



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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[www.oregon.gov/LCD](http://www.oregon.gov/LCD)



## NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: June 02, 2016  
Jurisdiction: City of La Pine  
Local file no.: 2016--11IF  
DLCD file no.: 003-16

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 06/01/2016. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office. This amendment was submitted without a signed ordinance.

Notice of the proposed amendment was submitted to DLCD 35 days prior to the first evidentiary hearing.

### Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

### DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us)



# NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

**FOR DLCD USE**  
File No.: 003-16 {24338}  
Received: 6/1/2016

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of La Pine

Local file no.: **2016-111F**

Date of adoption: May 18, 2016

Date sent: 5/31/2016

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): March 16, 2016

No

Is the adopted change different from what was described in the Notice of Proposed Change?    Yes    No

If yes, describe how the adoption differs from the proposal:

**NO**

Local contact (name and title): Tammy Wisco, City Planner

Phone: 210-896-3432

E-mail: [twisco@ci.la-pine.or.us](mailto:twisco@ci.la-pine.or.us)

Street address: 16345 6<sup>th</sup> Street

City: La Pine

Zip: 97739-

## PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

### For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

### For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- |             |    |        |  |
|-------------|----|--------|--|
| Change from | to | acres. | A goal exception was required for this         |
| change.     |    |        |  |
| Change from | to | acres. | A goal exception was required for this         |
| change.     |    |        |  |
| Change from | to | acres. | A goal exception was required for this         |
| change.     |    |        |  |
| Change from | to | acres. | A goal exception was required for this change. |

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

**If the comprehensive plan map change is a UGB amendment** including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

|   |  |
|---|--|
| Exclusive Farm Use – Acres:             | Non-resource – Acres:                        |
| Forest – Acres:                         | Marginal Lands – Acres:                      |
| Rural Residential – Acres:              | Natural Resource/Coastal/Open Space – Acres: |
| Rural Commercial or Industrial – Acres: | Other: – Acres:                              |

**If the comprehensive plan map change is an urban reserve amendment** including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

|   |  |
|---|--|
| Exclusive Farm Use – Acres:             | Non-resource – Acres:                        |
| Forest – Acres:                         | Marginal Lands – Acres:                      |
| Rural Residential – Acres:              | Natural Resource/Coastal/Open Space – Acres: |
| Rural Commercial or Industrial – Acres: | Other: – Acres:                              |

**For a change to the text of an ordinance or code:**

Identify the sections of the ordinance or code that were added or amended by title and number:

**For a change to a zoning map:**

Identify the former and new base zone designations and the area affected:

|   |                          |        |
|---|--------------------------|--------|
| Change from various, see attached<br>multiple parcels; see attached | to various, see attached | Acres: |
| Change from   | to                       | Acres: |
| Change from   | to                       | Acres: |
| Change from   | to                       | Acres: |

Identify additions to or removal from an overlay zone designation and the area affected:

|                           |              |                |
|---------------------------|--------------|----------------|
| Overlay zone designation: | Acres added: | Acres removed: |
|---------------------------|--------------|----------------|

Location of affected property (T, R, Sec., TL and address): See attached maps

List affected state or federal agencies, local governments and special districts: Federal BLM, Deschutes County, City of La Pine, La Pine Parks & Rec, State of Oregon

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

**ORDINANCE NO. 2016-06**

**AN ORDINANCE OF THE CITY OF LA PINE AMENDING THE ZONING MAP TO CHANGE THE ZONING DESIGNATION FOR CERTAIN PROPERTIES TO CONFORM TO THE COMPREHENSIVE PLAN.**

WHEREAS, the City of La Pine ("City") initiated a legislative zone change (File No. SPR 2016-11IF) to bring the zoning of certain properties into conformance with the designation of such properties on the City's Comprehensive Plan Map (the "Zone Change");

WHEREAS, after notice was given in accordance with applicable law, a public hearing was held before the La Pine Planning Commission (the "Planning Commission") on April 20, 2016;

WHEREAS, the Planning Commission, after fully deliberating the matter, recommended approval of the Zone Change;

WHEREAS, after notice was given in accordance with applicable law, a public hearing was held before the La Pine City Council (the "Council") on May 18, 2016;

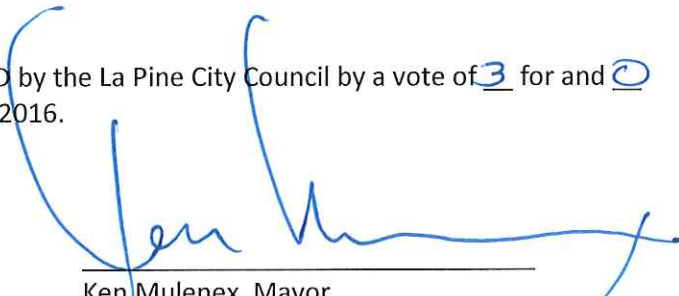
WHEREAS, after fully deliberating the matter, the Council approved the Zone Change; and

WHEREAS, a draft of this Ordinance No. 2016-06 (this "Ordinance") was available for public inspection seven days prior to the Council's May 18, 2016 meeting.

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

1. Recitals. The above stated recitals are hereby adopted.
2. Zoning Map. The City of La Pine Zoning Map is hereby amended to change the zoning designations of the properties identified in Exhibit A, attached and incorporated herein, to the zoning designations as they appear on Exhibit B attached and incorporated herein. Staff is directed to update the Zoning Map accordingly.
3. Findings. The findings of fact and conclusions of law contained in the staff report, attached hereto as Exhibit C, are hereby adopted and incorporated herein.
4. Notice. City's Community Development Department shall provide the Oregon Department of Land Conservation and Development, the Deschutes County Assessor, the Deschutes County GIS Department, and any others who are entitled to notice thereof, with a copy of the approved ordinance.
5. Severability; Errors. The provisions of this Ordinance are hereby declared to be severable. If any section, subsection, sentence, clause, and/or portion of this Ordinance is for any reason held invalid, unenforceable, and/or unconstitutional, such invalid, unenforceable, and/or unconstitutional section, subsection, sentence, clause, and/or portion will (a) yield to a construction permitting enforcement to the maximum extent permitted by applicable law, and (b) not affect the validity, enforceability, and/or constitutionality of the remaining portion of this Ordinance. This Ordinance may be corrected by order of the council to cure editorial and/or clerical errors.

This Ordinance was PASSED and ADOPTED by the La Pine City Council by a vote of 3 for and 0 against and APPROVED by the mayor on May 18, 2016.



Ken Mullenex, Mayor

ATTEST:



Richard L. Allen, Interim City Manager

Exhibit A  
Legislative Zone Change Properties

| Taxlot        | Situs Address       | Existing Zone | Proposed Zone/ Comp Plan Des | Acres | Mailing Owner                               |
|---------------|---------------------|---------------|------------------------------|-------|---|
| 211036C001106 | 52511 DOE LN        | RR10          | RES                          | 1.16  | FREDRICK S LUNDGREN 2001<br>REVOCABLE TRUST |
| 211036C001107 | 52435 DOE LN        | RR10          | RES                          | 1.15  | HOFFMAN, JAY RONALD & GEORGIA<br>JANE       |
| 211036C001200 | 52525 PINE DR       | RR10          | RES                          | 1.16  | SMITH, TIMOTHY DAIN                         |
| 211036C001300 | 52505 PINE DR       | RR10          | RES                          | 2.31  | BETSWORTH, COLLEEN G & LINDSAY<br>W         |
| 211036C001301 | 52515 PINE DR       | RR10          | RES                          | 1.15  | SIEGEL, REX E                               |
| 211036C001400 | 52510 PINE DR       | RR10          | RES                          | 1.15  | ENGLISH, MARJORIE & JACK O                  |
| 211036C001500 | 52500 PINE DR       | RR10          | RES                          | 1.16  | NEITCH, CARL E & SARA M                     |
| 211036C001600 | 52490 PINE DR       | RR10          | RES                          | 1.16  | KRUSE, KRIS & NANCY                         |
| 211036C001700 | 52470 PINE DR       | RR10          | RES                          | 1.15  | MCGINNIS, JERI                              |
| 211036C001800 | 52475 PINE DR       | RR10          | RES                          | 1.15  | LAMBERT, ERMAN WILLIAM &<br>AUDREY LAVONIA  |
| 211036C001900 | 52465 PINE DR       | RR10          | RES                          | 1.16  | LAMBERT, MARK D                             |
| 211036C002000 | 52460 PINE DR       | RR10          | RES                          | 1.16  | PEDEN, ANTHONY & TIFFANIE                   |
| 211036DC01200 | 52475 RAILROAD ST   | RR10          | RES                          | 0.89  | WILLIAMS FAM REV LIV TRUST                  |
| 211036DC01300 | 52485 RAILROAD ST   | RR10          | RES                          | 1.02  | LANGHAUSER, JOHN                            |
| 211036DC01400 | 52505 RAILROAD ST   | RR10          | RES                          | 1.13  | RADKE REAL ESTATE HOLDINGS III<br>LLC       |
| 211035A000100 | 52770 HUNTINGTON RD | RR10          | RES                          | 0.31  | UTTERBACK, DIXIE A & JACK                   |
| 211035A000200 | 52720 HUNTINGTON RD | RR10          | RES                          | 3.24  | WOLK, LAWRENCE B                            |
| 211035A000300 | 52670 HUNTINGTON RD | RR10          | RES                          | 5.03  | HANE, DANIEL K                              |
| 211035A000400 | 16795 PINE PL       | RR10          | RES                          | 2.89  | GORDON WANEK REV TRUST                      |
| 211035A000401 | 16790 PINE PL       | RR10          | RES                          | 2.11  | CECIL L & ETHEL L THOMPSON LIV<br>TRUST     |
| 211035A000500 | 16775 PINE PL       | RR10          | RES                          | 2.51  | MCGINNIS, J F                               |
| 211035A000501 | 16765 PINE PL       | RR10          | RES                          | 1.14  | LARSON, HENRY A                             |
| 211035A000502 | 16785 PINE PL       | RR10          | RES                          | 2.51  | BRIGGS, CELIA                               |
| 211035A000600 | 52640 HUNTINGTON RD | RR10          | RES                          | 5.30  | RING, DAVID L & VICKI L                     |
| 211035D000100 |                     | EFU           | MFR                          | 76.28 | USA   |
| 211035D000200 | 52485 HUNTINGTON RD | EFU           | MFR / MUC                    | 34.39 | RHOADES, SANDRA A ET AL                     |
| 211035D000300 | 52405 HUNTINGTON RD | EFU           | MUC                          | 1.24  | MIDSTATE ELECTRIC COOPERATIVE<br>INC        |
| 2110360000100 | 17150 ROSLAND RD    | RR10          | IND                          | 58.68 | VERNA M WODTLI REVOCABLE<br>TRUST           |

| Taxlot        | Situs Address          | Existing Zone | Proposed Zone/ Comp Plan Des | Acres | Mailing Owner                           |
|---------------|------------------------|---------------|------------------------------|-------|---|
| 2110360000101 |                        | RR10          | IND                          | 37.78 | STATE OF OR                             |
| 2110360000104 | 17160 ROSLAND RD       | RI            | IND                          | 11.87 | VIC RUSSELL CONSTRUCTION INC            |
| 2110360000105 | 17180 ROSLAND RD       | RR10          | IND                          | 5.96  | DORITY,KEN                              |
| 2110360000106 | 17155 ROSLAND RD       | RR10          | IND                          | 8.42  | LA PINE HOLDINGS LLC                    |
| 2110360000700 | 16880 CAGLE RD         | RR10          | RES                          | 9.73  | AL MENDEL JR REVOCABLE TRUST            |
| 2110360000701 | 16856 CAGLE RD         | RR10          | RES                          | 9.74  | AL MENDEL JR REVOCABLE TRUST            |
| 2110360000702 | 16830 CAGLE RD         | RR10          | RES                          | 9.75  | O'NEILL, KELLY K & KATHLEEN F           |
| 2110360000703 | 16816 CAGLE RD         | RR10          | RES                          | 9.72  | WILKEN & MEZIAS REV LIV TRUST           |
| 211036AB00100 |                        | RR10          | RES                          | 1.48  | EISNER, JAMES                           |
| 211036AB00101 | 52780 MURRY DR         | RR10          | RES                          | 1.37  | MILLER,CHARLES W                        |
| 211036AB00102 | 52770 MURRY DR         | RR10          | RES                          | 1.25  | MOON, CARROLL L                         |
| 211036AB00103 | 52750 MURRY DR         | RR10          | RES                          | 1.13  | REED,SAM E & ESTHER E                   |
| 211036AB00104 | 52740 MURRY DR         | RR10          | RES                          | 1.33  | REED,SAM E & ESTHER E                   |
| 211036AB00105 | 52720 MURRY DR         | RR10          | RES                          | 1.12  | REED,SAM E & ESTHER E                   |
| 211036AB00106 | 52706 MURRY DR         | RR10          | RES                          | 0.91  | SCOTT, COLLEEN E                        |
| 211036AB00107 | 52707 MURRY DR         | RR10          | RES                          | 0.98  | HOFFER, RICHARD M                       |
| 211036AB00108 | 52725 MURRY DR         | RR10          | RES                          | 0.98  | DEE, ROBERT D & KRISTINE L              |
| 211036AB00109 | 52743 MURRY DR         | RR10          | RES                          | 0.98  | MCVICKER,LARRY W & SHIRLEY M            |
| 211036AB00110 | 52755 MURRY DR         | RR10          | RES                          | 0.98  | JEAN L WEGNER FAMILY TRUST              |
| 211036AB00111 | 52777 MURRY DR         | RR10          | RES                          | 0.98  | AIKEN, MONICA R & DILSAVER, DENISE      |
| 211036AB00112 | 52795 MURRY DR         | RR10          | RES                          | 0.96  | DAVIS, DENNIS J & SHARA S               |
| 211036AB00200 | 52790 SANTA BARBARA DR | RR10          | RES                          | 0.99  | MERRICK,STEPHEN C & INGER               |
| 211036AB00300 | 52760 SANTA BARBARA DR | RR10          | RES                          | 0.98  | MCALLISTER, DON LEE & CYNTHIA           |
| 211036AB00400 | 52752 SANTA BARBARA DR | RR10          | RES                          | 0.98  | CARL F WEGNER FAMILY TRUST              |
| 211036AB00500 | 52742 SANTA BARBARA DR | RR10          | RES                          | 0.98  | PETERSON, PETER M                       |
| 211036AB00600 | 52728 SANTA BARBARA DR | RR10          | RES                          | 0.98  | MERSEREAU, JOEL A & MARY L              |
| 211036AB00700 | 52710 SANTA BARBARA DR | RR10          | RES                          | 0.98  | YAGER,KEITH E                           |
| 211036AB00800 | 52705 SANTA BARBARA DR | RR10          | RES                          | 0.98  | BURRELL, JOHN A                         |
| 211036AB00900 | 52725 SANTA BARBARA DR | RR10          | RES                          | 0.98  | BURRELL,JOHN ANDERSON                   |
| 211036AB01000 | 52741 SANTA BARBARA DR | RR10          | RES                          | 0.98  | CLARKE, SUZANNE E                       |
| 211036AB01100 | 52755 SANTA BARBARA DR | RR10          | RES                          | 0.98  | HARRY & DIANA DAVIDSON JOINT REV LIV TR |
| 211036AB01200 | 52765 SANTA BARBARA DR | RR10          | RES                          | 0.98  | JEE,RONALD A & KATHLEEN J               |
| 211036AB01300 | 52775 SANTA BARBARA DR | RR10          | RES                          | 0.98  | ZIEGERT, ROBERT C & KAREN A             |
| 211036AC00100 | 17057 CAGLE RD         | RR10          | RES                          | 0.99  | MEYER, KEITH E                          |
| 211036AC00900 | 17045 CAGLE RD         | RR10          | RES                          | 0.91  | MORSS PROPERTIES LLC                    |

