



**NOTICE OF PUBLIC HEARINGS**

The City of La Pine will hold public hearings before the Planning Commission **at 5:30 PM on Wednesday, November 20, 2019 in the City of La Pine Council Chambers, 16345 6<sup>th</sup> Street, La Pine, OR.**

**FILE NUMBERS:** 02CA-19 and 02ZC-19

**HEARING DATE:** November 20, 2019, 5:30 PM - Planning Commission, City Hall  
16345 6<sup>th</sup> Street, La Pine

**APPLICANT/  
OWNER:** Sagebrush Development, LLC  
PO Box 2520  
La Pine, OR 97739

**PROPERTY LOCATION:** The properties are located west of Highway 97, east of Huntington Road, north of Victory Way, and south of Caldwell Drive. The properties are identified as Tax lots 200 and 202 on the Deschutes County Tax Assessor's Map 22-10-11.

**REQUEST:** Comprehensive Plan Map Amendment and Zone Change as follows:

Existing:

Total Acres = 52.43

Park/Open Space = 8.48

Residential Master Plan (RMP) = 43.95

Proposed:

Total Acres = 52.43

Park/Open Space Zone = 0 acres

Commercial Mixed Use (CMX) = 2.23

Residential Master Plan (RMP) = 50.2

All interested persons may appear, be heard, be represented by counsel, or send written signed testimony. All written comments must be received by the City prior to the hearing date or submitted at the hearing. Failure to raise an issue in person at the hearing or in writing precludes appeal by that person to the Land Use Board of Appeals (LUBA). Failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to LUBA based on that issue.



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 during normal business hours, at no cost. Copies will be provided upon request at a reasonable cost. Interested persons may obtain a Staff Report within seven days of the date of the hearing. Please contact City of La Pine Planning Consultant, Tammy Wisco, at 210-896-3432 if you have any questions.

**Applicable Criteria and Procedures include:**

*City of La Pine Comprehensive Plan*

- V. Amendments to the Plan
- Chapters 1-12

*La Pine Development Code*

- Chapter 15.334 - Text and Map Amendments

*Oregon Revised Statutes*

- ORS 197.610, Local Government Notice of Amendment or New Regulation
- ORS 197.250, Compliance with Goals Required
- ORS 197.763, Conduct of Local Quasi-Judicial Land Use Hearings; Notice Requirements

*Oregon Administrative Rules (OAR)*

- 660-012 Transportation Planning Rule
- 660-015 Oregon Statewide Planning Rule



- C: Property owners within 500'
- Planning Commission
- City Council
- Parties to the record