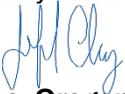


# MEMO

**To:** Nick Tierney, City of La Pine, Oregon  
**From:** Jeff Clay, P.E.   
**Subject:** **City of La Pine, Oregon - Wickiup Station Phase II - SPR3-25-0004 Application Review**  
**Date:** February 20, 2026  
**cc:** Brent Bybee, City of La Pine, Oregon  
Jason Wood, City of La Pine, Oregon  
Ashley Ivans, City of La Pine, Oregon

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Per the City's request, Anderson Perry & Associates, Inc., has reviewed the tentative site plan for improvements for the Wickiup Station Phase II, located at 52711 Drafter Road in La Pine, for the potential impacts on public utilities and roadways. The public improvements shown on the tentative site plan were reviewed using the City's 2016 Standards and Specifications Design Standards (2016 Design Standards). The review comments are listed below by public facility.

## **Street**

- The parcel will be accessed from an existing paved road in the public right-of-way. Therefore, street improvement plans are not required.
- Provide details for the new driveway connection to Drafter Road from Wickiup Station Phase II.
- The site plan shows an existing fire access easement from Drafter Road connecting to Wickiup Station Phase I through the proposed Wickiup Station Phase II. Retain this fire access from Drafter Road through the Phase I and Phase II driveways.

## **Stormwater**

- Street improvements that would affect the existing stormwater drainage are not proposed. Therefore, stormwater improvement plans for Drafter Road are not required.
- On-site stormwater runoff will be contained on site.

## **Sewer**

- Removal Key Note 5 on Sheet C10.0 shows the removal of the existing 4-inch sanitary sewer main along the western property line. This existing 4-inch sanitary sewer main currently serves existing development to the north and west and must not be removed.
- The site is proposed to be served by a new 8-inch sewer main in Drafter Road through a separate public improvement permit set. Submit plans to the City for review and approval prior to construction. Provide hydraulic calculations for the proposed 8-inch sewer main with the plan submittal.

- The extents of the proposed new 8-inch sewer main in Drafter Road will be determined after hydraulic calculations have been reviewed by the City.
- The City has not approved the connection of the lift station in Phase I to the 4-inch sewer main along the western property line. Provide the plan for connecting of Phase I to the new sewer main in Drafter Road.
- Contact Public Works prior to the installation of the new septic tank. Provide a septic tank access and maintenance easement for the septic tank on private property.

**Water**

- Provide details for hot taps on the existing water main, fire service, water service, and the meter box that comply with 2016 Design Standards - "II. Design Parameters," D. Water, and "III. Drawings."

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 site plan approval, and only for those improvements that are to be constructed and not otherwise paid for separately by fee in lieu, the applicant must provide the City with a performance bond of 120 percent of the cost of the improvements prior to beginning construction.

Prior to construction, a pre-construction meeting with the contractor must be held with City staff.

At the completion of the required improvements construction, 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.

JC/xd

File No. 33-25-002