



Community Development Department
PO Box 2460 16345 Sixth Street
La Pine, Oregon 97739
Phone: (541) 536-1432 Fax: (541) 536-1462
Email: info@lapineoregon.gov

Site Plan Application

File Number # _____

PROPERTY OWNER AND APPLICANT INFORMATION

Applicant Name Bend-La Pine Schools Phone 541-355-1015 Fax _____
Address 520 NW Wall City Bend State OR Zip Code 97703
Email sharon.smith@bend.k12.or.us
Property Owner Same Phone _____ Fax _____
Address _____ City _____ State _____ Zip Code _____
Email _____

PROPERTY DESCRIPTION

Property Location (address, intersection of cross street, general area) Coach Rd./Memorial Lane
16350 1ST ST, LA PINE, OR 97739 16360 1ST ST, LA PINE, OR 97739 51615 COACH RD, LA PINE, OR 97739 51627 COACH RD, LA PINE, OR 97739 51633 COACH RD, LA PINE, OR 97739
Tax lot number: T-15 R-13 Section 10 Tax Lot(s) 500
Zoning PF Total Land Area _____ (Square Ft.) 67.88 (Acres)
Present Land Use High School and Middle School
Describe Project (i.e. type of use, hours of operation, other project characteristics):
ADA improvements including new path and ramp

PROJECT DESCRIPTION

Please give a brief description of the project: ADA Improvements including new path and ramp

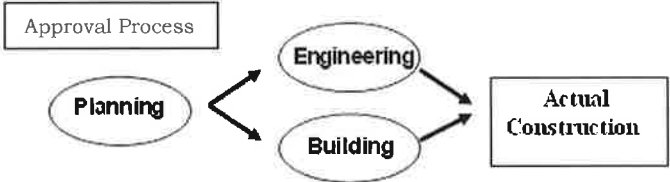


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PROFESSIONAL SERVICES

Architect/Designer/Engineer Ashley & Vance Engineering Phone 541 / 647-1445 Fax /
 Address 33 NW Franklin Ave, Suite 110 City Bend State OR Zip Code 97703
 Email davis@ashleyvance.com

FOR OFFICE USE ONLY
 Date Received: _____
 Rec'd By: _____
 Fee Paid: _____
 Receipt #: _____



CHECKLIST

REQUIRED ITEMS TO BE SUBMITTED FOR SITE AND DESIGN REVIEW.

Note: additional information may be required depending on the actual project.

- Complete Application. The application *must be signed by the property owner and the applicant.*
- Mailing labels with all addresses within 100 feet of the property – obtained from title company
- Title Report or Subdivision Guarantee verifying ownership, *including legal description of land.*
- Fee Schedule (please see attached).
- Site and Landscape plan; Building Elevations; one (1) full sized copy of each which must be folded individually, 8 ½" X 11" or 11" by 17" in size.
- Floor plans, one (1) copy for each building which must be folded individually, 8 ½" X 11" or 11" by 17" in size. *N/A*
- Vicinity map.
- Trip Generation statement prepared by a professional transportation planner or equivalent. 5 copies, Note: if more than 200 ADT result (or at the discretion of the City Engineer), a Traffic Impact Study may be required. *N/A*



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- Preliminary Grading and Storm Drainage Plan, including drainage calculations demonstrating that all storm water will be retained on site in compliance with the Central Oregon Stormwater Manual (COSM) *N/A*
- Response regarding compliance with the 2014 Fire Code, specifically:
 - Fire Apparatus Access Road Requirements as per OFC Section 503 & Appendix D
 - Fire Protection Water Supplies as per OFC Section 507, Appendix B & C *N/A*
- Above Checklist items must be submitted electronically to the Planning Director at mbethel@lapineoregon.gov (Word, Jpeg or PDF).

SITE PLAN

- Project name, scale (not to exceed 1" = 50'), north arrow.
- Date the site plan is prepared.
- Street names and locations of all existing and proposed streets, curbs, and sidewalks within or adjacent to the proposed development. Show distance to centerline of street.
- Zoning of each adjacent property.
- Square footages by use – existing and proposed (storage, office, meeting, etc.) *N/A*
- Percentage of lot coverage and square footage by; *N/A*
 - a) structures
 - b) recreation areas
 - c) landscaping
 - d) non-permeable surfaces (including parking areas, access aisles)
- Total number of parking spaces (existing and proposed). *N/A*
- Total landscaped area square footage (existing and proposed). *N/A*
- All vehicle and pedestrian access points and paths. *N/A*
- Location of all proposed and existing buildings, fences and structures within the project area. Indicate which ones are to remain and which are to be removed. *N/A*
- Location and size of all public utilities in and adjacent to the site, including: *N/A*
 - a) Water lines and meter sizes.
 - b) Sewers, manholes and cleanouts.
 - c) Storm drains and catch basins.
- The proposed location of: *N/A*
 - a) Connection to the City water system.
 - b) Connection to the City sewer system.
 - c) The proposed method of drainage of the site.
 - d) Postal box locations, if more than 7 units are proposed.
- Location of existing canals and laterals. *N/A*
- Retention of on-site drainage. *N/A*
- Existing easements on the property. *N/A*



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- Location and size of any public areas within the development. *N/A*
- All fire hydrants, existing and proposed, within 500 feet of the site. *N/A*
- A topographic map of the site if the slope of the site exceeds 5%. *N/A*
- Locations of all existing natural features including trees, natural drainage ways, rock outcroppings, et cetera. *N/A*

BUILDING ELEVATIONS

- Drawings or sketches of all four views of each new structure. *N/A*
- Building materials, colors (fascia, doors, trim, etc.), pitch of roof, shape and other design features of the building(s). *N/A*
- All exterior mechanical devices. *N/A*

LANDSCAPE PLAN (may be included on the site plan for smaller projects)

- Tree and plant species. *N/A*
- Tree and plant sizes (new only). *N/A*
- All trees having a six inch trunk diameter 3' above grade or greater shall be shown on the landscape plan. *N/A*
- Location/placement of existing and proposed vegetation to be retained, planted or removed. *N/A*
- Approximate location of irrigation lines, and type of irrigation system to be used. *N/A*

FLOOR PLAN

- All significant rooms within each structure; label or number rooms, including square footage for each room. *N/A*
- Electrical / mechanical equipment areas. *N/A*

LIGHTING PLAN

- All exterior light locations. *N/A*
- Brochure, illustration, cut sheet or photo for each light fixture type to be used. *N/A*

By signing this application, the undersigned certifies that he / she has read and understands the submittal requirements stated above. Note: if the applicant makes a misstatement of fact on the application regarding ownership, authority to submit the application, acreage, or any other fact material relied upon in making a decision, the City may upon notice to the applicant and subject to an applicant's right to a hearing declare the application void.

Owner: Brad Hill Date: 4/30/2024
 Signature

BEFORE THE CITY OF LA PINE PLANNING DIVISION

)
) **BURDEN OF PROOF**
)

**APPLICANT/
OWNER:** Bend-La Pine Schools
c/o Sharon R. Smith
520 NW Wall
Bend, OR 97703

ATTORNEY: Sharon R. Smith

LOCATION: 16350 1ST ST, LA PINE, OR 97739
16360 1ST ST, LA PINE, OR 97739
51615 COACH RD, LA PINE, OR 97739
51627 COACH RD, LA PINE, OR 97739
51633 COACH RD, LA PINE, OR 97739

REQUEST: ADA Improvements

I. APPLICABLE CRITERIA:

City of La Pine Development Code

Criteria

Sec. 15.82.010. - Landscaping and buffering requirements.

Sec. 15.88.050. - Pedestrian access and circulation.

II. FINDINGS OF FACT:

1. ZONING: The subject property is zoned Public Facilities

2. SITE DESCRIPTION & SURROUNDING USES: The subject property is currently developed with La Pine High School and La Pine Middle School and accompanying ball fields, parking and landscaping. The surrounding area includes residential development to the south, vacant land to the east and north, and commercial land to the east.

3. PROPOSAL: Applicant plans ADA improvements at La Pine High School. The project includes converting two existing parking spaces into two ADA parking stalls at the High school to the north of the track and altering an existing parking space at the Middle school into an ADA stall. These modifications do not require a Site Plan. In addition, the project includes adding a new concrete sidewalk and a new ADA compliant ramp. The additions require site plan review.

4. **LOT OF RECORD:** The property has been recognized as a legal lot of record by Deschutes County because it has had multiple land use and development permits. See SP-09-5.

III. PROPOSED FINDINGS, BURDEN OF PROOF:

Chapter 15.82

Sec. 15.82.010. - Landscaping and buffering requirements.

The following minimum landscape requirements are established for all developments subject to site plan approval, unless approved otherwise by the reviewing authority:

- A. **Exemption.** The provisions of this section may be exempted for uses existing on or before the effective date of this Development Code that are a permitted use in a specific zone in an existing building or buildings on a lot or parcel of land of the scale that there is no remaining room for landscaping; this exemption shall also apply to the exterior remodeling and/or expansion of not more than 25 percent of the total square footage of all enclosed structures on a lot or parcel existing under a unit ownership on or before the effective date of this Development Code.

- B. **Area required.** Except as approved otherwise by the city, the following minimum percent of a parcel area shall be landscaped for the following uses:
 - 1. **Duplexes and triplexes: 25 percent.**
 - 2. **Multi-family dwelling complexes containing four or more units and commercial residential mixed uses (CRMX): 20 percent.**
 - 3. **Commercial uses including mixed use commercial (CMX): 15 percent.**
 - 4. **Industrial uses. A minimum five-foot landscaped buffer along any adjoining public right-of-way of a collector or arterial street or highway, which may be computed toward an overall requirement of ten percent.**
 - 5. **Minimum area requirements may include landscaping around buildings, in parking and loading areas, outdoor recreational use areas, screening and buffering areas, and surface water drainage areas.**

FINDING: The property is not included in any of the above uses; therefore, the criteria is not applicable. This is consistent with how the County addressed landscaping. See attached Decision 09-05. However, the actual percentage of landscaping greatly exceeds the above requirements for all uses. A visual review of the site shows the extensive fields, developed landscaping and natural areas that would be considered landscaping.



