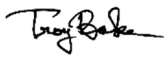


# MEMO

**To:** Brent Bybee, City of La Pine, Oregon  
**From:** Troy Baker, P.E.   
**Subject:** Site Plan Application Review: Starbucks  
**Date:** January 13, 2025  
**Job/File No.** 33-20-002-014  
**cc:** Kelly West, City of La Pine, Oregon  
Geoff Wullschlager, City of La Pine, Oregon

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Per the City of La Pine, Oregon's request, Anderson Perry & Associates, Inc., has reviewed the Site Plan Application for Starbucks located at 51425 Highway 97 on Tax Lots 221015AD00500, 221015AD00600, and 221015AD04100 concerning the coffee shop's potential impacts to the City's public utilities and roadways. The public improvements shown on the Site Plan were reviewed using the City's 2016 Standards and Specifications Design Standards (Design Standards). The comments are listed below by the public facility.

## General

- Show an Americans with Disabilities Act (ADA) parking sign for the ADA parking space shown on the Site Plan.
- Show ADA compliance for accessible paths on the Site Plan.
- Call out any directional striping or signage, including a directional sign to the drive-through access.
- Parcel 3 as shown on the Site Plan is undevelopable after the dedication of right-of-way (ROW) for Morson Street along with the 20-foot front yard setback from the new western property line.

## Street

- Dedicate 11 feet along the Morson Street frontage to comply with the ROW requirements for a downtown arterial street per the Design Standards, II. Design Parameters, A. Street, 1. General.
- Construct a concrete driveway apron 25 feet from the existing ROW centerline for Morson Street driveway access. Construct an asphalt taper from the concrete driveway apron to the existing pavement on Morson Street per the Design Standards, II. Design Parameters, A. Street, 19. Pavement Taper.

- The pavement section for the taper improvement is required to be constructed with 5 inches of asphalt concrete on 12 inches of base rock per the Design Standards, II. Design Parameters, A. Street, 17 Pavement Section, for arterial streets.
- Provide a design for street improvements in public ROW that meets the requirements of the Design Standards, II. Design Parameters, A. Street.
- Coordinate with the Oregon Department of Transportation regarding any additional requirements for Highway 97 frontage and the Highway 97 and Huntington Road intersection.

#### Stormwater

- Provide a design and calculations meeting the requirements of the Design Standards, II. Design Parameters, B. Stormwater for roadway improvements and site development. The stormwater runoff from the site must be retained on site.

#### Sewer

- Show abandonment of unused existing septic tank effluent gravity system and unused effluent line.
- Install sewer service to the applicable requirements of the Design Standards, II. Design Parameters, C. Sewer.

#### Water

- Show the water service, meter box, and backflow prevention device on the Site Plan per the requirements of the Design Standards, II. Design Parameters, D. Water, d. Service Lines.
- Show abandonment of any unused water service lines.
- Coordinate with the La Pine Rural Fire District to verify if any additional fire hydrants are required for the redevelopment of the site.

TB/tb