



# CITY OF LA PINE, OREGON PLANNING COMMISSION

Wednesday, March 6, 2024 at 5:30 PM

La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

Online access via Zoom: <https://us02web.zoom.us/j/83208287872>

*The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY.*

## AGENDA

### CALL TO ORDER

### ESTABLISH QUORUM

### PLEDGE OF ALLEGIANCE

### ADDED AGENDA ITEMS

Any matters added at this time will be discussed during the “Other Matter” portion of this agenda.

### APPROVAL OF PRIOR MEETING MINUTES

- 1. 02.07.24 Planning Commission Meeting Minutes.....3

### PUBLIC HEARING

*All public hearings will follow the following procedure:*

- A. Open Public Hearing
- B. Staff Report / Applicant testimony
- C. Open Public Testimony
- D. Close Hearing

- 1. 02MOD-23 Danco
  - a. Hearing
  - b. Application Documents
    - i. Agenda Request.....7
    - ii. Staff Report.....9

### CLOSE OF PUBLIC HEARING

### OLD BUSINESS

None.

### NEW BUSINESS

1. Long Range Planning update (Discussion Only)
2. Administrative Land Use Application update (Discussion Only)

**OTHER MATTERS**

*Only Items that were previously added above in the Added Agenda Items will be discussed.*

**PUBLIC COMMENTS**

**STAFF AND COMMITTEE COMMENTS**

**ADJOURN**

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**Pursuant to ORS 192.640:** This notice includes a list of the principal subjects anticipated to be considered or discussed at the above-referenced meeting. This notice does not limit the ability of the Planning Commission - Canceled to consider or discuss additional subjects. This meeting is subject to cancellation without notice. The regular meeting is open to the public and interested citizens are invited to attend.



# CITY OF LA PINE, OREGON PLANNING COMMISSION

Wednesday, February 7, 2024 at 5:30 PM

La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

Online access via Zoom: <https://us02web.zoom.us/j/82115220623>

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## MINUTES

### CALL TO ORDER

Commission Chair Hatler called the meeting to order at 5:34 p.m.

### ESTABLISH QUORUM

#### Commissioners:

Commission Chair Hatler

Commission Vice Chair Myers – Absent

Commissioner Hatfield

Commissioner Bauman – Excused

Commissioner Poteet

#### Staff Members:

Geoff Wullschlager – City Manager

Brent Bybee – Principal Planner

Rachel Vicker – Associate Planner

Amanda Metcalf – City Recorder

Tina Kemp – Office Clerk

### PLEDGE OF ALLEGIANCE

Commission Chair Hatler led the Pledge of Allegiance.

### ADDED AGENDA ITEMS

None.

### APPROVAL OF PRIOR MEETING MINUTES

12.06.23 Planning Commission Meeting Minutes

Commissioner Hatfield made a motion to approve the minutes. *Commissioner Poteet seconded the motion.* Motion passed unanimously.

**PUBLIC HEARING**

None.

**OLD BUSINESS**

None.

**NEW BUSINESS****1. La Pine 2045 Comprehensive Plan Update Overview**

Principal Planner Bybee presented the Commission with an overview of the schedule for the Comprehensive Plan update. He stated that both the Steering Committee (SAC) and the Technical Advisory Committee (TAC) have been formed with members from the community. The TAC will be comprised of City Staff and partner agency officials. This committee will review and comment on work products and guide the engagement efforts. The SAC will be comprised of 12-15 individuals from the community with backgrounds in specific categories he listed. This committee will have a charter that establishes roles, shared ground rules, and decision-making procedures.

He informed the Commission of the upcoming dates for the introductory meetings for both committees, in addition he listed what each committee will accomplish and the timeline for the meetings throughout the year.

He addressed a concern from the Commission regarding clear cutting of trees from developers. He informed them that this is a goal in the Comprehensive Plan Update. City Manager Wullschlager clarified that all new codes will be in compliance with State Statute.

**2. Zoning Permit for Residential Development**

Principal Planner Bybee presented the Commission with the current zoning permit requirements for residential development. He stated that the process for building permits should be reviewed by the City prior to it being sent to the County's Building Department. Historically, this process has not been enforced, and the concern is that the City's criteria may not be met after the structure is built.