| Taxlot        | Situs Address     | Existing Zone | Proposed Zone/ Comp Plan Des | Acres | Mailing Owner                        |
|---------------|-------------------|---------------|------------------------------|-------|--------------------------------------|
| 211036AC01000 | 17033 CAGLE RD    | RR10          | RES                          | 0.91  | FIELDS,EVELYN JOY                    |
| 211036AC01100 | 52666 RAILROAD ST | RR10          | RES                          | 1.63  | GRASSMAN,LYNAL G                     |
| 211036AC01200 | 52654 RAILROAD ST | RR10          | RES                          | 1.51  | BORNSTEDT,JAMES J & DIANA L          |
| 211036AC01300 | 52640 RAILROAD ST | RR10          | RES                          | 1.38  | HEATON, JAMES RUSSELL & ESTER RAE    |
| 211036AC01400 | 52630 RAILROAD ST | RR10          | RES                          | 1.27  | GEISER, JOYCE                        |
| 211036AC01500 | 52620 RAILROAD ST | RR10          | RES                          | 1.14  | THOMAS,RICHARD K & KATHLEEN L        |
| 211036AC01600 | 52594 RAILROAD ST | RR10          | RES                          | 1.02  | TENBUSCH,RONALD W & SUE ANN          |
| 211036AC01700 | 52605 RAILROAD ST | RR10          | RES                          | 1.47  | HUNTER, GARY L                       |
| 211036AC01800 | 52615 RAILROAD ST | RR10          | RES                          | 1.15  | FREY, LARRY C                        |
| 211036AC01900 | 52627 RAILROAD ST | RR10          | RES                          | 1.16  | HUGHAN,KATHLEEN C                    |
| 211036AC02000 | 52645 RAILROAD ST | RR10          | RES                          | 1.15  | JEREMIAH,CLINTON L & OLUS S          |
| 211036AC02100 | 52655 RAILROAD ST | RR10          | RES                          | 1.16  | SHARR,RANDALL E                      |
| 211036AC02200 | 52665 RAILROAD ST | RR10          | RES                          | 1.15  | SIMPSON, BRUCE A & VALERIE D         |
| 211036AC02300 | 52675 RAILROAD ST | RR10          | RES                          | 0.92  | CARPENTER, VANESSA R                 |
| 211036AC02400 | 17001 CAGLE RD    | RR10          | RES                          | 0.92  | PFUHL, POLLY JEAN                    |
| 211036BA00100 | 52790 ELM DR      | RR10          | RES                          | 0.99  | LYNCH, DAVID LEE SR ET AL            |
| 211036BA00200 | 52785 ELM DR      | RR10          | RES                          | 0.99  | VESTAL, GARY S & SONJA L             |
| 211036BA00300 | 52790 OAK DR      | RR10          | RES                          | 1.00  | RUSSELL & JANICE JOINT REV LIV TRUST |
| 211036BA00400 | 52791 OAK DR      | RR10          | RES                          | 1.00  | CLARK,GLEN D                         |
| 211036BA00500 | 52780 ASH DR      | RR10          | RES                          | 1.00  | MCGREGOR, ROBIN & LORETTA            |
| 211036BA00600 | 52795 ASH DR      | RR10          | RES                          | 0.95  | JELLISON, DALE & KRAFT, BECKY J      |
| 211036BA00700 | 52773 ASH DR      | RR10          | RES                          | 0.94  | OUTLAND,CLAUDE DOUGLAS               |
| 211036BA00800 |                   | RR10          | RES                          | 0.99  | CHEESMAN,TED R                       |
| 211036BA00900 | 52781 OAK DR      | RR10          | RES                          | 0.99  | PHILLIPS,RUBY L                      |
| 211036BA01000 | 52770 OAK DR      | RR10          | RES                          | 0.99  | ADAMSON,MELVERD & JUDY               |
| 211036BA01100 |                   | RR10          | RES                          | 0.99  | BAKER, KATHLEEN & TOBY               |
| 211036BA01200 |                   | RR10          | RES                          | 0.98  | GREENE,LEE H & VICKIE L              |
| 211036BA01300 | 52762 ELM DR      | RR10          | RES                          | 0.98  | KITCHEN,EDWARD J & SHARON M          |
| 211036BA01400 | 52765 ELM DR      | RR10          | RES                          | 0.98  | MOUSSEAU, PATRICE M                  |
| 211036BA01500 |                   | RR10          | RES                          | 0.98  | LAY,MARLIN                           |
| 211036BA01600 | 52757 OAK DR      | RR10          | RES                          | 0.98  | GOBLER FAMILY LIVING TRUST ET AL     |
| 211036BA01700 |                   | RR10          | RES                          | 0.98  | TRENDA, GARY L & JOHN D              |
| 211036BA01800 | 52755 ASH DR      | RR10          | RES                          | 0.95  | PINKLEY,DEBORAH E                    |
| 211036BA01900 |                   | RR10          | RES                          | 0.96  | BROCK FAMILY REVOCABLE TRUST ETAL    |



| Taxlot        | Situs Address  | Existing Zone | Proposed Zone/ Comp Plan Des | Acres | Mailing Owner                          |
|---------------|----------------|---------------|------------------------------|-------|--|
| 211036BA02000 | 52738 ASH DR   | RR10          | RES                          | 0.98  | KINNAMON, TERRANCE M & MONICA A        |
| 211036BA02100 |                | RR10          | RES                          | 0.99  | CLEMENTS FAMILY TRUST                  |
| 211036BA02200 | 52740 OAK DR   | RR10          | RES                          | 0.98  | LAY,JIM C & MARLIN SCOTT               |
| 211036BA02300 |                | RR10          | RES                          | 0.49  | THOMAS & DIANA EVERNDEN REV TRUST      |
| 211036BA02301 |                | RR10          | RES                          | 0.49  | CHEEK,CYNTHIA & SHERRIE                |
| 211036BA02400 | 52742 ELM DR   | RR10          | RES                          | 0.98  | MORGAN,JON B & HINOVEANU,MARIA G       |
| 211036BA02500 | 52724 ELM DR   | RR10          | RES                          | 0.98  | BLADOW, EMIL & RITA                    |
| 211036BA02600 | 52729 ELM DR   | RR10          | RES                          | 0.99  | MACKEL, BECKY TERLENE                  |
| 211036BA02700 |                | RR10          | RES                          | 0.98  | DAUGHERTY, BARBARA                     |
| 211036BA02800 | 52727 OAK DR   | RR10          | RES                          | 0.99  | AHN, TERESA L ET AL                    |
| 211036BA02900 |                | RR10          | RES                          | 0.98  | ACHTERBERG, VIRGINIA L ET AL           |
| 211036BA03000 | 52727 ASH DR   | RR10          | RES                          | 0.98  | ANDERSON, STEPHEN E                    |
| 211036BA03100 | 52711 ASH DR   | RR10          | RES                          | 0.99  | BATSON, DAVID D & SHARON K             |
| 211036BA03200 |                | RR10          | RES                          | 0.98  | SHIRLEY WEILER MENDEL REV LIV TR ET AL |
| 211036BA03300 | 52711 OAK DR   | RR10          | RES                          | 0.98  | BROWN, ALAN W & IRENE                  |
| 211036BA03400 |                | RR10          | RES                          | 0.98  | LISTBERGER, DIAN                       |
| 211036BA03500 | 16974 CAGLE RD | RR10          | RES                          | 0.98  | HOFFER, RICHARD M                      |
| 211036BA03600 | 16992 CAGLE RD | RR10          | RES                          | 0.98  | WEST, HECTOR E                         |
| 211036BC00100 | 16885 CAGLE RD | RR10          | RES                          | 0.97  | ROPIEQUET, KATHRYN E & DONALD S        |
| 211036BC00200 | 52680 DOE LN   | RR10          | RES                          | 0.63  | ADAY,ANDREA & JACOBS,ERIC              |
| 211036BC00201 |                | RR10          | RES                          | 0.35  | JACOBS, ERIC & ADAY, ANDREA L          |
| 211036BC00300 | 52685 DOE LN   | RR10          | RES                          | 0.99  | PHILLIPS,JULIE DANIELLE                |
| 211036BC00400 | 16853 CAGLE RD | RR10          | RES                          | 0.98  | SHIRLEY WEILER MENDEL REV LV TRUST     |
| 211036BC00500 | 16845 CAGLE RD | RR10          | RES                          | 0.99  | GOSSER, DAVID F & BARBARA J            |
| 211036BC00600 | 52678 PINE DR  | RR10          | RES                          | 0.99  | LEA,DAVID M & REBECCA A                |
| 211036BC00700 | 52677 PINE DR  | RR10          | RES                          | 1.33  | BURNETT, CARRIE C & RONNIE D           |
| 211036BC00701 | 52685 PINE DR  | RR10          | RES                          | 0.63  | TRIMMER,PATRICK S                      |
| 211036BC00800 | 16811 CAGLE RD | RR10          | RES                          | 0.90  | CAIRNS,GERALD K & CONNIE DEE           |
| 211036BC01000 | 52670 PINE DR  | RR10          | RES                          | 1.15  | ALFORD, DAVID HERBERT ET AL            |
| 211036BC01100 | 52675 DOE LN   | RR10          | RES                          | 1.16  | MCKIBBEN, WILLIAM J & CHERYL A         |
| 211036BC01200 | 52668 DOE LN   | RR10          | RES                          | 1.15  | RENFRO, CRAIG A & DEBRA M              |
| 211036BC01300 | 52670 DOE LN   | RR10          | RES                          | 1.16  | PICKETT, MICHAEL T & ANDREA M          |

| <b>Taxlot</b> | <b>Situs Address</b> | <b>Existing Zone</b> | <b>Proposed Zone/ Comp Plan Des</b> | <b>Acres</b> | <b>Mailing Owner</b>                     |
|---------------|----------------------|----------------------|-------------------------------------|--------------|--|
| 211036BC01400 | 52669 DOE LN         | RR10                 | RES                                 | 1.16         | DEAN, SHAUN A                            |
| 211036BC01500 | 52660 PINE DR        | RR10                 | RES                                 | 1.16         | DENT, DENISE                             |
| 211036BC01600 | 52657 PINE DR        | RR10                 | RES                                 | 1.08         | WARD,DOUGLAS J & KAREN J                 |
| 211036BC01700 | 52647 PINE DR        | RR10                 | RES                                 | 1.09         | JACKSON,MICHAEL J                        |
| 211036BC01800 | 52640 PINE DR        | RR10                 | RES                                 | 1.15         | WILMINGTON TRUST NA TTEE ETAL            |
| 211036BC01900 | 52641 DOE LN         | RR10                 | RES                                 | 1.16         | WB7 LLC                                  |
| 211036BC02000 | 52642 DOE LN         | RR10                 | RES                                 | 1.15         | MANTEI,RONALD H TRUSTEE & SHARON TRUSTEE |
| 211036BC02100 | 52632 DOE LN         | RR10                 | RES                                 | 1.16         | WATTERS STEPHEN H & DEANNA J             |
| 211036BC02200 | 52631 DOE LN         | RR10                 | RES                                 | 1.16         | ANGLAND, ROBERT D & MISTY                |
| 211036BC02300 | 52628 PINE DR        | RR10                 | RES                                 | 1.16         | MCGINNIS, MARK & WILDER, JULIE           |
| 211036BC02400 | 52625 PINE DR        | RR10                 | RES                                 | 1.12         | GRAVERSEN, MIKE & ANNETTE                |
| 211036BC02500 | 52615 PINE DR        | RR10                 | RES                                 | 1.13         | BROWN,RONALD R & KATHY L                 |
| 211036BC02600 | 52620 PINE DR        | RR10                 | RES                                 | 1.15         | KATZBERG,LINDA C & RICK H                |
| 211036BC02700 | 52619 DOE LN         | RR10                 | RES                                 | 1.16         | JANAC, STEPHEN W & BARBARA J             |
| 211036BC02800 | 52620 DOE LN         | RR10                 | RES                                 | 1.15         | LEFEVER, CECIL G                         |
| 211036BC02900 | 52606 DOE LN         | RR10                 | RES                                 | 1.15         | KUSLER, MILBERT E                        |
| 211036BC03000 | 52605 DOE LN         | RR10                 | RES                                 | 1.16         | GUSTAFSON, WADE BENEDICT                 |
| 211036BC03100 | 52608 PINE DR        | RR10                 | RES                                 | 1.15         | KRAFT, ROBIN D & DEBORAH A               |
| 211036BC03200 |                      | RR10                 | RES                                 | 1.14         | MCGINNIS,JERI                            |
| 211036BD00100 | 16997 CAGLE RD       | RR10                 | RES                                 | 0.93         | BAILEY, PATRICK K & CINDY L              |
| 211036BD00200 | 16945 CAGLE RD       | RR10                 | RES                                 | 0.96         | LINDA M KINCHEN TRUST                    |
| 211036BD00300 | 52684 ANTLER LN      | RR10                 | RES                                 | 0.95         | NELSON, TROY D                           |
| 211036BD00400 | 52670 ANTLER LN      | RR10                 | RES                                 | 1.16         | ROGERS, ROBERT E & RUTH A                |
| 211036BD00500 | 52656 ANTLER LN      | RR10                 | RES                                 | 1.16         | ANDERSON,PHILLIP & LINDA                 |
| 211036BD00600 | 52642 ANTLER LN      | RR10                 | RES                                 | 1.16         | SMITH, STEVEN L & LINDA M                |
| 211036BD00700 | 52630 ANTLER LN      | RR10                 | RES                                 | 1.16         | MORSS PROPERTIES LLC                     |
| 211036BD00800 | 52620 ANTLER LN      | RR10                 | RES                                 | 1.16         | DENISE LEIBOLD RONEK TRUST               |
| 211036BD00900 | 52610 ANTLER LN      | RR10                 | RES                                 | 1.16         | LOVE, MICHAEL DEAN                       |
| 211036BD01000 | 52603 ANTLER LN      | RR10                 | RES                                 | 1.81         | CARMACK, EDWARD M ET AL                  |
| 211036BD01100 | 52625 ANTLER LN      | RR10                 | RES                                 | 1.16         | LEFEVER, CECIL G                         |
| 211036BD01200 | 52639 ANTLER LN      | RR10                 | RES                                 | 1.16         | OTTO, JO ANN W                           |
| 211036BD01300 | 52649 ANTLER LN      | RR10                 | RES                                 | 1.16         | ALLEN,EARL & VICKI                       |
| 211036BD01400 | 52659 ANTLER LN      | RR10                 | RES                                 | 1.16         | FEARNOW, GLEN E & DAPHNE J               |
| 211036BD01500 | 52669 ANTLER LN      | RR10                 | RES                                 | 1.16         | BENITEZ, JOSE L & CHRISTINA D            |

