



CITY OF LA PINE, OREGON PLANNING COMMISSION

Wednesday, September 10, 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/87466343313>

MINUTES

CALL TO ORDER

Chair Myers stated that the meeting will be delayed by 10 minutes.

Chair Myers called the meeting to order at 5:43 p.m.

ESTABLISH QUORUM

Planning Commission

Chair Myers

Vice Chair Poteet

Commissioner Hatfield

Commissioner Bauman

Commissioner Accinelli – Absent (Excused)

Staff

Geoff Wullschlager – City Manager

Ashley Ivans – Finance Director

Brent Bybee – Community Development Director

Nick Tierney – Associate Planner

Amanda Metcalf – City Recorder

PLEDGE OF ALLEGIANCE

Commissioner Bauman led the Pledge of Allegiance.

ADDED AGENDA ITEMS

There were no added agenda items.

CONSENT AGENDA

1. 08.06.2025 Planning Commission Meeting Minutes

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

Commissioner Hatfield – Aye

Vice Chair Poteet – Aye

Commissioner Bauman – Aye

Chair Myers – Aye

Motion passed unanimously.

PUBLIC HEARING

1. A-25-0002, Williams

a. Open Public Hearing

Chair Myers explained the hearing procedure and asked the Commission if they had any conflict of interest or bias. Commissioner Hatfield stated that she lived close to the property and wanted to make a record of a potential conflict of interest but clarified that her proximity would not influence her decision. She stated that she entered the hearing with an open mind, would set aside personal views, and would decide based on the factual record presented to the Planning Commission. No other Commissioners had any conflict of interest or bias. Chair Myers then asked the public if there were any challenges to the Commission's lack of bias or conflict of interest, and there were none. She also asked if there were any procedural objections, and there were none. Chair Myers stated the applicable substantive criteria of the La Pine Development Code.

Chair Myers opened the public hearing at 5:54 p.m.

b. Application Documents

Director Bybee presented to the Commission the applicant's request for an appeal of land use application PA-25-0001. He explained the application timeline, stating that the three-parcel partition was submitted April 14, 2025, deemed incomplete April 24, 2025, and deemed complete May 15, 2025. PA-25-0001 was approved August 20, 2025, and the appeal was received August 26, 2025. He stated that the public hearing notice for the appeal included a mailing date of August 27, 2025, and publication in the Bend Bulletin on August 31, 2025. He noted that staff received comments only from the appellant's attorney, which would be addressed in the presentation.

He explained the grounds for appeal that the applicant submitted, which included estoppel, lack of essential nexus for exaction of property and improvements, waiver of right to remonstrate, and equal protection. He then presented staff's response to each ground for appeal. Regarding estoppel, he presented the appellant's claim of estoppel for land use file PA-25-0001 and stated that since City staff had issued no written advice and no application had been submitted, the City was not bound by the doctrine of estoppel and further lacked the authority to waive mandatory code requirements in this appeal.

Regarding equal protection, the appellant stated that the City's criteria were regularly applied differently to different applications. Staff responded that the appellant made no showing of impermissible unequal treatment, resulting in the equal protection claim failing.

For waiver of remonstrance, the appellant claimed that the City was double dipping by requiring either construction of the public improvements or a fee in lieu, as well as a waiver of remonstrance. He stated that the applicant did not submit evidence with their application demonstrating compliance with the listed conditions. Director Bybee stated that the proposed amended findings removed the waiver of remonstrance as a condition of approval.

Director Bybee explained the exactions claim and stated that it consisted of two parts: Essential Nexus and Rough Proportionality. He clarified that there must be a connection between the development's impacts and the required conditions, and that the conditions must be roughly proportional in nature and extent to those impacts.

