



CITY OF LA PINE, OREGON REGULAR CITY COUNCIL MEETING

Wednesday June 12, 2024, 5:30 p.m.

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

Available online via Zoom: <https://us02web.zoom.us/j/84262734477>

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 within the city.

Public Comments are limited to three (3) minutes per person; when asked to the podium, please state your name and address. This helps the City Council and staff determine if you are a city resident. 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. Any matter that warrants testimony and rebuttal may be debated only during a Public Hearing on the matter.

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. 05.22.2024 Regular City Council Meeting Minutes3.

 a. Public Comment Form8.

 b. Republic Services Handout from Presentation9.

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

OLD BUSINESS:

1. Republic Services

 a. Staff Report11.

 b. Exhibit A.13.

 c. Exhibit B.14.

 d. Resolution 2024-1015.

NEW BUSINESS:

1. Ponderosa Park Phase 1 Final Plat Review 02FPR-24

 a. Staff Report17.

 b. Findings19.

 c. Final Plat.....31.

OTHER MATTERS

PUBLIC COMMENTS

Public Comments provide an opportunity for members of the community to submit input on ongoing matters within the city.

Public Comments are limited to three (3) minutes per person; when asked to the podium, please state your name and address. This helps the Planning Commission and staff determine if you are a city resident. 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. Any matter that warrants testimony and rebuttal may be debated only during a Public Hearing on the matter.

STAFF COMMENTS

MAYOR & COUNCIL COMMENTS

EXECUTIVE SESSION: per ORS 192.660 if necessary

ADJOURNMENT



CITY OF LA PINE, OREGON REGULAR CITY COUNCIL MEETING

Wednesday, May 22, 2024

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

Available online via Zoom: <https://us02web.zoom.us/j/81182860851>

MINUTES

CALL TO ORDER

Mayor Richer called the meeting to order at 5:30 p.m.

ESTABLISH A QUORUM

Mayor Richer

Council President Van Damme

Councilor Shields

Councilor Ignazzitto

Student Councilor Marston

Present Via Zoom

Councilor Morse

Staff

Geoff Wullschlager – City Manager

Brent Bybee – Principal Planner

Amanda Metcalf – City Recorder

PLEDGE OF ALLEGIANCE

Mayor Richer led the Pledge of Allegiance.

PUBLIC COMMENTS

Zorba Stathakis came to the meeting and provided positive feedback regarding the public summit for La Pine 2045.

He stated that he would like to see more walking and bicycle paths within the City. He also suggested more trashcans be available around town to prevent litter.

Lastly, he stated there is a lack of curb side recycling services for citizens and that the Council should consider approving this added option with Republic Services.

ADDED AGENDA ITEMS

City Manager Wullschlager added to the agenda a staff report regarding Transportation SDCs which will be discussed in Other Matters.

CONSENT AGENDA

1. 05.08.2024 Regular City Council Minutes
 - a. Public Comment Form

Councilor Morse abstained from the motion due to her absence at the last meeting.

Councilor Ignazzitto made a motion to approve the consent agenda. *Councilor Shields seconded the motion.* Motion passed unanimously.

OLD BUSINESS:

None.

NEW BUSINESS:

1. Audit Services Contract

City Manager Wullschlager presented the associated staff report regarding the recent request for proposal (RFP) that was issued for a City Auditor. He stated that staff received three proposals from Aldrich CPA's and Advisors LLP, Sensiba LLP, and Pauly Rogers and Co., P.C. These proposals were scored by himself and Finance Director Ivans. Overall, Sensiba LLP received the highest marks. The contract will be for five fiscal years, with the final audited year being FY 2028.

There were no questions or comments from the Council.

Council President Van Damme made a motion to authorize City Manager Wullschlager to enter into a contract with Sensiba, LLP to conduct City audits through Fiscal Year 2028. *Councilor Shields seconded the motion.* Mayor Richer asked for a roll call vote.

Councilor Morse – Aye

Council President Van Damme – Aye

Councilor Shields – Aye

Councilor Ignazzitto – Aye

Motion passed unanimously.

2. Republic Services – Annual Financial Information and Projection Report

City Manager Wullschlager presented the associated staff report. He stated that Republic Services is proposing a 3% increase to the waste management services for the citizens of La Pine.

Courtney Voss attended the meeting representing Republic Services. She gave a brief presentation on Republic Services and the request for a rate increase.

She also presented to the Council a proposal seeking authorization to provide curbside residential comingled recycling services. She explained the benefits, fees, and timeline that would be associated if approved.

There was discussion about the cost if citizens had the right to opt out of comingled recycling versus if it was a mandatory service. It was asked that Ms. Voss submit different proposals for residential customers for the Council to review.

Lastly, she presented a carryout/up the drive rate service which is a when Republic Services collects the customer's garbage receptacle at the house instead of curbside. She is asking the Council to approve the rate increase to \$10.00 per month. This is an optout option service in addition. Republic Services offers it at no cost for customers with disabilities.

The decision was tabled to the next meeting in June.

OTHER MATTERS

City Manager Wullschlager presented to the Council a staff report regarding Transportation System Development Charges (SDC). He gave background information regarding the City's original adoption of a Transportation System Plan (TSP) which included recommended SDC's as a funding source for future transportation improvements. He stated that in 2020, the Council adopted Resolution 2020-08, a resolution adopting an SDC charge methodology and a schedule of fees for the City's transportation system.

He further stated due to public concern over SDC development expenses, city staff reviewed and calculated the transportation SDC for similar use per all other surrounding communities in Central Oregon. He explained the two types of calculations are used, which include pm peak hour trip method and a SDC's per unit of scale. He said that the City of La pine uses both techniques, and it is at the discretion of the City as to which to utilize. He concluded, with the understanding that methodologies are not linear, and that the City of La Pine compared to other cities in the region is medially priced.

After consulting the City's Attorney, and the original project manager that participated with drafting the City's original methodologies for SDCs, it was strongly recommended that the City not waive SDC's arbitrarily. Staff presented possible solutions to the Council to consider. He explained in detail how each methodology would be calculated and impact the City.

Lastly, he explained if the City were to reassess its Transportation SDC methodology this would likely result in an increase of SDC cost to developers. There was a discussion about scenarios in which a SDC methodology would be implemented.

PUBLIC COMMENTS

None.

STAFF COMMENTS

City Recorder Metcalf did not have any comments.

Principal Planner Bybee thanked the Councilors that were facilitators at the Community Summit for La Pine 2045 and gave an update about the event. He explained that the maps that were used in the exercise will be digitized and compared for review.

He listed the other community events that staff will be attending in the upcoming months.

He gave an update on Community Planning Assistance for Wildfire (CPAW) and explained that the process is still in the beginning phases.

