

ORDINANCE NO. 2024-01

AN ORDINANCE OF THE CITY OF LA PINE AMENDING THE ZONING MAP AND COMPREHENSIVE PLAN MAP TO CHANGE THE INDUSTRIAL DESIGNATION TO COMMERCIAL MIXED-USE FOR A CERTAIN PROPERTY PURSUANT TO LAND USE APPROVALS 01ZC-23.

WHEREAS, Oregon 97 Investments LLC, filed land use application (File No. 01ZC-23) to change the zoning and comprehensive plan designations for the property identified as Tax Lot 107 on Deschutes County Assessor's Map 21-10-36 and legally described on the attached Exhibit A (the "Property") from Industrial to Commercial Mixed-Use on both the City of La Pine ("City") Zoning Map ("Zoning Map") and the City's Comprehensive Plan Map (the "Comprehensive Plan Map") (collectively, the "Amendments");

WHEREAS, after City provided notice in accordance with applicable law, a public hearing was held before the La Pine Planning Commission (the "Planning Commission") on July 17, 2024;

WHEREAS, the Planning Commission, after receiving public comment and fully deliberating the matter, recommended that the City Council approve the Amendments;

WHEREAS, a draft of this Ordinance No. 2024-01 (this "Ordinance") was available for public inspection seven days prior to the City Council meeting on August 14, 2024; and

WHEREAS, the City Council, after receiving public comment and fully deliberating the matter, desires to adopt this Ordinance to effectuate the Amendments.

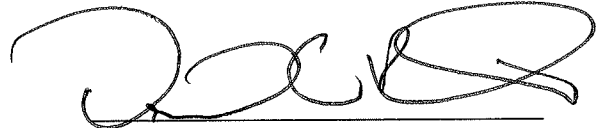
NOW, THEREFORE, the City of La Pine ordains as follows:

1. Findings. The findings of fact and conclusions of law contained in the recitals above, and in the staff report attached hereto as Exhibit B, are hereby adopted and incorporated herein.
2. Conditions of Approval. The conditions of approval for File No. 01ZC-24 attached hereto as Exhibit B are hereby adopted and incorporated herein.
3. Zoning Map. The City's Zoning Map is hereby amended to change the zoning designation for the Property from Industrial to Commercial Mixed-Use as shown on the attached Exhibit C. Staff is directed to take those steps necessary to incorporate the Amendments into the Zoning Map and other planning documents.
4. Comprehensive Plan Map. The Comprehensive Plan Map is hereby amended to change the comprehensive plan designation for the Property from Industrial to Commercial Mixed-Use as shown on the attached Exhibit D. Staff is directed to take those steps necessary to incorporate the Amendments into the Comprehensive Plan Map and other planning documents.
5. Notice. Staff shall provide the Oregon Department of Land Conservation and Development, the Deschutes County Assessor, the Deschutes County GIS Department, and any others who are entitled to notice of the Amendments, with a copy of this Ordinance.

6. Severability; Errors. The provisions of this Ordinance are hereby declared to be severable. If any section, subsection, sentence, clause, and/or portion of this Ordinance is for any

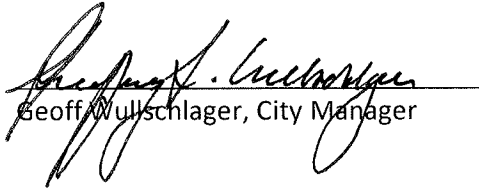
reason held invalid, unenforceable, and/or unconstitutional, such invalid, unenforceable, and/or unconstitutional section, subsection, sentence, clause, and/or portion will (a) yield to a construction permitting enforcement to the maximum extent permitted by applicable law, and (b) not affect the validity, enforceability, and/or constitutionality of the remaining portion of this Ordinance. This Ordinance may be corrected by order of the City Council to cure editorial and/or clerical errors.

This Ordinance was PASSED and ADOPTED by the La Pine City Council by a vote of 3 for and 0 against and APPROVED by the mayor on August 14, 2024.



Daniel Richer, Mayor

ATTEST:



Geoff Wullschlager, City Manager

Exhibit A
Legal Description of Subject Property

[attached]

Exhibit B
Staff Report

[attached]

Exhibit C
Amended Zoning Map

[attached]

Exhibit D
Amended Comprehensive Plan Map

[attached]