

CITY OF LA PINE, OREGON JOINT CITY COUNCIL AND PLANNING COMMISSION WORKSHOP & REGULAR PLANNING COMMISSION MEETING

Wednesday, April 2, 2025, at 5:30 PM
La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

Available online via Zoom: https://us02web.zoom.us/j/88954377050

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

COMMISSION AND COUNCIL INTRODUCTIONS

ESTABLISHMENT OF QUORUM

PLEDGE OF ALLEGIANCE

JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING

The Joint City Council and Planning Commission meeting is held in a workshop format where the elected officials from each body discuss subject areas of interest to both boards. This format is intended to facilitate conversation but does not yield legislative or judicial action during the session. Public Comments are permitted at the discretion of the presiding member of the City of La Pine City Council.

JOINT BODY DISCUSSION:

1. La F	ine 2045	Compre	hensive P	lan Up	odate Wo	rks	hor)
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- a Staff Memo
- - Goal 11: Public Facilities
 - Goal 12: Transportation
 - Goal 13: Energy Conservation
 - Goal 14: Urbanization

ADJOURNMENT

REGULAR PLANNING COMMISSION MEETING

CALL TO ORDER

ESTABLISHMENT OF QUOROM

ADDED AGENDA ITEMS

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

CONSENT AGENDA

Information concerning the matters listed within the Consent Agenda has been distributed to each member of the Planning Commission for reading and study, is considered to be routine, and will be enacted or approved by one motion of the Planning Commission without separate discussion. If separate discussion is desired concerning a particular matter listed within the Consent Agenda, that matter may be removed from the Consent Agenda and placed on the regular agenda by request of any member of the City Council.

- 1. 03.05.2025 Joint City Council and Planning Commission Workshop Minutes......16.

PUBLIC HEARING:

None

OLD BUSINESS:

None

NEW BUSINESS:

- 1. Long Range Planning Update
- 2. Current Planning Update

PUBLIC COMMENTS

Public Comments provide an opportunity for members of the community to submit input on ongoing matters within the city.

Public Comments are limited to three (3) minutes per person; when asked to the podium, please state your name and address. This helps the Planning Commission and staff determine if you are a city resident. The acting chair may elect to respond to comments if the matter is within the jurisdiction of the city or defer to city staff for response. Any matter that warrants testimony and rebuttal may be debated only during a Public Hearing on the matter.

STAFF & COMMITTEE COMMENTS

ADJOURNMENT

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.



CITY OF LA PINE

STAFF MEMO

MEET	ING DAT	E:	April 2, 2025				
TO:			City Council and Planning Commission				
FROM: B			Brent Bybee, Community Development Director				
SUBJECT:			La Pine 2045 Comprehensive Plan Update - Draft Goals and Policy Work Sessions				
	[]	Resolu	tion	[]	Ordinance		
	[X]	No Act	ion – Work Session	[]	Public Hearing		
	[]	Forma	l Motion	[]	Other/Direction: Please see below		

Background

The City of La Pine is in the final stages of updating its Comprehensive Plan, and draft goals and policies have been developed based on input from public workshops, stakeholder engagement, and staff analysis. The City Council and Planning Commission will review these drafts in three work sessions:

March 5, 2025: Goals 1-7
 March 18, 2025: Goals 8-10
 April 2, 2025: Goals 11-14

The purpose of these sessions is to refine the proposed goals and policies before they move forward for adoption.

Work Session Format & Public Comment

This is a work session, meaning that no formal decisions or votes will take place during these meetings. The goal is to facilitate discussion, receive feedback from the City Council and Planning Commission, and refine the draft goals and policies.

Public Comment Process:

- The public is welcome to submit comments or questions to staff outside of the meeting.
- There will be additional opportunities for public testimony when the Comprehensive Plan update proceeds to formal adoption hearings at future City Council meetings.

For questions or to submit written comments, members of the public can contact Brent Bybee, Community Development Director, bbybee@lapineoregon.gov.

