

Brent Bybee

From: Quinn Shubert <Quinn.Shubert@deschutes.org>
Sent: Tuesday, June 24, 2025 8:40 AM
To: Brent Bybee
Cc: Geoff Wullschlager; Cody Smith
Subject: RE: City of La Pine - Notice of Application SPR3-25-0001, AutoZone

Hello Brent,

I have reviewed the application materials for the application materials for the above-referenced file number, proposing the establishment of a new auto parts retail store (AutoZone) located on Tax Lot number 600 on Deschutes County Assessor's Map 22-10-15AD . The subject property abuts Huntington Rd along the property's eastern boundary and Morson St along the property's western boundary. Road Department records indicate that these roads have the following attributes where they abut the subject property:

Morson St

- Road Status - County Road
- Surface Type - Asphaltic Concrete
- Surface Width - 26 ft.
- Functional Classification - City Local
- Right of Way Width - 60 ft. W/ 11 ft additional dedication DED 2025-08228
- Right of Way Instrument - Plat of La Pine, May 1910

Huntington Rd

- Road Status - County Road
- Surface Type - Asphaltic Concrete
- Surface Width - 34 ft.
- Functional Classification - City Collector
- Right of Way Width - 60 ft.
- Right of Way Instrument - Plat of La Pine, May 1910

Deschutes County Road Department requests that approval of the proposed land use be subject to the following conditions:

Prior to project construction:

- Applicant shall submit improvement plans to Road Department for approval prior to commencement of construction pursuant to DCC 17.40.020 and 17.48.060. 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. Drainage improvement for Morson St shall be provided in accordance with City of La Pine and Deschutes County Road Standards and the current Central Oregon Stormwater Manual(COSM).
- All easements of record or existing rights of way shall be noted on the final plans pursuant to DCC 17.48.060(C)(1).
- Applicant or applicant's contractor shall obtain a right of way permit from Road Department for all work within the public right of way pursuant to DCC 12.12.010 and 17.48.240(A); no work shall be performed in a public right of way until a right of way permit has been obtained.

During project construction:

- Applicant shall complete road improvements according to the Road Department-approved plans and all applicable sections of DCC 12.20 and 17.48.

Upon completion of project construction:

- Applicant shall submit as-constructed improvement plans to Road Department pursuant to DCC 17.40.050.

Please let me know if there are any questions regarding these comments.

Thank you,

Quinn Shubert, P.E. | Transportation Engineer
DESCHUTES COUNTY ROAD DEPARTMENT
61150 SE 27th Street | Bend, Oregon 97702
Office: (541) 322-7131 | Fax: (541) 388-2719
Email: Quinn.Shubert@deschutescounty.gov
Website: www.deschutescounty.gov/road

From: Brent Bybee <bbybee@lapineoregon.gov>

Sent: Tuesday, June 17, 2025 10:40 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; 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>; elizabeth.hall@bend.k12.or.us; scott.olszewski@bend.k12.or.us; Bmiller@repulicervices.com; Tom Weller <tweller@mse.coop>; rwilliams@mse.coop
Cc: Nick Tierney <ntierney@lapineoregon.gov>; Lani Hickey <lani@rc-grp.com>; Matthew Dickerhoof <matt@dickerhoof.com>; Darren Dickerhoof <darren@dickerhoof.com>

Subject: City of La Pine - Notice of Application SPR3-25-0001, AutoZone

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

The City of La Pine received an application for the review of a new auto parts retail store (AutoZone), for a property with no situs address, and identified as Tax Lot number is 600 on Deschutes County Assessor's Map 22-10-15AD. The application was deemed complete by Planning Staff on June 17, 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 July 1, 2025, 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