

LA PINE CITY PLANNING COMMISSION PUBLIC OPEN HOUSE

Wednesday, October 20, 2010 - 6:00 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 Open House – Introduction of Draft Zoning Codes
 - Deborah McMahon, DMC Consulting, Inc.
 - James Lewis, Foreterra LLC
6. Other Matters
Only those matters properly added to this Agenda under line item No. 4
7. 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.

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Wednesday, October 20, 2010 - 6:00 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 6:15 pm.

2. Establish Quorum

Roll Call

Present Were:

Chair John Thomas
Vice Chair Gloria Fleming
Cmsr. Linda Maggard

Absent Were:

Cmsr. Virginia Classen
Cmsr. Dennis Davis

Quorum Established

Councilors Greiner and Hedges as well as Mayor Shields were also present.

3. Pledge of Allegiance

Mayor Shields 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 Open House – Introduction of Draft Zoning Codes

- Deborah McMahon, DMC Consulting, Inc.
- James Lewis, Foreterra LLC

Deborah McMahon gave a brief overview on the draft zoning codes which include signage and other items as well as the land division and mitigation codes. She said the reason they are doing all this work is because the State of Oregon requires it and the City received a grant to do it. Ms. McMahon said they want to describe how the creation of the zoning helps shape the community in line with the vision of the comp plan so one supports the other. It will also help citizens to anticipate what is going to happen in their community like development projects and how they can interact with those projects and weigh in. She said everything is being done to try to engage citizens to be involved in the process.

Ms. McMahon stated they want to be as clear and transparent as possible to minimize any stress on a homeowner that something may, for instance, affect their property values. She also said that they want to illustrate how development

regulations will be implemented and how to achieve a consensus in the community on how the processes should work, the outcome should work, what the public notices should contain and also how to amend any of the portions of the zoning ordinance.

Deborah McMahon stated that the comprehensive plan sets out the various zones that are in the City now, the existing zones through Deschutes County sets out the different residential, commercial and industrial zones. James Lewis stated that the new zoning codes come from what the public expressed in the comprehensive plan process.

Ms. McMahon stated that trends like consolidating the ordinances into one giant book is cumbersome on the public and having them separate like for sign codes is a better way to go. She advised do not create something that would put too much pressure on new development in La Pine.

James Lewis talked about the subdivision code and the minimum lot size and developmental standards like street widths. He said in La Pine people want bigger lots and wider streets. Mr. Lewis stated that potential developers look at these types of things and it will affect their selection of an area to develop.

Deborah McMahon stated that there will be a change when utilities are extended, that is when the street system starts to get developed. James Lewis reminded the Commissioners that DLCD (Dept of Land Conservation & Development) will require that once water and sewer are put in a development; the density will have to increase by subdividing lots or allowing two residences on a single lot.

Regarding code enforcement, Mr. Lewis reminded the Commissioners that the property owner, not the tenant, would receive a code citation. Regarding neighborhood issues with CC&R's, James Lewis stated that those issues are between the Association and the neighbor(s) that is something the City does not get involved with enforcement or otherwise.

- 6. Other Matters
Only those matters properly added to this Agenda under line item No. 4

None

- 7. Adjourn

A motion was made by Vice Chair Fleming and seconded by Commissioner Maggard 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 Maggard</i>	<i>X</i>	

Motion passed unanimously.

Chair John Thomas

Attest:

City Manager/Recorder Rick Allen