He proposed that a possible solution would be a zoning permit requirement for all new residential development. In addition, an update to the fee schedule which will have a tiered option for different types of structures could address staff review and administration of the process.

He answered a question regarding cost from the Commission stating that he will conduct a fee schedule study to see how La Pine compares to the surrounding Cities or communities of similar size. There was a discussion on Advanced Planning Fees and our current zoning permits.

**3. Manufactured Dwelling Park Discussion**

Associate Planner Vickers presented a staff report regarding a code amendment regarding Manufactured Dwelling Parks requested by the Commission at the last meeting. She read from the La Pine Development Code and gave background with respect to the City's current manufactured home park section.

The Commission gave suggestions for staff to research which included requirements for enclosed garbage areas, playgrounds, and ground cover.

**4. Administrative Land Use Application Update (Discussion Only)**

Associate Planner Vickers updated the Commission on the current planning applications. She stated that there are currently four sign permits including the La Pine Community Health Center, Legend Cider, La Pine Tax and Liquor, and Mountain Star relief nursery. She also shared that staff have received a zoning permit for food trucks on Morson.

With the water wastewater expansion in the Cagle subdivision development there have been three new applications for partitions. She said that there was a zone change at Gordy's that is incomplete and indicated that staff requires more information from the applicant. Two decisions will be mailed out this week which includes a 44 unit manufactured home development and the Habitat for Humanity partition. The modification from Danco's apartment complex roundabout is being processed as well in addition to an application for storage unit expansion in the industrial park. She stated that staff have had pre-application meetings for new development.

Planner Bybee answered a question from the Commission stating that the City has not received applications from developers regarding properties on Huntington and highway 97 that have been of community interest. There was discussion about the downtown overlay and the design standards.

City Manager Wullschlager answered a question from the Commission regarding the walking path along highway 97, the City now has permission to install improvements. He stated that recreational immunity needs to be considered before improvements are made. He provided background on recreational immunity, its current status given a legal precedent per a case in Newport, and how this protection may develop following the short legislative session currently underway.

**OTHER MATTERS**

None.

**PUBLIC COMMENTS**

None.

**STAFF AND COMMITTEE COMMENTS**

Principal Planner Bybee informed the Commission that the Comprehensive Plan update consultant 3J will help assist staff in applying for grant opportunities for the Transportation System Plan (TSP) grant process. Staff spoke with a Department of Land Conservation and Development (DLCD) planner, and it was recommended that the City submit the current TSP for review and audit. After the recommendations are received the City can then apply for the correct grants needed for a TSP Update.

He also spoke about Community Planning Assistance with Wildfire (CPAW). He stated that CPAW will perform an audit of the City and inform staff of recommendations to incorporate in planning with respect to wildfire. The analyst from CPAW will also make recommendations that the City could potentially implement. In addition, this program is federally funded and will be of no cost to the City. This will coincide with La Pine 2045, and it will help with the natural disaster goals. If it is decided to proceed with this program, a presentation by CPAW will be brought to the Commission.

**ADJOURN**

Commission Chair Hatler adjourned the meeting at 6:45 p.m.

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**Pursuant to ORS 192.640:** This notice includes a list of the principal subjects anticipated to be considered or discussed at the above-referenced meeting. This notice does not limit the ability of the Planning Commission - Canceled to consider or discuss additional subjects. This meeting is subject to cancellation without notice. The regular meeting is open to the public and interested citizens are invited to attend.

\_\_\_\_\_  
Date:  
Teri Myers, Vice Chair

ATTEST:

\_\_\_\_\_  
Date:  
Geoff Wullschlager, City Manager



## CITY OF LA PINE

### AGENDA REQUEST

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MEETING DATE: March 6<sup>th</sup>, 2024  
TO: Planning Commission  
FROM: Rachel Vickers, Associate Planner  
SUBJECT: Public Hearing: 02MOD-23, Danco

<input type="checkbox"/>	Resolution	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	No Action – Report Only	<input checked="" type="checkbox"/>	Public Hearing
<input type="checkbox"/>	Formal Motion	<input type="checkbox"/>	Other/Direction: Please see below

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#### Proposal:

The applicant proposes to modify a previous condition approval from land use decision 03ZC-19. Specifically, the applicant is requesting to modify Condition of Approval B which required right of way dedication in relation to a 200-foot diameter roundabout.