Sec. 15.88.050. - Pedestrian access and circulation.

A. Purpose and intent. This section implements the pedestrian access and connectivity policies of City of La Pine Transportation System Plan and the requirements of the Transportation Planning Rule (OAR 660-012). It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

B. Standards. New subdivisions, multi-family developments, planned developments, commercial developments and institutional developments shall conform to all of the following standards for pedestrian access and circulation:

1. Continuous walkway system. A pedestrian walkway system shall extend throughout the development site and connect to adjacent sidewalks, if any, and to all future phases of the development, as applicable.

FINDING: The new concrete paths will provide an accessible connection from the High School parking to the sports fields and then to the Middle School parking. This will connect both parking areas with an accessible route.

2.Safe, direct, and convenient. Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas, playgrounds, and public rights-of-way conforming to the following standards:

a. The walkway is reasonably direct. A walkway is reasonably direct when it follows a route that does not deviate unnecessarily from a straight line or it does not involve a significant amount of out-of-direction travel.

FINDING: The new concrete paths will provide a reasonably direct route taking into account the existing development.

b. The walkway is designed primarily for pedestrian safety and convenience, meaning it is reasonably free from hazards and provides a reasonably smooth and consistent surface and direct route of travel between destinations. The city may require landscape buffering between walkways and adjacent parking lots or driveways to mitigate safety concerns.

FINDING: The new paths will improve safety and accessibility. The path will be internal to the site and does not need any additional buffering.

c. Vehicle/walkway separation. Except as required for crosswalks, per subsection d., below, where a walkway abuts a driveway or street it shall be raised six inches and curbed along the edge of the driveway or street. Alternatively, the city may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is physically separated from all vehicle-maneuvering areas. An example of such separation is a row of bollards (designed for use in parking areas) with adequate minimum spacing between them to prevent vehicles from entering the walkway.

FINDING: Not applicable.

d. Crosswalks. Where a walkway crosses a parking area or driveway ("crosswalk"), it shall be clearly marked with contrasting paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrasting material). The crosswalk may be part of a speed table to improve driver-visibility of pedestrians.

FINDING: Not applicable.

e. Walkway construction. Walkway surfaces may be concrete, asphalt, brick or masonry pavers, or other city-approved durable surface meeting ADA

requirements. Walkways shall be not less than four feet in width, except that the city may require five-foot wide, or wider, sidewalks in developments where pedestrian traffic warrants walkways wider than four feet.

FINDING: The path will be concrete, five feet wide, and meet ADA standards.

f. Multi-use pathways. Multi-use pathways, where approved, shall be ten feet wide and constructed of asphalt, concrete or other city-approved durable surface meeting ADA requirements consistent with the applicable city engineering standards.

FINDING: Not applicable.

IV. CONCLUSION:

The Applicant satisfies all of the criteria for approval of the requested ADA improvements.

DATED this 30th day of April 2024.

Bend La Pine Schools

By: Sharon R. Smith
Sharon R. Smith OSB#862920
Attorney for Applicant



**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Bend-La Pine Schools
Phone No.: (999)999-9999

Date Prepared: April 29, 2024
Effective Date: April 22, 2024 / 05:00 PM
Charge: \$750.00
Order No.: WT0261946
Reference:

The information contained in this report is furnished to the Customer by Western Title & Escrow Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Deschutes, State of Oregon, and is described as follows:
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0261946

EXHIBIT "A"
(Land Description)

Parcel 1:

The Southeast quarter of the Southeast quarter of Section 10, Township 22 South, Range 10 East of the Willamette Meridian, Deschutes County, Oregon.

Parcel 2:

The South half of the North half of the Northeast Quarter of the Southeast quarter of Section 10 and the South half of the Northeast quarter of the Southeast quarter of Section 10, Township 22 South, Range 10 East of the Willamette Meridian, Deschutes County, Oregon.

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0261946

EXHIBIT "B"
(Tax Account and Map)

Tax/Map ID(s) 2210100000500

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0261946

EXHIBIT "C"
(Vesting)

Administrative School District No. 1

EXHIBIT "D"
(Liens and Encumbrances)

1. The subject property is under public, charitable, fraternal, or religious organization ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 201334
Map No.: 2210100000500

2. City Liens, if any, of the City of La Pine.
(Please contact the Title Department for a City Lien Search within 30 days before closing.)
3. Regulations, levies, liens, assessments, rights of way and easements of La Pine Special Sewer District.
4. Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof.

Recording Date: July 13, 1977
Recording No: 253-874
(Affects Parcel 1)

5. Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof.

Recording Date: July 19, 1983
Recording No: 20-577
(Affects Parcel 2)

6. Rights of the public to any portion of the Land lying within the area commonly known as Coach Road and First Street.
7. The existence of roads, railroads, irrigation ditches and canals, telephone, telegraph and power transmission facilities.

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Midstate Electric Cooperative, Inc., a cooperative corporation
Purpose: Electric Line
Recording Date: May 14, 1980
Recording No: 321-660
(Affects Parcel 1)

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Midstate Electric Cooperative, Inc., a cooperative corporation
Purpose: Electric Line
Recording Date: June 4, 1980
Recording No: 322-689
(Affects Parcel 1)

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Midstate Electric Cooperative, Inc., a cooperative corporation
Purpose: Electric Line
Recording Date: July 16, 1980
Recording No: 325-3
(Affects Parcel 1)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Midstate Electric Cooperative, Inc., a cooperative corporation
Purpose: Electric Line
Recording Date: February 29, 1984
Recording No: 45-765
(Affects Parcel 2)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Midstate Electric Cooperative, Inc., a cooperative corporation
Purpose: Electric Line
Recording Date: August 13, 1984
Recording No: 68-373
(Affects Parcel 2)

13. A deed of trust to secure an indebtedness in the amount shown below,

Amount: Securing performance of an Intergovernmental Agreement
Dated: March 6, 1995
Trustor/Grantor: Bend LaPine School District
Trustee: Rick Isham
Beneficiary: Deschutes County
Recording Date: April 6, 1995
Recording No.: 370-314
(Affects a portion)

14. Intergovernmental Agreement, including the terms and provisions thereof,

Recording Date: April 6, 1995
Recording No: 370-314
Between: Deschutes County, a political subdivision of the State of Oregon
And: Administrative School District No. 1, a municipal corporation
(Affects a portion)

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

15. Unrecorded lease to LaPine Early Intervention Center as disclosed by Trust Deed recorded,
Recording Date: April 6, 1995
Recording No.: 370-314
(Affects a portion)
16. Water Supply Agreement, including the terms and provisions thereof,
Recording Date: June 25, 1996
Recording No: 414-232
Between: The Bend LaPine School District
And: Deschutes County
17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: La Pine Special Sewer District
Purpose: Sewerage System Easement
Recording Date: May 28, 1998
Recording No: 495-1372

Note: The above document contains an incomplete legal description.

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

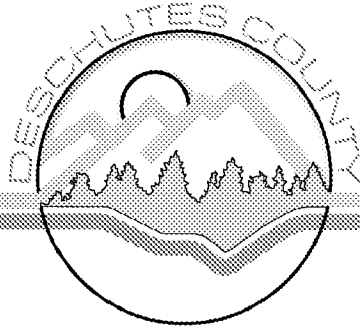
Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0261946

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY



Community Development Department

Planning Division Building Safety Division Environmental Health Division

117 NW Lafayette Avenue Bend Oregon 97701-1925
(541)388-6575 FAX (541)385-1764
<http://www.co.deschutes.or.us/cdd/>

FINDINGS AND DECISION

FILE NUMBER: SP-09-5

APPLICANT: Bend-La Pine Schools
c/o Bryant, Lovlien & Jarvis
Post Office Box 880
Bend, Oregon 97709

PROPERTY OWNER: School District #1
520 NW Wall Street
Bend, Oregon 97701

REQUEST: The applicant is requesting approval of a Site Plan review to establish a four-room, 6,600 square foot classroom wing addition to La Pine High School and the removal of twenty-nine parking spaces on the subject property. The subject property is within the La Pine Urban Unincorporated Community zone – Community Facility Limited District.

STAFF CONTACT: Cynthia Smidt, Associate Planner

I. APPLICABLE CRITERIA:

Title 18, Deschutes County Zoning Ordinance

- A. Chapter 18.61, Urban Unincorporated Community zone – La Pine
- B. Chapter 18.96, Flood Plain Zone
- C. Chapter 18.124, Site Plan Review
- D. Chapter 18.116, Supplementary Provisions

Title 22, Deschutes County Development Procedures Ordinance

II. BASIC FINDINGS:

- A. **LOCATION:** The subject property is at 51633 Coach Road, La Pine. The property is further identified on Deschutes County Assessor's Map 22-10-00 as tax lot 101.