He further stated that city staff has applied for the Transportation and Growth Management (TGM) grant. If awarded, it will fund the City's TSP update that will coincide with the comprehensive plan update.

He gave a brief update on the current planning applications.

City Manager Wullschlager informed the Council that the Newberry Regional Partnership (NRP) will be having an event regarding options for homeowners to interact with local insurance providers. This is based on the ongoing concern over homeowner policy rate spikes and cancellation.

He also provided an update on the Newberry lift station and stated that it has leveled out since the last report. He stated that the City will proceed further with a capital improvement plan to rebuild the lift station.

He gave an update on the industrial lift station and stated that it has had multiple catastrophic failures including a gate valve failure. USDA will allow the City to include the rebuilding of this lift station with the water and wastewater expansion project.

He said that the eastside sidewalk improvement project has entered into the design phase.

Lastly, he gave an update on the road improvement on 2nd street.

MAYOR & COUNCIL COMMENTS

Student Councilor Marston stated that the Highschool Principal would like to know if the youth of La Pine will be involved with the comprehensive plan update. Principal Planner Bybee clarified that the voice of the youth is very important. He said that Student Councilor Martson is a member of the Steering Advisory Committee (SAC) and is invited to any meeting that they hold.

Student Councilor Marston stated that the learning levy was denied in the recent election. However, it will be on the next election's ballot and if passed will expand the school's shop program.

Lastly, he said that trimesters were approved for curriculum and explained that this will allow for students to have enhanced electives and more concentrated studies.

Council President Van Damme made a comment on the La Pine 2045 Community Summit. She stated that the public had a lot of positive feedback regarding the map exercise. She also thanked city staff for all their hard work.

Councilor Shields did not have any comments.

Councilor Ignazzitto also made a positive comment on the Community Summit. She stated that at her table the goals were on track with the current plans for the City.

Councilor Morse thanked everyone for participating in the Community Summit and the council meeting.

Mayor Richer thanked everyone for participating in the meeting.

EXECUTIVE SESSION: per ORS 192.660 if necessary

ADJOURNMENT

Mayor Richer adjourned the meeting at 6:52 p.m.

Date:

Daniel Richer, Mayor

ATTEST:

Date:

Amanda Metcalf, City Recorder



PUBLIC COMMENT FORM

Completed forms will be collected prior to the start of the meeting. Comments will be limited to 3 minutes and restricted to the topics indicated below. All remarks and questions must be addressed to the presiding officer, only. Comments will be respectful. Harsh and/or abusive language will not be permitted. (This document is a public record)

Name: Zorba Stathakis Phone Number: (541) 886-6468
Address: _____

Email: _____ ☐ Resident ☐ Non Resident ☐ Other

Agenda Item Topic #: _____ in support of _____ in opposition to _____ as an interested party

☐ **Non-Agenda Item Topic** (Provide brief description): Republics lack of recycling
Recent State Law, Code new commercial construction Bike racks
garbage cans

Organization (if applicable): _____ Would you like to be contacted for follow up?
____ Yes ____ No



Dear Valued Customer,

Due to an increase in Deschutes County Disposal charges, effective July 1, 2024, your collection rates will increase by 3-percent. For residential customers, you can expect to see your rate to increase by \$0.57 to \$1.20 per month, depending on your cart size.

For more information, please visit www.republicservices.com/centraloregon Republic Services remains dedicated to providing you with excellent service. If you have questions or need additional support, please contact our customer service team at: 541-536-1194.

Sincerely,

Republic Services of Central Oregon



Dear Valued Customer,

Due to an increase in Deschutes County Disposal charges, effective July 1, 2024, your collection rates will increase by 3-percent. For residential customers, you can expect to see your rate to increase by \$0.57 to \$1.20 per month, depending on your cart size.

In addition, you are currently enrolled in Up the Drive/Carry Out Service. Because you are enrolled in this service, we service your cart by walking or driving on to your property, servicing and returning your cart. Effective July 1, 2024, the cost for this service will increase to a flat fee of \$10 per month, regardless of your cart size. If you would like to unenroll yourself from the service, please contact us. Additionally, any customer who wants to continue with the service will be required to sign a liability waiver by August 1. The waiver is included in this mailing and may be returned by mail or email. Finally, if you have a disability that impacts your ability to bring your cart to the curb for service, please contact us for support.

For more information, please visit www.republicservices.com/centraloregon Republic Services remains dedicated to providing you with excellent service. If you have questions or need additional support, please contact our customer service team at: 541-536-1194.

Sincerely,

Republic Services of Central Oregon




CITY OF LA PINE

STAFF REPORT

Meeting Date: June 12, 2024

TO: City Council

FROM: Geoff Wullschlager, City Manager 

SUBJECT: Rate Adjustments (Solid Waste) & Expansion of Services – Resolution 2024-10

<input checked="" 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 checked="" type="checkbox"/>	Other/Direction: Please see below

Councilmembers:

As proposed in presentation by Republic Services, please find attached drafted Resolution 2024-10 which provides administrative authority and instrumentation by which to memorialize the proposal of a 3% rate increase for waste management. This resolution draws upon the original franchise agreement as implemented by Ordinance No. 2007-3 (sic) which granted exclusive Franchise to La Pine Disposal & Recycling, Inc. (“Wilderness”) and outlined the terms and conditions of said franchise. It also references Ordinance No. 2020-06 which recognized the transfer of this exclusive franchise to Allied Waste Transfer Services of Oregon, LLC. (“Republic”) and observes all the terms and conditions of both legislative actions as they relate to rate increases.

Resolution 2024-10, if passed will implement a 3% rate increase, as requested by Allied Waste Transfer Services of Oregon, LLC. (“Republic”), across all services made available to the public in the City of La Pine.

It will also implement the addition of a flat rate for “Residential Up the Drive or Carryout Service” for customers in La Pine, which will be an opt-in/optional service in which Republic will notify existing customers of requirement to opt in to the new program at the new rate of \$10.00 per month, and free of charge for customers that have a disability that impacts their ability to move their cart(s) to the curb. The new charge for opt-in customers will apply effective September 1, 2024.

Some items to consider in this proposal:

- Exhibit A. provides clear and concise tables reflecting the proposed rate amendments.
- Exhibit B. provides clear and concise information regarding the Residential Up the Drive Carryout Service proposal.

- Allied Waste Transfer Services of Oregon, LLC. (“Republic”) has provided a possible rate adjustment notification in past billing.
- Service Expansion Request (Co-mingled Recycling) – City Administration suggests that Council not adopt the Residential Comingled Recycling proposal on the basis that this is compulsory and could be seen as an imposition on rate payers. While there have been public comments and opinions shared in Council meetings, community surveys, and other City gatherings supporting the concept of curbside recycling, these have not reached a level where there is overwhelming support across the City for the service. The curbside recycling rates being proposed may cause a financial hardship to our constituents if the services are not optional. It is recommended that the Council reconsider the service at the end of FY 24/25.

