



CITY OF LA PINE, OREGON
REGULAR CITY COUNCIL MEETING

Wednesday, December 10, 2025, 5:30 p.m.

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

Available online via Zoom: <https://us02web.zoom.us/j/81976796484>

MINUTES

CALL TO ORDER

Mayor Earls called the meeting to order at 5:30 p.m.

ESTABLISH A QUORUM

Council

Mayor Earls

Council President Ignazzitto – Absent (Excused)

Councilor Shields

Councilor Morse

Councilor Curtis

Staff

Geoff Wullschlager – City Manager

Brent Bybee – Community Development Director

Nick Tierney – Associate Planner

Natalie Macsalka – Executive Assistant

Amanda Metcalf – City Recorder

PLEDGE OF ALLEGIANCE

Sargent Kalmbach led the Pledge of Allegiance.

Mayor Earls requested a moment of silence in recognition of the passing of former Council President Dan Griner, who was a very important figure and mentor and who served the City of La Pine during its incorporation.

ADDED AGENDA ITEMS

City Manager Wullschlager added to the agenda a possible sale of Deschutes County owned land within the City of La Pine.

PUBLIC COMMENTS

Stu Martinez, who lives on Morson, spoke in follow-up to the moment of silence for Dan Griner. He stated that City Hall was dedicated in his honor and noted that Mr. Griner had served not only as a councilor but also as a past council president. He stated that Mr. Griner consistently viewed his role as one of public service. He described how Mr. Griner and his partner were deeply dedicated to La Pine and frequently traveled while representing the City. He expressed hope that the City would act to formally remember Mr. Griner. He shared his experience working with him and described his service as essential to the City's development. He requested a public recognition in Mr. Griner's honor and thanked the Council.

Chief Holsey made a comment regarding the wildfire situation in the area. He encouraged the City to have a representative from Project Wildfire Neighborhood Coalition provide a presentation to the City Council. He discussed residential code provisions that strengthen wildfire defensible space requirements for new development and accessory structures and stated that adopting wildfire defense codes would be beneficial. He stated that he would reach out to arrange a formal presentation to the City Council.

Director Bybee stated that the City was working with Community Planning Assistance for Wildfire (CPAW) regarding code and policy recommendations and would continue to coordinate efforts with the La Pine Fire District.

CONSENT AGENDA

1. 11.12.2025 City Council Meeting Minutes
 - a. Public Comment Form – J. Kalmbach
 - b. Public Comment Form – S. Henderson
 - c. Public Record Submitted – S. Henderson
 - d. Public Comment Form – S. Williams
 - e. Public Record Submitted – S. Williams
2. Financial Reports
 - a. Financial Summary – October 2025
 - b. Interest Report – October 2025

Councilor Shields made a motion to approve the consent agenda. *Councilor Morse seconded the motion.*

Councilor Shields – Aye

Councilor Morse – Aye

Councilor Curtis – Aye

Motion passed unanimously

PUBLIC HEARING:

1. TA-25-0001, Oregon 97 Investments LLC
 - a. Open Public Hearing

Mayor Earls explained the hearing procedure. Mayor Earls asked the Council if they had any conflict of interest, or bias. The Council unanimously said no. Mayor Earls asked the public if there were any challenges to the Council's lack of bias or conflict of interest. There were no challenges from the public.

She explained the public hearing procedures and asked the public if there were any procedural objections, there were no objections.

Mayor Earls opened the hearing at 5:47 p.m.

b. Staff Report

Community Development Director Bybee presented the staff report for TA-25-0001 stating that the applicant's proposed text amendment was intended to align the city code with applicable state laws and regulations, establish clear and measurable standards within the zoning ordinance, provide flexibility for local interpretation, correct existing inaccuracies, and remove references to sections that were no longer applicable. Director Bybee reviewed the public hearing notice history, noting that the PAPA notice was issued on October 1, 2025, and the Bend Bulletin notice was published on October 26, 2025, and a public hearing with the Planning Commission on November 5, 2025.

Director Bybee reported that no written comments had been received regarding the application. He explained that the proposed amendment involved revisions to Section 15.108.020 of the city code related to campgrounds and recreational vehicle parks. The revisions expanded the areas within the city where such uses could be permitted. Under the existing code, site access was limited to arterial or collector streets, while the proposed amendment allowed additional access options subject to specific conditions. Director Bybee stated that the Planning Commission recommended approval for the proposed code amendment to the City Council for consideration and final action.

c. Public Testimony

Greg Blackmore, speaking on behalf of the applicant, addressed the City Council and described the subject property as being located on the north end of the city. He explained that the site was zoned commercial mixed use, was already a destination for visitors, and was being considered for development as a recreational vehicle park. He stated that the existing code required RV parks to have direct access from an arterial or collector street, and although the property was within approximately 35 feet of an arterial, it did not meet the current access requirements and therefore could not be developed as proposed. He explained that his firm prepared draft language to amend the code in a manner that would maintain livability standards and safeguard nearby residential zones. He noted that significant effort was made to ensure the proposed language aligned with city code while supporting orderly growth as the city expanded.

