

Date: March 28, 2018  
 To: Mr. Leo Hillyer, Hillyer Ford  
 From: Karl Birky, PE, PTOE  
 Re: TPR Analysis for Stayton, OR site



Mr. Hillyer:

This letter addresses Transportation Planning Rule aspects of your request to the City of Stayton to change the Comprehensive Plan map designation and the zoning for Tax Lots 1400 and 1500 of Tax Map 9S1W03B. The parcel is zoned Urban Transition in Marion County. Your request to the City of Stayton is to annex the parcels, change the Comprehensive Plan Map and the zoning to General Commercial. The site abuts Golf Lane about 1/4 mile from its intersection with Cascade Hwy. It is on the southwest side of Golf Lane.

The Oregon Transportation Planning Rule (TPR) requires an estimate of the effects a land use action will have on the transportation system in certain instances. This annexation and zoning change request is one of those instances. The change can be allowed if there is no "significant" effect on the transportation system.

The Urban Transition zone in Marion County is intended "for future urban residential development, but may also be used to protect lands designated for future commercial, industrial or public uses." (MCC 16.13.000)

The parcel is 29 acres in size and the new auto dealership you plan to construct will be about 16,000 sq. ft (16ksf) of gross floor area. There is a signed 2003 Memorandum of Understanding (MOU) between the City of Stayton and Marion County. It includes:

*The CITY will cause the realignment of the east end of Golf Lane... to intersect Cascade Highway at such time Golf Lane warrants signalization if Golf Lane fails to meet COUNTY standards for safety and/or operations and as funds become available.*

Traffic engineers use the Institute of Transportation Engineers (ITE) Trip Generation Manual to estimate the trip generation potential of a variety of uses. Several uses germane to this analysis are shown in the following table.

ITE Designation	Use	AM trip rate	PM trip rate	ADT rate
ITE 210	Single Family Home	0.74/home	0.99/home	9.44/home
ITE 840	Automobile Sales - New	1.87/ksf	2.43/ksf	27.84/ksf
ITE 934	Fast Food Rest w Drive Thru	2.95/ksf	78.74/ksf	1094.74/ksf

ksf is 1000 sq. ft. of floor space

The site is two parcels that could be developed in Marion County with a home on each on. The two homes would generate 19 trips per day. When the parcels are annexed into the City, they could be developed with a much higher residential density and therefore generate more traffic. The proposed 16ksf automobile sales dealership would generate 445 trips per day, 30 trips in the AM Peak hour and 39 trips in the PM Peak hour.

The City of Stayton identified Golf Lane as a Future Collector in the current (2004) Transportation System Plan (TSP). Collector streets are intended to connect neighborhoods with arterials

and highways. Collector streets are considered to have an average daily capacity of 1,000 to 10,000 trips per day. They often have businesses locate along them, because of the higher volume of traffic they convey. However, there are some commercial uses that could generate large volumes of traffic the City might not want to allow locating on the site. It is my recommendation that the request be approved with a trip generation cap of 500 trips per day from development a parcel (or 1000 trips per day from the two parcels).

It is my opinion that the requested zoning can be approved with a 500 ADT / parcel trip generation cap from a traffic engineering perspective without "significantly affecting" the transportation system. If there is any additional information you or the City would like or find helpful, please do not hesitate to request it. I can be reached at 503-364-5066.

Regards,

Karl Birky, PE, PTOE  
Associated Transportation Engineering & Planning, Inc.