



NOTICE OF PUBLIC HEARING

On November 15, 2018, at 5:30 p.m., the City of La Pine Planning Commission will hold a public hearing in the Council Chambers at City Hall, 16345 6th Street, La Pine, OR 97739 regarding the **adoption of a new City of La Pine Development Code (LPDC) and amendments to the Comprehensive Plan.**

Draft amendments to **the La Pine Comprehensive Plan** and a new unified **La Pine Development Code (LPDC)** will replace Zoning Ordinance (Ord. No. 2012-05), Procedures Ordinance (Ord. No. 2011-03), and Land Divisions Ordinance (Ord. No. 2011-03) and amending ordinances.

While the proposed new LPDC is generally consistent with the City's adopted Comprehensive Plan; the proposed draft **amendments to the La Pine Comprehensive Plan** would:

- Update housing policies to encourage a range of housing types
- Clarify that the multi-family standards apply to multi-family projects in commercial and mixed-use zones; and
- Update urbanization policies to reflect the plans for downtown and to encourage compact urban form, mixed use, and pedestrian-friendly design.

The new **LPDC**, which would be Title 15 of the City's Municipal Code, includes the following key changes:

- Reorganizing and clarifying the existing zones and regulations;
- Using broader use classifications to describe permitted uses;
- Update residential uses and standards to allow for a wide range of housing types;
- Updating development standards in all zones based on smart development principles as described in the TGM Model Development Code and User's Guide for Small Cities - 3rd Edition (Model Code);
- Establishing a new Downtown Overlay Zone with design standards addressing building orientation, setbacks and entrance locations, window or "glazing" standards, standards for canopies, awnings, or other forms of protection from sun and rain, parking requirements that allow for less off-street parking where on-street parking is available, and Cascadian architectural design standards; and
- Clarifying and simplifying procedures and application requirements.

A copy of all documents are available on the City's website: <http://www.lapineoregon.gov>. Copies are also available for inspection or purchase at City Hall at 16345 Sixth Street, La Pine. A staff report will be available at least 7 days before the hearing. Members of the public are invited to comment in person on the hearing date or provide written comments. Comments may be mailed to the La Pine Community Development Director, Melissa Bethel, at P.O. Box 2460, La Pine, OR 97739, emailed at mbethel@lapineoregon.gov; or hand delivered to City Hall. Only comments on relevant approval criteria are considered relevant evidence and failure to address approval criteria with enough detail may hinder any appeal on that issue to the Land Use Board of Appeals or Circuit Court.