Discussion

The draft goals and policies were developed through:

- <u>Community Engagement</u> Including public workshops, stakeholder meetings, and targeted outreach to high school students; all occuring since the latter part of 2023.
- Review of Existing Plans Ensuring consistency with adopted local and state policies.
- <u>Interdepartmental Input</u> Contributions from City staff across multiple departments.
- <u>Preliminary Review</u> Input from advisory committees and public comment.

Key Considerations for Review:

City Council and Planning Commission members are encouraged to consider:

- Do the draft goals and policies align with community priorities?
- Are there any areas that need further clarification or refinement?

Staff will incorporate feedback and edits from these sessions into the final Comprehensive Plan draft.

Staff Recommendation

No formal action is required at this time. Staff recommends that the City Council and Planning Commission provide feedback on the draft goals and policies, which will be revised accordingly before the adoption phase.

Attachments

- Draft Comprehensive Plan Goals and Policies
 - Goal 11: Public Facilities
 - o Goal 12: Transportation
 - Goal 13: Energy Conservation
 - o Goal 14: Urbanizaton



Goal 11: Public Facilities

Goal 1: Seek the most efficient and economic means for constructing, operating, and maintaining public facilities and services in La Pine as growth occurs.

- Policy 1.1 Provide fire protection service within the City of La Pine through the La Pine Rural Fire Protection District and maintain a high level of public health, safety, and community preparedness by monitoring police, fire, and emergency services in connection with a growing population.
- Policy 1.2 Ensure sufficient land for wastewater treatment through careful and efficient expansion of public sewer collection, water sources, solid waste disposal as the community grows, including expanded or new wastewater treatment plants and alternative discharges.
- Policy 1.3 Locate utility lines and facilities on or adjacent to existing public or private rights-of-way, with approval of other locations if they are part of a planned development or master plan.
- Policy 1.4 Consider expansion of the La Pine Sewer District sewer collection and treatment facilities for such densely populated areas.
- Policy 1.5 Periodically study and implement new technologies, services, or amenities that positively impact the community, local economy, and City.
- Policy 1.6 Explore new funding strategies as necessary to maintain desired level of public services in La Pine, while maintaining affordable rates for consumers and taxpayers.
- Policy 1.7 Consider wildfire mitigation strategies during the planning, development and maintenance of all critical infrastructure.

Goal 2: Coordinate intra-agency efforts, including with private service and Special District providers, and ensure an efficient system of public facilities for necessary services to meet the projected growth levels for the community.



- Policy 2.1 Ensure effective and long-term public facilities and services are provided to maintain a livable community, are administered through City systems when economically viable, and do not adversely affect anticipated growth.
- Policy 2.2 Consider the impact upon public services when considering all land use and urbanization decisions with attention to the time required to provide services, reliability, cost, level of services, and economic benefit to the community.
- Policy 2.3 Coordinate with Deschutes County for the provision of certain public services, such as emergency services, law enforcement, waste management, and building services, until such time as services when feasible can be converted to City jurisdiction.
- Policy 2.4 Allow the use of La Pine right of way (surface, subsurface, and air above) necessary to provide public services provided that all applicable rules and regulations are followed and the cost of all repairs due to activity or damage is not the City's responsibility.
- Policy 2.5 Coordinate with the Bend La Pine School District and Central Oregon Community College on the impact of new development on the capacity of local school capacity and the location for new school facilities, as needed, with expedited land use process for development approval associated with the construction of new schools.
- Policy 2.6 Schools shall not be charged City System Development Charges (SDC's) for any new or expanded school or college construction.
- Policy 2.7 Coordinate with Special Districts to fund master planned capital improvements through SDC's.
- Policy 2.8 Coordinate City departments, Deschutes County, the Department of Environmental Quality, and other entities to protect, treat, and improve water quality.
- Policy 2.9 Evaluate limitations on public facility lands acquired from the federal government at the time of acquisition to ensure that the land does not remain



vacant and can be utilized for temporary commercial uses, such as solar production, by the City until such time that the land is needed. The City shall continue to coordinate on removing federal limitations on existing public facility lands owned by the City.

Goal 3: Encourage conservation practices for public resources, services, and related facilities.

