

City of La Pine
Comprehensive Plan Map Amendment and Zone Change
Burden of Proof Narrative - Supplement

Applicant: Oregon 97 Investments LLC
C/O MAA Group LLC
2095 Fairmont Blvd
Eugene, OR 97403

Owner: Oregon 97 Investments LLC
Rajinder Singh Dhote
2368 Kokanee Way
Lebanon, OR 97355

The purpose of this supplement is to address comments received from representatives from the Oregon Department of Land Conservation and Development (DLCD), specifically related to the adequacy of the City of La Pine's industrial land supply. Pursuant to coordination with DLCD and City Staff, it has been determined that the most current version of an Economic Opportunities Analysis for the City of La Pine is contained in Chapter 9 of the La Pine Comprehensive Plan. To address DLCD comments, the applicant will rely upon Chapter 9 of the Comprehensive Plan, along with other publicly available data.

To begin with, the Applicant would like to reiterate their initial response to Statewide Planning Goal 9:

Goal 9 – Economic Development, “To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.”

Applicant Response: The proposal will change the Comprehensive Plan designation and zone of the property from its current Industrial (I) designation and zone to Mixed Use Commercial (CMX). As I zoned and designated land, the property is extremely challenging to develop, because it is narrow, not able to support uses to the west, not able to accommodate needed drives (or roads), parking, building sizes and other design requirements of the I Zone, whereas the CMX Zone is consistent with the zoning of the properties to the west, it allows the property to be combined / consolidated with the property to the northwest, and for the combined property to be developed with a use that is needed and desired in the community (namely tourism supportive). The Comprehensive Plan Map Amendment and Zone Change element of the proposal is the first step to entitle the property for a commercial use. The proposal and future Development review, will ultimately result in development occurring on the site, it will add economic opportunities to the City, will draw in and serve tourist, who will benefit the local economy and employment sector (visiting restaurants, retail store, etc.), which will ultimately improve economic opportunities in La Pine, in conformance with this goal.

To this response, the Applicant will be addressing OAR 660-009-0010(4), noted by DLCD Staff in their post submittal comments.

**Land Conservation and Development Department
660-009-0010
Application**

(4) For a post-acknowledgement plan amendment under OAR chapter 660, division 18, that changes the plan designation of land in excess of two acres within an existing urban growth boundary from an industrial use designation to a non-industrial use designation, or an other employment use designation to any other use designation, a city or county must address all applicable planning requirements, and:

Applicant Response: The proposal changes 2.88 acres of land from an industrial (I) designation to a non-industrial (CMX) employment land use designation; therefore this section applies. The original narrative, addresses all applicable planning requirements and this supplement addresses the requirements of this OAR section.

(a) Demonstrate that the proposed amendment is consistent with its most recent economic opportunities analysis and the parts of its acknowledged comprehensive plan which address the requirements of this division; or

(b) Amend its comprehensive plan to incorporate the proposed amendment, consistent with the requirements of this division; or

(c) Adopt a combination of the above, consistent with the requirements of this division.

Applicant Response: As detailed herein, the proposal is consistent with the most recent economic opportunities analysis (Chapter 9 of the La Pine Comprehensive Plan) and other applicable elements of the Comprehensive Plan; therefore the proposal complies with subsection (a); subsections (b) and (c) are not applicable.

As noted above, after coordinating with DLCD and City Staff, it has been determined that the most recent EOA is contained within Chapter 9 of the La Pine Comprehensive Plan. The original submittal included the following discussion of Chapter 9:

Chapter 9 – Economy

This Chapter is intended to carry out Statewide Planning Goal 9, Economic Development. This Chapter includes an extensive analysis of the La Pine economy, noting (page 105) that one of the target industries is “Tourism related services”.

The proposed Comprehensive Plan Map Amendment and Zone Change will specifically make land (that would otherwise be limited in its developability) available to be combined with other land (triangle of land to the northwest), such that the combined area can be developed with a use that is allowed in the CMX zone, likely tourism related. The zone change will provide land that will accommodate tourism related activities, which is an identified target industry in the La Pine.

This chapter further provides reasons that La Pine is desirable for economic development, it identifies key industrial areas, commercial areas, it addresses mixed-use areas, drivers of the economy, existing conditions, trends statistics industries and employers, along with desired industries. Beyond those elements, the chapter provides details of land inventory and needs. Ultimately, the chapter concludes that there is an adequate supply of employment lands within the City to meet the 20-year need. The proposal will change the designation and zone from one employment type (I), to a different employment type (CMX). The proposal will not reduce that amount of employment land in the City.

The subject property, situated on the northeast side of town, is located near a Hwy 97 commercial strip. The area is developed with tourist related services, including a travel center that serves large vehicle. The narrow strip of I zoned land could not be efficiently developed with industrial uses and Industrial lands here would not be consistent with the existing development pattern and nearby CMX zones. The proposed Comprehensive Plan Map Amendment and Zone Change in combination with the future use will enhance and broaden the community tourism service base in this area and provide for a variety of services to the existing and future users, enhancing the tourism focus concept in this area of town, in accordance with this chapter.

