



NOTICE OF LAND USE DECISION

The City of La Pine Community Development Department has approved the land use application described below:

DECISION DATE: December 23, 2024

FILE NUMBER: 07SPR-24

APPLICANT: 52695 Drafter Road
69 NW Newport Ave #200
Bend, OR 97703

LOCATION: The subject property is located at 52695 Drafter Road, La Pine, Oregon 97739. The Tax Lot number is 100 on Deschutes County Assessor's Map 21-10-36AD.

REQUEST: The applicant is requesting Site Plan Review to establish a new 3 story, 39-unit affordable multifamily apartment building consisting of 1-, 2-, and 3-bedroom units the Commercial Mixed-Use zone. All the units will remain in the ownership of the property owner and be leased for long-term residential occupancy.

STAFF CONTACT: Rachel Vickers, Associate Planner
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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 15.22, Commercial and Mixed-Use Zones

Article 5. Development Standards

Chapter 15.80, Development Standards, Generally

Chapter 15.82, Landscaping, Buffering and Fences

Chapter 15.86, Parking and Loading

Chapter 15.88, Access and Circulation

Chapter 15.94, Improvement Procedures and Guarantees

Article 6. Special Use Standards

Chapter 15.104, Special Use Standards – Residential Uses and Accessory Uses

Article 8. Applications and Reviews

Chapter 15.312, Site Plan Review

CONDITIONS OF APPROVAL:

AT ALL TIMES

- A. Exterior Lighting: **At all times**, all exterior lighting shall be so placed and shielded so as not to create a nuisance for adjacent properties.
- B. Plant Material Installation Standards: the following standards shall apply to plant materials and the installation thereof as provided in accordance with the provisions of this section:
1. Landscape plant materials shall be properly guyed and staked, and shall not interfere with vehicular or pedestrian traffic or parking and loading.
 2. Trees shall be a minimum size of six feet in height and be fully branched at the time of planting.
 3. Shrubs shall be supplied in one-gallon containers or six-inch burlap balls with a minimum spread of 12 inches.
 4. Rows of plants should be staggered to provide for more effective coverage.
- C. Maintenance and Plant Survival: **At all times** landscaping approved or required as a part of a development plan shall be continuously maintained, including necessary watering, weeding, pruning and replacement of plant materials. Except where the applicant proposes landscaping consisting of drought-resistant plantings and materials that can be maintained and can survive without irrigation, landscaped areas shall be irrigated. If plantings fail to survive, it is the responsibility of the property owner to replace them.
- D. Fence Maintenance: **At all times**, every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair including noticeable leaning, missing sections, broken supports, non-uniform height, and uncontrolled growth of vegetation.
- E. Utility Responsibility: **At all times**, 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.
- F. Modification of Improvements: 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.
- G. 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.
- H. Inspection of Improvements: 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. Underground Utility Installation: 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. Duties of Developer: 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.
- K. 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.
- L. Utility Provider Coordination: The developer of a property is responsible for coordinating the development plan with the applicable utility providers and paying for the extension and installation of utilities not otherwise available to the subject property.
- M. Underground Utilities: All new electrical, telephone or other utility lines shall be underground unless otherwise approved by the city.
- N. As Built Plans: **At the completion of all improvements**, 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.
- O. Amount of Security Required: The assurance of full and faithful performance shall be for a sum approved by the city as sufficient to cover the cost of the improvements and repairs, including related engineering, inspection and other incidental expenses, plus an additional 20 percent for contingencies.

PRIOR TO BUILDING PERMITS

- P. Drafter Road Designation Correction: **Prior to building permits** Drafter Road must be correctly labeled as a minor collector on Sheets C101, C201, and C301.
- Q. Cluster Mailbox: **Prior to building permits**, a proposed cluster postal delivery box per the Design Standards, II. Design Parameters, A. Street, 15. Cluster Postal Delivery Boxes, should be shown on the site plan and located an adequate distance from the driveway to minimize driveway turning movement conflicts.
- R. Onsite Drainage: **Prior to the issuance of building permits**, the applicant must provide confirmation that the onsite drainage is in compliance with the requirements of the Central Oregon Stormwater Manual.
- S. Americans with Disabilities Act: **Prior to the issuance of building permits**, the applicant shall confirm that parking has been found to be in compliance with all applicable ADA requirements.