#### Background:

The subject property received approval for a Plan Amendment and Zone Change under land use file 03ZC-19. In accordance with OAR 660-012-0660(2), the City Engineer determined that based on the applicant's burden of proof, there would be a significant effect on existing transportation facilities. Because of this, the City required right of way dedication which could accommodate a roundabout at the intersection of Huntington Road and Memorial Lane which would be 200 feet in diameter.

Based on ongoing discussion with the La Pine City Engineer after 03ZC-19 became final, it was determined that a roundabout diameter of 175 feet would be sufficient to remain in compliance with OAR 660-012-0660(2). As a result, the applicant is applying to modify the condition of approval related to the right of way dedication to reduce the roundabout diameter to 175-feet.

Staff notes that applicable code criteria are discussed in the attached Staff Report.

**Public Notice:**

This Public Hearing was adequately noticed in accordance with LPDC Section 15.204.030 (B):

- a. Mail Date: February 15, 2024
- b. Bend Bulletin Publishing Date: February 18, 2024
- c. Posting Date and Location: February 21, 2024, NW corner of Huntington and Memorial

Staff has not received any public comments in relation to this land use application.

**Next Steps:**

At the conclusion of the Public Hearing, the Planning Commission may choose one of the following:

- Continue the hearing to a date and time certain.
- Close the oral portion of the hearing and leave the written record open to a date and time certain.
- Close the hearing and schedule deliberations for a date and time to be determined.
- Close the hearing and commence deliberations.

**Recommended Motion:**

Staff recommends the La Pine Planning Commission close the public record, commence deliberations, and recommend approval of 02MOD-23. Recommended language is included below:

***I move to recommend approval of file 02MOD-23, with the conditions of approval included in the staff report. This action will modify condition of approval B from land use file 03ZC-19. The proposed modification would reduce the required right of way dedication in relation to the roundabout's diameter from 200 feet to 175 feet.***

**Budget Impacts:**

None, staff time has been covered by the applicant fee that was paid in full by the applicant.

**Attachment(s):**

1. Staff Report





## **STAFF REPORT**

**HEARING DATE:** March 6, 2024

**FILE NUMBER:** 02MOD-23

**APPLICANT:** Danco Communities  
5251 Ericson Way  
Arcata, CA 95521

**OWNER:** La Pine Huntington Rd LTD Partnership  
17890 SW Elsner Rd  
Sherwood, OR 97140

**LOCATION:** The subject property is located at 51761 Huntington Road, La Pine, Oregon 97739. The Tax Lot number is 100 on Deschutes County Assessor's Map 22-10-11CB.

**REQUEST:** The applicant proposes to modify a previous condition of approval from a 2019 Plan Amendment and Zone Change. The requested modification is to alter the previously conditioned right of way dedication related to a proposed roundabout diameter from file no 03ZC-19.

**STAFF CONTACT:** Rachel Vickers, Associate Planner  
Email: [rvickers@lapineoregon.gov](mailto:rvickers@lapineoregon.gov)  
Phone: (541) 280-5680

**RECOMMENDATION:** Approved, subject to the conditions of approval identified below.

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

City of La Pine Development Code  
Article 7, Procedures  
Section 15.202.130, Modification of Approval  
Oregon Administrative Rules (OAR) Chapter 660  
Division 12, Transportation Planning  
Section 660-12-0600

## II. BASIC FINDINGS

**ZONING:** The subject property is zoned Commercial Mixed Use with no overlay zones.

**PARCEL SIZE:** The subject property is 4.70-acres in size.

**LOT LEGALITY:** The subject property was platted as Lot 1 within the Newberry Neighborhood.

**PROPOSAL:** The applicant proposes to modify a previous condition approval from land use decision 03ZC-19. Specifically, the applicant is requesting to modify Condition of Approval B which required right of way dedication in relation to a 200-foot diameter roundabout, to a 175-foot diameter roundabout.

**EXISTING DEVELOPMENT:** The subject property is currently being developed with the 60-unit garden style apartment complex that was approved under 09SPR-22.

