



NOTICE OF PENDING ADMINSTRATIVE LAND USE DECISION

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

DATE MAILED: October 5, 2023

FILE NUMBER: 05SPR-23

APPLICANT: William and Foss LLC
PO Box 449
Lincoln City, OR 97367

OWNER: William and Foss LLC
PO Box 449
Lincoln City, OR 97367

LOCATION: The subject property is located at 16545 William Foss Road, La Pine, Oregon 97739. The Tax Lot number is 700 on Deschutes County Assessor's Map 22-10-14BD.

REQUEST: The applicant is requesting Site Plan Review to establish a new 18-unit, 3-story apartment building and associated improvements.

STAFF CONTACT: Rachel Vickers, Associate Planner
Email: rvickers@lapineoregon.gov
Phone: (541) 280-5680

APPLICABLE STANDARDS, PROCEDURES, AND CRITERIA:

City of La Pine Development Code

Article 3. Zoning Districts

Section 15.22, Commercial and Mixed-Use Zones

Article 5. Development Standards

Section 15.80, Development Standards, Generally

Section 15.82, Landscaping, Buffering and Fences

Section 15.86, Parking and Loading

Section 15.88, Access and Circulation

Section 15.94, Improvement Procedures and Guarantees

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 rvickers@lapineoregon.gov.

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 rvickers@lapineoregon.gov.

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.

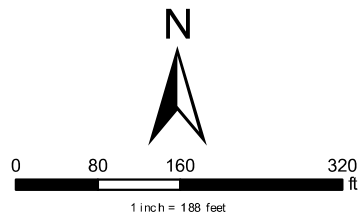
cc: Property owners within 100'
Planning Commission (email)
Standard Agency Notice List (email)

