



CITY of LA PINE PLANNING COMMISSION MINUTES

Thursday, May 28th, 2020

5:30 p.m.

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97739

1. Call to Order

Called to Order at 5:44 pm

2. Establish Quorum

Present: Russell Smith, John Cameron, Mary Hatfield, and Teri Myers.

Staff Present: Alexa Repko, Assistant Planner.

3. Added Agenda Items

Any matters added at this time will be discussed during the “Other Matter” portion of this agenda.

4. Approval of Prior Meeting Minutes

a. March 18th, 2020

Motion to approve the meeting minutes from March 18th, 2020 by Mary Hatfield and seconded by Teri Myers. No objections; unanimously approved with correction.

5. Planning Files 03ZC-19 & 03CA-19: Deliberation and Decision

Tammy Wisco read Quasi-Judicial Process script.

Commission was asked if anyone had anything to declare, including ex parte contacts or conflicts. The commission had no ex parte contacts or conflicts to declare.

Wisco presented a Power Point Presentation, which will be added to the packet for the record, going over the main points of the zone change/plan amendment application. Wisco discussed the comprehensive plan chapters which apply to this application and the conditions of approval.

Greg Blackmore, of Blackmore Planning, stated that the goal of this application is to develop the property in question, he also briefly discussed some history of the site.

Applicant, Kodiak Malmstrom, and Wisco discussed transportation mitigation of the site as stated in the staff report and addendum, more specifically future adoption of the plan and applicable fees.

Russ Smith asks for questions/comments. Hatfield did not have any. Myers stated that she didn't want any roundabouts to be a part of transportation mitigation.

Smith asks about possible land uses and the traffic impacts, Wisco and Blackmore discuss permitted uses in the zone and review process including traffic study.

No other questions/comments. No issues with permit for zone change and plan amendment by the Commission.

Final Motion on 03ZC-19 & 03CA-19:

Myers moved to recommend approval of files 03CA-19 and 03ZC-19, with all conditions of approval in the staff report and addendum. This action will change the designation and zone of tax lot 100 on Deschutes County Tax Assessor's Map 22-10-11CB from public facilities to mixed use commercial. Seconded by Hatfield. No objections; unanimously approve.

6. Planning File 01SUB-20

Wisco read Quasi-Judicial Process script.

Commission was asked if anyone had anything to declare, including ex parte contacts or conflicts. The commission had no ex parte contacts or conflicts to declare.

Wisco presented a Power Point presentation, which will be added to the packet for the record, going over the main points of the subdivision application. Wisco then read previously submitted public comments, addressing that La Pine currently doesn't have a tree preservation plan or a fencing requirement. Also stating that there aren't any plans for construction right now so it's uncertain what type of housing will be built, but when it is there will be dust control per the Public Works Standards.

Tim Weishaupt, of Sun Country Engineering & Surveying, gave a brief history of the site and their plan to reconfigure the existing space.

Applicant, Robert Marx, explained that he prefers to leave most of the trees and plans on building affordable housing i.e. retirement housing.

Smith asks for questions/comments. Hatfield agreed that preserving trees is important. Myers stated that she's in favor of more affordable housing.

No other questions/comments. No issues with permit for subdivision by the Commission.

Final Motion on 01SUB-20

Myers moved to recommend approval of land use application 01SUB-20 for tax lot 1300 on Deschutes County Tax Assessors Map 11-10-14AC, with the recommended conditions of approval in the staff report. Seconded by Hatfield. No objections; unanimously approve.

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

8. Public Comments:

H. Nielsen sent an email and joined the meeting to state that he would appreciate the preservation of some trees, specifically ponderosa pines. He also asked about dust control and whether these would be stick built or manufactured homes.

B. LeVeaux sent an email asking about requirements for fencing.

M. Doran sent an email inquiring about fencing and tree preservation as well as whether these would be one or two story homes.

J. Wagner joined the meeting to ask how close proposed lots would be to her own and whether this would be a low income housing subdivision or not.

9. Staff and Committee Comments

10. 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 City Council to consider or discuss additional subjects. This meeting is subject to cancellation without notice. The regular meeting is open to the public and interested citizens are invited to attend. The public will not be permitted to attend the executive session; provided, however, representatives of the news media and designated staff will be allowed to attend the executive session. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the executive session as previously announced. No decision will be made in the executive session. 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 (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY