



NOTICE OF LAND USE DECISION

OWNER/

APPLICANT: Kim & Kathy Russell
P.O. Box 2505
La Pine, OR 97739

LOCATION: The subject property is located at 16350 2nd Street, La Pine, Oregon 97739. The Tax Lot number is 903 on Deschutes County Assessor's Map 22-10-15AA.

REQUEST: The Applicant is requesting a Conditional Use Permit for a manufactured dwelling in the Traditional Commercial Zone.

ZONING: TC, Traditional Commercial Zone

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

CONDITIONS OF APPROVAL

1. The approval shall be limited to the placement of the proposed manufactured home. Any changes or modifications as to the use of the site may require a new land use application.
2. Prior to the issuance of a building permit, the developer shall demonstrate the residence is located outside of the FEMA Floodplain (FIRM #41017C1470E). This shall be accomplished by either an Elevation Certificate by a registered land surveyor indicating that the residence is located above the floodplain; or, alternatively a Letter of Map Amendment indicating that the residence is outside of the floodplain.
3. Prior to the issuance of a building permit, the developer shall present evidence the access improvements comply with the Fire District standards. Construction shall not proceed until the required improvements are constructed.
4. Prior to occupancy of the dwelling, the developer shall connect to the adjacent water and sanitary sewer services. Connections shall comply with City Public Works Standards and the developer shall be responsible for all related permit costs.
5. Unless otherwise modified or amended by this decision, development of the site shall comply with applicable requirements of the La Pine Development Code and City Public Works requirements.
6. Compliance with these conditions as well as other Federal, State or Local regulations that may apply shall be the sole responsibility of the applicant.

DURATION OF APPROVAL: This approval shall lapse, and a new approval shall be required, if the use approved in this permit is not initiated within two (2) years 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 OF THE CITY OF LA PINE LAND DEVELOPMENT CODE.



Brent Bybee, Principal Planner
City of La Pine

Date: August 28, 2023

Date Mailed: August 28, 2023