Staff Recommendation:

Council should adopt passage of Resolution 2024-10 by the Council, in the best interests of the community and its citizens.

It is recommended that there be ongoing discussion with Allied Waste Transfer Services of Oregon, LLC. (“Republic”) with regard to the Service Expansion Request (Curbside Comingled Recycling), which can then be addressed by additional legislative or administrative action of the Council.

Action:

If Council approves of the staff report, the following action should be exercised.

1. Approval of Resolution 2024-10: **Make a motion to approve Resolution 2024-10**, a Resolution Adjusting and Fixing Solid Waste Rates To be Charged by Franchise in the City of La Pine, **followed by a second, and a roll call vote.**

RESIDENTIAL RATES			
	7/1/2023	7/1/2024	WITH RECYCLE
35 GAL ROLL CART	19.10	19.67	29.46
35 GAL ROLL CART UTD	21.62		
65 GAL ROLL CART	31.58	32.53	42.32
65 GAL ROLL CART UTD	36.41		
95 GAL ROLL CART	39.86	41.06	50.85
95 GAL ROLL CART UTD	42.91		
UP THE DRIVE (UTD)	0.00	10.00	10.00
UP THE DRIVE (UTD) - DISABLED	0.00	0.00	0.00

Carryout/Up the Drive Rate

Proposal: Republic Services is seeking addition of a flat rate for Residential Up the Drive or Carryout Services for customers in the City of La Pine.

- \$10 per month unless customer has a disability that impacts their ability to move their cart(s) to the curb (in which case service will be offered at no charge).
- Opt-in/optional service.
- Flat charge covers the cost of service for all carts on a residential customer's property and is an additional to base rate service charge.

Program Benefits

- Ratepayer fairness

Program Timeline

- Council Approval by July 1, 2024
- July 2024: Republic to notify existing Up the Drive/Carry Out customers of requirement to opt in to new program at new rate. New charge to apply effective September 1. Customers will be unenrolled unless they opt in.

**CITY OF LA PINE
RESOLUTION NO. 2024-10**

**A RESOLUTION ADJUSTING AND FIXING SOLID WASTE RATES TO BE
CHARGED BY FRANCHISEE IN THE CITY OF LA PINE**

WHEREAS, the City Council adopted Ordinance NO. 2007-3, known by reference as the Solid Waste Management and Franchise Ordinance; and

WHEREAS, Section 3A. (2) states changes in rates shall be made by resolution and order of the Council; and

WHEREAS, Section 3A. (3) states that franchise shall provide sixty (60) days written notice of rate change with accompanying justification of proposed rate change changes;

WHEREAS, Section 3A. (3)(a) states applications shall be filed by franchisee prior to May 1 of any given year; and

WHEREAS; Section 3A. (3)(b) states that unless there is good cause shown and recorded in the minutes of the Council, the Council shall act upon any rate adjustment by June 30, and the adjustment shall take effect on July 1; and

WHEREAS, Ordinance NO. 2020-06, an Ordinance of City of La Pine Amending Ordinance NO. 2007-03, which Ordinance Granted La Pine Disposal & Recycling, Inc. ("Wilderness") an Exclusive Franchise and Right to Provide Solid Waste Management Services in the City of La Pine, and Consenting to La Pine Disposal & Recycling, Inc.'s Assignment, and Allied Waste Transfer Services of Oregon, LLC's ("Republic") Assumption, of all La Pine Disposal & Recycling, Inc.'s. Rights, Interests, and Obligations Arising out of or under the Franchise Granted Under Ordinance NO. 2007-03; and

WHEREAS, in connection with the Transaction, Republic desired to acquire all Wilderness's rights, interests, and obligations arising out of and/or under the Franchise Agreement; and

WHEREAS, under Ordinance NO. 2020-06, adopted on June 17, 2020, the City consented to Wilderness's assignment of the Franchise Agreement (including Wilderness's franchise rights and interests arising thereunder) to Republic and Republic's assumption of Wilderness's obligations arising out of or under the Franchise Agreement; and

WHEREAS, Under Ordinance NO. 2020-06, Section (8), Ordinance, NO. 2020-06 was made part of the original Franchise Agreement and the provisions of the Franchise Agreement not amended or modified by Ordinance NO. 2020-06 remained unchanged and in full force and effect; and

WHEREAS, Sections 3A. (2), 3A. (3), 3A. (3)(a), and 3A. (3)(b) of Ordinance NO. 2007-03 have not been amended or modified by Ordinance No. 2020-06.

NOW THEREFORE IT BE RESOLVED THAT:

Section 1. Effective July 1, 2024, solid waste rates within the City of La Pine shall be uniform for the same service and shall not exceed those rates set forth in Exhibit A.

Section 2. This resolution is effective immediately upon its enactment by the City Council.

APPROVED and ADOPTED, AND MADE EFFECTIVE by the La Pine City Council on June 12, 2024.

Daniel Richer, Mayor

Attest:

Amanda Metcalf, City Recorder



CITY OF LA PINE

STAFF REPORT

DATE: June 12, 2024
TO: La Pine City Council
FROM: Rachel Vickers, Associate Planner
SUBJECT: Ponderosa Park Phase 1 Final Plat Review (02FPR-24)

TYPE OF ACTION REQUESTED (Check one):

<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:

Proposal:

On April 12, 2024, Blue Collar Investments along with BECON Engineering, applied for Final Plat Review of Phase 1 of the Ponderosa Park Subdivision. The subject phase of the Subdivision is located at Tax Lot 1000 on Deschutes County Assessor's Map 22-10-14DB.

Background:

On January 19, 2022, a 45 lot Subdivision (03SUB-21) was approved by the La Pine City Council. Later that same year, the applicant applied for site plan review to construct several multifamily dwelling complexes on one of the newly created parcels that was proposed (09SPR-21). The application was denied by City staff based on the fact the development exceeded the maximum density standards of LPDC Section 15.18.400(B).

The applicant then decided to forgo the multifamily development and instead modify the 2021 subdivision approval to increase the number of approved lots and decrease the density by only proposing single family development on each parcel. That application was approved by City staff July 28, 2022.

The current proposal is for final plat approval for Phase 1 of the Ponderosa Park subdivision which includes the creation of 23 single family lots. Staff notes that based on recent conversation with the City Engineer and Public Works Director the City's Industrial Lift station has reached a point of critical failure. Staff has added a condition of approval to the final plat decision that states the applicant shall not make use of the sewer lateral until the Industrial Park Lift Station Improvement Project is completed. This condition of approval is permitted under LPDC Section 15.90.030(B).

