



CITY OF LA PINE, OREGON

REGULAR CITY COUNCIL MEETING

Wednesday, July 26, 2023 5:30 p.m.

La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

Available online via Zoom: <https://us02web.zoom.us/j/84861361921>

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY.

The Regular City Council meeting is a business meeting of the elected members of the La Pine City Council, in which matters that have come before the City in application, or legislatively/judicially by process can be acted upon under Old and New business. Matters that are not formally before the City or have yet to be initiated by application cannot be officially acted upon. If any party would like to initiate an action through process or application, city administrative staff are available during the regularly scheduled business hours of City Hall to provide assistance.

AGENDA

CALL TO ORDER

ESTABLISH A QUORUM

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Public Comments provide an opportunity for members of the community to submit input on ongoing matters in the city. Any matter that warrants testimony and rebuttal may be debated during a public hearing on the matter.

Public Comments are limited to three (3) minutes per person; when asked to the podium, please state your name and whether you live within La Pine city limits. The acting chair may elect to respond to comments if the matter is within the jurisdiction of the city or defer to city staff for response.

REGULAR COUNCIL SESSION

ADDED AGENDA ITEMS

Any matters added to the Agenda at this time will be discussed during the "Other Matters" portion of this Agenda or such time selected by the City Council

CONSENT AGENDA

Information concerning the matters listed within the Consent Agenda has been distributed to each member of the City Council for reading and study, is considered to be routine, and will be enacted or

approved by one motion of the City Council without separate discussion. If separate discussion is desired concerning a particular matter listed within the Consent Agenda, that matter may be removed from the Consent Agenda and placed on the regular agenda by request of any member of the City Council.

- 1. 07.12.23 City Council and Planning Commission Workshop and Regular City Council Meeting Minutes.....3.
- 2. La Pine Chamber of Commerce 3rd Quarter Financials (Packet).....9.
- 3. La Pine Chamber of Commerce 4th Quarter Financials (Packet).....14.

PRESENTATIONS:

None

PUBLIC HEARING:

None

OLD BUSINESS:

- 1. La Pine Vision Engagement & Process Planning
 - a. Staff Report.....19.
 - b. Planner Report.....20.

NEW BUSINESS:

- 1. Consideration of DANCO Communities Multifamily Housing proposal
 - a. Staff Report.....24.
 - b. Calculation Worksheet.....29.
 - c. Civil Site Plan.....30.

PUBLIC COMMENTS

Three (3) minutes per person; when asked to the podium, please state your name and whether you live within La Pine city limits.

STAFF COMMENTS

MAYOR & COUNCIL COMMENTS

ADJOURNMENT

EXECUTIVE SESSION



CITY OF LA PINE, OREGON
CITY COUNCIL/PLANNING COMMISSION WORKSHOP &
REGULAR CITY COUNCIL MEETING

Wednesday, July 12, 2023 5:30 p.m.

La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

Made available online via Zoom at: <https://us02web.zoom.us/j/88590585548>

MINUTES

City Council/Planning Commission Workshop

Discussion Items

1. La Pine Vision Strategy

La Pine Vision Strategy Outline

Brent Bybee presented to both the City Council and the Planning Commission the comprehensive plan update strategy titled La Pine 2045, which will reflect the community's vision and provide the framework for growth and development.

Mr. Bybee went on to discuss how the City is aligned with the Oregon Statewide Planning Goals, which every community (City and County) are required to adopt through a Comprehensive Plan. He reported that out of the 14 state goals, only 12 are applicable to the City of La Pine. Mr. Bybee presented the La Pine 2045 Vision timeline, in addition to the preliminary stakeholders identified by staff. Both the Council and Commission added to the list of stakeholders and made suggestions for additional events for Mr. Bybee to attend for community engagement.

Mr. Bybee shared with the Council and the Commission the preliminary questions staff had drafted will be on the questionnaire for the community. There was discussion about different questions to engage the public that will be helpful for the City. In addition to the verbiage that would be appropriate on the questionnaire. Mr. Wullschlager presented more information from other cities and the results.

There was a discussion about how the community will access the website and survey and how many questions would be appropriate. Mr. Bybee discussed the additional processes after the community engagement. There were no other questions.

2. US 9th Circuit Court of Appeals & ORS 165.440

Mr. Wullschlager presented the associated staff report regarding ORS 165.440, and the recent 9th Circuit Court of Appeals decision in Project Veritas v. Schmidt. He went on to explain that the decision, from a case law perspective, overrides the current Oregon statute that requires a party to state that a public conversation is being recorded. There were discussions on different scenarios where this could change with current processes.

3. Public Meetings Laws (Discussion Only)

Mr. Wullschlager informed the Council and the Commission that committee communications via email need to be observant of quorum rules. He explained that all committee members should avoid engaging the “reply all” function when responding to administratively generated communications as this can be considered a public meeting when three or more members of a body are present on a reply. He further stated that this has not been an issue of concern for the City but based on a past ruling against Lane County and their Board of County Commissioners, all elected and appointed officials need to be informed.

4. City Council / Planning Commission relations (Discussion Only)

Mr. Wullschlager advised the Council that as they are the appeals body for formal Planning Commission decisions, it would be best if members of Council abstained from attending Planning Commission meetings where applications are under deliberation. There was further discussion about the city’s appeals process with land use decisions, in addition to the state process with the Land Use Board of Appeals.

5. Other Items

No other items

Regular Council Meeting**CALL TO ORDER**

Mayor Richer called the regular meeting of the City Council to order at 6:45 pm

ESTABLISHMENT OF A QUORUM

Councilors Present:

Mayor Richer

Councilor Van Damme

Councilor Shields

Councilor Ignazzitto

Councilor Morse

Staff Present:

Geoff Wullschlager, City Manager

Ashley Ivans, Financial Director/Assistant City Manager

Brent Bybee, Principal Planner

Kelly West, Public Works Director

Amanda Metcalf, Administrative Assistant

PLEDGE OF ALLEGIANCE

Mayor Richer led the Pledge of Allegiance

PUBLIC COMMENTS

None

REGULAR COUNCIL SESSION**ADDED AGENDA ITEMS**

Mr. Wullschlager asked for the **Consideration of Purchase for lot #27** to be added to the agenda. Ms. Ivans asked for the **Opening of a Money Market Account with First Interstate Bank** to be added to the agenda.

CONSENT AGENDA

1. 06.14.23 Regular City Council Meeting Minutes
2. 06.28.23 Regular City Council Meeting Minutes
3. Financial Report
4. 06.14.23 Public Comment Forms

Councilor Ignazzitto made the motion to accept the consent agenda. *Councilor Van Damme seconded the motion.* Motion passed unanimously.

PRESENTATIONS:

None

PUBLIC HEARING:

None

OLD BUSINESS:

None

NEW BUSINESS:

1. State Funding – Incubator Project (Industrial Park)

Mr. Wullschlager presented the associated Staff Report in which he reported that Ms. Patricia Lucas the Economic Development Coordinator proposed an Incubator Project for 1.5 million dollars to State Representative E. Werner Reschke. With the effort of Representative Reschke, the City was awarded 1.5 million dollars for the development of a business spec./incubator building for the Industrial Park under the state Capital Funding Request Program.