| Taxlot        | Situs Address    | Existing Zone | Proposed Zone/ Comp Plan Des | Acres | Mailing Owner  |
|---------------|------------------|---------------|------------------------------|-------|--|
| 211036BD01600 | 16911 CAGLE RD   | RR10          | RES                          | 0.96  | JAMES, WYATT & JENNIFER L  |
| 211036BD01700 | 16905 CAGLE RD   | RR10          | RES                          | 0.97  | LOWERY, ALLEN L & EVONNE K<br>BAKER, ROBERT H & FAHRNER,<br>BETTIANN |
| 211036BD01800 | 16949 CAGLE RD   | RR10          | RES                          | 0.94  | WHITE, CHARLOTTE   |
| 211036BD01900 | 52699 SKIDGEL RD | RR10          | RES                          | 0.94  | FARLEIGH, CYNTHIA D  |
| 211036BD02000 | 52667 SKIDGEL RD | RR10          | RES                          | 1.15  | WEEKS, JUDITH A  |
| 211036BD02100 | 52657 SKIDGEL RD | RR10          | RES                          | 1.16  | DUNN, REX L  |
| 211036BD02200 | 52643 SKIDGEL RD | RR10          | RES                          | 1.15  | STARBUCK, DEREK G & LAUREN R   |
| 211036BD02300 | 52633 SKIDGEL RD | RR10          | RES                          | 1.16  | PIETERS, LINDA CHRISTINE<br>MICHAEL H & BRENDA M MILES               |
| 211036BD02400 | 52621 SKIDGEL RD | RR10          | RES                          | 1.15  | TRUST ET AL  |
| 211036BD02500 | 52603 SKIDGEL RD | RR10          | RES                          | 1.15  | MINGUS, VIRGINIA I   |
| 211036BD02600 | 52606 SKIDGEL RD | RR10          | RES                          | 1.15  | JONES, KENNETH JAMES   |
| 211036BD02700 |                  | RR10          | RES                          | 1.15  | POTTER, LEEOTTIS & ELIZABETH A                                       |
| 211036BD02800 | 52634 SKIDGEL RD | RR10          | RES                          | 1.15  | LYONS, MARGOT E  |
| 211036BD02900 | 52644 SKIDGEL RD | RR10          | RES                          | 1.15  | MORITZ, AMY S<br>HARRELL, WILLIAM A &<br>WHITE, ROBERTA J            |
| 211036BD03000 | 52656 SKIDGEL RD | RR10          | RES                          | 1.15  | CLEMENT JASON  |
| 211036BD03100 | 52668 SKIDGEL RD | RR10          | RES                          | 1.15  | SWINDLING, GLENN PAUL  |
| 211036BD03200 | 52680 SKIDGEL RD | RR10          | RES                          | 0.93  | DANIELSON, ELWOOD G  |
| 211036C000100 | 52590 DOE LN     | RR10          | RES                          | 1.22  | HARPOLE, STEVE & RUTH  |
| 211036C000101 | 52520 DOE LN     | RR10          | RES                          | 1.16  | EBNER, JACK G & BEVERLY A  |
| 211036C000102 | 52576 DOE LN     | RR10          | RES                          | 1.16  | LANKFORD, MATTHEW W &<br>JENNIFER E                                  |
| 211036C000104 | 52430 DOE LN     | RR10          | RES                          | 1.15  | STARR, FRANK S & ROXIE A &<br>GREGORY L                              |
| 211036C000105 | 52410 DOE LN     | RR10          | RES                          | 1.14  | SIM, MONICA IRENE & EDWARD<br>JAMES                                  |
| 211036C000106 | 52500 DOE LN     | RR10          | RES                          | 1.16  | JOHNSON, MITCHELL D  |
| 211036C000107 | 52468 DOE LN     | RR10          | RES                          | 2.31  | GREFF, ANDREA L  |
| 211036C000109 | 52582 DOE LN     | RR10          | RES                          | 0.58  | SIM, MONICA  |
| 211036C000110 | 52442 DOE LN     | RR10          | RES                          | 1.16  | JOHNSON, DWIGHT E  |
| 211036C000111 | 52456 DOE LN     | RR10          | RES                          | 1.16  | GOSS, LORVELL  |
| 211036C000112 | 52456 DOE LN     | RR10          | RES                          | 1.16  | BROMAN, STEPHEN MICHAEL  |
| 211036C000114 | 52538 DOE LN     | RR10          | RES                          | 2.31  | EBNER, JACK G & BEVERLY A  |
| 211036C000116 | 52568 DOE LN     | RR10          | RES                          | 1.15  | WILHARM, KRISTIE J ET AL   |
| 211036C000115 | 52504 DOE LN     | RR10          | RES                          | 1.16  | WEINBECK, DENISE J   |
| 211036C000116 | 52420 DOE LN     | RR10          | RES                          | 1.16  |  |
| 211036C000200 | 52595 DOE LN     | RR10          | RES                          | 0.65  |  |
| 211036C000300 | 52590 PINE DR    | RR10          | RES                          | 0.64  |  |

| Taxlot        | Situs Address   | Existing Zone | Proposed Zone/ Comp Plan Des | Acres | Mailing Owner                          |
|---------------|-----------------|---------------|------------------------------|-------|--|
| 211036C000400 | 52595 PINE DR   | RR10          | RES                          | 0.64  | MCGINNIS, J F                          |
| 211036C000401 | 52565 PINE DR   | RR10          | RES                          | 1.15  | LLOYD, ERNEST E & NANCY L              |
| 211036C000402 | 52585 PINE DR   | RR10          | RES                          | 1.16  | DISCHER, ROBERT G                      |
| 211036C000403 | 52575 PINE DR   | RR10          | RES                          | 1.15  | DISCHER, ROBERT G                      |
| 211036C000500 | 52587 DOE LN    | RR10          | RES                          | 1.16  | MOORE, GREGG A                         |
| 211036C000501 |                 | RR10          | RES                          | 0.58  | WEINBECK, DENISE J                     |
| 211036C000502 | 52576 PINE DR   | RR10          | RES                          | 1.73  | ARMSTRONG, GARY D & QUIRKE, INGRID     |
| 211036C000505 | 52571 DOE LN    | RR10          | RES                          | 1.16  | BILL WILLIAMS REV LIVING TRUST         |
| 211036C000600 | 52549 DOE LN    | RR10          | RES                          | 1.16  | LACROIX, CECELIA ET AL                 |
| 211036C000601 | 52563 DOE LN    | RR10          | RES                          | 1.16  | GOMES, PEG J                           |
| 211036C000700 | 52568 PINE DR   | RR10          | RES                          | 1.15  | HOFFER, RICHARD M                      |
| 211036C000701 | 52534 PINE DR   | RR10          | RES                          | 0.80  | LEE, SIMON                             |
| 211036C000702 | 52520 PINE DR   | RR10          | RES                          | 1.16  | COOPER, HELEN                          |
| 211036C000703 |                 | RR10          | RES                          | 0.35  | LEE, SIMON                             |
| 211036C000704 | 52552 PINE DR   | RR10          | RES                          | 1.16  | HOFFER, RICHARD M                      |
| 211036C000800 | 52555 PINE DR   | RR10          | RES                          | 1.16  | DALZIEL, WARREN L & CLAUDIA M          |
| 211036C000900 | 52535 PINE DR   | RR10          | RES                          | 1.15  | SMITH, TIMOTHY DAIN                    |
| 211036C001000 | 52537 DOE LN    | RR10          | RES                          | 1.15  | CARLIN, BENNIE R & MARSHA HAYS         |
| 211036C001100 | 52471 DOE LN    | RR10          | RES                          | 1.15  | TERRELL, AUSTIN S                      |
| 211036C001101 | 52443 DOE LN    | RR10          | RES                          | 1.16  | URBANC, KEVIN & RACHELL                |
| 211036C001102 | 52525 DOE LN    | RR10          | RES                          | 1.16  | CARLIN, BENNIE R & MARSHA HAYS         |
| 211036C001103 | 52501 DOE LN    | RR10          | RES                          | 1.16  | PICKER, CLINT & TANYA M                |
| 211036C001104 | 52459 DOE LN    | RR10          | RES                          | 1.16  | RASMUSSEN-NIEMAN, MARCIE R ETAL        |
| 211036C001105 | 52479 DOE LN    | RR10          | RES                          | 1.16  | CHAMBERS, RICHARD A & LINDA J          |
| 211036C002100 | 52444 PINE DR   | RR10          | RES                          | 1.27  | LINEBAUGH REVOCABLE LIVING TRUST       |
| 211036C002200 | 52445 PINE DR   | RR10          | RES                          | 1.16  | STIGALL, BEVERLY B                     |
| 211036C002300 | 52433 PINE DR   | RR10          | RES                          | 1.15  | NASHOLM, LARAE MARIE & FENTON, JANET L |
| 211036C002400 | 52434 PINE DR   | RR10          | RES                          | 1.04  | HATFIELD, FRANK & MARY                 |
| 211036C002500 | 52415 PINE DR   | RR10          | RES                          | 1.16  | EBNER, BRENT ET AL                     |
| 211036C002501 |                 | RR10          | RES                          | 1.13  | EBNER, BRENT S & JACK                  |
| 211036C002600 | 52424 PINE DR   | RR10          | RES                          | 2.29  | CASCADE BIBLE CHURCH                   |
| 211036C002700 | 52425 DOE LN    | RR10          | RES                          | 1.16  | CASCADE BIBLE CHURCH                   |
| 211036C002800 | 52405 DOE LN    | RR10          | RES                          | 1.14  | CASCADE BIBLE CHURCH,                  |
| 211036C003700 | 52511 ANTLER LN | RR10          | RES                          | 1.23  | TERREFORTE, LOYDA                      |

