

LA PINE CITY PLANNING COMMISSION MEETING AGENDA

Wednesday, January 19, 2011 - 4:00 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. Approval of Planning Commission Meeting Minutes
December 14, 2010 Regular Meeting Minutes
December 14, 2010 Public Hearing Minutes
7. Final draft of zoning ordinance will be sent out under separate cover
Deborah McMahon, DMC
James Lewis, Forterra LLC
8. 2010 Planning Commission Self Evaluation
9. Discussion of 2011 Goals and Comprehensive Plan
10. Planning Commissioner Reports and Staff Update
11. Other Matters
Only those matters properly added to this Agenda under line item No. 4
12. 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 Patti Morgan at (541) 536-1432.

LA PINE CITY PLANNING COMMISSION MEETING MINUTES

Wednesday, January 19, 2011 - 4:00 PM
51340 Highway 97, La Pine, Oregon 97739
South County Building Meeting Room

1. Call to Order

Chair Thomas called the meeting to order at 4 pm.

2. Establish Quorum

Roll Call

Present Were:

- Chair John Thomas
- Vice Chair Gloria Fleming
- Cmsr. Virginia Classen
- Cmsr. Linda Maggard

Councilor Don Greiner was also in attendance.

3. Pledge of Allegiance

Linda Maggard 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 Comments for Items not on the Agenda

None

6. Approval of Planning Commission Meeting Minutes

- December 14, 2010 Regular Meeting Minutes
- December 14, 2010 Public Hearing Minutes

A motion was made by Vice Chair Fleming and seconded by Commissioner Maggard to approve the Dec. 14th Regular Meeting Minutes as well as the Dec. 14th Public Hearing Minutes.

Vote as follows:

	<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 Virginia Classen</i>	<i>X</i>	
<i>Commissioner Maggard</i>	<i>X</i>	

Motion passed unanimously.

00:04:18

7. Final draft of zoning ordinance will be sent out under separate cover
Deborah McMahon, DMC
James Lewis, Forterra LLC

Ms. McMahon noted that the draft zoning ordinances that were passed out to the commissioners have incorporated both public and commissioner comments. She said there are some flood regulations that are being revised by the State and will be incorporated into the ordinance when that occurs. Ms. McMahon stated that the setback should be about 100 feet for properties along the river based on Deschutes County's setback criteria. She said later on the State will come back and want more information regarding the wetlands in La Pine. Ms. McMahon also said that people cannot get flood insurance unless they have FEMA (Federal Emergency Management Agency) regulations in place and those will need to be in place and they will be transferring them over into the ordinances. She said, in the future, there will be grants available to re-map the flood areas to make sure they are accurate.

Ms. McMahon stated that the transitional overlays to serve the purpose of being a buffer between the zones will be added into the ordinance as well. She said if someone has a good design for a project it will enhance an overlay. Ms. McMahon stated that there is a chart with information for every zone for transitional uses and also master plans will be required so they meet the requirements.

Ms. McMahon stated that when this data is transferred to the Council we will have a memo regarding the things that were discussed. She said the application forms have yet to be developed but will be an immense help to the applicants.

Ms. McMahon stated a buffer is needed because of differences in uses but there needs to be a trade-off like maybe a walking trail. She said they will look for consistency such as when they added the light industrial zone.

8. 2010 Planning Commission Self Evaluation

Deborah McMahon said this commission has been invested in the community because the commission started with the comprehensive plan and also added incorporating system comments and were looking to the future. She said it is a very good Planning Commission based on the goals and objectives of the commission. Ms. McMahon said every year the Commission will need to re-evaluate their goals depending on changing circumstances, etc. It was also discussed to have a comments section regarding the Planning Commission on the website.

48:11

9. Discussion of 2011 Goals and Comprehensive Plan

Chair Thomas said the goals were to finish the zoning ordinances and codes. Another goal he would suggest is to further their education through the League of Oregon Cities seminars and other training opportunities.

There was also a brief discussion for the expenditure budgetary items to support the planning department. Council will have to give permission before purchasing the books and other items. It was also decided to stay with one meeting a month for the planning commission at this point in time.

Regarding the DLCDD (Department of Land Conservation and Development) and the comprehensive plan there have been some issues said Deborah McMahon. She said there are also some things DLCDD wanted included in the zoning ordinance.

Ms. McMahon said another thing hanging out there is the kiosk billboard. Ms. McMahon said she would like the Commission to finish up on this design issue. It was also suggested to have kiosks at park and ride locations.

There was also a discussion of hanging a banner entrance sign across Highway 97 in the City of La Pine. It was also

suggested to put it on Huntington Road.

Deborah McMahon also mentioned having a future work session on the traffic corridor plan. She talked about the Bills that are being submitted to the legislature regarding planning and the need for the commissioners to review that information on the legislative website.

Ms. McMahon then listed some of the things that DLCD wanted to see changed or added with the Comprehensive Plan:

- Separate out the responses to goals 5, 6, 7, natural resources, air quality and other natural resources like water
- Recognize that the County's wetland inventory was not specific enough for La Pine's lower areas
- Make sure the zoning ordinances contains a conditional use permit system for those set back areas
- Define safe harbors where needed
- Further strengthen the energy sources area and the big junk of land to the east of the City that are reserved for sewage treatment plant expansion, wildfire protection area and future energy production.
- Implement the community fire department plan in more specific language
- To discuss that the Commission will be moving forward with the TSP (Transportation Systems Plan)
- They believe we have more work to do for housing, inventory analysis and the urban growth boundary
- There is much more land in the UGB (Urban Growth Boundary) than the population of the City both now and in the next twenty years.

01:25:27

Deborah McMahon stated in order to convince the DLCD about density they will need to talk about the Cagle subdivision because it fits in with the TSP, (Transportation Systems Plan). When they do the TSP they will ask the Traffic Engineer to do a shadow plat of how there could be better connections for the Cagle subdivision. She also said that DLCD had a problem with the zoning map and the density issue because of the amount of land inside the City.

James Lewis discussed the railroad that travels through the City and therefore the difficulty of developing the east side of the Urban Growth Boundary.

10. Planning Commissioner Reports and Staff Update

Vice Chair Fleming mentioned that the discussion at the previous planning meeting that the park that the Ford Foundation is working on is not probably going to be named the Centennial Park. There is already a Centennial Park in La Pine.

Cmsr Classen stated that this was her last meeting as a Commissioner and that her term has expired. The Commissioners thanked Cmsr Classen for all her work on the Commission. There are now two resident vacancies on the Planning Commission.

11. Other Matters

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

None

In response to a question from Dan Varcoe, Deborah McMahon stated that the City of La Pine is at three units per acre while DLCD is at 6 to 8 units per acre. James Lewis stated that DLCD also has issues with forests designated in the City.

12. Adjourn

A motion was made by Vice Chair Fleming and seconded by Cmsr Maggard to Adjourn the Meeting.

Vote as follows:

	<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 Virginia Classen</i>	<i>X</i>	
<i>Commissioner Maggard</i>	<i>X</i>	

Motion passed unanimously.

Chair Thomas adjourned the meeting at 5:55 pm.

Chair John Thomas

Attest:

City Manager/Recorder Rick Allen