Mr. Wullschlager presented to the Council a drafted letter of appreciation to Representative Reschke. The council approved the letter and had no questions or edits.

2. Coordinated Houseless Response Office Request

Mr. Wullschlager presented the staff report informing the Council that the executive director of Coordinated Houseless Response Office (CHRO) had resigned, and that as a result the CHRO Board is

now pursuing executive oversight from the Central Oregon Intergovernmental Council (COIC) to address the director's duties. The Council was asked if they support the movement of duties from CHRO to COIC. Councilor Van Damme absolved herself from the decision due to her association with COIC.

Councilor Ignazzitto made the motion to approve the designation and assignment of certain work to COIC. *Councilor Shields seconded the motion.* Roll Call Vote as follows:

Councilor Shields -Aye

Councilor Ignazzitto -Aye

Councilor Morse-Aye

Motion passed unanimously.

3. County and Office of the Governor Correspondence (Agricultural Land, Forest Land, Goal 5 Natural Resource Exception) regarding siting of managed homeless camps.

Mr. Wullschlager presented the associated staff report which outlined the Board of County Commissioners efforts in gaining assistance from the state in allowing managed camps on rural lands outside Urban Growth Boundaries. The County asked the Governor's office to allow camps within one mile of an UGB and/or Urban Reserve, with exclusions to farmland, forests, and protected resources. The Governor's responded with several questions and an inventory request of the County. The Board of County Commissioners asked the County to draft a response letter answering her questions, which will be presented at a later date. There were no questions from the Council.

OTHER ITEMS

Ms. Ivans presented the added agenda item, opening of a Money Market Account with First Interstate Bank with the increase of interest bearing on deposited funds of 4.05% to 4.12%. Councilor Van Damme had a question about limitations on the number of transfers per month. Ms. Ivans informed the Council that there is a limit to the number of transfers from the account, however the City will have a low probability of transferring from this account on a routine basis.

Councilor Ignazzitto made the motion that the City open a Money Market account with First Interstate Bank and transfer \$3M from Washington Federal to First Interstate Bank. Another \$3M should be transferred to the City's Local Government Investment Pool (LGIP) Account from Washington Federal. *Councilor Shields seconded the motion.* Roll Call Vote as follows:

Councilor Shields -Aye

Councilor Ignazzitto -Aye

Councilor Morse-Aye

Councilor Van Damme- Aye

Motion passed unanimously.

The second added agenda item of the purchase of Lot #27 a .21 are-lot within the Newberry business park was presented. It was reported that The La Pine Napa auto parts retailer intends to expand its

storage capacity in the form of a warehouse building that would support its retail operations. Mayor Richer asked for clarification about the time frame for the building of the structure. Mr. Wullschlager informed the Council that the owner has two years with the option of a 12-month extension to build their structure. It was further reported that the City has the right to purchase the land back under certain circumstances if the project is not completed. Councilor Ignazzitto had a concern that this new storage building would only bring one new job to the area. Mr. Wullschlager assured the Council that the storage facility supports Napa/La Pine Auto Supply retail facility and the associated jobs created by the primary location.

Councilor Morse made the motion to approve the sale of Tax Lot#27 to Napa/La Pine/Auto Supply and Mr. Mark Hylland, owner of the business for the fixed price of \$15,750. *Councilor Van Damme seconded the motion.* Roll Call Vote as follows:

Councilor Shields -Aye

Councilor Ignazzitto -Aye

Councilor Morse-Aye

Councilor Van Damme- Aye

Motion passed unanimously.

PUBLIC COMMENTS

None

STAFF COMMENTS

Mrs. Ivans informed the Council that two positions are posted, one for Utility Worker and the second for Assistant/Associate Planner.

Mr. Bybee updated the Council on the current land use applications.

Mr. Wullschlager informed the Council that the transit center is in the process of being cleared of weeds by the landscaping company contracted by the City.

Mr. Wullschlager also presented to the council that he was approached by an independent consultant, who is proposing a new concept of revenue generation for local governments. Mr. Wullschlager asked the Council if they would like him to further the conversation and ask for a formal presentation to the Council. There was discussion among the Council, and it was decided that CM Wullschlager should pursue next steps.

Mr. West informed the Council that the County will have all the cinder cleaned from roads within the City by the end of the month.

MAYOR & COUNCIL COMMENTS

Councilor Shields voiced his concern that a governing body should not be in competition with public or private enterprises.

Councilor Van Damme informed to the Council and Staff she has had conversations with the Taylor NW president, and he voiced his appreciation on the City's promptness with payments for the Water/Wastewater Expansion Project.

Mayor Richer thanked everyone for their input at the workshop and his appreciation for the preservation of our city.

ADJOURNMENT

Mayor Richer adjourned the meeting at 7:26 p.m.

EXECUTIVE SESSION

None

La Pine Chamber of Commerce Visitor Center
Summary of Profit Loss Financial Report
3rd Quarter FY 2022/2023 * January - March 2023

INCOME

TRT from City of La Pine	\$17,000.00
Resale Items Total *	\$6,531.05
* Reflects sales, vendor payments & merchandise bought	-\$11,352.12
Visitor Guide 2022	\$13,200.00
<u>TOTAL INCOME</u>	\$25,378.93
Hold-over	-\$8,907.71
TOTAL	\$16,471.22

EXPENSES PAID

	Total Paid	TRT Funds used	% paid by TRT
Payroll Taxes & Expenses	\$5,249.43	\$3,123.05	60.00%
Salaries - Executive Director	\$8,241.45	\$4,944.87	60.00%
Salaries - Part-time Staff	\$6,502.05	\$3,901.23	60.00%
Rent	\$4,627.45	\$2,025.00	55.00%
* Includes all utilities & garbage, phone, internet, maintenance, snowplowing, etc.			
Insurance - Genl. Liability/WC/Auto	\$321.54	\$227.92	60.00%
Accounting Fees	\$2,400.00	\$1,440.00	60.00%
Credit Card Processing, bank charges	\$580.82	\$123.93	45.00%
Office Equip. & Supplies, repairs	\$163.85	\$98.31	60.00%
Printer Lease & printing cost	\$978.21	\$586.91	60.00%
Visitor Guide 2022 - Commission	\$8,000.00	\$0.00	0.00%
<u>EXPENSE TOTALS</u>	\$37,064.80	\$16,471.22	Avg. 55%