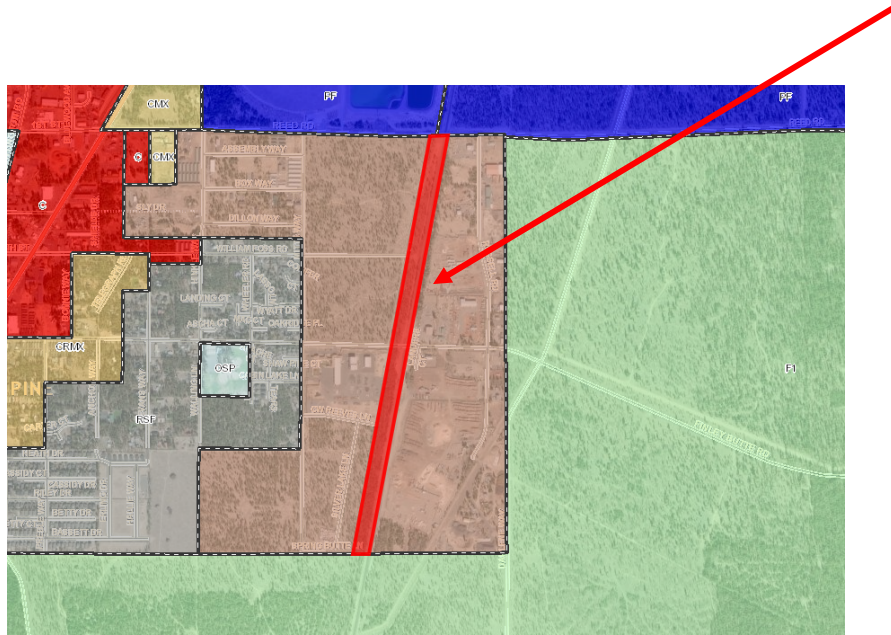
Policies

- ***Frequent updates to the inventories may be required in response to redevelopment, proposed zone changes, mixed-use development techniques and planned unit developments that enable “Complete Neighborhood” concepts and economic development opportunities.***

Applicant Response: As noted above a complete community begins with providing enough jobs, education, services, and industry to sustain the community without heavy reliance upon other nearby cities such as Bend and Redmond. The current proposal is being submitted with an intention to develop a tourism related use on the property, thereby enhancing tourism related service focus of the area. This policy recognizes the need for these types of changes and anticipates that updates to provide for efforts such as this. Allowing the update would be consistent with this policy.

In light of DLCDD’s review comments, the applicant is taking a deeper dive into Chapter 9 of the City of La Pine Comprehensive Plan. Particularly, this narrative focuses on industrial land supply and industrial land demand. On page 107, *Section VI - Land Inventory Analysis*, the Comprehensive Plan indicates that (at the time of the Comprehensive Plan drafting), there was 508.5 gross acres of industrial land in the City and 234 acres of **net vacant / redevelop able** industrial land in the City. The Comprehensive Plan does not provide data/information on what lands were included in these calculation and/or what deductions were taken out to get the net number, thus some assumptions need to be made.

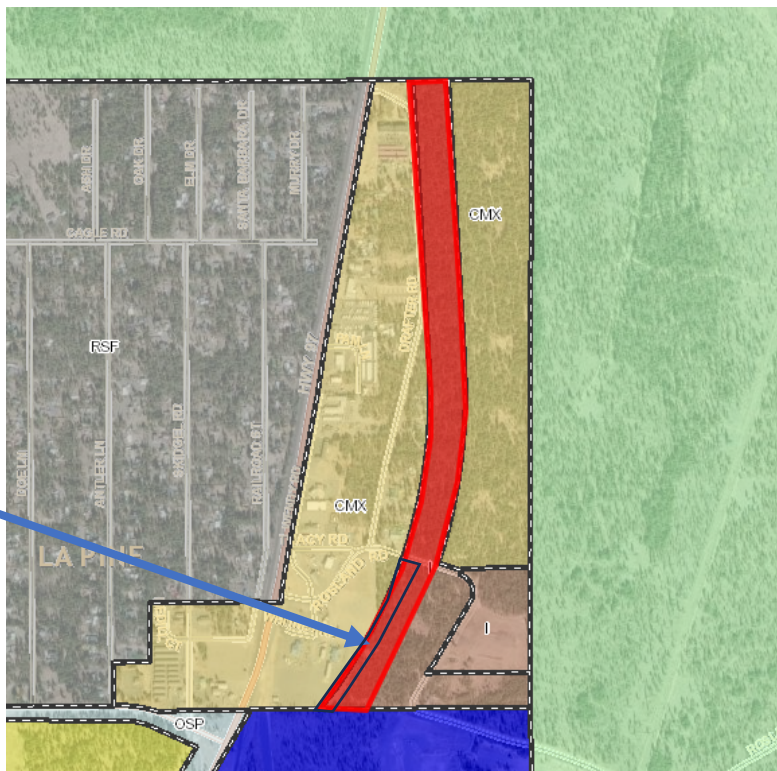
An important assumption that need to be determined, is whether railroad right-of-way and planned ODOT facility land area were deducted in the net calculation. In the La Pine Industrial Park area, there is railroad right-of-way that is approximately 5,350 feet long x 300 feet wide; approximately 37 acres:



If this area was deducted from the gross acres of “I” land; then it would not be part of the 234 acres “Net Vacant/Redevelopable” acres, that was determined to be available to serve La Pine’s industrial land need.

Similarly, at the time of drafting the City of La Pine Comprehensive Plan, the 2.88 acre area that is subject to the current application was part of a roughly 5,400 foot long by 300 foot wide (37 acre) area on the north end of the City that was owned by the Oregon Department of Transportation and planned for an ODOT Facility.

Subject Property,
amongst ODOT
Property



If the railroad right-of-way and the ODOT property were not included in the “Net Vacant / Redevelopable Acreages” then changing the designation of the subject land (which was part of the ODOT property) to something other than Industrial (I), would have no effect on the 234 acre supply of industrial lands that was determined to be available in the City of La Pine.

