



## **NOTICE OF ADMINSTRATIVE LAND USE DECISION**

The City of La Pine Community Development Department has approved the land use application described below:

- DECISION DATE:** February 8, 2024
- APPLICANT:** Habitat for Humanity of LA Pine Sunriver  
56835 Venture Lane, Suites 101 & 102  
Sunriver, OR 97707
- OWNER:** Deschutes County  
PO Box 6005  
Bend, OR 97708
- SURVEYOR:** Harper Houf Peterson Righellis Inc.  
250 NW Franklin Ave  
Bend, OR 97703
- LOCATION:** The subject property is located at 51950 Huntington Road. The lot is identified as Tax Lot 400 on Deschutes County Assessor’s Map 22-10-11.
- REQUEST:** The Applicant is requesting Tentative Plat Review to Partition the subject property into two parcels.
- STAFF CONTACT:** Brent Bybee, Principal Planner  
Email: [bbybee@lapineoregon.gov](mailto:bbybee@lapineoregon.gov)  
Phone: (541) 668-1135
- DECISION:** Approved, subject to the conditions of approval identified below.

### **I. APPLICABLE STANDARDS, PROCEDURES, AND CRITERIA**

#### **PART III - CITY OF LA PINE DEVELOPMENT CODE**

**ARTICLE 3. ZONING DISTRICTS**  
**CHAPTER 15.18 RESIDENTIAL ZONES**

**ARTICLE 4 - OVERLAY ZONES**  
**CHAPTER 15.32. - NEWBERRY NEIGHBORHOOD PLANNING AREA (NNPA) OVERLAY ZONE**

**ARTICLE 5 - DEVELOPMENT STANDARDS**  
**CHAPTER 15.88 ACCESS AND CIRCULATION**  
**CHAPTER 15.90 PUBLIC FACILITIES**

CHAPTER 15.92 ADDITIONAL STANDARDS FOR LAND DIVISION  
CHAPTER 15.94 COMPLETION OR ASSURANCE OF IMPROVEMENTS

ARTICLE 7. PROCEDURES  
CHAPTER 15.204 APPLICATION PROCEDURES

ARTICLE 9. LAND DIVISIONS  
CHAPTER 15.410 LAND PARTITIONS

**II. CONDITIONS OF APPROVAL:**

1. Approval is based on the materials submitted by the applicant. Where specific improvements have been proposed and approved as submitted, the construction of those improvements shall be a condition of approval, even if not expressly listed herein, unless modified by an express Condition of Approval. Any substantial alteration to the approved minor partition, beyond those that may be required to comply with the conditions of this approval, will require a new application.
2. Within two (2) years of approval of the partition, the partitioner shall have prepared and submitted to the City Planner or other duly designated City representative a final partition map prepared by a licensed surveyor and any other materials or documents required by the approval.
3. The final map shall provide a certificate for approval of the subject partition by the City Planner or other duly designated City representative. The final map shall also contain a certificate for execution by the County Tax Collector and a certificate for execution by the County Assessor. The final map shall first be submitted to and approved by the County Surveyor prior to obtaining the required signatures.
4. Upon approval, the partitioner shall file the original map with the County Clerk, the true and exact copy with the County Surveyor and copies of the recorded plat, and a computer file of the plat with the City Recorder, City Planner or County Surveyor. The County Surveyor may request an additional number of copies required at the time of final plat review if deemed appropriate.
5. In addition to the procedures required for City approval of a final map for a partitioning, other required processing procedures are set forth in Chapters 15.414 and 15.418, and shall be met.
6. If any grading, cutting, or filling exceeds the standards of 15.92.10(F), the Applicant shall submit grading plans to the City for review and approval prior to construction or final platting.
7. An ongoing condition of approval requires that all utilities be installed underground, unless otherwise approved by the city.