He provided several examples from the La Pine Development Code (LPDC), the La Pine Transportation System Plan (TSP), and the City of La Pine, Oregon 2016 Standards and Specifications Development Provisions to illustrate why these public improvements were required. He described the current condition of the road and the TSP's requirements for sidewalks, landscaped parking, and travel lanes. He emphasized that, as proposed, the development would not meet the criteria, and staff had not denied the application but instead approved it with conditions.

He then explained the rough proportionality analysis and the impacts of the partition. He noted that there were currently 30 dwellings on Pine Drive, resulting in 150 Average Daily Trips (ADTs). The proposed partition would increase ADTs by 15 if developed with single-family dwellings, or by 30 if developed with three duplexes, leading to a 10–20% increase in ADTs on Pine Drive. Additionally, pedestrian activity would increase, creating a need for safe sidewalks and ADA access.

Director Bybee outlined the required improvements, which included a right-of-way dedication of 7 feet along the 165 feet of frontage, two 11-foot travel lanes, a 7-foot parking lane, an 8-foot landscaped swale with six street trees, and a 6-foot sidewalk. In conclusion, he stated that while the development's impact would add 10–20% more traffic, it would improve only 4% of Pine Drive. The applicant's options were to construct the improvements or pay a fee in lieu.

He then explained the rough proportionality analysis for Burgess Road, he stated in coordinating with the City Engineer, staff determined that substantial evidence had not been submitted demonstrating that improvements along Burges Road would be proportional to the proposed development. As a result, all requirements for improvement along that right of way have been removed from the proposed findings and the cost estimate provided by the City Engineer has been reduced from \$103,125 to \$62,100. He then listed the amended conditions which included conditions, 17,18, 25,28, and 30.

Next, he stated that staff had received comments from Chris Koback, the appellant's attorney, on September 10, 2025, prior to the hearing. He asked the Commission if they had been able to review the comments received that day, and all members confirmed that they had reviewed the comments presented by Mr. Koback.

Director Bybee stated that staff did not have a response to the first, third, and fourth grounds for appeal. He explained staff's response to the comment regarding the staff reports having amended or modified findings and conclusions. Mr. Koback's restatement of the estoppel claim did not warrant additional staff comments, as it had already been addressed in the staff report with proposed findings sent on September 3, 2025. Lastly, staff's response to the comment regarding essential nexus was that

the staff report with proposed findings addressed both prongs of the constitutional exactions test, and further testimony provided by the City's engineer would explain the City's need for the required improvements in more detail.

Staff recommended the Planning Commission adopt the proposed amended findings as presented by staff, to be incorporated into the original staff decision for PA-25-0001.

c. Public Testimony

Chris Koback, representing the appellant, gave testimony. He stated that his client's application for a partition was not the first of its kind on the road and that past decisions did not have the same requirements as his client's. He explained that the conditions the City required were exactions and stated that, with a recent Supreme Court decision, exaction requirements also applied to monetary conditions.

He stated that there was a procedural problem in that they were appealing the original decision while the Williams received an amended decision, and he argued that he should be able to appeal the amended decision. He noted that the first decision did not include essential nexus but said he would address the estoppel argument. He stated that his client relied on over-the-counter statements from staff indicating that street improvements would not be needed. He claimed that staff did not deny this statement and pointed out that the City did not require improvements on Burgess Road but did require them on Pine. He questioned how the requirement could be mandatory if it was not applied consistently. He also explained that within City code section 15.90.080, the City had the authority to waive public improvements, meaning it was not a mandatory law.

He addressed the essential nexus claim, stating that it was not mentioned in the first decision. Once the decision was appealed, he said staff changed their position and added essential nexus, but he argued they did not address it correctly. He explained that the project would impact public interest but stated that the City fell short in its reasoning because it claimed the increase in trips constituted an impact, which he said past case decisions have shown is not an impact.

He asked the Commission if there were any safety concerns with the partition application that would warrant the imposed conditions. He stated that the City had given his clients the option to not complete the improvements by paying a fee in lieu. He explained that the City could defer improvements and claimed that if his client paid the fee in lieu, the improvements might not occur for 20 years since they were not a requirement for the partition.

