



# CITY OF LA PINE, OREGON PLANNING COMMISSION

Wednesday, January 17, 2024 at 5:30 PM

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

Online access via Zoom: <https://us02web.zoom.us/j/87440753105>

*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. 12.06.23 Planning Commission Meeting Minutes.....3.

### PUBLIC HEARING

1. None

### OLD BUSINESS

1. None

### NEW BUSINESS

1. Administrative Land Use Application Update (Discussion Only)
2. La Pine 2045 Comprehensive Plan Update Overview.....6.

### 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 - Canceled 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, December 6, 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/81906372053>

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## MINUTES

### CALL TO ORDER

Commission Chair Hatler called the meeting to order at 5:34 p.m.

### ESTABLISH QUORUM

#### Commissioners:

Commission Chair Hatler

Commission Vice Chair Myers-Not present

Commissioner Hatfield

Commissioner Bauman

Commissioner Poteet

#### Staff Members:

Geoff Wullschlager, City Manager

Brent Bybee, Principal Planner

Rachel Vickers, Associate Planner

Amanda Metcalf, Administrative Assistant

### PLEDGE OF ALLEGIANCE

Commission Chair Hatler led the pledge of allegiance.

### ADDED AGENDA ITEMS

None

### APPROVAL OF PRIOR MEETING MINUTES

1. 10.18.23 Planning Commission Meeting Minutes
2. 11.15.23 Joint Work Session Minutes
3. 11.29.23 Joint Work Session Minutes

Commissioner Bauman made a motion to approve the minutes. *Commissioner Hatfield seconded the motion.* Motion passed unanimously.

**PUBLIC HEARING**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

1. Administrative Land Use Application Update (Discussion Only)

Ms. Vickers updated the Commission on the current Land use applications. Three applications are still in the appeal period, two of them are parcel partitions, and the third is from Legend Cider which is a conditional use. Two applications were deemed incomplete. There are five applications that were deemed complete; three of them are site plan reviews, an 18-unit apartment complex, a two-parcel partition, and lastly the Bath properties expansion. There is a modification application from DANCO regarding the roundabout size change. The last application is a partition with Habitat for Humanity. Lastly there is an application for a zone change near Gordy’s proposing a change from industrial to commercial mixed use. Initially the applicant applied for more uses on the property concurrently with the zone change, however there were some issues with the lot legality. Ms. Vickers clarified the lot legality issues, the property was sold after April 5, 1977, which would require a partition to sell portions of the property. No partition was completed. Ms. Vickers also informed the Commission that due to the ruling in a previous court case that lot legality is not needed for plan amendment zone changes, which is why staff can process the current zone change application.

2. La Pine 2045 Vision Goals
  - a. Staff Report

Mr. Bybee presented the associated staff report. He explained that to date the Planning Department has received 480 survey responses. Ms. Vickers informed the Commission that staff went to the High School and received more responses from students. From those responses and the discussions from both work sessions, staff were able to narrow the original eight goals down to five. These goals are:

Infrastructure and Traffic Management, Preservation of Small-Town Feel, Economic Development, Balanced Growth Strategies, and Enhanced Community Services. Mr. Bybee briefly described each goal with the Commission.

Mr. Bybee informed the Commission that coordination with the consultant is still ongoing regarding the visioning work. Staff recommends postponing the final decision on the proposed goals to a later date. There was a brief discussion about the meeting between staff and the consultant 3J. Mr. Bybee welcomed discussion from the Commission on the proposed goals.

A concern that was brought up in both joint meetings was traffic control in the City, however Ms. Vickers mentioned that the City does not own a large portion of the roads within city limits and that it would be challenging for the City to implement goals regarding traffic.

Mr. Bybee informed the Commission that DLCD had reached out to the City regarding the TA grant that will support the Comprehensive Plan update effort, and asked if the City would accept a smaller amount than the original request. Staff responded with the evidence that La Pine is the second fastest growing city in the state and will need the full amount requested. Staff are now waiting for a response from DLCD and should hear back within the week.

**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**

None

**ADJOURN**

Commission Chair Hatler adjourned the meeting at 6:02 p.m.

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\_\_\_\_\_ Date:  
Bea Hatler, Chair

ATTEST:

\_\_\_\_\_ Date:  
Geoff Wullschlager, City Manager



## La Pine 2045

Commissioners,

The City of La Pine will be kicking off the beginning efforts to update the Comprehensive Plan. The next two years will require heavy involvement on the part of the Planning Commission. The overview below is high level, and more details will be shared with the commission once staff has completed the project kickoff meeting with 3J Consulting on January 18<sup>th</sup>.

### Steering Committee and Technical Advisory Committee

Staff has been coordinating to identify individuals to serve on a Steering Committee and Technical Advisory Committee. The Technical Advisory Committee will be comprised mostly of City Staff, and partner agencies. The Steering Committee will be composed of 12-15 individuals from the community that have backgrounds in the following categories.

- Schools
- Parks and Nature
- Industry and Business  
(large/medium/small)
- Public Safety
- Utilities
- Property Owners/developers
- Health
- Transportation
- Service nonprofits
- Spanish-speaking community
- Arts and Culture
- Seniors
- Youth
- County and state agencies
- Elected and Appointed Officials

The Steering Committee will oversee this effort by reviewing and commenting on work products, guiding engagement efforts, helping the project team host public events and activities, acting as liaisons to specific constituencies or interest groups, encouraging community members to participate in the process, and acting as champions of the La Pine Comprehensive Plan Update that emerges from this process. The Steering Committee will have a charter that establishes roles, shared ground rules and consensus-based decision-making procedures. The expectation is that the Steering Committee will meet up to 4 times over the course of the next year. Meetings will occur in person and be approximately 2 hours.

### Tasks

**Task 1.** Project Management

1.1 Project Kickoff

1.2 Project Administration

**Task 2.** Community and Stakeholder Engagement

**Task 3.** Background Reports/La Pine 2045 Vision

3.1 Background Reports

3.2 La Pine 2045 Vision

**Task 4.** Goals and Policies/Scenario Refinement

**Task 5. Comprehensive Plan and Implementation Strategy**  
**Task 6. Adoption**

**Schedule**

**SCHEDULE**

	2023		2024										2025							
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
<b>Task 1. Project Management</b>																				
<b>Task 1.1 Project Kick-off</b>			●																	
<b>Task 1.2 Project Administration</b>			◆																	
<b>Task 2. Community and Stakeholder Engagement</b>																				
<b>Task 3. Background Reports / Redmond 2040 Vision</b>																				
<b>Task 3.1 Background Reports</b>																				
<b>Task 3.2 La Pine 2045 Vision</b>						◆	★													
<b>Task 4. Goals and Policies / Scenario Refinement</b>											◆	★								
<b>Task 5. Comprehensive Plan and Implementation Strategy</b>																	◆	★		
<b>Task 6. Adoption</b>																				

- = Team Kickoff
- ◆ = Steering Committee/TAC Meeting
- ★ = La Pine Summits (3)