### **PERMIT HISTORY:**

- 03ZC-19, Huntington and Memorial | Comprehensive Plan Amendment and related Zone Change to change to zoning from Public Facility (PF) to Commercial Mixed Use (CMX) and the Comprehensive Plan designation from Public Facility to Mixed Use Commercial.
- 09SPR-22, Danco | Site plan review for a 60-unit garden style apartment complex with a related community building, parking, and landscaping.

## III. AGENCY AND PUBLIC COMMENTS

**PUBLIC AGENCY COMMENTS:** The La Pine Community Development Department sent mailed and electronic notice of application on November 16, 2023, and notice of public hearing on February 15, 2024, to several public agencies and received the following comment:

City of La Pine Engineering, Erik Huffman

The applicant has provided analysis indicating that a 175-foot diameter circle is sufficient for the development of a roundabout at the intersection of Huntington and Memorial, and I have reviewed and analyzed the information with the applicant. I concur that the 175-foot diameter circle as proposed is sufficient for future development of a roundabout and the intersection and I have no objection to the modification request.

The following agencies did not respond to the notice: La Pine Public Works Department, La Pine Fire Department, Deschutes County Surveyor, Deschutes County Road Department, and Midstate Electric Coop.

**PUBLIC COMMENTS:** The La Pine Community Development Department mailed notice of the application to all property owners within 100 feet of the subject property on November 16, 2023, as well as notice of public hearing on February 15, 2024. Notice of public hearing was published in the Bend Bulletin on February 18, 2024, and posted notice was placed on the subject property on February 21, 2024. No public comments were received.

#### IV. FINDINGS OF FACT

##### PART III, CITY OF LA PINE DEVELOPMENT CODE

##### Article 7, Procedures

##### Chapter 15.202, Summary of Application Types and General Provisions

##### Section 15.202.130, Modification of Approval

- A. *A modification shall not be filed as a substitute for an appeal or to apply for a substantially new proposal or one that would have significant additional impacts on surrounding properties. For the purposes of this section, a substantially new proposal would require the application of new criteria and a significant impact would result in the imposition of new or different conditions of approval.***

**FINDING:** This criterion includes a number of components. Staff addresses each below.

##### Change in Circumstances

The applicant is requesting to modify the previously approved condition of approval which required right of way dedication sufficient for a 200-foot diameter roundabout. In response to the change in circumstance, the applicant provided the following narrative.

Our requested modification is to reduce the “200-foot diameter” requirement to 175-foot diameter. The Applicant’s development team had ongoing discussions with the City of La Pine’s contracted public works engineer, Erik Huffman, about the necessary size of this roundabout. Erik’s direction to the Applicant was that the 175-foot diameter roundabout footprint, centered as specified in the CAD file sent on 10/14/2022, would be sufficient and is consistent with other arterial roundabouts in Deschutes County.

Staff notes that in addition to the applicant’s narrative, they also submitted an email chain between themselves, City staff, and Erik Huffman which reaffirms the change in circumstance. Staff finds the email chain and City Engineer confirmation of the proposed roundabout diameter reduction constitutes a change in circumstance.

##### Substitute for an Appeal

This request to modify the right of way dedication requirements which relate to the roundabout diameter are not filed as a substitute for an appeal. The submitted application materials do not indicate any objections to staff’s analysis of the approval criteria for La Pine File 03ZC-19.

##### Substantially New Proposal

Staff finds the proposal to modify the previously required right of way dedication which relates to the roundabout diameter does not constitute a substantially new proposal. The applicant proposes to reduce the right of way dedication requirements for a 200-foot diameter roundabout, to a 175-foot diameter

roundabout. The overall proposal in relation to 03ZC-19 would not be substantially altered, since the modification is only directed at a condition of approval that required right of way dedication. Staff finds this request does not constitute a substantially new proposal.

#### Additional Impacts on Surrounding Properties

The proposed modification will not project any further into the required setbacks, nor change the approved use of the property. Staff notes that no comments were received in response to the notice of application or notice of public hearing for this modification. Because of this, staff finds the proposed modification will not have any additional impact on surrounding properties.

Based on staff's analysis of the above components, this criterion is met.