- Policy 3.1 Lead by example by adopting and utilizing sustainability practices. Policy 3.2 Coordinate with service providers to expand renewable energy and to provide redundant infrastructure and service delivery. Promote infill development and land use patterns that reduce vehicle trips. Policy 3.3 Employ conservation practices and other techniques for sustaining limited Policy 3.4 resources, such as clean air and water, energy sources, timber sources, and aggregate sources, and facilities. Policy 3.5 Explore alternative energy sources as a complement to existing resources and industries and as a way for the City to reach an energy consumption of neutral status or better. Policy 3.6 Implement strategies for multiple use spaces to reduce vehicle usage at
- school/college campuses.
- Policy 3.7 Promote water conservation and winter wet/summer dry landscaping and vegetation in developments, right of water, parks, and open lands to promote summer water conservation, and provide wildlife habitats and greenspace.
- Policy 3.8 To the greatest extent possible, incorporate energy resiliency into system designs to maintain adequate levels of service during disruptions.
- Policy 3.9 Identify opportunities for innovative stormwater management techniques and Low-Impact Development approaches in new growth areas.
- Policy 3.10 Coordinate stormwater system and water conservation efforts by exploring



opportunities for beneficial reuse of treated stormwater for irrigation.

- Policy 3.11 Encourage property owners through education and programming to reduce or mitigate impervious pavement on all properties.
- Policy 3.12 Require energy-efficient design and energy-conserving features in new development, redevelopment, and retrofits.
- Policy 3.13 Update electric vehicle (EV) charging infrastructure, as necessary, to meet growing demand.
- Policy 3.14 Work with regional partners to improve internet connectivity and expand fiber-optic service.
- Policy 3.15 Develop a more proactive sewer maintenance and upgrade schedule.



Goal 12: Transportation

Goal 1: Create a safe, convenient, balanced, functional, and economical transportation system to maximize and extend the life of transportation facilities and improve livability throughout the La Pine community.

- Policy 1.1 Promote traffic management to achieve the efficient use of transportation infrastructure and design standards that encourage appropriate traffic volumes, speeds, and pedestrian safety.
- Policy 1.2 Coordinate land use regulations with analysis of transportation impacts, needs, and mitigation options.
- Policy 1.3 Ensure La Pine's capacity to sufficiently accommodate future travel demand with well-connected transportation facilities.
- Policy 1.4 Identify high accident locations and coordinate with appropriate agencies to implement specific countermeasures.
- Policy 1.5 Continuously monitor transportation system issues through comprehensive planning and regular analysis, in coordination with Deschutes County and Oregon Department of Transportation (ODOT).
- Policy 1.6 Coordinate with ODOT to ensure traffic signals, crossings, and other Highway 97 infrastructure balance local and regional needs with an emphasis on safety and traffic control.
- Policy 1.7 Utilize transportation demand management (TDM) and transportation system management (TSM) techniques as a method of reducing impacts of new projects on the transportation system.
- Policy 1.8 Support effective freight transportation consistent with economic policies in La Pine, while accounting for and maintaining public safety as an equal priority.
- Policy 1.9 Facilitate acceptable intersection function, safe and efficient highway crossings,



and increased connectivity across Hwy 97, including industrial areas to the east.

- Policy 1.10 Ensure that locations of arterials and collectors for future development are feasible in the City's TSP and guide local street development as the City expands.
- Policy 1.11 Coordinate the Transportation Systems Plan (TSP) with Deschutes County and the La Pine Park and Recreation District.
- Policy 1.12 Identify gateway and beautification treatments for Hwy 97.
- Policy 1.13 Ensure the City's transportation system meets the minimum safety standards for emergency services and evacuation during a disaster event.

Goal 2: Provide a transportation system in and through La Pine that prioritizes mobility and connectivity for all users.