This, by itself would be sufficient to document that the currently proposed amendment is consistent with its most recent Economic Opportunities Analysis of the City of La Pine and the parts of its acknowledged comprehensive plan which address the requirements of this division.

In addition to the above analysis, given that the Comprehensive Plan does not provide details how it calculated its gross and net numbers, we cannot establish the above described assessment with 100% certainty. As such, this analysis is taking the “belt and suspenders approach” and will also consider the change as if the above denoted areas were not included in the gross / net deductions. This additional analysis is being provided in the unlikely event that the City or DLCD do not agree with the assessment above.

Industrial Land supply in the City of La Pine is most thoroughly addresses on pages 92-93 of the La Pine Comprehensive Plan. The applicable sections are noted below, with Applicant Responses incorporated throughout:

Recent Development – an excerpt from EDCO – Economic Development for Central Oregon

...The commercial area of La Pine has several sizeable developments underway or recently completed including a new multi-million dollar senior/assisted living facility, elementary school, and several new commercial/retail businesses. Community leaders in the La Pine area have also been working diligently on development of municipal services including a community water and sewer system. As a result, the area's new industrial park and surrounding areas have water provided by a new well, distribution system and 250,000 gallon storage reservoir managed by La Pine Water District. Sewer services are also available, provided by the La Pine Sewer District.

*These efforts have been well timed with the development of the area's business “drawing card,” the **La Pine Industrial Park**. This newer, fully serviced park offers flat and “rock-less” buildable lots from ¼ acre to 40 + acres. The park also has the advantage of easy access to both the Burlington Northern – Santa Fe Railroad mainline as well as U.S. Hwy 97, which connects with I-5 to the south in California, I-84 in northern Oregon, and I-90 in central Washington.*

Currently available are several 0.43-acre lots in the Newberry Business Park on Reed Road, and 17 lots ranging from 1 - 3 acres in the Finley Butte Industrial Park south of the new Midstate Electric Coop headquarters. There is also a 78-acre parcel certified by the State of Oregon as “shovel ready” that is being reserved for a large rail user.

LIGI – La Pine Industrial Group, Inc. - can provide a range of site options including fully-serviced ready- to-build lots, build-to-suit facilities for purchase or lease, and multi-tenant space for lease. Financing can also be arranged for qualified companies.

Key Industrial Areas –The vision of LIGI

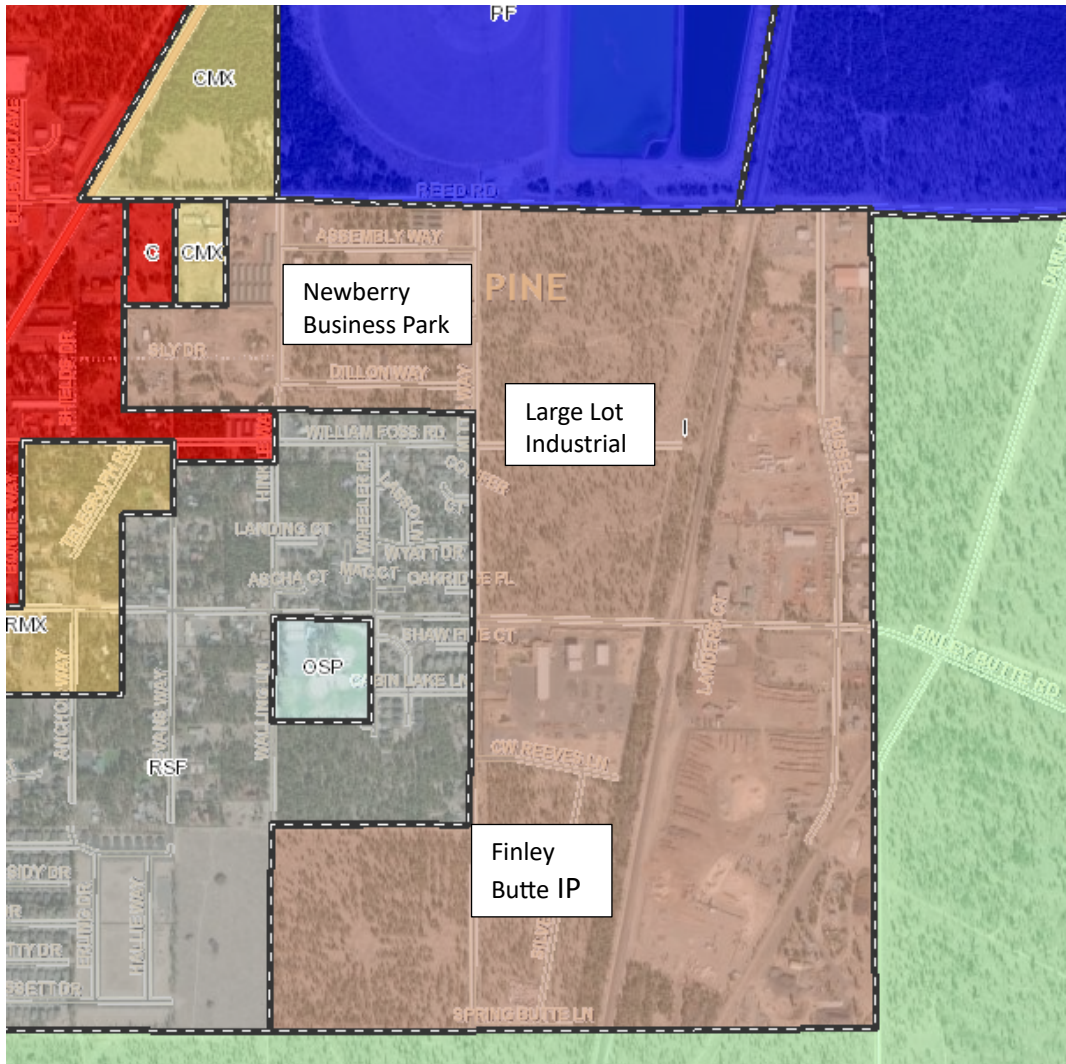
Led by community-based LIGI – the La Pine Industrial Group, Inc., efforts to develop three county-owned parcels east of the highway into industrial and business park sites are opening eyes in the Central Oregon business community. As development spreads from rapidly growing Bend outward, newly incorporated La Pine is high on the list of communities ripe for investment and development opportunities. Water and sewer districts have brought municipal services to the community core. In 2008, the City of La Pine was designated as an enterprise zone by the State of Oregon. This allows qualified companies to forego paying property taxes for 3 to 5 years. La Pine is located on US Hwy 97, the primary route between California and the Canadian border on the east side of the Cascades. Hwy 97 has been designated as an Expressway by the Oregon Department of Transportation and will be upgraded to four lanes between California and Washington. It connects with I-5 in northern California, I-84 in northern Oregon, and I-90 in central Washington. Three major highway routes link La Pine with Eugene, Salem, Portland, and other Willamette Valley cities. Electricity is provided by Midstate Electric Cooperative headquartered in La Pine. Midstate is a preferred customer of the Bonneville Power Administration, giving it first right to low cost, federally owned hydro-electric resources and a significant cost advantage to new firms locating in its service area.

