

LA PINE CITY PLANNING COMMISSION PUBLIC OPEN HOUSE

Thursday, September 23, 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.

LA PINE CITY PLANNING COMMISSION PUBLIC OPEN HOUSE MINUTES

Thursday, September 23, 2010 - 6:00 PM

51340 Highway 97, La Pine, Oregon 97739

South County Building Meeting Room

1. Call to Order

Not required for Open House.

2. Establish Quorum

Not required for Open House. The following persons were in attendance: Cmsr Virginia Classen, Cmsr Linda Maggard, Councilor Don Greiner, Deborah McMahon from DMC Consulting Inc., and James Lewis from Foreterra LLC.

Members from the public that were in attendance were Linda Stephenson, 5080 Huntington Road, and Everett Turner, 17363 Kingfisher Rd., and Vicky Jackson 17346 Mink Court.

3. Pledge of Allegiance

Not required for Open House.

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

The following background was provided: The Land Use Codes/Ordinances are the documents that implement the long term goals and policies of the Comprehensive Plan. Unlike the long term, broad natured guidance provided in the Comprehensive Plan, the Land Use Codes provide the specific requirements for all land development within the city.

The following codes are being developed: Zoning, Land Division, Signs, Lighting, Land Use Procedures and System Development Charge (SDC)/Mitigation.

James Lewis stated that what they are trying to do is provide codes that implement the Comprehensive Plan but get more specifically to what the citizens of La Pine want rather than just what has been in place through Deschutes County for the past thirty years.

Signs

Linda Stephenson, area resident, stated that there were a lot of repetitious signs throughout the City and she would like to see sign codes address this problem that causes clutter, particularly along Highway 97. James Lewis stated that off premise signs are usually only allowed in special circumstances in most cities. Deborah McMahon said one of the things they will review in the sign code is when things will be required to comply with the changes. She said sidewalks need to be clear for everyone especially disabled persons.

Deborah McMahon recommended a kiosk as a nice alternative to billboards. She said she would like to get some support for not eliminating billboards completely for business needs. Ms. McMahon also said there has to be a fee for managing

the code. She said along a highway the standards need to be different for signs. She also said that free speech is in effect so what the sign says cannot be regulated; only it's type, size and location. Ms. McMahon said that residential zones and commercial zones will have different standards for signs.

There was also a brief discussion on electronic signs. Ms. McMahon said it is good to avoid a lot of flashing signs because they confuse drivers. She recommended e-signs for time, weather and road conditions. James Lewis stated that approximately 85% of the trips (drivers) going up and down Highway 97 through La Pine are making local trips. If a sign is considered unsafe, on the sidewalk for example, the City will be permitted to remove the sign.

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Ms. McMahon stated they have written a very strong code for lighting in the City. The lighting code will regulate the location, size and intensity of lights constructed within the City.

Zoning

Everett Turner, area resident, stated that he has noticed that with developments in Bend many times the sprinklers and landscaping do not last past the first year. He said that code enforcement really needs to occur in these circumstances. Deborah McMahon suggested some type of management bond as a good way to avoid areas from becoming unkept. Hopefully the code will be written so it is very clear and can be made easy for the public to use.

The Zoning Code provides an arrangement of zoning districts (Residential, Commercial, Industrial, Mixed Use, etc.) with specific development requirements for each district. Each district includes a list of permitted uses and design elements (such as setbacks, height limits). The requirements of each separate district provide the basis for what and how land within the respective districts can be developed.

Cd's of the draft zoning ordinances, draft SDC mitigation ordinances and draft land division codes were made available to the public at this meeting.

James Lewis explained the code process, there will be initial public hearings and then there will be revisions made to the codes. He said it will then be moved forward to the Council for consideration and further public hearings.

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Land Division

James Lewis stated that there are two components on the land division ordinances: (1) all the technical stuff that the State requires to be put on the final plats like descriptions, etc., (2) all the design standards, those are very different and subjective for every community like requiring curbs, etc. He said the City will have the ability to make sure the infrastructure that is servicing that development is adequate and acceptable. Deborah McMahon cautioned that certain design standards could end up costing the City in areas where something really is not needed later on.

Mr. Lewis stated that the land divisions really provide the framework and fabric of a community. He said divisions determine the lot size, the density, the type of roads, etc., and all the things that affect the livability in a community.

Deborah McMahon stated that for right now, with the economy, she would not recommend the business structures sharing a common theme like in Sisters where they have a western theme.

6. Other Matters

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

None

7. Adjourn

The Open House ended at approximately 7:45 pm.

Chair John Thomas

Attest:

City Recorder Luana Damerval