

Deschutes County Land Deal next to the River in La Pine, Oregon!

PARCEL ID: 211003A009400



Description

Looking for a perfect spot to build your dream home, put your RV, or just camp? Grab this chance to own a property in one of the fastest growing counties in the country - Deschutes County! This parcel is located 30 mins away from Bend, 15 to 20 mins drive from La Pine proper, and has easy access to HWY 97.

What makes it more valuable is that it is next to Deschutes River with a nearby access point to the river for landowners. Perfect for those who are looking for recreational property. There's easy access to fishing, floating, canoeing and much more. PLUS, this property is close to other recreational areas such as La Pine State Park, TT Campground, and Fall River Trailhead.

Vacant lots, great trees, flat space tons of opportunity - get them all when you buy this cool property. Not only will you have a place to create memories and enjoy, but you might find other ways to cash flow off your investment with this amazing property!

wilcolandllc.com



Property Details:

ACREAGE	PARCEL ID	ZONING
0.51	211003A009400	<u>RR10</u>
COUNTY	STATE	ANNUAL TAXES
Deschutes	Oregon	\$137.19

ACCESS

Easy access using GPS coordinates off Caribou Dr.

TERRAIN

Flat and tree'd near the Deschutes River!!

UTILITIES

Power lines along Caribou Dr.

The nearest sewered properties are located approximately 2.5 miles north of these properties near Wagon Master Way and it is not clear if any plans for sewer expansion are underway. You are welcome to contact Sunriver Environmental LLC for further questions on utilities in this general area.

You would need to contact private water utility companies in this area to see where the nearest water connection may be in relation to these properties.
There are power lines along Caribou Dr.

GENERAL INFO ON ZONING

- The property is Zoned (RR10)

The purposes of the Rural Residential Zone are to provide rural residential living environments; to provide standards for rural land use and development consistent with desired rural character and the capability of the land and natural resources; to manage the extension of public services; to provide for public review of nonresidential uses; and to balance the public's interest in the management of community growth with the protection of individual property rights through review procedures and standards.

The allowable development categories are outlined in the RR10 Zone with additional provisions and restrictions outlined in the LM/WA chapters.

The purpose of the Wildlife Area Combining Zone is to conserve important wildlife areas in Deschutes County; to protect an important environmental, social and economic element of the area; and to permit development compatible with the protection of the wildlife resource.

The purposes of the Land Management Combining Zone are to maintain scenic and natural resources of the designated areas and to maintain and enhance scenic vistas and natural landscapes as seen from designated roads, rivers, or streams

- **Mobile Homes** - Yes. The county view mobile homes as types of dwelling units. The same restrictions/allowances of the RR10 apply to mobile homes as they do to dwellings (as long as the unit is, in fact, a manufactured home with an insignia from HUD)
- **Camping**: Camping is only allowed on vacant property when the campers are contained within an RV or 5th wheel that is designed to handle wastewater mitigation.

There is no camping allowed on property containing an existing dwelling. If a building permit is pulled for a dwelling, you can then apply for a manufactured home/RV while building a residence permit, which allows up to 18 months of occupancy while progress on the permanent house is being undertaken.

- **RV**: Yes.

RVs can only occupy a vacant property for up to 30 days out of a 60-day period, or up to 6-months out of a calendar year with a Temporary Use Permit.

For RVs as temporary uses on vacant lots, you need to figure out wastewater/septic prior to receiving approval for any temporary use permit. Wells or other utilities are not necessarily required for Planning compliance.

You can store an RV on a vacant lot (or lot with a dwelling) as long as it is not connected to septic/livable utilities and is not used for occupancy, only storage.

- **Buildability:** Yes

A.) The LM zone is an overlay zone that adds requirements to the base zone (ex. MUA, EFU, RR-10) in which a lot or parcel is located. The purpose of the LM zone is to protect and enhance scenic vistas as seen from designated roads and rivers.

LM review is required when construction which requires a building permit, or sometimes, a septic system is proposed on property within a specified distance of designated roads and rivers:

1. Within one-quarter mile (1320 feet) of designated roads; or
2. Within one-quarter mile (1320 feet) of a State scenic waterway or within the boundary of a Federal wild and scenic river corridor; or
3. Within 660 feet of rivers and streams otherwise identified in the Comprehensive Plan and on the County Zoning Map.

SETBACKS:

Road Setbacks: All new buildings or additions on lots fronting a designated LM road must be set back at least 100 feet from the edge of the road right of way.

River and Stream Setbacks: All new buildings or additions must be set back 100 feet from the ordinary high water mark of designated streams and rivers.

Rimrock Setback: New buildings (including decks or additions) must be set back at least 50 feet from the edge of the rimrock in an LM zone.

