



CITY OF LA PINE, OREGON PLANNING COMMISSION REGULAR MEETING

Wednesday, June 4, 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/89581427935>

MINUTES

CALL TO ORDER

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

ESTABLISH QUORUM

Commission

Chair Myers

Vice Chair Poteet – Absent

Commissioner Hatfield

Commissioner Bauman – Absent

Commissioner Accinelli

Staff

Brent Bybee – Community Development Director

Nick Tierney – Associate Planner

Amanda Metcalf – City Recorder

PLEDGE OF ALLEGIANCE

Commissioner Hatfield led the Pledge of Allegiance.

ADDED AGENDA ITEMS

There are no added agenda items.

CONSENT AGENDA

1. 05.21.2025 Planning Commission Meeting Minutes
 - a. Public Hearing Sign-in Sheet
 - b. Public Comment Form – B. Bergstrom

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

Commissioner Hatfield – Aye

Chair Myers – Aye

Commissioner Accinelli – Aye

Motion passed unanimously.

PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS

1. Community Visioning Discussion

Director Bybee presented a visioning discussion to the Commission regarding the identity of La Pine. He posed several questions to the Commission and requested feedback to help refine the questions that would later be posed to the community.

Following the meeting, Director Bybee planned to establish a community visioning plan for engagement and begin outreach efforts at upcoming community events.

Question 1 – Why does the City need to have a defined identity?

The Commission held a discussion and reached a consensus that having a defined identity would attract new residents, businesses, and support overall community development. Key themes included tourism, economic growth, and aesthetic appeal.

Director Bybee asked whether one of these three reasons was a stronger motivating factor than the others. Chair Myers responded that while La Pine already had tourism, a clearly defined identity would serve to motivate businesses to relocate to the area. Commissioner Accinelli, reflecting on his own experience as a new resident, noted that many people had asked him, “Why La Pine?” He emphasized the city’s natural beauty and stated that most people were unaware of what La Pine offered. He felt that a defined identity would help businesses determine whether La Pine would be a good fit for their operations.

Chair Myers added that with a distinct identity, people would be more enthusiastic about coming to La Pine.

Question 2 – What would success look like at the end of the project?

Commissioner Accinelli stated that a successful outcome would be having a simple and compelling answer to the question, “Why La Pine?” Chair Myers commented that success would mean the City had thriving businesses, a defined downtown area, and activities for people to enjoy—ultimately creating a place where there were things to do and places to go. Commissioner Hatfield added that an increase in recreational activities within the city would also signify success.

Question 3 – How do you want La Pine to be described in 10 years?

Chair Myers stated that she would like La Pine to be described as comfortable, friendly, and exciting. Commissioner Hatfield expressed that she would like the city to be seen as family-friendly and helpful, and suggested that adding benches along walking paths would improve accessibility for older residents. Commissioner Accinelli said he hoped La Pine would be described as safe, clean, outdoorsy, and accessible to all, with enhanced pedestrian infrastructure.

Question 4 – What groups or perspectives do we need to hear from the most?

Commissioner Hatfield stated that the City should focus on engaging the youth of La Pine, as they represent the future of the community. Chair Myers noted that the City's demographics were changing and emphasized the importance of listening to consumers. Commissioner Hatfield also suggested including local churches in the conversation, as they have large congregations and community influence.

Additional stakeholders identified during the discussion included community centers, food banks, sports teams, and schools. Perspectives from government and planning entities such as the Bureau of Land Management (BLM), Oregon Department of Transportation (ODOT), and the Sunriver-La Pine Economic Development (SLED) organization were also recommended for inclusion.

Question 5 – What should we be careful to not overlook when shaping a community?

The Commission suggested that the City should not overlook the need to consider potential updates to City codes and emphasize the importance of including the voices of new residents in the process.

Question 6 – How can we ensure that this process is inclusive?

The Commission reached a consensus that the City must genuinely listen to community input and ensure that decisions reflect what is heard. It was recommended that the City communicate effectively through various outreach methods, including mailers, pre-posted postcards, and other accessible forms of public engagement.

Question 7 – How do you think residents currently perceive La Pine?