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|---------------|----------------------|----------------------|-------------------------------------|--------------|-----------------------------------|
| 211036C003800 | 52523 ANTLER LN      | RR10                 | RES                                 | 1.16         | DULING,JESSIE J                   |
| 211036C003900 | 52533 ANTLER LN      | RR10                 | RES                                 | 1.16         | WELLS, NORMAN & EUNICE            |
| 211036C004000 | 52549 ANTLER LN      | RR10                 | RES                                 | 1.16         | VOGLAND, VICTORIA D ET AL         |
| 211036C004100 | 52563 ANTLER LN      | RR10                 | RES                                 | 1.16         | VOGLAND, VICTORIA D ET AL         |
| 211036C004200 | 52577 ANTLER LN      | RR10                 | RES                                 | 1.16         | NELSON, MATTHEW E & HAUSER, JNEL  |
| 211036C004300 | 52585 ANTLER LN      | RR10                 | RES                                 | 1.16         | MORGAN, MELANIE                   |
| 211036C004500 | 52598 ANTLER LN      | RR10                 | RES                                 | 0.65         | SMITH, MATTHEW O                  |
| 211036C004600 | 52586 ANTLER LN      | RR10                 | RES                                 | 1.16         | SMITH, MATTHEW O                  |
| 211036C004700 | 52574 ANTLER LN      | RR10                 | RES                                 | 1.16         | HOWARD,JASON R & DEBBIE A         |
| 211036C004800 | 52560 ANTLER LN      | RR10                 | RES                                 | 1.16         | GREGORY, MICHAEL JR & RAY, KELSEY |
| 211036C004900 | 52550 ANTLER LN      | RR10                 | RES                                 | 1.16         | MONICAL,ROBERT B & SANDRA A       |
| 211036C005000 | 52540 ANTLER LN      | RR10                 | RES                                 | 1.16         | TRAVIS, GREGORY A II              |
| 211036C005100 | 52524 ANTLER LN      | RR10                 | RES                                 | 1.16         | KIM, CHONG S & MIYOUNG            |
| 211036C005200 | 52512 ANTLER LN      | RR10                 | RES                                 | 2.31         | CAVANESS, DEANE C                 |
| 211036C006300 | 52525 SKIDGEL RD     | RR10                 | RES                                 | 1.16         | DILORENZO, LARRY A ET AL          |
| 211036C006400 | 52531 SKIDGEL RD     | RR10                 | RES                                 | 1.15         | BARKER, TIMOTHY A                 |
| 211036C006500 | 52547 SKIDGEL RD     | RR10                 | RES                                 | 1.16         | STEVENS, JAMES R                  |
| 211036C006600 | 52561 SKIDGEL RD     | RR10                 | RES                                 | 1.04         | STEFFENS,BOBBY D & ROBERTA M      |
| 211036C006700 | 52573 SKIDGEL RD     | RR10                 | RES                                 | 1.27         | STEFFENS,BOBBY D & ROBERTA M      |
| 211036C006800 | 52587 SKIDGEL RD     | RR10                 | RES                                 | 1.80         | JACKSON, CATHY A ET AL            |
| 211036C007000 | 52588 SKIDGEL RD     | RR10                 | RES                                 | 1.79         | WHITE,IRENE L                     |
| 211036C007200 | 52576 SKIDGEL RD     | RR10                 | RES                                 | 1.15         | ALLEN, EARL & VICKI               |
| 211036C007300 | 52566 SKIDGEL RD     | RR10                 | RES                                 | 1.15         | TURNER,BRUCE                      |
| 211036C007400 | 52546 SKIDGEL RD     | RR10                 | RES                                 | 1.15         | STEWART, RICHARD & GALE           |
| 211036C007500 | 52536 SKIDGEL RD     | RR10                 | RES                                 | 1.15         | HUFF,DONALD A                     |
| 211036C007600 | 52528 SKIDGEL RD     | RR10                 | RES                                 | 2.30         | FOOSHEE, IRENE JANE               |
| 211036CD00100 | 52498 SKIDGEL RD     | RR10                 | RES                                 | 1.15         | FUGATE, MORGAN K & SHARON D       |
| 211036CD00200 | 52486 SKIDGEL RD     | RR10                 | RES                                 | 1.15         | STUCKRATH, WILLIAM & JANICE       |
| 211036CD00300 | 52472 SKIDGEL RD     | RR10                 | RES                                 | 1.15         | ACHEN, JOSEPH L & CYNTHIA C       |
| 211036CD02400 | 52475 SKIDGEL RD     | RR10                 | RES                                 | 1.15         | MORROW,FRED R & LINDA L           |
| 211036CD02500 | 52485 SKIDGEL RD     | RR10                 | RES                                 | 1.16         | GREIG, DANIEL D & MARIE E         |
| 211036CD02600 | 52499 SKIDGEL RD     | RR10                 | RES                                 | 1.16         | MOORE, DEBORAH J                  |
| 211036CD02700 | 52500 ANTLER LN      | RR10                 | RES                                 | 1.16         | ANSON,HARRY R JR                  |
| 211036CD02800 | 52480 ANTLER LN      | RR10                 | RES                                 | 1.16         | GOOKIN, MICHAEL R                 |
| 211036CD02900 | 52472 ANTLER LN      | RR10                 | RES                                 | 1.16         | TYSON, JAMES R & MANN, HAYLEY M   |
| 211036CD03000 | 52460 ANTLER LN      | RR10                 | RES                                 | 1.16         | LOEHR, DENNIS M                   |

| Taxlot        | Situs Address     | Existing Zone | Proposed Zone/ Comp Plan Des | Acres | Mailing Owner                              |
|---------------|-------------------|---------------|------------------------------|-------|--|
| 211036CD03100 | 52450 ANTLER LN   | RR10          | RES                          | 1.16  | BARKER, TIMOTHY A                          |
| 211036CD03200 | 52432 ANTLER LN   | RR10          | RES                          | 1.16  | HULSE, PEGGY L                             |
| 211036CD03400 | 52405 ANTLER LN   | RR10          | RES                          | 1.15  | PICKENS,LAWRENCE A & MARTY                 |
| 211036CD03500 | 52419 ANTLER LN   | RR10          | RES                          | 1.16  | SWANSON,RICHARD D & LINDA O                |
| 211036CD03600 | 52431 ANTLER LN   | RR10          | RES                          | 1.16  | HARRIS,MICHAEL RAY & LEEANN                |
| 211036CD03700 | 52443 ANTLER LN   | RR10          | RES                          | 0.70  | TATE, JOHN E & NORMA P                     |
| 211036CD03800 | 52459 ANTLER LN   | RR10          | RES                          | 1.04  | ROBINEAU,PATRICIA I                        |
| 211036CD03900 | 52465 ANTLER LN   | RR10          | RES                          | 0.58  | HENDERSON, DAREN & DENISE                  |
| 211036CD04000 | 52473 ANTLER LN   | RR10          | RES                          | 1.16  | SCHALL, ANNETTE L                          |
| 211036CD04100 | 52481 ANTLER LN   | RR10          | RES                          | 1.16  | IRENE BEYERS REV LIV TRUST                 |
| 211036CD04200 | 52497 ANTLER LN   | RR10          | RES                          | 1.09  | TARAVELLA,RUSSELL A & DOROTHY J            |
| 211036DB00200 | 52585 RAILROAD ST | RR10          | RES                          | 1.48  | DARCY, JOSEPH MARVIN                       |
| 211036DB00300 |                   | RR10          | RES                          | 1.15  | WINN,ALEX ROBERT & ANITA CLAIRE            |
| 211036DB00400 | 52555 RAILROAD ST | RR10          | RES                          | 1.15  | WINN,ALEX ROBERT & ANITA CLAIRE            |
| 211036DB00500 |                   | RR10          | RES                          | 1.16  | WINN,ALEX ROBERT & ANITA CLAIRE            |
| 211036DB00600 | 52533 RAILROAD ST | RR10          | RES                          | 1.15  | HARRISON, RANDY L & SIMI,<br>MARLENE DIANE |
| 211036DB00700 | 52519 RAILROAD ST | RR10          | RES                          | 1.16  | OSTROM REVOCABLE LIVING TRUST              |
| 211036DB00800 | 52509 RAILROAD ST | RR10          | RES                          | 1.15  | PELZEL,RONALD J & MARY L                   |
| 211036DB00900 |                   | RR10          | RES                          | 0.21  | FIVECOATS, MARIO                           |
| 211036DB01000 | 52530 RAILROAD ST | RR10          | RES                          | 0.91  | FIVECOATS, MARIO                           |
| 211036DB01200 | 52570 RAILROAD ST | RR10          | RES                          | 0.90  | CHAFFEY,BEN TAFT &<br>CONLEY,WINIFRED      |
| 211036DB01201 | 52558 RAILROAD ST | RR10          | RES                          | 0.72  | CHAFFEY,BEN TAFT &<br>CONLEY,WINIFRED      |
| 211036DB01300 | 52592 RAILROAD ST | RR10          | RES                          | 1.08  | PATZER, BRYON C                            |
| 2210000000111 |                   | F1            | PF                           | 35.03 | K BAR J RANCH LLC                          |
| 2210000000112 |                   | F1            | PF                           | 4.89  | LA PINE PARKS & RECREATION<br>DISTRICT     |
| 2210000000113 |                   | F1            | PF                           | 10.01 | ADMINISTRATIVE SCHOOL DISTRICT<br>NO 1     |
| 2210000000114 |                   | F1            | PF                           | 4.02  | CWCI LLC                                   |
| 2210000000115 |                   | F1            | CMX                          | 5.68  | DESCHUTES COUNTY                           |
| 2210000000116 |                   | NCFL          |                              | 2.69  | K BAR J RANCH LLC                          |

| Taxlot        | Situs Address       | Existing Zone          | Proposed Zone/ Comp Plan Des | Acres | Mailing Owner                               |
|---------------|---------------------|------------------------|------------------------------|-------|---|
| 221000000300  | 16451 BURGESS RD    | OSP /<br>RIP /<br>RR10 | RES / RIP                    | 13.49 | VOLNY,NORBERT J ETAL                        |
| 2210150000400 |                     | EFU                    | MFR                          | 0.25  | STATE OF OR                                 |
| 2210150000500 | 51255 HUNTINGTON RD | EFU                    | MFR                          | 35.36 | PAULINA MEADOWS LLC                         |
| 221002A000099 |                     | RR10                   | RES                          | 1.63  | ANDERSON,GLENN                              |
| 221002A000100 | 16695 BURGESS RD    | RR10                   | RES                          | 1.27  | SWINDLING, GLENN & FOWLER,<br>HELEN L       |
| 221002A000200 | 16673 BURGESS RD    | RR10                   | RES                          | 0.54  | PAINTER, JEVON L & GORDON,<br>DENISE N      |
| 221002A000201 | 16677 BURGESS RD    | RR10                   | RES                          | 0.73  | GOODEN, JERROLD A                           |
| 221002A000500 | 52366 HUNTINGTON RD | RR10                   | MUC                          | 2.81  | SHIELDS,MICHAEL RAY                         |
| 221002A000600 | 16668 ELENA LN      | RR10                   | RES                          | 1.21  | SHIELDS,MICHAEL R                           |
| 221002A000700 | 16678 ELENA LN      | RR10                   | RES                          | 1.21  | MARQUEZ,JOHN & CARMEN E                     |
| 221002A000800 | 16688 ELENA LN      | RR10                   | RES                          | 1.21  | ALLEN G & PATRICIA E MAY LIV<br>TRST,ET AL  |
| 221002A000900 |                     | RR10                   | RES                          | 1.21  | JAMES & KATHERINE WAMSLEY<br>LIVING TRUST   |
| 221002A001000 | 16679 ELENA LN      | RR10                   | RES                          | 1.21  | MONTGOMERY, MARILYN A                       |
| 221002A001100 | 16667 ELENA LN      | RR10                   | RES                          | 1.21  | MORSE,KAREN MAE                             |
| 221002A001200 | 16655 ELENA LN      | RR10                   | RES                          | 1.21  | MARCHANT, GARY D                            |
| 221002A001300 | 52340 HUNTINGTON RD | RR10                   | RES                          | 1.96  | INTERNATIONAL CHURCH OF THE<br>FOURSQUAR... |
| 221002A001400 | 52320 HUNTINGTON RD | RR10                   | RES                          | 1.21  | JOHNSON, FRANCES M CURTIS                   |
| 221002A001500 | 52310 HUNTINGTON RD | RR10                   | RES                          | 0.61  | LOWRY,DELMAR V & TAMMIE J                   |
| 221002A001501 | 16640 WILLOW LN     | RR10                   | RES                          | 0.57  | HARRIS, MICHAEL PAUL                        |
| 221002A001600 | 52290 HUNTINGTON RD | RR10                   | RES                          | 3.79  | GEIGER FAMILY JOINT REV LIV TRUST           |
| 221002A001601 | 52264 HUNTINGTON RD | RR10                   | RES                          | 1.32  | HANIFORD,DENNIS ROY & SANDRA<br>LEE         |
| 221002A001602 | 52254 HUNTINGTON RD | RR10                   | RES                          | 1.16  | BARTH, WAYNE D                              |
| 221002A001603 | 16669 WILLOW LN     | RR10                   | RES                          | 1.20  | JULIA M STEVENS REV LIV TRUST               |
| 221002A001604 | 16650 WILLOW LN     | RR10                   | RES                          | 1.26  | CONWAY, ELMA M & LOWE, DONNA<br>M           |
| 221002A001605 | 16670 WILLOW LN     | RR10                   | RES                          | 1.26  | MORSE,KAREN M                               |
| 221002A001700 | 16680 WILLOW LN     | RR10                   | RES                          | 1.21  | BARNUM, JEFFREY & TAMARA                    |
| 221002A001800 |                     | RR10                   | RES                          | 1.21  | JAMES & KATHERINE WAMSLEY<br>LIVING TRUST   |
| 221002A001900 | 16693 WILLOW LN     | RR10                   | RES                          | 1.20  | BAKER, ROBERT H                             |