La Pine Chamber of Commerce Profit & Loss

January through March 2023
 Jan - Mar 23

Ordinary Income/Expense	
Income	
Chamber Income	
General Operating	
Membership	
New Membership	1,657.00
Renewals	13,291.00
Total Membership	<u>14,948.00</u>
Total General Operating	14,948.00
Program Income	
Annual Banquet	
Annual Dinner Tickets	1,900.00
Sponsors	900.00
Total Annual Banquet	<u>2,800.00</u>
Breakfast	
Breakfast Club	350.00
Breakfast Sponsor	600.00
Regular Attendance	3,191.25
Breakfast - Other	214.75
Total Breakfast	<u>4,356.00</u>
Events	
Miscellaneous Events	-175.00
Total Events	<u>-175.00</u>
Facilities Income	
Frontier Days Assoc	1,000.00
KNCP Radio	1,000.00
Snowplowing/Maint/Misc	25.00
Visitor Center from TRT Funds	2,025.00
Total Facilities Income	<u>4,050.00</u>
Total Program Income	<u>11,031.00</u>
Total Chamber Income	25,979.00
Visitor Center Income	
Made In La Pine Store	6,531.05
TRT from City of La Pine	14,975.00
Visitors Guide 2021	1,000.00
Visitors Guide 2022	13,200.00
Visitors Guide 2023	10,925.00
Total Visitor Center Income	<u>46,631.05</u>
Total Income	<u>72,610.05</u>
Gross Profit	72,610.05
Expense	
Chamber Expense	
Facilities	
Cascade Natural Gas	668.82
Electric-	403.01

La Pine Chamber of Commerce Profit & Loss

January through March 2023

Jan - Mar 23

Garbage Recycling	55.62
Rent*	3,000.00
Snowplowing	500.00
Total Facilities	4,627.45
General Operating	
Insurance	
Business Auto & GL	79.71
W/C	48.90
Total Insurance	128.61
Miscellaneous Operations	
Accounting Fee	960.00
Advertising-Chamber activities	906.77
Bank Service Charges	21.00
Contract Services	65.25
Credit Card Processing	456.92
Memberships-Chamber activities	261.25
Misc Expense	131.00
Seminar/Workshop	55.20
Software	18.00
Volunteer Appreciation	31.29
Total Miscellaneous Operations	2,906.68
Office Equipment & Supplies 40%	
Computer Repair/Other Maint	160.00
General Supplies	205.16
Printer Lease	391.30
Printing Costs	24.12
Property Tax on Equipment	0.00
Total Office Equipment & Supplies 40%	780.58
Total General Operating	3,815.87
Payroll Expenses 40%	
Executive Director	3,296.58
Office Staff-part time	2,600.82
Payroll Taxes	2,126.38
Total Payroll Expenses 40%	8,023.78
Program Expense	
Annual Banquet	
Awards	29.00
Decorations	1.45
Other	16.99
Total Annual Banquet	47.44
Breakfast	
Catering	3,234.95
Facility Rental	60.00
Total Breakfast	3,294.95
Miscellaneous Events	

La Pine Chamber of Commerce Profit & Loss

January through March 2023

	Jan - Mar 23
Miscellaneous	910.97
Total Miscellaneous Events	910.97
Total Program Expense	4,253.36
Total Chamber Expense	20,720.46
Reconciliation Discrepancies	12.54
Visitor's Center Expenses	
Program Expense	
Advertising	2,900.00
Grants	2,150.00
Payroll Expense 60%	
*Payroll Tax Expenses	3,123.05
Executive Director	4,944.87
Office Staff-part time	3,901.23
Total Payroll Expense 60%	11,969.15
Visitors Guide 2022	
Ad Sales Commission 2022	8,000.00
Total Visitors Guide 2022	8,000.00
Visitors Guide 2023	
Printing Costs 2023	48.25
Total Visitors Guide 2023	48.25
Total Program Expense	25,067.40
Total Visitor's Center Expenses	25,067.40
Visitor's General Operating	
Insurance	
Business Auto & GL	119.55
WC*	73.38
Total Insurance	192.93
Made in La Pine Store	
Maint/Supplies	109.54
Merchandise for Sale	300.00
Paid to Vendors	11,352.12
Made in La Pine Store - Other	-648.66
Total Made in La Pine Store	11,113.00
Miscellaneous Operations	
Accounting Fees	1,440.00
Credit Card Processing	123.93
Seminar Workshops	800.00
Software	26.97
Volunteer Appreciation	46.94
Total Miscellaneous Operations	2,437.84
Office Equip & Supplies - 60%	
Computer Repair/Other Maint	240.00
General Supplies	317.36
Printer Lease	586.91
Printing Cost	36.20

La Pine Chamber of Commerce Profit & Loss

January through March 2023

	Jan - Mar 23
Total Office Equip & Supplies - 60%	1,180.47
Total Visitor's General Operating	14,924.24
Total Expense	60,724.64
Net Ordinary Income	11,885.41
Other Income/Expense	
Other Income	
Interest from Checking Account	14.77
Total Other Income	14.77
Net Other Income	14.77
Net Income	11,900.18



PO Box 616, La Pine, OR 97739
51429 Huntington Road, La Pine
541.536.9771
info@lapine.org

July 1, 2023

To: City of La Pine, City Councilors, City Manager
Re: TRT funds report for Fiscal Year 2022/2023 3rd & 4th Quarter

Chamber Board 2023

Jeremy Johnson, Pres.
Integrity Auto
541-876-5432

Aaron Schofield, Treas.
First Interstate Bank
541-593-8101

Mary Thorson, Secty.
Thorson Bookkeeping
541-536-2912

Rex Lesueur
Bancorp Insurance
541-536-1726

Stacia Ash
The Studio La Pine
808-298-9270

Helen Marston
Helen's Real Estate

Patrick Jackson
Mann Mortgage
541-536-9771

Ethel Dumon
St. Vincent de Paul
541-536-1956

Ann Gawith
Executive Director

Greetings!

As you are aware, the Chamber and Visitor Center, the Made in La Pine Store with its 50+ vendors, plus Frontier Days and KNCP Radio will be moving from their current location by the first of September.

We have enjoyed a very long run at our current location (over 10 years). We are proud that we have utilized the TRT money funneled from the city in a wise and productive manner to create the largest and nicest Visitor Center in the region and beyond. We will endeavor to continue to do so and meet the challenges head on.

We have leased the building that once housed a medical office that is located directly to the East of La Pine Dental. It needs some extensive remodeling to accommodate our variety of operations and we will be doing those renovations in the next 2 months.

It is not as ideal a location for the Visitor Center as the current location, but we feel with some proper signage we can make it work. We look forward to working with the City to create some new signage into that greater commercial area that will benefit the existing businesses as well as our additions, and satisfy the City sign ordinance criteria.

We will keep you posted of our progress and sincerely thank you for your continued support!

A handwritten signature in cursive script that reads "Ann Gawith".