- Policy 2.1 Improve emergency service response time and evacuation routes through connectivity and the safety and accessibility of transit amenities.
- Policy 2.2 Emphasize local street connections and minimize access along arterials to reduce reliance on Hwy 97 for local trips.
- Policy 2.3 Promote a high level of livability by encouraging alternate mode use, such as sidewalks, trails, bike lanes and transit amenities, and including street trees, pedestrian facilities, separated sidewalks, traffic calming, and other related design elements where appropriate.
- Policy 2.4 Collaborate with ODOT to protect the functionality of Hwy 97, while being mindful of public safety elements needed within the community.
- Policy 2.5 Balance regional transportation needs with the needs of the local community through cooperation with residents, local business interests, state agencies, Deschutes County, and special interest groups, including tourism professionals.
- Policy 2.6 Coordinate with regional partners through organizations such as COACT and



COCO to find solutions to regional transportation issues and to increase opportunities for access to transit, park-and-ride lots and ride share, and user-friendly connections between transit systems.

- Policy 2.7 Pursue innovative methods for financing increased street maintenance, including resurfacing unpaved streets when necessary.
- Policy 2.8 Encourage private efforts to supply forms of inter and intra city transit to the commuter.
- Policy 2.9 Cooperate with COIC and Commute Options to provide adequate facilities to allow for safe operation of mass transportation vehicles.
- Policy 2.10 Require bicycle and pedestrian facilities as a part of all new collectors and arterials and all proposed subdivisions, integrated with other bicycle and pedestrian path systems within the City.
- Policy 2.11 Protect bicycle and pedestrian safety through adequate lighting of paths designed for the security of the user, MUTCD features, appropriate paving, and by requiring all proposed activity centers to provide safe and convenient offstreet bicycle parking and routes in designs.
- Policy 2.12 Ensure neighborhoods and activity centers, including public loading and pickup areas, are served by safe pedestrian and bicycle routes, specifically between residential areas, schools, and public facilities.
- Policy 2.13 Ensure the transportation system provides equitable access to underserved, disadvantaged, and vulnerable populations and is easy to use and accommodating to travelers of all ages.
- Policy 2.14 Ensure that pedestrian and bike facilities meet ADA requirements.
- Policy 2.15 Develop multi-use walking and biking routes to access employment, schools, shopping, and transit routes.



- Policy 2.16 Provide pedestrian facilities that are physically separated from auto traffic on all arterial and collector streets.
- Policy 2.17 Collaborate with regional partners to expand transit routes that improve access between La Pine, Bend, and Redmond.

Goal 3: Develop a supportable and sustainable financing method for funding necessary transportation system master plan improvements over the life of the Plan.

- Policy 3.1 Seek alternate funding sources to enable the community to receive grants, implement a CIP, and maintain existing infrastructure, such as levies, increased taxes, local improvement districts, grants, franchise fees, tax increment financing, bonds, and other typical and atypical sources necessary for the full implementation of the TSP and maintenance functions.
- Policy 3.2 Optimize the use of existing facilities while planning for future infrastructure.
- Policy 3.3 Maximize the use of state and federal funds for transportation capital, operating, and service improvements.
- Policy 3.4 Maintain a capital improvement plan that identifies construction priorities and funding for transportation facilities.

Goal 4: Minimize environmental impacts and encourage efficient transportation alternatives.

- Policy 4.1 Support the conservation of energy through transportation demand management, transportation system management, and support of a multi-modal transportation system.
- Policy 4.2 Encourage transportation and infrastructure construction methods that reduce environmental impacts.
- Policy 4.3 Ensure landscaping within a right-of-way meets the wildfire protection standards for best practices, including appropriate species selection, tree spacing and irrigation.



Goal 13: Energy Conservation

Goal 1: Promote energy efficiency and alternative energy production.

- Policy 1.1 Promote commercial solar farms and other renewable energy projects on lands zoned for Public Facilities through development code and other regulatory tools.
- Policy 1.2 Explore state and federal funding opportunities to establish citywide financial incentives for renewable energy sources, like solar and wind, in new or retrofitted developments.
- Policy 1.3 Promote infill development to prioritize sustainable, compact and efficient use of existing land within the urban growth boundary (UGB).
- Policy 1.4 Promote economic activity and local job growth to reduce vehicle reliance and minimize transportation system impacts on the environment.
- Policy 1.5 Support development of electric vehicle charging stations and facilities to help promote use of electric vehicles.
- Policy 1.6 Incentivize the utilization of alternative energy sources in commercial development through regulatory and administrative tools such as reduced parking requirements and planning fees.
- Policy 1.7 Coordinate with local, regional and state partners to advocate for energy projects that may benefit the region and site commercial energy development in La Pine.
- Policy 1.8 Identify and modify barriers in the permitting process to alleviate soft costs related to solar installation.
- Policy 1.9 Provide educational materials for residents and property owners about solar and retain a list of solar providers and installers in the community and region.
- Policy 1.10 Continue to incorporate energy conservation into the building and management of all City operations and capital projects using regular energy audits to refine the results.