- B. LOT OF RECORD:** Deschutes County has recognized this subject property as a legal lot of record because it has multiple land use and development permits issued to the property (see, for example, SP-80-28, B-52187, and B-15663).
- C. ZONING:** The subject property is within the Community Facility Limited District of the La Pine Planning Area (LPCFL). The La Pine Planning Area is within the Urban Unincorporated Community zone of La Pine. The property is also zoned Flood Plain (FP) in the southwestern portion of the property. This area is now in the City of La Pine.
- D. LAND USE HISTORY:** County records indicate the use of the subject property by the Bend-La Pine School District date back to at least 1978. The County issued several building permits (e.g. B-80242 and B-80293) for the La Pine High School building in 1980. The County approved a Site Plan review (County file no. SP8028) in 1980 for the construction of a storage shed. On February 15, 1992, the County approved (file SP91189) the establishment of a new elementary school. The elementary school established two structural additions through County approval, file nos. SP9459 and SP9557. On February 20, 2005, the County approved (file no. SP952) the Head Start Childcare and Early Intervention facility on-site. A ground-mounted sign was approved through file S977. In 2001, a modular classroom was approved through County file nos. MA0110, SP0138, and TU0129. In August 19, 2001, the school district received approval (file no. SP0140) to enlarge and redesign the parking lot on the high school portion of the campus. The County approved (file SP0319) on June 30, 2003 an approximate 26,000 square foot expansion of the La Pine High School to include an auditorium, auxiliary gymnasium, and six classrooms. In December 2007, the County approved a 432 square foot addition onto the existing bus barn.
- E. SITE DESCRIPTION:** The subject property is approximately 68 acres and slopes slightly to the southwest. The property fronts on Coach Road to the east and 1st Street to the south. Memorial Lane intersects with Coach Road in the northeast area of the property. There are numerous access points to the property. Vegetation is sparse but clustered throughout the property. The southwest area of the property is flood plain and in a natural state. The site is currently developed with a high school, middle school, elementary school, and childcare facility. In addition, there are ball fields, playgrounds, parking lots, and numerous other school-related buildings and undeveloped open space. The southern portion of the property is the location of the school district's service facility for the La Pine schools. The proposed structural addition to the high school is located in the northeast region of the property near the intersection of Memorial Lane and Coach Road. These were verified by site visit on February 18, 2009.
- F. SURROUNDING LAND USES:** The area surrounding the subject property consists of residential, commercial, flood plain, and forest and farm zoned properties. Commercially zoned properties, either developed or vacant, lie to the east and south across Coach Road and 1st Street, respectively. The La Pine Community Facility District zone lies to the east also across Coach Road. Residential properties lie to the south across 1st Street. These uses are within the La Pine Planning Area. This area is now within the City of La Pine. Flood Plain (FP), and Exclusive Farm (EFU) zoned properties lie to the west and Forest Use (F1 and F2) zoned parcels lie to the north and northwest.
- G. PROPOSAL:** The applicant is requesting site plan approval to allow for the construction of an approximate 6,600 square foot addition to the existing 121,000 square foot high school in the northern half of the subject property. The proposed addition will include four

(4) classrooms to provide adequate space for the existing business program that is currently operating out of rooms designated for other programs. The addition will not increase student population. The proposed addition will be located on the east side of the northernmost part of the high school, near the intersection of Memorial Lane and Coach Road. Currently in this location of the school campus, there are two parking areas with two rows of 90-degree parking. The structural addition will eliminate one of these parking lots that include 29 parking spaces. The remaining parking area will be renovated to include two ADA accessible parking spaces and a new pedestrian walkway between the addition and the parking lot. The applicant has submitted an application in support of the proposal. The application materials are incorporated herein by reference.

H. PUBLIC AGENCY COMMENTS: The Planning Division mailed notice to several agencies and received the following comments:

1. Deschutes County Building Safety Division: Building permits and proper plan review will be required as per 2007 OSSC Commercial Code.
2. Deschutes County Environmental Health Division: Need to connect to La Pine Special Sewer District.
3. Deschutes County Property Address Coordinator: The address of record for this property is 51633 Coach Road. This address is not subject to change.
4. Deschutes County Road Department: George Kolb, County Engineer, provided the following comments:

Background information:

- *This application is located within the La Pine Community Facility Limited zone (LPCFL)*
- *The application shows Memorial Lane located on the north boundary of the property. This portion of Memorial Lane is not a public right-of-way and only serves the school property. Memorial Lane east of the intersection with Coach Road is classified as a City Local road that is maintained by Deschutes County.*
- *Coach Road located on the east side of the property is also classified as a City Local road that is maintained by Deschutes County. The right-of-way for Coach Road is not a full 60 foot width for the entire length of the property. The first 1326 feet north of 1st Street is 60 feet in width and was established per Order of the County Commissioners in April of 1972. The remainder of the right-of-way to Memorial Lane is only 30 feet in width with the 30 feet of right-of-way being on the east side of the section line and was dedicated as part of TP-02-933, Newberry Neighborhood. The Road Department can find no record of dedication on the west side of the section line on the school property in this area.*

The applicant is to meet the following conditions if this land use application is approved:

1. *The applicant shall dedicate 30 feet of right-of-way along the [eastern] boundary of the parcel for Coach Road. This dedication will occur north of the established right-of-way from 1972 and will continue to the north line of Memorial Lane right-of-way. The distance of the dedication will be approximately 988.45 feet*

2. *All easements of record or existing rights-of-ways shall be noted on the final mylar.*
 3. *The surveyor or engineer submitting the plat shall submit information showing the location of the existing road in relationship to the road right-of-way, on behalf of the applicant to the County Road Department. This information can be submitted on a worksheet and does not necessarily have to be on the final plat. All existing road facilities and new road improvements are to be located within legally established or dedicated right-of-ways. In no case shall a road improvement be located outside of a dedicated road right-of-way. If research reveals that inadequate right-of-way exists or that the existing roadway is outside of the legally established or dedicated right-of-way, additional right-of-way will be dedicated as directed by the Deschutes County Road Department to meet current County Standards.*
5. Oregon Department of Environmental Quality: The Bend-La Pine SD uses UICS for stormwater discharge. Some sites are not registered with DEQ or approved per OAR 340-044. This site is not registered with DEQ and most likely should be.
 6. Oregon Health Division: On City of La Pine water.
 7. The following agencies did not respond or had no comments: Bend – La Pine School District, City of La Pine, Cascade Natural Gas Company, Deschutes County Assessor, La Pine Rural Fire Protection District, La Pine Special Sewer District, La Pine Water District, Midstate Electric Cooperative, Qwest, and Watermaster – District 11.
- I. **PUBLIC COMMENTS**: The Planning Division sent notice of this proposal to all property owners within 250 feet of the subject property. No written comments were received.
 - J. **NOTICE REQUIREMENT**: The applicant complied with the posted notice requirements of Section 22.23.030(B) of Deschutes County Code (DCC) Title 22. The applicant submitted a Land Use Action Sign Affidavit, dated February 9, 2009, indicating the applicant posted notice of the land use action on February 6, 2009.
 - K. **REVIEW PERIOD**: The application was submitted to the Planning Division on January 29, 2009. The Planning Division deemed this application complete and accepted it for review on March 1, 2009.

III. CONCLUSIONARY FINDINGS:

Title 18, Deschutes County Zoning Ordinance.

A. CHAPTER 18.61. URBAN UNINCORPORATED COMMUNITY ZONE – LA PINE

1. Section 18.61.020. Standards in All Districts.

- A. **Solar Setback.** *The setback from the north lot line shall meet the solar setback requirements in DCC 18.116.180....*
- B. **Stream Setback.**

- C. Building Code Setbacks.** *In addition to the setbacks set forth herein, any greater setbacks required by applicable building or structural codes adopted by the State of Oregon and/or the County under DCC 15.04 shall be met.*
- D. Off-Street Parking and Loading.** *Off-street parking and loading shall be provided subject to the provisions of DCC 18.116, Supplementary Provisions.*
- E. Outdoor Lighting.** *All outdoor lighting shall be installed in conformance with DCC 15.10 providing outdoor lighting control.*

FINDING: The applicant is proposing to construct a 6,600 square foot addition to the existing high school building on-site. The height of the proposed addition will be approximately 21 feet, less than the existing structure, but will extend east from the existing building footprint. The structural addition will be no farther north than the existing building to the west. Therefore, the proposal complies with solar setback standards of DCC 18.116.180(B)(1). The subject property does not abut or bisect a stream; therefore, criterion (B) is not applicable. It will be made a condition of approval that the applicant meets any building code standards and setbacks as addressed in criterion (C) above. Compliance with the Site Plan Review and Off-Street Parking and Loading requirements, addressed in criterion (D), are addressed in this decision. The applicant can comply with criterion (E) through a condition of approval that all exterior lighting shall be sited and shielded downward and in compliance with Deschutes County Covered Outdoor Lighting Ordinance per Section 15.10 of Title 15 of the Deschutes County Code (DCC).

2. Section 18.61.030. La Pine Planning Area.

The La Pine Planning Area is composed of eight zoning districts, each with its own set of allowed uses and regulations, as further set forth in DCC 18.61.030.

H. La Pine Community Facility Limited District.

- 1. Uses Permitted Outright.**
 - a. Multi-use path.**
- 2. Uses Permitted Subject to Site Plan Review.** *The following uses and their accessory uses are permitted subject to applicable provisions of DCC 18.61 and DCC 18.116, Supplementary Provisions, and DCC 18.124, Site Plan Review:*
 - a. School.**
 - b. Park or playground.**

FINDING: Based on County records, the subject property has been used by the Bend-La Pine School District since at least 1978. Furthermore, the County has approved numerous development permits thus recognizing the lawfully established school campus. The applicant proposes to construct a 6,600 square foot addition onto the existing high school in the northernmost region of the subject property. Staff finds the addition is part of the school campus on the property. The structural addition is allowed subject to site plan review. The applicable criteria will be addressed below.

B. CHAPTER 18.96. FLOOD PLAIN ZONE

1. Section 18.96.020. Designated areas.

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for Deschutes County, Oregon and Incorporated Areas" dated August 16, 1988, with accompanying Flood Insurance Rate Maps is hereby adopted by reference and incorporated herein by this reference. The Flood Insurance Study is on file at the Deschutes County Community Development Department.

The Flood Plain Zone shall include all areas designated as "Special Flood Hazard Areas" by the Flood Insurance Study for Deschutes County. When base flood elevation data has not been provided in the Flood Insurance Study, the Planning Division will obtain, review and reasonably utilize any base flood elevation or floodway data available from federal, state or other sources, in determining the location of a flood plain or floodway.

FINDING: The Deschutes County Flood Plain (FP) zone includes all areas designated as "Special Flood Hazard Areas" on the Federal Flood Insurance Rate Maps (FIRM). Special Flood Hazards Areas are lands that would be inundated by a 100-year flood event, that are at or below the base flood elevation (BFE). The flood map for this property is FIRM No. 41017C1470E, Effective Date: September 28, 2007. The Prairie Slough abuts the subject property to the west. The FIRM map indicates the mapped flood plain parallels the western boundary of the property and then extends approximately 380 feet onto the subject property in the southwest corner, as measured from the corner point. The proposed structural addition will be located in the northeast corner of the property, approximately 1,300 feet, at its closest reach, from the flood plain boundary. Based on this information, the Flood Plain standards are not applicable to this proposal.