Applicant Response: It is clear from the text of the Comprehensive Plan that at the time of drafting the Comprehensive Plan, there was a desire and interest to attract Industrial Development to the City of La Pine; bare land that has services and capacity has been available, and it has been actively marketed and promoted. However, as detailed in the sections below, the amount of development has not proved to occur at the level that was originally forecast/anticipated.

The La Pine Industrial Park

The La Pine Industrial Park consists of three segments: The Newberry Business Park, Finley Butte Industrial Park and an 80-acre, shovel-ready, certified site. Development of the 327-acre La Pine Industrial Park is a cooperative effort undertaken by the land-owner Deschutes County and the La Pine Industrial Group, Inc. a non-profit organization. LIGI can provide a range of site options including fully-serviced ready-to-build lots, build-to- suit facilities for purchase or lease, and multi-tenant space for lease. Financing can also be arranged for qualified companies.

Applicant Response: Below is an image intended to identify these areas.



Newberry Business Park

Newberry Business Park is owned by Deschutes County and is developed and marketed by the La Pine Industrial Group, Inc., a 501(c)(3) non-profit civic organization in LaPine. Newberry Business Park opened in 2002 with 40 acres of developed sites. All utilities are installed underground. NBP is designed to provide an attractive environment for light industrial firms and protection of property values. It has its own zoning ordinance and CC&R's. Lot sizes range from 0.4 acres (18,760 sq. ft.) to 0.6 acres (25,000 sq. ft.). Lots can be combined for larger requirements. Generous building standards allow maximum site coverage. The La Pine Industrial Group also provides assistance to arrange build-to-suit construction and financing for qualified companies. Newberry Business Park has been designed with higher development standards than the older areas of the industrial park. It is intended to provide an attractive and functional environment for smaller companies that provide services and supplies to other industries, commercial businesses, and the public. LIG's objective in developing Newberry Business Park is to generate family-wage job opportunities for workers in La Pine and the surrounding area. Minimum employment standards

will be imposed, making these lots unsuitable for uses that provide minimal or no employment such as self-storage units. Remaining lots range from 9,000 square feet to 25,200 square feet. Lots can be combined for larger requirements. Streets, curbs, and underground utilities are included. Current pricing is at \$2.50 per square foot with higher premium for corner lots.

Response: Originally platted with 79 lots, aerial imagery appears to identify that 56 lots (70%) are undeveloped.



The 80-acre Rail Site

This key parcel is located on the east side of La Pine abutting the main line of BNSF Railroad and approved for rail siding or drill track to interior of site. The parcel is certified as “shovel ready⁴” by the State of Oregon and is available for a single rail user or can be subdivided. The current pricing is at \$1.50 per square foot depending on level of employment.

Applicant Response: This lot remains undeveloped and available for development.

⁴ Governor Kulongoski unveiled the 11 shovel-ready sites in May following months of searching statewide for available industrial land. The parcels - located in Portland, Hillsboro, The Dalles, Hermiston, Pendleton, Springfield, Eugene and Central Point - are guaranteed developable in six months or less. To make the list, each site was evaluated to make sure there is a willing owner, adequate access to major roadways, onsite utilities such as water and electricity, and no environmental issues like wetlands or contamination. The site was recently re-certified under authority of ORS 284.565 and 285B.283 until September of 2009.