PRIOR TO CONSTRUCTION

- T. Curb Correction: **Prior to construction**, updated construction plans must be submitted that reflect a 16-inch concrete curb with 7-inch curb exposure per the Design Standards, II. Design Parameters, A. Street, 10. Curbs.
- U. Pavement Taper: **Prior to construction**, updated construction plans must be submitted that reflects the pavement taper which meets the Design Standards, II. Design Parameters, A. Street 19. Pavement Taper.
- V. Design Drawings: **Prior to construction**, design Drawings for Drafter Road meeting the requirements of the Design Standards, II. Design Parameters A. Street must be submitted.
- W. Drafter Road Stormwater: **Prior to construction**, submit design drawings for Drafter Road meeting the requirements of the Design Standards, II. Design Parameters, B. Stormwater.
- X. Cleanouts: **Prior to construction**, updated construction plans must be submitted with 6-inch cleanouts at the beginning and at the end connection of the 4-inch gravity sanitary sewer line to the new 6-inch polyvinyl chloride (PVC) gravity sanitary sewer main across the site.
- Y. Sewer Main Design: **Prior to construction**, drawings for the 6-inch PVC gravity sewer main meeting the requirements of the Design Standards, II. Design Parameters C. Sewer shall be submitted.
- Z. Improvement Work: **Prior to Construction**, Improvement work shall not be commenced until 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.
- AA. Pre-Construction Meeting: **Prior to the construction of the required public improvements**, the applicant shall have a Pre-Construction meeting with the City of La Pine Public Works Department.

PRIOR TO OCCUPANCY

- AB. Right Of Way Dedication: **Prior to Occupancy**, the applicant will be required to dedicate 1 foot of right of way along the entire property frontage of Drafter Road. The dedication will need to be reflected in a new deed that is recorded with Deschutes County.
- AC. Drafter Road Sidewalk: **Prior to Occupancy**, the applicant will be required to construct a 6-foot-wide sidewalk along the entire property frontage on Drafter Road that is in conformance with City Standards.
- AD. Planter Strip/Drainage Swale: **Prior to Occupancy**, the applicant will be required to construct an 8-foot-wide planter strip with street trees at an average of 35 foot spacing.
- AE. Drafter Road Paving: **Prior to Occupancy**, the applicant will be required to pave 34 feet of asphalt along the entire property frontage along Drafter Road.
- AF. Drafter Road Improvements: **Prior to Occupancy**, the required public improvements and right of way dedication must be completed for both 52695 Drafter Road and 52711 Drafter Road.

- AG.** Draft Road Pavement: **Prior to occupancy**, Drafter Road is required to meet the collector pavement section shown per the Design Standards, II. Design Parameters, A. Street 17. Pavement Section.
- AH.** Stormwater Test Results: **Prior to occupancy**, provide testing results and engineer's certification of the proposed three-chamber stormwater system to the City Public Works Department.
- AI.** Sewer Main: **Prior to occupancy**, the 4-inch PVC gravity sewer main should be replaced with 6-inch PVC gravity sewer main across the site as shown. The off-site 6-inch PVC gravity sewer main replacement shown on Sheet C401 should be completed.
- AJ.** Agreement for Improvements: **Prior to occupancy**, 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 engineering services directly attributed to the project
- AK.** Fire Flow Tests: **Prior to occupancy**, test flows should be completed for the hydrants near the site to determine an available fire flow for the design of the fire sprinkler system by the applicant's engineer. Copies of the fire hydrant tests should be provided to the City Public Works Department.
- AL.** Joint Use Access Easement: **Prior to Occupancy**, the owners of the properties agreeing to joint use of the driveway shall record a joint maintenance agreement with the deed, defining maintenance responsibilities of property owners. The applicant shall provide a fully executed copy of the agreement to the city for its records.
- AM.** Maintenance Surety Bond: **Prior to occupancy**, the city will require a one-year maintenance surety bond in an amount not to exceed 20 percent of the value of all improvements, to guarantee maintenance and performance for a period of not less than one year from the date of acceptance.

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.

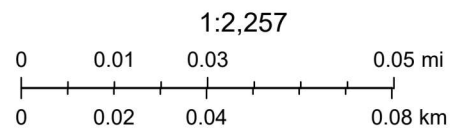
This Notice was mailed pursuant to City of La Pine Development Code Part III, Article 7, Section 15.204.020(D).

City of La Pine File 07SPR-24



9/10/2024, 12:36:44 PM

-  Override 1
-  Taxlots



Maxar, Microsoft