



**CITY OF LA PINE, OREGON  
PLANNING COMMISSION**

**Wednesday, September 20, 2023 at 5:30 PM**

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

Online access via Zoom: <https://us02web.zoom.us/j/85239157880>

*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.*

**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**

- 1. 08.16.23 Planning Commission Meeting Minutes.....3.

**PUBLIC HEARING**

- 1. None

**OLD BUSINESS**

- 1. None

**NEW BUSINESS**

- 1. Administrative Land Use Application Update (Discussion Only)

**OTHER MATTERS**

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

**PUBLIC COMMENTS**

**STAFF AND COMMITTEE COMMENTS**

**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. 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, OREGON PLANNING COMMISSION

Wednesday, August 16, 2023 at 5:30 PM

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

Online access via Zoom: <https://us02web.zoom.us/j/82340583028>

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## MINUTES

### CALL TO ORDER

Commission Chair Hatler called the meeting to order at 5:36 p.m.

### ESTABLISH QUORUM

Commissioners:

Commissioner Chair Hatler

Commissioner Myers

Commissioner Bauman

Commissioner Poteet

Commissioner Hatfield

Staff Members:

Geoff Wullschlager, City Manager

Brent Bybee, Principal Planner

Amanda Metcalf, Administrative Assistant

### PLEDGE OF ALLEGIANCE

Commissioner Poteet led the pledge of allegiance.

### ADDED AGENDA ITEMS

None

### APPROVAL OF PRIOR MEETING MINUTES

1. 07.19.23 Planning Commission Meeting Minutes

Commissioner Myers proposed a correction to the minutes listed in the adjournment; the correction should state Commission Hatler adjourned the meeting at 5:47 p.m.

Commissioner Myers made a motion to approve the minutes with the correction. *Commissioner Hatfield second the motion.* Motion passed unanimously.

### **PUBLIC HEARING**

1. None

### **OLD BUSINESS**

1. None

### **NEW BUSINESS**

1. Administrative Land Use Application Update (Discussion Only)

Mr. Bybee presented the Commission with updates of all current and complete land use applications. He stated that Legend Cider is waiting for the landowner to complete their application. Newberry Self Storage's expansion in the industrial park has been deemed complete. The Rivera partition was approved and finished. The La Pine Realty building application has been deemed complete. The Final Plat Review on Evans from Hallie Development is under review. Mr. Bybee explained that there was a name change, which does not affect the City's criteria, however there are differences throughout the phases. Russell's conditional use application will be finished soon, in addition to this being the last application that is being reviewed by the contract planner. Mr. Bybee informed the Commission that a developer has purchased 30 lots in the Reserve, and it is expected that more development will occur as a result. The La Pine travel station is changing from Mobil to a 76 station. Lastly, The City received an application for a partition for the hotel on Morson and Hwy 97.

Commissioner Hatler asked about the discussion in past meetings regarding changing the Planning Commission meeting schedule and adding a workshop. Mr. Bybee informed the Commission that it was proposed that the City would have two meetings, one would be a workshop the other would be a Planning Commission meeting. He included that a workshop does not need a regularly scheduled time and can be scheduled when they are needed.

Commissioner Hatler asked about the development of the area on the South side of Huntington, Mr. Wullschlager informed the Commission that the City has not received any applications for new businesses/development at this time.

Commissioner Hatler asked about the new restaurant, Andale Andale, and why they did not have to coincide with the Cascadia theme. Mr. Wullschlager informed the Commission that this location is not in the downtown overlay, so it does not have to abide by the Cascadia theme. There was discussion about where the current overlay is within the City's limits and when it was voted in. The Commission discussed the process to expand the downtown overlay.

Commission Hatler asked about the beautification of the façade for the ODOT materials yard. Mr. Wullschlager will approach the subject with ODOT, he did inform the Commission that ODOT had a substantial change in their projected biennial budget revenues and are expecting shortfalls that could impact non-operational expenditures in the upcoming budget period.

2. La Pine 2045 Vision Engagement Process & Planning Update (Discussion Only)

Mr. Bybee presented the Commission with updates on the “La Pine 2045” Vision Engagement Process. The City attended the Music in the Pines and received 16 surveys; Mr. Bybee will also be attending Music in the Pines for the rest of the month. He shared that the majority responses from the surveys expressed desire for “small town feel” and secondarily “better grocery stores”. He will be scheduling events that were listed in past meetings and reaching out to stakeholders. The website for La Pine 2045 has been ordered, is currently being designed, and should be finished by the end of the month.

**OTHER MATTERS**

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

None

**PUBLIC COMMENTS**

None

**STAFF AND COMMITTEE COMMENTS**

Mr. Bybee informed the Commission that there will be 4 interviews for the new planning position and hopefully by the next Planning Commission meeting the City will have brought on the new associate position.

Commissioner Hatler asked about a possible engineering position, Mr. Wullschlager stated that it would be at least a year before the City could entertain creating a position internally and explained the successful relationship with our current contracted engineer for over 15 years.

Commissioner Hatler asked about Reed Rd. near the cemetery and the proposal from the Oregon Parks and Recreation Department (OPRD). Mr. Wullschlager explained the City was offered \$50,000 by OPRD to build a staging area for off-road vehicles. He further stated that there are some concerns about the proposed location, the primary being that the desired area would be located next to the City’s new effluent pivots for our wastewater expansion. OPRD did present Mr. Wullschlager with examples of successful locations of other staging areas that have been built; the ongoing concern is that unless the City has the means to patrol it and maintain it, it has the possibility to become a non-sanctioned campground.

Mr. Wullschlager informed the Commission about the plans to expand the Cemetery. In addition, the City is in the process of filling the vacant Public Works position.

Commissioner Hatler wanted to say that the bus station looks wonderful, and the landscaping was done well.

**ADJOURN**

Commission Chair Hatler adjourned the meeting at 6:20 p.m.

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