



# CITY OF LA PINE, OREGON PLANNING COMMISSION

Wednesday, November 18, 2020 at 5:30 PM  
La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

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*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 City Hall at (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY.*

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## AGENDA

### CALL TO ORDER

### ESTABLISH QUORUM

### PLEDGE OF ALLEGIANCE

### ADDED AGENDA ITEMS

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

### APPROVAL OF PRIOR MEETING MINUTES

[10.21.20](#) October Meeting Minutes

### NEW BUSINESS

Land Use Application Updates

[Self](#) Storage as a Conditional Use

[September](#) 16th Meeting Minutes - Technical Correction

### OLD BUSINESS

### OTHER MATTERS

*Only Items that were previously added above in the Added Agenda Items will be discussed.*

### PUBLIC COMMENTS

### STAFF AND COMMITTEE COMMENTS

### ADJOURN

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**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. This meeting is subject to cancellation without notice. The regular meeting is open to the public and interested citizens are invited to attend.



## CITY of LA PINE PLANNING COMMISSION MINUTES

Wednesday, October 21<sup>st</sup>, 2020

**5:30 p.m.**

La Pine City Hall 16345 Sixth Street, La Pine, Oregon 97739

1. Call to Order

Called to Order at 5:30 pm

2. Establish Quorum

Present: Russell Smith, John Cameron, Teri Myers, Cathi Vane-Damme, Mary Hatfield.

Absent: None

Staff Present: Alexa Repko, Assistant Planner, Patricia Lucas EDCO, Jamie Kraft, Office/Account Clerk.

3. Added Agenda Items – Pledge of Allegiance

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

4. Approval of Prior Meeting Minutes

a. September 16<sup>th</sup>, 2020

**Motion to approve the meeting minutes from September 16<sup>th</sup>, 2020 by Teri Myers and seconded by John Cameron. No objections; unanimously approved with no corrections.**

5. Discussion: Upcoming Planning Applications:

• **Planning Application Updates -**

A. Repko gave a brief overview of the proposed Knottworks multi-family and storage projects. Also included in the update were the proposed Senger storage, Chevron remodel, Ira Pfeffermen project, and the Gordy’s project.

B. **SLED Update/Activities –**

Patricia Lucas of EDCO gave a power point presentation on current SLED activities in the La Pine and Sunriver area.

C. **Planning Commission Member Terms -** A. Repko presented the member terms for the commission to review. Of note were three members up for renewal. Cathi Van- Damme, Russ Smith and John Cameron. If Cathi is voted onto City Council, her seat will need to be filled.

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

7. Public Comments- None



8. Staff and Committee Comments – None.

9. Adjourn – Meeting was adjourned at 6:27pm by unanimous consensus.

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 dais  
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Sec. 15.18.300. - Use regulations.

Uses may be designated as permitted, limited, conditional, or prohibited in the residential zones. As noted in Table 15.18-1, a use may also be subject to special use standards of article 6.

- A. *Permitted uses (P)*. Uses allowed outright in the residential zones are listed in Table 15.18-1 with a "P."
- B. *Limited uses (L)*. Uses allowed in the residential zones subject to limitations are listed in Table 15.18-1 with an "L." The limitations are defined below and correspond with the footnote numbers in Table 15.18-1.
  - 1. *Commercial lodging*. Commercial lodging uses in the RSF and RMF zones are limited to bed and breakfast inns.
  - 2. *Retail sales and service*. Retail sales and service uses in the RSF and RMF zones are limited to veterinary clinics and commercial kennels where the animal-related facilities are primarily indoors.
  - 3. *Self-service storage*. Self-service storage uses are required to have a minimum lot size of five acres.
  - 4. *Parks and open areas*. Cemeteries require a conditional use permit in the RSF and RMF zones. All other parks and open areas uses permitted outright.
- C. *Conditional uses (CU)*. Uses which are allowed if approved through the conditional use review process are listed in Table 15.18-1 with a "CU." These uses are allowed provided they comply with the conditional use requirements of chapter 15.316, conditional uses. Uses listed with a "CU" that also have a footnote number in the table are subject to the regulations cited in the footnote.
- D. *Prohibited uses (N)*. Uses listed in Table 15.18-1 with an "N" are prohibited. Existing uses in categories listed as prohibited may be subject to the regulations of chapter 15.08, non-conforming uses and structures.