Mr. Koback ran out of time, and Chair Myers allowed him to finish his testimony by granting additional time.

He stated that if his client's three-lot partition created enough impacts to require public improvements, then he questioned why this same requirement had not been applied to previous decisions.

He also explained the concept of rough proportionality and stated that traffic trips alone could not constitute an impact. He asked for clarification on the specific impact that would warrant the need to widen the street and questioned why, if such impacts existed, the improvements could be deferred through a fee in lieu.

Lastly, he addressed the issue of equal protection, referencing a past case that established similar situations could not be treated differently without a rational basis.

City Manager Wullschlager clarified that Mr. Koback had cited City Code 15.90.080(D) regarding the waiver of public improvements. He explained that the applicant did not pursue this option and instead appealed the imposition of the remonstrance waiver. Staff agreed with this and removed the waiver condition.

Chair Myers asked if there were any members of the public who wished to give neutral testimony. There was no neutral testimony.

Chair Myers then asked for parties who were in favor of the appeal.

Steven Williams, the appellant, stated that when partitions were allowed in the Cagle Subdivision, he had done his due diligence before investing in the properties. He said he had been told several times by City staff that the only required improvements would be sidewalks. He explained that he had confirmed this information with staff over the phone and again asked if any road improvements would be required for the three-parcel partition. He stated that the road requirements should be removed based on their legal rights as explained by his attorney, Mr. Koback. He concluded by asking the Commission to approve the appeal, stating that it was a moral decision.

Sara Williams the appellant, who lives on Astro Place in Bend, stated that she felt the issue was one of integrity. She explained her volunteer work with children and how she teaches them the importance of aligning actions with words. She shared that she and her husband were private developers using their retirement funds to pursue the partition and that one of the reasons they pursued legal action was to help future developers. She stated that the required road improvements would create financial hardship for them and emphasized the importance of government officials providing accurate information to the public.

Chair Myers asked for any persons in opposition to the application.

There were no persons that were in opposition.

Chair Myers asked for any agencies that would like to testify.

Tony Tirico with Anderson Perry explained that the roadways in La Pine required constant maintenance because they were constructed on volcanic ash. He stated that the gravel roads were not well supported due to the weak ash base, which caused the surface to shift frequently. He noted that even though all the roads in the Cagel subdivision had been recently graveled as part of the water and wastewater expansion project, the gravel was already beginning to sink into the ash.

He explained that ongoing maintenance issues included dust, which created visibility problems. He added that although Pine Drive was posted at 25 mph, he doubted the 85th percentile speed was 25 mph and believed drivers were traveling faster. He stated that the main way to address the dust problem was with water, but it was challenging for the city since it did not own a water truck.

He also explained that during the winter, snowplows pushed gravel off the roads, leaving less gravel in place by spring. He described the process of installing paved roads and stated that it was the City's goal to eventually have all roads in La Pine paved.

Chair Myers allowed the appellant a rebuttal argument.

Chris Koback, representing the appellants, stated that the issue raised by Mr. Tirico regarding the roads being built on volcanic ash was not the central concern. He explained that the real issue was whether his client's project created impacts significant enough to warrant the required improvements.

He stated that the decision would require his client to pay a fee in lieu, even though the City might not make any related improvements for up to 20 years. He questioned whether there was a legal justification for requiring his client to pay for an underlying condition that existed throughout the road system rather than for an impact directly caused by the partition. He added that system development charges (SDCs) were already intended to fund such improvements.

Chair Myers asked if staff had any closing comments.

Director Bybee stated that it had been mentioned that a traffic study was never required for this application. He confirmed that this was true, explaining that the partition did not meet the criteria that would trigger a traffic study. However, he clarified that this did not affect the criteria that were relevant to the appeal or the conditions being discussed in the hearing.