- B. An application to modify an approval shall be directed to one or more discrete aspects of the approval, the modification of which would not amount to approval of a substantially new proposal or one that would have significant additional impacts on surrounding properties. Any proposed modification, as defined in this section, shall be reviewed only under the criteria applicable to that particular aspect of the proposal. Proposals that would modify an approval in a scope greater than allowable as a modification shall be treated as an application for a new proposal.***

**FINDING:** Staff finds this criterion presents a large number of requirements that staff addresses separately for clarity.

#### What discreet aspects of the approval are proposed for modification?

The proposed modification is directed at changing the right of way dedication requirement in relation to the proposed roundabout in the previous decision (03ZC-19). Because the applicant is not proposing to reduce the right of way dedication more than the City Engineer requires, this modification has no significant additional impact on surrounding properties. The existing zoning and related regulations will remain the same.

#### Is this a substantially new proposal?

Staff finds the proposed modification is not a significantly new proposal. As described above, the property will remain zoned Commercial Mixed Use (CMX) meaning no change in zoning regulations of the property is proposed. The proposed right of way dedication related to roundabout diameter is similar to what was approved under the 2019 decision, with the only difference being a slight reduction in diameter, which has been approved by the City Engineer.

#### Are there significant additional impacts on surrounding properties?

Staff notes there is existing development to the north of the subject property, and the proposed modification will not alter the approved uses of the surrounding area. Staff also notes that no comments were received in response the notice of application or notice of public hearing indicating any objection to the proposal. For these reasons, staff finds the proposed modification will not have any significant additional impacts on the surrounding properties.

What criteria are applicable to the particular aspect(s) of the proposal?

The criteria applicable to the proposed modification are identified and addressed below.

Based on staff's analysis of the above components, this criterion is met.

## **Oregon Administrative Rules Chapter 660**

### **Division 12, Transportation Planning**

#### OAR 660-012-0060, Plan and Land Use Regulation Amendments

- (2) *If a local government determines that there would be a significant effect, then the local government must ensure that allowed land uses are consistent with the performance standards of the facility measured or projected at the end of the planning period identified in the adopted TSP through one or a combination of the remedies listed in subsections (a) through (e) below, unless the amendment meets the balancing test in subsection (e) or qualifies for partial mitigation in section (11) of this rule. A local government using subsection (e), section (3), section (10) or section (11) to approve an amendment recognizes that additional motor vehicle traffic congestion may result and that other facility providers would not be expected to provide additional capacity for motor vehicles in response to this congestion.***
- (a) *Adopting measures that demonstrate allowed land uses are consistent with the performance standards of the transportation facility.***
- (b) *Amending the TSP or comprehensive plan to provide transportation facilities, improvements, or services adequate to support the proposed land uses consistent with the requirements of this division. Such amendments shall include a funding plan or mechanism consistent with section (4) or include an amendment to the transportation finance plan so that the facility, improvement, or service will be provided by the end of the planning period.***
- (c) *Amending the TSP to modify the performance standards of the transportation facility.***
- (d) *Providing other measures as a condition of development or through a development agreement or similar funding method, including, but not limited to, transportation system management measures or minor transportation improvements. Local governments shall, as part of the amendment, specify when measures or improvements provided pursuant to this subsection will be provided.***
- (e) *Providing improvements that would benefit modes other than the significantly affected mode, improvements to facilities other than the significantly affected facility, or improvements at other locations, if:***
- ...

**FINDING:** Previous findings for these criteria from file 03ZC-19 indicated the following:

In accordance with option (d), capacity improvements can be provided at the Huntington Road/Memorial Lane intersection, in the form of a roundabout. The Applicant requested that “a

pro-rata funding be applied toward the intersection needs” and provided a proposed conditions of approval:

- Right-of-way at the Huntington Road/Memorial Lane intersection should be provided to the City of La Pine (or other parties responsible for its construction) to support the preferred long-term intersection capacity treatment.
- A pro-rata payment should be provided to the City of La Pine as part of future development applications. This should be based on a total projected volume of 1,108 weekday p.m. peak hour trips with the rezone, with the subject property contributing up to 82 more trips in a comparative “worst-case” development scenario (for a total of 126 weekday p.m. peak hour trips).
  - Roundabout improvement cost of \$2,200,000
  - Rezone Contribution of 7.4% (+82 / 1,108 PM trips)
  - Rezone Cost of \$162,816
  - Per Trip fee of \$1,292.19 (\$162,816 / 126 total PM trips)

