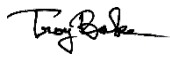


MEMO

To: Brent Bybee, City of La Pine, Oregon

From: Troy Baker, P.E. 

Subject: Site Plan Application Review: AutoZone

Date: August 11, 2025

cc: Nick Tierney, City of La Pine, Oregon
Ashley Ivans, City of La Pine, Oregon
Geoff Wullschlager, City of La Pine, Oregon

Per the City of La Pine, Oregon's request, Anderson Perry & Associates, Inc., has reviewed the Site Plan Application for AutoZone, located at 51425 Highway 97 and 51450 Morson Street on Tax Lot 221015AD00600, concerning the auto parts store's potential impacts to the City's public utilities and roadways. The public improvements shown on the Site Plan were reviewed using the City's 2016 Standards and Specifications Design Standards (Design Standards). The comments are listed below by the public facility.

General

- Show the locations of the Americans with Disabilities Act (ADA) parking signs for the ADA parking spaces shown on the Site Plan.
- Show ADA compliance for accessible paths on the Site Plan.

Street

- Dedicate right-of-way (ROW) along the Huntington Road street frontage to comply with downtown arterial street ROW requirements of 41 feet from the centerline per the Design Standards II. Design Parameters, A. Street, 1. General.
- The pavement section for the Huntington Road improvements is required to be constructed with 5 inches of asphalt concrete on 12 inches of base rock for arterial streets per the Design Standards II. Design Parameters, A. Street, 17. Pavement Section.
- Provide a design for downtown arterial street improvements in public ROW for Huntington Road that meets the requirements of the Design Standards II. Design Parameters, A. Street.
- There appears to be a catch basin and a manhole lid at the proposed Huntington Road driveway location. Please identify and show on the Street Improvements Plan.
- Coordinate with the Oregon Department of Transportation regarding any additional requirements for the Highway 97 and Huntington Road intersection.

Stormwater

- Provide a design and calculations meeting the requirements for roadway improvements and site development per the Design Standards II. Design Parameters, B. Stormwater. The calculations for stormwater runoff on the site must show that runoff will be retained on site.

Sewer

- Show abandonment of the unused existing septic tank effluent gravity system and effluent line.
- Install sewer service per the applicable requirements of the Design Standards II. Design Parameters, C. Sewer.

Water

- Show the water service, meter box, and backflow prevention device on the Site Plan per the requirements of the Design Standards II. Design Parameters, D. Water, d. Service Lines.
- Show abandonment of any unused water service lines.
- The Landscape Plan in Section 9 of the Site Plan Application states the irrigation will be fed by an on-site well, but it shows an irrigation main line connection between the water service next to the building and the irrigation control box. Clarify the source of irrigation water. If an on-site well is being used for irrigation, a reduced-pressure backflow assembly is required downstream of the meter to prevent irrigation water from the private well from being pumped into the City system.
- Coordinate with the La Pine Rural Fire District to verify if any additional fire hydrants are required for the redevelopment of the site.

The development must comply with the City's 2016 Standards and Specifications Development Provisions. The following provisions are reiterated below to ensure the timely progression of the development.

- Prior to final approval, and only for those improvements that are to be constructed and not otherwise paid for separately by fee in lieu, the applicant shall provide the City with a performance bond of 120 percent of the cost of improvements prior to beginning construction.
- Prior to construction, a pre-construction meeting with the construction contractor shall be held with City staff.
- Contact the City prior to any utility work in the ROW: City water, City sewer, or other utilities.
- At the completion of construction of the public improvements required by the conditions of approval, the City will require a one-year maintenance surety bond for 20 percent of the value of all improvements to guarantee maintenance and performance for a period of one year from the date of acceptance of the improvements.

TB/tb

File No. 33-20-002