| Taxlot        | Situs Address       | Existing Zone | Proposed Zone/ Comp Plan Des | Acres | Mailing Owner   |
|---------------|---------------------|---------------|------------------------------|-------|---|
| 221002A002000 | 16681 WILLOW LN     | RR10          | RES                          | 1.20  | COON,ROBERT E   |
| 221002A002100 | 16690 EVERGREEN LN  | RR10          | RES                          | 1.20  | MEIROW, MARY LOU  |
| 221002A002101 | 16680 EVERGREEN LN  | RR10          | RES                          | 1.20  | BECKEN VENTURES PARTNERSHIP   |
| 221002A002200 | 16666 EVERGREEN LN  | RR10          | RES                          | 1.19  | BECKEN,MARVIN L   |
| 221002A002300 | 16656 EVERGREEN LN  | RR10          | RES                          | 1.19  | JACKSON,SHERRY LYNN & EARL ROY<br>HANIFORD, DENNIS ROY & SANDRA LEE   |
| 221002A002400 | 52244 HUNTINGTON RD | RR10          | RES                          | 1.11  |   |
| 221002A002500 | 52230 HUNTINGTON RD | RR10          | RES                          | 1.17  | FISCHER,JOSEPH P  |
| 221002A002600 | 16661 EVERGREEN LN  | RR10          | RES                          | 1.19  | CAIRNS,GERALD K & CONNIE DEE  |
| 221002A002601 | 16655 EVERGREEN LN  | RR10          | RES                          | 1.19  | CAIRNS,GERALD K & CONNIE DEE  |
| 221002A002700 | 16687 EVERGREEN LN  | RR10          | RES                          | 2.50  | HAYS,SUSAN L & CHRISTOPHER J<br>DISCOVERYLAND PRESCHOOL & DAYCARE CTR |
| 221002BA00100 | 16629 BURGESS RD    | RR10          | MUC                          | 1.06  |   |
| 221002BA00200 | 52379 HUNTINGTON RD | RR10          | MUC                          | 0.68  | SCHAFER, ROBERT J   |
| 221002BA00300 | 52367 HUNTINGTON RD | RR10          | RES                          | 0.69  | SCHAEFER, LARRY L   |
| 221002BA00400 | 52369 HUNTINGTON RD | RR10          | RES                          | 0.69  | SCHAEFER, LARRY L   |
| 221002BA00500 | 52351 HUNTINGTON RD | RR10          | RES                          | 0.69  | MULENEX, KEITH & VICTORIA   |
| 221002BA00600 | 52343 HUNTINGTON RD | RR10          | RES                          | 0.69  | KESSLER,CECILIA<br>FAITH LUTHERAN CHURCH OF LA PINE OR                |
| 221002BA00700 | 52337 HUNTINGTON RD | RR10          | RES                          | 0.39  |   |
| 221002BA00701 | 52333 HUNTINGTON RD | RR10          | RES                          | 0.30  | LA PINE AMBULANCE ASSOC ETAL<br>FAITH LUTHERAN CHURCH OF LA PINE OR   |
| 221002BA00900 | 52315 HUNTINGTON RD | RR10          | RES                          | 1.41  |   |
| 221002BA01000 | 52300 GLENWOOD DR   | RR10          | RES                          | 0.31  | HEIGH,BILL R & BARBARA J  |
| 221002BA01100 | 52306 GLENWOOD DR   | RR10          | RES                          | 0.33  | HEIGH,BILL R & BARBARA J  |
| 221002BA01300 | 52310 ALLEN DR      | RR10          | RES                          | 0.74  | CRAM, DANIEL L & MISTY M  |
| 221002BA01400 | 52312 GLENWOOD DR   | RR10          | RES                          | 0.91  | STATON,JACK C   |
| 221002BA01500 | 52320 ALLEN DR      | RR10          | RES                          | 0.69  | BARNES,DOYLE D & CHARLOTTE A  |
| 221002BA01600 | 52330 ALLEN DR      | RR10          | RES                          | 0.69  | SAUTER, JOEL  |
| 221002BA01700 | 52346 ALLEN DR      | RR10          | RES                          | 0.69  | D & B VARENAS FAMILY TRUST ETAL                                       |
| 221002BA01800 | 52356 ALLEN DR      | RR10          | RES                          | 0.69  | LEFLER,DALE   |
| 221002BA01900 | 52358 ALLEN DR      | RR10          | RES                          | 0.69  | LEFLER,DALE   |
| 221002BA02000 | 52390 GLENWOOD DR   | RR10          | RES                          | 0.78  | MULENEX,KEITH & VICTORIA V  |
| 221002BA02100 | 52386 GLENWOOD DR   | RR10          | RES                          | 1.10  | MULENEX,KEITH & VICTORIA V  |
| 221002BA02300 | 52370 GLENWOOD DR   | RR10          | RES                          | 0.34  | REHBERG, PAUL R   |
| 221002BA02400 | 52362 GLENWOOD DR   | RR10          | RES                          | 0.48  | RON BOWERS INC  |
| 221002BA02500 | 52356 GLENWOOD DR   | RR10          | RES                          | 0.59  | BRELJE, MARTIN C & DEBBIE K   |
| 221002BA02600 | 52350 GLENWOOD DR   | RR10          | RES                          | 0.72  | COOLEY, TONY & MARILYN A  |



| Taxlot        | Situs Address     | Existing Zone | Proposed Zone/ Comp Plan Des | Acres | Mailing Owner                        |
|---------------|-------------------|---------------|------------------------------|-------|--------------------------------------|
| 221002BA02700 | 52327 ALLEN DR    | RR10          | RES                          | 0.42  | HAGOOD,CHARLES WARREN                |
| 221002BA02800 | 52317 ALLEN DR    | RR10          | RES                          | 0.49  | WOERNER, ELWIN D                     |
| 221002BA02900 | 52322 GLENWOOD DR | RR10          | RES                          | 0.55  | CLEVINGER,ROCKY DEAN & WARE,PAMELA J |
| 221002BA03000 | 52328 GLENWOOD DR | RR10          | RES                          | 0.55  | LESLIE MARIE HICKERSON LIV TRUST     |
| 221002BA03100 | 52338 GLENWOOD DR | RR10          | RES                          | 0.49  | HOLLEMBAEK,LINDA L & RALPH J         |
| 221002BA03200 | 52344 GLENWOOD DR | RR10          | RES                          | 0.42  | SMITH, ROBERT L & JUDITH A           |
| 221002BA03400 | 52373 GLENWOOD DR | RR10 / RIP    | RES / RIP                    | 1.25  | HUNTLEY, VINCENT L                   |
| 221002BA03500 | 52367 GLENWOOD DR | RR10 / RIP    | RES / RIP                    | 1.28  | COOK, ELGAN L & DIANE E              |
| 221002BA03600 | 52363 GLENWOOD DR | RR10 / RIP    | RES / RIP                    | 0.88  | SCHIFANO, ANTOINETTE RENE ET AL      |
| 221002BA03700 | 52357 GLENWOOD DR | RR10 / RIP    | RES / RIP                    | 0.81  | TEMPLE LIVING TRUST                  |
| 221002BA03800 | 52353 GLENWOOD DR | RR10 / RIP    | RES / RIP                    | 0.78  | HASKINS, WALTER A & WELBORN, JOHN E  |
| 221002BA03900 | 52347 GLENWOOD DR | RR10 / RIP    | RES / RIP                    | 0.97  | DORMAN, BRIAN D & MELODY A           |
| 221002BA04100 | 52343 GLENWOOD DR | RR10          | RES                          | 0.66  | HARMON, SANDRA K                     |
| 221002BA04200 | 52333 GLENWOOD DR | RR10          | RES                          | 0.66  | PINCKNEY FAMILY TRUST                |
| 221002BA04300 | 52323 GLENWOOD DR | RR10          | RES                          | 0.66  | MILLER,PAUL E & CUSHMAN,KATHLEEN A   |
| 221002BA04400 | 52311 GLENWOOD DR | RR10          | RES                          | 0.59  | NORBERT AND JOAN VOLNY TRUST ETAL    |
| 221002BA05200 | 52395 GLENWOOD DR | RR10 / RIP    | RES / RIP                    | 1.93  | STEARNS LAND CO LIMITED PARTNERSHIP  |
| 221010DC00100 |                   | EFU / F1      | RES                          | 1.58  | LAPINE RODEO ASSOC                   |
| 221010DC00200 |                   | EFU           | RES                          | 1.58  | LAPINE RODEO ASSOC                   |
| 221010DC00300 |                   | EFU           | RES                          | 1.58  | LAPINE RODEO ASSOC                   |
| 221010DC00400 |                   | EFU           | RES                          | 1.58  | LAPINE RODEO ASSOC                   |
| 221010DC00500 |                   | EFU           | RES                          | 2.58  | LAPINE RODEO ASSOC                   |
| 221010DC00600 | 51600 PENGRA ST   | EFU           | RES                          | 2.74  | HAYES, JAMES C & KACEY               |
| 221010DC00800 |                   | EFU           | RES                          | 2.58  | LAPINE RODEO ASSOC                   |
| 221010DC00900 |                   | EFU           | RES                          | 2.58  | LAPINE RODEO ASSOC                   |
| 221010DC01000 |                   | EFU           | RES                          | 2.58  | LAPINE RODEO ASSOC                   |
| 221010DC01100 |                   | EFU           | RES                          | 2.58  | LAPINE RODEO ASSOC                   |
| 221010DC01200 |                   | EFU           | RES                          | 2.58  | LAPINE RODEO ASSOC                   |
| 221010DC01300 |                   | EFU           | RES                          | 2.58  | LAPINE RODEO ASSOC                   |

| Taxlot        | Situs Address     | Existing Zone        | Proposed Zone/ Comp Plan Des | Acres | Mailing Owner                               |
|---------------|-------------------|----------------------|------------------------------|-------|---|
| 2210110000202 |                   | F1 /<br>MPR /<br>OSP | MPR / OSP /<br>MUC           | 37.21 | SAGEBRUSH DEVELOPMENT LLC                   |
| 221011CD00100 |                   | F1                   | MUC                          | 3.14  | WICKIUP LLC                                 |
| 221011CD00500 |                   | F1                   | MUC                          | 2.27  | WICKIUP LLC                                 |
| 221011CD00600 |                   | F1                   | MUC                          | 2.44  | WICKIUP LLC                                 |
| 221011CD00700 | 16598 REED RD     | F1                   | MUC                          | 2.31  | SCOTT, GEORGE CLIFFORD & MYRNA              |
| 221011CD00800 |                   | F1                   | MUC                          | 2.32  | WICKIUP LLC                                 |
| 221011CD00900 |                   | F1                   | MUC                          | 1.28  | WICKIUP LLC                                 |
| 221011CD01100 | 16530 REED RD     | F1                   | MUC                          | 2.41  | WICKIUP LLC                                 |
| 221011CD01200 | 16560 REED RD     | F1                   | MUC                          | 2.10  | WICKIUP LLC                                 |
| 221011CD01300 | 16580 REED RD     | F1                   | MUC                          | 2.10  | WICKIUP LLC                                 |
| 221014CC03568 | 16405 BASSETT DR  | RES /<br>EFU         | RES                          | 0.49  | GISLER FAMILY TRUST ETAL                    |
| 221015AA00903 | 16350 2ND ST      | TC /<br>COM          | TC                           | 0.23  | SYSCON CORP PROFIT SHARING                  |
| 221015AA01500 |                   | TC /<br>COM          | TC                           | 2.04  | SHIELDS,KITTY J ETAL                        |
| 221015AA01600 |                   | COM                  | TC                           | 1.76  | SHIELDS,KITTY J ETAL                        |
| 221015AA01700 |                   | COM                  | TC                           | 0.80  | SHIELDS,KITTY J ETAL                        |
| 221015AA01701 |                   | COM                  | TC                           | 0.92  | DESCHUTES COUNTY                            |
| 221015AA01800 |                   | COM                  | TC                           | 1.86  | HAASE, LINDA REED ET AL                     |
| 221015AA01900 |                   | COM                  | TC                           | 2.11  | HAASE, LINDA REED ET AL                     |
| 221015AA02000 |                   | COM                  | TC                           | 0.46  | SHIELDS,KITTY J ETAL                        |
| 221015AA02001 |                   | COM                  | TC                           | 1.51  | DESCHUTES COUNTY                            |
| 221015AA02100 |                   | TC /<br>COM          | TC                           | 1.97  | DESCHUTES COUNTY                            |
| 221015AA02200 |                   | TC /<br>COM          | TC                           | 2.43  | HAASE, LINDA REED ET AL                     |
| 221015AA02701 | 51491 MORSON ST   | TC /<br>COM          | TC                           | 0.93  | PENTECOSTAL CHURCH OF GOD<br>OREGON-SOUT... |
| 221015AA03300 |                   | TC /<br>COM          | TC                           | 0.64  | CALIFORNIA OREGON TELEVISION                |
| 221015AA04400 | 51555 OLD MAIN CT | TC                   | TC / OSP                     | 0.79  | MELCHER FAMILY LLC                          |
| 221015AA05800 | 16405 1ST ST      | TC                   | OSP                          | 1.96  | LA PINE PARK AND RECREATION<br>DISTRICT     |
| 221015AA05801 | 16401 1ST ST      | TC                   | OSP                          | 0.27  | LA PINE PARK & RECREATION<br>DISTRICT       |

| Taxlot        | Situs Address   | Existing Zone | Proposed Zone/ Comp Plan Des | Acres | Mailing Owner                    |
|---------------|-----------------|---------------|------------------------------|-------|----------------------------------|
| 221015AB00100 | 16266 3RD ST    | EFU           | RES                          | 2.53  | LAPINE RODEO ASSOC               |
| 221015AB00200 | 16262 3RD ST    | EFU           | RES                          | 2.99  | LAPINE RODEO ASSOC               |
| 221015AB00201 | 51555 WALKER ST | EFU           | RES                          | 6.28  | MARTINEZ, CORINNE M              |
| 221015AB00300 | 51545 WALKER ST | EFU           | RES                          | 3.52  | ORTH, RICHARD LEE & JUDY L       |
| 221015AB00400 |                 | EFU           | RES                          | 0.76  | OZER, JAY R                      |
| 221015AB00401 |                 | EFU           | RES                          | 0.86  | TRELEASE,JOHN ESTATE OF          |
| 221015AB00500 | 51509 WALKER ST | EFU           | RES                          | 0.52  | OZER, JAY R                      |
| 221015AB00501 | 51505 WALKER ST | EFU           | RES                          | 0.23  | OZER, JAY R                      |
| 221015AB00502 | 51515 WALKER ST | EFU           | RES                          | 0.86  | TRELEASE,JOHN ESTATE OF          |
| 221015AB00600 |                 | EFU           | RES                          | 3.11  | ORTH, RICHARD LEE & JUDY L       |
| 221015AB00700 | 16270 3RD ST    | EFU           | RES                          | 0.23  | CATHOLIC CHURCH                  |
| 221015AB00800 | 16250 3RD ST    | EFU           | RES                          | 2.24  | LAPINE RODEO ASSOC               |
| 221015AB00900 |                 | EFU           | RES                          | 1.60  | INGRAM, CLAUD ET AL              |
| 221015AB01000 |                 | EFU           | RES                          | 2.16  | LAPINE RODEO ASSOC               |
| 221015AB01100 |                 | EFU           | RES                          | 0.29  | LAPINE RODEO ASSOC               |
| 221015AB01200 |                 | EFU           | RES                          | 1.57  | INGRAM, CLAUD ET AL              |
| 221015AC00100 |                 | EFU           | RES                          | 1.04  | DANDY RESORTS LLC ET AL          |
| 221015AC00200 |                 | EFU           | RES                          | 0.72  | HAASE, LINDA REED ET AL          |
| 221015AC00300 |                 | EFU           | RES                          | 5.00  | HAASE, LINDA REED ET AL          |
| 221015AC00400 | 51440 WALKER ST | EFU           | RES                          | 2.58  | HAASE, LINDA REED ET AL          |
| 221015AC00500 |                 | EFU           | RES                          | 1.89  | HAASE, LINDA REED ET AL          |
| 221015AC00600 |                 | EFU           | RES                          | 0.29  | HAASE, LINDA REED ET AL          |
| 221015AC00700 |                 | EFU           | RES                          | 0.74  | HAASE, LINDA REED ET AL          |
| 221015AC00800 |                 | EFU           | RES                          | 0.58  | HAASE, LINDA REED ET AL          |
| 221015AC00900 | 51493 WALKER ST | EFU           | RES                          | 0.97  | ROBERT E BENSON TRUST            |
| 221015AC01000 |                 | EFU           | RES                          | 0.96  | ROBERT E BENSON TRUST            |
| 221015AC01100 |                 | EFU           | RES                          | 0.72  | DAY,JAMES & JACQUELINE           |
| 221015AC01101 | 16210 5TH ST    | EFU           | RES                          | 1.29  | LAPINE VOLUNTEER FIREMEN         |
| 221015AC01102 |                 | EFU           | RES                          | 0.57  | WILD PAC CONCEPTS LLC            |
| 221015AC01200 | 51475 WALKER ST | EFU           | RES                          | 1.43  | DAY,JAMES & JACQUELINE           |
| 221015AC01201 | 51451 WALKER ST | EFU           | RES                          | 0.57  | WILD PAC CONCEPTS LLC            |
| 221015AC01202 |                 | EFU           | RES                          | 0.57  | WILD PAC CONCEPTS LLC            |
| 221015AC01300 |                 | EFU           | RES                          | 2.58  | HAASE, LINDA REED ET AL          |
| 221015AC01400 |                 | EFU           | RES                          | 2.58  | HAASE, LINDA REED ET AL          |
| 221015AC01500 |                 | EFU           | RES                          | 0.28  | HAASE, LINDA REED ET AL          |
| 221015AC01600 |                 | EFU           | RES                          | 0.27  | HAASE, LINDA REED ET AL          |
| 221015AC01700 | 16261 6TH ST    | EFU           | RES                          | 0.23  | HAASE, LINDA REED ET AL          |
| 221015AC01800 |                 | EFU           | RES                          | 0.07  | HAASE, LINDA REED ET AL          |
| 221015AD01400 |                 | TC / COM      | TC                           | 0.08  | ASSISTED LIVING ALTERNATIVES INC |

