

From: [Rachel Vickers](#)
To: [Erik Huffman](#); [Kelly West](#); kevin.samuel@deschutes.org; [Tracy Griffin](#); gary.c.farnsworth@odot.oregon.gov; assessor@deschutes.org; cody.smith@deschutes.org
Cc: [Brent Bybee](#); [Geoff Wullschlager](#)
Bcc: [Bea Hatler](#); [Teri Myers](#); [Mary Hatfield](#); [Linda Bauman](#); [Jeff Poteet](#)
Subject: City of La Pine Notice of Complete Application (05PA-23, Reed/Franchi)
Date: Thursday, September 28, 2023 11:09:00 AM
Attachments: [image001.png](#)
[05PA-23 NOA.pdf](#)
[2023.08.22-Application Materials-05PA.23.pdf](#)

Hello,

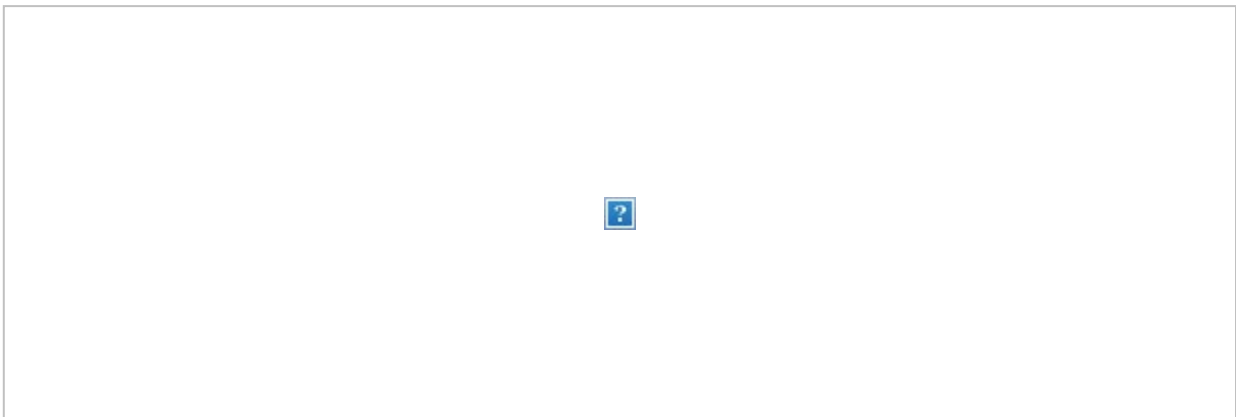
Bcc Planning Commission

The City of La Pine received an application a two-parcel partition for the property 51385 Hwy 97, La Pine, OR 97739. The application was deemed complete by Planning Staff on 9/21/2023. Pursuant to LPDC Section 15.204.020(B), staff is sending out Notice of Application to relevant agencies, the Planning Commission, and property owners within 100 feet of the subject property.

The Notice of Application and submitted application materials are attached to this email and can also be viewed on the project website by following this link ([link](#)).

Please submit all comments and questions to my email address.

Thanks,





NOTICE OF PENDING ADMINSTRATIVE LAND USE DECISION

The City of La Pine Community Development Department has received the proposed land use application:

DATE MAILED: September 28, 2023

FILE NUMBER: 05PA-23

APPLICANT: David Reed
PO Box 1808
Bandon, OR 97411

OWNER: Ron La Franchi
580 N Central Blvd
Coquille, OR 97423

LOCATION: The subject property is located at 51385 Hwy 97, La Pine, Oregon 97739. The Tax Lot number is 701 on Deschutes County Assessor's Map 22-10-15D.

REQUEST: The applicant is requesting to partition the subject property into two parcels. Parcel 1 will be 0.77 acres and Parcel 2 will be 0.26 acres.

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

APPLICABLE STANDARDS, PROCEDURES, AND CRITERIA:

City of La Pine Development Code

Article 3. Zoning Districts

Section 15.22, Commercial and Mixed-Use Zones

Article 5. Development Standards

Section 15.88, Access and Circulation

Section 15.90, Public Facilities

Section 15.92, Additional Standards for Land Divisions

Section 15.94, Improvement Procedures and Guarantees

Article 7. Procedures

Article 9. Land Divisions

RECORD:

A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at City Hall at 16345 Sixth Street, La Pine. Copies of these documents can also be provided at a reasonable cost from the City of La Pine. For more information or to request copies of these documents, contact rvickers@lapineoregon.gov.

DOCUMENT SUBMISSION:

Any comments must be made in writing and directed toward the criteria that apply to this request. Please refer to the project number in your written comments. Comments may be submitted by:

- Hand delivery to City Hall, 16345 6th St, La Pine, OR 97739 or,
- Mail to City Hall, PO Box 2460, La Pine, OR 97739 or,
- Email to rvickers@lapineoregon.gov.

LIMITATIONS:

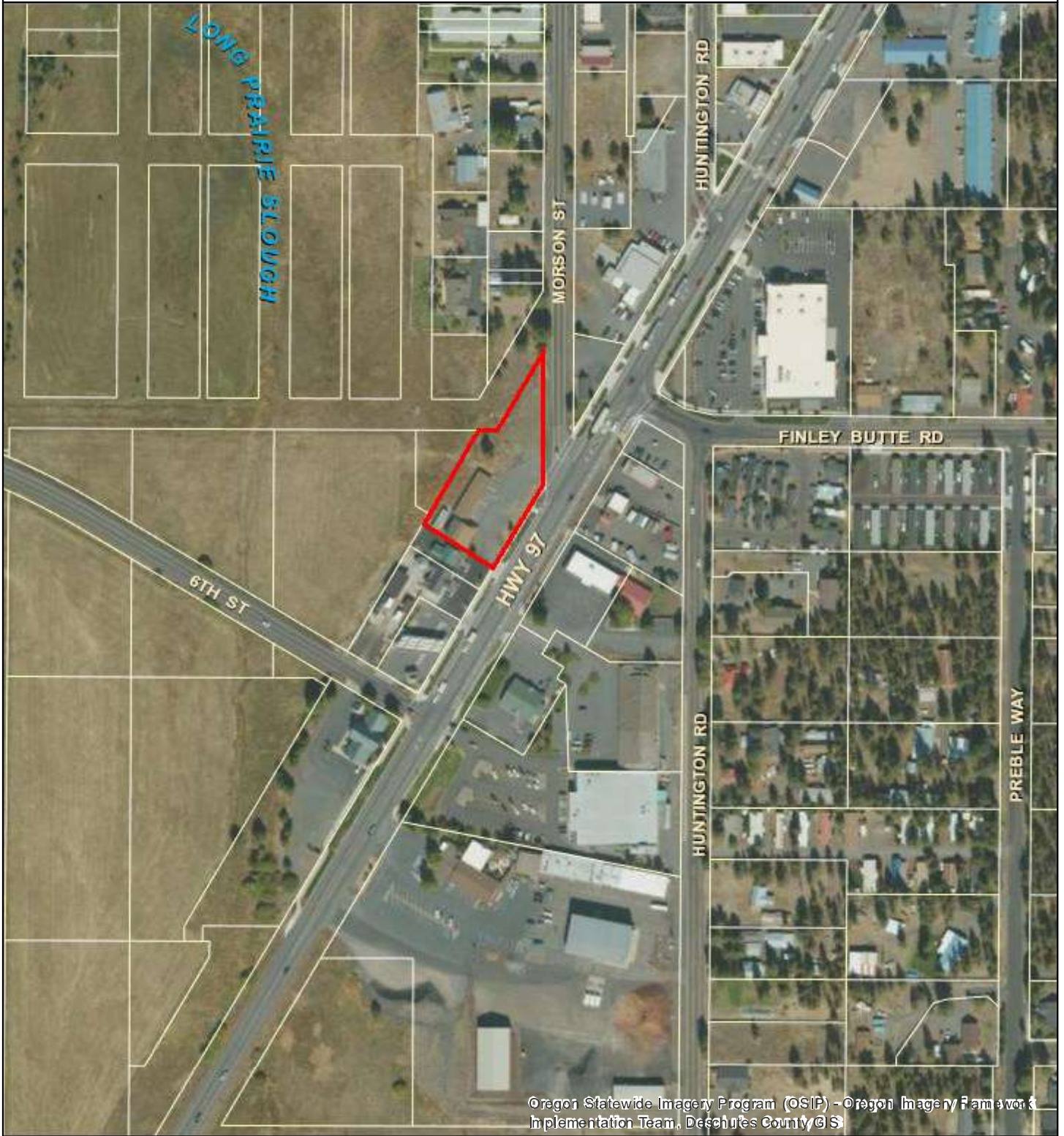
- Only comments on relevant approval criteria are considered relevant evidence and failure to address approval criteria with enough detail may hinder any appeal on that issue to the Land Use Board of Appeals or Circuit Court.
- **All comments must be received within 14 days of the date mailed.**

This Notice was mailed pursuant to City of La Pine Development Code Part III, Article 7, Section 15.204.020(B). Notice of the Decision will be mailed to the applicant and all those who submitted written comments, or who is otherwise legally entitled to notice.

cc: Property owners within 100'
Planning Commission (email)
Standard Agency Notice List (email)

Planning File 05PA-23

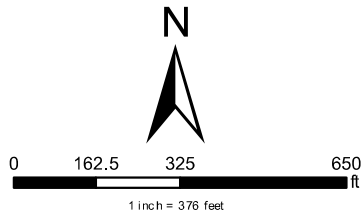
51385 Hwy 97, La Pine, Oregon 97739



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team, Deschutes County © S



Date: 9/27/2023



TENTATIVE PARTITION APPLICATION MAP FOR RON La FRANCHI

PROPERTY LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 15,
 TOWNSHIP 22 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN,
 CITY OF La PINE, DESCHUTES COUNTY, OREGON
 SITUS ADDRESS: 51385 HWY 97, La PINE, OR 97739
 DEED INST. # 2021-48656
 APN DESIGNATION: TAX LOT 701 MAP: 22-10-15DAD
 ZONING DESIGNATION: TRADITIONAL COMMERCIAL (C)

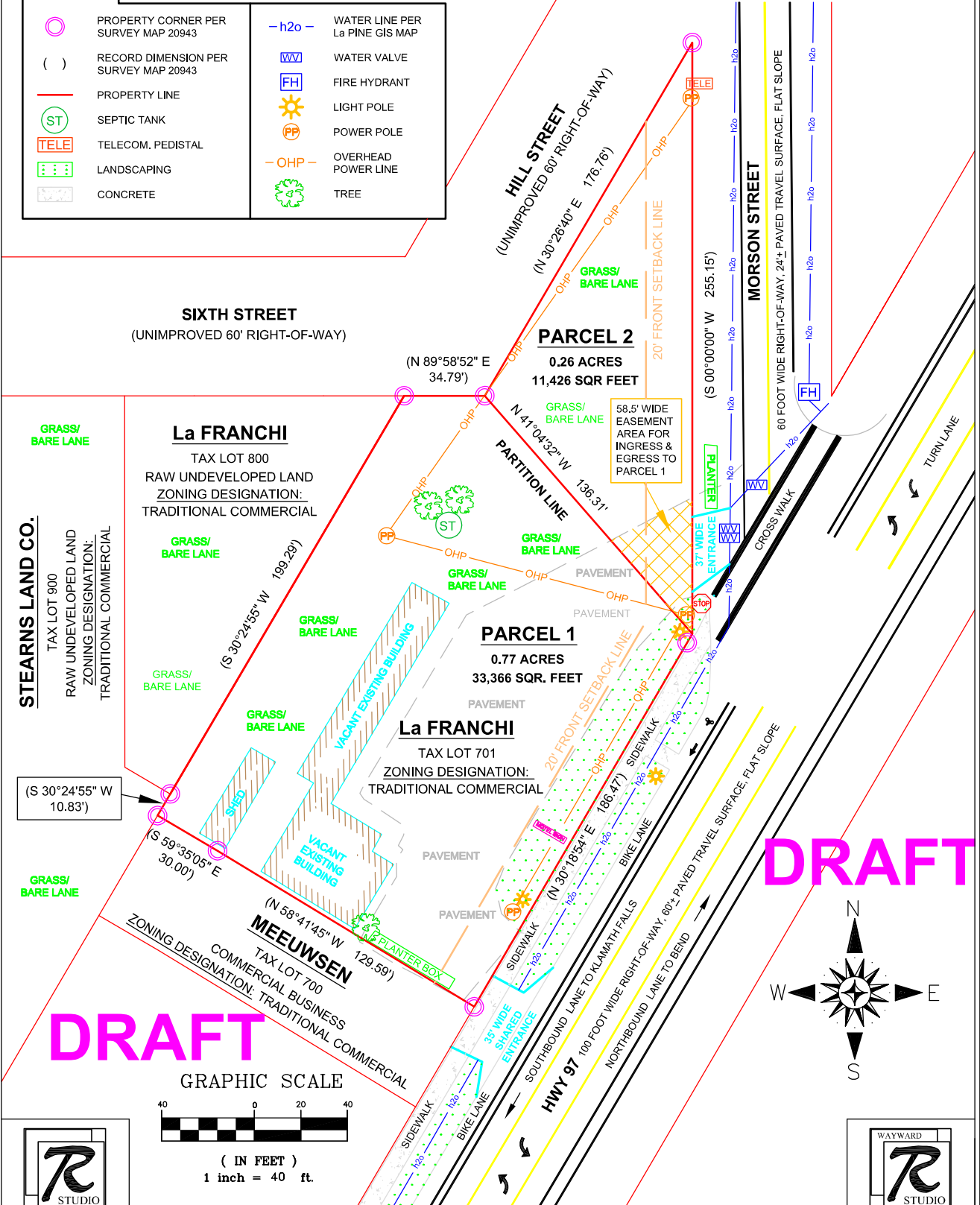
PREPARED FOR
 RON La FRANCHI (OWNER)
 580 N. CENTRAL BLVD.
 COQUILLE, OR 97423
 541-396-5571

