



**CITY OF LA PINE, OREGON
PLANNING COMMISSION**

Wednesday, December 6, 2023 at 5:30 PM

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

Online access via Zoom: <https://us02web.zoom.us/j/81906372053>

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY.

AGENDA

CALL TO ORDER

ESTABLISH QUORUM

PLEDGE OF ALLEGIANCE

ADDED AGENDA ITEMS

Any matters added at this time will be discussed during the “Other Matter” portion of this agenda.

APPROVAL OF PRIOR MEETING MINUTES

- 1. 10.18.23 Planning Commission Meeting Minutes.....3.
- 2. 11.15.23 Joint Work Session Minutes.....6.
- 3. 11.29.23 Joint Work Session Minutes8.

PUBLIC HEARING

- 1. None

OLD BUSINESS

- 1. None

NEW BUSINESS

- 1. Administrative Land Use Application Update (Discussion Only)
- 2. La Pine 2045 Vision Goals
 - a. Staff Report.....10.

OTHER MATTERS

Only Items that were previously added above in the Added Agenda Items will be discussed.

PUBLIC COMMENTS

STAFF AND COMMITTEE COMMENTS

ADJOURN

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 - Canceled to consider or discuss additional subjects. This meeting is subject to cancellation without notice. The regular meeting is open to the public and interested citizens are invited to attend.



CITY OF LA PINE, OREGON PLANNING COMMISSION

Wednesday, October 18, 2023, at 5:30 PM

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

Online access via Zoom: <https://us02web.zoom.us/j/83521015947>

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY.

MINUTES

CALL TO ORDER

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

ESTABLISH QUORUM

Commissioners:

Commission Chair Hatler

Commission Vice Chair Myers

Commissioner Hatfield

Commissioner Bauman

Commissioner Poteet

Staff Members:

Geoff Wullschlager, City Manager

Brent Bybee, Principal Planner

Amanda Metcalf, Administrative Assistant

PLEDGE OF ALLEGIANCE

Commissioner Hatler led the pledge of allegiance.

ADDED AGENDA ITEMS

Any matters added at this time will be discussed during the "Other Matter" portion of this agenda.

None

APPROVAL OF PRIOR MEETING MINUTES

1. 09.20.23 Planning Commission Meeting Minutes
2. 09.20.23 Public Comment Form(s)

Commissioner Hatfield made a motion to approve the minutes. *Commissioner Myers seconded the motion.* Motion passed unanimously.

PUBLIC HEARING

1. None

OLD BUSINESS

1. None

NEW BUSINESS

1. Administrative Land Use Application Update (Discussion Only)

Mr. Bybee gave the Commission an update on the land use applications. Newberry Storage applied for an expansion and the decision is being finalized. The proposed La Pine Realty building should be finished this week. A sign permit at the La Pine Travel Center asking for an exception to the height requirement, is currently under review. Another manufactured home park off Reed Rd has been proposed for 44 lots.

Commissioner Myers asked if the City could require screening of the manufacturer home parks. Mr. Wullschlager clarified that any rules that are applied to manufactured home parks may need to be equally applied to single family homes. There was discussion about manufactured homes in La Pine and state regulations regarding residentially zoned areas.

Mr. Bybee informed the Commission that there are two applications that are incomplete; they were submitted as a partition and should have been submitted as a subdivision re-plat, the applicants should be correcting the applications soon. There is currently another partition application from Mr. Reed and Mr. Franchi, they are splitting the property to be able to sell the two lots. There is a site plan review for the William Foss 18-unit apartment complex. For the DANCO property a modification was submitted for a zone change which included a requirement that DANCO needed to pay a certain amount for a contribution toward public improvements due to the development. This modification was made prior to DANCO purchasing the property, and by the previous landowners. Mr. Wullschlager clarified that this condition is a contribution to the building of the roundabout not the building of the roundabout. Lastly there was a second application from the Newberry Storage Expansion application. A final plat for the Evans Way Estates is scheduled to go before the City Council at the 10/25/23 meeting. Mr. Bybee gave an update on the LaPine 2045 outreach and the upcoming events he will be attending.