He pointed out that the staff report sent to the appellant's attorney included proposed amended findings. He clarified that staff never stated that the sending of the staff report itself would allow for new appeal grounds but that it provided relevant criteria and proposed amendments to findings and conditions.

Director Bybee explained that the history of the Cagle neighborhood had not yet been discussed during the hearing. He stated that the entire area consisted of gravel and dirt roads and had not been previously developed because the County had placed deed restrictions for groundwater protection. He explained that since the City had expanded water and sewer service, those deed restrictions were now nullified, allowing properties in the area to be divided. In the past, similar applications had not faced the same requirements, but the City was now working to establish consistent standards and procedures for requiring public improvements. He stated that other residentially zoned areas already had such requirements and that staff and legal counsel were moving forward with updates to the City's development standards through joint meetings and future projects. Until those updates were formally adopted, he explained that the City needed procedures and legal standing in place to ensure consistency.

He then described the timeline of events. Prior to the application being submitted, staff had informed the applicant that public improvements would not be required. After the application was submitted, the applicant visited City Hall to discuss the partition process and anticipated approval timeline, during which public improvement requirements were again mentioned as a possibility. A few months later, staff consulted with legal counsel and confirmed that the City had legal standing to require the improvements. Before the decision was issued, staff contacted the applicant to inform them that public improvements would be required as a condition of approval. Director Bybee stated that this was done to ensure the applicant could make an informed decision. At that time, if there was any misunderstanding of the requirements, staff had advised the applicant to seek guidance from a land use attorney.

He explained that the City's waiver criteria allowed for a deferral of improvements if specific conditions were met.

Lastly, he stated that if the Commission moved forward with adopting staff's amended findings, they should also include the engineer's findings in their final decision.

Chair Myers then asked the Commission if they had any questions for staff.

Vice Chair Poteet stated that he appreciated the appellant for sharing their story and noted, based on his professional background, the importance of maintaining a paper trail when signing contracts. He asked the appellant if they had documentation or a paper trail to support their statements.

Mr. Williams stated that he did not have emails from staff; however, he kept diligent notes from verbal discussions with City staff. He also mentioned that he had a phone conversation with staff and asked whether there was a recording of that conversation.

Ms. Williams stated that there were emails between various parties summarizing the conversations they had with City staff. She expressed appreciation for the summary provided by Director Bybee, which included information that had been given to the applicant prior to moving forward with their partition. She stated that moving forward, it was important that future applicants be notified beforehand of possible public improvement requirements. She added that if they had been aware of those requirements, they might not have proceeded with their investment.

Vice Chair Poteet commented on the comprehensive plan update process that had been ongoing for the past two years. He stated that there comes a point when new standards must be implemented and the City needs to move forward.

Director Bybee clarified that the comprehensive plan was adopted in June 2025, after the applicant had applied for the partition, and therefore any new criteria from the update could not be applied to this application. He also clarified for the Commission that this portion of the meeting was designated for questions from the Commission to Staff.

Commissioner Hatfield stated that she agreed with the appellant.

Director Bybee noted that the need for public improvement information had been communicated to the appellant prior to their purchase of the property.

There were no further questions, and Chair Myers asked for a motion to close the hearing.

Vice Chair Poteet moved to close the hearing and record for file A-25-0001 and commence deliberations.

Director Bybee explained that there was a motion on the floor that had not yet been seconded and that it needed to be amended to state A-25-0002.

Commissioner Bauman made a motion to amend the motion to close the hearing for file A-25-0002 and commence deliberations.

There was no discussion.

There was a vote:

Commissioner Hatfield – Aye

Chair Myers – Aye

Vice Chair Poteet – Aye

Commissioner Bauman – Aye

Due to not having a second for the amended motion, the vote did not stand and a second was required.

Commissioner Hatfield seconded the amended motion.

Chair Myers asked for a roll call vote:

Commissioner Hatfield – Aye

Chair Myers – Aye

Vice Chair Poteet – Aye

Commissioner Bauman – Aye

Motion passed unanimously.

