



NOTICE OF PLANNING COMMISSION DECISION

The City of La Pine Planning Commission has approved the land use application described below:

- DATE MAILED:** August 22, 2024
- FILE NUMBER:** 02SUB-24
- APPLICANT:** Evans Property Holdings LLC
17140 Shawnee Circle
Sunriver, OR 97707
- OWNER:** Evans Property Holdings LLC
17140 Shawnee Circle
Sunriver, OR 97707
- LOCATION:** The subject property is located at 51305 Evans Way, La Pine, Oregon 97739. The Tax Lot number is 100 on Deschutes County Assessor's Map 22-10-14CD.
- REQUEST:** The applicant is requesting Tentative Plan approval for a new 89-lot residential single-family subdivision.
- STAFF CONTACT:** Rachel Vickers, Associate Planner
Email: rvickers@lapineoregon.gov
Phone: (541) 280-5680
- DECISION:** Approved, subject to the conditions of approval identified below

I. APPLICABLE STANDARDS, PROCEDURES, AND CRITERIA

City of La Pine Development Code

Article 3. Zoning Districts

Chapter 15.18, Residential Zones

Article 5. Development Standards

Chapter 15.86, Parking and Loading

Chapter 15.88, Access and Circulation

Chapter 15.94, Improvement Procedures and Guarantees

Article 9, Land Division

Chapter 15.406, Subdivision and Planned Unit Developments (PUD)

Oregon Revised Statute

Chapter 92, Subdivisions and Partitions

CONDITIONS OF APPROVAL:

GENERAL

- A. Application Materials: This approval is based upon the application, site plan, specifications, and supporting documentation submitted by the applicant. Any substantial change in this approved use will require review through a new land use application.
- B. Additional Permit Requirements: The applicant shall obtain necessary permits from the City of La Pine, Deschutes County Building Department, Deschutes County Onsite Wastewater Department, and any other necessary State or Federal permits.
- C. Confirmation of Conditions: The applicant shall be responsible for confirming in detail how each specific condition of approval has been met if requested by City staff.
- D. Clear Vision Area: **At all times** a clear vision area shall be maintained on the corners of all property at the intersection of two streets or a street and a railroad that meet the requirements of LPDC Section 15.88.040.
- E. Maintenance Surety Bond: **At the completion of construction of required improvements**, the City will require a one-year maintenance surety bond for 10% of the value of all improvements, to guarantee maintenance and performance for a period of one year from the date of acceptance of the improvements.
- F. Underground Utilities: All new electrical, telephone or other utility lines shall be underground unless otherwise approved by the city.
- G. Grading, Cutting, and Filling: Grading, cutting and filling of building lots or sites shall conform to LPDC Section 15.92.010(F).
- H. Inspection: Improvement work shall be constructed under the inspection and approval of an inspector designated by the city, and the expenses incurred therefore shall be borne by the developer. Fees established by the city council for such review and inspection may be established in lieu of actual expenses. The city, through the inspector, may require changes in typical sections and details of improvements if unusual or special conditions arise during construction to warrant such changes in the public interest.
- I. Utilities: Underground utilities, including, but not limited to, electric power, telephone, water mains, water service crossings, sanitary sewers and storm drains, to be installed in streets, shall be constructed by the developer prior to the surfacing of the streets.
- J. As Built Plans: As built plans for all public improvements shall be prepared and completed by a licensed engineer and filed with the city upon the completion of all such improvements. A copy of the as built plans shall be filed with the final plat of a subdivision or other development by and at the cost of the developer. The plans shall be completed and duly filed within 30 days of the completion of the improvements.
- K. Default Status: If a developer fails to carry out provisions of the agreement, and the city has unreimbursed costs or expenses resulting from the failure, the city shall call on the bond or other assurance for reimbursement of the costs or expenses. If the amount of the bond or other assurance deposit exceeds costs and expenses incurred by the city, it shall release the remainder. If the amount of the bond or other assurance is less than the costs or expenses incurred by the city, the developer shall be liable to the city for the difference plus any attorney fees and costs incurred.

- L. Submission of Final Plat: The subdivider shall, within two years after the date of approval of the tentative plan for a subdivision, prepare and submit the final plat for a subdivision that is in conformance with the tentative plan as approved and with all conditions applicable thereto.

