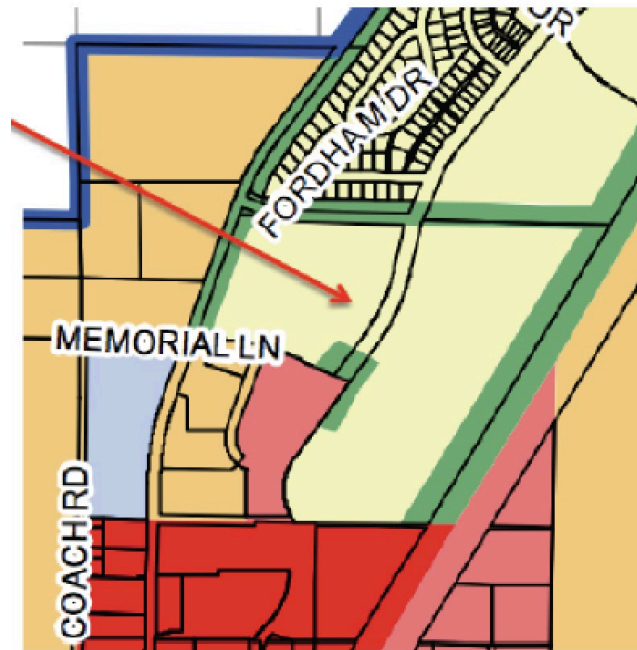


# 02CA-19/ 02ZC-19: Sagebrush Comprehensive Plan Map Amendment & Zone Change Request



*Newberry Neighborhood Planning Area,  
Neighborhood 1*

*Tax lots 200 and 202, 22-10-11*

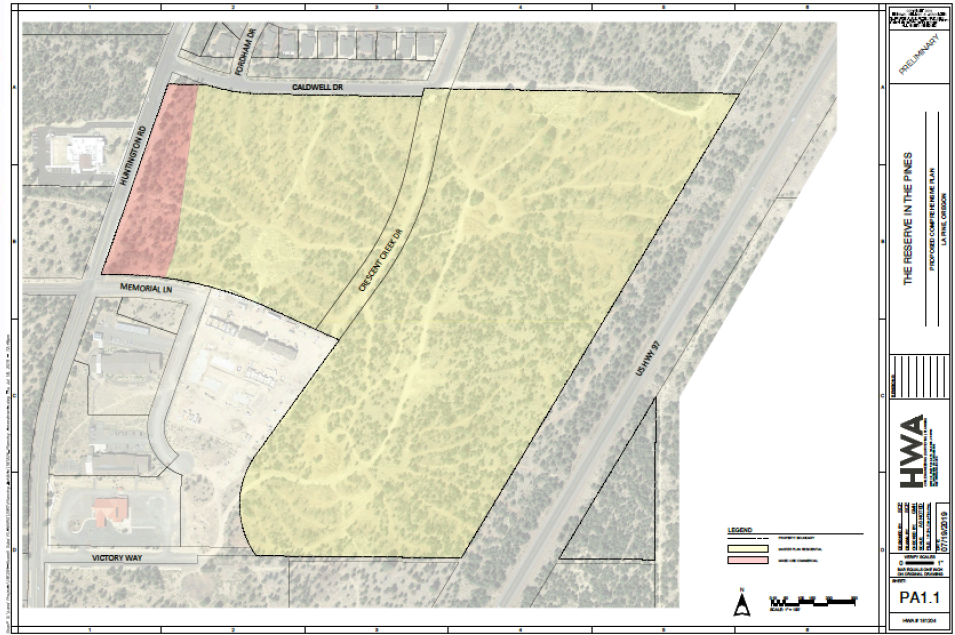
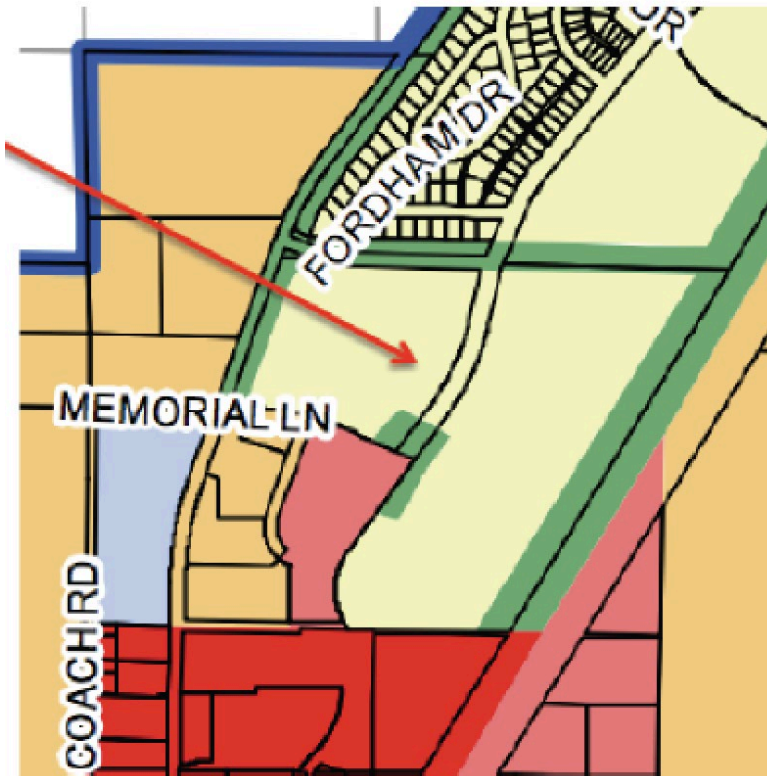