| Taxlot        | Situs Address      | Existing Zone  | Proposed Zone/ Comp Plan Des | Acres | Mailing Owner                       |
|---------------|--------------------|----------------|------------------------------|-------|-------------------------------------|
| 221015AD01500 |                    | TC / COM       | TC                           | 0.08  | ASSISTED LIVING ALTERNATIVES INC    |
| 221015AD01600 |                    | TC / COM       | TC                           | 0.32  | ASSISTED LIVING ALTERNATIVES INC    |
| 221015AD02100 | 51485 MORSON ST    | TC / COM       | TC                           | 1.35  | ASSISTED LIVING ALTERNATIVES INC    |
| 221015AD02200 |                    | COM            | TC                           | 2.43  | HAASE, LINDA REED ET AL             |
| 221015AD02300 |                    | COM            | TC                           | 2.11  | HAASE, LINDA REED ET AL             |
| 221015AD02400 |                    | COM            | TC                           | 1.06  | HAASE, LINDA REED ET AL             |
| 221015AD02500 |                    | COM            | TC                           | 0.20  | KENDALL, DONOVAN E JR               |
| 221015AD02600 |                    | COM            | TC                           | 0.61  | HAASE, LINDA REED ET AL             |
| 221015AD02700 |                    | COM            | TC                           | 1.85  | HAASE, LINDA REED ET AL             |
| 221015AD02800 |                    | COM            | TC                           | 2.07  | HAASE, LINDA REED ET AL             |
| 221015AD02900 |                    | COM            | TC                           | 2.07  | HAASE, LINDA REED ET AL             |
| 221015AD03600 | 51410 STILLWELL ST | TC / COM       | TC                           | 0.30  | NOVO I LLC                          |
| 221015AD03700 | 51419 MORSON ST    | TC             | TC                           | 0.26  | NOVO I LLC                          |
| 221015DA00300 |                    | TC / COM / MFR | MFR / TC                     | 6.70  | DESCHUTES COUNTY,                   |
| 221015DA00500 | 16345 6TH ST       | TC / COM       | TC                           | 1.89  | CITY OF LAPINE                      |
| 221015DA00800 |                    | TC / COM       | TC                           | 0.27  | NELSON-DODSON, BARBE ANN            |
| 221015DA00900 | 16330 6TH ST       | TC / COM       | TC                           | 2.34  | STEARNS LAND CO LIMITED PARTNERSHIP |
| 221015DA01000 | 16323 6TH ST       | COM            | TC                           | 2.59  | STEARNS LAND CO LIMITED PARTNERSHIP |
| 221015DA01100 | 16305 6TH ST       | COM            | TC                           | 2.26  | STEARNS LAND CO LIMITED PARTNERSHIP |
| 221015DA01200 | 16309 6TH ST       | COM            | TC                           | 2.82  | STEARNS LAND CO LIMITED PARTNERSHIP |
| 221015DA01300 | 16319 6TH ST       | COM            | TC                           | 2.79  | STEARNS LAND CO LIMITED PARTNERSHIP |
| 221015DA01400 | 16311 6TH ST       | COM            | MFR                          | 2.15  | STEARNS LAND CO LIMITED PARTNERSHIP |
| 221015DA01500 | 16315 6TH ST       | COM            | MFR                          | 0.56  | STEARNS LAND CO LIMITED PARTNERSHIP |
| 221015DA01600 |                    | TC / COM       | MFR                          | 0.95  | CITY OF LAPINE                      |

| Taxlot        | Situs Address       | Existing Zone  | Proposed Zone/ Comp Plan Des | Acres   | Mailing Owner  |
|---------------|---------------------|----------------|------------------------------|---------|--|
| 221002BA03301 | 52381 GLENWOOD DR   | RR10           | RES / RIP                    | 0.82    | BRIESE, CONNIE   |
| 221002A000400 | 52390 HUNTINGTON RD | RR10           | MUC                          | 2.03    | ANSON, HARRY R SR & MARION E<br>BOYD, WILLIAM FREDERICK & MARY A |
| 221002A000300 | 16669 BURGESS RD    | RR10           | RES                          | 1.49    | A  |
| 2211070000200 | 17425 REED RD       | F1             | PF                           | 40.49   | CITY OF LA PINE  |
| 2211070000100 |                     | F1             | PF                           | 294.38  | CITY OF LA PINE  |
|               |                     | F1 /<br>OS&C / |                              |         |  |
| 2210000000100 | 52300 HWY 97        | PF             | PF                           | 4303.24 | USA  |
| 2210000000100 | 52300 HWY 97        | F1             | PF                           | 470.48  | USA  |
|               |                     |                |                              |         | DESCHUTES PUBLIC LIBRARY DISTRICT                                |
| 221014BB00200 | 16425 1ST ST        | TC             | OSP                          | 1.45    | DISTRICT   |
|               |                     |                |                              |         | LA PINE PARKS & RECREATION DISTRICT                              |
| 221014BB00203 |                     | TC             | OSP                          | 0.89    | DISTRICT   |

Exhibit B  
Amended Zoning Map

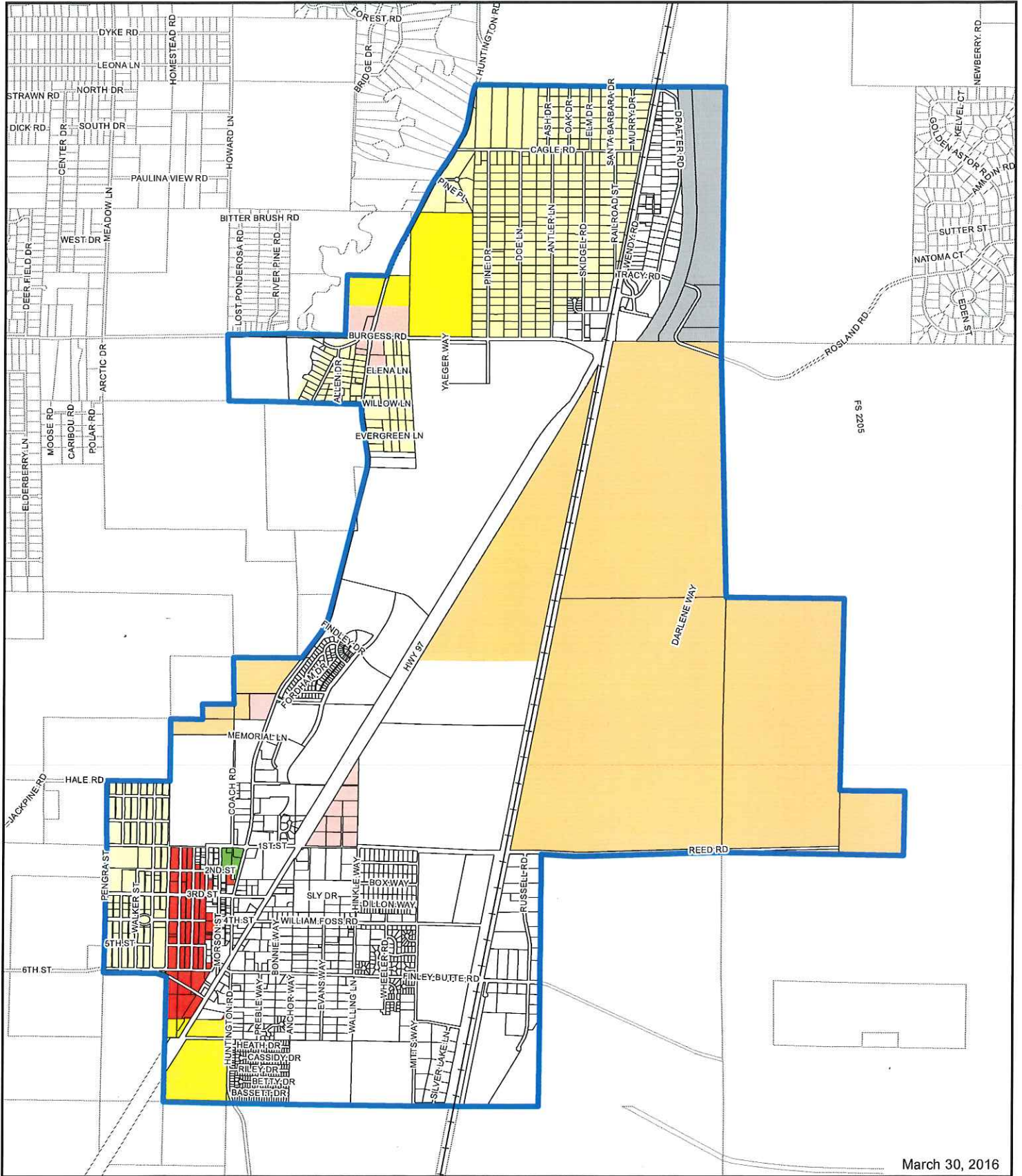
[attached]



# City of La Pine - Amended Zoning Map



1" = 0.5 Mi.



March 30, 2016

## Zoning Classifications



Industrial



Mixed-Use Commercial



Traditional Commercial



Residential Single-Family



Residential Multi-Family



Open Space & Parks



Public Facilities

Exhibit C  
Staff Report

[attached]





**CITY OF LA PINE PLANNING DIVISION**

FILE NO. SPR 2016-11IF

**Staff Report to City Council**

- Applicant:** City of La Pine  
16345 6<sup>th</sup> Street  
La Pine, OR 97739
- Owner(s):** Multiple property owners throughout the City: See Attached Exhibit Maps and spreadsheet
- Staff Reviewer:** Tammy Wisco, AICP, PE, (210) 896-3432
- Location:** Numerous properties throughout the City; See Attached Exhibit Maps and spreadsheet
- Proposal:** The proposal includes a legislative zone change of numerous parcels within the City to adopt the zoning set out in the La Pine Comprehensive Plan and its associated map.

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

City of La Pine Ordinances & Regulations

- La Pine Procedures Code, Exhibit B of Ordinance 2011-03, Section 3.0.0
- La Pine Comprehensive Plan

Oregon Revised Statutes

- ORS 227.170, Hearing procedure; rules
- ORS 227.186, Notice to property owners on certain zone change

Oregon Administrative Rules (OAR)

- 660-012 Transportation Planning Rule (TPR)
- 660-015 Statewide Planning Rule

**II. FINDINGS OF FACT:**

**LOCATION:** The proposed legislative zone change includes multiple parcels throughout the City. The attached maps identify the properties identified for inclusion in this zone change. Two maps are included as attachments: 1. Existing Zoning of the properties proposed to be rezoned and 2. Proposed Future Zoning, based on the Comprehensive Plan map.

**ZONING:** The subject properties currently hold County zoning designations, including Rural Residential (RR10), Exclusive Farm Use (EFU), Forest (F1), Commercial (COM) and Rural Industrial (RI). The proposed legislative zone change adopts the City zoning set out in the Comprehensive Plan for these parcels, including Residential Single-Family (RSF), Residential Multi-Family (RMF), Public Facilities (PF), Mixed Use Commercial (CMX), Traditional Commercial (C), and Industrial (I).

**COMPREHENSIVE PLAN:** Oregon's Statewide Planning Goals are achieved through local comprehensive planning. State law requires each city to adopt a comprehensive plan and "implementing" zoning and land division ordinances. The local comprehensive plans must be consistent with the Statewide Planning Goals. The State's Land Conservation and Development Commission (LCDD) reviews the plans for this consistency. When the State Department of Land Conservation and Development officially approves a local government's plan, the plan is said to be "acknowledged." After acknowledgement, the Plan becomes the controlling guide for implementing ordinances and zoning - the laws that bring the plan to fruition.

