

## Brent Bybee

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**From:** Quinn Shubert <Quinn.Shubert@deschutes.org>  
**Sent:** Friday, March 7, 2025 2:55 PM  
**To:** Brent Bybee; Geoff Wullschlager  
**Cc:** Cody Smith; Brett Hamrick  
**Subject:** RE: City of La Pine Notice of Application (12SPR-2402CU-24, ARCO)

Brent,

Following-up on our phone call, please review the Deschutes County requested conditions of approval for the above-referenced application. While some of these conditions likely overlap with those you have already drafted, I wanted to provide a comprehensive list of all considerations within the County Road Right-of-Way for this development.

### 1. **Huntington Left-Turn Lane**

Per the recommendation in the applicants submitted TIA the applicant shall construct a dedicated left-turn lane on Huntington Rd at the proposed approach to mitigate traffic impacts associated with the development. The applicant is responsible for any necessary road widening to meet Deschutes County Road Standards and City of La Pine Standards.

### 2. **Burgess Approach Turning Movement Restrictions**

Due to intersection conflicts, the proposed Burgess Rd approach shall be limited to right-in, right-out movements through the installation of either:

- a. A concrete median or raised median curb on Burgess Rd to physically prevent left-turn movements, or
- b. A channelized right-out only exit, designed to geometrically restrict the approach to right-out turn movements.

The applicant shall be responsible for any necessary road widening to meet Deschutes County Road Standards and City of La Pine Standards to accommodate the selected access control measure.

### 3. **Frontage Improvements**

The applicant shall provide sidewalk and pedestrian infrastructure improvements in compliance with current Public Right-of Way Accessibility Guidelines (PROWAG) and City of La Pine and Deschutes County Road Standards. All new pedestrian facilities shall be designed and constructed to properly interface with the existing pedestrian push buttons at the southeast corner of Huntington Rd and Burgess Rd in accordance with PROWAG. Drainage improvement for Huntington and Burgess road shall be provided in accordance with City of La Pine and Deschutes County Road Standards and the current Central Oregon Stormwater Manual(COSM).

### 4. **Improvement Plan Submittal & Approval**

Prior to issuance of permits, the applicant shall submit detailed engineering plans stamped by registered professional engineer in the State of Oregon for the road improvements. Plans must be reviewed and approved by the Deschutes County Road Department and the City of La Pine before construction.

### 5. **Design Standards**

Any road improvements shall be designed in accordance with Deschutes County Road Department roadway design standards, including required taper lengths, storage lengths, and appropriate striping per the ASSHTO Geometric Design of Highways and Streets. All pavement markings and signage associated with the road improvements shall comply with the Manual for Uniform Traffic Control(MUTCD) standards.

## 6. Construction

The applicant shall provide all necessary traffic control measures during construction on Huntington Rd in compliance with the MUTCD or Oregon Temporary Traffic Control Handbook(OTTCH). All construction activities performed within the County Road Right-of-Way shall be in accordance with the Oregon Standards for Construction. The applicant shall coordinate with the Deschutes County Road Department and the City of La Pine for a final inspection to verify compliance with the approved plans.

## 7. Financial Responsibility

All costs associated with the design, permitting, and construction of the required road improvements lane shall be the responsibility of the applicant/developer. The applicant shall provide a performance guarantee or bond to ensure completion of the road improvements to the city of La Pine.

Let me know if you have any questions.

Regards,

**Quinn Shubert, P.E. | Transportation Engineer**  
**DESCHUTES COUNTY ROAD DEPARTMENT**  
61150 SE 27<sup>th</sup> Street | Bend, Oregon 97702  
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**From:** Quinn Shubert  
**Sent:** Monday, March 3, 2025 3:34 PM  
**To:** 'Brent Bybee' <bbybee@lapineoregon.gov>; Geoff Wullschlager <gwullschlager@lapineoregon.gov>  
**Cc:** Cody Smith <Cody.Smith@deschutes.org>; Brett Hamrick <Brett.Hamrick@deschutes.org>  
**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**  
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**From:** Brent Bybee <[bbybee@lapineoregon.gov](mailto:bbybee@lapineoregon.gov)>  
**Sent:** Thursday, February 27, 2025 2:33 PM  
**To:** [tbaker@andersonperry.com](mailto:tbaker@andersonperry.com); Geoff Wullschlager <[gwullschlager@lapineoregon.gov](mailto:gwullschlager@lapineoregon.gov)>; [chiefholsey@lapinefire.com](mailto:chiefholsey@lapinefire.com); [acdaugherty@lapinefire.com](mailto:acdaugherty@lapinefire.com); [clara.butler@osfm.oregon.gov](mailto:clara.butler@osfm.oregon.gov); [assessor\\_ <assessor@co.deschutes.or.us>](mailto:assessor_@assessor@co.deschutes.or.us); Kevin Samuel <[Kevin.Samuel@deschutes.org](mailto:Kevin.Samuel@deschutes.org)>; Krista Appleby <[Krista.Appleby@deschutes.org](mailto:Krista.Appleby@deschutes.org)>; Randy Scheid <[Randy.Scheid@deschutes.org](mailto:Randy.Scheid@deschutes.org)>; Tracy Griffin <[Tracy.Griffin@deschutes.org](mailto:Tracy.Griffin@deschutes.org)>; Cody Smith <[Cody.Smith@deschutes.org](mailto:Cody.Smith@deschutes.org)>; Quinn Shubert <[Quinn.Shubert@deschutes.org](mailto:Quinn.Shubert@deschutes.org)>; Brett Hamrick <[Brett.Hamrick@deschutes.org](mailto:Brett.Hamrick@deschutes.org)>; [Bmiller@repulicservices.com](mailto:Bmiller@repulicservices.com); Tom Weller <[tweller@mse.coop](mailto:tweller@mse.coop)>; [rwilliams@mse.coop](mailto: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 13<sup>th</sup> at 5:00 p.m.

Please submit all comments and questions to my email address.

Thanks,



**Brent Bybee**

*Community Development Director*

bbybee@lapineoregon.gov

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La Pine City Hall

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