Recommended Motion:

I move the La Pine City Council approve the Final Plat Review of Phase 1 of the Ponderosa Park Subdivision.

Attachment(s):

1. Findings
2. Final Plat

FINDINGS AND DECISION

FILE NUMBER: 02FPR-24

APPLICANT: Blue Collar Investments LLC
2699 Twin Knolls Dr #105
Bend, OR 97702

LOCATION: The subject property currently has no situs address. The Tax Lot number is 1000 on Deschutes County Assessor's Map 22-10-14DB.

REQUEST: The applicant is requesting Final Plat Review for Phase 1 of the Ponderosa Park Subdivision which was approved under La Pine File No. 03SUB-21 and subsequently modified under La Pine Fiel No 01MOD-22. Phase 1 of the subdivision will create 23 single family lots intended for single family homes.

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

DECISION: Approved, subject to the conditions of approval identified below

I. APPLICABLE STANDARDS, PROCEDURES, AND CRITERIA

City of La Pine Development Code

Article 5, Development Standards

Chapter 15.90, Public Facilities

Article 9, Land Divisions

Chapter 15.406, Subdivision and Planned Unit Developments (PUD)

Chapter 15.418, Processing and Recording Procedures

II. BASIC FINDINGS

ZONING: The subject property is zoned residential single family with no overlay zones.

PARCEL SIZE: The subject property is 14.30-acres in size.

PERMIT HISTORY:

- 03SUB-21 | Tentative Plat approval for a 45-lot subdivision on the subject property, which would be divided into three phases.
- 09SPR-21 | Site plan review for a 56-unit multifamily development on the subject property. This application was denied due to the fact the density standards of the RSF zone were not met.
- 01MOD-22 | Modification of files 03SUB-21 to increase the number of lots and decrease the density to the previously approved subdivision. Specifically, the applicant proposes to divide the subject property into 56 lots with up to 100 units.

III. FINDINGS OF FACT

PART III, CITY OF LA PINE DEVELOPMENT CODE

Article 5, Development Standards

Chapter 15.90, Public Improvements

Section 15.90.030, Sewer and Water

- A. *Sewer and water plan approval. Development permits for sewer and water improvements shall not be issued until the public works director has approved all sanitary sewer and water plans in conformance with city standards.***
- B. *Inadequate facilities. Development permits may be restricted or rationed by the city where a deficiency exists in the existing water or sewer system that cannot be rectified by the development and which, if not rectified, will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of domestic water and sewerage treatment systems. The city may require water booster pumps, sanitary sewer lift stations, and other critical facilities be installed with backup power.***

FINDING: Comments from the City Engineer indicated there is a deficiency in the Industrial Park Lift Station. In order to protect public health and safety, the City Engineer required that the developer shall not use the new sewer lateral until the Industrial Park Lift Station Improvement Project is complete. To ensure compliance with this criterion the following condition of approval has been added.

Sewer Lateral Use: ***Prior to occupancy***, the developer shall not make use of the sewer lateral until the City has completed the Industrial Park Lift Station Improvement Project.

Article 9, Land Divisions¹

Chapter 15.406, Subdivision and Planned Unit Developments (PUD)

¹ *State Law reference— Subdivision and other divisions of land, ORS 92.010 et seq.; city planning, ORS 227.010 et seq.*

Section 15.406.020, Final Plat for A Subdivision

A. Submission of final plat.

1. Time requirement.

- a. Except as otherwise approved in accordance with the approval of a master plan for a subdivision planned for unit or phase development, the subdivider shall, within two years after the date of approval of the tentative plan for a subdivision, prepare and submit the final plat for a subdivision that is in conformance with the tentative plan as approved and with all conditions applicable thereto. The number of copies required shall be as specified on the application form.**

FINDING: City of La Pine File No 03SUB-21 was approved by the City Council on January 19, 2022. Subsequently the applicant applied to modify the decision to increase the number of single-family lots and decrease the density of the proposed development in City of La Pine File No 01MOD-22. This decision was approved on July 28, 2022, and became final on August 9, 2022, extending the expiration date to August 9, 2024. The applicant applied for the final plat approval on April 12, 2024. This criterion is met.

- b. Final plats shall be subject to the Type I review procedure in article 7. If the subdivider fails to file the final plat before the expiration of the two-year period, the tentative plan approval shall be declared null and void and a new submittal required if the subdivider wishes to proceed with the development, unless an extension is granted by the city.**

FINDING: The subject application is being processed in accordance with LPDC Article 7. The application was also submitted within the conditioned recording requirements. This criterion is met.

- 2. Master development plan. In the case of a subdivision for which a master development plan has been approved, the tentative plans for each unit or phase thereof shall be submitted in accordance with the phasing schedule approved as a part of the master plan.**

FINDING: The 2021 approved subdivision was not in relation to a master development plan. This criterion is not applicable.

- 3. Form of final plat. The final plat shall be prepared in conformance with the applicable standards of ORS 92 and the requirements of the Deschutes County Surveyor and Deschutes County Clerk. A reduced copy of the final plat shall also be provided on a sheet of paper measuring 8½ inches by 11 inches or 11 inches by 17 inches for public review requirements. The final plat data shall also be provided in an electronic format adaptive to the city's and county's computer mapping system.**

FINDING: The applicant's submitted plat conforms with the above requirements. This criterion is met.

B. Requirements of survey and plat of subdivision.

- 1. The survey for the plat of a subdivision shall be of such accuracy and with reference to such guidelines as required by ORS 92.**

FINDING: The applicant's submitted plat satisfies the above requirements; this criterion is met.

- 2. The survey and plat shall be made by a registered professional land surveyor.**

FINDING: The survey and plat were made by Alexander J. Hagen of BECON Engineering, a registered professional land surveyor. This criterion is met.

3. ***The plat shall be of such scale that all survey and mathematical information, and all other details, may be clearly and legibly shown thereon.***

FINDING: The applicant's submitted survey is at such a scale that all the information is clear and legible. This criterion is met.

4. ***The locations and descriptions of all monuments shall be recorded upon all plats and the proper courses and distances of all boundary lines shown.***

FINDING: The applicant's submitted survey map includes all the above. This criterion is met.

- C. ***Monumentation requirements. Monumentation of all subdivisions and plats therefor shall be in compliance with the provisions of ORS 92.060 and 92.065.***

FINDING: To ensure compliance with the above criterion, the following condition of approval has been added.

Monumentation: Monumentation of the applicants proposed subdivision shall be in compliance with the provisions of ORS 92.060 and 92.065.