La Pine Chamber of Commerce Visitor Center
Summary of Profit Loss Financial Report
4th Quarter FY 2022/2023 * April - June 2023

INCOME

TRT from City of La Pine	\$17,000.00
Resale Items Total *	\$7,508.11
* Reflects sales, vendor payments & merchandise bought	-\$443.44
Visitor Guide 2023	\$25,225.00
<u>TOTAL INCOME</u>	\$49,289.67
Hold-over	-\$32,518.25
TOTAL	\$16,771.42

EXPENSES PAID

	<u>Total Paid</u>	<u>TRT Funds used</u>	<u>% paid by TRT</u>
Payroll Taxes & Expenses	\$5,062.80	\$3,037.89	60.00%
Salaries - Executive Director	\$8,241.45	\$4,944.87	60.00%
Salaries - Part-time Staff	\$6,502.05	\$3,901.23	60.00%
Rent	\$4,888.07	\$2,025.00	42.00%
* Includes all utilities & garbage, phone, internet, maintenance, snowplowing, etc.			
Insurance - Genl. Liability/WC/Auto	\$1,332.22	\$859.33	60.00%
Accounting Fees	\$2,400.00	\$1,440.00	60.00%
Credit Card Processing, bank charges	\$514.59	\$30.40	45.00%
Office Equip. & Supplies, repairs	\$302.00	\$169.10	60.00%
Printer Lease & printing cost	\$589.35	\$363.60	60.00%
Visitor Guide 2022 - Commission	\$2,000.00	\$0.00	0.00%
Visitor Guide 2023 - printing & distribution	\$1,329.54	\$0.00	0.00%
<u>EXPENSE TOTALS</u>	\$33,162.07	\$16,771.42	Avg. 55%

La Pine Chamber of Commerce Profit & Loss

April through June 2023

Apr - Jun 23

Ordinary Income/Expense

Income

Chamber Income

General Operating

Membership

New Membership 4,777.00

Renewals 9,703.00

Total Membership 14,480.00

Total General Operating 14,480.00

Program Income

Annual Banquet

Annual Dinner Tickets 4,401.05

Dinner Raffle 750.00

Silent Auction 3,649.98

Sponsors 3,300.00

Total Annual Banquet 12,101.03

Breakfast

Breakfast Club 40.00

Breakfast Sponsor 150.00

Regular Attendance 1,621.00

Breakfast - Other 220.00

Total Breakfast 2,031.00

Events

Miscellaneous Events 270.00

Total Events 270.00

Facilities Income

Frontier Days Assoc 500.00

KNCP Radio 500.00

Snowplowing/Maint/Misc 150.00

Visitor Center from TRT Funds 2,025.00

Total Facilities Income 3,175.00

Total Program Income 17,577.03

Total Chamber Income 32,057.03

South County Shopper 560.00

Visitor Center Income

Made In La Pine Store 7,922.61

TRT from City of La Pine 14,975.00

Visitors Guide 2022 1,600.00

Visitors Guide 2023 25,825.00

Total Visitor Center Income 50,322.61

Total Income 82,939.64

Gross Profit 82,939.64

Expense

Chamber Expense

Facilities

La Pine Chamber of Commerce
Profit & Loss

April through June 2023

Apr - Jun 23

Cascade Natural Gas	361.17
Electric-	371.28
Garbage Recycling	55.62
Rent*	2,000.00
Snowplowing	100.00
Total Facilities	2,888.07
General Operating	
Insurance	
Business Auto & GL	89.29
Directors & Officers	333.48
W/C	50.12
Total Insurance	472.89
Miscellaneous Operations	
Accounting Fee	640.00
Advertising-Chamber activities	384.24
Bank Service Charges	29.95
Contract Services	65.25
Credit Card Processing	474.20
Memberships-Chamber activities	350.00
Misc Expense	273.55
Seminar/Workshop	343.87
Software	113.95
Volunteer Appreciation	131.72
Total Miscellaneous Operations	2,806.73
Office Equipment & Supplies 40%	
General Supplies	138.46
Printer Lease	231.54
Printing Costs	71.39
Property Tax on Equipment	0.00
Office Equipment & Supplies 40% - Other	23.62
Total Office Equipment & Supplies 40%	465.01
Total General Operating	3,744.63
Payroll Expenses 40%	
Executive Director	3,296.58
Office Staff-part time	2,770.19
Payroll Taxes	1,907.16
Payroll Expenses 40% - Other	117.95
Total Payroll Expenses 40%	8,091.88
Program Expense	
Annual Banquet	
Awards	183.42
Catering	5,000.00
Facility Rental	630.00
Other	63.71
Annual Banquet - Other	-100.00

La Pine Chamber of Commerce Profit & Loss

April through June 2023

	Apr - Jun 23
Total Annual Banquet	5,777.13
Breakfast	
Catering	1,495.00
Facility Rental	120.00
Total Breakfast	1,615.00
Miscellaneous Events	
Miscellaneous	106.18
Miscellaneous Events - Other	924.00
Total Miscellaneous Events	1,030.18
Website	
Maintenance	456.40
Total Website	456.40
Total Program Expense	8,878.71
Total Chamber Expense	23,603.29
General Operating	
Insurance	100.00
Total General Operating	100.00
Office Equipment & Supplies	
General Supplies	49.99
Total Office Equipment & Supplies	49.99
Reconciliation Discrepancies	-30.19
SCS Supplies	49.64
Visitor's Center Expenses	
Program Expense	
Advertising	1,853.00
Payroll Expense 60%	
*Payroll Tax Expenses	2,860.76
Executive Director	4,944.87
Office Staff-part time	4,155.29
Payroll Expense 60% - Other	176.93
Total Payroll Expense 60%	12,137.85
Visitors Guide 2022	
Ad Sales Commission 2022	2,000.00
Total Visitors Guide 2022	2,000.00
Visitors Guide 2023	
Printing Costs 2023	329.54
Visitors Guide Distribut'n 2023	1,000.00
Total Visitors Guide 2023	1,329.54
Website	
Maintenance	9.59
Total Website	9.59
Total Program Expense	17,329.98
Total Visitor's Center Expenses	17,329.98
Visitor's General Operating	
Insurance	

**La Pine Chamber of Commerce
 Profit & Loss**

April through June 2023

	<u>Apr - Jun 23</u>
Business Auto & GL	133.93
Directors & Officers	500.20
WC*	75.20
Insurance - Other	150.00
Total Insurance	859.33
Made in La Pine Store	
Maint/Supplies	200.76
Merchandise for Sale	180.00
Paid to Vendors	79.68
Made in La Pine Store - Other	-17.00
Total Made in La Pine Store	443.44
Miscellaneous Operations	
Accounting Fees	960.00
Credit Card Processing	30.40
Seminar Workshops	525.81
Software	170.90
Total Miscellaneous Operations	1,687.11
Office Equip & Supplies - 60%	
General Supplies	173.20
Printer Lease	347.28
Printing Cost	132.08
Office Equip & Supplies - 60% - Other	35.43
Total Office Equip & Supplies - 60%	687.99
Total Visitor's General Operating	3,677.87
Total Expense	44,780.58
Net Ordinary Income	38,159.06
Other Income/Expense	
Other Income	
Interest from Checking Account	39.75
Interest from Savings 0704 VG	6.81
Total Other Income	46.56
Net Other Income	46.56
Net Income	38,205.62



CITY OF LA PINE

STAFF REPORT

Meeting Date: July 26, 2023

TO: City Council

FROM: Geoff Wullschlager, City Manager 

SUBJECT: La Pine Vision Engagement & Process Planning

- | | | | |
|-------------------------------------|-------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | Resolution | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | No Action – Report Only | <input type="checkbox"/> | Public Hearing |
| <input checked="" type="checkbox"/> | Formal Motion | <input type="checkbox"/> | Other/Direction: Please see below |
-

Councilmembers:

As presented by Principal Planner Brent Bybee, at the joint workshop of Council and the Planning Commission on July 12, 2023, please find attached the enhanced Vision Engagement & Process Planning staff report.

