



CITY OF LA PINE, OREGON PLANNING COMMISSION

Wednesday, April 15, 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 Bauman

Commissioner Hatfield

Commissioner Accinelli – Absent (Excused)

Staff

Geoff Wullschlager – City Manager

Brent Bybee – Community Development Director

Nick Tierney – Associate Planner

Amanda Metcalf – City Recorder

PLEDGE OF ALLEGIANCE

Associate Planner Tierney led the Pledge of Allegiance.

ADDED AGENDA ITEMS

There were no added agenda items.

CONSENT AGENDA

1. 03.04.2026 Planning Commission Meeting Minutes

Commissioner Bauman made a motion to approve the consent agenda. *Vice Chair Poteet seconded the motion.*

Chair Myers – Aye

Vice Chair Poteet – Aye

Commissioner Bauman – Aye

Commissioner Hatfield – Aye

Motion passed unanimously.

PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS

1. Long Range Planning Update

Community Development Director Bybee began the long range planning discussion with an update on the Transportation System Plan (TSP). He explained that Associate Planner Tierney had been present at the previous meeting and would provide an update on the most recent coordination efforts.

Associate Planner Tierney stated that during the most recent meeting with the Oregon Department of Transportation (ODOT), the project manager had retired and a new manager had been assigned to assist with the TSP update. He explained that initial public outreach was planned for the annual Music in the Pines event in the summer. He also stated that a project website would be launched soon and that notices would be included with monthly utility bills. He noted that the goal of the outreach effort was to gather background information from the community regarding transportation needs.

Community Development Director Bybee also updated the Commission on two housing grants awarded to the City for the Cagle Infill Project and the Housing Code Audit. He explained that the RFP application deadline had passed and that each project received one applicant. He stated that staff were developing the scope of work so that the selected consultant would complete most of the work due to limited City staffing.

He further explained the R327 fire hardening standards, noting that they had been adopted by many jurisdictions and that the City was considering adoption. He stated that the Council was supportive and described key components of the standards, including requirements related to siding materials and properly screened attic spaces. He noted that the standards would not significantly impact costs for new development and that staff was moving forward with preparing an ordinance.

Lastly, he stated that staff had been researching a Dark Skies ordinance and determined that the City did not currently have one in place. He noted that staff was moving forward with development of such an ordinance.

Vice Chair Poteet asked about the TSP process and timeline, and Community Development Director Bybee responded that adoption was projected for spring 2027.

2. Current Planning Update

Associate Planner Tierney stated that Type I applications consisted of single-family home zoning permits, and that Trailhead had applied for single-family homes with accessory dwelling units (ADUs).

He explained that Type II applications consisted of partitions and that staff was currently working toward issuing decisions. He noted that several Type II partition applications had been submitted and were under review.

He also stated that the Foundation for Affordable Housing had moved into Phase 2 of its project and was developing additional apartments on Drafter. Lastly, he noted that the Bend-La Pine School District had applied to update its bus barn.

OTHER MATTERS

There were no other matters.

PUBLIC COMMENTS

There were no public comments.

STAFF AND COMMITTEE COMMENTS

City Recorder Metcalf informed the Commission of the upcoming business license renewals for the next fiscal year. A discussion followed regarding the types of businesses currently registered within the city.

Commissioner Bauman inquired about the apartment complex developed by DANCO, specifically asking whether units are currently occupied. She noted her understanding that installation of a crosswalk was required prior to project completion. Community Development Director Bybee clarified that DANCO has been issued a temporary Certificate of Occupancy (COO), and that a permanent COO will be granted once the crosswalk is completed.

City Manager Wullschlager provided an update on the proposed speculative (spec) buildings in the industrial zone, including a city-owned spec building that is anticipated to break ground within the next month.

Chair Myers presented a preliminary concept for compiling a list of businesses located within the industrial zone, including descriptions of the services and products available to the community. She provided an example of a lumber yard that offers discounted cut lumber to residents. Due to limited staff capacity, Chair Myers volunteered to begin developing this list.

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

Chair Myers – Aye

Vice Chair Poteet – Aye

Commissioner Bauman – Aye

Commissioner Hatfield – Aye

Motion passed unanimously.

ADJOURN

Chair Myers adjourned the meeting at 5:55 p.m.

SIGNATURE PAGE TO FOLLOW


Teri Myers, Chair

Date: 5/20/26

ATTEST:


Amanda Metcalf, City Recorder

Date: 5/20/26