

01ZC-23 Engineering Comments

Zone Change from I to CMX for Tax Lot 2110360000107

E. Huffman 5/8/2024

Note: The area of the property is 3.26 acres although the submitted documents indicate 2.88 acres.

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 under the proposed zoning represents approximately 20 EDU of sewer capacity, and sewer capacity in this basin is limited. The 20 EDU represents an increase of approximately 8 EDU from current zoning. The estimated cost to increase capacity in the basin is \$750,000 and the estimated existing quantity of EDUs available in the basin is 424. The increase of 8 EDUs represents a prorated share of \$14,150 toward capacity improvements created by this zone change. Prior to zone change approval, the developer shall provide the City with a cash contribution toward future sewer capacity improvements in the amount of \$14,150.
4. The area in the subject property under proposed zoning represents an approximate increase in 63 potential PM peak hour vehicle trips over current zoning according to submitted documents, primarily impacting the US97 Rosland Road intersection. According to the City of La Pine TSP Refinement Plan, future improvements to the US97 Rosland Road intersection have a cost of \$3,000,000. The refinement plan area has a potential for approximately 6,120 PM peak hour vehicle trips currently, and the increase of 63 potential PM peak hour vehicle trips represents a prorated share of \$30,882 toward capacity improvements created by this zone change. Prior to zone change approval, the developer shall provide the City with a cash contribution toward future transportation system improvements in the amount of \$30,882