

Brent Bybee

From: Quinn Shubert <Quinn.Shubert@deschutes.org>
Sent: Monday, March 3, 2025 3:34 PM
To: Brent Bybee; Geoff Wullschlager
Cc: Cody Smith; Brett Hamrick
Subject: RE: City of La Pine Notice of Application (12SPR-2402CU-24, ARCO)

Hi Brent,

Please see my comments below:

Regarding the Huntington Rd access, the proposed location is generally suitable; however, full turning movements at this location require revisions to the existing roadway traffic marking layout on the adjacent section of Huntington Rd. The access is currently proposed within the approach taper of the Huntington Rd left-turn lane, which is undesirable. Additionally, the ADT on Huntington Rd, in conjunction with proximity to the intersection, and the estimated trip generation from the development, supports the need for a dedicated left-turn lane serving the proposed gas station approach. The roadway layout must be revised to safely accommodate both the unrestricted turning movement at the proposed access and the necessary left-turn lane on Huntington Rd.

Regarding the proposed approach on Burgess Rd, there are more significant issues. Burgess Rd is classified as an arterial in both the Deschutes County and City of La Pine Transportation System Plans. The available frontage on the subject property is insufficient to meet either jurisdiction's access spacing standards. As a result, this approach should be restricted to right-in, right-out movements to minimize impacts to the adjacent intersection. To ensure compliance with this restriction, a concrete median or raised curb should be installed on Burgess Rd to physically prevent left-turn movements. While a "pork chop" island could be considered, it must be adequately sized to be effective. However, a properly designed pork chop island would extend the right-in portion of the approach too close to the intersection, making this potential solution only suitable for right-out turning movements.

This access constraints were discussed in detail at our pre-application meeting last summer, however, perhaps enough time has elapsed and enough new staff has entered the fray that it may be helpful to meet again and discuss the access constraints of this particular site.

Regards,

Quinn Shubert, P.E. | Transportation Engineer
DESCHUTES COUNTY ROAD DEPARTMENT
61150 SE 27th Street | Bend, Oregon 97702
Office: (541) 322-7131 | Cell: (541) 350-8453
Email: Quinn.Shubert@deschutescounty.gov
Website: www.deschutescounty.gov/road

From: Brent Bybee <bbybee@lapineoregon.gov>
Sent: Thursday, February 27, 2025 2:33 PM
To: tbaker@andersonperry.com; Geoff Wullschlager <gwullschlager@lapineoregon.gov>; chiefholsey@lapinefire.com; acdaugherty@lapinefire.com; clara.butler@osfm.oregon.gov; assessor_ <assessor@co.deschutes.or.us>; Kevin Samuel <Kevin.Samuel@deschutes.org>; Krista Appleby <Krista.Appleby@deschutes.org>; Randy Scheid

<Randy.Scheid@deschutes.org>; Tracy Griffin <Tracy.Griffin@deschutes.org>; Cody Smith <Cody.Smith@deschutes.org>; Quinn Shubert <Quinn.Shubert@deschutes.org>; Brett Hamrick <Brett.Hamrick@deschutes.org>; Bmiller@repulicsservices.com; Tom Weller <tweller@mse.coop>; rwilliams@mse.coop
Subject: City of La Pine Notice of Application (12SPR-2402CU-24, ARCO)

Caution: External email to Deschutes County: If unexpected or unfamiliar, be cautious with links and attachments. Contact your IT Dept if unsure.

Hello,

Bcc Planning Commission

My apologies if this notice is a repeat. I took over this application halfway through the review, and I have been unable to locate any email correspondence to you folks. I wanted to be sure to get any comments from you folks prior to sending the decision out.

The City of La Pine received an application for site plan review and conditional use review for a gas station with one 3,728 fuel canopy and 7 fuel dispensers, a 4,238 square foot convenience store, and a 1,000 square foot quick service restaurant for the property at 52390 Huntington Rd, La Pine, OR 97739. The application was deemed complete by Planning Staff on December 18, 2024. Pursuant to LPDC Section 15.204.020(B), staff is sending out Notice of Application to relevant agencies, the Planning Commission, and property owners within 100 feet of the subject property.

The Notice of Application is attached to this email and can also be viewed on the project website by following this link ([link](#)). The comment period for this application will end Tuesday March 13th at 5:00 p.m.

Please submit all comments and questions to my email address.

Thanks,



Brent Bybee

Community Development Director

bbybee@lapineoregon.gov

City Hall: (541) 536-1432 Ext: 107

La Pine City Hall

16345 Sixth St. La Pine, OR 97739

City Hall Hours: Monday—Thursday, 8:00am– 5:00pm

www.lapineoregon.gov