


MEMO

To: Ashley Ivans, City of La Pine, Oregon

From: Troy Baker, P.E. 

Subject: Application Review: PA-25-0001 Williams Pine Drive Partition

Date: July 22, 2025

cc: Brent Bybee, City of La Pine, Oregon
Geoff Wullschlager, City of La Pine, Oregon

Per the City of La Pine's request, Anderson Perry & Associates, Inc., has reviewed the tentative plan of a three-lot partition of Lot 16 Block 1, Gagle Subdivision, Plat No. 1 on Tax Lot No. 211036BA01100 for the potential impacts to public utilities and roadways. The public improvements shown on the tentative plan were reviewed using the City's 2016 Standards and Specifications Design Standards (Design Standards). The review comments are listed below by public facility.

Street

- The parcels will be accessed from an existing gravel road in the public right-of-way (ROW). Seven feet of ROW along the entirety of the frontage of Pine Drive shall be dedicated to the public on the partition plat map.
- It is recommended that the applicant pay a fee in lieu rather than constructing a sidewalk. Sidewalk improvement plans shall be submitted to the City for review and fee approval. Improvement plans should include a 6-foot wide concrete sidewalk, drainage swales on the frontages, and street trees at an average of 35-foot spacing except within site vision triangles.
- The applicant will agree to sign and cause to be recorded a waiver of remonstrance against the formation of a future local improvement district for Pine Drive to City local street standards.

Stormwater

- No street improvements are being proposed that will affect the existing stormwater drainage. No stormwater improvement plans for Pine Drive are required.

Sewer

- Show the sewer main and service locations in Pine Drive on the tentative plan.

Provide details of the connection to the existing sewer main, service, and service cleanout that comply with Design Standards II. Design Parameters, C. Sewer, and III. Drawings. Each lot shall be serviced by its own septic tank. Any accessory dwelling units (ADUs) proposed will be required to have a septic tank separate from the existing dwelling.

Water

- Show the water main and service locations in Pine Drive on the tentative plan.
- Provide details of the hot tap on the existing water main, service, and meter box that comply with Design Standards II. Design Parameters D. Water, and III. Drawings. Each lot shall be serviced by its own water meter. Any ADU proposal will require a larger service.

The development will 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 plat 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.

At the completion of construction of the required improvements, 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