- D. ***Information required on final plat. In addition to that required by the tentative plan approval or otherwise required by law, the following information shall be shown on the final plat:***
 1. ***All survey reference information.***
 2. ***Tract and lot boundary lines, and street rights-of-way and centerlines, with dimensions, bearings or deflection angles. Tract boundaries and street bearings shall be to the nearest second; distances to the nearest 0.01 feet. No ditto marks are permitted.***
 3. ***Width of streets being dedicated. Curve data based on centerlines for streets on curvature; the radius, central angle, arc length, chord length and chord bearing shall be shown.***
 4. ***Easements denoted by fine dotted lines, clearly identified and, if already of record, their recorded reference.***
 5. ***Lot numbers beginning with the number "1" and numbered consecutively and without omission, in sequential order with phasing if applicable.***
 6. ***The initial point shall be marked with an aluminum pipe or galvanized iron pipe not less than two inches inside diameter, 30 inches long before flaring with a 2½ inch minimum diameter aluminum or galvanized cap as appropriately securely attached marked with steel ties with the following information for that subdivision: initial point, subdivision name, year and land surveyor registration number.***

FINDING: The applicant's submitted plat mat includes all of the information required by the above subsection. These criteria are met.

- E. ***Certificates required on final plat. The following certificates are required on the final plat:***
 1. ***Certificate signed and acknowledged by all parties having record title interest in the land, consenting to the preparation and recording of the plat.***
 2. ***Certificate signed and acknowledged as above dedicating all land intended for public use.***
 3. ***Certificate with the seal of and signed by the land surveyor responsible for the survey and***

- the final plat preparation.*
4. *Certificate for the county surveyor.*
 5. *Certificate for the county tax collector.*
 6. *Certificate for the county assessor.*
 7. *Certificates for the city public works director and city planning official or other duly designated city representative.*
 8. *Other certificates required by state law or by the city.*
 9. *Certificate for approval or execution by the city council.*

FINDING: The applicant's submitted plat map includes all the above certificates. Staff notes that the applicant shall be the party responsible to gather all required signatures on the plat map before recording.

F. Supplemental information with final plat. The following data, in addition to any other data required as a part of the tentative plan approval, shall be submitted with the final plat:

1. *A preliminary title report issued by a title insurance company in the name of the owner of the land, showing all parties whose consent is necessary, and evidence of a clear and marketable title.*

FINDING: The applicant submitted a preliminary title report dated May 24, 2024, issued by First American Title. The report included all the above referenced requirements. This criterion is met.

2. *A copy of any deed restrictions or protective covenants applicable to the subdivision or planned unit development.*

FINDING: The applicant indicated that there would be no deed restrictions or protective covenants applicable to this subdivision. This criterion is not applicable.

3. *A copy of any dedication requiring separate documents such as for parks, playgrounds and the like.*

FINDING: The applicant indicated that the subdivision does not include any dedications for parks, playground, nor the like. This criterion is not applicable.

4. *A copy of any homeowner's association agreements proposed or required for the development.*

FINDING: The applicant indicated that the subdivision does not include any homeowner's association agreements. This criterion is not applicable.

5. *For any and all improvements such as streets, sewer, water, utilities and the like that are required or proposed as a part of the tentative plan approval, the following shall be required to be submitted with the final plat, and such shall be prepared by a licensed surveyor or engineer:*
 - a. *Cross-sections of proposed streets, widths of roadways, types of surfacing, curb locations and specifications, width and location of sidewalks, other pedestrian ways and/or bikeways.*
 - b. *Plans and profiles of proposed sanitary sewers, location of manholes and proposed drainage facilities.*
 - c. *Plans and profiles of proposed water distribution systems showing pipe sizes, location of valves and fire hydrants as applicable.*

- d. Specifications for the construction of all proposed utilities.**
- e. Proof of guaranteed access to the primary serving public street or highway.**
- f. Digital data of construction plans and as-built specifications for all improvements in a format approved by the city engineer, public works director or other duly designated city representatives, such being necessary for electronic record keeping.**

FINDING: The applicant provided as built drawings prepared by BECON Civil Engineering. The submitted drawings include all the above requirements. These criteria are met.

- G. Technical review of final plat. Within five working days of receipt of the final plat submittal, the planning official shall initiate a technical review of the submittal as provided herein.**
 - 1. Notification of the receipt of, and opportunity for review thereof, shall be given to the public works director, city engineer, utility companies and any other affected agencies.**
 - 2. The parties shall complete the technical plat review and shall submit findings to the city planning official within ten days of the notice.**
 - 3. Based on the reviews, should the planning official determine that full conformity has not been made, the subdivider shall be advised thereof of the needed changes or additions and shall be afforded a reasonable opportunity (not to exceed 30 days) to make the changes or additions.**

FINDING: The final plat was reviewed by the City Engineer, Public Works Director, and Midstate Electric Cooperative. None of the agencies identified deficiencies in the submitted plat that needed to be addressed. These criteria are met.

- 4. Other required procedures for processing a final plat are set forth in section 15.414.030.**

FINDING: LPDC Section 15.414.030 relates to final plat processing for boundary line adjustments. The subject application is for final plat review of a subdivision and therefore, the above criterion is not applicable.

- H. Review and approval of final plat. Within 30 days following the receipt of a complete application for the final plat of any land division reviewed by the city, the planning official shall review the final plat to verify that the plat is submitted in accordance with the tentative plan approval.**
 - 1. If the city planning official does not approve the final plat, the subdivider shall be advised of the reasons therefor, and shall be provided an opportunity to make corrections.**
 - 2. If the city planning official approves the final plat, approval shall be indicated by the signature of the planning official, on the plat.**

FINDING: Staff reviewed the applicants submitted materials and the applicant was notified that several pieces of information required under LPDC Section 15.406.020(F) were missing. The applicant provided the requested materials in a timely manner. These criteria are met.

- I. Final plat approval requirements. No final plat for a proposed subdivision shall be approved unless it is found to comply with the following minimum standards:**
 - 1. The final plat is found to be in strict compliance with the tentative plan approval and all conditions set forth thereby.**

FINDING: The proposed subdivision was approved under City of La Pine File No 03SUB-21. That decision included nine conditions of approval which must be completed prior to Final Plat approval. Staff includes all nine conditions of approval below for reference.

1. *Applicant shall submit the proposed name to the County Surveyor for review and approval.*

The applicant included an approved subdivision plat name from the Deschutes County Surveyor's office dated July 26, 2021. The approval was specific to the name Ponderosa Park. This condition of approval has been met.

2. *Improvements shall be designed, installed and constructed as platted and approved, and plans therefore shall be filed with the final plat at the time of recordation or as otherwise required by the City.*

The applicant indicated that the site was built per the approved plans and staff notes that neither the City Engineer nor Public Works Director identified any deficiencies in the applicant's final plat. This condition of approval has been met.

