



## **NOTICE OF ADMINISTRATIVE LAND USE DECISION**

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

<b>DATE MAILED:</b>	April 2, 2025
<b>FILE NUMBER:</b>	09PA-24, 03SPR-25
<b>LOCATION:</b>	The subject property is located at 16725 Burgess Rd, La Pine, Oregon 97739. The Tax Lot number is 109 on Deschutes County Assessor's Map 22-10-00.
<b>REQUEST:</b>	The applicant is requesting a Site Plan Review to construct a replacement wastewater lift station, and a partition.
<b>ZONING:</b>	Residential
<b>STAFF CONTACT:</b>	Brent Bybee, Community Development Director Email: <a href="mailto:bbybee@lapineoregon.gov">bbybee@lapineoregon.gov</a> Phone: (541) 668-1135
<b>DECISION:</b>	Approved, subject to the conditions of approval identified below

### **I. APPLICABLE STANDARDS, PROCEDURES, AND CRITERIA:**

#### **PART III, CITY OF LA PINE DEVELOPMENT CODE**

##### **ARTICLE 3 - ZONING DISTRICTS**

CHAPTER 15.18. - RESIDENTIAL 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 15.90. - PUBLIC FACILITIES

CHAPTER 15.94. - IMPROVEMENT PROCEDURES AND GUARANTEES

##### **ARTICLE 8 - APPLICATIONS AND REVIEWS**

CHAPTER 15.312. - SITE PLAN REVIEW

##### **ARTICLE 9 – LAND DIVISIONS**

CHAPTER 15.410. – LAND PARTITIONS

CHAPTER 15.418. – PROCESSING AND RECORDING PROCEDURES

## II. CONDITIONS OF APPROVAL:

### AT ALL TIMES

- 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. Utility Provider Coordination: **At all times**, 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.
- E. Underground Utilities: **At all times**, all new electrical, telephone or other utility lines shall be underground unless otherwise approved by the city.
- F. 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.
- G. Maintenance and Plant Survival: **At all times**, all 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.

### PRIOR TO THE ISSUANCE OF FINAL PLANNING APPROVAL

- H. Screening trees: **Prior to final planning approval**, screening trees shall be provided on the exterior of the fencing to screen the development. Screening trees shall be maintained and installed in accordance with the following criteria:
- Landscape plant materials shall be properly guyed and staked, and shall not interfere with vehicular or pedestrian traffic or parking and loading.
  - Trees shall be a minimum size of six feet in height and be fully branched at the time of planting.
  - Shrubs shall be supplied in one-gallon containers or six-inch burlap balls with a minimum spread of 12 inches.
  - Rows of plants should be staggered to provide for more effective coverage.

### PRIOR TO FINAL PLAT

- I. Final Map Requirements: ***Prior to final plat***, within two years of the approval of a partition, the partitioner shall have prepared and submitted to the city planning official a final partition map prepared by a licensed surveyor and any other materials or documents required by the approval.
- The final map shall provide a certificate for approval of the subject partition by the planning official. The final map shall also contain a certificate for execution by the county tax collector and a certificate for execution by the county assessor. The final map shall first be submitted to and approved by the county surveyor prior to obtaining the required signatures.
  - Upon approval, the petitioner shall file the original map with the county clerk, the true and exact copy with the county surveyor and copies of the recorded plat and a computer file of the plat with the city recorder, city planning official, or county surveyor. The county surveyor may request an additional number of copies required at the time of final plat review if deemed appropriate.
  - A final partition map prepared for this purpose shall comply with the recording requirements applicable to a final plat for a subdivision.

**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 12<sup>TH</sup> 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 [bbyebee@lapineoregon.gov](mailto:bbyebee@lapineoregon.gov).

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



Brent Bybee  
Community Development Director

April 2, 2025

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Date

