

**From:** [Tracy Griffin](#)  
**To:** [Rachel Vickers](#); [Dan Daugherty](#); [Kelly West](#); [Randy Scheid](#); [Erik Huffman](#); [clara.butler@osp.oregon.gov](mailto:clara.butler@osp.oregon.gov); [Cody Smith](#); [Tarik Rawlings](#); [Todd Cleveland](#)  
**Cc:** [Brent Bybee](#); [\\_CDD All Techs](#)  
**Subject:** City of La Pine Agency Notice of Application (06SPR-23, Knottworks) - space numbering plan  
**Date:** Thursday, September 21, 2023 11:13:57 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[20230921104553.pdf](#)

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All – Attached is the site plan for space numbering for this proposed park as this will work best for emergency service response. Please advise me of any revisions to this site plan.

Rachel – Thank you on behalf of address coordinators everywhere for looping me in to the process early.



**Tracy Griffin | Administrative Assistant**  
**DESCHUTES COUNTY COMMUNITY DEVELOPMENT**  
117 NW Lafayette Avenue | Bend, Oregon 97703  
PO Box 6005 | Bend, Oregon 97708  
Tel: (541) 388-6573 | [www.deschutes.org/cd](http://www.deschutes.org/cd)

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**From:** Rachel Vickers <[rvickers@lapineoregon.gov](mailto:rvickers@lapineoregon.gov)>  
**Sent:** Wednesday, September 20, 2023 4:33 PM  
**To:** Dan Daugherty <[chiefdaugherty@lapinefire.com](mailto:chiefdaugherty@lapinefire.com)>; Kelly West <[kwest@lapineoregon.gov](mailto:kwest@lapineoregon.gov)>; Randy Scheid <[Randy.Scheid@deschutes.org](mailto:Randy.Scheid@deschutes.org)>; Erik Huffman <[ehuffman@beconeng.com](mailto:ehuffman@beconeng.com)>; [clara.butler@osp.oregon.gov](mailto:clara.butler@osp.oregon.gov); Tracy Griffin <[Tracy.Griffin@deschutes.org](mailto:Tracy.Griffin@deschutes.org)>; Cody Smith <[Cody.Smith@deschutes.org](mailto:Cody.Smith@deschutes.org)>; Tarik Rawlings <[Tarik.Rawlings@deschutes.org](mailto:Tarik.Rawlings@deschutes.org)>; Todd Cleveland <[Todd.Cleveland@deschutes.org](mailto:Todd.Cleveland@deschutes.org)>  
**Cc:** Brent Bybee <[bbybee@lapineoregon.gov](mailto:bbybee@lapineoregon.gov)>  
**Subject:** City of La Pine Agency Notice of Application (06SPR-23, Knottworks)

[EXTERNAL EMAIL]

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Hello,

The City of La Pine has received an application for a new 44-unit Manufactured Home Park located at [16565 Reed Road](#). While staff is reviewing the application for completeness, I have attached the submitted application materials for your review and agency comments.

Please submit all comments to the assigned planner at [rvickers@lapineoregon.gov](mailto:rvickers@lapineoregon.gov) and let me know if you have any questions.

