

Jason Bethers
Eastbourne LLC
PO Box 6313
Bend, OR. 97701
541-788-4868
jason@elitebend.com

8/5/2025

Deschutes County Road Department
61150 SE 27th Street
Bend, OR 97702

Subject: Request for Gate Installation on Conquest Road

Dear Deschutes County Road Department,

We respectfully submit this request for approval to install a gate on Conquest Road, a publicly dedicated but privately maintained road serving an eight-lot subdivision located on the east side of Bend in Deschutes County.

This request fully complies with the five criteria identified in Deschutes County Resolution No. 90-081, as outlined below:

1. The road is a dead-end road.

Conquest Road terminates within the boundaries of the subdivision and does not connect to any other public or private roadways. It is used exclusively by the residents of the eight-lot development. No easement to continue the road exists and Deschutes County has confirmed that it *"not feasible to continue the road to the City of Bend property to the north as it contains the sewer treatment plant"*. This demonstrates that Conquest Road will always be a dead end road.

2. The road is not generally used by the public.

Conquest Road functions as a private access route. It is not used by the general public and does not provide through access or circulation to adjacent areas or developments.

3. The gate will not restrict access to parcels owned by others.

All parcels accessed by Conquest Road are within the same subdivision and are owned by private parties that are part of the development. No third-party parcels rely on this road for access. A recorded agreement will be executed and signed by all lot owners, stating that Conquest Road is a privately maintained dead-end road not intended for public use. All owners fully consent to the installation and perpetual maintenance of the gate. This agreement will be recorded and remain in effect for the entire lifetime of the gate, affirming the owners' collective commitment to keeping the gate in place indefinitely.

4. The gate will not restrict access to public land.

The road does not serve as an access point to any federal, state, or county public lands. Therefore, the proposed gate would not impede public access or recreational use of public property.

5. The gate appears to be in the best interest of the public.

Gating Conquest Road supports broader public interests by minimizing the recent unauthorized activity such as theft, illegal dumping, loitering, trespassing, and unmonitored vehicle traffic, all of which can place a burden on county resources, degrade the environment, and increase fire risk. In addition, the gate will enhance neighborhood safety, reduce unnecessary wear on the privately maintained roadway, and promote peaceful enjoyment of the area by its residents. By clearly delineating this as a limited-use, private residential access, the gate helps ensure that County services and enforcement are more efficiently directed toward truly public areas.

We have consulted with the Bend Fire Department, and they have reviewed and approved the proposed gate installation. We plan to install a code-compliant Knox Box at the gate to ensure full access for emergency services at all times.

Additionally, we will provide the Deschutes County Road Department, the Deschutes County Sheriff's Office, and any other required public service agencies with unrestricted access through the gate using a state-of-the-art access control system. This will ensure that all necessary public personnel can enter the subdivision promptly and without obstruction when needed.

We appreciate your consideration of this request. We are available to provide any additional documentation or clarification upon request.

Sincerely,

Jason Bethers