C. CHAPTER 18.124. SITE PLAN REVIEW

1. Section 18.124.060. Site plan approval criteria.

Approval of a site plan shall be based on the following criteria:

A. The proposed development shall relate harmoniously to the natural environment and existing development, minimizing visual impacts and preserving natural features including views and topographical features.

FINDING: The proposed structural addition of four (4) classrooms will be located on the east side of the existing high school. According to the submitted materials, this addition will not be any closer to Memorial Lane or Coach Road than the existing structure. The design and materials used for the structural addition will match the existing structure. The applicant indicates that the addition will be located in an area that previously was used for parking, thus not requiring extensive grading. Based on this information, coupled with the fact that the addition will not be any larger than existing classroom wings, this project will relate harmoniously to the existing adjacent structures associated to the school district, minimizing visual impacts and preserving natural features including views and topographical features.

B. The landscape and existing topography shall be preserved to the greatest extent possible, considering development constraints and suitability of the landscape and topography. Preserved trees and shrubs shall be protected.

FINDING: The applicant is proposing a 6,600 square foot addition to an existing high school building. Landscaping will be removed in the building footprint only. The applicant submitted a landscape plan for the impacted areas. The submitted plan illustrates preservation of existing landscaping and topography in addition to the location and description of new landscaping proposed.

C. The site plan shall be designed to provide a safe environment, while offering appropriate opportunities for privacy and transition from public to private spaces.

FINDING: The applicant is proposing a 6,600 square foot addition to the existing high school. The applicant indicates that the site provide a safe school environment by maintaining the existing vehicle and pedestrian circulation patterns. Furthermore, the proposal includes establishing a sheltered and landscaped courtyard area for a transition area from public to private space. Based on this information, staff finds that the site, coupled with previous site plan approvals, will continue to provide a safe environment, while offering appropriate opportunities for privacy and transition from public to private spaces. This criterion is satisfied.

D. When appropriate, the site plan shall provide for the special needs of handicapped persons, such as ramps for wheelchairs and Braille signs.

FINDING: The proposed 6,600 square foot addition will be ADA accessible. The proposed site plan design provides for ADA compliant parking, curb ramps, and access to the building. The applicant proposes to relocate two ADA parking spaces to the front of the new classroom wing. The County Building Safety Division will notify the applicant of any additional accessibility requirements as they come under review of the building.

E. The location and number of points of access to the site, interior circulation patterns, separations between pedestrians and moving and parked vehicles, and the arrangement of parking areas in relation to buildings and structures shall be harmonious with proposed and neighboring buildings and structures.

FINDING: As indicated by the County Road Department in the Basic Findings section of this decision, the public right-of-way (ROW) for Memorial Lane ends at the intersection of Coach Road in the northeast corner of the property. The application illustrates Memorial Lane adjacent to the northern boundary; however, this portion is not a public ROW. It is this private portion of Memorial Lane where vehicles access the site. The proposed structural addition will not alter the approved points of access to the site, interior circulation patterns, separations between pedestrians and moving and parked vehicles, or the arrangement of parking areas in relation to buildings and structures. This criterion is satisfied.

F. Surface drainage systems shall be designed to prevent adverse impacts on neighboring properties, streets or surface and subsurface water quality.

FINDING: The proposed alteration will not significantly increase impervious surface area on the subject property. Stormwater will continue to be directed to landscaped and graveled areas for infiltration.

G. Areas, structures and facilities for storage, machinery and equipment, services (mail, refuse, utility wires, and the like), loading and parking and similar accessory areas and structures shall be designed, located and buffered or screened to minimize adverse impacts on the site and neighboring properties.

FINDING: The applicant does not propose to add any areas, structures or other facilities for storage, equipment, or services. Therefore, this criterion is not applicable.

H. All above-ground utility installations shall be located to minimize adverse visual impacts on the site and neighboring properties.

FINDING: No above-ground utility installations are proposed. Therefore, staff finds this criterion is not applicable.

I. Specific criteria are outlined for each zone and shall be a required part of the site plan (e.g. lot setbacks, etc.)

FINDING: As previously determined, the proposed development complies with specific criteria of the Community Facility Limited District within the La Pine Urban Unincorporated Community, an area that is now considered as the City of La Pine.

J. All exterior lighting shall be shielded so that direct light does not project off-site.

FINDING: The applicant is proposing exterior lighting that will be shielded and not shine onto adjacent properties. To ensure compliance, however, it will be made a condition of approval that any exterior lighting in association with this proposal comply with the Deschutes County Covered Outdoor Lighting Ordinance per Section 15.10 of Title 15 of the Deschutes County Code.

2. Section 18.124.070. Required Minimum Standards.

B. Required Landscaped Areas.

1. ***The following landscape requirements are established for multi-family, commercial and industrial developments, subject to site plan approval:***
 - a. ***A minimum of 15 percent of the lot area shall be landscaped.***
 - b. ***All areas subject to the final site plan and not otherwise improved shall be landscaped.***

FINDING: The La Pine High School is not considered commercial, industrial, or multi-family development. Therefore, these criteria are not applicable.

2. ***In addition to the requirement of DCC 18.124.070(B)(1)(a), the following landscape requirements shall apply to parking and loading areas:***
 - a. ***A parking or loading area shall be required to be improved with defined landscaped areas totaling no less than 25 square feet per parking space.***
 - b. ***In addition to the landscaping required by DCC 18.124.070(B)(2)(a), a parking or loading area shall be separated from any lot line adjacent to a roadway by a landscaped strip at least 10 feet in width, and from any other lot line by a landscaped strip at least five feet in width.***

FINDING: The high school use is required to have 240 parking spaces. In this location of the school campus, there are two parking areas with two rows of 90-degree parking. The structural addition will eliminate one of these areas that included 29 parking spaces. The remaining parking area will be renovated to include two ADA accessible parking spaces and a new pedestrian walkway between the addition and the parking lot. Furthermore, the landscaping will be replaced and renovated. The applicant indicates that the “gross area impacted by the addition is 54,165 square feet.” The applicant proposes 31,228 square feet of landscaping, approximately 58 percent of the impacted area. The proposed landscaping will be to the east and north of the structural addition, replacing areas disturbed by construction. In addition, the subject property contains landscaping throughout the campus, around buildings, and contained in ball fields and landscaping strips. The high school campus will include 252 parking spaces after the addition is constructed and 29 spaces are eliminated. No additional parking spaces are required. The required landscaping standards for the site have been addressed in a previous site plan approval. Staff believes it is not necessary to review the current proposal against these criteria because of the minor change in the parking lot design and the proposed landscaping plan in areas disturbed by construction.

- c. ***A landscaped strip separating a parking or loading area from a street shall contain:***
 - 1) ***Trees spaced as appropriate to the species, not to exceed 35 feet apart on the average.***
 - 2) ***Low shrubs not to reach a height greater than three feet zero inches, spaced no more than eight feet apart on the average.***
 - 3) ***Vegetative ground cover.***

FINDING: The submitted site plan illustrates the addition of Mountain Ash (tree), Douglas Maple (tree), sod/turf, and a mix of shrubs (Oregon Grape, Dwarf Mugo Pine, Snowberry, and dogwood) between the addition and Memorial Lane. The applicant proposes to retain existing Pine trees to the east of the structural addition in addition to adding sod/turf and shrubs. The submitted burden of proof statement acknowledges the requirements regarding landscaping species selection, location, and maintenance.

- d. ***Landscaping in a parking or loading area shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area.***

FINDING: The submitted landscape plan shows that the landscaped areas are well distributed throughout the site and are located in defined landscaped areas. To

ensure compliance with this criterion, a condition of approval will require all landscaping to be located in defined landscaped areas.

- e. The landscaping in a parking area shall have a width of not less than five feet.***

FINDING: The revised parking area will have several defined landscaped areas that are no less than five feet wide. Therefore, this criterion is met.

- f. Provision shall be made for watering planting areas where such care is required.***
- g. Required landscaping shall be continuously maintained and kept alive and attractive.***

FINDING: As a condition of approval, the applicant shall be required to maintain continuously and keep alive and attractive all landscaping on the subject property.

- h. Maximum height of tree species shall be considered when planting under overhead utility lines.***

FINDING: The applicant is not proposing to plant trees under overhead utility lines. Therefore, this criterion is not applicable.

C. Nonmotorized Access.

- 1. Bicycle Parking. The development shall provide the number and type of bicycle parking facilities as required in DCC 18.116.031 and 18.116.035. The location and design of bicycle parking facilities shall be indicated on the site plan.***

FINDING: This decision addresses the amount of bicycle parking required by DCC 18.116.031 in a subsequent section.

2. Pedestrian Access and Circulation:

- a. Internal pedestrian circulation shall be provided in new commercial, office and multi-family residential developments through the clustering of buildings, construction of hard surfaced walkways and similar techniques.***
- b. Pedestrian walkways shall connect building entrances to one another and from building entrances to public streets and existing or planned transit facilities. On-site walkways shall connect with walkways, sidewalks, bikeways, and other pedestrian or bicycle connections on adjacent properties planned or used for commercial, multi-family, public or park use.***
- c. Walkways shall be at least five feet in paved unobstructed width. Walkways which border parking spaces shall be at least seven feet wide unless concrete bumpers or curbing and landscaping or other similar improvements are provided which prevent parked vehicles from obstructing the walkway. Walkways shall be as direct as possible.***
- d. Driveway crossings by walkways shall be minimized. Where the walkway system crosses driveways, parking areas and loading***

areas, the walkways must be clearly identifiable through the use of elevation changes, speed bumps, a different paving material or other similar method.