**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 12<sup>TH</sup> DAY FOLLOWING MAILING OF THIS DECISION.**

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

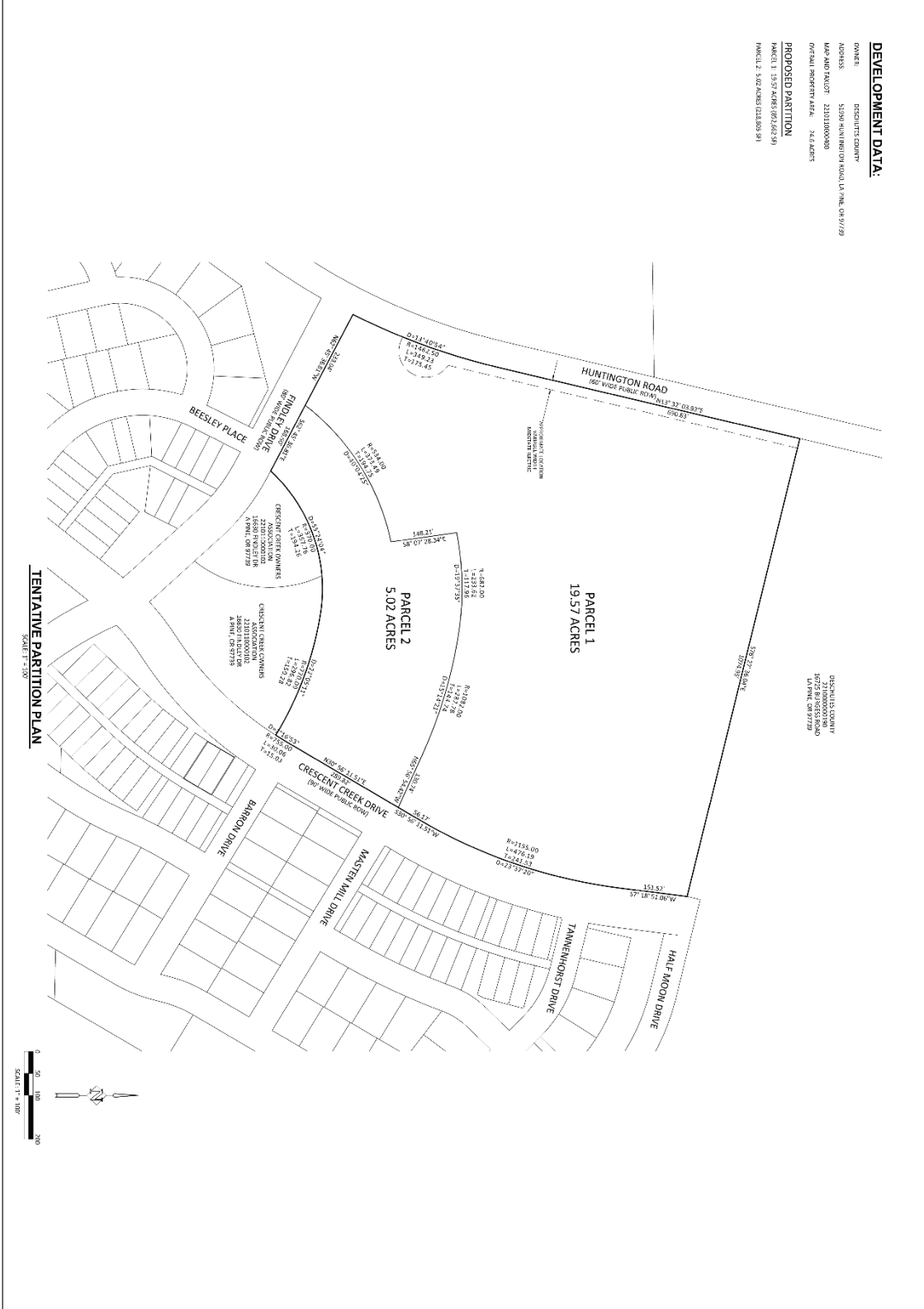
be provided at a reasonable cost from the City of La Pine. For more information or to request copies of these documents, contact [bbybee@lapineoregon.gov](mailto:bbybee@lapineoregon.gov).

This Notice was mailed pursuant to City of La Pine Development Code Part III, Article 7, Section 15.204.020(D).



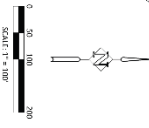
**DEVELOPMENT DATA:**

OWNER: DECEITTS COUNTY  
 ADDRESS: 5159 HUNTINGTON ROAD LA PINE, OR 97799  
 MAP AND TAXLOT: 23101000000  
 ORIGINAL PROPERTY AREA: 74.7 ACRES  
 PROPOSED PARTITION  
 PARCEL 1: 19.57 ACRES (80.262349)  
 PARCEL 2: 5.02 ACRES (22.820651)



**TENTATIVE PARTITION PLAN**

SCALE: 1" = 100'



SHEET NO: <b>C1.0</b>	DATE: NO. DESCRIPTION REVISIONS	DESIGNED: JLV		HARPER HOUF PETERSON RIGHCELLIS INC. ENGINEERS ARCHITECTS SURVEYORS 230 NW Franklin Avenue, Suite 400, Bend, OR 97703 Phone: 541.218.1161 www.hhp.com Fax: 541.318.1121	TENTATIVE PARTITION PLAN <b>51950 HUNTINGTON ROAD</b> LA PINE, OREGON
		CHECKED: JLV			
DATE: OCTOBER 2023					