The purpose of revisiting this project is to discuss the critical questions to be included in the Vision Survey as being developed by Mr. Bybee and staff. As of the date of the workshop meeting the following three questions were presented to both deliberative bodies of the City:

“What do you love about La Pine today?”

“What disadvantages does La Pine face?”

“What would improve La Pine?”

What needs to be determined is whether or not the Council is supportive of the questions as presented, or if there are any adjustments you would collectively like to see made. It is of note that at the July 19, 2023, Regular Planning Commission meeting, no enhancements or changes were proposed by that body.

It is suggested that the Council engage in a conversation over what has been presented as the final product of your work will be what is presented to the community in our Vision Survey.

Action:

Once Council has decided upon a recorded list of questions, a motion should be made to accept the Vision Survey questions as written and presented, followed by a second, for inclusion into the La Pine Vision process.



La Pine 2045

Councilors and Commissioners,

The City of La Pine will be kicking off the beginning efforts to update the Comprehensive Plan. The next six months will involve a visioning process with the community, to help determine the primary goals that will drive the comprehensive plan update.

What is a Comprehensive Plan?

The Comprehensive Plan provides a foundation for decision-making on important issues and reflects the community’s values. In conjunction with State requirements, the plan also serves as a framework to guide growth and development in the city. This includes activities related to the preservation of natural resources, the character of the built environment, and maintaining livability within the city. The Plan is designed to be accessible to everyone who participates in the City’s land use planning process – not just government agencies, elected officials, the Planning Commission, and builders and developers, but also neighborhood and community groups, and community members representing all interests. The policies and procedures produced for each of the applicable state goals identified below will serve as a basis for the requirements within the city code.

State Goals

Oregon has a statewide program for land use planning, adopted by Senate Bill 100 in 1973. The statewide program requires extensive coordination between the state and local communities in planning for growth. Oregon state law requires that all cities and counties adopt comprehensive plans that are consistent with the 19 Statewide Planning Goals. Of those 19 goals, 12 of them are applicable to the City of La Pine’s Comprehensive Plan and must be complied with. Goals 3 & 4 are dedicated to farm and forest land protections, and Goals 15-19 address the Willamette Valley and coastal protections. The applicable goals are as follows:

GOAL 1 – Citizen Involvement

GOAL 2 – Land Use Planning

GOAL 5 – Natural Resources, Scenic and
Historic Ares, & Open Spaces

GOAL 6 – Air, Water, & Land Resources
Quality

GOAL 7 – Areas Subject to Natural
Disasters & Hazards

GOAL 8 – Recreational Needs

GOAL 9 – Economic Development

GOAL 10 – Housing

GOAL 11 – Public Facilities & Services

GOAL 12 – Transportation

GOAL 13 – Energy Conservation

GOAL 14 – Urbanization

La Pine 2045 Vision

During the late summer, fall, and early winter of 2023, the city will engage the community through a variety of in person and online surveys in order to gather feedback on specific questions crafted to help identify the cities 5 primary goals. Once the community engagement portion has been completed, staff will coordinate with the Planning Commission and City Council for finalization. This process will help to inform the policies and procedures required for each of the state goals in the Comprehensive Plan.



1. Engagement/process planning

Staff initiated efforts to ensure that we can begin public engagement as soon as possible, but input is needed from both the Planning Commission and City Council to ensure public engagement gathers the necessary information needed to draft the vision goals.

- a. Staff has identified a preliminary list of stakeholders, listed below. Are there additional stakeholders for the city that should be included on this list?

- | | |
|-----------------------------------|---|
| - La Pine Rodeo Association | - Bend- La Pine School District |
| - Frontier Days Association | - La Pine Community Kitchen |
| - Put the Shine on La Pine | - St. Vincent de Paul (community pantry and thrift store) |
| - The Lions Club | - Mid-State |
| - La Pine Activity Center | - La Pine Chamber of Commerce |
| - La Pine Parks and Rec District | - Sunriver/La Pine Rotary |
| - Newberry Reginal Partnership | - Deschutes County |
| - La Pine Rural Fire District | - American Legion of the Moose |
| - La Pine Community Health Center | - Band of Brothers – La Pine |
| - St. Charles | |
| - Deschutes Public Library | |

b. As part of community engagement, staff intends to attend events in the community. Are there any other specific events that staff should attend?

- Music in the Pines
- The library grand re-opening
- Oktoberfest
- Trunk or Treat
- Resource Fair
- Back to School Fair
- La Pine Community Health Center Groundbreaking – August 10
- Student activities (student councilor Dillon)
- Chamber Breakfast
- Church Services
- Senior center and community kitchen lunches
- Activity center lunches & bingo
- Ice cream social hosted by the city

c. Staff has drafted the following questions to ask the community. The questions below are the result of the July 12, 2023, joint City Council and Planning Commission work session. Are there any changes or additions that you would like to see?

- i. “What do you love about La Pine today?”
- ii. “What disadvantages does La Pine face?”
- iii. “What would improve La Pine?”

2. Community engagement

Staff has strategized community engagement, with the hopes of reaching as many people as possible. One key tool staff will be utilizing throughout the process is a dedicated website as a home base for updates, and access to the dedicated online survey. This will help to serve the portions of the community that may not be able to attend the in-person events.

As stated previously, staff hopes to attend as many events as possible to have face to face interaction with the public. At these events, staff will have a small table or booth explaining the visioning process and the Comprehensive Plan update. Staff will have tools such as large paper pads for people to write their answers on, and handouts directing people to a dedicated website.

Staff will also utilize the utility billing system to reach folks by mail. A leaflet will be included with utility bills directing members of the public to the website and a dedicated project email address for public input. The leaflets will also identify the dates of two public workshops that will be held with the Planning Commission and City Council.

At the July 12, 2023, joint City Council and Planning Commission work session, additional community engagement tactics were discussed. Editorial publications were presented as an option, with Commissioner Teri Myers volunteering to write a piece for the Mid State Ruralite. Other editorial options discussed were the South County Shopper and Cascade Business News.

3. Public workshops with draft vision goals presented to the community

The public workshops will be the final opportunity for the public to provide input on the primary vision goals that staff will draft for the Planning Commission and City Council. The data provided by the public engagement will inform staff when outlining the goals and will be the baseline for the final drafts produced by the city. Staff will hold two public workshops to ensure any, and all comments have been addressed.


4. Vision goals finalized and prepared for the Comprehensive Plan Update

This will be the final step in the process for adoption. The Planning Commission will hold a public hearing for approval, and recommendation to the City Council for adoption. The vision goals adopted will then be carried over into the Comprehensive Plan update during 2024.



CITY OF LA PINE

STAFF REPORT

Meeting Date: July 26, 2023
TO: City Council
FROM: Geoff Wullschlager, City Manager 
SUBJECT: Consideration of DANCO Communities Multifamily Housing proposal

- | | | | |
|-------------------------------------|-------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | Resolution | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | No Action – Report Only | <input type="checkbox"/> | Public Hearing |
| <input checked="" type="checkbox"/> | Formal Motion | <input type="checkbox"/> | Other/Direction: Please see below |
-

Councilmembers:

The City has approved a site plan land use application (09-SPR Danco) for the development of a nine building, sixty-unit apartment complex to be located at the corner of Memorial Ln. and Huntington Rd. (please see attached civil site plan). This application was finalized, and a decision issued on February 2, 2023, following the appropriate notice of application (mailed on November 16, 2022, to property owners within 100’ of the property, the City Council, and Planning Commission).

