



CITY OF LA PINE, OREGON PLANNING COMMISSION

Wednesday, May 21, 2025, at 5:30 PM

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

Online access via Zoom: <https://us02web.zoom.us/j/81554912590>

MINUTES

CALL TO ORDER

Chair Myers called the meeting to order at 5:30 p.m.

ESTABLISH QUORUM

Commission

Chair Myers

Vice Chair Poteet

Commissioner Hatfield

Commissioner Accinelli

Commissioner Bauman – Absent

Staff

Geoff Wullschlager – City Manager

Brent Bybee – Community Development Director

Nick Tierney – Associate Planner

Amanda Metcalf – City Recorder

PLEDGE OF ALLEGIANCE

Bradley Bergstrom led the Pledge of Allegiance.

ADDED AGENDA ITEMS

There were no added agenda items.

CONSENT AGENDA

1. 05.07.2025 Planning Commission Meeting Minutes
 - a. Public Comment – J. Koch

Commissioner Accinelli made a motion to approve the consent agenda. *Commissioner Hatfield seconded the motion.* Chair Myers asked for a roll call vote:

Commissioner Accinelli – Aye

Commissioner Hatfield – Aye

Chair Myers – Aye

Motion passed unanimously.

PUBLIC HEARING

1. CPA-25-0001

a. Open Public Hearing

Chair Myers reviewed the hearing procedure. She inquired whether any members of the Commission had a conflict of interest or bias; all members responded unanimously that they did not. Chair Myers then invited the public to present any challenges to the Commission's impartiality or potential conflicts of interest. No such challenges were made. She further asked if there were any procedural objections from the public, and none were raised.

Chair Myers opened the public hearing at 5:33 p.m.

Vice Chair Poteet joined the meeting via Zoom at 5:36 p.m. Upon arrival, Chair Myers asked him whether he had any conflict of interest or bias; Vice Chair Poteet responded that he did not.

b. Application Documents

Community Development Director Bybee stated that there were two public hearings scheduled for the evening: one concerning the comprehensive plan update and the other addressing the comprehensive plan map.

He listed the public hearing noticed dates which included, the PAPA notice on April 16th, 2025, the Agency Notice on April 16th, 2025, and the Bend Bulletin on May 11th, 2025.

He provided a summary of the La Pine 2045 process, which encompassed community engagement efforts, a mapping exercise conducted with community members, and collaborative workshops held jointly by the Planning Commission and City Council.

Director Bybee offered an overview of the proposed comprehensive plan and outlined the updates. He presented each vision goal along with the related objectives and elaborated on the policy changes incorporated in the revised plan. He also clarified that Goal 12, Transportation, would remain unchanged at this time due to the absence of an updated Transportation System Plan (TSP). He noted that once the TSP has been updated, the comprehensive plan will subsequently be amended to reflect a revised Goal 12.

He presented written comments he had received to the Commission and explained staff's response to those comments. One comment, submitted by Angie Brewer of the Oregon Department of Land Conservation and Development (DLCD), recommended amendments to the comprehensive plan. These included a revision to Goal 5 Policy 4.2 to involve tribes in discussions about historic and cultural resources, and a change to Goal 5 Policy 4.4 to remove Deschutes County, noting that updates to the County's Goal 5, wildlife inventory, would not affect La Pine since the County's analysis excluded lands within city limits. Additionally, an amendment to Goal 9 Policy 1.5 was suggested to incorporate language aimed at managing the encroachment and intrusion of incompatible uses to protect industrial lands. Director Bybee informed the Commission that staff recommended the Planning

Commission recommend approval of the comprehensive plan update to the City Council as presented by staff, with the proposed amendments.

c. Public Testimony

Angie Brewer with DLCD provided verbal testimony and reiterated her written comment, which had previously been read aloud by Director Bybee for the Commission. She also complimented the consultant, staff, and the Commission on the work completed for the comprehensive plan update and acknowledged their efforts in keeping DLCD involved throughout the process.

Coleen Scott, a resident of Murry Drive, provided a public comment in support of CPA-25-001, the La Pine 2045 Comprehensive Plan. She expressed her appreciation to the Commission and staff for encouraging public involvement throughout the update process. She stated that all the meetings were well organized, engaging, and resulted in meaningful outcomes. She felt the community had been given ample opportunity to provide input. She commended Director Bybee for his efforts, noting that he effectively communicated the content of the plan in a way that was accessible to the public and that he genuinely listened to community feedback. She concluded by thanking everyone involved in the comprehensive plan update.

Director Bybee did not have any additional comments but expressed his gratitude to Mrs. Brewer and her department for their support. He specifically acknowledged the financial assistance provided through the Technical Assistance (TA) grant, which was instrumental in completing the comprehensive plan update.

There were no questions from the Commission.

d. Close Hearing

Commissioner Accinelli made a motion to close the hearing and commence deliberations. *Commissioner Hatfield seconded the motion.* Chair Myers asked for a roll call vote:

Vice Chair Poteet – Aye

Commissioner Accinelli – Aye

Commissioner Hatfield – Aye

Chair Myers – Aye

Motion passed unanimously.

Chair Myers closed the public hearing at 6:26 p.m.

Chair Myers requested grammatical corrections be made to page 51, specifically noting the need to change “Mater Plan” to “Master Plan” by adding the missing letter “s.” Additionally, on page 64, she asked that the building name be corrected to accurately read “John C. Johnson.”

Commissioner Accinelli made a motion to recommend approval of File CPA-25-0001 to the La Pine City Council, with amendments that include updating the table of contents to match the document layout, as well as updating Goal 5- Policies 2.4 & 4.4, and Goal 9-Policy 1.5 to reflect the changes proposed by staff, as presented, as well as include the revisions proposed by Chair Myers on page 51, adding an “S” in Master Plan and page 64 changing it to read “John C. Johnson building”. Commissioner Hatfield seconded the motion. Chair Myers asked for a roll call vote:

Commissioner Accinelli – Aye

Commissioner Hatfield – Aye

Vice Chair Poteet – Aye

Chair Myers – Aye

Motion passed unanimously.

2. CPA-25-0002

a. Open Public Hearing

Chair Myers reviewed the hearing procedure. She inquired whether any members of the Commission had a conflict of interest or bias; all members responded unanimously that they did not. Chair Myers then invited the public to present any challenges to the Commission's impartiality or potential conflicts of interest. No such challenges were made. She further asked if there were any procedural objections from the public, and none were raised.

Chair Myers opened the public hearing at 6:39 p.m.

b. Application Documents

Community Development Director Bybee proposed a full update of the La Pine Comprehensive Plan map. He listed the public hearing notice dates, which included the PAPA notice on April 16th, 2025, the Agency Notice on April 16th, 2025, and publication in the Bend Bulletin on May 11th, 2025. Director Bybee presented the comprehensive plan map and explained its purpose, along with the community and agency events held to gather input. A total of ten maps were collected, digitized, analyzed, and merged into two potential future growth scenarios: "Growth for All" and "Two Cities." He explained both scenarios and stated that the maps had been presented to the Community, the Planning Commission, and the City Council. On December 11th, 2024, the City Council authorized the "Growth for All" scenario. No comments were received for this application. Director Bybee informed the Commission that staff recommended the Planning Commission recommend approval of the comprehensive plan map to the City Council as presented.

c. Public Testimony

There was no public testimony.

Staff did not have any closing comments.

There were no questions from the Commission.

d. Close Hearing

Commissioner Accinelli made a motion to close the hearing and commence deliberations. *Commissioner Hatfield seconded the motion.* Chair Myers asked for a roll call vote:

Commissioner Accinelli – Aye

Commissioner Hatfield – Aye

Vice Chair Poteet – Aye

Chair Myers – Aye

Motion passed unanimously.

Chair Myers closed the hearing at 6:50 p.m.

Commissioner Accinelli made a motion to recommend approval of file CPA-25-0002 to the La Pine City Council, as presented by staff. *Commissioner Hatfield seconded the motion.* Chair Myers asked for a roll call vote:

Vice Chair Poteet – Aye

Commissioner Accinelli – Aye

Commissioner Hatfield – Aye

Chair Myers – Aye

Motion passed unanimously.

OLD BUSINESS

None

NEW BUSINESS

1. Long Range Planning Update

Director Bybee provided an update on long-range planning efforts and congratulated the Commission on their recommended approval of the comprehensive plan update. He noted that the next step would be a hearing with the City Council, scheduled to occur in June.

Director Bybee announced that the City has been awarded the Transportation Growth and Management (TGM) grant to initiate the update of the Transportation System Plan (TSP). Staff had begun negotiations with a consultant to support this work, and the update was expected to commence in June once the consultant agreement was finalized. He added that once the TSP was updated, the City would proceed with updates and amendments to the comprehensive plan.

He also informed the Commission that he had been in discussions with the County regarding the Master Plan for the Newberry neighborhood and emphasized the desire for collaborative efforts with the County, as well as robust community engagement with local residents. Additionally, he reported having spoken with the Community Planning Assistance for Wildfire (CPAW) team, who experienced delays due to federal funding issues. However, private funding was secured to complete their work with the City, and CPAW was currently preparing recommendations for the development plan.

2. Current Planning Update

Associate Planner Tierney provided an update on current planning applications. He reported that there were six Type I applications, which included residential zoning permits, mobile food units, and a temporary use permit. For Type II applications, he noted that there was a spec building currently in the appeal period and five partition applications: two were awaiting payment, one had been deemed incomplete, and two had been completed with the notice of application sent out last week. Lastly, he mentioned that there was one Type IV application, a text amendment, and stated he would provide more information to the Commission at a later date.

OTHER MATTERS

There were no other matters

PUBLIC COMMENTS

Bradley Bergstrom, a resident of Walling Lane Drive, inquired about the future status of Walling Lane, specifically whether it would be expanded or adopted by the City to allow for snow plowing and paving.

Director Bybee responded by providing context on the City's infrastructure development. He explained that since La Pine's incorporation in 2006, the Public Works Department has been gradually expanding. Currently, the City owns approximately 50% of the roads, while the remaining roads fall under County or State ownership. As a relatively young city, La Pine still has several unpaved roads. Brent noted that road improvements are generally tied to new development, which serves as the trigger for infrastructure upgrades. While he did not rule out the possibility of improvements to Walling Lane, he emphasized that such projects are typically driven by development activity.

City Manager Wullschlager added that there are still private roads within city limits that existed prior to incorporation. He outlined three potential mechanisms for funding improvements to these roads: forming a Local Improvement District (LID), establishing an Urban Renewal Agency district, or having the City accept a dedication of the road.

STAFF AND COMMITTEE COMMENTS

City Manager Wullschlager provided clarification on Director Bybee's earlier comment regarding the master plan update for the Newberry neighborhood. He explained that the County was involved in the discussions because it owns the majority of the land within that neighborhood.

ADJOURN

Vice Chair Poteet made a motion to adjourn the meeting. *Commissioner Accinelli seconded the motion.* Chair Myers asked for a roll call vote:

Vice Chair Poteet – Aye

Commissioner Accinelli – Aye

Commissioner Hatfield – Aye

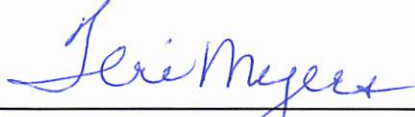
Chair Myers – Aye

Motion passed unanimously.

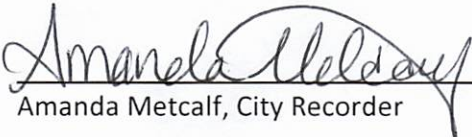
Chair Myers closed the meeting at 7:08 p.m.

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.

SIGNATURE PAGE TO FOLLOW


Teri Myers, Chair Date: 6-4-25

ATTEST:


Amanda Metcalf, City Recorder Date: 6-4-25