

ORDINANCE NO. 2025-03

AN ORDINANCE OF THE CITY OF LA PINE AMENDING PART III – CITY OF LA PINE DEVELOPMENT CODE, ADOPTING ADDITIONAL PROCEDURAL CLARITY, STREAMLINING APPLICATION PROCESSES, AND EXPANDING OPTIONS FOR LOCAL RESIDENTS, AND DECLARING AN EMERGENCY

WHEREAS, the La Pine Development Code contains several sections that require amendments to bring the code into compliance with State law, and to remove references to outdated or removed State Statutes or City of La Pine Code language; and

WHEREAS, other sections of the City of La Pine’s Development Code requires amendments to clarify language and intent, codify existing practices, and provide clear and objective criteria within the code criteria; and

WHEREAS, the City of La Pine Planning Commission held a public hearing on the proposed language on November 5, 2025, and recommends adoption of the proposed amendments.

NOW, THEREFORE, the City of La Pine ordains as follows:

Section One: The above recitals are adopted into and made a part of this Ordinance 2025-03 as the City’s findings of fact.

Section Two: La Pine Development Code CHAPTER 15.108. – SPECIAL USE STANDARDS – NON-RESIDENTIAL USES, is amended to read as depicted on the attached Exhibit A, with additions underlined and deletions ~~struck through~~.

Section Three: If any court of competent authority invalidates a portion of ordinance 2025-03, the remaining portions will continue in full force and effect.

Section Four: With Ordinance 2025-03 being immediately necessary for health, welfare, and safety of the people of the City of La Pine, an emergency is hereby declared to exist, and this Ordinance 2025-03 shall become effective upon signing.

This Ordinance was PASSED and ADOPTED by the La Pine City Council by a vote of ___ for, and ___ against and APPROVED by the mayor on December 10, 2025.

Jeannine Earls, Mayor

ATTEST:

Geoff Wullschlager, City Manager

Attachment - A

PART III - CITY OF LA PINE DEVELOPMENT CODE

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Article 6 – SPECIAL USE STANDARDS

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CHAPTER 15.108. – SPECIAL USE STANDARDS – NON-RESIDENTIAL USES

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Sec. 15.108.020. – Campgrounds and recreational vehicle parks.

- A. *Applicability.* Campgrounds allow for transient (nonresidential) use. These standards apply to campgrounds in all zones where they are permitted.
- B. *Site design standards.*
 - 1. Minimum lot area shall be two acres.
 - 2. Access to the site shall be from an arterial or collector street, except that access to the site may be taken from a local street, when:
 - a. The local street connects to an arterial or collector street, within 200 feet of the primary access point;
 - b. The local street connection to the arterial or collector street does not pass through any residential zone; and
 - c. The local street connection to the arterial or collector street is constructed to City Standards.
 - 3. Except for the access roadway into the campground, the campground shall be screened on all sides by a sight obscuring fence not less than six feet in height, unless otherwise approved by the city.
 - 4. Drainage of increased stormwater runoff caused by the development shall be managed so as to prevent ponding, accelerated erosion, or flooding of adjacent properties and roads.
 - 5. No tent, camp site, or buildings shall be located within 50 feet of a neighboring lot line.

6. Trash receptacles for the disposal of solid waste materials shall be provided in convenient locations for the use of guests of the campground and located in such number and of such capacity that there is no uncovered accumulation of trash at any time.
7. The space provided for each recreational vehicle shall not be less than 700 square feet exclusive of any space used for common areas such as roadways, general use structures, walkways, parking spaces for vehicles other than recreational vehicles and landscaped areas.
8. A space provided for a recreational vehicle shall be covered with crushed gravel or paved with asphalt, concrete, or similar material and be designed to provide for the control of runoff of surface water. The part of the space, which is not occupied by the recreational vehicle, not intended as an access way to the recreational vehicle or part of an outdoor patio, need not be paved or covered with gravel provided the area is landscaped or otherwise treated to prevent dust or mud.
9. A recreational vehicle space shall be provided with piped potable water and sewage disposal service. A recreational vehicle staying in the park shall be connected to the water and sewage service provided by the park if the vehicle has equipment needing such service.
10. A recreational vehicle space shall be provided with electrical service.
11. The total number of parking spaces in the campground, except for the parking provided for the exclusive use of the manager or employees of the campground, shall be one space per recreational vehicle space. Parking spaces shall be covered with crushed gravel or paved with asphalt, concrete or similar material.
12. The campground shall provide toilets, lavatories and showers for each sex in the following ratios: For each 15 recreational vehicle spaces or any fraction thereof, one toilet, one urinal, one lavatory and one shower for men; two toilets, one lavatory and one shower for women. The toilets and showers shall afford privacy and the showers shall be provided with private dressing rooms. Facilities for each sex shall be located in separate buildings, or, if in the same building, shall be separated by a soundproof wall.
13. The campground shall provide one utility building or room containing one clothes washing machine, one clothes drying machine and 15 square feet of space for clothes drying lines for each ten recreational vehicle spaces or any fraction thereof, unless such facilities are available within a distance of three miles and are adequate to meet these standards.

C. *Use standards.*

1. No recreational vehicle shall remain in the campground for more than 30 days in any 60-day period.
2. Required building spaces shall be lighted at all times of night and day, shall be ventilated, shall be provided with heating facilities which shall maintain a room temperature of 68 degrees Fahrenheit, shall have floors of waterproof material, shall have sanitary ceiling, floor and wall surfaces and shall be provided with floor drains adequate to permit easy cleaning.
3. A neat appearance shall be maintained at all times. Except for vehicles, there shall be no outside storage of materials or equipment belonging to the campground or to any guest of the park.
4. Evidence shall be provided that the campground will be eligible for a certificate of sanitation as required by state law.