

LA PINE CITY PLANNING COMMISSION WORKSHOP AGENDA

Thursday, Nov. 12, 2009 - 7:00 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. Continued Discussion of the Comprehensive Plan and Related Modifications
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 Luana K. Damerval at (541) 536-1432.

LA PINE CITY PLANNING COMMISSION WORKSHOP MINUTES

Thursday, Nov. 12, 2009 - 7:00 PM
51340 Highway 97, La Pine, Oregon 97739
South County Building Meeting Room

1. Call to Order

Chair John Thomas called the meeting to order at 7:00 pm.

2. Establish Quorum

Roll Call

Present Were:

Commissioner Virginia Classen

Commissioner John Thomas

Commissioner Renee Clark

Commissioner Gloria Fleming – absent by prior arrangement

Commissioner Linda Maggard – absent by prior arrangement

Quorum established.

Planning Secretary Patti Morgan was in attendance as well as Deborah McMahon and James Lewis from DMC Consulting Inc.

3. Pledge of Allegiance

Deborah McMahon 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.

Cmsr. Fleming requested a discussion on the Hearing for the Text Amendment regarding the re-zoning of the La Pine Industrial Park that she attended on Nov. 9th. Chair John Thomas stated it will be put on the agenda as item 7a.

Cmsr. Classen stated that she would like a discussion on a zoning issue regarding Shephard’s House. She also said she would like to have a future agenda item regarding tents, etc., for the La Pine Community Kitchen to be dispensing. Chair Thomas stated this item would be added under 7b.

00:03:58

5. Public Comments for Items not on the Agenda

There were none.

6. Continued Discussion of the Comprehensive Plan and Related Modifications

Deborah McMahon, DMC Consulting Inc., discussed the Measure 56 Notice that was sent to every land owner in the City limits to let them know we were preparing a Comprehensive Plan. She also discussed the almost one year of Public Hearings that have been held. Ms. McMahon stated that she and James Lewis were continuing to re-work the map for the Comprehensive Plan.

00:05:51

James Lewis discussed the two attachments that were part of this meeting agenda packet. They were regarding comments and questions made during the Public Hearings. Deborah McMahon stated some of the public were concerned about transition areas listed on the maps they received. She said that once the public understood that the transition area can always be gained back for any lost units, that issue was resolved with them.

John Thomas announced that he and his wife own a piece of property near the sign that says Pioneer Crossing. He said it has always been used as commercial but it is zoned as RR10.

James Lewis advised the Commissioners read through the document policies and give Deborah and him any input. For the next Hearing, he advised that the Commissioners carefully review the document in order to eventually make a recommendation to the City Council.

Chair John Thomas the Commissioners reviewed the comp plan with regard to the following:

- Incorporation of the Water & Sewer Districts,
- Restrictions on BLM land, it needs to be used for a public purpose like through the Park & Rec District,
- BLM land transfer should be considered as inclusion into the UGB (Urban Growth Boundary) or the City of La Pine,
- Annexation of additional land would be difficult since there is currently so much developable land,
- URA (Urban Reserve Area), land that should be designated for future incorporation into the City.

James Lewis stated that in the future, La Pine may be considered as a Regional Sewer Service District. Pam Cosmo, area resident, said it would make no sense with the one acre lots to hook them up on a sewer system. James Lewis stated that the cost of doing that would be very expensive. He also said that there are over 2700 acres of land available for future expansion of the City.

Deborah McMahon suggested that in two years the Planning Commission could hold a public meeting and investigate what desires of the community are regarding further expansion. She also suggested not making all of the land along Hwy 97 commercial only. Deborah McMahon said the three neighborhoods should be functional and sustainable but separate for the next twenty years. Chair Thomas suggested having City signs designating when people are entering and also leaving the City limits.

00:45:05

Chair Thomas recommended some strong language in support of an airport. He said they have discussed the airport being located outside the City limits. It was also discussed that LIGI (La Pine Industrial Group) has an interest in the airport for economic growth. Chair Thomas stated that the airport

development work would come under the Transportation Systems Committee. Cmsr. Fleming stated that there would have to be a Support Letter from the City of La Pine in order to get the grants available for an airport.

Pam Cosmo, area resident, asked if anyone included the railroad under transportation in the Comp Plan. James Lewis said it was included but it is not very relevant since the railroad does not stop in La Pine. There was a discussion about TAG (Transportation Action Group) and developing that group into the Transportation Systems Committee. Deborah McMahon stated that La Pine needs to have a strong proactive lobbying group because there are a lot of people fighting for funds.

Chair Thomas suggested a future workshop with TAG to explore combining that group into the Transportation Systems Committee.

Doby Fugate, area resident, stated that putting in a community airport will greatly benefit both the economy and also create a lot of growth for the area. Chair John Thomas advised Doby Fugate to attend Council Meetings and possibly communicate his issues to them during the Public Comments section of the meeting.

Deborah McMahon stated that for the Planning Department, you start developing your staff so you can hire a Planning Manager.

01:15:21

Deborah McMahon stated that she recommended a discussion on the Comp Plan Map at the Nov. 18th meeting if time allows after the Comp Plan Hearing. Deborah McMahon stated that the zoning ordinance will address allowing for commercial businesses within residential areas i.e., like a corner store. She also recommended a policy to examine future expansion of ODOT in the community and make adjustments as necessary.

01:40:40

Deborah McMahon stated that in the economic development section of the Comp Plan, in terms of addressing the land use planning goals, those are actually run by other agencies.

7. Other Matters

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

7a) Text Amendment Hearing – Gloria Fleming

Vice-Chair Gloria Fleming discussed the County Public Hearing she attended in early November regarding the Text Amendment. She said there was an issue with the 100 foot stack for Biogreen. Vice-Chair Fleming stated concern that it seems like they want to rubberstamp approval by the City of La Pine's Planning Commission. Deborah McMahon stated that the County is doing what they think is appropriate and the La Pine Commission is stuck in a situation where they really do not have total control, and can only make a recommendation. She said if there is an appeal it would go to the La Pine City Council for review. Deborah McMahon stated that land use laws should never be made to accommodate just one requestor. She said a variance application can always be utilized. Deborah McMahon suggested drafting a letter from the Planning Commission to the County regarding what they are and are not comfortable with in the Text Amendment. The Commission agreed to have a letter drafted.

01:47:15

7b) Zoning Issue regarding Shephard's House – Virginia Classen

Cmsr. Classen suggested having the City consider zoning needs in regard to temporary housing shelters, specifically in regard to recent shelters donated to Shephard's House. A possible option would be to look at existing RV facilities that provide shared facilities for showering and toilet use, or something similar.

Deborah McMahon recommended having different entities that provide these public services give a presentation to the City Council. Chair John Thomas asked Cmsr. Classen for a report back on this issue to the Planning Commission.

Pam Cosmo discussed some books and videos on planning that she has now made available to the Commissioners. Vice Chair Fleming briefly discussed the Deschutes County Comp Plan Meeting that she attended. Chair Thomas asked Vice Chair Fleming to be on standby to lead the Nov. 18th meeting if he has a work conflict.

8. Adjourn

Chair Thomas adjourned the meeting at 9:08 pm.

Chair John Thomas

Attest:

Planning Commission Secretary Luana Damerval