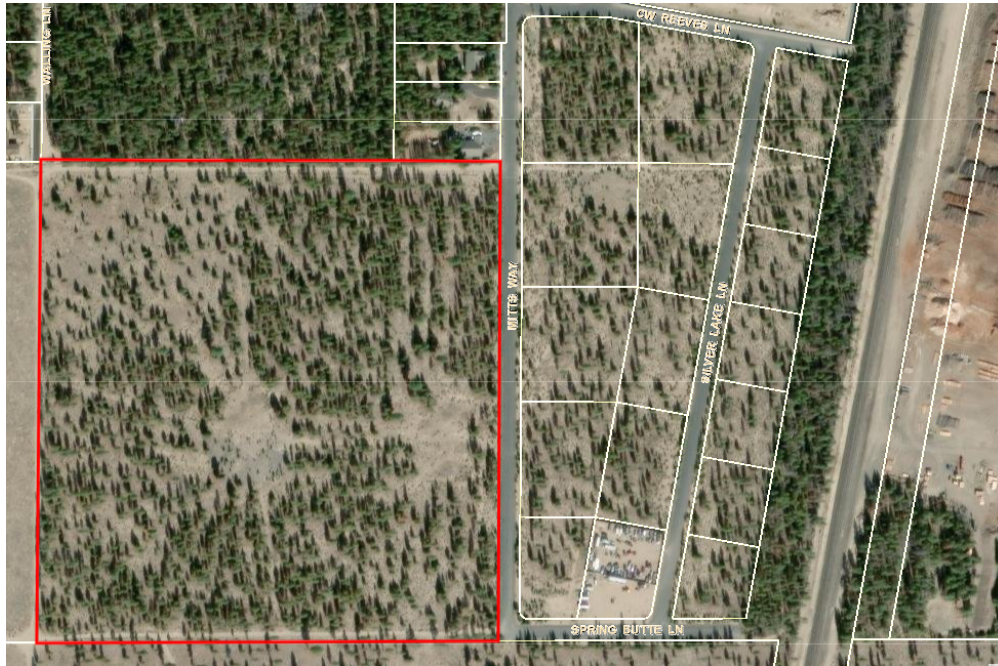
Finley Butte Industrial Park

Finley Butte Industrial Park is 90 acres subdivided into one-acre to three-acre lots. Larger lots are available by combining the sites shown on this map. Rail access is planned using two easements to common loading docks. Lots are available and include water, sewer, and underground electric power, natural gas, telephone, DSL and other broadband communications. Initial prices have been set at \$108,900 per acre or about \$2.50 per square foot.

Response: Based upon aerial imagery, it appears that only one of these lots have developed.



Also, there is a 38.73 acre property immediately west of this platted subdivision, which is understood to be market along with the Finley Butte lots.



The Comprehensive Plan does not provide any additional information or direction regarding the other Industrial zoned lands throughout the City in the EOA.

When forecasting future land needs, the Comprehensive Plan established the following table:

Employment Land Breakdown and Projection of Needed Acres Over 20-year Period⁷		
Employment Land Type	Zoning Required	Acres
Neighborhood Commercial and Service Nodes	Mixed Use, Industrial, Commercial	12
Middle sized, 20-acre minimum parcels	Industrial	200
Smaller sized incubator/light industrial type parcels	Mixed-use, Industrial, Commercial	50
Shopping Centers	Mixed-use or Commercial	80
	Total Land Needed Net	342.0
	Total Employment Land in UGB Gross	450.0
	Reserve	108.0

⁷ Approximately 3 new commercial nodes 4 acres each, 1 mid-size 20 acre industrial project every 2 years, 5, ½ acre projects every year, 2 40- acre shopping centers

As detailed above, the City has not had a need for one 20 acre parcel every 2 years and it currently has over 150 acres of available land in the La Pine Industrial Park, along other properties around the City. Based upon interviews with local realtors and economic development professional, along with correspondence with the City Manager

the general perspective is that the City of La Pine has an ample amount of Industrial lands, but not enough Commercial / Mixed-Use lands. The Mayor has recently expressed this sentiment; see attached news article where the City of La Pine Mayor states, "We have a lot of industrial area that's available, but we really don't have very much commercial space that's available."

Based upon the above materials it can be determined that 1) it is unlikely that the subject property was even identified as land that would provide Industrial land (it was likely excluded from the net acreage) and 2) even if the subject property was included as part of the net acreage to accommodate the Industrial Land needs, the City continues to retain an adequate supply of Industrial lands that are development ready, with roads, water and sewer that are available, while the City has a limited amount of commercial and mixed-use lands.

For the aforementioned reasons, the applicant concludes that the proposed Comprehensive Plan Map Amendment and Zone Change, which converts a piece of property that is not easily developed with an Industrial designation, to a Commercial Mixed-Use designation, where it can be combined with and developed with land to the west and be easily developed, is consistent with its most recent economic opportunities analysis of the City of La Pine and the parts of its acknowledged comprehensive plan which address the requirements of OAR 660-009-0010 (4).

Attachments

- Commercial Broker Correspondence
- City Manager Correspondence
- KTVZ News Article
- La Pine Business Webpage
- La Pine Industrial Park Spec Sheet



BUSINESS HOME

La Pine is a growing community located 30 minutes south of Bend on U.S. Highway 97. With 2,600 in town residents and over 20,000 people within a 20 mile trade area, the city offers affordable living costs and proximity to year-round recreation. La Pine offers the perfect combination of small town friendly atmosphere, an active and involved community, a supportive business environment, and a haven for outdoor adventure.

Industrial and manufacturing businesses looking to relocate will find available buildable land at low cost, strong water, sewer, and power infrastructure already in place, low power costs, and a local workforce. The 300 acre Finley Butte Industrial Park and Newberry Business Park is located in the Deschutes County Rural Enterprise Zone, which provides 3-15 years of property tax exemption for qualified new or expanding businesses.