Chair Myers asked if there was any discussion for the original motion, which had now been amended to state: close the hearing and record for file A-25-0002 and commence deliberations. *Vice Chair Poteet seconded the motion.* Chair Myers asked for a roll call vote:

Commissioner Hatfield – Aye

Chair Myers – Aye

Vice Chair Poteet – Aye

Commissioner Bauman – Aye

Motion passed unanimously.

c. Close Hearing

Chair Myers closed the hearing at 7:15 p.m.

There were no deliberations among the Planning Commission.

Director Bybee presented the three suggested motions.

Chris Kobak interjected that there needed to be a fourth option to approve the appeal.

The City's legal counsel suggested a motion to approve the appeal:

"I move to grant the appeal to remove all appealed conditions and direct staff to modify the original planning decision PA-25-0001 as the Planning Commission's final decision."

Commissioner Hatfield made a motion to grant the appeal to remove all appealed conditions and direct staff to modify the original planning decision PA-25-0001 as the Planning Commission's final decision.

There was not a second; the motion was dead.

Director Bybee recommended that the Commission deliberate.

There was discussion among the Commission regarding the hearing on the appeal of planning decision PA-25-0001. Chair Myers reiterated the timeline of the application process and the lack of a paper trail between the applicant and City staff. Commissioner Hatfield reiterated her stance that the appeal

should be upheld because the applicant stated they were told different information than what was included in the original decision. Commissioner Bauman stated that planning decisions must be made based on the current planning code regardless of past decisions.

Vice Chair Poteet moved to reject A-25-0002 and uphold the original planning decision.

City's legal counsel clarified the four suggested motions for the Commission.

Vice Chair Poteet withdrew his motion.

Commissioner Bauman made motion to adopt the amended findings as proposed by staff to be incorporated for final approval and to the original staff report for file PA-25-0001. *Vice Chair Poteet seconded the motion.* There was no discussion, Chair Myers asked for a roll call vote:

Commissioner Bauman – Aye

Vice Chair Poteet – Aye

Commissioner Hatfield – Nay

Chair Myers - Aye

3 Ayes 1 Nay; motion passed with majority vote.

Chair Myers explained the process after the motion approval.

Chair Myers called a recess and to be back at 7:47 p.m.

2. A-25-0001, Williams

a. Open Public Hearing

Chair Myers explained the hearing procedure. Chair Myers asked the Commission if they had any conflict of interest, or bias. The Commission unanimously said no. Chair Myers asked the public if there were any challenges to the Commission's lack of bias or conflict of interest. There were no challenges from the public. She asked the public if there were any procedural objections, there were no objections.

Chair Myers opened the public hearing at 7:54 p.m.

b. Application Documents

Community Development Director Bybee presented the staff report for application file PA-25-0004. He gave a background on the property which he stated that this application is for a three-parcel partition submitted April 30th, 2025, it was deemed incomplete May 13th, 2025, and then deemed complete May 15th, 2025. He explained that the partition application received approval on August 20th, 2025, and an appeal application was received August 26th, 2025.

He stated that this public hearing was adequately noticed with a mailing date on August 27th, 2025, and a notice posted in the Bend Bulletin on August 31st, 2025.

He explained the appeal process and the appellant's grounds for appeal, which included estoppel, lack of essential nexus for exaction of property and improvements, waiver of right to remonstrate, and equal protection. He then presented staff's response to each ground for appeal. Regarding estoppel,

he stated that reliance on over-the-counter staff representations during a property purchase due diligence period was not relevant to, nor binding upon, the City. He also stated that City staff had issued no written advice, nor had an application been submitted. Therefore, the City was not bound by the doctrine of estoppel and lacked the authority to waive mandatory code requirements in the appeal.