3. *As built plans for all public improvements shall be prepared and completed by a licensed engineer and filed with the City upon the completion of all such improvements. A copy of the as built plans shall be filed with the final plat of a subdivision or other development by and at the cost of the developer. The plans shall be completed and duly filed within 30 days of the completion of the improvements.*

The applicant provided as built plans for all public improvements which were prepared by BECON Civil Engineering. To ensure compliance the following condition of approval has been added.

Public Improvements: The as built plans shall be completed and duly filed within 30 days of the completion of the improvements.

4. *A clear vision area shall be maintained on the corners of all property at the intersection of two streets or a street and a railroad. A clear vision area shall contain no planting, wall, structure, private signage, or temporary or permanent obstruction exceeding three and one-half feet in height, measured from the top of the curb or, where no curb exists, from the established street centerline grade, except that trees exceeding this height may be located in this area provided all branches and foliage are removed to a height of eight feet above the grade. Construction plans shall demonstrate compliance with these clear vision standards and shall be submitted to the City for review and approval prior to construction.*

The applicant indicated that all structures within the clear vision areas will not exceed three- and one-half feet. This condition of approval has been met.

5. *Sewer mains and sewer infrastructure shall be constructed in accordance with City of La Pine Public Works Standards. Sewer main lines shall be minimum 8' diameter.*

The applicant indicated that all sewer infrastructure has been constructed in accordance with City standards. Staff notes that the City Engineer confirmed this statement. This condition of approval has been met.

6. *Public right of way shall be dedicated to the public as proposed on the submitted site plan, on the final subdivision plat.*

The public right of ways that were approved under the 03SUB-21 and 01MOD-22 are consistent with what is included on the final plat. Furthermore, the final plat includes a statement dedicating all right of way for public use. This condition of approval has been met.

7. *All necessary public utility easements for franchise utilities shall be determined in coordination with franchise utility companies and shall be dedicated on the final plat.*

The applicant's submitted final plat includes all required public easements. This condition of approval has been met.

8. *Streetlights shall be installed on the plans and provided at the following locations: Intersections, Mid-block for blocks longer than 400 feet from center of intersection to center of intersection. Poles and fixtures shall conform to the power provider standards. Standard Mid State Electric head fixtures shall be used.*

The applicant indicated that the streetlights have been installed in accordance with the approved engineering drawings. This condition of approval has been met.

9. *As approved by the City Engineer, public improvements must be constructed prior to final plat of each phase, or an approved performance assurance mechanism and associated improvement agreement with specific construction times outlined, may be filed with the City for construction of items not necessary for safety or required connectivity. All such agreements shall be reviewed and approved by the City Engineer and shall be in compliance with LPDC 15.94.020.*

The applicant indicated that most of the public improvements have been made and are in compliance with LPDC 15.94.020 and have been approved by the City Engineer. Staff notes street trees and portions of the sidewalk will be installed with individual homes. The applicant has submitted performance bonds in an amount that has been accepted by the City. This condition of approval has been met.

The initial subdivision approval was modified under City of La Pine File No 01MOD-22 which included one condition of approval which must be completed prior to final plat approval.

13. *Prior to final plat approval, the existing water main terminus in Apache Tears Ct shall be extended to and looped into proposed water main improvements as shown on the submitted tentative plat.*

The applicant's burden of proof and final plat indicated that the improvements to the existing water main have been completed. This condition of approval has been met.

Staff finds that all conditions of approval that were specific to final plat approval have been met. This criterion is met.

2. *Streets and roads for public use are dedicated without any reservations or restrictions.*

FINDING: The applicant's submitted plat map includes the following declaration:

KNOW ALL PERSONS BY THESE PRESENTS, THAT BLUE COLLAR INVESTMENTS LLC, HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED AND PLATTED INTO LOTS 1 THROUGH 23 AND TRACTS A AND B AS SHOWN HEREON, ACCORDING TO THE PROVISIONS OF O.R.S. CHAPTER 92,

AND DEDICATES LITTLE CRATER DRIVE, NEIL LANE, NEIL COURT, AND WHEELER ROAD AS SHOWN HEREON TO THE PUBLIC FOREVER FOR ROAD AND UTILITY PURPOSES,

AND GRANTS THE EMERGENCY VEHICLES ACCESS EASEMENT (EVAE) FOR THE BENEFIT OF EMERGENCY SERVICES AS SHOWN HEREON;

AND FURTHER GRANTS TO THE PUBLIC FOREVER, THE PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON;

AND HEREBY SUBMIT FOR APPROVAL AND RECORD THIS SUBDIVISION PLAT.

Staff finds this statement indicates all the public roads within the proposed final plat will be dedicated for public use without any reservations or restrictions. This criterion is met.

3. *Streets and roads held for private use are clearly indicated.*

FINDING: The applicant's plat map does not include any streets or roads that are intended for private use. This criterion does not apply.

4. *The plat contains a donation to the public of all common improvements and public uses proposed or required as a condition of approval of the tentative plan.*

FINDING: The applicant's submitted plat map includes the above requirements. This criterion is met.

5. *All proposed or required improvements have either been completed and approved by the city or that a development agreement establishing timeframes and any required bond, contract or other assurance therefor has been provided for and approved by the city planning official or other duly designated city representative.*

FINDING: Most of the public works' improvements that were required have been complete and approved by the City Engineer and Public Works Director, and the rest have been bonded for in an amount that has been approved by the City. This criterion is met.

- J. *Recording of final plat. Approval of the final plat shall be null and void if the plat is not recorded within 45 days after the date of approval of the city planning official.***
- 1. *After obtaining all required approvals and signatures, the subdivider shall file the plat and an exact copy thereof in the county clerk's office.***
 - 2. *No plat shall be recorded unless all ad valorem taxes and special assessments, fees or other charges required by law to be placed upon the tax rolls which have become a lien or which will become a lien during the calendar year on the subdivision have been paid.***
 - 3. *Copies of the recorded plat shall be provided to the city recorder, city planning official, and county surveyor at the developer's expense. The format and number of copies required shall be as specified on the application form. The county surveyor may request an additional number of copies required at time of final plat review if deemed appropriate.***

FINDING: Staff includes the above criteria as a condition of approval to ensure compliance.

Recording of Final Plat. Approval of the final plat shall be null and void if the plat is not recorded within 45 days after the date of approval of the city planning official.

1. After obtaining all required approvals and signatures, the subdivider shall file the plat and an exact copy thereof in the county clerk's office.
2. No plat shall be recorded unless all ad valorem taxes and special assessments, fees or other charges required by law to be placed upon the tax rolls which have become a lien or which will become a lien during the calendar year on the subdivision have been paid.
3. Copies of the recorded plat shall be provided to the city recorder, city planning official, and county surveyor at the developer's expense. The format and number of copies required shall be as specified on the application form. The county surveyor may request an additional number of copies required at time of final plat review if deemed appropriate.

