



## 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>

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*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.*

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### MINUTES

#### CALL TO ORDER

Commission Vice Chair Myers called the meeting to order at 5:32 p.m.

#### ESTABLISH QUORUM

##### Commissioners:

Commission Vice Chair Myers

Commissioner Poteet

Commissioner Hatfield

##### Commissioners not present:

Commissioner Chair Hatler (excused)

Commissioner Bauman (excused)

##### Staff Members:

Geoff Wullschlager, City Manager

Rachel Vickers, Associate Planner

Amanda Metcalf, Administrative Assistant

#### PLEDGE OF ALLEGIANCE

Mr. Wullschlager led the pledge of allegiance.

#### ADDED AGENDA ITEMS

Any matters added at this time will be discussed during the "Other Matter" portion of this agenda.

None

**APPROVAL OF PRIOR MEETING MINUTES**

1. 08.16.23 Planning Commission Meeting Minutes

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

**PUBLIC HEARING**

1. None

**OLD BUSINESS**

1. None

**NEW BUSINESS**

1. Administrative Land Use Application Update (Discussion Only)

Ms. Vickers gave an update to the Commission on the current active land use files. Two of them are deemed incomplete, three are in their 30-day completeness review, four are site plan reviews, four are partitions, one is a final plat, and one is a conditional use. Ms. Vickers is currently working on a site plan review for a manufactured home park located on Reed Rd. It was asked of Ms. Vickers to give a more detailed description of the current land use files for Mr. Elliott who attended the meeting. Ms. Vickers did not have a detailed list with her but will gladly email more details to Mr. Elliott.

**OTHER MATTERS**

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

None

**PUBLIC COMMENTS**

Wes Elliott asked the Commission about modular/mobile homes (MAHOs) being built in La Pine and why other communities do not have an influx like La Pine does. He also asked if there is a policy that the City of Bend adopted that restricts MAHOs to be built within the city limit that the City of La Pine should consider.

Mr. Wullschlager explained under land use law, the broadest area of permitted use is within residential development. Mr. Wullschlager also stated that the City of La Pine has more available residentially zoned land as a function of total community area when compared to other Central Oregon communities, which could explain the influx. Mr. Elliott asked if there should be a code in the La Pine policies that would restrict MAHOs to be built within the city. Mr. Wullschlager clarified that within the residential zone, residential use is outright permitted so long as dimensional restrictions are maintained, and that the City does not receive or review applications until after the County has approved a building permit due to the outright permitted use. Thus, placing restrictions on building types can cause issues and potential litigation as discrimination in housing is not tolerated by the state. Ms. Vickers quoted house bill 4064 which specifically disallows jurisdictions from restricting the placement of MAHOs in residential zones. She added that if the City tried to pass a restriction against MAHOs it would be difficult and likely illegal.


**STAFF AND COMMITTEE COMMENTS**

Mr. Wullschlager discussed the current status and the goals of the Newberry Regional Partnership, which was to expand the opportunity to residents that live outside of City limits to have their opinions heard. He gave highlights of the recent survey and the responses the Partnership received. He informed the Commission that there will be more outreach in the coming weeks that will include different topics for the public to give feedback. Mr. Wullschlager also gave an update on La Pine 2045.

**ADJOURN**

Commission Vice Chair Myers adjourned the meeting at 5:48 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 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.

  
Date: 10/18/23  
Bea Hatler, Chair

ATTEST:

  
Date: 10/18/23  
Geoff Wullschlager, City Manager