2. Meeting Schedule (Discussion Only)

Mr. Bybee presented to the Commission the proposed meeting schedule for the next two years if the Planning Commission is to take on the primary duties of updating the Comprehensive Plan. He suggested two meetings a month to discuss the Comp. Plan. These two meetings will include workshops and regular scheduled meetings. There was discussion on the best days and times for the extra meetings. It was decided that the first Wednesday and the third Wednesday of the month at 5:30 p.m. would suffice. Mr. Bybee suggested that when the Commission is deeper into the process of the Comp. Plan work, meetings with workshops may be four or more hours and suggested that meetings should start earlier.

Commissioner Hatfield made a motion to adopt a secondary workshop session in addition to the regularly scheduled Planning Commission meeting. *Commissioner Bauman seconded the motion.* Motion passed unanimously.

OTHER MATTERS

None.

PUBLIC COMMENTS

None

STAFF AND COMMITTEE COMMENT

Mr. Bybee stated that Ms. Vickers has made an immediate impact to the Planning Department and expressed his enthusiasm and appreciation for her contributions thus far.

ADJOURN

Commission Chair Hatler adjourned the meeting at 6:10 p.m.

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CITY OF LA PINE, OREGON

CITY COUNCIL/PLANING COMMISSION JOINT WORKSHOP

Wednesday, November 15, 2023, at 5:30 PM

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

Online access via Zoom: <https://us02web.zoom.us/j/83183887785>

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY.

MINUTES

CALL TO ORDER

Mayor Richer called the meeting to order at 5:30 p.m.

ESTABLISH QUORUM – Both bodies will establish a quorum at the direction of Mayor Richer

City Council:

Mayor Richer

Council President Van Damme

Councilor Shields

Councilor Ignazzitto

Councilor Morse

Planning Commission:

Commissioner Chair Hatler

Commissioner Myers

Commissioner Bauman

Commissioner Poteet

Commissioner Hatfield

Staff

Geoff Wullschlager, City Manager

Brent Bybee, Principal Planner

Rachel Vickers, Associate Planner

Amanda Metcalf, Administrative Assistant

PLEDGE OF ALLEGIANCE

Mayor Richer led the Pledge of Allegiance

ADDED AGENDA ITEMS – Added Agenda Items will be discussion items only as no business will transpire during the workshop/meeting

None

PUBLIC WORKSHOP – La Pine 2045 Vision

1. Staff Report

Mr. Bybee presented the La Pine 2045 Vision. He went over the State Planning Goals and summarized the initial findings from the survey. Mr. Bybee explained why the City is performing the latest Comprehensive Plan update and compared the 2010 Comprehensive Plan goals with the current plan. There was a discussion about industrial vs commercial land in La Pine and what can be built throughout the City. There were also questions about citizen access to information and meeting times.

Breakout session- There were three groups that consisted of members from the City Council, Planning Commission, and the Public. Each group discussed a question from the La Pine 2045 survey.

OTHER MATTERS

Only Items that were previously added above in the Added Agenda Items will be discussed.

PUBLIC COMMENTS

None

STAFF AND COMMITTEE COMMENT

None

ADJOURN

Mayor Richer adjourned the meeting at 6:54p.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 City Council or Planning Commission to consider or discuss additional subjects, but as this is a workshop no substantive policy, legislative, or judicial matters will be determined. This meeting is subject to cancellation without notice. The regular meeting is open to the public and interested citizens are invited to attend.



CITY OF LA PINE, OREGON

CITY COUNCIL/PLANNING COMMISSION JOINT WORKSHOP

Wednesday, November 29, 2023, at 5:30 PM

La Pine Activity Center, 16450 Victory Way, La Pine OR 97739

Online access via Zoom: <https://us02web.zoom.us/j/82956948134>

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY.

MINUTES

CALL TO ORDER

The Meeting started at 6:40 p.m.

ESTABLISH QUORUM*

City Council:

Mayor Richer

Council President Van Damme

Councilor Shields

Councilor Ignazzitto

Councilor Morse

Planning Commission:

Commissioner Chair Hatler

Commissioner Myers

Commissioner Bauman

Commissioner Poteet

Commissioner Hatfield

Staff

Geoff Wullschlager, City Manager

Brent Bybee, Principal Planner

Rachel Vickers, Associate Planner

Amanda Metcalf, Administrative Assistant

*This meeting was a staff run workshop with no established body formally presiding. All Council members and Planning Commissioners were present but not assembled for, or presented with, formal business under consideration.