Sunriver is a residential and resort community, with the world renowned Sunriver Resort which offers a general aviation airport and extensive amenities for both visitors and residents. Approximately 1,500 residents call Sunriver home on a full-time basis,

however during the peak summer season, Sunriver's population can swell to nearly 20,000 vacationers and visitors on any given weekend. Sunriver Village and Business Park offers retail, commercial, and light industrial business locations.

South Deschutes County is home to third and fourth largest employers in Deschutes County, Sunriver Resort and Mt. Bachelor. Other area major employers are Sunriver Brewing Company, Midstate Electric Cooperative, and Quicksilver Wood Products.



BUSINESS

Business License Program

Business Overview

Bids & RFPs

Chamber of Commerce

CONTACT INFORMATION

La Pine City Hall
PO Box 2460
16345 Sixth Street
La Pine, Oregon 97739

phone: (541) 536-1432
fax: (541) 536-1462

or email info@lapineoregon.gov

[*View Full Contact Details*](#)

City of La Pine Oregon | P.O. Box 2460 | 16345 Sixth Street | La Pine, Oregon 97739 | (541) 536-1432

Email Us Staff Login
a municode design

RE: La Pine Industrial

Geoff Wullschlager <gwullschlager@lapineoregon.gov>

Fri 5/31/2024 10:22 AM

To: Greg Blackmore <greg@blackmoreplanning.com>

Greg:

I do have access to some limited information at hand, other areas, where appropriate, I have provided suggestions for you:

- Developed acres: This can be assessed by comparing the current zoning map to the lots as listed on Dial
- Undeveloped acres: Roughly 150 acres in the Newberry Industrial Park
- Square footage of developed industrial buildings: This can be assessed through Dial research
- Square footage of developed industrial buildings available for lease: I would check through commercial real estate listings
- Acres of available vacant industrial land: Roughly 150 acres in the Newberry Industrial Park
- Historic rates of availability (buildings and land): I cannot speak prior to the fall of 2020. Over the last 3.5 years there has been relatively low availability of buildings, but land supply has remained constant
- Historic rates of development: I cannot speak prior to the fall of 2020 but there has been relatively slow development over the last 3.5 years, with only several new buildings going up. There are two Spec. Buildings scheduled for the next 24 months.
- An overall assessment of Industrial land supply and demand in La Pine: Supply is ample with the above-mentioned acreage. While there is demand, it is not always lucrative or attractive. The City endeavors to work with partners that look to boost the local economy and create ample employment opportunities in the park

All Best,
Geoff

**Geoff Wullschlager***City Manager*

16345 Sixth St. La Pine, OR 97739

City Hall: (541) 536-1432

www.lapineoregon.gov**From:** Greg Blackmore <greg@blackmoreplanning.com>**Sent:** Friday, May 31, 2024 8:53 AM**To:** Geoff Wullschlager <gwullschlager@lapineoregon.gov>**Cc:** Brent Bybee <bbybee@lapineoregon.gov>**Subject:** La Pine Industrial

Hi Geoff -

Happy Friday! I see that you are listed as a contact for lands in the La Pine Industrial Park:

https://www.lapineoregon.gov/sites/default/files/fileattachments/economic_development/page/6861/la_pine_industrial_park_spec_sheet.1220_002.pdf

That said, would you be able to provide any info / data on the industrial park such as:

- Developed acres
- Undeveloped acres
- Square footage of developed industrial buildings
- Square footage of developed industrial buildings available for lease
- Acres of available vacant industrial land
- Historic rates of availability (buildings and land)
- Historic rates of development
- An overall assessment of Industrial land supply and demand in La Pine

Do you have any of this info and/or who might you suggest that I speak with to get this sort of info?

Any help that you can provide would be much appreciated. Thanks, and I hope that you have a great day.

Greg Blackmore

Blackmore Planning and Development Services, LLC

541.419.1455

blackmoreplanning.com

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RE: La Pine Industrial

Brian Fratzke <brian@fratcommercial.com>

Thu 5/30/2024 2:46 PM

To: Greg Blackmore <greg@blackmoreplanning.com>

I do not have this data Greg. I do not believe any commercial firm tracks this data specifically for La Pine.

What I can share is that there have been a number of attempts made by developers such as Kevin Spencer to pencil Build to Spec Industrial Development and Kevin's last comments to me were, "Brian, I could not get the deal to pencil in La Pine and Basically I was going to get the land for free".

I can only assume that Kevin meant he could not fetch a high enough lease rate to get his projects to pencil in La Pine.

Professionally, I really like La Pine. The only challenge I have had in enticing companies to relocate to La Pine that need industrial space was that there just was not much move in ready industrial space for lease or for sale; 10,000 to 40,000 RSF buildings.

I hope some of this data helps you Greg!

Brian E. Fratzke, President, CCIM
Fratzke Commercial Real Estate Advisors, Inc.
963 SW Simpson Avenue, Suite 220
Bend, Oregon 97702
brian@fratcommercial.com
Main: 541-306-4948
Cell: 541-480-2526



[Oregon Agency Disclosure](#)

From: Greg Blackmore <greg@blackmoreplanning.com>

Sent: Thursday, May 30, 2024 2:33 PM

To: Brian Fratzke <brian@fratcommercial.com>

Subject: La Pine Industrial

Hi Brian -

I am working on project that necessitates info / stats on Industrial Land in La Pine. Stats that I am interested include:

- Acres / square footage available industrial buildings
- Acres of available vacant industrial land
- Historic rates of availability (buildings and land)
- Historic rates of development
- An overall assessment of Industrial land supply and demand in La Pine

Do you have any of this info and/or who might you suggest that I speak with to get this sort of info?