Best,



# SITE PLAN NOTES:

- ALL EXTERIOR LIGHTING SHALL BE SO PLACED AND SHIELDED SO AS TO NOT CREATE A NUISANCE FOR ADJACENT PROPERTIES.
- A NEAT APPEARANCE SHALL BE MAINTAINED AT ALL TIMES. EXCEPT FOR VEHICLES, THERE SHALL BE NO OUTSIDE STORAGE OF MATERIALS OR EQUIPMENT BELONGING TO THE PARK OR TO ANY GUEST OF THE PARK.
- INTERNAL ROADWAYS AND DRIVE AISLES SHALL BE SURFACED WITH ASPHALT. A 6-FOOT TALL OBSTRUCTING FENCE MADE OF CHAIN LINK FABRIC WITH OBSCURING/ PRIVACY SLATS SHALL BE PLACED AROUND THE PERIMETER OF THE SITE.
- 6-FT TALL CHAIN LINK FENCE WITH PRIVACY SLATS, SET BACK 20FT FROM NORTH PROPERTY LINE.
- PRIVACY FENCE IS LOCATED ON EAST, WEST AND SOUTH PROPERTY LINES.
- FENCE ON NORTH-SIDE MUST SITE BACK 20' FROM REED ROAD.
- THE SITE IS CURRENTLY DEVELOPED WITH A RETAIL FOOD STORE AND AFFILIATED STORAGE STRUCTURES.
- ALL EXISTING STRUCTURES, BUILDINGS, AND LANDSCAPING WILL BE REMOVED IN PREPARATION FOR THE NEW MANUFACTURED HOME PARK.
- THE PROJECT DOES NOT PROPOSE ANY PUBLIC AREAS.
- FENCES SHALL BE MAINTAINED IN A CONDITION OF REASONABLE REPAIR AND SHALL NOT BE ALLOWED TO BECOME AND REMAIN IN A CONDITION OF DISREPAIR INCLUDING NOTICEABLE LEANING, MISSING SECTIONS, BROKEN SUPPORTS, NON-UNIFORM HEIGHT AND UNCONTROLLED GROWTH OF VEGETATION.
- IN NO INSTANCE SHALL A FENCE EXTEND BEYOND THE PROPERTY LINE INTO A PUBLIC RIGHT-OF-WAY. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO DETERMINE THE PROPERTY LINE.
- ALL NEW ELECTRICAL TELEPHONE OR OTHER UTILITY LINES SHALL BE UNDERGROUND UNLESS OTHERWISE APPROVED BY THE CITY.
- NO PARKING WILL BE ALLOWED ON EITHER SIDE OF THE INTERNAL ROADWAYS.
  - NO PARKING: SIGNS SHALL BE INSTALLED AS NEEDED. SEE NOTE 16
  - INTERNAL ROADWAYS ARE SURFACED IN ASPHALT.
  - ALL AREAS NOT SHOWN OR NOTED AS COVERED BY PLANTING, OR OTHER IMPERVIOUS SURFACE, WILL BE LANDSCAPED WITH PLANTING AND/OR LANDSCAPE MATERIALS AS ALLOWED BY CITY OF LA PINE CODE. PLANTINGS WILL BE IRRIGATED. EACH UNIT WILL HAVE A MIX OF GRASS, ROCKS, TREES AND SHRUBS.
  - WE WILL PROVIDE A DETAILED LANDSCAPE PLAN AFTER FINAL APPROVAL.
  - EACH MANUFACTURED HOME SPACE HAS AN INDIVIDUAL TRASH ENCLOSURE FOR INDIVIDUAL WASTE RECEPTACLES.
  - EACH MANUFACTURED DWELLING LOT SHALL BE IDENTIFIED WITH 3-INCH HIGH NUMBERS ON HOME PER OMD&P SECTION 10-3-3(i).
  - CONTINUOUS RED STRIPE TO BE PAINTED ON CURB OF BOTH EAST AND WEST SIDES OF INTERNAL ROADWAY. MARKING SHALL STATE "PARK LANE. NO PARKING" TO BE REFLECTED IN MINIMUM OF 3" TALL BLOCK LETTERING EVERY 25 FEET.
  - EACH MANUFACTURED DWELLING PARK SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE FROM EACH MANUFACTURED DWELLING LOT TO THE PUBLIC WAY. PARK STREET WITHOUT SIDEWALKS SHALL COMPLY WITH OMD&P SECTION 10-5-4(b)-(g) AND 10-5-4(i).