The Commission stated that La Pine is often perceived as a bedroom community to Bend. They noted that perceptions vary widely depending on the generation being asked, some view La Pine as a perfect place that does not need change, while others feel disconnected from the community. The Commission agreed that the visioning process should aim to unify these differing viewpoints and foster a shared sense of identity.

Question 8 – How do you want tourists, businesses, or new residents to experience La Pine?

The Commission wanted the community to be welcoming and kind to tourists. They stated that the city currently had a marketing issue, making it difficult to guide people to come to La Pine. Much of the recreation was located outside of the city limits, and the Commission wanted people to have a great experience within the city itself. They gave examples such as having local shops display information about what to do in La Pine and creating physical trails to guide people.

Question 9 – Are there misconceptions of La Pine that you would like to see challenged?

The Commission wanted to challenge the perception that there wasn't anything to do in La Pine. They also wanted to change the belief that the city isn't safe.

Question 10 – Where do you see the new identity being used the most?

The Commission discussed the idea of creating a recreational hub that could feature a large map of La Pine. This would help new residents and tourists locate key attractions and amenities surrounding the city. They also envisioned the hub as a place to showcase local events, making it easier for people to access information and feel connected to the community. Commissioner Accinelli noted that La Pine had a unique opportunity to ensure that everyone felt like they belonged.

Question 11 – If you had to describe La Pine in three words what would they be?

Commissioner Hatfield described La Pine as family, friendly, and helpful. Chair Myers asked for more time to consider but expressed a preference for the term family friendly. Commissioner Accinelli used the words beautiful, quiet, and hopeful. Director Bybee stated he would pose the same question to the Council for additional input.

2. Long Range Planning Update

Director Bybee gave a long-range planning update. He stated that the comprehensive plan update public hearing with the City Council was scheduled for June 25th. If the Council voted unanimously on the ordinances, they would be passed the same night; however, if the vote was not unanimous, a second reading would be required. He noted that the reimbursement request for the Technical Assistance (TA) grant in the amount of \$50,000 had been submitted. This grant covered 45% of the comprehensive plan update. He indicated that more updates would be provided to the Commission soon.

He also provided an update on the Transportation System Plan (TSP) update. Staff were finalizing edits on the scope of work for the consultant, and a Notice of Intent to Award (NITA) was expected soon. He stated that the Commission would continue to be updated on this process.

Director Bybee mentioned that he was still working with CPAW but did not have any updates to share at that time.

Lastly, he reported that he was working with Associate Planner Tierney on the Community Development procedures and processes. Associate Planner Tierney would also be taking over the mobile home park code update in Fall 2025, which would include joint workshops between the Council and the Commission.

3. Current Planning Update

Associate Planner Tierney provided an update on the current planning applications. The update included three Type I residential zoning permits and three commercial zoning permits that remained incomplete. For Type II applications, the appeal period had concluded for the spec building in the Newberry Business Park. Additionally, three partition applications in the Cagle neighborhood were reported as complete and under review. Two more partition applications were also underway on the southeast side of town.

OTHER MATTERS

There were no other matters.

PUBLIC COMMENTS

There were no public comments.

STAFF AND COMMITTEE COMMENTS

Director Bybee did not have any comments.

Associate Planner Tierney did not have any comments.

City Recorder Metcalf did not have any comments.

Chair Myers did not have any comments.

Commissioner Hatfield did not have any comments.

Commissioner Accinelli shared a reflective quote, "Happiness is your quality-of-life minus envy," and elaborated on its relevance to La Pine. He expressed that in La Pine, there is an absence of pervasive envy, noting that he does not feel pressure to constantly acquire new material goods and that residents are free to express themselves authentically. He emphasized the importance of preserving this unique sense of freedom and individuality as the City continues to define its identity. He also voiced concern that an overemphasis on consumerism could threaten the values and lifestyle that make La Pine distinctive.

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

Commissioner Hatfield – Aye

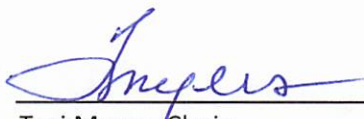
Commissioner Accinelli – Aye

Chair Myers – Aye

Motion passed unanimously.

ADJOURN

Chair Myers adjourned the meeting at 6:37 p.m.


Teri Myers, Chair

Date: 8/6/25

ATTEST:


Amanda Metcalf, City Recorder

Date: 8/6/25