



# CITY OF LA PINE, OREGON PLANNING COMMISSION

Wednesday, April, 16, 2025, at 5:30 PM

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

Online access via Zoom: <https://us02web.zoom.us/j/88628895185>

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## MINUTES

### CALL TO ORDER

Chair Myers called the meeting to order at 5:30 p.m.

### ESTABLISH QUORUM

#### Commission

Chair Myers

Vice Chair Poteet

Commissioner Hatfield

Commissioner Bauman

Commissioner Accinelli

#### Staff

Brent Bybee – Community Development Director

Nick Tierney – Associate Planner

Amanda Metcalf – City Recorder

### PLEDGE OF ALLEGIANCE

Commissioner Hatfield led the Pledge of Allegiance.

### ADDED AGENDA ITEMS

There were no added agenda items.

### CONSENT AGENDA

1. 04.02.2025 Joint Planning Commission and City Council Workshop Minutes
  - a. Public Comment Form R. Metcalf

Commissioner Vice Chair made a motion to approve the consent agenda. *Commissioner Hatfield seconded the motion.* Chair Myers asked for a roll call vote:

Commissioner Accinelli – Aye

Commissioner Hatfield – Aye

Chair Myers – Aye

Vice Chair Poteet – Aye

Commissioner Bauman – Aye

Motion passed unanimously.

**PUBLIC HEARING**

1. 03SUB-24, Spike Acres

a. Open Public Hearing

Chair Myers explained the hearing procedure. Chair Myers asked the Commission if they had any conflict of interest, or bias. The Commission unanimously said no. Chair Myers asked the public if there were any challenges to the Commission's lack of bias or conflict of interest. There were no challenges from the public. She asked the public if there were any procedural objections, there were no objections.

Chair Myers opened the public hearing at 5:36 p.m.

b. Application Documents

Director Bybee presented the staff report for the proposed tentative plan approval of a new 10-lot single-family subdivision located at 52586 and 52598 Antler Lane. He read aloud the agency's comments and noted that the application had not received any public comments.

Staff recommended that the Commission close the hearing and public record, commence deliberations, and recommend approval of 03SUB-24.

Greg Blackmore, representing Spike Acres, explained the proposed subdivision and the planned improvements to the Commission.

The Commission raised questions regarding the potential traffic impact of the new development. Mr. Blackmore stated that the development would not trigger the requirement for a traffic study.

In response to a question from the Commission regarding driveways and garages, Mr. Blackmore confirmed that all single-family homes in the development would include both.

A question was also posed to Mr. Blackmore concerning the walkability of the neighborhood in light of the new development. He explained that the concept of rough proportionality and the requirements of the applicable code did not address or require provisions for neighborhood walkability. Additionally, the Commission discussed the surrounding school districts and the potential impact of ten new homes on those systems.

c. Public Testimony

There was no public testimony.

d. Close Hearing

Director Bybee stated that school districts were not required to be considered in this decision and explained the parking requirements for single-family homes.

Commissioner Accinelli moved to close and commence deliberations. Commissioner Bauman seconded the motion. Chair Myers asked for a roll call vote:

Commissioner Accinelli – Aye

Commissioner Hatfield – Aye

Chair Myers – Aye

Vice Chair Poteet – Aye

Commissioner Bauman – Aye

Motion passed unanimously.

Chair Myers closed the hearing at 6:06 p.m.

There were no deliberations among the Planning Commission.

Vice Chair Poteet made a motion to approve File 03SUB-24, as presented by staff. *Commissioner Accinelli seconded the motion.* Chair Myers asked for a roll call vote:

Commissioner Accinelli – Aye

Commissioner Hatfield – Aye

Chair Myers – Aye

Vice Chair Poteet – Aye

Commissioner Bauman – Aye

Motion passed unanimously.