- e. To comply with the Americans with Disabilities Act, the primary building entrance and any walkway that connects a transit stop to building entrances shall have a maximum slope of five percent. Walkways up to eight percent slope are permitted, but are treated as ramps with special standards for railings and landings.**

FINDING: The applicant is proposing a 6,600 square foot addition to the existing high school. The La Pine High School is not considered commercial, office, or multi-family development. Therefore, criterion (a) is not applicable. Regarding criterion (b), the proposed pedestrian walkways are designed to connect building entrances of the existing school. Furthermore, the applicant proposes replacing and repairing a sidewalk impacted by the structural addition. In addition, the walkways connect to public streets, sidewalks, bikeways, and other pedestrian or bicycle connections. Therefore, criterion (b) is satisfied. The submitted site plan illustrates the proposed walkways are at least five (5) feet in paved unobstructed width. There are no parking spaces proposed with concrete bumpers. Based on this information, the proposal meets criterion (c) above. The applicant indicates walkways crossing the driveway will be clearly identifiable. Therefore, criterion (d) is met. Criterion (e) above is satisfied because the applicant states the primary building entrance and connecting walkway will be less than five percent slope.

3. Section 18.124.090. Right of Way Improvement Standards.

Any dedications or improvements to the road right of way required under DCC 18.124 shall meet the standards for road right of way improvements set forth in DCC Title 17 and any standards for right-of-way improvements set forth in DCC Title 18 for the particular zone in question.

FINDING: There are no dedications or improvements to the road right-of-way proposed with this development. The County Road Department requests additional ROW dedication (30 feet) along the eastern boundary of Coach Road for approximately 988.45 feet. Staff believes that an analysis of the additional dedication of right-of-way is needed to establish any related conditions of approval. According to *Dolan v. City of Tigard*, the requested exaction must have an “essential nexus” to a “legitimate governmental interest” and the exaction must be related in its nature and extent (i.e. roughly proportional) to the impacts of the development. An exaction is not a taking of property if it is properly justified and there must be a “rational nexus” with the proposed development. The proposed structural addition will not increase student population for the high school. Furthermore, the addition will be eliminating 29 parking spaces thus reducing the vehicle traffic to this region of the subject property. Based on this, staff does not find an increase in traffic or impacts to the existing roadways in the area; therefore, staff does not see that a nexus exists between the dedication of additional right-of-way for Coach Road and the proposed high school addition. Staff believes that any required dedication of additional road ROW on Coach Road cannot successfully meet the *Dolan* exaction and/or rough proportionality test.

D. CHAPTER 18.116. SUPPLEMENTARY PROVISIONS

1. Section 18.116.020. Clear vision areas

FINDING: According to the submitted site plan, no clear vision area will be obstructed. This criterion is met.

2. Section 18.116.030. Off Street Parking and Loading.

A. Compliance. *No building or other permit shall be issued until plans and evidence are presented to show how the off-street parking and loading requirements are to be met and that property is and will be available for exclusive use as off-street parking and loading. The subsequent use of the property for which the permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by DCC Title 18*

B. Off-Street Loading. *Every use for which a building is erected or structurally altered to the extent of increasing the floor area to equal a minimum floor area required to provide loading space and which will require the receipt or distribution of materials or merchandise by truck or similar vehicle, shall provide off-street loading space on the basis of minimum requirements as follows:*

...

2. Restaurants, office buildings, hotels, motels, hospitals and institutions, schools and colleges, public buildings, recreation or entertainment facilities and any similar use which has a gross floor area of 30,000 square feet or more shall provide off-street truck loading or unloading berths subject to the following table:

Sq. Ft. of Floor Area	No. of Berths Required.
Less than 30,000	0
30,000-100,000	1
100,000 and Over	2

FINDING: According to the applicant, the high school has two (2) loading berths. One berth is located near the auditorium and the other is near the existing bus loop. The existing high school is about 121,000 square feet in area. The structural addition will be 6,600 square feet. The size of the high school requires two loading berths, which it has, as determined under previous site plan reviews. No additional loading berths are required.

C. Off-Street Parking. *Off-street parking spaces shall be provided and maintained as set forth in DCC 18.116.030 for all uses in all zoning districts. Such off-street parking spaces shall be provided at the time a new building is hereafter erected or enlarged or the use of a building existing on the effective date of DCC Title 18 is changed.*

D. Number of Spaces Required. *Off-street parking shall be provided as follows:*

...

4. Places Of Public Assembly.

<i>Elementary or junior high schools</i>	<i>1 space per 4 seats or 8 feet of bench length in auditorium or assembly room, whichever is greater, plus 1 space per employee.</i>
<i>High School</i>	<i>1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main auditorium, whichever is greater, plus 1 space per employee</i>

FINDING: The proposed 6,600 square foot addition will remove 29 existing parking spaces at the developed site. However, the student population will not increase with the addition. The applicant states that the auditorium has 1,600 feet of bench length and the school employs 40 staff members. Therefore, the school requires 240 parking spaces (200 spaces based on the bench length + 40 spaces for each employee = 240). Based on the submitted application, the reduction of 29 parking spaces for the school addition, the high school portion of the campus will have 252 parking spaces remaining. Based on this information, the number of existing parking spaces on site exceeds the minimum required by this section; therefore, this criterion is met.

E. General Provisions. Off-Street Parking.

- 1. More Than One Use on One or More Parcels.**
- 2. Joint Use of Facilities.**
- 3. Location of Parking Facilities.** *Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. Other required parking spaces shall be located on the same parcel or another parcel not farther than 500 feet from the building or use they are intended to serve, measured in a straight line from the building in a commercial or industrial zone. Such parking shall be located in a safe and functional manner as determined during site plan approval. The burden of proving the existence of such off-premise parking arrangements rests upon the applicant.*
- 4. Use of Parking Facilities.** *Required parking space shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only and shall not be used for the storage of vehicles or materials or for the parking of trucks used in conducting the business or used in conducting the business or use.*
- 5. Parking, Front Yard.** *Required parking and loading spaces for multi-family dwellings or commercial and industrial uses shall not be located in a required front yard, except in the Sunriver UUC Business Park (BP) District and the La Pine UUC Business Park (LPBP) District and the LaPine UUC Industrial District (LPI), but such space may be located within a required side or rear yard.*

FINDING: The proposed addition will include four new classrooms to the existing La Pine High School. Currently in this location of the school campus, there are two parking areas with two rows of 90-degree parking. The structural addition will eliminate one of these areas that included 29 parking spaces. The remaining parking area will be renovated to include two ADA accessible parking spaces and a

new pedestrian walkway between the addition and the parking lot. No other uses or businesses will be sharing the proposed off-street parking facility. Therefore, criteria (1) and (2) are not applicable. The proposal meets criteria (3) and (4) because the required parking is located on-site and within 500 feet from the proposed high school addition. Parking is available for students and employees of the existing and proposed use. Regarding criterion (5) above, the La Pine High School is not considered commercial, industrial, or multi-family development; therefore, this criterion is not applicable.

F. Development and Maintenance Standards for Off-Street Parking Areas. Every parcel of land hereafter used as a public or private parking area, including commercial parking lots, shall be developed as follows:

- 1. Except for parking to serve residential uses, an off-street parking area for more than five vehicles shall be effectively screened by a sight obscuring fence when adjacent to residential uses, unless effectively screened or buffered by landscaping or structures.***
- 2. Any lighting used to illuminate off-street parking areas shall be so arranged that it will not project light rays directly upon any adjoining property in a residential zone.***
- 3. Groups of more than two parking spaces shall be located and designed to prevent the need to back vehicles into a street or right of way other than an alley.***

FINDING: The applicant is proposing a minor change to the existing parking lot that will not interfere with the design and thus will continue to allow all parking and maneuvering to occur on the site. Therefore, criterion (1) mentioned above is not applicable. The applicant is proposing lighting to illuminate off-street parking areas. To ensure compliance with criterion (2), it will be made a condition of approval that any exterior lighting in association with this proposal comply with the Deschutes County Covered Outdoor Lighting Ordinance per Section 15.10 of Title 15 of the Deschutes County Code. Regarding criterion (3) above, groups of more than two parking spaces are located and designed to prevent vehicles backing into a street or right of way. Therefore, this criterion is met.

- 4. Areas used for standing and maneuvering of vehicles shall be paved surfaces adequately maintained for all weather use and so drained as to contain any flow of water on the site. An exception may be made to the paving requirements by the Planning Director or Hearings Body upon finding that:***
 - a. A high water table in the area necessitates a permeable surface to reduce surface water runoff problems; or***
 - b. The subject use is located outside of an unincorporated community and the proposed surfacing will be maintained in a manner which will not create dust problems for neighboring properties; or***
 - c. The subject use will be in a Rural Industrial Zone or an Industrial District in an unincorporated community and dust control measures will occur on a continuous basis, which will mitigate any adverse impacts on surrounding properties.***

FINDING: The parking lot will be paved with all-weather materials and will be sloped to allow for surface water drainage on-site to designated stormwater infiltration basins and landscape beds. This criterion is met.

5. ***Access aisles shall be of sufficient width for all vehicular turning and maneuvering.***
 6. ***Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and maximum safety of pedestrians and vehicular traffic on the site. The number of service drives shall be limited to the minimum that will accommodate and serve the traffic anticipated. Service drives shall be clearly and permanently marked and defined through the use of rails, fences, walls or other barriers or markers. Service drives to drive in establishments shall be designed to avoid backing movements or other maneuvering within a street other than an alley.***
 7. ***Service drives shall have a minimum vision clearance area formed by the intersection of the driveway centerline, the street right of way line and a straight line joining said lines through points 30 feet from their intersection.***
 8. ***Parking spaces along the outer boundaries of a parking area shall be contained by a curb or bumper rail placed to prevent a motor vehicle from extending over an adjacent property line or a street right of way.***
- G. *Off-street Parking Lot Design. All off-street parking lots shall be designed subject to county standards for stalls and aisles as set forth in Table 1 at the end of chapter 18.116.***

FINDING: The existing parking area has been designed to meet the design standards of the DCC 18.116. As indicated in a foregoing finding, the applicant is removing one parking area (29 spaces) to accommodate the structural addition. The other parking lot (east) in the area will remain relatively unchanged except for the addition of two ADA accessible parking spaces and the addition of pedestrian walkway between the building and the parking area. Furthermore, the access to the eliminated parking lot will be closed with a pedestrian walkway and renovated with landscaping. The required off-street parking standards for the remaining parking area have been addressed in a previous site plan approval. Staff believes it is not necessary to review the current proposal against these criteria because of the minor change in the parking lot design.

