



CITY OF LA PINE, OREGON PLANNING COMMISSION

Wednesday, January 15, 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/85834004923>

MINUTES

CALL TO ORDER

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

ESTABLISH QUORUM

Commissioners

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

Community member Rich Harp led the Pledge of Allegiance.

CONSENT AGENDA

1. 12.04.2024 Planning Commission Meeting Minutes

Commissioner Bauman made a motion to approve the consent agenda. *Commissioner Hatfield seconded the motion.* Chair Myers asked for a roll call vote.

Commissioner Accinelli – Aye

Commissioner Hatfield – Aye

Chair Myers – Aye

Vice Chair Poteet – Aye

Commissioner Bauman – Aye

Motion passed unanimously.

ADDED AGENDA ITEMS

There were no added agenda items.

PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS

1. Election of Chair

Commissioner Hatfield made a motion to elect Commissioner Myers as Chair. *Commissioner Bauman seconded the motion.*

Motion passed unanimously.

2. Election of Vice Chair

Commissioner Hatfield made a motion to elect Commissioner Poteet as Vice Chair, *Commissioner Bauman seconded the motion.*

Subsequently, Commissioner Poteet made a motion to elect Commissioner Accinelli as Vice Chair, *Commissioner Bauman seconded the motion.*

With two motions on the floor, Chair Myers conducted a vote. Chair Myers first asked for those in favor of Commissioner Poteet as Vice Chair. The vote resulted in three ayes and two nays.

Next, Chair Myers called for a vote on Commissioner Accinelli as Vice Chair. The vote resulted in two ayes and three nays.

By majority vote, the motion to elect Commissioner Poteet as Vice Chair was passed.

3. Long Range Planning Update

Community Development Director Bybee provided an update on long-range planning. He shared details about the "Coffee and Comp Plan" event held last week. Additionally, he reported visiting La Pine High School to speak with junior and senior classes about the comprehensive plan update, La Pine 2045. During his visit, he delivered an interactive presentation and gathered student feedback, which he plans to forward to the Comprehensive Plan consultants, 3J.

Director Bybee explained that February would focus on background work for the comprehensive plan update, La Pine 2045. In March and April, three joint meetings with the City Council are scheduled, providing an opportunity for these two bodies to share their opinions on the comprehensive plan update. Once the work sessions are complete, public hearings will follow: one with the Planning Commission and two with the City Council. He emphasized the importance of completing the update by the May 31st deadline to remain in compliance with the DLCD grant.

He also provided an update on the Transportation System Plan (TSP) update. This process is expected to take two years, similar to the comprehensive plan update. Once finalized, the TSP update will be integrated into the comprehensive plan.

Director Bybee provided an update on the Department of Forestry’s release of their fire map. He noted that the map was initially coupled with the ADU bill but was later decoupled due to numerous comments from cities prior to its release. He explained that staff submitted comments about insurance companies potentially using the map and highlighted that the pixel resolution is too broad for many smaller properties.

Director Bybee stated that the city is consulting with legal counsel to determine the best course of action and advised community members to seek their own legal advice if they have questions or appeals.

Commissioner Poteet mentioned a notice accompanying the map that specifies it is illegal for insurance companies to use the fire map for property insurance purposes.

Director Bybee clarified that the primary focus of the map will be on new construction, specifically addressing how buildings should be designed to prepare for potential wildfire risks.

4. Current Planning Update

Community Development Director Bybee provided an update on current planning files. These include a sign permit for the park and ride at Wikiup Junction and a site plan review related to a code enforcement case next to the Wetlands Tap House. He also noted that a site plan review for Starbucks is currently under review, with no decision made yet. Additionally, he mentioned a three-parcel partition on Rosland Road, as well as a site plan review and conditional use permit for a gas station and mini-mart at the corner of Burgess Road and Huntington Road. Another site plan review is in progress for a new building in the industrial park. Lastly, he reported that a ten-lot subdivision on Antler Lane remains incomplete.

Director Bybee also discussed changes regarding zoning permits. He explained that, per city code, all building permits must now be processed under zoning permits. Historically, building permits were obtained from the County without collecting zoning fees. However, starting January 1, 2025, zoning permits will be required for all new residential developments.

OTHER MATTERS

There were no other matters.

PUBLIC COMMENTS

Rich Harp, a resident of 51989 Campfire, thanked Director Bybee for addressing the fire map and noted that while the state provides guidance to the community, residents also want direction from the City. He emphasized that according to the map, compared to surrounding cities, the community faces a higher fire risk.