The City Engineer has reviewed and accepts the methodology for determining the pro-rata share. In addition, staff recommends that the condition of approval require an escalation factor for inflation, as the contribution will be paid overtime, at the time of building permits. Accordingly, staff recommends the following revised conditions of approval are:

- Prior to receipt of a building permit, all development on the subject property must submit to the City of La Pine a payment of \$1,292 per PM peak hour trip, which amount shall increase on the first day of each calendar year by an amount proportionate to the yearly change in the Consumer Price Index for All Urban Consumers for the West Region, as published by the U.S. Bureau of Labor Statistics.
- Prior to issuance of any land use approvals or building permits on the subject property, applicant must execute a deed of dedication acceptable to City that dedicates right-of-way to the City of La Pine sufficient to accommodate a 200-foot diameter roundabout, measured from the current intersection of the centerlines of Huntington Road and Memorial Lane.
- Within 30 days after this decision becomes final, and prior to issuance of any land use approvals or building permits on the subject property, applicant must record a conditions of approval agreement acceptable to City to memorialize the conditions of approval applicable to development on the subject property and provide record notice of such conditions to future owners.

The applicant proposes to modify the following findings and related condition of approval to the following (changes are marked below):

Prior to issuance of any land use approvals or building permits on the subject property, applicant must execute a deed of dedication acceptable to City that dedicates right-of-way to the City of La Pine sufficient to accommodate a ~~200-foot diameter roundabout~~ 175-foot diameter roundabout, measured from the current intersection of the centerlines of Huntington Road and Memorial Lane.

In response to the applicant’s proposal, the City Engineer provided the following comments:

The applicant has provided analysis indicating that a 175-foot diameter circle is sufficient for the development of a roundabout at the intersection of Huntington and Memorial, and I have reviewed and analyzed the information with the applicant. I concur that the 175-foot diameter circle as proposed is sufficient for future development of a roundabout and the intersection and I have no objection to the modification request.

Staff finds that based on the above information, the applicant's proposed modification remains in conformance with OAR 660-012-0060(2)(d). These criteria are met.

## **V. CONCLUSION AND RECCOMENDATION**

Based on the foregoing findings, City staff concludes that the proposed modification can comply with the applicable standards and criteria of the City of La Pine Development Code and State regulations if conditions of approval are met. Staff recommends the La Pine Planning Commission approve the applicant's proposed modification, subject to the conditions of approval listed below.

### **AT ALL TIMES**

- A.** Application Materials: This approval is based upon the application, site plan, specifications, and supporting documentation submitted by the applicant. Any substantial change in this approved use will require review through a new land use application.
- B.** Additional Permit Requirements: The applicant shall obtain necessary permits from the City of La Pine, Deschutes County Building Department, Deschutes County Onsite Wastewater Department, and any other necessary State or Federal permits.
- C.** Confirmation of Conditions: The applicant shall be responsible for confirming in detail how each specific condition of approval has been met if requested by City staff.
- D.** Previous Conditions: All conditions of approval from file 03ZC-19 remain in effect which are listed below, and staff modifies Condition of Approval B as it related to this modification approval:
  - A.** As a condition to building permit issuance, all development on the subject property must submit to the City of La Pine a payment of \$1,292 per PM peak hour trip generated by the development subject to the building permit as determined by City, which amount shall increase on the first day of each calendar year by an amount proportionate to the yearly change in the Consumer Price Index for All Urban Consumers for the West Region, as published by the U.S Bureau of Labor Statistics.
  - B.** Prior to issuance of any land use approvals or building permits on the subject property, applicant must execute a deed of dedication acceptable to City that dedicates right-of-way to the City of La Pine sufficient to accommodate a ~~200-foot diameter roundabout~~ 175-foot diameter roundabout, measured from the current intersection of the centerlines of Huntington Road and Memorial Lane.
  - C.** Within 30 days after this decision becomes final, and prior to issuance of any land use approvals or building permits on the subject property, applicant must record a conditions of approval agreement acceptable to City to memorialize the

conditions of approval applicable to development on the subject property and provide record notice of such conditions to future owners.

**CITY OF LA PINE COMMUNITY DEVELOPMENT DEPARTMENT**

Written By: Rachel Vickers, Associate Planner