3. Section 18.116.031. Bicycle Parking.

New development and any construction, renovation or alteration of an existing use requiring a site plan review under DCC Title 18 for which planning approval is applied for after the effective date of Ordinance 93-005 shall comply with the provisions of DCC 18.116.031.

A. *Number and Type of Bicycle Parking Spaces Required.*

1. ***General Minimum Standard. All uses that require off-street motor vehicle parking shall, except as specifically noted, provide one bicycle parking space for every five required motor vehicle parking spaces. Except as specifically set forth herein, all such parking facilities shall***

include at least two sheltered parking spaces or, where more than 10 bicycle spaces are required, at least 50 percent of the bicycle parking spaces shall be sheltered.

2. Special Minimum Standards.

...

c. Schools. Secondary schools, both public and private, shall provide one bicycle parking space for every 10 students, all of which shall be sheltered.

FINDING: The applicant indicates that after 29 parking spaces are eliminated for the structural addition, 252 parking spaces will remain. The use requires 240 parking spaces. Because no additional parking spaces are required through this proposal, no additional bicycle parking spaces are required. However, the applicant is proposing 36 additional bicycle parking spaces based on what the four classroom addition will generate in student body (four classrooms x 30 students x 3 blocks per day = 360 students). The applicant details further that the proposed bicycle parking area will be “under the awning at the new north entrance.” In the County approval SP0319, staff notes only eleven bicycle parking spaces existed on-site. Further, the applicant states bicycle parking has not been required in the past. Although no additional bicycle parking spaces are required with this proposal, staff finds the proposed 36 bike parking spaces will fill an existing void in this alternative mode of transportation for the students. Staff suggests the applicant design the bicycle parking facility in accordance with the standards of DCC Section 18.116.031 in regards to design, location, dimension, and signage.

IV. CONCLUSION:

Based on the forgoing Basic and Conclusionary Findings, Staff concludes that the proposed structural addition can meet all applicable criteria for approval.

Other permits may be required. The applicant is responsible for obtaining any necessary permits from the Deschutes County Building Division, the Deschutes County Environmental Health Division and the Deschutes County Road Department, as well as any required state and federal permits.

V. DECISION:

APPROVAL, subject to the following conditions of approval.

VI. CONDITIONS OF APPROVAL:

- A.** This approval is based on the submitted site plan and narrative. Any substantial changes to this proposal will require a new application.
- B.** The applicant shall obtain any necessary permits from the Deschutes County Building Division.
- C.** All landscaping shall be maintained in a healthy condition.

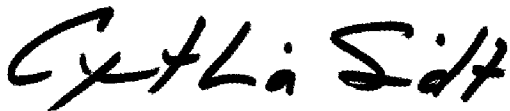
- D. **Prior to final inspection of the building**, all required landscaping shall be installed or completed and in defined landscaped areas. Required landscaping shall be continuously maintained and kept alive and attractive. Provisions shall be made for watering planting areas where such care is required.
- E. The proposed use and parking area must meet any applicable provisions of the American's with Disabilities Act (ADA).
- F. All lighting on the subject property shall be required to comply with Chapter 15.10 of the Deschutes County Code, the Outdoor Lighting Control Ordinance. All exterior lights shall be sited and shielded so that no direct light projects off-site.

VII. DURATION OF APPROVAL:

The applicant shall obtain a building permit for the structural addition within two (2) years following the date this decision becomes final, or obtain an extension of time pursuant to Section 22.36.010 of the County Code, or this approval shall be void.

This decision becomes final twelve (12) days after the date of mailing, unless appealed by a party of interest.

DESCHUTES COUNTY PLANNING DIVISION



Written by: Cynthia Smidt, Associate Planner



Reviewed by: Kevin M. Harrison, Principal Planner

CMS:slb

Dated this 1st day of April, 2009

Mailed this 1st day of April, 2009

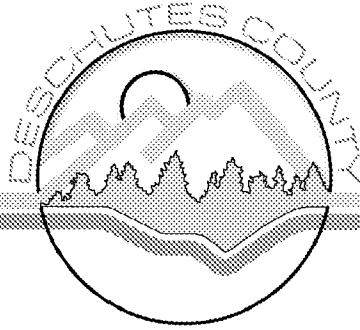
Tax Lot No				
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221011CC00407	ARNETT,RANDALL C		645 G ST STE 100-575	ANCHORAGE, AK 99501
221015AA00501	BAKER,ROBERT H		9640 ROBIN AVE	FOUNTAIN VALLEY, CA 92708
221011CC01102	BECKER AND WILES PARTNERSHIP		588 SE VISTA DR	NEWPORT, OR 97365
221015AA00900	BILYEU TRUST ET AL	BILYEU, RICHARD LEE & KAREN JOY TTEES	2965 NW HORIZON	BEND, OR 97701
221015AA01300	BLAYLOCK, RONALD S ET AL		52749 GOLDEN ASTOR RD	LA PINE, OR 97739
221015AA01200	BURROUGHS,JAMES M ETUX		18102 NEWMOON LN	HUNTINGTON BEACH CA, 92646
221011CC00408	DESCHUTES COUNTY		1300 NW WALL ST 200	BEND OR, 97701
221015AA00700	DONALD L GREGERSON REVOCABLE LIV... ETAL	GREGERSON,DONALD L TRUSTEE ETAL	630 SW 55TH ST	CORVALLIS, OR 97333
221011CB00200	FLURY, MICHAEL J		855 PONDEROSA AVE	JACKSON, WI 83001
221011CC00403	HOBIN, KURTIS D & PEGGY L		24317 EVERGREEN RD	PHILOMATH, OR 97370
221011CC00402	KING,ROBERT H ETUX		24205 DODDS RD	BEND OR, 97702
221015AA05801	LA PINE PARK & RECREATION DISTRICT		507 NW WALL ST	BEND, OR 97701
221015AA05800	LA PINE PARK AND RECREATION DISTRICT		PO BOX 664	LA PINE, OR 97739
221011CC01100	LAPINE BUILDING SUPPLY CO		PO BOX 439	LA PINE, OR 97739
221011CC01201	LAPINE BUILDING SUPPLY CO INC		PO BOX 439	LA PINE OR, 97739
221015AA00800	LAWLOR,BEVERLY A & SHERERTZ,CHERYL L		PO BOX 911	LA PINE, OR 97739
221011CC00404	LEPEZ, DAVID		654 NW 4TH ST	REDMOND, OR 97756
221015AA01100	MARTINEZ, GILBERT R & CORINNE M		PO BOX 1880	LA PINE, OR 97739
221015AA00600	PAUL F SMITH LIVING TRUST ETAL	SMITH,PAUL F TRUSTOR/TRUSTEE	534 MIRAMONTE DR	SANTA BARBARA, CA 93109
221015AA01400	PETERSEN, EDWARD J		PO BOX 527	LA PINE OR, 97739
221011CC00406	PICKERING PROPERTY LLC		53455 HAFDAHL LN	LA PINE, OR 97739
2210000000101	SCHOOL DIST 1		520 NW WALL	BEND OR, 97701
221011CB00100	SCOTT INVESTMENTS LLC		PO BOX 779	LAPINE, OR 97739
221015AA00900	SHIELDS, LONNIE B & DIANA K		63050 DESERT ST	BEND, OR 97701
221015AA01500	SHIELDS,KITTY J ETAL		PO BOX 931	LA PINE, OR 97739
221015AA01600	SHIELDS,KITTY J ETAL		PO BOX 931	LA PINE, OR 97739
221015AA00100	SMITH,GREG D & JULIE A		PO BOX 365	LA PINE, OR 97739
221011CC00405	SMITH,JAMES P & GAIL D		56749 SPRING RIVER LP	BEND, OR 97707
2210000000100	USA			
221014BB00200	USA (BLM)			
221010DC01300	VARCOE,DANIEL K		53346 RIVERVIEW DR	LA PINE, OR 97739
221010DC01200	VARCOE,DANIEL K		53346 RIVERVIEW DR	LA PINE, OR 97739

Tax Lot No

221010DC00100	VARCOE,DANIEL K
221015AB00100	VARCOE,DANIEL K
221015AA00200	ZETTEL, LOUIS & CAROL

53346 RIVERVIEW DR	LA PINE, OR 97739
53346 RIVERVIEW DR	LA PINE, OR 97739
PO BOX 840	LA PINE, OR 97739

Total Records : 36



Community Development Department

Planning Division Building Safety Division Environmental Health Division

117 NW Lafayette Avenue Bend Oregon 97701-1925
(541)388-6575 FAX (541)385-1764
<http://www.co.deschutes.or.us/cdd/>

CERTIFICATE OF MAILING

FILE NUMBER: SP-09-5

DOCUMENT(s) MAILED: 1) Notice of Decision
2) Findings and Decision

LOOKUP AREA: 250 Feet

TAX LOT NUMBER(s): 22-10-00-101

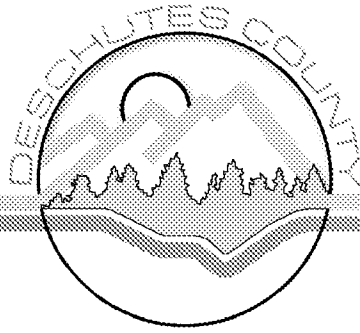
I certify that on the 1st day of April, 2009, the attached notice/report, dated April 1st, 2009, was mailed by first class mail, postage prepaid, to the person(s) and address(es) set forth on the attached list.

Dated this 1st day of April, 2009.

COMMUNITY DEVELOPMENT DEPARTMENT

By: Bend Mailing Services

Bend-La Pine Schools c/o Bryant Lovlien & Jarvis P.O. Box 880 Bend, OR 97709	School District #1 520 NW Wall Street Bend, OR 97701
36 Lookups within 250 feet	<ul style="list-style-type: none">• County Assessor• County Road Dept• La Pine Rural Fire Dept• La Pine Water/Sewer District• Barbara Priest, DEQ• City of La Pine



Community Development Department

Planning Division Building Safety Division Environmental Health Division

117 NW Lafayette Avenue Bend Oregon 97701-1925
(541)388-6575 FAX (541)385-1764
<http://www.co.deschutes.or.us/cdd/>

NOTICE OF DECISION

The Deschutes County Planning Division has approved the land use application(s) described below:

- FILE NUMBER:** SP-09-5
- LOCATION:** The subject property site is located at 51633 Coach Road, La Pine; Tax Map 22-10-00, Tax Lot 101
- APPLICANT:** Bend-La Pine Schools, C/o Bryant, Lovlien & Jarvis
- PROPERTY OWNER:** School District #1
- SUBJECT:** The Deschutes County Planning Division has approved the request to establish a four-room, 6,600 square foot classroom wing addition to La Pine High School and the removal of 29 parking spaces on the subject property. The subject property is within the La Pine Urban Unincorporated Community zone – Community Facility Limited District.
- STAFF CONTACT:** Cynthia Smidt, Associate Planner, (541) 317-3150
- APPLICABLE CRITERIA:** The Planning Division reviewed this application for compliance against criteria contained in Chapters 18.61, 18.96, 18.116 and 18.124 of Title 18, the Deschutes County Zoning Ordinance, as well as against the procedural requirements of Title 22 of the DCC.

DECISION: Staff finds that the application satisfies all applicable criteria, and approval is being granted subject to the following conditions:

1. This approval is based on the submitted site plan and narrative. Any substantial changes to this proposal will require a new application.
2. The applicant shall obtain any necessary permits from the Deschutes County Building Division.
3. All landscaping shall be maintained in a healthy condition.

4. **Prior to final inspection of the building**, all required landscaping shall be installed or completed and in defined landscaped areas. Required landscaping shall be continuously maintained and kept alive and attractive. Provisions shall be made for watering planting areas where such care is required.
5. The proposed use and parking area must meet any applicable provisions of the American's with Disabilities Act (ADA).
6. All lighting on the subject property shall be required to comply with Chapter 15.10 of the Deschutes County Code, the Outdoor Lighting Control Ordinance. All exterior lights shall be sited and shielded so that no direct light projects off-site.

This land use permit shall be void two (2) years from the date this decision becomes final unless the permit is initiated or extended pursuant to Chapter 22.36 of the DCC.

This decision becomes final twelve (12) days after the date mailed, unless appealed by a party of interest. To appeal, it is necessary to submit a Notice of Appeal, the appeal fee of \$250.00 and a statement raising any issue relied upon for appeal with sufficient specificity to afford the Hearings Body an adequate opportunity to respond to and resolve each issue.

Copies of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost. Copies can be purchased for 25 cents per page.

Pending land use applications can be accessed online at www.deschutes.org/cdd. Click on "Property Development" heading, and then click on "Pending Land Use Applications" located on right side of page (opens in new window).

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

Dated this 1st day of April, 2009

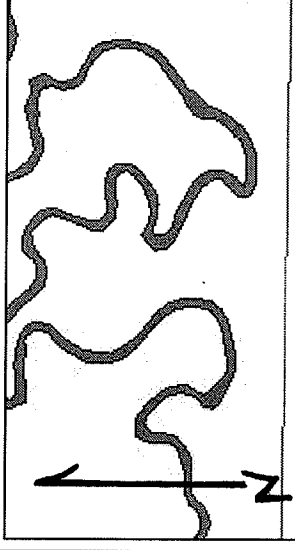
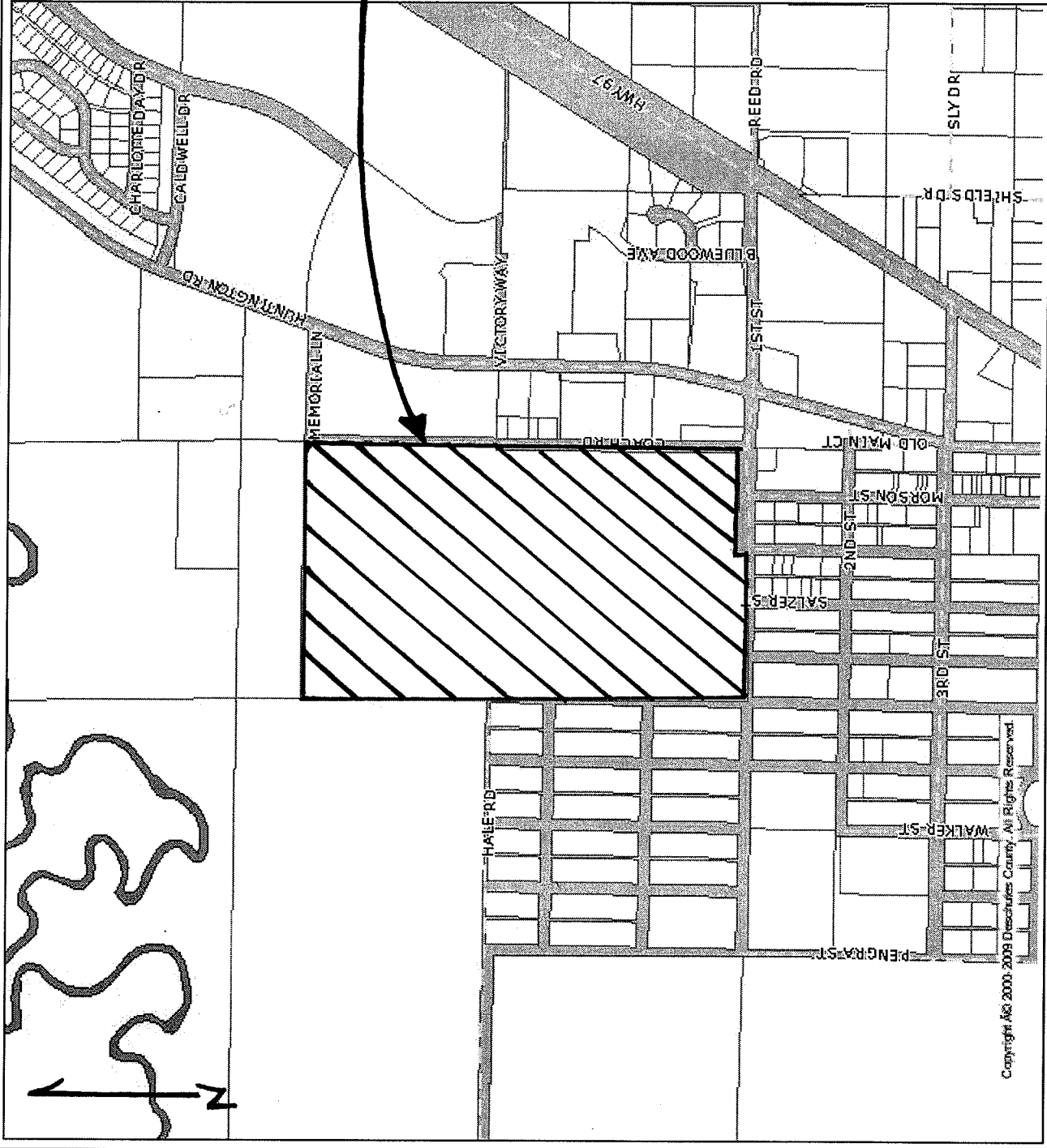
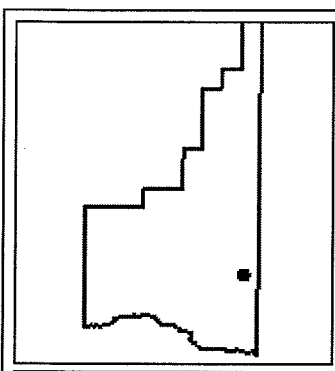
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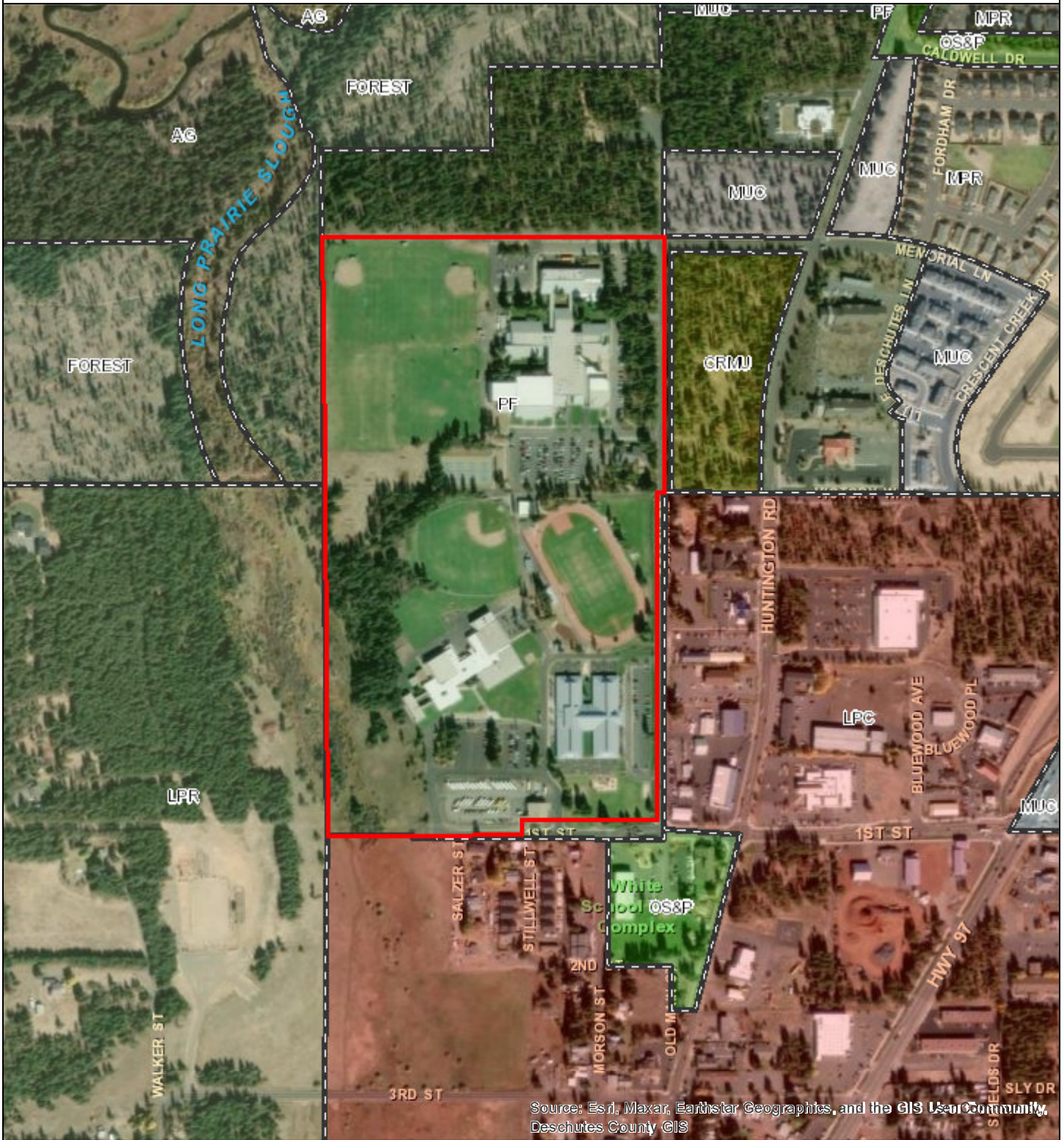
file # =
SP-09-5