This project qualified for the LIHTC (Low Income Housing Tax Credit) Program with the state of Oregon, wherein the developer is incentivized to build accessible housing at an affordable rate based on 60% of AMI (Area Median Income) for a demographical area, by receiving a 4% tax credit. This program was created by congressional action in 1986 and permanently put in place in 1993.

The LIHTC incentive gives investors (project financiers) a dollar-for-dollar reduction in their federal tax liability in exchange for capital injected into a qualifying project. This credit is good for a ten-year period once it has been received. The credit is a function of total cost for site development (basis), minus ineligible costs (non-depreciative costs), then adjusted with a potential basis boost (up to 30%, for a total of 130% of basis or project cost) for projects located in certain geographical areas known as Qualified Census tracts (which this project is). The adjusted project value is then multiplied by the 4% allowance providing a calculated credit amount. This credit is then divided over a ten-year period to provide a non-adjusted total credit. This non-adjusted credit is “reduced” to the price that the developer sells the credits at in exchange for investment in the project; this is done at a market rate value, at a price of less than a dollar, e.g. \$.83 per each dollar of credit, thus the developer gets the capital they need to build and the backers receive a \$.17 increase per each dollar in the value of their investment with the purchased credit. The final calculation permits one more adjustment based on “percentage of limited partnership proceeds”, or more appropriately defined as depreciation allowed to the investor, which is small fraction, in the case of the Danco project, less than one percent. Please reference the associated worksheet attached, that will be discussed to illustrate the forementioned calculations.

Projects that meet the multitude of requirements under the state of Oregon, are then proposed to varying political subdivisions (cities and counties) to provide needed housing that not only meets local demand, but project margins for the developer.

What is being asked of the City of La Pine in exchange for this development, is a twenty-year tax abatement of local taxes, which is not only a common offset requested by developers involved in LIHTC projects, but a standard practice in bringing housing to a community. It is of note that the City of La Pine currently has two such projects that have been brought to completion within the community, Little Deschutes Lodge (LDL) along Huntington Rd., and Village Meadows directly east of LDL, both of which are multifamily.

Under ORS 307.519, the exemptions being sought and potentially granted under ORS 307.515 apply to all the tax levying districts in which property certified for exemption is located if, upon request of a governing body, that governing body has adopted the provisions of ORS 307.515. The rates of taxation of those taxing districts (i.e., fire, parks, county, school district, sheriff's dept. etc.) whose governing boards agree to the policy of exemption must reach a threshold of 51% or more of the total combined rate of taxation on the property seeking exemption.

It has been discussed with the developer's consultant that the larger conversation of getting local approval needs to happen following the City's consideration of the exemption. It has also been reported to the City by the consultant, that at this time, the Bend La Pine School District is in favor of the project and supports the exemption. In either case, if 51% of the total tax, as represented by a number of but not the totality of the districts, agrees, and the City approves, each agency who has taxing authority for the property in question abates.

City Administrative staff have reviewed the developers' approved state application, which outlines the qualifications being met for state exemption and agrees that:

1. This proposed project will meet the goals of providing affordable housing to the area with the locked in market rates for year 1:

Year 1 – 1 bedroom (rent and utilities): \$1,071.00

Year 1 – 2 bedroom (rent and utilities): \$1,285.00

Year 1 – 3 bedroom (rent and utilities): \$1,485.00

which typically go up 1-2% a year and are tied to income brackets referred to as "set asides" These set asides are calculated using the median income of our area, which is then reduced by an allowance of utility costs that are paid by the tenant. The property owner/manager is allowed to charge the maximum rent associated with the set aside but adherence to the LIHTC guidelines in maintaining affordable housing in Oregon must meet the following three periods of compliance.

- a. Credit period: The first ten years (eleven in some cases) in which the credits can be utilized. If the property does not maintain compliance, the credits can be revoked.
- b. Compliance period: The first fifteen years, in which an owner must comply with all requirements as established by the IRS to avoid revocation.
- c. Extended Use period: The intent of the total program requirement is for the affordable housing element to be made available to income restricted groups for thirty total years. As the IRS and the state program can only "recapture" the credits within the first fifteen years for non-compliance, any owner of a project after 1990 must sign a regulatory agreement in which they commit to keep the property affordable for the remainder of the thirty-year period. There was no published information as to what prohibitions are enacted if the property fails to adhere to this requirement.

The remaining question to be answered is what this abatement will be realized as in terms of tax dollar loss for the City. This is a difficult amount to bring to conclusion as the property in question has yet to be built and has not established a baseline or starting value. Furthermore, this value which could be estimated, would also receive an assessed value which is generally lesser than the real market value, and would be established by the county Tax Assessor after the building was completed in the following new calendar year. It should also be considered that the City's tax revenue is also just one portion of the total tax for any given property and therefore the abatement should be considered in two different categories, one being city tax, and the remainder being total tax for the remaining districts.

In establishing estimates of tax dollar loss, city staff have looked to the most recent large scale apartment project within city limits that can serve as a soft basis for calculation, the Drafter apartments project which has 36 units, with 15, 634 sq. ft of structure, on .59 acres. Below you will find their tax break down for the most recent tax year:

TAX BY DISTRICT	
SCHOOL DISTRICT #1	3,489.64
C O C C	454.48
HIGH DESERT ESD	70.62
EDUCATION TOTAL:	4,014.74
DESCHUTES COUNTY	892.41
COUNTY LIBRARY	402.93
COUNTYWIDE LAW ENFORCEMENT	769.14
RURAL LAW ENFORCEMENT	1,047.47
COUNTY EXTENSION/4H	16.48
9-1-1	265.05
CITY OF LA PINE	1,450.40
CITY OF LA PINE URBAN RENEWAL	602.99
LAPINE PARK & RECREATION	219.74
GENERAL GOVT TOTAL:	5,666.61
COUNTY LIBRARY BOND	263.57
SCHOOL #1 BOND 2007	545.65
SCHOOL #1 BOND 2013	158.81
SCHOOL #1 BOND 2017	736.72
C O C C BOND	59.92
DEPT OF FORESTRY FIRE PATROL	66.25
BONDS - OTHER TOTAL:	1,830.92
Total Tax:	11,512.27

City Tax & Urban Renewal for land and structures: \$2053.39

By comparison, the Danco project will hold 60 units, with 34,982 sq. ft, of structure, on 4.70 acres.-The current taxes on the unimproved land are listed below.

