CITY OF LA PINE, OREGON
PLANNING COMMISSION

Wednesday, March 4, 2026, at 5:30 PM

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

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 Bauman

Commissioner Accinelli

Staff

Geoff Wullschlager – City Manager

Brent Bybee – Community Development Director

Nick Tierney – Associate Planner

Amanda Metcalf – City Recorder

PLEDGE OF ALLEGIANCE

Commissioner Accinelli led the Pledge of Allegiance.

ADDED AGENDA ITEMS

There were no added agenda items.

CONSENT AGENDA

1. 01.21.2026 Planning Commission Meeting Minutes

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

Commissioner Accinelli – Aye

Commissioner Hatfield – Aye

Chair Myers – Aye

Vice Chair Poteet – Aye

Commissioner Bauman – Aye

Motion passed unanimously.

PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS

1. Long Range Planning Update

Community Development Director Bybee gave an update on long range planning activities. He reported on the recent Project Advisory Committee (PAC) meeting for the Transportation System Plan (TSP) update. He explained that a number of representatives attended the meeting, including Deschutes County, ODOT, and the City of La Pine. The primary purpose of the meeting was to discuss key concerns from the community and identify topics the consultant should focus on during the update process. The meeting also included discussion about public engagement, which would be similar to the Comprehensive Plan update and include staff attending community events, hosting workshops, and distributing surveys. The projected adoption of the updated TSP was anticipated for spring 2027.

He also reported that two Requests for Proposals (RFPs) had been posted for the two housing grants the City was awarded. One RFP was for the Cagle Infill Project, which would address infrastructure concerns, and the other was for a Housing Code Update that would analyze the current code and update it to meet legislative and regulatory requirements while also making the code clearer and more objective.

Director Bybee informed the Commission that the Deschutes County Addressing Technician would be retiring later in the year, and as a result the City would need to adopt its own addressing code for properties within the City. He anticipated that this work would be completed by the end of the year.

He stated that he had been working with CPAW, though he did not have an update because their most recent meeting had been postponed. He explained that the City would be presenting an ordinance for R327, which would establish new code requirements for wildfire prevention in new development. If the Council adopted R327, it would allow the County Building Department to apply the code to new development. Once the ordinance was drafted, it would be brought before the Council for consideration.

Lastly, he reported that he had been working with representatives from the Sunriver Nature Center and Observatory to draft a Dark Sky Ordinance for the Council to consider adopting.

2. Current Planning Update

Associate Planner Tierney gave an update on current planning activities. He explained that Type I applications included a final plat for Habitat for Humanity in the Crescent Creek subdivision, which was scheduled to go before the City Council the following week.

For Type II applications, he stated that there was a spec building approved in the industrial zone, four partition applications, and the affordable housing apartment project on Drafter Road had entered its second phase. He explained that the second phase would include 41 units and would provide additional ADA-accessible units. Lastly, he reported that the Bend-La Pine School District was expanding its school bus barn. He concluded by noting that the department had additional applications under review that were not yet complete and that the Commission would be updated as those projects progressed.

OTHER MATTERS

There were no other matters.

PUBLIC COMMENTS

There were no public comments.

STAFF AND COMMITTEE COMMENTS

Community Development Director Bybee did not have any comments.

Associate Planner Tierney did not have any comments.

City Manager Wullschlager did not have any comments.

City Recorder Metcalf did not have any comments.

Commissioner Accinelli gave an update on the first PAC meeting for the TSP update. He stated that the meeting was very productive and consisted of an open discussion and roundtable format. He explained that if the ideas and concepts discussed during the meeting are implemented, they could bring positive changes to La Pine, including improved safety and enhanced pedestrian and bicycle connectivity throughout the community.

Commissioner Hatfield did not have any comments.

Vice Chair Poteet stated that he also attended the PAC meeting for the TSP update and shared positive feedback about the discussion. He explained that the work being done is a continuation of the Comprehensive Plan update and provided a summary of the meeting. He stated that the process will be a great opportunity for the City moving forward.

Commissioner Bauman stated that the Commission was doing very well and commended the members for the work they had done. She acknowledged the effort and dedication the Commission had put into their responsibilities and expressed appreciation for the progress that had been made.

Chair Myers requested that a section of the agenda be dedicated to Commissioners reporting to staff in a public setting where they could share and discuss verbal comments they received from members of the public.

Community Development Director Bybee explained that the TSP update process would include significant public engagement opportunities and workshops where community members could provide comments. Chair Myers clarified that her request was intended to allow discussion of comments on any topic, not just the TSP update. Director Bybee responded that Commissioners were welcome to share and discuss community member comments during the committee comments section of the agenda.

Geoff cautioned that statements made during public meetings are part of the public record and should reflect the unbiased views of the Planning Commission. He clarified that discussions during meetings should avoid statements that could be interpreted as showing bias toward any particular land use or business type.

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

Commissioner Accinelli – Aye

Commissioner Hatfield – Aye

Chair Myers – Aye

Vice Chair Poteet – Aye

Commissioner Bauman – Aye

Motion passed unanimously.

ADJOURN

Chair Myers adjourned the meeting at 5:54 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.

Teri Myers Date: 4/15/26
Teri Myers, Chair

ATTEST:

Amanda Metcalf Date: 4/15/26
Amanda Metcalf, City Recorder