

## Brent Bybee

---

**From:** Ashley Ivans  
**Sent:** Wednesday, April 2, 2025 3:00 PM  
**To:** Brent Bybee  
**Cc:** Geoff Wullschlager  
**Subject:** RE: Spike Acres Subdivision - 03SUB-24 - Agency Comments

Brent,

After discussions with the City Manager we have decided to provide the following comments to the application from the Public Works Department:

The applicant's burden of proof states:

### **15.90.020 Developer Responsibility for Streets and Other Public Facilities**

.....

**C. Inadequate existing streets.** Whenever existing streets, adjacent to, within a tract or providing access to and/or from a tract, are of inadequate width and/or improvement standards, additional right-of-way and/or improvements to the existing streets may be required.

**Applicant Response:** The partition is within a partially developed area, with partial street improvements. The abutting Antler Lane right-of-way does not currently have full street improvements or sidewalks. As detailed on the Plan Set, the applicant proposes to improve Antler Lane with pavement, a landscape strip and sidewalks, bringing the frontage into conformance with City Standards and with this requirement.

### **15.90.070 Design of Streets and Other Public Facilities.**

.....

**E. Minimum right-of-way and roadway widths.** Unless otherwise approved in the tentative development plan, street, sidewalk and bike rights-of-way and surfacing widths shall not be less than the minimum widths in feet set forth in the La Pine Transportation System Plan, and shall be constructed in conformance with applicable standards and specifications set forth by the city.

**Applicant Response:** As detailed on the Plan Set, the proposal includes right-of-way dedication and improvements to Antler Lane, along with a new internal street. The design result in the dedication of 7 feet of right-of-way along the Antler Lane frontage, resulting in 32 feet to the centerline (1/2 of the City required 64 feet). Improvements along Antler Lane include pavement improvements, a landscape strip and sidewalks. For the internal street, the design provides 64 feet of right-of-way, travel lanes, landscape strips and sidewalk. The cul-de-sac at the eastern terminus of the street will have a 52 foot radius. The proposes design conforms to City Standards, the TSP and with the requirements of this section.

The City of La Pine Public Works Department does not require pavement improvements on this portion of Antler Lane, as the City Code does not provide a standard for rough proportionality. Without such a standard, pavement improvements are not quantifiable for this application. A landscape strip and sidewalks will bring the frontage to conformance.

Thank you,

Ashley

---

**From:** Brent Bybee <bbybee@lapineoregon.gov>

**Sent:** Monday, March 17, 2025 11:50 AM

**To:** tbaker@andersonperry.com; Ashley Ivans <aivans@lapineoregon.gov>; Zane Anderson <zmanderson@lapineoregon.gov>; Branden Bren <bbren@lapineoregon.gov>; Geoff Wullschlager <gwullschlager@lapineoregon.gov>; chiefholsey@lapinefire.com; acdaugherty@lapinefire.com; clara.butler@osfm.oregon.gov; assessor@deschutes.org; kevin.samuel@deschutes.org; tracy.griffin@deschutes.org; chris.mather@bendk12.or.us; elizabeth.hall@bend.k12.or.us; scott.olszewski@bend.k12.or.us; Bmiller@repulicervices.com; Tom Weller <tweller@mse.coop>; rwilliams@mse.coop

**Subject:** Spike Acres Subdivision - 03SUB-24 - Agency Comments

Hey Folks,

Staff is reviewing a 10 lot subdivision located at 52586 & 52598 Antler Lane, La Pine OR 97739. We're putting together the staff report and presentation for the Planning Commission, and wanted to reach out for comments from you folks before we send out the Notice of Public Hearing. Please let me know if you have any comments or concerns.

You can find the application materials at this link: <https://www.lapineoregon.gov/cd/page/land-use-file-03sub-24-spike-acres-subdivision>

Thank you!



**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](http://www.lapineoregon.gov)