# Sagebrush Application

Tax lots 200, 202 on Deschutes County Tax Assessor's Map 22-10-11 = 5 acres

*Existing Comp Plan Designations & Zones:* **Residential Master Plan (RMP) and Open Space/Parks**

*Requested Comp Plan Designation & Zone:* **Residential Master Plan (RMP) and Mixed Use Commercial**



# Process

- *DLCD noticed 35 days in advance of hearing*
- *Public notice mailed to:*
  - Property owners within 500' + Crescent Creek HOA
- *Public Hearing at PC – today*
  - Two public comments submitted to City
- *Public Hearing before Council - TBD*

# Applicable Review Criteria

## *City of La Pine Comprehensive Plan*

### *La Pine Development Code*

- Article 7 - Procedures
- 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



# Review

- *City of La Pine Development Code*

Article 8 - Applications and Reviews - Chapter 15.334 – Text and Map Amendments

**B. The proposal must be found to:**

- 1. Be in the public interest with regard to community conditions; or**
- 2. Respond to changes in the community, or**
- 3. Correct a mistake or inconsistency in the subject plan or code; and**

**C. The amendment must conform to Section 15.344.060, Transportation Planning Rule Compliance; and**

# ***La Pine Comprehensive Plan***

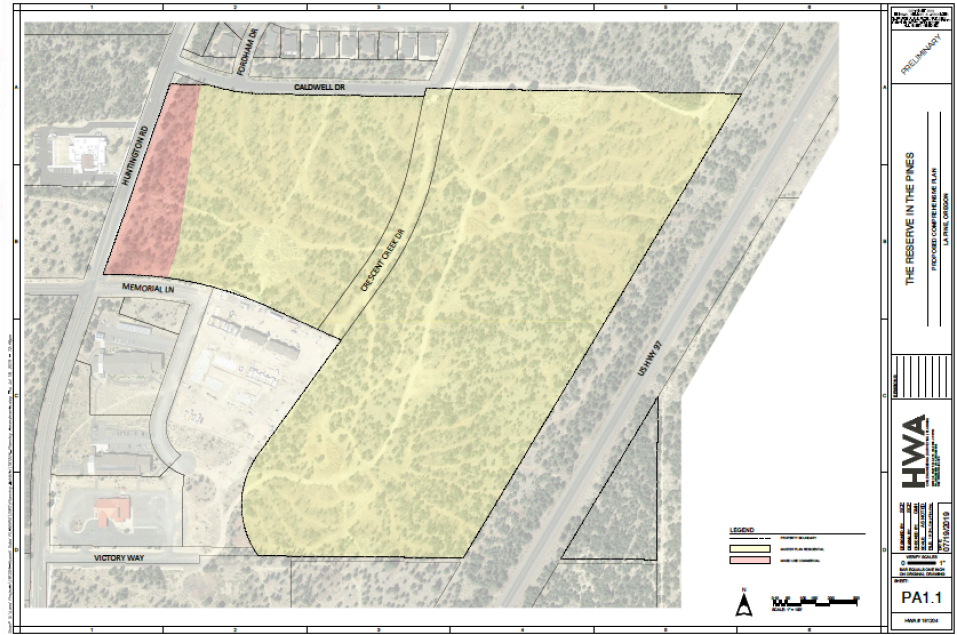
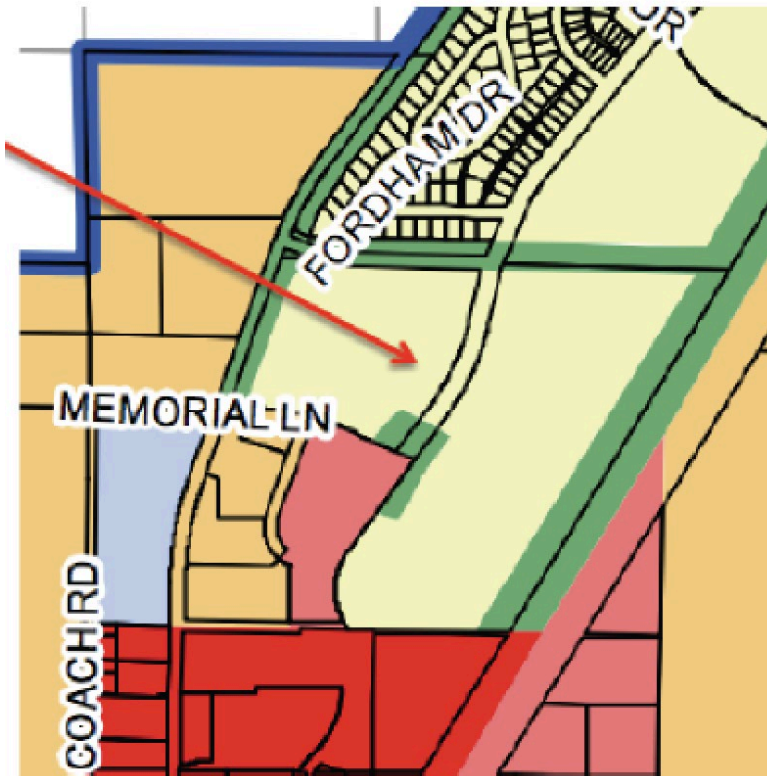
<b>Chapter 1 – Community Characteristics</b>	<b>16</b>
<b>Chapter 2 – Citizen Involvement Program</b>	<b>17</b>
<b>Chapter 3 – Agricultural Lands</b>	<b>25</b>
<b>Chapter 4 – Forest Lands</b>	<b>28</b>
<b>Chapter 5 - Natural Resources and Environment</b>	<b>32</b>
<b>Chapter 6 – Parks, Recreation and Open Space</b>	<b>40</b>
<b>Chapter 7 – Public Facilities and Services</b>	<b>47</b>
<b>Chapter 8 – Transportation</b>	<b>60</b>
<b>Chapter 9 – Economy</b>	<b>72</b>
<b>Chapter 10 – Housing</b>	<b>107</b>
<b>Chapter 11- Energy</b>	<b>129</b>
<b>Chapter 12 – Urbanization</b>	<b>133</b>

# Sagebrush Application

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# Recommended Motion

I move to recommend to City Council 02CA-19 and 02-ZC-19, to change the designation and zones from residential master plan and open space/parks to residential master plan and mixed use commercial, as shown in the applications' proposed maps for tax lots 200 and 202 on the Deschutes County Tax Assessor's Map 22-10-11.