Goal 14: Urbanization

Goal 1: Promote efficient development within the La Pine Urban Growth Boundary (UGB) to accommodate anticipated population and employment growth, minimize the cost of providing public services and infrastructure, and protect resource land.

- Policy 1.1 Evaluate and update the City's 20-year land supply to meet short term and long-term land needs, including the need for parks, open space, and the impact on natural hazard vulnerability, every two years.
- Policy 1.2 Maintain designated Urban Reserve Area (URA) for consideration for inclusion within the UGB should land needs be identified that cannot be accommodated within the existing UGB.
- Policy 1.3 Facilitate efficient infill development of underutilized land within the UGB consistent with La Pine Comprehensive Plan land use designations.
- Policy 1.4 Direct urban growth and land annexation consistent with the City's ability to maintain and extend cost-effective and resilient public services and facilities.
- Policy 1.5 Balance infill and redevelopment with infrastructure costs when considering the potential need for land annexation or a UGB expansion.
- Policy 1.6 Require community planning with public engagement on the designation of land uses and transportation impacts prior to the annexation of areas with 20 or more acres of contiguous land.
- Policy 1.7 Promote renewable energy and the reduction of nonrenewable resources when areas are urbanized or redeveloped.

Goal 2: Coordinate with local, regional, and statewide agencies and partners on providing services related to urban growth.

Policy 2.1 Comprehensive Plan and associated implementation tools, consistent with the



Oregon Statewide Planning Goals, and applicable state and federal regulations.

- Policy 2.2 Pursue cooperative agreements with other governmental agencies to plan, finance, or administer the implementation of the Comprehensive Plan related projects.
- Policy 2.3 Work with the State of Oregon to develop strategies that encourage the production of housing while balancing the cost of infrastructure.
- Policy 2.4 Coordinate the management of unincorporated lands within the UGB and URA through an updated Urban Growth Management Agreement (UGMA).
- Policy 2.5 Work with the Bureau of Land Management (BLM) regarding the transfer of land to either City of La Pine or Deschutes County for use for rodeo facilities and City authorized festivals. The City desires such land to be included within the City limits, with future administration of the lands and facilities used as rodeo grounds to be determined by mutual agreement of the City and the La Pine Park and Recreation District.
- Policy 2.6 Coordinate with ODOT regarding the ODOT Overpass project and the Wickiup Junction interchange regarding land use designations for adjacent lands.
- Policy 2.7 Support a public engagement plan and master planning effort, at the initiation of the County, for the undeveloped lands within the Newberry Neighborhood Planning Area Overlay Zone.
- Policy 2.8 Work with federal land agencies to identify mitigation projects in crucial watersheds and participate in local, regional and statewide wildfire coalitions, where applicable.



CITY OF LA PINE, OREGON JOINT CITY COUNCIL AND PLANNING COMMISSION WORKSHOP & REGULAR PLANNING COMMISSION MEETING

Wednesday, March 5, 2025, at 5:30 PM La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

Available online via Zoom: https://us02web.zoom.us/j/85036062059

MINUTES

CALL TO ORDER

Mayor Earls calls the meeting to order at 5:30 p.m.

COMMISSION AND COUNCIL INTRODUCTIONS

ESTABLISHMENT OF QUORUM

Council

Mayor Earls

Council President Ignazzitto

Councilor Shields

Councilor Morse

Councilor Curtis – Absent (Excused)

Commission

Chair Myers

Vice Chair Poteet

Commissioner Hatfield

Commissioner Bauman

Commissioner Accinelli

Staff

Geoff Wullschlager - City Manager

Brent Bybee - Community Development Director

Amanda Metcalf – City Recorder

PLEDGE OF ALLEGIANCE

Vice Chair Poteet led the Pledge of Allegiance.

JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING

JOINT BODY DISCUSSION:

Community Development Director Bybee presented the staff report for the joint City Council and Planning Commission workshops. He outlined the upcoming scheduled workshops and the goals and policies to be discussed.

Anais Mathez from 3J Consulting facilitated the workshop, providing an overview of its structure, the background of La Pine 2045, and the progress made so far. She also explained the workshop's objectives and how the boards would contribute to the process.

Goal 1: Citizen Involvement

Goal 1: Maintain a comprehensive public information and involvement program to promote engagement in land use and transportation-related projects, decisions, and initiatives.

Goal 2: Ensure inclusive, meaningful, and innovative community participation.

Ms. Mathez highlighted key changes, including expanded engagement strategies, increased support for citizen committees, and structured feedback mechanisms.

The discussion reflected a unified understanding of the proposed changes, and no further modifications were suggested.

2. Goal 2: Land Use

Goal 1: Ensure adequate factual basis for all land use decisions and related actions by maintaining a clear process and policy framework for land use planning in La Pine.

Key changes were established in land use planning as a separate chapter, emphasis on maintaining updated plans, studies, maps and other sources of data for policy development, and emphasis on regulatory tools to implement the comprehensive plan.

Ms. Mathez noted that the original Comprehensive Plan did not include a particular land use goal. By incorporating this goal, the La Pine Comprehensive Plan will achieve compliance with state requirements.

The discussion also addressed the future growth of the Community Development Department over the next 20 years. It was decided to revise Policy 1.8 by removing the reference to "small town La Pine character" and instead retaining "La Pine's character."

- 3. Goal 5: Natural Resources, Scenic and historic Areas, and Open Space
- Goal 1: Protect and enhance the function, health and diversity of the City's natural systems.
- Goal 2: Acknowledge, protect, enhance, and commemorate La Pine's historic and cultural resources.
- Goal 3: Conserve open space and protect natural and scenic resources.
- Goal 4: Maintain and enhance a diversity of wildlife and habitats.

The key changes are greater emphasis on wildlife and habitat protection, expanded historic and cultural resource protections, enhanced stormwater and water conservation policies, and stronger wildfire mitigation measures.

The discussion addressed the broad scope of the goals and policies, clarifying that the Comprehensive Plan serves as a guiding tool for future department plans and projects. There was also a discussion regarding the City's use of swales and the preservation of topsoil. As a result, it was decided to introduce new language for natural resources and stormwater management in Goal 6.

Additionally, the commission and council recommended revising Policy 1.8 by removing the reference to "Native Trees".

- 4. Goal 6: Air, Water, and Land Resources Quality
- Goal 1: Maintain and improve the quality of air and land in La Pine.
- Goal 2: Protect and enhance La Pine's groundwater resources.

Key Changes include more active strategies for air quality improvement, stronger coordination and wildfire smoke mitigation, integration of energy conservation measures, and expanded public education and outreach.

The discussion on Policy 1.6 focused on light pollution, with strong support for La Pine's potential as a dark sky community. Additionally, a previously discussed change regarding natural resources and stormwater management was reaffirmed. No other changes were made to Goal 6.

- 5. Goal 7: Natural Hazards
- Goal 1: Minimize the risk of natural hazards to people and property.
- Goal 2: Support community-wide hazard preparation for people of all ages, abilities, cultures, and incomes.

Goal 3: Improve coordination with public and private partners in response to natural disasters and associated emergencies.

Key changes are more comprehensive wildfire mitigation strategies, new policies for drought resilience, expanded emergency preparedness and recovery plans, and faster post-disaster recovery measures.

The discussion included clarifying language with CPAW regarding defensible space measures. There were no other changes to Goal 7.

ADJOURNMENT

Mayor Earls adjourned the meeting at 7:26 p.m.

REGULAR PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Myers called the meeting to order at 7:35 p.m.

ESTABLISHMENT OF QUOROM

Commission

Chair Myers

Vice Chair Poteet

Commissioner Hatfield

Commissioner Bauman

Commissioner Accinelli

Staff

Geoff Wullschlager - City Manager

Brent Bybee – Community Development Director

Amanda Metcalf - City Recorder

ADDED AGENDA ITEMS

There were no added agenda items.