Chapter 15.418, Processing and Recording Procedures²

Section 15.418.010, Processing and Recording Subdivision and Partition Maps

- A. Submit one reproducible paper, vellum or Mylar map copy to the county surveyor.*
- B. Submit closure sheets for the surveyor's certificate and a closure sheet for each lot or parcel created, and a closure sheet for dedicated areas such as roadways or public facility lots.*
- C. Submit the required county surveyor review fee as appropriate for the subdivision or partition.*
- D. Submit a title report for the subdivision.*
- E. Submit a post-monumentation certificate stating the intent and completion date and a bonding estimate for all subdivision plats proposed for post-monumentation. The bonding estimate is to be 120 percent of the estimated actual costs, office and field.*
- F. After preliminary initial review of the plat, resubmit the final plat prepared on double matte four mil minimum thickness Mylar, with corrections made, to the county surveyor for final approval and signature.*
- G. Remaining approval signatures shall then be executed and the final maps and an exact copy thereof submitted to the county surveyor for recording into the survey records prior to submittal to the county clerk for recording. The exact copy shall comply with the requirements of ORS 92 and other applicable statutes and be submitted on four mil thickness Mylar.*
- H. The county surveyor recording fee shall be submitted with the final plat along with any required post-monumentation bond or letter executed by the city attorney that the bonding requirements are met.*
- I. The plat shall then be submitted to the county clerk along with the required recording fee. After recording information is placed on the exact copy by the county clerk, the exact copy and the required number of prints showing the recording information shall be submitted to the county surveyor to complete the process. The number of prints required shall be 12 for a subdivision plat and six prints for a partition unless a greater number is requested by the county surveyor at initial review.*
- J. Copies of the exact copy of the final plat showing the recording information shall also be submitted to the city planning official, together with an electronic copy in a format approved by the city. The scale and format of the plans and the number of copies required shall be as specified on the application form.*

FINDING: Staff includes this section for reference to the applicant, so they are aware of the process to record the approved final plat.

V. CONCLUSION

Based on the foregoing findings, City staff concludes that the proposed use can comply with the applicable standards and criteria of the City of La Pine Development Code if the conditions of approval are met.

Other permits may be required. The applicants are responsible for obtaining any necessary permits from the Deschutes County Building Division and Deschutes County Environmental Soils Division as well as any required state and federal permits.

VI. DECISION

APPROVAL, subject to the following conditions of approval.

² State Law reference— Final approval of plats and plans, ORS 92.010 et seq.

VII. CONDITIONS OF APPROVAL:

AT ALL TIMES

- A. Application Materials: This approval is based upon the application, site plan, specifications, and supporting documentation submitted by the applicant. Any substantial change in this approved use will require review through a new land use application.
- B. Additional Permit Requirements: The applicant shall obtain necessary permits from the City of La Pine, Deschutes County Building Department, Deschutes County Onsite Wastewater Department, and any other necessary State or Federal permits.
- C. Confirmation of Conditions: The applicant shall be responsible for confirming in detail how each specific condition of approval has been met if requested by City staff.
- D. Monumentation: Monumentation of the applicants proposed subdivision shall be in compliance with the provisions of ORS 92.060 and 92.065.
- E. Public Improvements: The as built plans shall be completed and duly filed within 30 days of the completion of the improvements.
- F. Recording of Final Plat. Approval of the final plat shall be null and void if the plat is not recorded within 45 days after the date of approval of the city planning official.
 - 1. After obtaining all required approvals and signatures, the subdivider shall file the plat and an exact copy thereof in the county clerk's office.
 - 2. No plat shall be recorded unless all ad valorem taxes and special assessments, fees or other charges required by law to be placed upon the tax rolls which have become a lien or which will become a lien during the calendar year on the subdivision have been paid.
 - 3. Copies of the recorded plat shall be provided to the city recorder, city planning official, and county surveyor at the developer's expense. The format and number of copies required shall be as specified on the application form. The county surveyor may request an additional number of copies required at time of final plat review if deemed appropriate.
- G. Previous Conditions: All relevant conditions of approval under La Pine File No 03SUB-21 and 01MOD-22 remain in effect.
- H. Sewer Lateral Use: **Prior to occupancy**, the developer shall not make use of the sewer lateral until the City has completed the Industrial Park Lift Station Improvement Project.

VIII. DURATION OF APPROVAL, NOTICE, AND APPEALS

This approval shall lapse, and a new approval shall be required, if the use approved in this permit is not initiated within 45 days of the date that this decision becomes final, or if development of the site is in violation of the approved plan or other applicable codes.