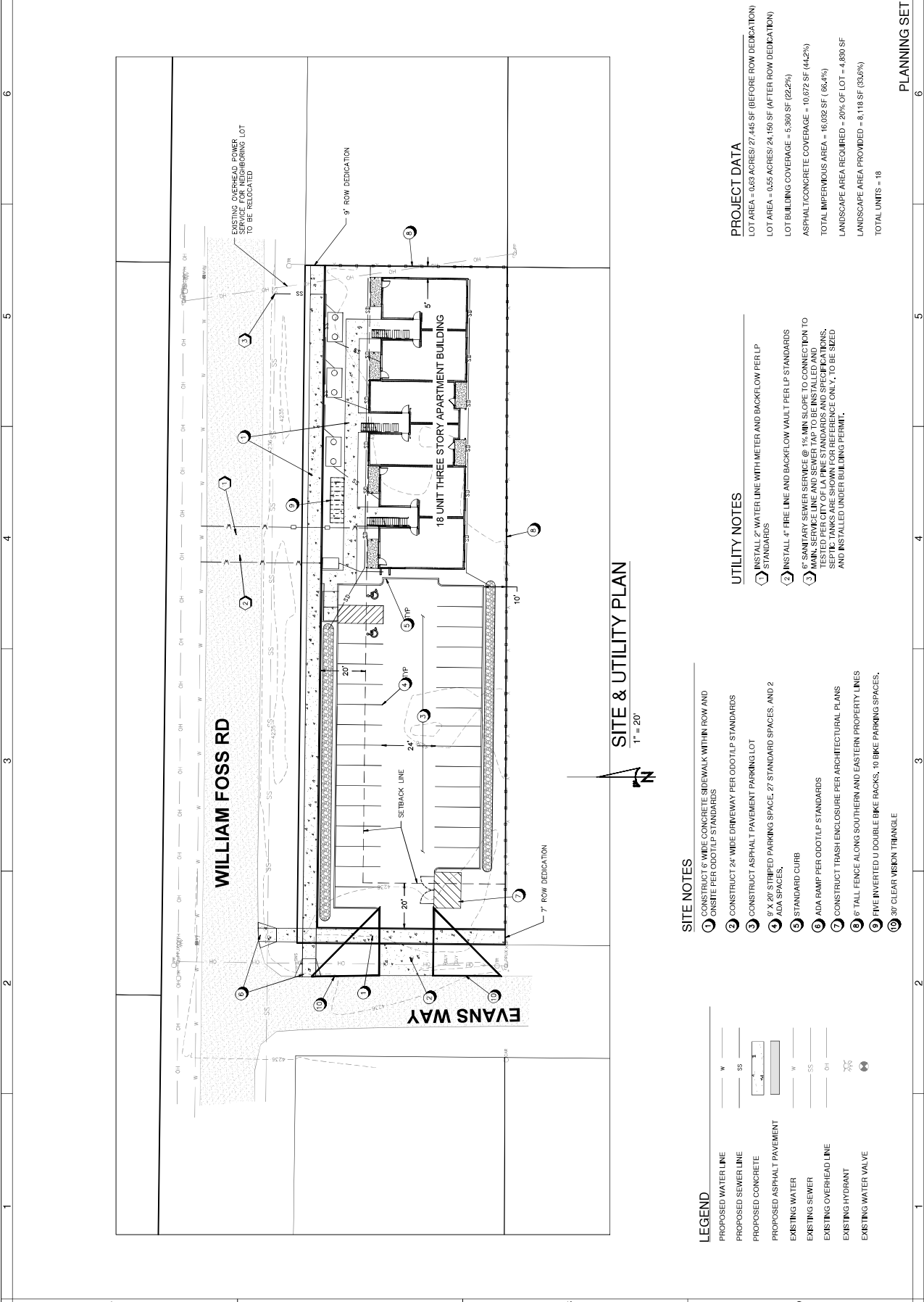
Planning File 05SPR-23

16545 WM FOSS RD, LA PINE, OR 97739



Date: 10/5/2023





SITE & UTILITY PLAN
1" = 20'

LEGEND

- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- EXISTING WATER
- EXISTING SEWER
- EXISTING OVERHEAD LINE
- EXISTING HYDRANT
- EXISTING WATER VALVE

SITE NOTES

1. CONSTRUCT 6" WIDE CONCRETE SIDEWALK WITHIN ROW AND ONSITE PER ODOT/PL STANDARDS
2. CONSTRUCT 24" WIDE DRIVEWAY PER ODOT/PL STANDARDS
3. CONSTRUCT ASPHALT PAVEMENT PARKING LOT
4. 9' X 20' STRIPED PARKING SPACE, 27 STANDARD SPACES, AND 2 ADA SPACES.
5. STANDARD CURB
6. ADA RAMP PER ODOT/PL STANDARDS
7. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS
8. 5' TALL FENCE ALONG SOUTHERN AND EASTERN PROPERTY LINES
9. FIVE INVERTED U DOUBLE BIKE BACKS, 10 BIKE PARKING SPACES.
10. 30' CLEAR VISION TRIANGLE

UTILITY NOTES

1. INSTALL 2" WATER LINE WITH METER AND BACKFLOW PER LP STANDARDS
2. INSTALL 4" FIRE LINE AND BACKFLOW VALVE PER LP STANDARDS
3. 8" SANITARY SEWER SERVICE @ 1% MIN SLOPE TO CONNECTION TO MAIN SERVICE LINE AND SEWER TAP TO BE INSTALLED AND 18" DIAMETER TANKS ARE SHOWN FOR REFERENCE ONLY, TO BE SIZED AND INSTALLED UNDER BUILDING PERMIT.

PROJECT DATA

- LOT AREA = 0.63 ACRES/ 27,445 SF (BEFORE ROW DEDICATION)
- LOT AREA = 0.55 ACRES/ 24,150 SF (AFTER ROW DEDICATION)
- LOT BUILDING COVERAGE = 5,300 SF (22.2%)
- ASPHALT/CONCRETE COVERAGE = 10,872 SF (44.2%)
- TOTAL IMPERVIOUS AREA = 16,032 SF (56.2%)
- LANDSCAPE AREA REQUIRED = 20% OF LOT = 4,830 SF
- LANDSCAPE AREA PROVIDED = 8,118 SF (33.6%)
- TOTAL UNITS = 18

PLANNING SET

6

From: [Rachel Vickers](#)
To: [Erik Huffman](#); [Kelly West](#); [Randy Scheid](#); [Krista Appleby](#); [Tracy Griffin](#); assessor@deschutes.org; cody.smith@deschutes.org
Cc: [Brent Bybee](#)
Bcc: [Bea Hatler](#); [Teri Myers](#); [Mary Hatfield](#); [Linda Bauman](#); [Jeff Poteet](#)
Subject: City of La Pine Notice of Complete Application (05SPR-23, William Foss)
Date: Thursday, October 5, 2023 8:02:00 AM
Attachments: [image001.png](#)
[2023.08.17-ApplicationMaterials-05SPR.23.pdf](#)
[2023.10.05-NoticeOfCompleteApplication-05SPR.23.pdf](#)