ADDED AGENDA ITEMS – Added Agenda Items will be discussion items only as no business will transpire during the workshop/meeting

None

PUBLIC WORKSHOP – La Pine 2045 Vision

1. Staff Report

Mr. Bybee presented the La Pine 2045 goals, and the results of the most recent survey results through a slide presentation. He also informed the audience that since the last meeting the City has received numerous responses from the survey effort.

Breakout session: Everyone in attendance was asked to rate the top 5 areas of interest based on the survey results on stations provided in the meeting hall. They were also asked to include objectives and suggestions for meeting policy goals in each policy area.

There was discussion about each topic and the comments that were written were provided to the audience as a whole. There was also a discussion about the areas of greatest interest amongst the participants. Questions regarding traffic and transportation policy were directed to staff in addition to questions centered on current and ongoing development within the community.

Mr. Bybee informed the audience that the policy areas that were selected by the participants through the exercise would be referred to the Planning Commission for recommendation as Vision Goals to the City Council for adoption in subsequent meetings in December.

OTHER MATTERS

None

PUBLIC COMMENTS

None

STAFF AND COMMITTEE COMMENT

None

ADJOURN

The meeting was concluded at 7:05 p.m. by Mr. Bybee.

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CITY OF LA PINE

STAFF REPORT

Meeting Date: December 6, 2023

TO: Planning Commission

FROM: Brent Bybee, Principal Planner

SUBJECT: Planning Commission: Vision Goals Discussion

<input type="checkbox"/>	Resolution	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	No Action – Report Only	<input type="checkbox"/>	Public Hearing
<input type="checkbox"/>	Formal Motion	<input checked="" type="checkbox"/>	Other/Direction: Please see below

Commissioners

Through the latter part of 2023, the Planning Department engaged the public through different events and outlets to have community members answer three questions:

“What do you value about La Pine today?”

“What disadvantages is La Pine experiencing?”

“What would improve La Pine?”

To date, the Planning Department has received 480 survey responses. Through those survey responses, staff were able to analyze what the points of consensus and contention were for each question, along with any common themes and trends. Based on the responses, and after the initial Joint Work Session on November 15, 2023, staff was able to draft eight goals, which were further discussed at the November 28, 2023, Joint Work Session with the Planning Commission, City Council, and members of the public. At that work session, everyone was provided the opportunity to vote on their top choices for goals and provide any additional objectives to achieve them. Staff were able to narrow down the number of vision goals for the city to five. The proposed La Pine 2045 Vision Goals which will help to inform the Planning Commission and City Council as the city completes a full Comprehensive Plan Update over the next two years are as follows.

- **Infrastructure and Traffic Management:** Invest in infrastructure improvements to address concerns about increased traffic, ensuring that the town's roads and services can accommodate growth without sacrificing the quality of life for residents. Focus on developing efficient transportation solutions, including potential road expansions, traffic controls, and pedestrian-friendly pathways.

- **Preservation of Small-Town Feel:** Balance growth with the preservation of La Pine's small-town charm, history, and natural beauty. Develop and implement strategies to preserve the small-town charm of La Pine while accommodating necessary growth. This may involve architectural guidelines, maintaining green spaces, and supporting local businesses that contribute to the town's unique character.
- **Economic Development:** Attract a diverse range of businesses, with a focus on affordable grocery stores and restaurants, both local enterprises, and larger chains, to meet the community's needs. Develop incentives to attract industrial and commercial uses.
- **Balanced Growth Strategies:** Develop and implement growth strategies that prioritize economic development while preserving La Pine's small-town feel and community values, striking a balance between progress and maintaining the unique character of the town. Strive for managed and balanced growth that considers the needs of the community, ensuring that new developments enhance the town without overwhelming existing infrastructure.
- **Enhanced Community Services:** Enhance community services, including affordable childcare options, improved healthcare facilities, and recreational opportunities for residents of all ages. Prioritize the development of communal spaces, parks, and facilities that foster a sense of community.

Action

Staff is still coordinating with the chosen consultant for the Comprehensive Plan Update to determine if additional visioning work will need to occur, or if the work that has been completed by staff can be utilized by their team. Based on this, staff recommends postponing a final decision on the proposed goals but welcomes an open discussion between the Commissioners. The discussion should be directed towards any edits for the goals, or additional direction to staff regarding supplementary input from the community. Please consider that any edits suggested should not change the substantive nature of the goals as these indications reflect the responses and input of our community.