

## 01ZC-23 Engineering Comments

Zone Change from I to CRMX for Tax Lot 2110360000107

E. Huffman 5/8/2024

1. The subject property is not a legal lot of record. Prior to zone change approval, the applicant shall submit for and complete a lot line adjustment so that the subject property is contiguous with either tax lot 100, 300, or 800.
2. The property is within 300 feet of a public sewer. Prior to zone change approval, the applicant shall design and construct an extension of the sewer main which currently terminates in Rosland Road at the intersection with Drafter Road, and extend the sewer main to the easterly boundary of the subject property along the frontage of Rosland Road. Minimum gravity sewer main diameter is 8-inches. Construction plans shall be submitted to the City of La Pine for review and approval. Prior to construction, the developer shall submit a performance bond in the amount of 120% of the value of public improvements. The developer shall submit a cost estimate to the City for approval prior to submitting the performance bond.
3. The area in the subject property represents approximately 20 EDU of sewer capacity, and sewer capacity in this basin is limited. Prior to zone change approval, the developer shall provide the City with a cash contribution toward future sewer capacity improvements in the amount of \$40,000.
4. Prior to zone change approval, the developer shall provide the City with a cash contribution toward future transportation system improvements in the amount of \$40,000.