TAX BY DISTRICT	
SCHOOL DISTRICT #1	609.77
C O C C	79.42
HIGH DESERT ESD	12.34
EDUCATION TOTAL:	701.53
DESCHUTES COUNTY	155.94
COUNTY LIBRARY	70.41
COUNTYWIDE LAW ENFORCEMENT	134.40
RURAL LAW ENFORCEMENT	183.03
COUNTY EXTENSION/4H	2.88
9-1-1	46.31
CITY OF LA PINE	253.44
CITY OF LA PINE URBAN RENEWAL	105.36
LAPINE PARK & RECREATION	38.40
GENERAL GOVT TOTAL:	990.17
COUNTY LIBRARY BOND	46.06
SCHOOL #1 BOND 2007	95.35
SCHOOL #1 BOND 2013	27.75
SCHOOL #1 BOND 2017	128.73
C O C C BOND	10.47
DEPT OF FORESTRY FIRE PATROL	18.75
BONDS - OTHER TOTAL:	327.11
Total Tax:	2,018.81

City Tax & Urban Renewal for land only: \$358.80

As the land is harder to compare on pro-rata basis, we can back that element of the equation out, as we have the current tax, and it is marginal as undeveloped land.

For the basis of tax premised upon structures we have the following finding:

34,982sq. ft. (Danco)/15,634 sq. ft. (Drafter) = 2.24, or the Danco project is 224% larger on the basis of structure.

So, a flexible assumption of tax for the Danco project can be made at 224% of value (both land and structures) of the existing Drafter project which is:

\$25,787.49 per annum for the total tax across all districts. As the City and Urban Renewal taxes for La Pine are 17.86% of the total tax for the Drafter project, the estimate of the same taxes for the Danco project tax would be \$4,606.00 per annum. Across a twenty-year abatement this would equate to \$92,113 in flat dollars lost with the abatement. The total abatement to all districts is estimated at \$515,750 in flat dollars. But as assessment in Oregon increases with an expected 3% per year adjustment, we need to consider total loss as exponentially calculated with the annual assessment increase:

Total Estimated Tax Abatement across 20 year span with 3% annual increase			
	Total Distrcts	City and Urban Renewal	
Year 1	\$ 25,787.49	\$ 4,606.00	
Year 2	\$ 26,561.11	\$ 4,744.18	
Year 3	\$ 27,357.95	\$ 4,886.51	
Year 4	\$ 28,178.69	\$ 5,033.10	
Year 5	\$ 29,024.05	\$ 5,184.09	
Year 6	\$ 29,894.77	\$ 5,339.62	
Year 7	\$ 30,791.61	\$ 5,499.80	
Year 8	\$ 31,715.36	\$ 5,664.80	
Year 9	\$ 32,666.82	\$ 5,834.74	
Year 10	\$ 33,646.83	\$ 6,009.79	
Year 11	\$ 34,656.23	\$ 6,190.08	
Year 12	\$ 35,695.92	\$ 6,375.78	
Year 13	\$ 36,766.79	\$ 6,567.05	
Year 14	\$ 37,869.80	\$ 6,764.07	
Year 15	\$ 39,005.89	\$ 6,966.99	
Year 16	\$ 40,176.07	\$ 7,176.00	
Year 17	\$ 41,381.35	\$ 7,391.28	
Year 18	\$ 42,622.79	\$ 7,613.02	
Year 19	\$ 43,901.48	\$ 7,841.41	
Year 20	\$ 45,218.52	\$ 8,076.65	
Total	\$ 692,919.51	\$ 123,764.94	

With these tables, and with consideration that these expectations are soft estimates only, we can anticipate the Total Tax for the period (twenty years) to be realized as loss of \$692,919.51 for all districts, and \$123,764.94 for the City of La Pine and its associated Urban Renewal District.

Action:

The question before the Council is whether or not it supports this proposal through formal action. There are mitigating circumstances that should be considered and will be discussed during the new business consideration of the project. If the Council does support the abatement, the next steps will include working with counsel to ensure adherence to the appropriate statutory requirements of the city and formal recognition of the abatement. If the Council requires more information, the developer and their consultant can be requested to address questions and make a presentation appearance before the Council. If the Council, by majority does not support this project it should be discussed during the new business section of the meeting.

The Council should consider the impact that sixty units (fifty-nine rent controlled) will have upon the community from both the positive aspects, and detractors associated with a development of this size.

Financing Sources	
LIFT (Local Innovation and Fast Track subsidy)	\$ 10,065,000.00
Deferred Developer Fee (sum of money paid later from cash flow)	\$ 560,443.45
LHUTC Equity	\$ 11,194,911.74
Permanenet First Loan, Hard Debt (with - OAHTC) 30 year at 3%	\$ 4,900,000.00
Permenenet Second Loan, Hard Debt	\$ 675,399.00
Source - Mid State Electric Energy Credit	\$ 100,000.00
Source - Federal Energy Credit (paired with LHUTC syndicator)	\$ 132,337.44
Total Resources	\$ 27,628,091.63
Total Cost Per Site	\$ 27,628,092.00
Non-Basis per site (disallowed costs - non-depriciable)	\$ 2,877,537.00
	\$ 24,750,555.00

Deferred Costs		Project Cost	
		Acquisition	\$ 1,357,500.00 (listed at \$1,395,000.00)
		Site Work	\$ 2,895,570.00
		Hard Construction Costs	\$ 13,488,718.20
		Owner Hard Costs	\$ 1,161,626.20
		Development	\$ 6,303,457.00
		Interim Financing	\$ 1,335,915.80
		Professional Fees	\$ 230,000.00
		Development Charges	\$ 542,669.00
		Reserves	\$ 312,618.00
		Total Project Cost	\$ 27,628,074.20

Program allowance - basis boost (130%)	\$ 32,175,721.50	Calculated Credit	\$ 1,287,028.86	Total Credit Valuation (10 years)	\$ 12,870,288.60
				Tax Credit Yield (equity value to developer)	\$ 0.87
				Total Tax Credit Equity (10 -year period)	\$ 11,197,151.08
				Percentage of Limited Partnership Proceeds	100%
				Net Tax Credit Investor Proceeds	\$ 11,194,911.65

