewer system and how it will affect the cost of development of the flag lots.

City Manager Wullschlager made a comment regarding the City's sewer system, and that the placement of the tank is a case-by-case decision.

Chair Myers reopened the public testimony.

Mel Mills, who lives at 723 NW Negus Place, Redmond 97756, made a closing comment about costs in developing a flag lot in regard to the sewer tank placement. He asked the Commission to take into consideration ways that can reduce the cost so the property can be more affordable for future owners.

Patrick Trobridge, who works on Burgess Rd., made a closing comment about the text amendments. He would like the Commission to consider the new owners and how it will affect new La Pine citizens.

Staff did not have any comments or rebuttals from the additional testimony.

Principal Planner Bybee explained the options to move forward, with potential motions.

d. Close Hearing

Chair Myers closed the hearing at 6:20 p.m.

Principal Planner Bybee made a clarification that all future development will be subject to the City Code and the new text amendments.

The Commission asked staff to acquire a professional opinion on the effect of size of a frontage in regard to a flag lot.

Chair Myers reopened the hearing at 6:40 p.m.

Commissioner Accinelli made a motion 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. *Commissioner Hatfield seconded the motion.*

Motion passed unanimously.

The oral portion of the hearing was closed at 6:45 p.m.

OLD BUSINESS

None

NEW BUSINESS

1. Long Range Planning update (Discussion Only)

Principal Planner Bybee gave an update on long range planning. He stated that the second community summit for La Pine 2045 will be October 3rd, and listed the meeting events that will take place.

He stated that city staff are still waiting for the response for the Transportation Growth Management (TGM) grant and should have a response by the end of the month.

Lastly, he stated that staff is working with Community Planning Assistance for Wildfire (CPAW). In the fall they will be working closely with local fire officials and other stake holders regarding existing conditions within the community and will propose recommendations that will better protect the community against wildfire.

2. Administrative Land use application update (Discussion Only)

Administrative Land Use Update was discussed prior to Long Range Planning Update.

Associate Planner Vickers gave an update on administrative land use applications. She stated that the current Type I files are ADU's, sign permits, and mobile food permits.

The Type II files are 3 story 39-unit housing complex on Drafter Rd., St. Charles' parking lot expansion, partition on Rosland Rd and a modification on the apartments on Huntington Rd. The modification is due to some changes that needed to be made to the site plan in response to changes that needed to be made during the building permit review. She stated that Starbucks has applied, and there are two permits, one for commercial recreational work and one for a 10-lot subdivision.

OTHER MATTERS

None.

PUBLIC COMMENTS

Stu Martinez, who lives at 51435 Morson St., made a comment stating that he appreciates the work that the Planning Commission is doing for the City. And said even though there sometimes can be differences of opinion he appreciates that the community is coming together to help shape the City of La Pine.

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.

City Manager Wullschlager did not have any comments.

Principal Planner Bybee did not have any comments.


Associate Planner Vickers did not have any comments.

City Recorder Metcalf did not have any comments.

ADJOURN

Chair Myers adjourned the meeting at 6:54 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.

 Date: 10/2/24
Teri Myers, Chair

ATTEST:

 Date: 10/3/24
Amanda Metcalf, City Recorder