



## NOTICE OF ADMINISTRATIVE LAND USE DECISION

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

- DECISION DATE:** December 6, 2023
- FILE NUMBER:** 04CU-23
- APPLICANT:** Legend Cider  
55777 Wagon Master Way  
Bend, OR 97707
- OWNER:** NH Oregon Properties LLC  
77 King St W #2905  
Toronto, ON M5K 1H1
- LOCATION:** The subject property is located at 16481 Bluewood Place, La Pine, Oregon 97739. The Tax Lot number is 803 on Deschutes County Assessor's Map 22-10-11CC.
- REQUEST:** The applicant is requesting condition use review and a zoning permit checklist to housing Legend Cider's operations on the subject property. The cider operation would include cider making, cider retail, and a tasting room/bar. There will be no exterior work included in this proposal.
- STAFF CONTACT:** Rachel Vickers, Associate Planner  
Email: [rvickers@lapineoregon.gov](mailto: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 2. Definition and Use Categories

Chapter 15.14, Use Categories

Article 3. Zoning Districts

Chapter 15.22, Commercial and Mixed-Use Zones

Article 5. Development Standards

Chapter 15.80, Development Standards, Generally

Chapter 15.82, Landscaping, Buffering and Fences

Chapter 15.86, Parking and Loading

Chapter 15.88, Access and Circulation

Chapter 15.94, Improvement Procedures and Guarantees

Article 8. Applications and Review

Chapter 15.316, Conditional Uses

## 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 (I am unaware of this department, did we mean to say City of La Pine Public Works Department re: wastewater?), 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. Alteration or Expansion: No further alteration, expansion, or manipulation of the outside structure in terms of footprint, or current square footage is permitted without a site plan application.
- E. Exterior Development: Any temporary or permanent surface (non-structural) development in front yard should be reviewed with City prior to development to ensure compliance with setbacks and or lot limitations, and that utility accesses are maintained.
- F. Landscaping: All expansion of external mobile vendor services on site will need to be reviewed with City prior to installation to ensure appropriate maintenance of landscaping, safety /utility corridor/access areas, surface and site suitability, and requisite licensing compliance.
- G. Exterior Lighting: All exterior lighting shall be so placed and shielded so as not to create a nuisance for adjacent properties.
- H. Downtown Overlay: Any future exterior changes to the building and/or site must be reviewed for compliance with LPDC Chapter 15.40.
- I. Landscaping and Buffering: Any future alteration or expansion to the site must be reviewed for compliance under LDPC Section 15.82.010 for compliance.
- J. Fences and Walls: Any future alteration or expansion to the site must be reviewed for compliance under LDPC Section 15.82.020 for compliance.
- K. Commercial Vehicle: The applicants shall not receive nor distribute materials in a truck larger than 40 feet under this permit.
- L. Access and Circulation: Any future alteration or expansion to the site must be reviewed for compliance under LDPC Chapter 15.88 for compliance.
- M. Previous Land Use Decision: All conditions of approval in prior land use decision remain in effect and must be addressed through land use review if the applicant wishes to alter the site.
- N. Public Facility Improvements: Future alteration to the subject property must be reviewed for compliance with LPDC Chapter 15.90.

## PRIOR TO THE ISSUANCE OF BUILDING PERMITS

- O. Bicycle Parking: *Prior to the issuance of building permit*, the applicant must demonstrate that bicycle parking consists of staple-design steel racks or other city-approved racks, lockers, or storage lids providing a safe and secure means of storing a bicycle. At a minimum, bicycle parking facilities shall be consistent with the following design guidelines:
1. All bicycle parking shall be within 100 feet from a building entrance and located within a well-lit and clearly visible area;
  2. Bicycle parking shall be convenient and easy to find. Where necessary, a sign shall be used to direct users to the parking facility;
  3. Each bicycle parking space shall be at least two feet by six feet with a vertical clearance of six feet;
  4. An access aisle of at least five feet shall be provided in each bicycle parking facility;
  5. Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle can be stored or a stationary object, i.e., a "rack," upon which the bicycle can be locked. Structures that require a user-supplied lock shall accommodate both cables and U-shaped locks and shall permit the frame and both wheels to be secured (removing the front wheel may be necessary).  
Note: Businesses may provide long-term, employee parking by allowing access to a secure room within a building.

**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 [rvickers@lapineoregon.gov](mailto:rvickers@lapineoregon.gov).

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

# Planning File 04CU-23

16481 Bluewood Pl, La Pine, OR 97739



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



Date: 11/20/2023