OAHTC - Oregon Affordable Housing Tax Credit

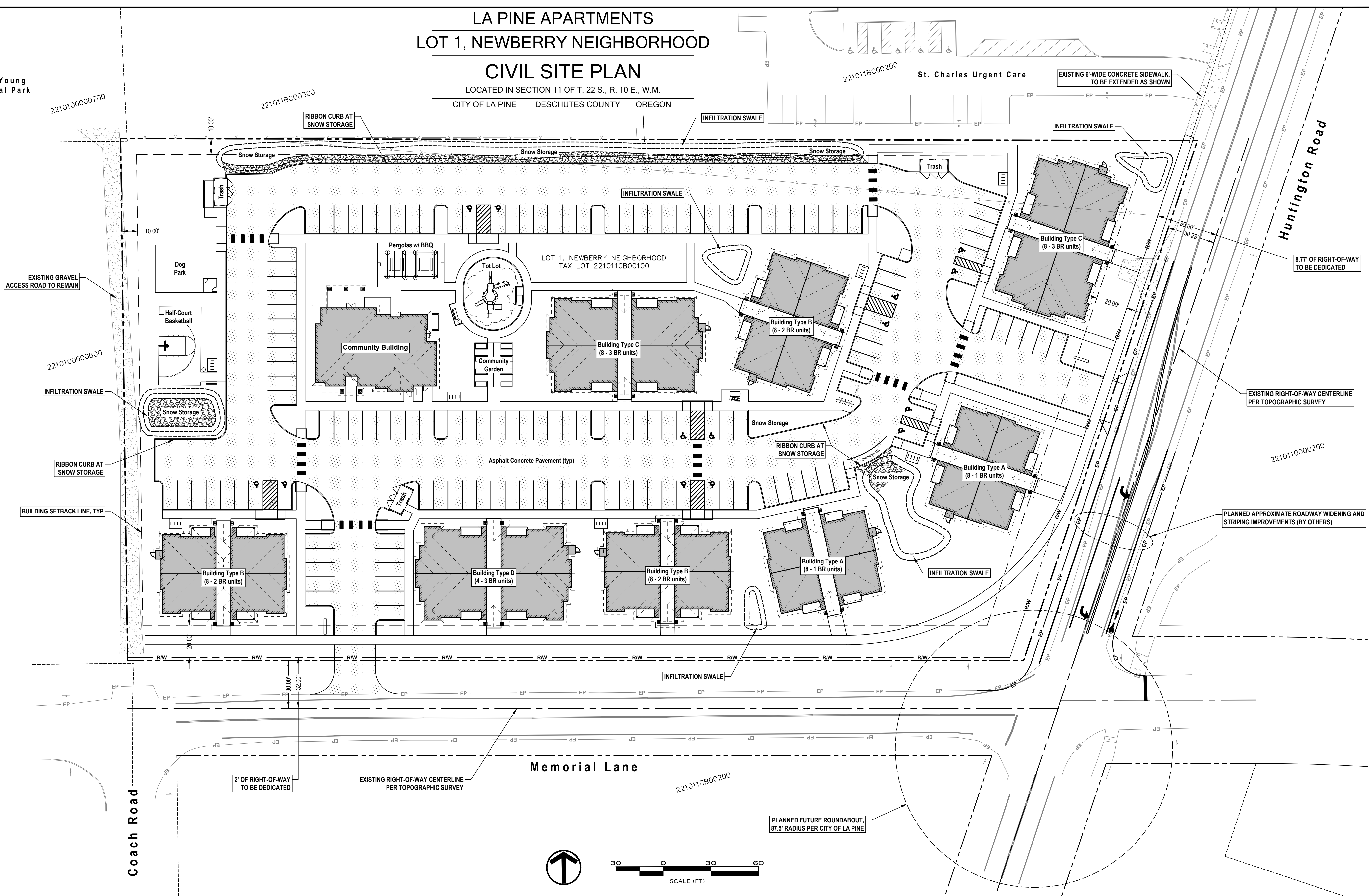
Lift calculation	Apartment Size	Multiplier (2022 rates)	Units		
	1 bedrooms	\$ 150,000.00	16	\$	3,980,000.00
	2 bedrooms	\$ 200,000.00	24	\$	3,960,000.00
	3 bedrooms	\$ 250,000.00	20	\$	4,125,000.00
			60	\$	10,065,000.00

LA PINE APARTMENTS LOT 1, NEWBERRY NEIGHBORHOOD

CIVIL SITE PLAN

LOCATED IN SECTION 11 OF T. 22 S., R. 10 E., W.M.
CITY OF LA PINE DESCHUTES COUNTY OREGON

Kelly Young
Memorial Park



PROPOSED FEATURES LEGEND

- (##" INDICATES PIPE DIAMETER)
- EP ——— EDGE OF PAVEMENT
 - |—|— CURB & GUTTER
 - |—|— WATER LINE
 - |—|— ##" W — SEWER LINE
 - |—|— ##" S — SEWER SERVICE
 - |—|— ##" SD — STORM DRAIN LINE
 - |—|— ——— ROOF DRAIN
 - |—|— ——— WATER MAIN HOT TAP
 - ⊕ VARIOUS FITTINGS, TYPE PER PLAN, WITH THRUST BLOCK
 - TEE
 - 90°
 - 45°
 - 22-1/2"
 - 11-1/4"

EXISTING FEATURES LEGEND

- — — PROJECT BOUNDARY
- - - ASSESSOR'S TAX LOT LINE (APPROXIMATE LOCATION)
- - - EASEMENT OF RECORD, AS NOTED
- CURB LINE
- OHP — OVERHEAD POWER LINE
- GAS — UNDERGROUND GAS LINE
- TEL — UNDERGROUND TELEPHONE LINE
- TV — UNDERGROUND CABLE LINE
- W — UNDERGROUND WATER LINE
- X — FENCE LINE
- 4-228 — CONTOUR LINE, 1' INTERVAL
- EP — EDGE OF ASPHALT PAVEMENT
- — — ROAD CENTERLINE
- ○ ○ SEWER CLEAN-OUT
- ⊕ WATER VALVE
- ⊕ WATER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ UTILITY POLE
- ⊕ GUY POLE
- ⊕ GUY ANCHOR
- ⊕ CABLE TV SERVICE/RISER
- ⊕ SIGN
- ⊕ TRASH ENCLOSURE, SEE ARCH DRAWINGS
- ⊕ BIKE RACKS, SEE LANDSCAPE DRAWINGS
- ⊕ EXISTING SPOT ELEVATION, ADD 4200' FOR TRUE ELEVATION
- ⊕ FIRE HYDRANT
- ⊕ GATE VALVE
- ⊕ SEPTIC TANK EFFLUENT GRAVITY (STEG) SYSTEM
- ⊕ STORM DRAIN CATCH BASIN
- ⊕ ELECTRICAL TRANSFORMER
- ⊕ SITE LIGHT
- ⊕ WATER METER



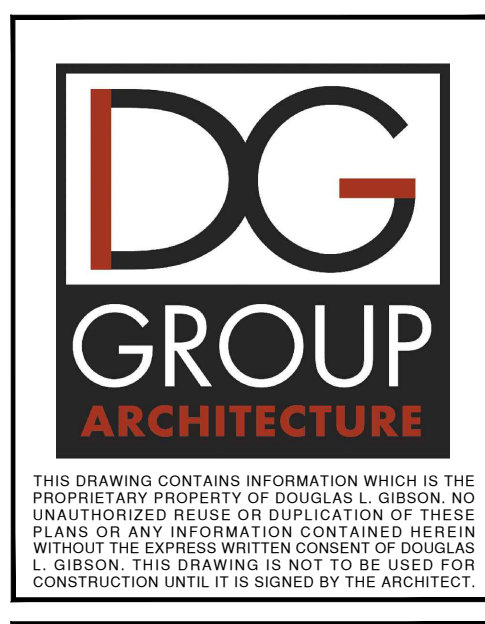
REVISIONS

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10/26/22

DRAWN BY
BEA

PROJECT #
DNG22-04 / R220909



DG GROUP ARCHITECTURE PLLC

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(208) 392-1269 FAX

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - IOWA - KANSAS - LOUISIANA - MONTANA - NEVADA - NEW MEXICO - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT

LA PINE APARTMENTS

LA PINE, OR
NW CORNER OF MEMORIAL LN & HUNTINGTON RD

C1.0

CIVIL SITE PLAN



FILE NAME: R220909.Plan Drawing.dwg
CIVIL SITE PLAN - 10/26/2022 10:58 AM

ENTITLEMENT APPLICATION