CONSENT AGENDA

1. 02.12.2025 Regular Planning Commission Meeting Minutes

Vice Chair Poteet abstained since he was not present at the last meeting.

Commissioner Bauman made a motion to approve the consent agenda. *Commissioner Hatfield seconded the motion. Motion passed with a majority four ayes and one abstained*

PUBLIC HEARING:

None

OLD BUSINESS:

None

NEW BUSINESS:

1. Long Range Planning Update

Director Bybee provided an update on the Transportation System Plan (TSP) revision. He stated that the plan is currently with ODOT and will be submitted to the DOJ for review. Once approved, the City will be able to solicit a consultant and begin the update process.

He also outlined the upcoming schedule for the Comprehensive Plan update, including future public hearings leading up to its adoption.

2. Current Planning Update

Director Bybee provided an update on current planning applications. He reported that the decision for Starbucks has been issued, the appeal period has ended, and no appeals were received. A three-parcel

partition was approved, and the gas station and mini-mart at the corner of Huntington and Burgess are in its final stages, with significant coordination on traffic mitigation efforts.

He also noted that a proposed manufacturing building in the industrial park was deemed incomplete, while two new site plan reviews are still undergoing completeness review. Additionally, a ten-lot subdivision on Antler is scheduled for a Planning Commission hearing in April.

Lastly, Director Bybee announced that an offer letter has been sent to a candidate for the open position in the Planning Department.

PUBLIC COMMENTS

Mayor Earls moved public comments to the beginning of the workshop.

STAFF & COMMITTEE COMMENTS

City Manager Wullschlager did not have any comments

Community Development Director Bybee did not have any comments.

City Recorder did not have any comments.

Commissioner Accinelli did not have any comments.

Commissioner Hatfield did not have any comments.

Commissioner Bauman did not have any comments.

Vice Chair Poteet did not have any comments.

Chair Myers announced that the Parks and Recreation Department will be holding an election for a new board member and encouraged anyone interested to apply. She noted that, so far, the only applicant is Carlos Soto, who was recently featured in the news in connection with a \$10,000 loss related to the Pickleball Association.

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

ADJOURNMENT

Chair Myers adjourned the meeting at 7:48 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.

SIGNATURE PAGE TO FOLLOW

		Date:
	Teri Myers, Chair	
ATTEST:		
	Date:	
Amanda Metcalf, City Record		



CITY OF LA PINE, OREGON JOINT CITY COUNCIL AND PLANNING COMMISSION WORKSHOP

Tuesday, March 18, 2025, at 5:30 PM La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

Available online via Zoom: https://us02web.zoom.us/j/89422737444

MINUTES

CALL TO ORDER

Mayor Earls called the meeting to order at 5:33 p.m.

ESTABLISHMENT OF QUORUM

City Council

Mayor Earls

Council President Ignazzitto

Councilor Shields

Councilor Morse

Councilor Curtis

Planning Commission

Chair Myers

Vice Chair Poteet

Commissioner Hatfield

Commissioner Bauman

Commissioner Accinelli

<u>Staff</u>

Brent Bybee – Community Development Director

Amanda Metcalf – City Recorder

PLEDGE OF ALLEGIANCE

Mayor Earls led the Pledge of Allegiance.

JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING

JOINT BODY DISCUSSION:

1. La Pine 2045 Comprehensive Plan Update Workshop

Ms. Mathez went over the process of the Comprehensive Plan Update, and what goals the council and commission will be discussing at this workshop.

Goal 8 Parks and Recreation

Goal 1: Coordinate with the La Pine Park and Recreation District (LPRD) to provide a comprehensive system of parks, trails, and recreation amenities that serves current and future needs.

Key Changes include District role, Expansion of Facilities, Enhanced Connectivity, Health Integration.

The first key change discussed was District Roles. The council and commission raised questions about the inclusion of La Pine Parks and Recreation District (LPRD) in the City's goal, noting that LPRD is a separate entity not governed by the City. Director Bybee clarified that the intent is to maintain a strong working relationship between the City and LPRD. Including LPRD in the goal aims to ensure both entities consider each other during the planning of new projects.