Director Bybee clarified that the code amendment would only apply to Commercial Mixed-Use zones and Commercial zones and would not apply to Residential zones.

Councilor Morse made a motion to close the hearing for File TA-25-0001 and commence deliberations. *Councilor Curtis seconded the motion.*

Councilor Shields – Aye

Councilor Morse – Aye

Councilor Curtis – Aye

Motion passed unanimously.

d. Close Public Hearing

Mayor Earls closed the hearing at 6:15 p.m.

There were no deliberations.

Councilor Morse made a motion to approve of File TA-25-0001, as recommended by Planning Commission. *Councilor Curtis seconded the motion.* Mayor Earls asked for a roll call vote:

Councilor Curtis – Aye

Councilor Shields – Aye

Councilor Morse – Aye

Motion passed unanimously.

2. TA-25-0002 Staff Code Amendments

a. Open Public Hearing

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

Mayor Earls opened the Public Hearing at 6:23 p.m.

b. Staff Report

Community Development Director Bybee presented the staff report for the public hearing regarding the proposed development code amendments. He stated that the proposed updates were intended to bring the city code into alignment with current state statutes and regulations, establish clear and objective standards within the zoning ordinance, allow for local discretion in interpreting code language, correct inaccurate provisions, and remove references to obsolete or repealed sections.

Director Bybee reviewed the public hearing notice history, noting that the PAPA notice was issued on October 15, 2025, a Measure 56 notice was mailed to all property owners within the city limits on October 28, 2025, and notice was published in the Bend Bulletin on November 9, 2025. He explained that staff conducted two joint work sessions with the City Council and Planning Commission on September 17, 2025, and October 22, 2025. He also stated that written comments had been received, posted to the city website, and would be addressed during the presentation.

Director Bybee reviewed each proposed amendment and identified the corresponding sections within the La Pine Development Code. Associate Planner Tierney presented the amendment related to manufactured dwelling parks, explaining how the revisions were intended to improve livability, access, and consistency with the City's comprehensive plan. Director Bybee then reviewed the remaining proposed amendments.

Director Bybee presented the two written comments received prior to the hearing. The first comment was from Ira Pfefferman, who stated that storage containers were currently located on his commercial properties without approval. He raised concerns regarding vandalism and theft of equipment and expressed frustration with enforcement challenges related to homelessness on public lands. Director Bybee explained that staff responded to the written comment by clarifying that the proposed storage

container amendment applied only to residential zones. He noted that any desired changes affecting other zoning districts would need to be pursued through a privately initiated text amendment.

The second written comment was submitted by Vice Chair Poteet of the Planning Commission. He suggested that vehicles, travel trailers, and temporary shelters in good condition should be permitted as short-term rentals, proposed reducing the required buffer from 500 feet to 250 feet, and identified a correction needed to update Section 15.104.100 J.1 from 2025 to 2026. Director Bybee stated that staff had already included the date correction in the list of proposed revisions to be incorporated into the final action. He explained that staff's primary concern regarding the use of vehicles, trailers, and shelters as short-term rentals related to health, safety, and welfare, as such structures may not meet county building permit standards. He also noted that the 500-foot buffer requirement resulted from differing viewpoints expressed during the joint work sessions and stated that this issue could be further discussed during deliberations.

c. Public Testimony

Mayor Earls opened the meeting for public testimony.

For neutral testimony, she called Brian Earls forward and clarified for the record that Mr. Earls was her husband and that they owned short-term rentals. She stated that this relationship and ownership interest did not influence her decision regarding the proposed code amendments.

Brian Earls stated that he owned short-term rentals and a motel and emphasized the importance of having clear and effective regulations in place. He discussed the need to address density and referenced the 500-foot buffer requirement as an example. He provided examples from Depoe Bay and noted that allowing short-term rentals throughout a community can create challenges. He stated that parking availability was a concern for short-term rentals and emphasized the importance of adequate parking and utility connections. He questioned how compliance with the regulations would be monitored and who would be responsible for enforcement. He stated that if the City moved forward with the amendments, inspections of properties should be required. He also emphasized the importance of enforcing noise ordinances related to short-term rentals.

Next, she called up Lynn King that was in support of the code amendments.

Lynn King, who lives on Tannenhorst Drive, presented a letter for the record stating that the City needed additional types of short-term housing within the city limits in order for the tourism industry to grow and remain competitive with surrounding areas. She stated that, as a gateway to outdoor recreation with access to lakes, forests, and the high desert, La Pine needed adequate lodging options for visitors.

She concluded by stating that she did not believe that establishing regulations for short-term rentals would negatively impact long-term rental housing and requested that the Planning Commission reevaluate short-term rental policies for the City.

There were no testimonials in opposition.