Staff's response to the equal protection claim addressed the appellants' argument that the City's criteria were regularly applied differently to different applications. He stated that the appellant made no showing of impermissible unequal treatment, resulting in the equal protection claim failing.

Regarding the appellant's claim about the waiver of remonstrance, it was stated that the City was "double dipping" by requiring either construction of public improvements or a fee in lieu, and a waiver of remonstrance. Director Bybee stated that the applicant did not submit evidence with their application demonstrating compliance with the conditions listed in the La Pine Development Code, which allows the City to provide a waiver as an option to the developer. Thus, the proposed amended findings removed the waiver of remonstrance as a condition of approval.

He also explained staff's response to the appellant's claim of lack of essential nexus for exaction of property and improvements. He provided examples from the La Pine Development Code, the La Pine Transportation System Plan, and the 2016 Standards and Specifications development provisions. With these examples, he concluded that legitimate governmental interests would be substantially impeded by the impacts of the proposed partition, and that the lack of improvements would undermine a fair and balanced transportation system. He stated that Elm Street upgrades were needed to maintain roadway function and that an essential nexus existed between the governmental interests and the imposed conditions.

Lastly, he explained the rough proportionality analysis and the impacts of the partition. He stated that there were currently ten dwellings located on Elm Drive, which equated to fifty average daily trips (ADTs). The proposed partition would increase the number of dwellings, resulting in an additional fifteen ADTs for three single-family homes or thirty ADTs for three duplexes. This would represent a 30–60% increase in ADTs on Elm Street. He added that the increase in foot traffic would also necessitate the need for safe sidewalks and ADA access.

The required improvements for the partition included a right-of-way dedication, improvements consisting of two eleven-foot travel lanes, a seven-foot parking lane, eight feet of landscaped swale with six street trees, and a six-foot sidewalk. He stated that the applicant's options were to either construct the improvements or pay a fee in lieu. He concluded by listing the amended conditions.

Staff received comments from Chris Koback on September 10, 2025, prior to the hearing. Director Bybee summarized the comments submitted by the appellant's attorney and explained staff's response. He recommended that the Planning Commission adopt the proposed amended findings as presented by staff to be incorporated into the original staff decision for PA-25-0004.

c. Public Testimony

Chair Myers opened the public testimony and asked if anyone would like to incorporate their testimony from the first hearing into the second hearing.

Chris Koback, representing the appellants, stated that he would like to incorporate his past testimony from the first hearing into the second hearing. Additionally, he requested that his written testimony be submitted for both appeals. Mr. Koback reiterated his client's grounds for appeal and addressed the concerns raised by the Commission during the first hearing.

Chair Myers then called for any agency testimony.

Tony Tirico with Anderson Perry stated that he would like to incorporate his testimony from the first hearing.

Chair Myers asked for neutral parties to testify; there were none.

Chair Myers then asked for testimony in support.

Mr. Williams requested to incorporate his past testimony. He thanked Commissioner Hatfield for being in favor of the appellant and addressed the other two Commissioners, stating that the applicants were not informed upfront of the public improvement charges. He added that the rule should be applied to future applicants to ensure they are told in the beginning, and that the current appeals should be approved since the appellants were not informed of the public improvement fees.

Ms. Williams added that the Commission's claim of an inadequate paper trail was incorrect. She stated that there was adequate documentation and that a paper trail is only relevant if there is a factual dispute. She reiterated the timeline of events and stated that making a policy change in the future would be beneficial to ensure applicants receive accurate information from the start. She expressed the financial hardships of applicants getting wrong information from public officials. She explained the moral grounds of their situation and for future applicants to be informative of the costs.

Director Bybee stated that he would like to incorporate his testimony from the first hearing.

Commissioner Bauman asked the appellant if they submitted both applications at the same time.