PRIOR TO FINAL PLAT APPROVAL

- M. Septic Tank: ***Prior to final plat approval*** a septic tank is required at each developed property. Tank capacity shall be 1000 gallons minimum and shall be sized according to OAR 340-71-220(3). All new septic tanks, existing septic tanks, or used septic tanks must pass a leakage test prior to use. The City maintains septic tanks within city limits. The maintenance of septic tanks ends at the upstream wall of the septic tank. A maintenance easement must be created outside of public right away around septic tanks. Sewer lines upstream of the septic tanks are private and are not maintained by the City.
- N. Construction Plans: ***Prior to final plat approval***, applicant shall prepare and design engineered stamped construction plans to construct public improvements as proposed on the submitted tentative plans as well as those items required per City public works standards including street trees and street lights. Construction plans shall be submitted to the City for review and approval. Final plans shall be submitted to the City with a signature line for City of La Pine Public Works Director.
- O. ROW and Easements: ***Prior to final plat approval***, all required public right of way and easements shall be depicted on the final plat map for grant or dedication by the recording of the plat.
- P. Performance Bond: ***Prior to final plat approval***, the applicant shall provide the City with a performance bond of 120% of the cost of public improvements prior to beginning construction. Prior to construction, a pre-construction meeting with the construction contractor shall be held with City staff.
- Q. Water and Sewer Installation: ***Prior to final plat approval***, as a minimum, all water and sewer infrastructure, compacted base rock, and street signage must be installed and inspected by the City.
- R. Duties of Developer: ***Prior to final plat approval***, it shall be the responsibility of the developer to construct all streets, curbs, sidewalks, sanitary sewers, storm sewers, water mains, electric, telephone and cable television lines necessary to serve the use or development in accordance with the specifications of the city and/or the serving entity.
- S. Subdivision Utilities: ***Prior to final plat approval***, the developer shall confirm the following standards have been met:
1. The developer shall make all necessary arrangements with the serving utility to provide the underground services. Care shall be taken to ensure that no above ground equipment obstructs vision clearance areas for vehicular traffic.
 2. The city reserves the right to approve the location of all surface-mounted facilities.
 3. All underground utilities installed in streets must be constructed and approved by the applicable utility provider prior to the surfacing of the streets.
 4. Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.
- T. Street Names: ***Prior to final plat approval***, street names shall be approved by the Deschutes County street name coordinator.
- U. Street Name Signs: ***Prior to final plat approval*** street name signs shall be installed at all street intersections

by the developer in accordance with applicable city, county or state requirements. One street sign shall be provided at the intersection of each street, and two street signs shall be provided at four-way intersections.

- V. Traffic Control Signs: **Prior to final plat approval** traffic control signs shall be provided for and installed by the developer as required and approved by the appropriate city, county and/or state agency or department.
- W. Street Lights: **Prior to final plat approval** if deemed necessary by the city, street lights shall be installed by the developer in accordance with standards set forth by the city and the serving utility company. Streets lights, if required, shall include one fixture and be located at the intersection of streets.
- X. Utilities: **Prior to final plat approval** the developer shall make necessary arrangements with the serving utility companies for the installation of all proposed or required utilities, which may include electrical power, natural gas, telephone, cable television and the like.
- Y. Drainage Facilities: **Prior to final plat approval** drainage facilities shall be provided as required by the city in accordance with all applicable city and Oregon Department of Environmental Quality standards.
- Z. Utility Lines: **Prior to final plat approval**, easements for sewer lines, water mains, electric lines or other public utilities shall be as required by the serving entity, but in no case be less than ten feet wide and centered on a rear and/or side lot line unless approved otherwise by the city. Utility pole tie-back easements may be reduced to five feet in width.
- AA. Improvements as Platted: Improvements shall be designed, installed and constructed as platted and approved, and plans therefore shall be filed with the final plat at the time of recordation or as otherwise required by the city.
- AB. Subdivision Name: **Prior to final plat approval**, the applicant shall receive approval for the proposed subdivision name from the County Surveyor.
- AC. ROW Dedication: **Prior to final plat approval** streets and roads for public use are to be dedicated to the public without any reservation or restriction; and streets and roads for private use are approved by the city as a variance to public access requirements.
- AD. Agreement for Improvements: **Prior to final plat approval**, where public improvements are required, the owner and/or developer shall either install required improvements and repair existing streets and other public facilities damaged in the development of the property, or shall execute and file with the city an agreement between him/herself and the city specifying the period in which improvements and repairs shall be completed and, providing that if the work is not completed within the period specified, that the city may complete the work and recover the full costs thereof, together with court costs and attorney costs necessary to collect the amounts from the developer. The agreement shall also provide for payment to the city for the cost of inspection and other engineer services directly attributed to the project.