The La Pine City Council adopted the City's Comprehensive Plan in March 2010. The LCDC approved the City's Comprehensive Plan and associated map in September 2012. The Comprehensive Plan was established to direct the City's long-term growth, while addressing the Statewide Planning Goals, which require that numerous issues be addressed and planned for, including the following goal categories relevant to La Pine:

- Citizen involvement,
- Land use planning,
- Agricultural lands
- Forest lands,
- Open spaces, scenic and historic areas and natural resources,
- Air, water, and land resources quality,
- Natural hazards,
- Recreational needs,
- Economic development,
- Housing needs,
- Public facilities and services,
- Transportation,
- Energy conservation, and
- Urbanization.

The zoning designations within the Comprehensive Plan were established and acknowledged by LCDC as complying with above Statewide Planning Goals. The zoning designations could not be adopted until the City's Transportation System Plan (TSP) was adopted. The Comprehensive Plan was amended to include the adopted TSP in October 2013.

**PUBLIC NOTICE AND COMMENTS:** Required notice was submitted to DLCD on March 15, 2016. Individual notices were mailed to all property owners whose properties are proposed to be rezoned on March 24, 2016. Notice was published in the local newspapers - *Wise Buys* and *Frontier* in the March 29, 2016 weekly editions. Public notices were posted at City Hall, Deschutes County Library La Pine Branch and Ace Hardware. The City received informational inquiries about the legislative rezone, but no written public comments have been received. A public hearing was held at the April 20, 2016 Planning Commission meeting, where public comments were received.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission held a public hearing on April 20, 2016. Following the hearing, the Planning Commission unanimously voted to recommend adoption of the proposed legislative rezone to the City Council.

### III. APPLICATION OF THE CRITERIA:

#### **1. Conformance with the Land Use Procedures Code (Exhibit B of Ordinance 2011-03)**

##### **SECTION 3.0.0. LEGISLATIVE PROCEDURES**

- Section 3.1.0. Hearing required**
- Section 3.2.0. Notice**
- Section 3.3.0. Initiation of legislative changes**
- Section 3.4.0. Hearings Body**
- Section 3.5.0. Final decision**

##### **Section 3.1.0. Hearing required.**

**No legislative change shall be adopted without review by the Planning Commission and a public hearing before the City Council. Public hearings before the Planning Commission shall be set at the discretion of the Planning Director or other designated City representative, unless otherwise required by state law.**

**FINDING:** A public hearing was held April 20, 2016 at 6pm before the Planning Commission, with a date also set for the public hearing before the City Council on May 18, 2016 at 6pm.

##### **Section 3.2.0. Notice**

**1. Notice of a legislative change shall be published in a newspaper of general circulation in the city at least 10 days prior to each public hearing.**

**FINDING:** Notice of the legislative rezone was published in the weekly editions of the local newspapers, *Wise Buys* and *Frontier Advertiser* starting on April 5, 2016, greater than 10 days prior to the public hearing before the Planning Commission on April 20, 2016. Notice of the public hearing before the City Council meeting was published in accordance with this requirement, including posting in the local newspapers.

**2. The notice shall state the time and place of the hearing and contain a statement describing in general detail the nature of the proposed change.**

**FINDING:** The published notices stated the time and place of the hearing and contained a statement describing in general detail the nature of the proposed change.

**A. Posted Notice. Notice shall be posted at the discretion of the Planning Director or other duly designated City representative and where necessary to comply with ORS 203.045.**

**FINDING:** Public notices were posted in the regular City of La Pine posting locations before the Planning Commission hearing and the City Council hearing: at City Hall, Deschutes County Library La Pine Branch, Ace Hardware, and City website. ORS 203.045 regulates procedures for adopting ordinances for Counties and does not apply to the City of La Pine. It is staff's interpretation that the intent was to refer to ORS 227.186. Notices were posted, mailed and published in compliance with ORS 227.186, as detailed below.

**B. Individual Notice. Individual notice to property owners, as defined in Section 2.2.0 (A), shall be provided at the discretion of the Planning Director or other duly designated City representative, except as required by ORS 215.503.**

**FINDING:** Individual mailed notices were sent to all property owners whose properties are proposed to be legislatively rezoned. These notices were mailed on March 24, 2016. ORS 215.503 regulates Counties and does not apply to the City of La Pine; however, it is staff's interpretation that the intent was to refer to ORS 227.186. As addressed below, notices were formatted and mailed in compliance with ORS 227.186.

**Section 3.3.0. Initiation of legislative changes**

**Legislative Changes may be initiated by application of individuals upon payment of required fees as well as by the City Council or the Planning Commission with the consent of the City Council.**

**FINDING:** The legislative rezone was initiated by the City of La Pine after discussions with and direction from the Planning Commission and City Council.

**Section 3.4.0. Hearings body**

**A. The following shall serve as hearing or review body for legislative changes in this order:**

1. The Planning Commission.
2. City Council.

**B. Any legislative change initiated by the City Council should be reviewed by the Planning Commission prior to action being taken by the City Council.**

**FINDING:** The legislative rezone was heard at a public hearing before the Planning Commission on April 20, 2016, which voted unanimously to recommend approval of the proposal to City Council. The City Council meeting is set for May 18, 2016. The Planning Commission reviewed and provided a recommendation prior to action being taken by the City Council, in compliance with this criteria.

**Section 3.5.0. Final decision**

**Final decision. All legislative changes shall be adopted by ordinance.**

**FINDING:** The legislative rezone will be heard by City Council on May 18, 2016 and if Council approves the multiple parcel zone changes, it will be adopted by ordinance.

**2. Conformance with the Oregon Revised Statutes, ORS 227**

**ORS 227.170 Hearing procedure; rules.**

**(1) The city council shall prescribe one or more procedures for the conduct of hearings on permits and zone changes.**

**FINDING:** The City of La Pine adopted a Procedures Code (Exhibit B of Ordinance 2011-03), which will be complied with for the conduct of the legislative zone change hearings.

**(2) The city council shall prescribe one or more rules stating that all decisions made by the council on permits and zone changes will be based on factual information, including adopted comprehensive plans and land use regulations. [1973 c.739 §8; 1975 c.767 §7; 1997 c.452 §3]**

**FINDING:** The City of La Pine adopted a Procedures Code (Exhibit B of Ordinance 2011-03), which will be complied with for the legislative zone change process. The City of La Pine adopted the Comprehensive Plan and associated map, as Ordinance 2010-02 on March 10, 2010. The Comprehensive Plan and associated map were approved by the Land Conservation and Development

Commission (LCDC) in September 2012. The Comprehensive Plan directs the City's long-term community growth and provides a basis of how land is utilized and developed. The City of La Pine adopted "implementing" ordinances, including the Land Use Procedures Code, Zoning Ordinance, and Land Division Code, which are utilized to prescribe rules for making decisions on permits and zone changes. The proposed legislative zone change of multiple parcels within the City is directly in support of the Comprehensive Plan and its associated map.

**ORS 227.186 Notice to property owners of hearing on certain zone change; form of notice; exceptions; reimbursement of cost.**

**(1) As used in this section, "owner" means the owner of the title to real property or the contract purchaser of real property, of record as shown on the last available complete tax assessment roll.**

**(2) All legislative acts relating to comprehensive plans, land use planning or zoning adopted by a city shall be by ordinance.**

**FINDING:** If approved by City Council, the subject legislative zone change will be adopted by ordinance.

**(3) Except as provided in subsection (6) of this section, at least 20 days but not more than 40 days before the date of the first hearing on an ordinance that proposes to amend an existing comprehensive plan or any element thereof, or to adopt a new comprehensive plan, a city shall cause a written individual notice of a land use change to be mailed to each owner whose property would have to be rezoned in order to comply with the amended or new comprehensive plan if the ordinance becomes effective.**

**FINDING:** This proposal does not include amendment or adoption of a comprehensive plan, but rather a rezone to implement the Comprehensive Plan; as such, this criterion does not apply.

**(4) At least 20 days but not more than 40 days before the date of the first hearing on an ordinance that proposes to rezone property, a city shall cause a written individual notice of a land use change to be mailed to the owner of each lot or parcel of property that the ordinance proposes to rezone.**

**FINDING:** The City mailed individual notices of the legislative rezone to all property owners whose properties are proposed for rezone on March 24, 2016, greater than 20 days but less than 40 days in advance of the first hearing, which occurred on April 20, 2016 before the Planning Commission.

**(5) An additional individual notice of land use change required by subsection (3) or (4) of this section shall be approved by the city and shall describe in detail how the proposed ordinance would affect the use of the property. The notice shall:**

**(a) Contain substantially the following language in boldfaced type across the top of the face page extending from the left margin to the right margin:**

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**This is to notify you that (city) has proposed a land use regulation that may affect the permissible uses of your property and other properties.**

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**(b) Contain substantially the following language in the body of the notice:**

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**On (date of public hearing), (city) will hold a public hearing regarding the adoption of Ordinance Number \_\_\_\_\_. The (city) has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the**

value of your property. Ordinance Number \_\_\_\_\_ is available for inspection at the \_\_\_\_\_ City Hall located at \_\_\_\_\_. A copy of Ordinance Number \_\_\_\_\_ also is available for purchase at a cost of \_\_\_\_\_. For additional information concerning Ordinance Number \_\_\_\_\_, you may call the (city) Planning Department at \_\_\_\_\_.

...

**FINDING:** The individual notice provided to affected property owners adhered to these requirements, including the boldface type and the specific language in the body of the notice. The notice included information on the proposed action, hearing date, inspection information, and contact information, in accordance with ORS 227.186

### **3. Conformance with Oregon Administrative Rules (OAR)**

#### **OAR 660-012, Transportation Planning**

...

#### **660-012-060 Plan and Land Use Regulation Amendments**

**(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule.**

...

**(9) Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.**

**(a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map;**

**(b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and**

**(c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.**

**FINDING:** The proposed legislative zone change of numerous parcels within the City is consistent with the existing Comprehensive Plan map designation and the amendment does not change the Comprehensive Plan map. Additionally, the City of La Pine has an acknowledged TSP that accounts for the urbanization of the area and the proposed zoning is consistent with the TSP. Based on these facts, the City is not required to put into effect additional transportation planning measures as a result of the proposed legislative zone change to adopt the zoning set out in the City's Comprehensive Plan.

#### **OAR 660-015 Statewide Planning Goals**

The Oregon Administrative Rules (OAR) set forth 19 Statewide Planning Goals that express the State's

policies on land use and related topics. These statewide goals are achieved through local comprehensive planning. State law requires each city to have a comprehensive plan and the zoning and land division ordinances needed to implement the plan. These comprehensive plans must be consistent with the Statewide Planning Goals. Plans are reviewed for such consistency by the State's Land Conservation and Development Commission (LCDC). When the LCDC officially approves a local government's plan, it is said to be "acknowledged" and it becomes the controlling document for land use in the area covered by the plan. The City of La Pine has an adopted and acknowledged comprehensive plan, which was developed and reviewed in accordance with the Statewide Planning Goals. The proposed zone changes bring the City's zoning into conformance with the La Pine Comprehensive Plan. A review of the Statewide Planning Goals is below.

**Goal 1: Citizen Involvement: To develop a citizen involvement program that insures the opportunity for all citizens to be involved in all phases of the planning process.**

**FINDING:** Compliance with Goal 1 is achieved through *Chapter 2, Citizen Involvement Program* of La Pine's Comprehensive Plan and through the process procedures that have been adopted in the Procedures Ordinance. The City Council adopted the procedures in the Procedures Ordinance, which has been acknowledged by the Land Conservation and Development Commission (LCDC). The adopted Procedures Ordinance contains provisions to ensure an appropriate level of citizen involvement is achieved for the application type.

The Comprehensive Plan was drafted and adopted with citizen involvement throughout the process, including hearings before the Planning Commission and City Council. Adoption of the proposed legislative zone changes conforms to the designations outlined in the Comprehensive Plan, which was acknowledged by LCDC after review of its consistency with the Statewide Planning Goals.

Public notice was provided for the proposed legislative zone change, in compliance with the adopted Procedures Ordinance and ORS 227, as detailed above, including: individual mailed notices to all affected property owners, published notices in local newspapers, and posting in public locations. Additionally, an open house was held at City Hall on April 6, 2016, which was noticed to all property owners affected by the proposed rezone.

**Goal 2: Land Use Planning: To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.**

**FINDING:** The City adopted the Comprehensive Plan and implementing ordinances to set forth a policy framework for factual bases for land use planning decisions and actions. LCDC's acknowledgement of these plans and ordinances acknowledges the Plan's consistency with Goal 2. The proposed legislative zone changes bring the City's zoning into compliance with these acknowledge land use plans. Additionally, the review of the proposed legislative zone changes has followed the adopted procedures within the Procedures Ordinance, as outlined above, consistent with Goal 2.

**Goal 3: Agricultural Lands**

**FINDING:** Goals 3 is not applicable because the subject properties are within the La Pine Urban Growth Boundary and intended for urban development. The properties are not agriculture land within the County planning jurisdiction that require additional protection pursuant to Goal 3.

#### **Goal 4: Forest Lands**

**FINDING:** The acknowledged La Pine Comprehensive Plan addresses Forest Lands in *Chapter 4 - Forest Lands* and was deemed consistent with this Statewide Planning Goal through the LCDC acknowledgement process. Adoption of the Comprehensive Plan map designations, therefore, is consistent with the Statewide Planning Goals and brings the City's zoning into compliance with the Comprehensive Plan. Additionally, Goals 4 is not applicable because the subject properties are within the La Pine Urban Growth Boundary and intended for urban development. They are not forest lands within the County planning jurisdiction that require additional protection pursuant to Goal 4.

#### **Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces**

**FINDING:** The acknowledged La Pine Comprehensive Plan addresses natural resources, scenic historic areas and open spaces in *Chapter 5 - Natural Resources and Environment* and was deemed consistent with this Statewide Planning Goal through the LCDC acknowledgement process. Adoption of the Comprehensive Plan map designations, therefore, is consistent with the Statewide Planning Goals and brings the City's zoning into compliance with the Comprehensive Plan.

