



NOTICE OF PUBLIC HEARING

The City of La Pine will hold public hearings before the Planning Commission at **5:30 PM on Wednesday, February 19, 2020 in the City of La Pine Council Chambers, 16345 6th Street, La Pine, OR.**

File Number: 01QP-19, 02SUB-19

Hearing Date: February 19, 2020, 5:30 p.m. - City Hall, 16345 6th Street, La Pine

**Applicant/
Owner:** Sagebrush Development, LLC, PO Box 2520, La Pine, OR 97739

Property Location: Tax lots 200 and 202 of Deschutes County Tax Assessors Map 22-10-11. Properties are immediately east of Huntington Road, south of Caldwell Drive and west of Highway 97. Tax lot 200 has been assigned an address of 51800 Huntington Road

Requests: *01QP-19:* Quadrant plan for Quadrants 1a, 1b, and 1d of the Newberry Neighborhood Planning Area (NNPA) Overlay Zone.

02SUB-19: Subdivision tentative plan for 192 residential lots, 2 commercial lots, 4.62 acres of parks, 1 acre of open space, and associated infrastructure.

Applicable criteria:

City of La Pine Development Code

Article 3. Zoning Districts

Chapter 15.20 Residential Master Plan Zone

Chapter 15.22 Commercial and Mixed-Use Zones

Article 4. Overlay Zones

Chapter 15.30 Overlay Zones Generally

Chapter 15.32 Newberry Neighborhood Planning Area (NNPA) Overlay Zone

Article 5. Development Standards

- Chapter 15.80 Development Standards, Generally
- 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 Guarantees

Article 7. Procedures

- Chapter 15.202 Summary of Application Types and General Provisions
- Chapter 15.204 Application Procedures

Article 8 - Approval Requirements

- Section 15.320 Variances

Article 9. Land Divisions

- Chapter 15.401 General Provisions
- Chapter 15.406 Subdivisions and Planned Unit Developments (PUD)
- Chapter 15.418 Processing and Recording Procedures

City of La Pine Transportation System Plan

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.