<i>Table 15.18-1. Use Regulations in the Residential Zones</i>			
<i>Use Category</i>	<i>RSF</i>	<i>RMF</i>	<i>Special Use Standards</i>
<i>Residential Use Categories</i>			
Household Living	—	—	—
- Single-family dwelling	P	P	—
- Cottage cluster development	P	P	Section 15.104.050
- Townhome	P	P	Section 15.104.020
- Duplex	P	P	Section 15.104.030
- Multi-family development	P	P	Section 15.104.040
- Manufactured dwelling	P	P	—



- Manufactured dwelling park	P	P	Section 15.104.060
- Accessory dwelling unit	P	P	Section 15.104.010
- Residential care home	P	P	Section 15.104.080
Group Living	—	—	—
- Room and board facility	CU	CU	—
- Residential care facility	CU	P	Section 15.104.080
- Long-term care facility	CU	CU	—
<i>Commercial Use Categories</i>			
Campgrounds and recreational vehicle parks	CU	CU	Section 15.108.020
Commercial lodging	L (1)	L (1)	—
Commercial parking	N	N	—
Commercial recreation	CU	CU	Section 15.108.030
Eating and drinking establishments	N	N	—
Marijuana dispensary	N	N	—
Quick vehicle servicing	N	N	—
Office	N	N	—
Retail sales and service	CU (2)	CU (2)	—
Vehicle repair	N	N	—
Self-service storage	CU (3)	CU (3)	—
<i>Industrial Use Categories - None Permitted</i>			
<i>Institutional Use Categories</i>			
Basic utilities	P	P	—



Colleges	CU	CU	—
Community services	CU	CU	—
Daycare centers	P	P	—
Medical centers	N	N	—
Parks and open areas	L/CU (4)	L/CU (4)	—
Religious institutions	CU	CU	—
Schools	P	P	—
<i>Other Use Categories</i>			
Agriculture	CU	CU	Section 15.108.080
Forestry	P	P	—
Mining	N	N	—
Wireless telecommunication facilities	C	C	Section 15.108.110



## CITY of LA PINE PLANNING COMMISSION MINUTES

Wednesday, September 16<sup>th</sup>, 2020

**5:30 p.m.**

La Pine City Hall (Zoom)

16345 Sixth Street, La Pine, Oregon 97739

1. Call to Order

Called to Order at 5:33 pm

2. Establish Quorum

Present: Russell Smith, John Cameron, Teri Myers.

Absent: Cathi Van-Damme, Mary Hatfield

Staff Present: Alexa Repko, Assistant Planner, Patricia Lucas EDCO, Jamie Kraft, Office/Account Clerk.

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. June 17<sup>th</sup>, 2020

**Motion to approve the meeting minutes from June 17<sup>th</sup>, 2020 by Teri Myers and seconded by John Cameron. No objections; unanimously approved with no corrections.**

5. Discussion: Planning Projects

• **La Pine Store Front Improvement Program -**

A. Repko gave a brief overview of the Storefront Improvement Grant Program. This involves a downtown overlay grant matching program for exterior store fronts. The plan includes incorporating the Cascadia theme into each new project. The grant allows for one-year timeline for the completion of each project. There will be approximately 100k available beginning in June 2021. There was also discussion regarding the availability of current fiscal year Urban Renewal funds, the amount is unknown at the time of this meeting. P. Lucas indicated that there have been two architectural firms that have expressed interest in assisting with this program.

B. **RV/Campground Amendment** – A. Repko informed the Commission that the purpose of this amendment would prevent new RV/Mobile home parks in residential zones. A Measure 56 notice would be required to make changes to the existing ordinance. All existing RV/Mobile home parks would be considered non-conforming.



**Russ Smith:** We don't want La Pine to be a trailer park. We need affordable housing, not additional campgrounds.

**John Cameron:** Agrees with R. Smith and wonders what the driving force is behind the discussion.

**Teri Myers:** Agrees with R. Smith.

\*The planning Commission unanimously recommends moving forward with Amendment.

- 6. Other Matters: Only those matters properly added to this Agenda under line item No. 4
  - A. New Member for Planning Commission: There was discussion regarding a new member for Planning Commission as Cathi Van-Damme is currently running for City Council. The nominee must live within 5 miles of the City Limits.
  
- 7. Public Comments- None
  
- 8. Staff and Committee Comments – A. Repko noted that we want to continue to work cooperatively with Deschutes County and also keep in the forefront that we need to create ordinances that benefit the City of La Pine and its citizens. She will update the Planning Commission as the processes move forward re: La Pine Store Front Improvement, and the RV/Campground Amendment.
  
- 9. Adjourn – Meeting was adjourned at 6:07pm by unanimous consensus.

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 dais  
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