Any help that you can provide would be much appreciated. Thanks and I hope that you are doing well.

Greg Blackmore

Blackmore Planning and Development Services, LLC

541.419.1455

blackmoreplanning.com

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BREAKING NEWS

1 of 1

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'We can't stop growth': La Pine mayor gives us an update on possible businesses coming to the area

By **Kelsey McGee** [FOLLOW](#)

May 22, 2024 4:59 PM Published **May 22, 2024 11:52 AM**

11 

(Update: Adding video, comments from resident, mayor)

LA PINE, Ore. (KTVZ) -- The city of La Pine expected new businesses, and many residents were looking forward to the potential openings.

ADVERTISING



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"It's growing -- you know, we can't stop growth," La Pine resident Gordon Richardson said Wednesday.

Last year, the city of La Pine [told us](#) that it had initial consultations with developers about putting in a Walgreens, Starbucks and AutoZone.

La Pine is changing and growing, and a 30-year resident had some questions about where the city is headed.

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Mayor Daniel Lee Richer told us Wednesday there's been no further communication from owners or developers regarding Starbucks and AutoZone, to indicate if they will be moving forward.

"AutoZone and the Starbucks projects that were projected to us in this pre-permit consultations session, we haven't seen any fruition from that at all," the mayor said.

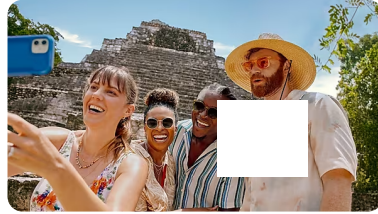
Richer said it took a good amount of time for Walgreens to complete their application, but that indeed, the national drugstore chain recently turned in a completed application for building permits, and it's being processed.

The duration of time between when an application is turned in and approval depends on when others have turned in applications.

The mayor said businesses wanting to open in La Pine need to build a location, because existing retail space is occupied.

"That's one of our downfalls," Richer said. "We have a lot of industrial area that's available, but we really don't have very much commercial space that's available."

Recently, some restaurants have moved into the city, as well as a sporting goods store. A three-story [Wellness Center](#) is also under construction at the La Pine Community Health Care.



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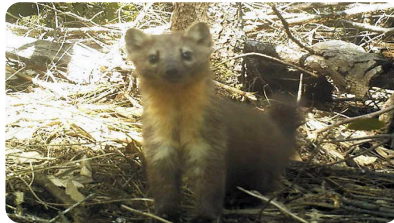


Kelsey McGee

Kelsey McGee is a multimedia journalist for NewsChannel 21. Learn more about Kelsey [here](#).



RECOMMENDED ARTICLES



US Fish and Wildlife Service designates 1.2 million acres of critical habitat in Oregon, Calif., for Pacific marten - KTVZ



Deschutes County Sheriff's Search and Rescue off to a busy start for season, responding to a dozen calls for help in May - KTVZ



Where there's smoke: Tour of latest prescribed burn west of Bend includes health officials as impacts are monitored - KTVZ



Historic Wins for Houston: Vivian King and Lauren Ashley Simmons Secure Victories - KTVZ



Md: Building Muscle After 60 Comes Down to This 1 Thing
By **ApexLabs**

Oregon Drivers With No DUI's Getting A Pay Day On Thursday
By **Comparisons.org**

Top Doctor: If You Eat Eggs Every Day, This Is What Happens
By **GundryMD**

Plastic Surgeon Tells: If You Have Wrinkles, Do This Immediately (It's Genius!)
By **Beverly Hills MD**

Restaurants In Bend With Good Senior Discounts
By **TheWalletGuru**

Diabetes is Not From Sweets! Meet the #1 Enemy of Diabetes
By **Health-Review24**

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Newborn-9 mos.
Reg. \$18

\$29⁹⁹
With Card

Coleman
48-Quart
Cooler
Reg. 49.99
All Coolers
on sale

SAVE
When you
or SAVE
When you Spend \$100
on any mix of
with in-st
*Exclusions

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**SALE DATES: Wednesday, May 29 through
Tuesday, June 4, 2024**

SELECTION MAY VARY BY STORE, LIMITED TO STOCK ON HAND.

Prices good Wednesday, May 29 through Tuesday, June 4, 2024. Pharmacy and Jewelry hours may vary, please call. Prices on all Beverage Tax items plus deposit as per the Oregon Bottle Recycle Act. Items may not be available at all stores. *All or "Entire Store" items. Prices on "Your Favorites" items, Price Blaster items and Clearance items.

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Conversation

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NEWEST



CheeseburgerJesus 8 DAYS AGO

A Starbarfs in La Puke?? Sounds perfect!

REPLY 2 REPLIES 0 1

AD

Alex D 7 DAYS AGO

Reply to **CheeseburgerJesus**

Broken record once again.....

REPLY 1 REPLY 0 1



CheeseburgerJesus 7 DAYS AGO

Reply to **Alex D**

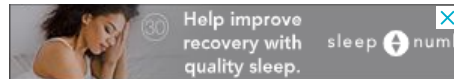
Works every time 🤔

REPLY 0 1



Add your reply

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cooutdoorsman 8 DAYS AGO


Growth is perfectly manageable - stop paving the countryside with housing developments, look at Bend as a bad example with out of hand growth and an infrastructure which cant keep up , now we are seeing ad's about conserving water which throws me back to my youth in Southern California and water rationing in the 1970's.