## OWNER:

KNOTT FAMILY TRUST  
KNOTT, NATHAN S. & ANGE S. TRUSTEES  
PO BOX 197  
OTIS, OR 97368

ACREAGE OF SITE 5.00 ACRES

MAP AND TAX LOT  
2210148A00500

ZONE: COMMERCIAL MIXED USE (CMX)

PROPOSAL: 44 UNIT MANUFACTURED HOME DEVELOPMENT WITH ALL 44 UNITS AND THE LAND OWNED BY KNOTT FAMILY TRUST, UNITS WILL BE RENTED INDIVIDUALLY TO TENANTS AS LONG TERM RENTALS

MINIMUM LOT WIDTH: NONE

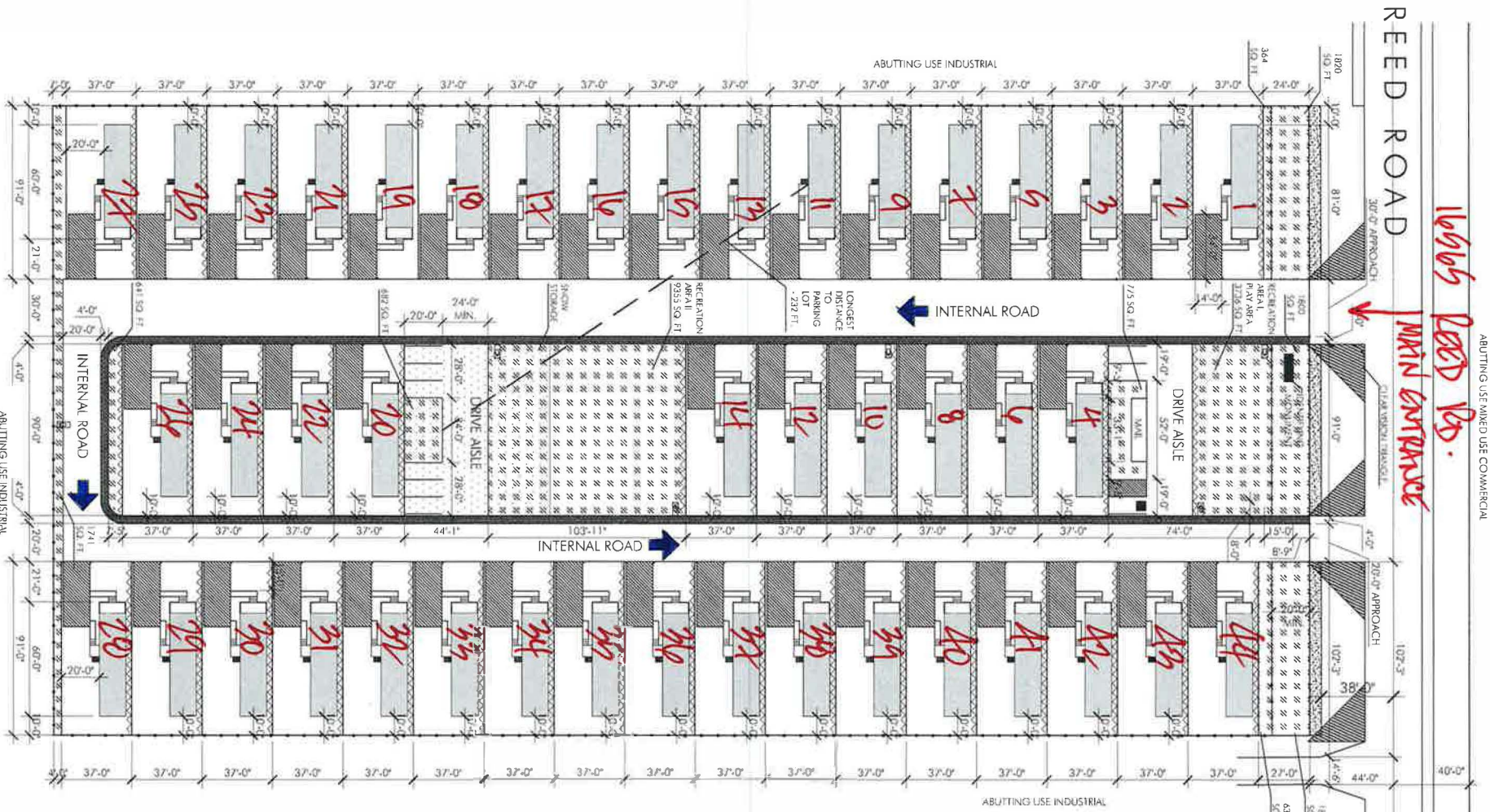
## MINIMUM SETBACKS:

FRONT 20'-0" - 24'-0" PROVIDED  
STREET 20'-0" - 24'-0" PROVIDED  
SIDE 10'-0" - 10'-0" PROVIDED  
REAR 10'-0" - 24'-0" PROVIDED

MAX HEIGHT: 45'-0"  
12'-0" PROVIDED

MAX LOT COVERAGE: 60%  
103,680 SF MAX  
39,230 SF PROVIDED

6,961.5 SQ FT OF SNOW STORAGE PROVIDED.



# SITE PLAN LEGEND:

- SITE OBSCURING SHRUBBERY BETWEEN UNIT SPACES.
- 6-FT CHAIN LINK PRIVACY FENCE.
- 4-FT INTERNAL WALKWAY. SURFACE IS ASPHALT. MEETS ADA REQUIREMENTS.
- PRIVATE DRIVEWAY. SURFACE IS ASPHALT.
- UNIT TRASH ENCLOSURE
- ARROWS REFER TO DIRECTION OF ONE WAY STREETS.
- RECREATION AREA/GRASS.
- PUBLIC SIDEWALK.
- OVERFLOW PARKING SPACE.
- STREET LIGHTS.
- SNOW STORAGE.
- CLEAR VISION TRIANGLE.

## LIGHTING REQUIREMENTS:

MANUFACTURED DWELLING PARK STREETS, ALLEYS, SIDEWALKS, WALKWAYS, SHALL BE ILLUMINATED TO PROVIDE FOR THE SAFETY OF ALL PARK RESIDENTS AND GUESTS ACCORDING TO THE FOLLOWING:

- PARK LUMINAIRES (LIGHTING FIXTURES) SHALL BE LOCATED TO PROVIDE THE FOLLOWING LEVELS OF ILLUMINATION.
  - PARK STREETS, ALLEYS, AND ABUTTING SIDEWALKS OR WALKWAYS SHALL HAVE LUMINAIRES THAT PROVIDE AN AVERAGE OF 4.0 LUX MAINTAINED OVER THE ENTIRE SURFACE, WITH AVERAGE TO MINIMUM UNIFORMITY RATIO NOT TO EXCEED 6 TO 1.
  - PARK SIDEWALKS OR WALKWAYS NOT ABUTTING A STREET SHALL HAVE LUMINAIRES THAT PROVIDE AN AVERAGE OF 4.0 LUX MAINTAINED OVER THE ENTIRE SURFACE, WITH AVERAGE TO MINIMUM UNIFORMITY RATIO NOT TO EXCEED 6 TO 1.
  - THE PARK STREET CONNECTING TO THE PUBLIC WAY SHALL HAVE LUMINAIRES THAT PROVIDE AN AVERAGE OF 6.0 LUX MAINTAINED OVER THE ENTIRE SURFACE, WITH AVERAGE TO MINIMUM UNIFORMITY RATIO NOT TO EXCEED 4 TO 1.
    - PARK LUMINAIRES SHALL BE CONTROLLED BY PHOTOCELLS SET TO TURN ON AUTOMATICALLY AT DUSK AND OFF AT DAWN.
    - PARK LUMINAIRES SHALL NOT BE CONTROLLED BY INDIVIDUAL PARK RESIDENTS.
    - PARK LUMINAIRES MAY BE CONTROLLED FOR MAINTENANCE PURPOSES ONLY BY THE PARK OWNER OR OPERATOR OR BY A CONTRACTING UTILITY COMPANY.

## VICINITY MAP:

