



CITY OF LA PINE, OREGON PLANNING COMMISSION

Wednesday, November 19, 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/82381818580>

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 (Excused)

Commissioner Hatfield

Commissioner Bauman – Absent (Excused)

Commissioner Accinelli

Staff

Geoff Wullschlager – City Manager

Brent Bybee – Community Development Director

Nick Tierney – Associate Planner

Amanda Metcalf – City Recorder

PLEDGE OF ALLEGIANCE

Community Development Director Bybee led the Pledge of Allegiance.

ADDED AGENDA ITEMS

There were no added agenda items.

CONSENT AGENDA

1. 11.05.2025 Planning Commission Meeting Minutes
 - a. 11.05.2025 Public Hearing Sign in Sheet

Commissioner Accinelli made a motion to approve the consent agenda. *Commissioner Hatfield seconded the motion.*

Commissioner Accinelli – Aye

Commissioner Hatfield – Aye

Chair Myers – Aye

Motion passed unanimously.

PUBLIC HEARING

1. TA-25-0002, Staff Code Amendments
 - 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 explained the public hearing procedures and asked the public if there were any procedural objections, there were no objections.

Chair Myers opened the public hearing at 5:38 p.m.

- b. Application Documents

Community Development Director Bybee presented the staff report for the public hearing with the proposed development code amendments. He stated that the identified code language updates will bring city code into compliance with current State statutes and regulations, provide clear and objective criteria within the zoning ordinance, allow for local flexibility in interpreting code language, edit code language that is incorrect, and delete references to outdated or removed sections.

He listed the adequately noticed dates for the public hearing this included the PAPA notice on October 15th, 2025, a measure 56 notice to all property owners within the City's limits on October 28th, 2025, and the Bend Bulletin on November 9th, 2025. He explained that staff held two joint work sessions with the City Council and Planning Commission on September 17th, 2025, and October 22nd, 2025. He also stated that he has received written comments that have been posted to the website and will be addressed in the presentation.

He explained that a Measure 56 notice had been sent to all property owners. He stated that because of the large number of proposed amendments, a notice needed to be sent to all affected property owners, and due to the volume of changes, the notice was sent to every property owner within the City. He clarified that the wording on the notice came directly from state statute and needed to remain as written, with the key word being "may" change property value.

He explained each proposed code amendment and identified where each one was in the La Pine Development Code. Associate Planner Tierney explained the manufactured dwelling parks amendment and how it would enhance livability, access, and alignment with the City's comprehensive plan. Community Development Director Bybee explained the remaining proposed amendments.

Director Bybee then presented the two written comments that staff had received prior to the hearing. The first comment came from Ira Pfefferman, who stated that his commercial properties currently had storage containers without approval. He expressed concerns about vandalism and theft of equipment and stated that the Sheriff's Office could not enforce laws on public lands related to homelessness, which he believed contributed to these issues. Director Bybee explained that staff's response clarified that the proposed storage container amendment applied only to residential zones. He stated that if

Mr. Pfefferman wished to pursue amendments related to other sections of the code, he should do so through a privately initiated text amendment application.

The second written comment was from Vice Chair Poteet. He stated that if vehicles, travel trailers, and temporary shelters were in sound condition, they should be allowed as short-term rentals. He also stated that the 500-foot buffer should be reduced to 250 feet and noted a correction that section 15.104.100 J.1 should be updated from 2025 to 2026. Director Bybee explained that staff had already included the date correction on the list of updates that would be incorporated into the final motion. Regarding the use of vehicles, trailers, and shelters, he stated that staff's only concern was health, safety, and welfare, as those short-term rental structures might not qualify for County building permit approval. He also explained that the 500-foot buffer for short-term rentals resulted from differing opinions expressed during the joint work sessions and that this topic can be left up for discussion during deliberations.

Lastly, Director Bybee stated that staff recommends the Planning Commission recommend approval of the code amendments for approvals by City Council.

Chair Myers opened public testimony.

c. Public Testimony

Chair Myers asked for public testimony from neutral parties. Garrett Little, who had signed up as a neutral party, chose not to give testimony. There were no other neutral testimonies.

Chair Myers then asked for testimony in opposition, there were no parties in opposition.

She asked for testimony in favor, there were no parties in favor.

There were no staff closing comments.

The Commission did not have any questions for staff. Chair Myers outlined the next steps for the Commission.

Commissioner Accinelli made a motion to close hearing for file TA-25-0002 and commence deliberations. *Commissioner Hatfield seconded the motion.*

Commissioner Accinelli – Aye

Commissioner Hatfield – Aye

Chair Myers – Aye

Motion passed unanimously.

d. Close Public Hearing

Chair Myers closed the hearing at 6:17 p.m.

The Commission commenced deliberations and discussed the short-term rental amendment. Commissioner Accinelli stated that he was undecided on allowing short-term rentals within the City. He stated that a 500-foot distance between short-term rentals would not generate enough revenue to justify allowing them within the city limits. He stated that he was not in favor of short-term rentals and felt that they went against the small-town feel the community had expressed a desire to maintain. He explained that part of what made a small town was knowing one's neighbors, which provided a sense

of safety and comfort, and he was concerned that short-term rentals would cause more problems and could limit or displace long-term rental tenants. There was further discussion on the potential benefits of allowing short-term rentals. There were no other deliberations.

Commissioner Accinelli made a motion to recommend approvals of file TA-25-0002 to the City Council as presented by staff with amendments, with additional amendments to remove the criteria towards Short-Term Rentals, to be incorporated into Ordinance 2025-04 for final approval. *Commissioner Hatfield seconded the motion.*

Commissioner Accinelli – Aye

Commissioner Hatfield – Aye

Chair Myers – Nay

Two for and one against motion passed with majority vote.

OLD BUSINESS

None

NEW BUSINESS

1. Long Range Planning Update

Director Bybee listed the long-range planning projects, which included the Transportation System Plan update. He explained that the City had been awarded the Transportation Growth Management grant but was still in a holding pattern waiting to hear back from the State. He stated that the City had also been awarded two housing grants to fund the Cagle Infill Project and a housing code audit.

He gave an update on Community Planning Assistance for Wildfire (CPAW) and explained that after the joint work sessions with the Council and Commission he took the recommendations back to CPAW, and they were working on suggested code amendments that would later be presented to the Council.

He stated that staff had been working on additional code amendments and coordinating with legal counsel before presenting them to the Commission and Council.

Lastly, he stated that during this time of year the planning department typically did not receive many land use applications, and staff had been working on a large list of background projects.

Associate Planner Tierney explained that the only current planning applications to note were two final plats for partitions in the Cagle subdivision.

OTHER MATTERS

There were no other matters.

PUBLIC COMMENTS

There were no public comments.

STAFF AND COMMITTEE COMMENTS

Chair Myers did not have any comments.

Commissioner Hatfield did not have any comments.

Commissioner Accinelli did not have any comments.

City Manager Wullschlager did not have any comments.

Community Development Director Bybee did not have any comments.

Associate Planner Tierney did not have any comments.

City Recorder Metcalf did not have any comments.

Commissioner Accinelli made a motion to adjourn the meeting. *Commissioner Hatfield seconded the motion.*

Commissioner Accinelli – Aye

Commissioner Hatfield – Aye

Chair Myers – Aye

Motion passed unanimously.

ADJOURN

Chair Myers adjourned the meeting at 6:38 p.m.



Teri Myers, Chair

Date: 1-21-26

ATTEST:



Amanda Metcalf, City Recorder

Date: 1-21-26