



NOTICE OF PENDING ADMINSTRATIVE LAND USE DECISION

The City of La Pine Community Development Department has received the proposed land use application:

- DATE MAILED:** December 17, 2024
- FILE NUMBER:** 12SPR-24, 02CU-24
- LOCATION:** The subject property is located at 52390 Huntington Road, La Pine, Oregon 97739. The Tax Lot number is 500 on Deschutes County Assessor’s Map 22-10-02AB.
- REQUEST:** The request for approval of a new gas station with one 3,728 fuel canopy and 7 fuel dispensers, a 4,238 square foot convenience store, and a 1,000 square foot quick service restaurant.
- ZONING:** Commercial Mixed Use
- STAFF CONTACT:** Brent Bybee, Community Development Director
Email: bbybee@lapineoregon.gov
Phone: (541) 668-1135

I. APPLICABLE STANDARDS, PROCEDURES, AND CRITERIA:

- PART III – CITY OF LA PINE DEVELOPMENT CODE
 - ARTICLE 3 - ZONING DISTRICTS
 - CHAPTER 15.22. - COMMERCIAL AND MIXED-USE ZONES
 - ARTICLE 5 - DEVELOPMENT STANDARDS
 - CHAPTER 15.82. - LANDSCAPING, BUFFERING AND FENCES
 - CHAPTER 15.86. - PARKING AND LOADING
 - CHAPTER 15.88. - ACCESS AND CIRCULATION
 - CHAPTER 15.90. - PUBLIC FACILITIES
 - CHAPTER 15.92. - ADDITIONAL STANDARDS FOR LAND DIVISIONS
 - CHAPTER 15.94. - IMPROVEMENT PROCEDURES AND GUARUNTEES
 - ARTICLE 6 - SPECIAL USE STANDARDS
 - CHAPTER 15.102. - SPECIAL USES - GENERAL PROVISIONS
 - CHAPTER 15.108. - SPECIAL USE STANDARDS - NON-RESIDENTIAL USES
 - ARTICLE 7 - PROCEDURES
 - CHAPTER 15.204. - APPLICATION PROCEDURES
 - ARTICLE 8 - APPLICATIONS AND REVIEWS
 - CHAPTER 15.312. - SITE PLAN REVIEW
 - CHAPTER 15.316 – CONDITIONAL USES

II. RECORD:

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 bbybee@lapineoregon.gov.

III. DOCUMENT SUBMISSION:

Any comments must be made in writing and directed toward the criteria that apply to this request. Please refer to the project number in your written comments. Comments may be submitted by:

- Hand delivery to City Hall, 16345 6th St, La Pine, OR 97739 or,
- Mail to City Hall, PO Box 2460, La Pine, OR 97739 or,
- Email to bbybee@lapineoregon.gov.

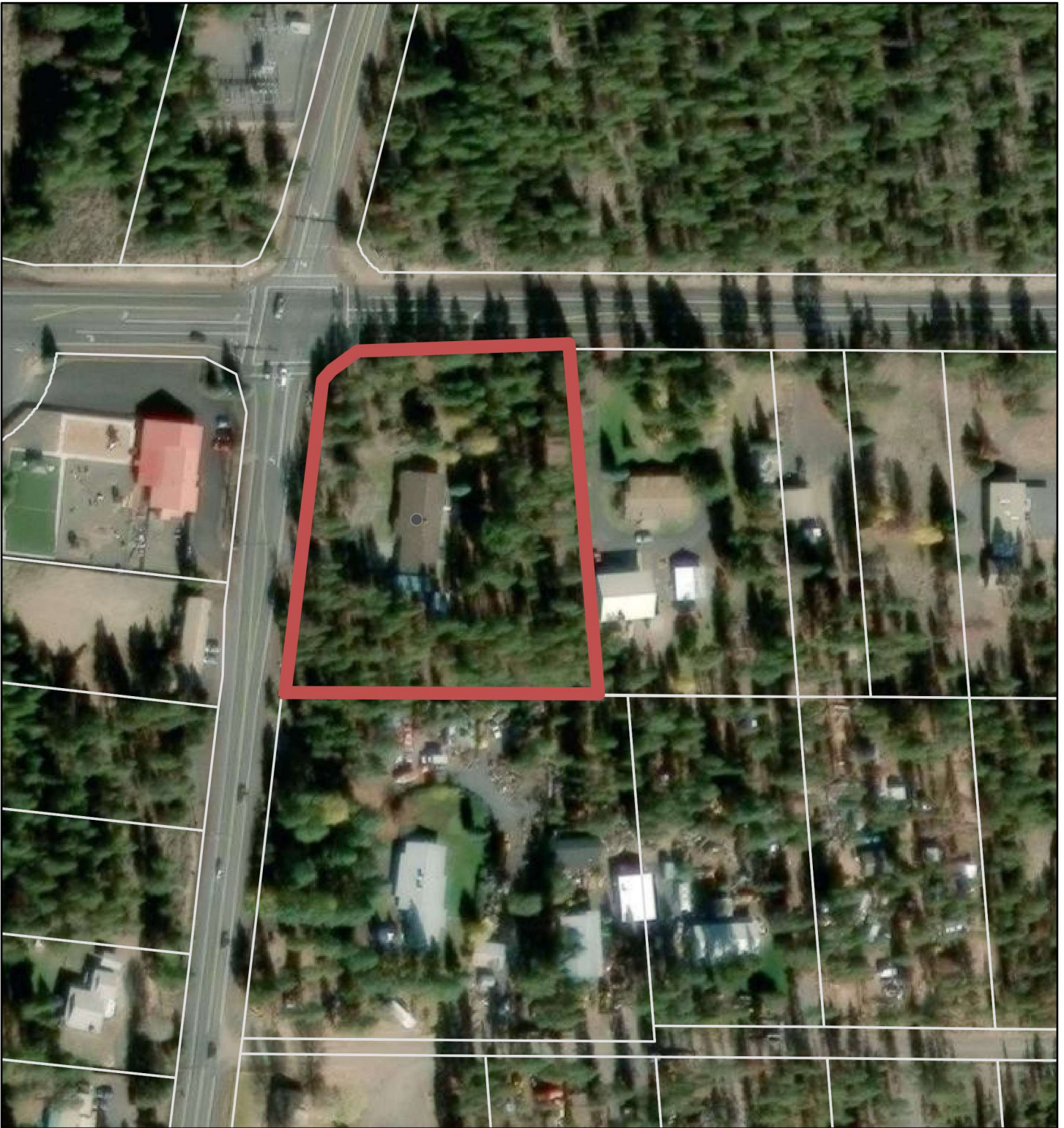
IV. LIMITATIONS:

- Only comments on relevant approval criteria are considered relevant evidence and failure to address approval criteria with enough detail may hinder any appeal on that issue to the Land Use Board of Appeals or Circuit Court.
- **All comments must be received within 14 days of the date mailed.**

This Notice was mailed pursuant to City of La Pine Development Code Part III, Article 7, Section 15.204.020(B). Notice of the Decision will be mailed to the applicant and all those who submitted written comments, or who is otherwise legally entitled to notice.

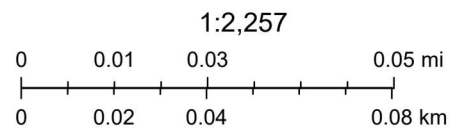
cc: Property owners within 100'
Planning Commission (email)
Standard Agency Notice List (email)

City of La Pine File 12SPR-24



12/17/2024, 9:45:09 AM

-  Override 1
-  Taxlots



Maxar, Microsoft