#### **Goal 6: Air, Water and Land Resources Quality**

**FINDING:** The acknowledged La Pine Comprehensive Plan addresses Goal 6 in *Chapter 5 - Natural Resources and Environment* and was deemed consistent with this Statewide Planning Goal through the LCDC acknowledgement process. Adoption of the Comprehensive Plan map designations, therefore, is consistent with the Statewide Planning Goals and brings the City's zoning into compliance with the Comprehensive Plan. Additionally, the proposed legislative zone changes are zoning map amendments and do not include any development. Future development by property owners is required to follow City procedures and criteria set forth in the adopted land use planning ordinances.

#### **Goal 7: Areas Subject to Natural Hazards**

**FINDING:** The acknowledged La Pine Comprehensive Plan addresses Goal 7 in *Chapter 5 - Natural Resources and Environment* and was deemed consistent with this Statewide Planning Goal through the LCDC acknowledgement process. Adoption of the Comprehensive Plan map designations, therefore, is consistent with the Statewide Planning Goals and brings the City's zoning into compliance with the Comprehensive Plan.

#### **Goal 8: Recreational Needs**

**FINDING:** The acknowledged La Pine Comprehensive Plan addresses Goal 8 in *Chapter 6 - Parks, Recreation, and Open Space*, and was deemed consistent with this Statewide Planning Goal through the LCDC acknowledgement process. Adoption of the Comprehensive Plan map designations, therefore, is consistent with the Statewide Planning Goals and brings the City's zoning into compliance with the Comprehensive Plan.

#### **Goal 9: Economic Development**

**FINDING:** The acknowledged La Pine Comprehensive Plan addresses Goal 9 in *Chapter 9 - Economy*, and was deemed consistent with this Statewide Planning Goal through the LCDC acknowledgement process. Adoption of the Comprehensive Plan map designations, therefore, is consistent with the Statewide Planning Goals and brings the City's zoning into compliance with the Comprehensive Plan.



### **Goal 10: Housing**

**FINDING:** The acknowledged La Pine Comprehensive Plan addresses Goal 10 in *Chapter 10 - Housing*, and was deemed consistent with this Statewide Planning Goal through the LCDC acknowledgement process. Adoption of the Comprehensive Plan map designations, therefore, is consistent with the Statewide Planning Goals and brings the City's zoning into compliance with the Comprehensive Plan.

### **Goal 11: Public Facilities and Services**

**FINDING:** The acknowledged La Pine Comprehensive Plan addresses Goal 11 in *Chapter 7 - Public Facilities and Services*, and was deemed consistent with this Statewide Planning Goal through the LCDC acknowledgement process. Adoption of the Comprehensive Plan map designations, therefore, is consistent with the Statewide Planning Goals and brings the City's zoning into compliance with the Comprehensive Plan. Additionally, the Statewide Planning Goal 11 notes that this goal is intended for urban areas with greater than 2,500 population. La Pine's population is below this threshold; as such, consistency with this goal is not required.

### **Goal 12: Transportation**

**FINDING:** The acknowledged La Pine Comprehensive Plan addresses Goal 12 in the City's Transportation System Plan (TSP), which was adopted through an amendment to the Comprehensive Plan, and was deemed consistent with this Statewide Planning Goal through the LCDC acknowledgement process. Adoption of the Comprehensive Plan map designations, therefore, is consistent with the Statewide Planning Goals and brings the City's zoning into compliance with the Comprehensive Plan.

### **Goal 13: Energy Conservation**

**FINDING:** The acknowledged La Pine Comprehensive Plan addresses Goal 13 in *Chapter 11 - Energy Conservation*, and was deemed consistent with this Statewide Planning Goal through the LCDC acknowledgement process. Adoption of the Comprehensive Plan map designations, therefore, is consistent with the Statewide Planning Goals and brings the City's zoning into compliance with the Comprehensive Plan.

### **Goal 14: Urbanization**

**FINDING:** The acknowledged La Pine Comprehensive Plan addresses Goal 14 in *Chapter 12 - Urbanization*, and was deemed consistent with this Statewide Planning Goal through the LCDC acknowledgement process. The City's comprehensive planning process included an analysis of buildable land within the City limits. Along with the buildable lands determination, such lands were examined for their ability to be provided with necessary public facilities and services. The proposed legislative rezone does not include a change in the Urban Growth Boundary. Adoption of the Comprehensive Plan map designations, therefore, is consistent with the Statewide Planning Goals and brings the City's zoning into compliance with the Comprehensive Plan.

### **Goals 15 through 19 –**

**FINDING:** These goals do not pertain to the City of La Pine and are not applicable for this proposal.

#### **4. Conformance with the La Pine Comprehensive Plan**

State law requires each city to have a comprehensive plan and the zoning and land division ordinances needed to implement the plan. These comprehensive plans must be consistent with the Statewide Planning Goals. Plans are reviewed for such consistency by the State's Land Conservation and Development Commission (LCDC). When the LCDC officially approves a local government's plan, it is said to be "acknowledged" and it becomes the controlling document for land use in the area covered by the plan. The City of La Pine has an adopted and acknowledged comprehensive plan, which was developed and reviewed in accordance with the Statewide Planning Goals. The proposed zone changes bring the City's zoning into conformance with the La Pine Comprehensive Plan. By adopting the zoning designations set out within the City's acknowledged Comprehensive Plan map, compliance with the Comprehensive Plan is inherently achieved. However, a brief discussion of the proposal's conformance with some of the Plan's goals and policies are listed below.

#### **Chapter 2, Citizen Involvement Program**

This chapter identifies State rules related to citizen involvement, along with the community's purpose and intent with regard to citizen involvement. This chapter identifies issues and goals, policies and programs, it establishes roles and responsibilities, and establishes Citizen Advisory Committees (CACs).

One of the CACs that are identified in this chapter is a Planning Commission, which the City has established for Planning and Land Use purposes. This proposed legislative rezone has been processed and reviewed in accordance with the public notification procedures that have been established in the Procedures Ordinance. A hearing was held before both the Planning Commission on April 20, 2016 and a hearing is scheduled before City Council on May 18, 2016. As such, the application will be reviewed by the appropriately established citizen advisory committee, in accordance with the adopted notification procedures, and will be consistent with this chapter.

#### **Chapter 3, Agricultural Lands**

**Goal #1: To plan for the appropriate transition of Agricultural lands within La Pine to urban uses (residential, commercial and industrial uses).**

##### **Policies**

**All lands designated Agriculture shall be reviewed for their potential to be utilized for urban land uses - including the ability to be utilized in conjunction with adjacent residential, commercial and industrial land uses, as well as the ability to provide urban services and facilities to such lands.**

**FINDING:** Several of the properties included in the proposed legislative rezone are proposed to be rezoned from the County Exclusive Farm Use (EFU) to the urban Residential (RSF, RMF) zones, in compliance with this goal and associated policy, as the rezone would provide an urban utilization of the agricultural land.

#### **Chapter 4, Forest Lands**

**Goal #1: To plan for the appropriate transition of Forest Lands within La Pine to Public Facilities (PF) uses.**

##### **Policies**

**All lands designated Forest shall have a Public Facilities designation to be utilized for non-**

## **residential uses...**

**FINDING:** The proposed legislative zone changes include rezoning of existing County-designated Forest Lands to Public Facilities, in compliance with this goal and associated policy.

**Goal #2: Recognize the unique physical characteristics and uses for the Public Facility lands within La Pine.**

### **Policies**

**Forestlands within the City shall be designated Public Facilities on the Comprehensive Plan Map. These areas are primarily for public facility uses including for non-residential uses such as: public open and recreation spaces, cemetery expansion, right of way necessary for the ODOT Overpass project, natural areas, parklands and buffers between other areas designated for traditional urban development.**

**FINDING:** The proposed legislative zone changes include rezoning of existing County-designated Forest Lands to Public Facilities, in compliance with this goal and associated policy.

## **Chapter 5, Natural Resources and Environment**

**Goal #1: Protect and enhance identified Goal 5 resources and other features of the natural environment using a variety of methods and strategies.**

### **Policies**

**Until such time that the City receives title or other controls over the Forest and BLM lands east of the Highway, the City shall coordinate with the BLM and Forest Service for the preservation of the natural forest environment on lands under their respective jurisdictions that are within and adjacent to the City, including transitions from rural to Public Facility uses...These lands shall not be used for residential subdivisions, or destination shopping centers.**

**FINDING:** The proposed legislative zone changes directly address this policy by rezoning Forest property east of Highway 97 to Public Facilities. None of these lands are proposed to be rezoned for residential subdivisions or destination shopping centers, in compliance with this policy.

## **Chapter 6 - Parks, Recreation, and Open Space**

This Chapter addressed Statewide Planning Goal 8, Parks, Recreation and Open Space. Recognizing that quality of life is impacted by the location and function of area parks, natural areas and open spaces, this chapter encourages cooperation between the City, the La Pine Park and Recreation District, County, State and Federal Agencies, to develop an appropriate park system for the City.

In the La Pine area, the La Pine Park District has existed since 1990. This district has an adopted Master Plan, which identifies park needs, locational needs, desires and deficiencies. The legislative rezone does not negatively impact the City's ability to meet the recreational needs of the City established through the goals and policies of this Chapter. As such, the proposed legislative zone changes do not conflict with this chapter. Vehicular, bicycle and pedestrian connections and development standards will be reviewed during any site development processes that occur for any of the subject properties in the future.

## **Chapter 7, Public Facilities and Services**

This chapter is intended to carry out Statewide Planning Goal 11. Given the current population of 1,687 (PSU 2015 Population Estimate), Goal 11 does apply to the City of La Pine. Nonetheless, the Comprehensive Plan includes a review of service providers, development reviewing entities, health providers, recreation providers, street details, water and sewer elements, school, library, solid waste, stormwater, power, gas, communication and broadcasting providers. This Chapter includes goals and policies directed at coordination, provider details, expansion needs, development restrictions, along with conservation practices. Some of the policies of this Chapter are intended for development and are implemented through the Zoning Ordinance standards.

The policies of this section do not apply to the current proposal to legislatively rezone multiple parcels, without development. The elements of this chapter that have been incorporated into the Zoning Ordinance will be imposed upon any future development review(s), which will ensure consistency with this Chapter.

## **Chapter 8, Transportation**

This chapter is intended to carry out Statewide Planning Goal 12. This chapter provides details of the transportation elements of La Pine, including roads, bicycle ways, pedestrian routes, and public transit. and addresses long range planning needs, air and rail, pipelines, and funding.

The majority of the policies of this section have been incorporated into the Transportation System Plan, Zoning Ordinance and implementing regulations, which are imposed during site development processes. The proposed legislative rezone includes only a map change and no proposed development. As such, the policies of this chapter do not apply to the current proposal but instead will be imposed upon future development through the applicable implementing regulations.

## **Chapter 9, Economy**

**Goal #1: Provide adequate industrial and commercial land inventories to satisfy the urban development needs of La Pine for the 20-year planning horizon.**

### **Policies**

**Frequent updates to the inventories may be required in response to redevelopment, proposed zone changes, mixed-use development techniques and planned unit developments that enable “Complete Neighborhood” concepts and economic development opportunities.**

**FINDING:** The proposed legislative zone changes include rezoning a few parcels from County Rural Residential and County Rural Industrial to City Industrial and Mixed-Use Commercial. This rezone proposal in conformance with the adopted Comprehensive Plan map the above goal and associated policy as it will provide an update to industrial and commercial inventories for improved economic development opportunities.

## **Chapter 10, Housing**

**Goal #1: Encourage a wide range housing types satisfying the urban development needs of the La Pine community.**

### **Policies**

**It is necessary to provide adequate buildable residential land for the 20-year planning horizon. The La Pine community needs a full range of housing types to sustain a healthy community.**

**FINDING:** The proposed legislative zone changes would change several properties from the County-designated rural residential (RR10) to the City residential single family (RSF) and residential multi family (RMF). The rezone introduces RMF zonings in the north and south areas of the City, allowing denser residential development in the form of multi-family structures, in compliance with this policy and goal to provide a wide range of housing types.

## **Chapter 11, Energy Conservation**

**Goal #1: Create an arrangement and density of land uses to encourage energy conservation.**

### **Policies**

**Land use patterns shall achieve greater density for new residential development, including greater density along primary roadways where multi-modal transportation options are more practical.**

**FINDING:** The proposed legislative zone changes include the rezone of several properties from the County designated rural residential to City residential single family (RSF) and residential multi family (RMF). The City residential designations allow a significantly greater density than the current rural residential zoning, in compliance with this goal and policy. Additionally, the properties proposed to be rezoned to the City RMF are located along primary roadways within the City (Burgess Road, Huntington Road, and Hwy 97), providing potential for future multi-modal transportation options.

## **Chapter 12, Urbanization**

**Goal #1: It is expected that Forest and Agricultural lands within the City limits will be converted to urban uses.**

### **Policies**

**Lands needed for supplementing housing, economic development, or other land uses shall be processed based upon need and balancing the urban form for the benefit of the community in its goal to establish a "Complete Community."**

**FINDING:** The proposed legislative zone changes include the rezone of County designated Exclusive Farm Use (EFU) and Forest (F1) properties to City designated urban uses, such as Public Facilities (PF), Residential (RSF, RMF) and Mixed Use Commercial (CMX), in conformance with this goal and policy to supplement housing and economic development.

## **IV. Staff Recommendation:**

The proposed legislative zone changes adopt the zoning designations set out in the City's Comprehensive Plan, which was adopted by City Council in March 2010 and acknowledged by LCDC in September 2012. Through this acknowledgement, the Comprehensive Plan, its associated map and the Transportation System Plan (TSP) were deemed to be consistent with the Statewide Planning Goals for the City of La Pine. Adoption of the proposed legislative zone changes adopts the zoning designations set out within the City's Comprehensive Plan, bringing the City into compliance with this plan. The proposed legislative zone change application has been processed in compliance with local and state regulations, including the La Pine Procedures Code, ORS 227, and the Oregon Administrative Rules.

Planning Commission unanimously recommended adoption of the proposed legislative zone changes

after a public hearing on April 20, 2016. Staff recommends that, following the public hearing, the City Council adopt the proposed legislative zone changes, by ordinance, of all the parcels as proposed in the attached Exhibit Maps and spreadsheet.



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Tammy Wisco, Planning Director  
City of La Pine

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5/1/16  
Date