Discussion also focused on Policy 1.8. The consensus was that referencing the Newberry Neighborhood was overly specific. The council and commission recommended removing the mention of Newberry Neighborhood and instead using broader language to refer to parks within the City in general.

Finally, Policy 1.14 was reviewed. Director Bybee explained that the policy involves the City conducting a feasibility study for an indoor recreation facility. The council and commission requested the removal of the term "City-owned" from the policy to allow for more flexible options in facility development.

• Goal 9 Economic Development

Goal 1: Provide adequate industrial and commercial land inventories to satisfy the economic development needs of La Pine for the 20-year planning horizon.

Goal 2: Develop "Economic Development Strategic Plan" and other mechanisms necessary for supporting and enhancing the local economy.

Key changes include Economic Diversification, Workforce Development, and Sustainable Tourism.

There was discussion regarding Policy 1.4 and the City's economic development planning. Ms. Mathez emphasized the City's role in monitoring land development for commercial and industrial use and highlighted the importance of economic diversification and sustainable tourism as key strategies for long-term growth.

Policy 1.8 was also discussed, with a focus on supporting housing development. The council and commission recommended adding the term "workforce housing" to the policy to address the need for housing that serves local employees and supports workforce stability.

Ms. Mathez emphasized the importance of ensuring an adequate supply of developable land to meet housing needs and highlighted the value of basing housing strategies on demographic trends. She stated the importance of the need to encourage a diverse range of housing types and to provide opportunities at various price points. Additionally, she stressed the importance of promoting neighborhood character and preserving the small-town appeal of La Pine.

Ms. Mathez noted that the updated plan aligned with statewide housing regulations and included policies that addressed both housing supply and affordability. She also highlighted the integration of

environmental and hazard-related considerations into housing policies, including wildfire mitigation efforts and the promotion of green building standards.

Goal 10 Housing

Goal 1: Ensure La Pine has an adequate supply of developable land to support the housing needs based on forecasted population growth over the next 20 years.

Goal 2: Base Housing strategies on careful examination of demographic data, trends, and local demands.

Goal 3: Encourage a wide range of housing types satisfying the urban development needs of the La Pine community, including opportunities for mixed-use development.

Goal 4: Provide opportunities for the development of housing at prices that meet the needs of current and future residents of La Pine.

Goal 5: Determine opportunities for housing rehabilitation and redevelopment in connection with urban infrastructure and services.

Goal 6: Promote and protect neighborhood qualities that reflect the small-town appeal of La Pine and improve compatibility between various uses.

Key Changes include comprehensive affordability, Strategic Density, and Sustainability Focus.

The council and commission discussed the key change of comprehensive affordability. Ms. Mathez clarified that the City could address housing costs through regulatory approaches directed at developers. Director Bybee added that, unlike older cities, La Pine could not afford to offer waivers for System Development Charges (SDCs), but the City could implement strategic development codes to support affordable development.

The council and commission then reviewed Policy 4.4, which addresses support for temporary shelters and transitional housing. They debated how to strengthen the language while keeping it broad enough to encompass a range of needs. After considering several options, they agreed to revise the policy to: "Work with agencies to support temporary shelters or transitional housing opportunities for people with special needs, including, but not limited to, households experiencing domestic violence issues or youth homelessness."

This revision aimed to emphasize inter-agency collaboration while maintaining flexibility in addressing homelessness and housing for vulnerable populations.

Ms. Mathez discussed the removal of Policies 5.1 and 5.2 and noted that she planned to incorporate the content of Goal 5 into Policy 4.6.

There were no additional discussion items.

Ms. Mathez concluded by reviewing the topics scheduled for the next workshop on April 2, as well as the timeline for the adoption of the Comprehensive Plan Update.

ADJOURNMENT

Mayor Earls adjourned the meeting at 7:09 p.m.

SIGNATURE PAGE TO FOLLOW

			Date:
	Teri Myers, Cha	air	
ATTEST:			
ATTEST.			
	Date:		
Amanda Metcalf, City Recorder			