Chair Myers explained the process after the approval of the application.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

#### **1. Long Range Planning Update**

Director Bybee informed the Commission that the Post Acknowledgement Plan Amendment (PAPA) had been submitted to the Department of Land Conservation and Development (DLCD) for the comprehensive plan update. Additionally, a notice had been sent to every property owner within city limits. He stated that since no property was undergoing a zoning change, a Measure 56 notice was not required to be sent to property owners.

He stated that the first public hearing with the Planning Commission was scheduled for May 21st. He explained that the new comprehensive plan had been sent to DLCD and that staff were waiting to see if the agency would provide any comments. The public hearing with the City Council would be scheduled following the Planning Commission's recommendation, with a projected adoption date in June.

Staff received the Transportation System Plan (TSP) update from ODOT and were working on the final edits. Once approved, staff would be able to solicit a consultant. After the TSP update is completed, the comprehensive plan will be amended to incorporate the updated TSP.

He stated that since the comprehensive plan update was nearing adoption, staff would have more time to begin working on code updates. He explained that it would be beneficial to conduct joint workshops with the City Council during the planning code update process.

## **2. Current Planning Update**

Director Bybee explained that Associate Planner Tierney had begun processing Type I applications and had received his first Type II application, assisting with the overall planning workload. He stated that, at the time, the active Type I applications included zoning permits, a sign permit, and a mobile food unit permit.

Regarding Type II applications, he reported that the Pudding River industrial building had been approved, and the decision had been sent out and was currently within the appeal period. Additionally, an industrial spec building in Newberry Business Park was under review, with a decision anticipated within the next couple of weeks.

The Type III application for the 10-lot subdivision, which had been approved during the public hearing of this meeting, would have a notice of decision sent out shortly.

Finally, a Type IV application for a text amendment was under review for completeness. If it progressed further, Director Bybee stated he would inform the Commission of the public hearing date.

He also provided an update on the Walgreens project, noting it was very close to receiving its Certificate of Occupancy (COO). Starbucks had been approved but would need to hold a pre-construction meeting prior to beginning construction.

## **OTHER MATTERS**

There were no other matters.

## **PUBLIC COMMENTS**

Mel Mills, the owner of a property on Mitts Way, addressed the Commission regarding the aesthetics of the industrial park bordering the residential area. He cited a dump site near his property as an example of concern. He expressed hope that the new development planned adjacent to his property would be visually appealing and remarked that high-tech companies would be unlikely to build near an area with such conditions.

Director Bybee stated that individuals were welcome to submit a code compliance form if they had concerns. He also noted that information about the new spec building was available on the city's website under the active files section of the Community Development page, and that the newly approved use was a high-tech company.

## **STAFF AND COMMITTEE COMMENTS**

Community Development Director Bybee did not have any comments

Associate Planner Tierney did not have any comments.

City Recorder Metcalf did not have any comments.

Chair Myers did not have any comments.

Commissioner Hatfield did not have any comments.

Commissioner Bauman did not have any comments.

Commissioner Accinelli expressed that he had been impressed with the Planning Commission's performance during the workshops for the comprehensive plan update. He reflected on his tenure with the Commission and observed that, while there had been room for improvement in the past, the Commissioners had been showing consistent progress with each meeting. He stated that the Commissioners were developing into a professional and capable group. He emphasized that La Pine was in a significant and pivotal position, and that it was important to take that responsibility seriously. He noted that the Commissioners did take it seriously and expressed hope that the public recognized the Commission's dedication and the quality of its work.


Vice Chair Poteet stated that he echoed Commissioner Accinelli's comments and expressed that he was honored to be a part of the Commission. He thanked staff for their assistance and hard work.

#### ADJOURN

Vice Chair Poteet made a motion to adjourn the meeting. *Commissioner Bauman seconded the motion.* Motion passed unanimously.

Chair Myers adjourned the meeting at 6:32 p.m.

**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.

 Date: 5/7/25  
Teri Myers, Chair

ATTEST:

 Date: 5/7/25  
Amanda Metcalf, City Recorder