REPLY 1 REPLY 3 0



NA



nate4fish 3 DAYS AGO



Reply to **cooutdoorsman**




 Add your reply



JD 8 DAYS AGO
No on Walgreens! 1) It will hurt Bimart (I'll still shop Bimart before Walgreens. 2) Walgreens can't even keep the pharmacy they took over in Bimart staffed so it can be open 5 days a week. Further more Walgreens pharmacy isn't open on Saturdays or Sundays. It sure sucks when you go to St. Charley's urgent care on the weekend and have to drive to Bend to get you prescription filled. Besides, unless you have Medicare paying for your prescriptions Walgreens isn't cheap.
REPLY  0  1


BR 8 DAYS AGO
LA Pine government will stop at nothing to make it difficult for businesses to move in, and at the same time start day drinking at 8AM. Go go progress!
REPLY  4  1

TH **TheTalibarneyCancelsMyComments** 8 DAYS AGO
Thank you for the love, Barn!
<https://buzzmachine.com/2022/12/21/we-the-tweeters/#comment-641661>
REPLY  2  0

E **EXDem** 8 DAYS AGO
Like Redmond's mayor has stated use Bend as valuable template for what not to do when it comes to managing growth.
REPLY 2 REPLIES  8  1

 **jimmy dean** 8 DAYS AGO
Reply to **EXDem**
He has? Looks like Bend to me. Sprawling subs, food carts, commercial growth, lots of new people from CA. How is it different? Oh yeah, they have to work in Bend still and buy MJ here before they go home
REPLY  2  1

 **Ron Thompson** 7 DAYS AGO
Reply to **EXDem**
Maybe some of these companies have woken up to the fact that the economy has taken a nose dive and they have no chance of a profitable future for the foreseeable future.
REPLY  1  0

 Add your reply

ACTIVE CONVERSATIONS



Redmond city councilors approve...

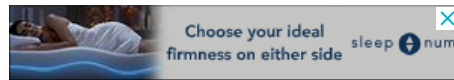
81



Comments

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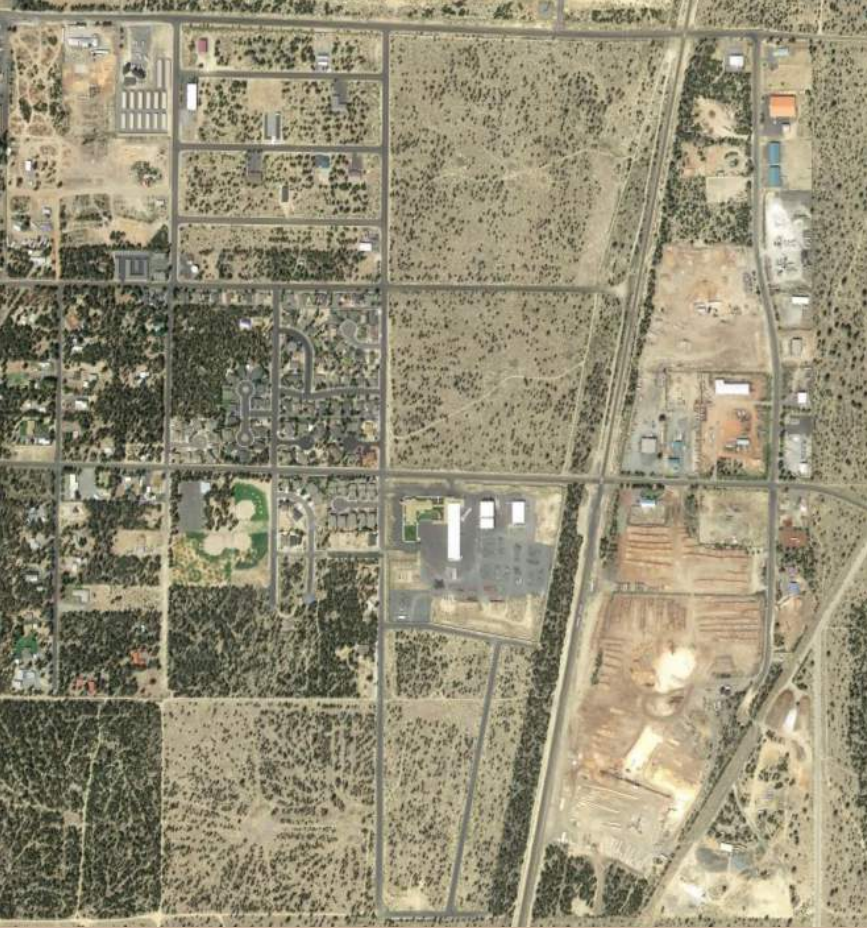
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LA PINE INDUSTRIAL PARK

Parcels ranging from .2 acres to 38.73 acres available

\$1.75/SQ FT

Infrastructure:

- Class A Roads
- High speed internet
- 10"- 12" water line providing 250 GPM
- 8" sanitary sewer

Utilities:

- Midstate Electric Cooperative - 30 MW service available
- Cascade Natural Gas - 2" line with 53 psi
- La Pine Municipal Water and Sewer

Site Assets:

- Located ½ mile from US 97 - the major transportation route from Oregon to California
- BNSF Rail runs along the east boundary of the industrial park – pre planning has occurred for spur installation

For additional information contact:

Patricia Lucas, Interim Director
Sunriver La Pine Economic Development (EDCO)
(248) 693-3049
Businessasst1@aol.com

-or-

Geoff Wullschlager, City Manager
City of La Pine
(541) 536-1432
gwullschlager@lapineoregon.gov
<https://www.lapineoregon.gov/>

**16345 SIXTH STREET
LA PINE, OR 97739**