He then read a comment aloud to the Planning Commission, stating that the Commission has the authority to decline projects that do not make a positive contribution to the community and should advocate for modifications when necessary. He urged Commissioners to take a leadership role rather than simply follow, noting that the City Council typically becomes involved only if a decision is

appealed. He encouraged the Commission to look at other cities in the state as models, collaborate with fellow commissioners and city staff, and take a proactive leadership role.

Director Bybee provided clarification on the appeal process. He explained that appealing a staff decision to the Planning Commission costs \$250, whereas appealing a Planning Commission decision to the City Council is based on the original application fee. He also clarified that the Planning Commission reviews only Type III land use decisions, while staff is responsible for Type I and Type II decisions.

Wes Elliott, a resident of 52905 Lowell Way, addressed the Planning Commission and inquired whether its members are involved with a local Facebook group. He encouraged the Commission to review community comments on the platform to better understand public concerns.

He also proposed expanding the Planning Commission from five to seven members to accommodate the city's growth. His suggestion included reserving one seat for a resident within city limits and another for someone residing outside city boundaries.

Additionally, he recommended modifying the appointment process for Commission members. Instead of the traditional practice of reappointing existing members when their terms expire, he suggested that the City Council review all applications before making a selection.

City Manager Wullschlager clarified the process for appointing Commissioners. He explained that, traditionally, the City Council first considers applications from current Commissioners with expiring terms, as they already have the experience and knowledge required for the role. If a Commissioner resigns, the position is then opened for additional applications. However, it is ultimately up to the City Council to decide whether to reappoint an existing member or review all applicants.

Additionally, he stated that, in respect to Mr. Elliott's suggestion, the matter should be discussed in a work session and then should be recommended to the City Council.

STAFF AND COMMITTEE COMMENTS

Commissioner Accinelli made a statement explaining that the Planning Commission, City Council, community members, and City staff all work together. He noted that there has been a lack of empathy and understanding between these groups. He emphasized that the members of the Commission are residents who volunteer their time, and they live, work, and raise families here. He expressed hope for more empathy within the community, emphasizing that everyone is more alike than different.

Commissioner Hatfield agreed with Commissioner Accinelli, adding that while the Commission values feedback from the community, it is ultimately the responsibility of the five Commissioners to make decisions for the future of the City.

Commissioner Bauman also agreed with Commissioner Accinelli and shared her personal involvement in the City. She thanked the community members for attending the meeting and providing their input.

Vice Chair Poteet echoed the sentiments of the other Commissioners, explaining the challenges they face when receiving negative feedback from the community. He reminded everyone that, as volunteer Commissioners, they are doing their best and must make decisions within the confines of the code.

Chair Myers shared that she has been part of the community for 50 years and reflected on her involvement with the referendum for the City and the challenges it presented. She highlighted her background with nonprofit organizations and encouraged the community to attend meetings. She also

reminded the public that social media is not always a reliable source of information and encouraged people to ask questions directly to the Commission and City staff.

City Manager Wullschlager discussed the challenges the City faces as the youngest city in the state.

Community Development Director Bybee expressed appreciation for the comments from the Commission regarding staff.

Chair Myers opened the floor for public comment from Mr. Harp.

Mr. Harp expressed gratitude for the emotion conveyed in the Commission’s comments but emphasized the need for transparency from the City. He urged the Commission to motivate the community to become more involved in decision-making.

Commissioner Accinelli clarified that the role of a Commissioner is to make decisions in accordance with the code. He emphasized that these decisions are based on objective criteria, not personal opinion, especially when it comes to land use matters.

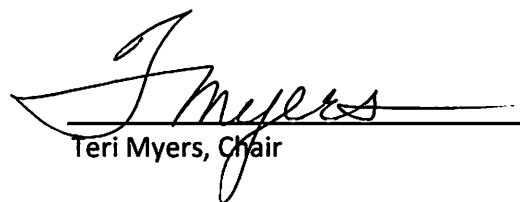
City Manager Wullschlager explained how the Planning Commission and City staff make decisions based on compliance with federal, state, and local codes.

Vice Chair Poteet made a motion to close the meeting. *Commissioner Hatfield seconded the motion.* Motion passed unanimously.

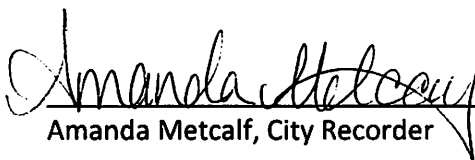
ADJOURN

Chair Myers adjourned the meeting at 6:33 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.

 Date: 2/19/25
Teri Myers, Chair

ATTEST:

 Date: 2/19/25
Amanda Metcalf, City Recorder