PRIOR TO OCCUPANCY

- AE. Sewer Lateral Use: **Prior to occupancy**, the developer shall not make use of the sewer lateral until the City has completed the Industrial Park Lift Station Improvement Project.

PRIOR TO CONSTRUCTION

- AF.** Construction Plans: ***Prior to construction*** engineering firms submitting sewer plans shall include a sewer profile. The profile will include the existing ground elevation, proposed street grade, existing utilities or other underground apparatus, pipe diameter, material and slope, manhole locations, station and invert elevations, horizontal and vertical scales, and trench backfill information. Plan views shall show all horizontal control required to build the sewer, streets, property lines and right-of-way, all planimetrics, utilities, north arrow and scale.
- AG.** Water and Sewer Extensions: ***Prior to the approval of construction plans***, designs shall include extensions of water and sewer mains to and through the development to the exterior boundary of the subject property.
- AH.** Street Trees: ***Prior to the approval of construction plans***, designs shall include street trees at an average spacing of 35 feet along all road frontages.
- AI.** Shoulder Rock: ***Prior to the approval of construction plans***, designs shall include a minimum of 12" wide compacted shoulder rock along all roadway pavement edges.
- AJ.** Drainage Calculations: ***Prior to the approval of construction plans***, provide the City with drainage calculations indicating compliance with the Central Oregon Stormwater Manual.
- AK.** Clear Vision Areas on Plans: ***Prior to construction***, construction plans shall demonstrate compliance with these clear vision standards and shall be submitted to the City for review and approval prior to construction. No above ground equipment shall obstruct vision clearance areas for vehicular traffic.
- AL.** Sewer and Water Plan Approval: Development permits for sewer and water improvements shall not be issued until the public works director has approved all sanitary sewer and water plans in conformance with city standards.
- AM.** Plan Review and Approval: Improvement work shall not be commenced until development plans therefore have been reviewed and approved by the city or a designated representative thereof. The review and approval shall be at the expense of the developer.
- AN.** Modification: Improvement work shall not commence until after the city has been notified and approval therefore has been granted, and if work is discontinued for any reason, it shall not be resumed until after the city is notified and approval thereof granted.

THIS DECISION BECOMES FINAL TWELVE (12) DAYS AFTER THE DATE MAILED, UNLESS APPEALED BY THE APPLICANT OR A PARTY OF INTEREST IN ACCORDANCE WITH ARTICLE 7, CHAPTER 15.212 OF THE CITY OF LA PINE LAND DEVELOPMENT CODE. PURSUANT TO ARTICLE 7, CHAPTER 15.212 OF THE CITY OF LA PINE LAND DEVELOPMENT CODE, APPEALS MUST BE RECEIVED BY 5:00 PM ON THE 12TH DAY FOLLOWING MAILING OF THIS DECISION.




A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at City Hall at 16345 Sixth Street, La Pine. Copies of these documents can also be provided at a reasonable cost from the City of La Pine. For more information or to request copies of these documents, contact rvickers@lapineoregon.gov.

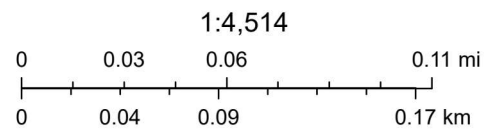
This Notice was mailed pursuant to City of La Pine Development Code Part III, Article 7, Section 15.204.020(D).

City of La Pine File 02SUB-24



6/6/2024, 8:03:33 AM

-  Override 1
-  City Limits
-  Taxlots



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