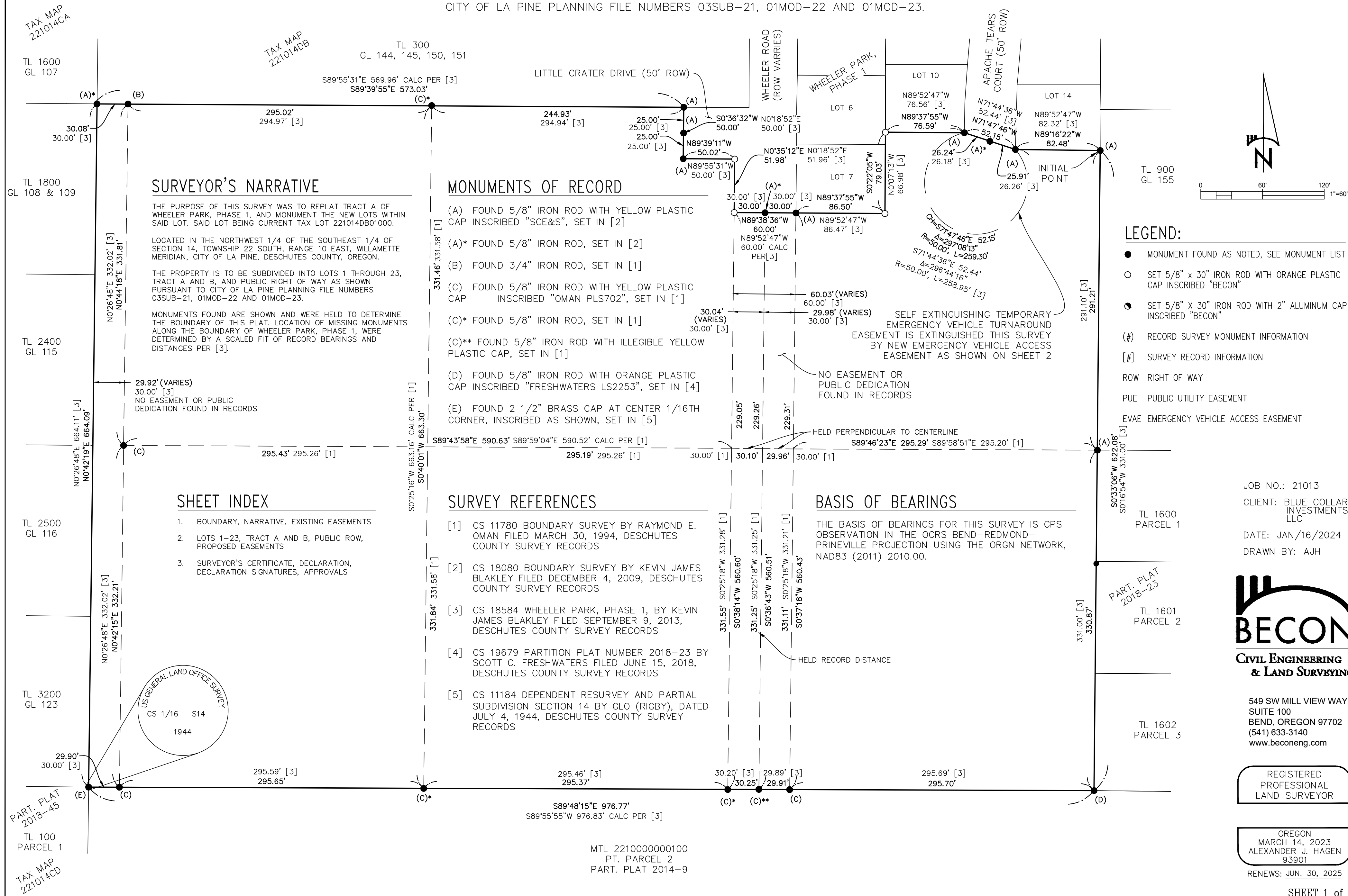
THIS DECISION BECOMES FINAL TWELVE (12) DAYS AFTER THE DATE MAILED, UNLESS APPEALED BY THE APPLICANT OR A PARTY OF INTEREST IN ACCORDANCE WITH ARTICLE 7, CHAPTER 15.212 OF THE CITY OF LA PINE LAND DEVELOPMENT CODE. PURSUANT TO ARTICLE 7, CHAPTER 15.212 OF THE CITY OF LA PINE LAND

DEVELOPMENT CODE, APPEALS MUST BE RECEIVED BY 5:00 PM ON THE 12TH DAY FOLLOWING MAILING OF THIS DECISION.

CITY OF LA PINE COMMUNITY DEVELOPMENT DEPARTMENT

Written By: Rachel Vickers, Associate Planner

A REPLAT OF TRACT A OF WHEELER PARK, PHASE 1
LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 10 EAST,
WILLAMETTE MERIDIAN, CITY OF LA PINE, DESCHUTES COUNTY, OREGON.
CITY OF LA PINE PLANNING FILE NUMBERS 03SUB-21, 01MOD-22 AND 01MOD-23.



A REPLAT OF TRACT A OF WHEELER PARK, PHASE 1
LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 10 EAST,
WILLAMETTE MERIDIAN, CITY OF LA PINE, DESCHUTES COUNTY, OREGON.
CITY OF LA PINE PLANNING FILE NUMBERS 03SUB-21, 01MOD-22 AND 01MOD-23.



PONDEROSA PHASE 1

A REPLAT OF TRACT A OF WHEELER PARK, PHASE 1
LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 10 EAST,
WILLAMETTE MERIDIAN, CITY OF LA PINE, DESCHUTES COUNTY, OREGON.
CITY OF LA PINE PLANNING FILE NUMBERS 03SUB-21, 01MOD-22 AND 01MOD-23.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT BLUE COLLAR INVESTMENTS LLC, HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED AND PLATTED INTO LOTS 1 THROUGH 23 AND TRACTS A AND B AS SHOWN HEREON, ACCORDING TO THE PROVISIONS OF O.R.S. CHAPTER 92,

AND DEDICATES LITTLE CRATER DRIVE, NEIL LANE, NEIL COURT, AND WHEELER ROAD AS SHOWN HEREON TO THE PUBLIC FOREVER FOR ROAD AND UTILITY PURPOSES,

AND GRANTS THE EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) FOR THE BENEFIT OF EMERGENCY SERVICES AS SHOWN HEREON;

AND FURTHER GRANTS TO THE PUBLIC FOREVER, THE PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON;

AND HEREBY SUBMIT FOR APPROVAL AND RECORD THIS SUBDIVISION PLAT.

DECLARATION SIGNATURES

AARON BEATY, MEMBER, BLUE COLLAR INVESTMENTS LLC DATE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED AARON BEATY, MEMBER, BLUE COLLAR INVESTMENTS LLC, WHO BEING DULY SWORN, STATED THAT HE IS THE AGENT THAT IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC _____

PRINTED NAME: _____

NOTARY PUBLIC- _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____, 20____.

SURVEYOR’S CERTIFICATE

I, ERIK J HUFFMAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I OR THOSE UNDER MY DIRECT SUPERVISION HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THIS SUBDIVISION PLAT MAP;

THAT THE INITIAL POINT IS A 5/8” IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "SCE&S", SAID POINT BEING THE SOUTHEAST CORNER OF LOT 14, WHEELER PARK, PHASE 1, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF LA PINE, DESCHUTES COUNTY, OREGON, AND THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF THE PROPERTY PLATTED:

TRACT A, WHEELER PARK, PHASE 1, CITY IF LA PINE, DESCHUTES COUNTY, OREGON.

CONTAINS 14.30 ACRES, MORE OR LESS.

APPROVALS

THIS PLAT HAS BEEN EXAMINED AND APPROVED BY:

DESCHUTES COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES ARE PAID TO THIS DATE.

DESCHUTES COUNTY TAX COLLECTOR DATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2023-2024 TAX ROLL WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID, TO ME.

DESCHUTES COUNTY ASSESSOR DATE

CITY OF LA PINE PLANNING DIRECTOR DATE

CITY OF LA PINE PUBLIC WORKS MANAGER DATE

SIGNATURE BY THE CITY OF LA PINE CONSTITUTES ACCEPTANCE BY THE CITY OF ANY DEDICATION MADE HEREIN TO THE PUBLIC.

DESCHUTES COUNTY BOARD OF COMMISSIONERS DATE

WATER RIGHTS STATEMENT

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.



549 SW MILL VIEW WAY
SUITE 100
BEND, OREGON 97702
(541) 633-3140
www.beconeng.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 14, 2023
ALEXANDER J. HAGEN
93901

RENEWS: JUN. 30, 2025