

Brent Bybee

From: Jeff Poteet
Sent: Tuesday, November 18, 2025 9:22 PM
To: Brent Bybee
Cc: Geoff Wullschlager; Nick Tierney; Amanda Metcalf
Subject: Re: City of La Pine - Staff Report TA-25-0002

Hi, Brent - good to talk with you earlier today.

As a follow up, I wanted to forward some of the feedback I shared related to the code requirements for Short Term Rentals within the La Pine City limits:

Sec. 15.104.100. - Short-Term Rentals

D. Prohibited Uses.

1. No recreational vehicle, travel trailer or other temporary shelter shall be inhabited as or used in conjunction with a short-term rental. **I agree with this Prohibited Use if it is referring to any vehicle, travel trailer or temporary shelter Only IF it's being used as a permanent living space/dwelling.** However, if it is a travel trailer or temporary shelter that is of sound quality and condition, it should not be excluded from being utilized as an additional dwelling unit on a property that is qualified and licensed as a short term rental.

E. Concentration Limits.

1. A short-term rental cannot be approved on a property within the RSF, RMF zones, if proposed to be sited within 500 feet of another property that has a valid short-term rental approval or is a legal non-conforming use approved under subsection (I) of this Section. **A 500 foot limit seems too restrictive and unnecessary. If the purpose of allowing Short Term Rentals (STR's) within La Pine City limits is to, in part, increase the amount of rentable units for tourists and visitors to the area, this would greatly lessen the amount of units that could possibly be created for visitors, rendering it nearly non-beneficial for visitors/renters and property owners alike. I recommend a 250 foot limit between properties to allow for a reasonable number of potential short term rental units, while still protecting the integrity and requirements of the remainder of the STR code and permit requirements.**

J. Inspection. - **Update needed to commencement date**

1. Commencing on January 1, **2025**, prior to issuance of an operating license, the Community Development Director may require any dwelling unit authorized as a short-term rental to be inspected to verify that the dwelling unit is in compliance with all applicable Building Codes.

I hope this is helpful.

As I mentioned, I'll be traveling back from a work session in Portland at the time of the planning meeting, but I will find a way to make myself available to join via Zoom if needed to make a quorum.

Best,

Jeff



Jeff Poteet

City Planning Commissioner

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From: Brent Bybee <bbybee@lapineoregon.gov>

Sent: Wednesday, November 12, 2025 4:51 PM

Cc: Geoff Wullschlager <gwullschlager@lapineoregon.gov>; Nick Tierney <ntierney@lapineoregon.gov>

Subject: City of La Pine - Staff Report TA-25-0002

BCC: Planning Commission

Commissioners,

Please see the attached staff report for next weeks meeting. Please reach out and I'll be happy to assist you with any questions. Amanda will be sending out the agenda tomorrow with further details.

Thank you.



Brent Bybee

Community Development Director

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