Director Bybee explained the next steps for the Council regarding short term rentals and the approval of the code amendments. He recommended remanding the application decision back to the Planning

Commission for reconsideration. He also said they can approve it as is recommended by the Planning Commission and short-term rentals can be addressed as a separate text amendment in the future.

Councilor Curtis made a motion to close the hearing for File TA-25-0002 and commence deliberations. *Councilor Shields seconded the motion.*

Councilor Shields – Aye

Councilor Morse – Aye

Councilor Curtis – Aye

Motion passed unanimously.

d. Close Public Hearing

Mayor Earls closed the public hearing at 7:11 p.m.

There was discussion among the Council that they would like to remand the TA-25-0002 back to the Planning Commission and Mayor Earls stated that she would like the entire Commission to be present during the public hearing.

Councilor Curtis made a motion to remand TA-25-0002 to the Planning Commission for reconsideration of the short-term rental criteria. *Councilor Shields seconded the motion.* Mayor Earls asked for a roll call vote:

Councilor Curtis – Aye

Councilor Shields – Aye

Councilor Morse – Aye

Motion passed unanimously.

Mayor Earls asked for a short break.

The meeting resumed at 7:28 p.m.

OLD BUSINESS:

None.

NEW BUSINESS:

1. Ordinance 2025-03

Director Bybee presented the staff memorandum and explained that Ordinance 2025-03 resulted from public hearings that had been held separately by the Planning Commission and the City Council. He stated that staff recommended the Council proceed with a formal motion and vote to approve the text amendment.

Councilor Curtis made a motion to approve Ordinance 2025-03. *Councilor Morse seconded the motion.* Mayor Earls asked for a roll call vote:

Councilor Curtis – Aye

Councilor Shields – Aye

Councilor Morse – Aye

Motion passed unanimously

2. Ordinance 2025-04

TA-25-0002 was remanded back to the Planning Commission reading and decision of Ordinance 2025-04 was not needed.

OTHER MATTERS

City Manager Wullschlager gave an overview of the added agenda item and reported that a potential buyer had contacted the City regarding the purchase of eight lots on Silver Lake Lane in the industrial park. He noted that the buyer's proposal involved the production and distribution of mobile emergency response equipment for use during disaster events. He stated that the individual indicated the equipment was proprietary, and therefore only limited details were available at this time.

He reported that the purchaser anticipated the project could create up to 133 manufacturing jobs and included a projected three-year period to produce 1,000 units. He added that any plans beyond that timeframe were not yet known.

He explained that, due to the limited information received, the existing provisions of the City's standard Purchase and Sale Agreement for County-owned land continued to apply. He reminded the Council that the City was responsible for marketing these lands and received fifty percent of the net proceeds from any sale.

He stated that, should the Council wish to approve the sale of the lots, a motion and roll call vote would be required.

Councilor Morse made a motion to recommend the initiation of purchase and sale of the lots listed herein to City staff as contained under Deschutes County Document No. 2019-700 and all subsequent amendments. *Councilor Shields seconded the motion.* Mayor Earls asked for a roll call vote:

Councilor Curtis – Aye

Councilor Shields – Aye

Councilor Morse – Aye

Motion passed unanimously

PUBLIC COMMENTS

There were no public comments.

STAFF COMMENTS

Executive Assistant Macsalka did not have any comments

City Manager Wullschlager did not have any comments

Associate Planner Tierney did not have any comments

Community Development Director Bybee did not have any comments

City Recorder Metcalf presented to the Council that the next regularly scheduled meeting for the City Council is on December 24th, which has historically been a cancelled meeting due to the holiday. She asked if the Council would like to keep the meeting as scheduled or if they would like to cancel it. The Council decided to cancel the December 24th meeting.

MAYOR & COUNCIL COMMENTS

Councilor Shields did not have any comments

Councilor Morse did not have any comments

Councilor Curtis did not have any comments

Mayor Earls adjourned the regular meeting for executive session at 7:45 p.m.

EXECUTIVE SESSION pursuant to ORS 192.660 2(i)

Executive Session is closed to the public but is open to members of the media with certain limitations as set by the Governing Body.

Mayor Earls opened the executive session at 7:48 p.m.

Mayor Earls adjourned the executive session at 8:04 p.m.

ADJOURNMENT

Mayor Earls opened the regular meeting at 8:05p.m.

Councilor Curtis made a motion to approve what was discussed during the executive session. *Councilor Shields seconded the motion.*

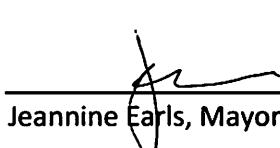
Councilor Curtis – Aye

Councilor Shields – Aye

Councilor Morse – Aye

Motion passed unanimously

Mayor Earls adjourned the regular meeting at 8:06 p.m.



Jeannine Earls, Mayor

Date: 1/14/20

ATTEST:



Amanda Metcalf, City Recorder

Date: 1/14/20