Hello,

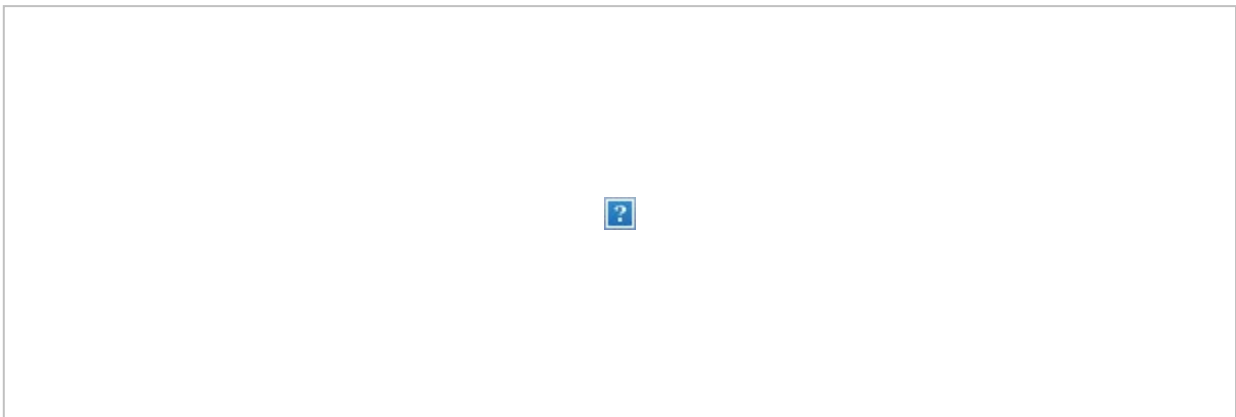
Bcc Planning Commission

The City of La Pine received an application for a Site Plan Review for the property at 16545 William Foss Road, La Pine, OR 97739. The application was deemed complete by Planning Staff on 9/16/2023. Pursuant to LPDC Section 15.204.020(B), staff is sending out Notice of Application to relevant agencies, the Planning Commission, and property owners within 100 feet of the subject property.

The Notice of Application and submitted application materials are attached to this email and can also be viewed on the project website by following this link ([link](#)).

Please submit all comments and questions to my email address.

Thanks,





AFFIDAVIT OF MAILING

APPLICANT: William and Foss LLC

FILE NUMBER: 05SPR-23

I, Rachel Vickers, do hereby swear that on October 5, 2023, I was the Associate Planner for the City of La Pine Planning Department, County of Deschutes, State of Oregon, and I caused to be mailed to the attached list on the above mentioned date a copy of the referenced Notice of Application, dated October 5, 2023, and Attachments.

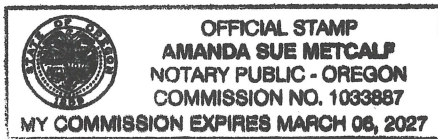
Rachel Vickers, Associate Planner

STATE OF OREGON)

)ss.

COUNTY OF DESCHUTES)

On this 5th day of October, 2023, before me, a Notary Public in and for said County and State, personally appeared Rachel Vickers who is known to me to be the identical individual described above, and who acknowledged to me that they executed the same freely and voluntarily.



Notary Public for: Deschutes County

My Commission Expires: March 06, 2027

owner	agent	incare of	address	citystzip	type	id
La Pine Engineer	ehuffman@beconeng.com		ELECTRONIC		NOA	05SPR-23
La Pine Public Works	kwest@lapineoregon.gov		ELECTRONIC		NOA	05SPR-23
Deschutes Assessor	assessor@deschutes.org		ELECTRONIC		NOA	05SPR-23
Deschutes Building Department	randy.scheid@deschutes.org		ELECTRONIC		NOA	05SPR-23
Deschutes Building Department	krista.appleby@deschutes.org		ELECTRONIC		NOA	05SPR-23
Deschutes Address Coordinator	tracy.griffin@deschutes.org		ELECTRONIC		NOA	05SPR-23
Deschutes Road Department	cody.smith@deschutes.org		ELECTRONIC		NOA	05SPR-23
Commisioner Hatler	bhatlher@lapineoregon.gov		ELECTRONIC		NOA	05SPR-23
Commisioner Myers	tmeyers@lapineoregon.gov		ELECTRONIC		NOA	05SPR-23
Commisioner Hatfield	mhatfield@lapineoregon.gov		ELECTRONIC		NOA	05SPR-23
Commisioner Baumann	lbauman@lapineoregon.gov		ELECTRONIC		NOA	05SPR-23
Commisioner Poteet	jpoteet@lapineoregon.gov		ELECTRONIC		NOA	05SPR-23
William and Foss			PO Box 449	Lincoln City, OR 97367	NOA	05SPR-23
PEREZ, LUIS ET AL			PO BOX 42	SALEM, OR 97304	NOA	05SPR-23
PRICKETT, DARRIN & RICE, RICHARD D			15851 SW TADPOLE CT	TERREBONNE, OR 97760	NOA	05SPR-23
PEREZ, LUIS ET AL			5423 SALEM DALLAS HWY NW	SALEM, OR 97304	NOA	05SPR-23
EVANS, CHRISTOPHER & JODY			PO BOX 1364	LA PINE, OR 97739	NOA	05SPR-23
HJORTH, KIP WILLIAM ET AL			51466 EVANS WAY	LA PINE, OR 97739	NOA	05SPR-23
S&R STORAGE INC			531 OJALLA RD	SILETZ, OR 97380	NOA	05SPR-23
CRUZ, KRISTIN			51469 HINKLE WAY	LA PINE, OR 97739	NOA	05SPR-23
LUNDA,DARREL O			PO BOX 765	LA PINE, OR 97739	NOA	05SPR-23