Mr. Williams stated that he had submitted one application for Pine, which was deemed incomplete. He explained that he then submitted both the Elm and Pine applications at the same time and they were approved.

d. Close Hearing

Vice Chair Poteet made a motion to close the hearing and record for file A-25-0001 and commence deliberations. *Commissioner Bauman seconded the motion.* Chair Myers asked for a roll call vote:

Commissioner Hatfield – Aye

Chair Myers – Aye

Vice Chair Poteet – Aye

Commissioner Bauman – Aye

Motion passed unanimously.

Chair Myers closed the hearing at 8:31p.m.

Vice Chair stated that he has the same decision as the previous hearing.

Commissioner Bauman stated that she is going by the facts and has the same decision as the previous hearing.

Commissioner Hatfield echoed the other commissioner's statements and had the same decision as the previous public hearing.

Chair Myers stated that she would have liked to see a paper trail of the claims from the appellant.

Chair Myers read aloud the four suggested motions for the Commission.

Vice Chair Poteet moved to adopt the proposed amended findings as proposed by staff being incorporated for final approval into the original staff report for PA-25-0004. *Commissioner Bauman seconded the motion.* There was no discussion. Chair Myers asked for a roll call vote:

Commissioner Bauman – Aye

Vice Chair Poteet – Aye

Chair Myers – Aye

Commissioner Hatfield – Nay

3 Ayes and 1 Nay; motion passed with a majority vote.

Chair Myers explained the process after the approval of the motion.

OLD BUSINESS

None

NEW BUSINESS

1. Long Range Planning Update

Director Bybee updated the Commission on long-range planning, which included the Cagle Infill Development Plan and the Community Development Code Update. He provided an update on the Transportation System Plan Update and stated that it was on hold due to the Transportation and Growth Management (TGM) grant funded by ODOT and the delay in response time from ODOT staff.

He announced that the City was awarded the Excellence in Planning – Small Jurisdiction award from the American Planning Association Oregon Chapter (OAPA) for the Comprehensive Plan Update, La Pine 2045, and stated that he would be accepting the award at the annual conference.

He reminded the Commission of the land use code update project and informed them of the upcoming workshops with the City Council to improve building and land use standards. Lastly, he stated that now that the Comprehensive Plan had been adopted, applications for land use would also be adopted to reflect the changes.

2. Current Planning Update

Associate Planner Tierney gave an update on current planning, which included Type I applications for zoning permits. Type II applications included AutoZone, partitions in the Cagle subdivision, and a 9-lot subdivision. Type III included Starbucks, and he informed the Commission that the project currently had a building permit, which was why equipment was on the property, and construction was expected to begin soon. He added that a pre-construction meeting with Public Works was still required.

OTHER MATTERS

There were no other matters.

PUBLIC COMMENTS

There were no public comments.

STAFF AND COMMITTEE COMMENTS

Director Bybee informed the Commission that there can be a debrief of the meeting at a later date.

Associate Planner Tierney did not have any comments.

City Recorder Metcalf did not have any comments.

Chair Myers did not have any comments.

Vice Chair Poteet did not have any comments.

Commissioner Hatfield did not have any comments.

Commissioner Accinelli did not have any comments.

ADJOURN

Vice Chair Poteet made a motion to adjourn the meeting. *Commissioner Hatfield seconded the motion.*

Chair Myers asked for a roll call vote:

Commissioner Hatfield – Aye

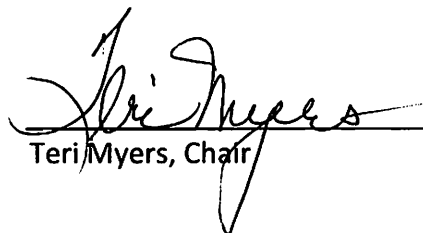
Chair Myers – Aye

Vice Chair Poteet – Aye

Commissioner Bauman – Aye

Motion passed unanimously.

Chair Myers adjourned the meeting at 8:45 p.m.


Teri Myers, Chair

Date: 11-5-25

ATTEST:

Date: _____

Amanda Metcalf, City Recorder