PREPARED BY:
 DAVID REED
 WAYWARD R STUDIO
 PO BOX 1808
 BANDON, OR 97411
 541-551-0057

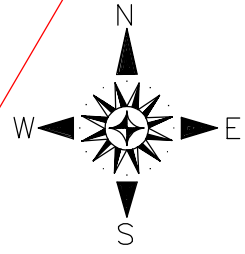
LAND SURVEYOR
 TERENCE CAMPBELL
 5530 PALMER DRIVE
 WEED, CA 96094
 530-408-9013

DRAFT

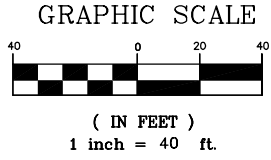
LEGEND	
	PROPERTY CORNER PER SURVEY MAP 20943
	RECORD DIMENSION PER SURVEY MAP 20943
	PROPERTY LINE
	SEPTIC TANK
	TELECOM. PEDISTAL
	LANDSCAPING
	CONCRETE
	WATER LINE PER La PINE GIS MAP
	WATER VALVE
	FIRE HYDRANT
	LIGHT POLE
	POWER POLE
	OVERHEAD POWER LINE
	TREE



DRAFT



DRAFT



P.O. BOX 1808
 BANDON, OREGON 97411
 541-551-0057
 INFO@WAYWARDRSTUDIO.COM

51385 HWY 97, La PINE, OR 97739
 TAX LOT 701, MAP 22-10-15DA

PARTITION APPLICATION MAP
 FOR RON La FRANCHI

SCALE: 1" = 40'
 DATE: JULY 21, 2023

DRAWN BY: T. CAMPBELL
 PAGE: 1 OF 1



P.O. BOX 1808
 BANDON, OREGON 97411
 541-551-0057
 INFO@WAYWARDRSTUDIO.COM

owner	agent	incare of	address	citystzip	type	id
Deschutes County Road Department	cody.smith@deschutes.org		ELECTRONIC		NOA	05PA-23
Deschutes County Assessor	assesor@deschutes.org		ELECTRONIC		NOA	05PA-23
Oregon Department of Transportation	Gary.C.FARNSWORTH@odot.oregon.gov		ELECTRONIC		NOA	05PA-23
Deschutes County Addressing	tracy.griffin@deschutes.org		ELECTRONIC		NOA	05PA-23
Deschutes County Surveyor	kevin.samuel@deschutes.org		ELECTRONIC		NOA	05PA-23
La Pine Engineer	ehuffman@beaconeng.com		ELECTRONIC		NOA	05PA-23
La Pine Public Workds	kwest@lapineoregon.gov		ELECTRONIC		NOA	05PA-23
Commisioner Hatler	bhatther@lapineoregon.gov		ELECTRONIC		NOA	05PA-23
Commisioner Myers	tmeyers@lapineoregon.gov		ELECTRONIC		NOA	05PA-23
Commisioner Hatfield	mhatfield@lapineoregon.gov		ELECTRONIC		NOA	05PA-23
Commisioner Baumann	bauman@lapineoregon.gov		ELECTRONIC		NOA	05PA-23
Commisioner Poteet	jpoteet@lapineoregon.gov		ELECTRONIC		NOA	05PA-23
David Reed			PO BOX 1808	Bandon, OR 97411	NOA	05PA-23
Ron LaFranchi			580 N Central Blvd	Coquille, OR 97423	NOA	05PA-23
JOHNNY JEAN LLC			61253 CHIKAMIN DR	BEND, OR 97702	NOA	05PA-23
K HUNTINGTON LLC			409 NE GREENWOOD AVE #200	BEND, OR 97701	NOA	05PA-23
MEEUWSEN, ANDREW W & HEATHER D			PO BOX 1284	LA PINE, OR 97739	NOA	05PA-23
NOVO I LLC			PO BOX 1742	LA PINE, OR 97739	NOA	05PA-23
K HUNTINGTON LLC			55025 FOREST LN	BEND, OR 97707	NOA	05PA-23
PINEGREEN LLC			PO BOX 1800	CORVALLIS, OR 97339	NOA	05PA-24
MAHALO NELLA LLC			PO BOX 1518	LA PINE, OR 97739	NOA	05PA-25
LAPINE HI-WAY CENTER INC			PO BOX 37	LA PINE, OR 97739	NOA	05PA-26