Subject
Property



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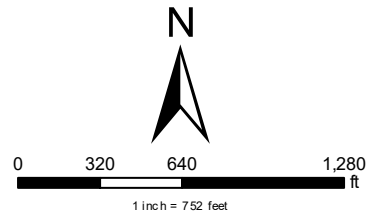
La Pine HS



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Deschutes County GIS



Date: 4/22/2024



LA PINE HIGH SCHOOL ADA IMPROVEMENTS

CIVIL CONSTRUCTION DOCUMENTS

51627 COACH RD
LA PINE, OR 97739

VICINITY MAP



PROJECT INFORMATION

CLIENT: BEND-LA PINE SCHOOL DISTRICT 520 WALL STREET BEND, OR 97703
 SURVEYOR: S&F LAND SERVICES 901 NW CARLON AVE, SUITE 3 BEND, OR 97703
 TAX LOT: 2210100000500
 SITE AREA: 67.88 AC
 DISTURBED: 0.17 AC

SHEET INDEX

SHEET SHEET TITLE
 C-0.0 TITLE SHEET
 C-2.0 CIVIL SITE PLAN OVERALL

PROJECT SCOPE

- Remove and Replace Existing Asphalt
- Provide New ADA Compliant Concrete Pathway
- Provide Metal Handrail (Optional)
- Restripe Asphalt
- Provide ADA Compliant Signage

DIG ALERT

OREGON UTILITY
NOTIFICATION CENTER
1-800-332-2344



Plan Prepared By:



33 NW Franklin Ave, Suite 110
Bend, OR 97703
(541) 647-1445
www.ashleyvance.com
CIVIL • STRUCTURAL

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these plans and specifications remain with Ashley & Vance Engineering, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

Engineer of Record:



EXPIRES: 06/30/25

LA PINE HIGH SCHOOL ADA
IMPROVEMENTS
TITLE SHEET

51627 COACH RD
LA PINE, OR 97739

Revisions:

1	.
2	.
3	.
4	.
5	.

Project Engineer: LPG Ext: 173

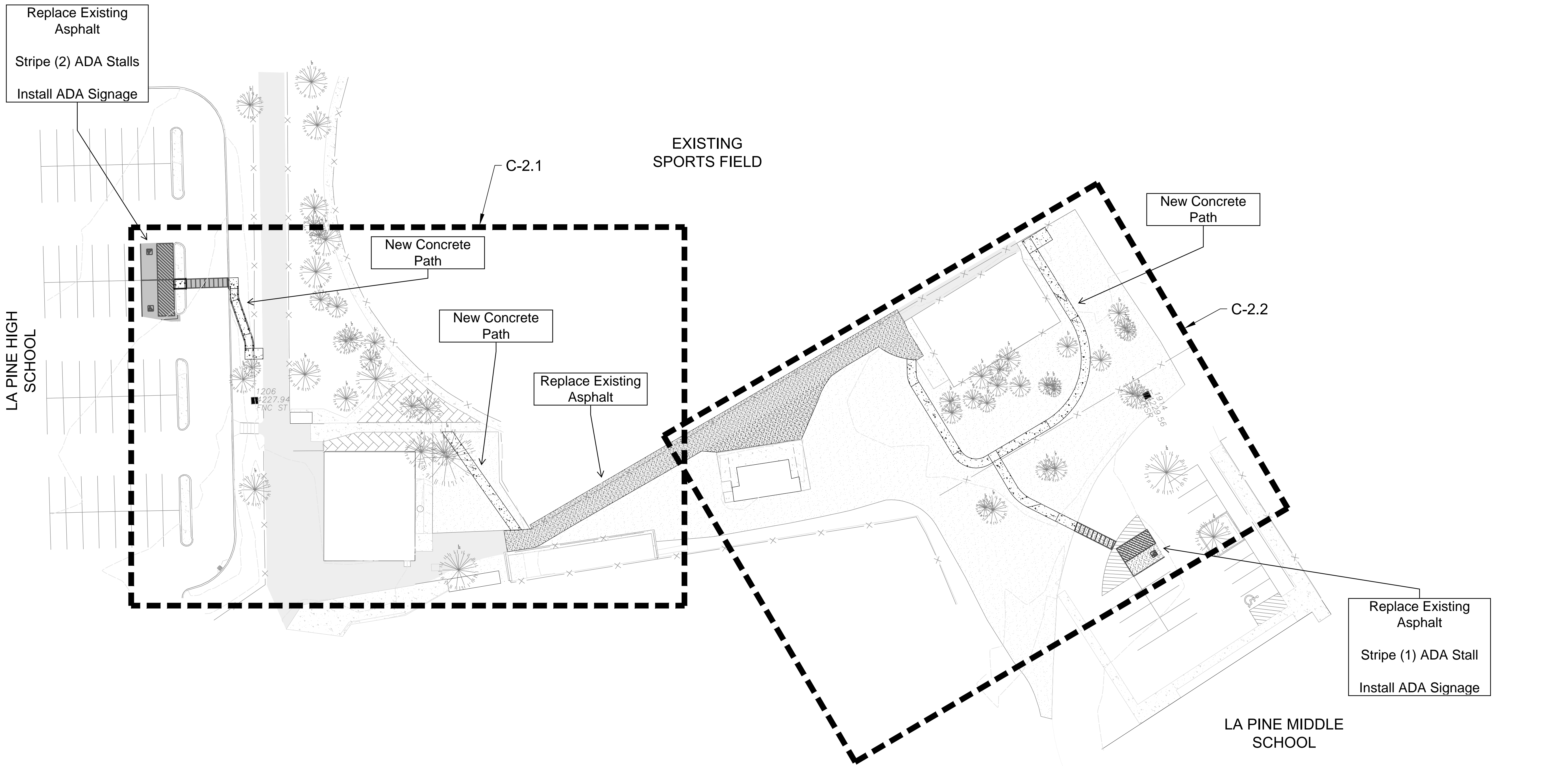
Project Manager: DMK

Date: 2024.04.09 Scale: PER PLAN

AV Job No: 231550 Sheet Size: 22" x 34"

C-0.0

J:\2023-all\231550 - la pine high school ada improvements - bled02_working drawings\22234103_ONSITE-C3 CIVIL SITE PLAN.dwg, C-2.0, Apr 09, 2024, 6:04pm, davis



Replace Existing Asphalt
 Stripe (2) ADA Stalls
 Install ADA Signage

New Concrete Path

New Concrete Path

Replace Existing Asphalt

New Concrete Path

Replace Existing Asphalt
 Stripe (1) ADA Stall
 Install ADA Signage

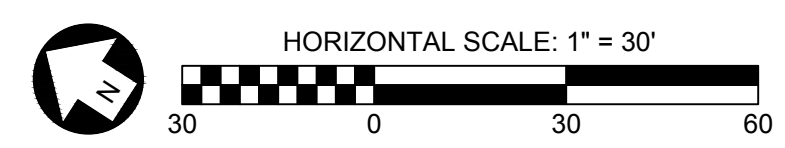
LA PINE HIGH SCHOOL

EXISTING SPORTS FIELD

LA PINE MIDDLE SCHOOL

LEGEND

	PROPOSED AC PAVEMENT
	PROPOSED AC PAVEMENT TO BE DETERMINED BY BLS/D
	PROPOSED CONCRETE
	PROPOSED CONCRETE CURB
	PROPOSED STRIPING
	PROPOSED HAND RAILS



Plan Prepared By:

Ashley & Vance
ENGINEERING, INC.
CIVIL • STRUCTURAL

33 NW Franklin Ave, Suite 110
Bend, OR 97703
(541) 647-1445
www.ashleyvance.com

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Engineer of Record:

DAVIS KEENEY
 103606
 OREGON
 EXPIRES: 06/30/25

LA PINE HIGH SCHOOL ADA IMPROVEMENTS
 OVERALL CIVIL SITE PLAN

51627 COACH RD
 LA PINE, OR 97739

Revisions:

1	.
2	.
3	.
4	.
5	.

Project Engineer: LPG Ext: 173
 Project Manager: DMK
 Date: 2024.04.09 Scale: PER PLAN
 AV Job No: 231550 Sheet Size: 22" x 34"

C-2.0