Other setbacks: All other setbacks are defined by the underlying zone.

B) The WA zone is an overlay zone that adds requirements to the base zone (ex. MUA, EFU, RR-10) in which a lot or parcel is located. The purpose of the WA zone is to conserve important wildlife areas and to permit development compatible with the protection of wildlife areas. Chapter 18.88 of the County Zoning Code contains specific standards for the WA zone

In a zone with which the WA Zone is combined, the uses permitted outright shall be those permitted outright by the underlying zone.

Most uses permitted outright or conditionally in the underlying zone are similarly permitted in the designated wildlife areas. There are some uses which are not permitted in the WA zone. These uses include:

1. Golf course, not included in a destination resort;
2. Commercial dog kennel;
3. Church;
4. Public or private school;
5. Bed and breakfast inn;
6. Dude ranch;
7. Playground, recreation facility or community center owned and operated by a government agency or a nonprofit community organization;
8. Timeshare unit;
9. Veterinary clinic;
10. Fishing lodge.

In most cases, the WA zone standards are reviewed at the same time as another land use permit application (ex. Landscape Management site plan review or building permit) and for one fee. A separate application (an administrative determination) is required:

- a. to establish the existence of a road, easement, or vehicular access prior to August 5, 1992; or
- b. when siting a house farther than 300 feet from public or private roads or recorded easements. You need to submit the correct fee and application materials in order for your application to be complete. Incomplete applications will not be accepted by the Planning Division until the appropriate material is submitted.

SETBACKS:

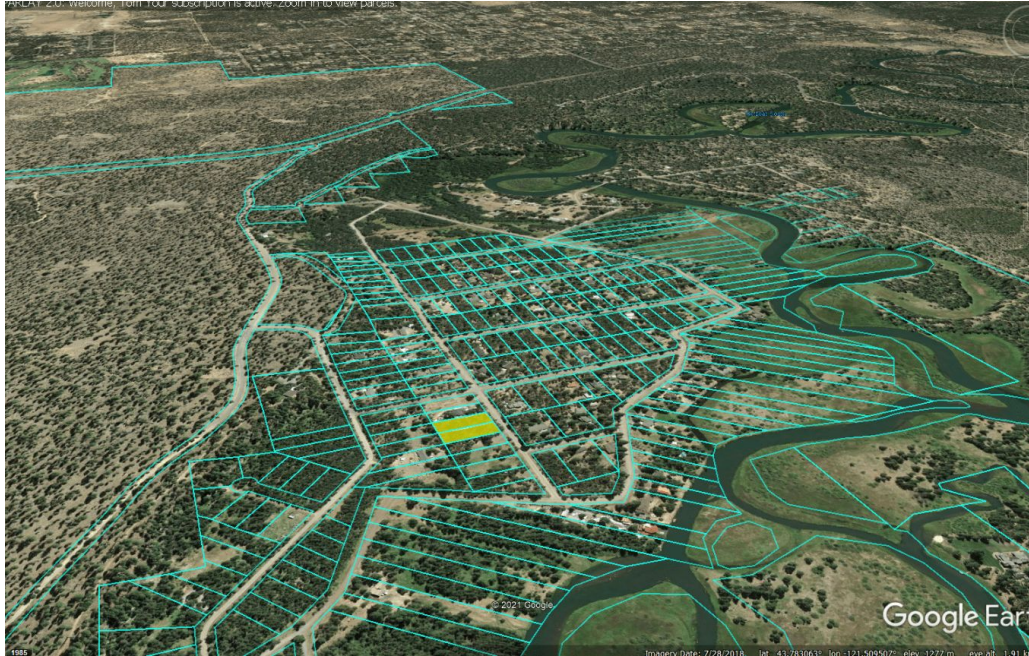
In general, setbacks are defined by the underlying zone.

- The new house, including decks and porches, must be located entirely within 300 feet of a public road, private road or recorded easement for vehicular access, except in special circumstances.
- A private road, easement for vehicular access or driveway, for the purposes of this chapter, must have existed prior to August 5, 1992. The existence of a road, driveway or easement can be confirmed with an application for an administrative determination

More information [here](#):

- The main factors affecting whether dwellings could be established on this site deal with the potentially shallow groundwater on these lots and what that means in terms of septic feasibility. You'll want to talk to the Environmental Soils Division for more information on septic feasibility on this lot before septic permit application.

Neighboring Parcels Permits on Record [here](#):



CENTER COORDINATES
43.785203, -121.507286

GOOGLE EARTH
[View on Google Earth](#)

GOOGLE MAPS
[View on Google Maps](#)

Contact property sales manager for
pricing and terms!!

Questions? Contact the Property Sales Manager:

Miles McLaughlin | 605-250-1256 | Miles@WilcolandLLC.com

