

## Brent Bybee

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**From:** Quinn Shubert <Quinn.Shubert@deschutes.org>  
**Sent:** Tuesday, April 8, 2025 11:42 AM  
**To:** Brent Bybee  
**Cc:** Blaine Wruck; Brett Hamrick  
**Subject:** RE: City of La Pine Notice of Application (02SPR-25, Linnius Construction)

Hi Brent,

I have several concerns with the proposed site plan. Although the application includes “Final Plans,” at this stage I would typically expect only a site plan. Accordingly, my comments are limited to site plan considerations at this time. The applicant must coordinate any road improvement reviews with the County and submit the required deposit prior to review of the improvement plans.

Based solely on the site plan, without a detailed review of the improvement plans, I have the following comments:

1. **Access Location** – The proposed access point shown on the site plan does not align with the City of Bend (COB) standard drawing included in the application, nor with any County approach standard. The current location—immediately adjacent to the radius of Assembly Way—precludes the installation of the required dustpan approach flare. Incorporating this necessary feature would push the approach limits into the Assembly Way radius, which is unacceptable. Additionally, the proposed access conflicts with the County’s spacing requirement per [DCC 17.48.090](#). To address these issues, the approach should be shifted eastward.
2. **Drainage** – The existing drainage galleries are undersized for the impervious area they serve and require frequent maintenance to remain functional. The proposed frontage improvements would hinder that maintenance and add more impervious area to the right-of-way. As a result, the existing drainage galleries and associated catch basins must be decommissioned and replaced with a more suitable alternative.

The County has a drainage improvement project in this area scheduled to go to bid this spring, with construction expected to be completed by the end of summer. However, the proposed swales from this project will conflict with the sidewalk location shown in the development plans as drafted. Additional coordination is necessary to determine how best to address drainage within this section of the corridor.

Please let me know if you have any questions or need clarification on any of the above comments.

Regards,

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

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**From:** Brent Bybee <bbybee@lapineoregon.gov>  
**Sent:** Wednesday, April 2, 2025 1:18 PM

**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\_ <assessor@co.deschutes.or.us>; Keri Blackburn <Keri.Blackburn@deschutes.org>; Krista Appleby <Krista.Appleby@deschutes.org>; Randy Scheid <Randy.Scheid@deschutes.org>; Tracy Griffin <Tracy.Griffin@deschutes.org>; elizabeth.hall@bend.k12.or.us; scott.olszewski@bend.k12.or.us; Bmiller@repulicsservices.com; Tom Weller <tweller@mse.coop>; rwilliams@mse.coop; Cody Smith <Cody.Smith@deschutes.org>; Quinn Shubert <Quinn.Shubert@deschutes.org>; Brett Hamrick <Brett.Hamrick@deschutes.org>; Donald.MOREHOUSE@odot.oregon.gov; ODOTR4PLANMGR@odot.oregon.gov  
**Cc:** Nick Tierney <ntierney@lapineoregon.gov>; 'Grant Hanson' <grant@linnius.com>; cbritt@m-m.net; Tammy Wisco <twisco@retiaconsult.com>  
**Subject:** RE: City of La Pine Notice of Application (02SPR-25, Linnius Construction)

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

Hey Folks,

The link to the application website in the previous email is incorrect. Please follow this link for more information:  
<https://www.lapineoregon.gov/cd/page/land-use-file-02spr-25-linnius-construction>

Apologies



**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)

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**From:** Brent Bybee

**Sent:** Wednesday, April 2, 2025 12:23 PM

**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; keri.blackburn@deschutes.org; krista.appleby@deschutes.org; randy.scheid@deschutes.org; tracy.griffin@deschutes.org; elizabeth.hall@bend.k12.or.us; scott.olszewski@bend.k12.or.us; Bmiller@repulicsservices.com; Tom Weller <tweller@mse.coop>; rwilliams@mse.coop; cody.smith@deschutes.org; quinn.shubert@deschutes.org; brett.hamrick@deschutes.org; Donald.MOREHOUSE@odot.oregon.gov; ODOTR4PLANMGR@odot.oregon.gov  
**Cc:** Nick Tierney <ntierney@lapineoregon.gov>; 'Grant Hanson' <grant@linnius.com>; cbritt@m-m.net; Tammy Wisco <twisco@retiaconsult.com>

**Subject:** City of La Pine Notice of Application (02SPR-25, Linnius Construction)

Hello,

Bcc Planning Commission

The City of La Pine received an application for Site Plan Review to construct an 8,283 square foot multi-tenant industrial spec building for the property at Tax Lot number 111 on Deschutes County Assessor's Map 22-10-14AB. The application was deemed complete by Planning Staff on March 24, 2025. 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 April 16<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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