



Marion County **OREGON**

PUBLIC WORKS

October 22, 2018

Via email:

Dan Fleishman
dfleishman@ci.stayton.or.us
Planning and Development Director
City of Stayton
362 N Third Avenue
Stayton, OR 97383

RE: Request for Comments
City Land Use File 19-09/18
Hillyer Ford Automotive Dealership & Service
Annexation, CP Amendment, SPR
Tax Lot: 091W03B 01400 consisting of 8 Acres +/-
SW Quadrant of Golf Lane & Cascade Hwy
Approximate 12,400 Block of Golf Lane SE

Dear Dan,

MCPW Engineering has been copied on the RFC for a proposed automotive and either truck or watercraft dealer/service development. The subject property is situated inside the City UGB. MCPW Engineering has the following background, commentary, requested conditions of approval and advisory.

BACKGROUND

- The subject property fronts to Golf Lane SE.
- According to the City, UGB limits extend to include the full width of Golf Lane.
- Golf Lane SE is Marion County maintained from its intersection with Cascade Highway to roughly the center of tax lot 091W04A 01300, which includes the entire subject property frontage.
- A TPR letter and TIA were submitted.
- A TIA review letter was sent from Marion County Traffic Engineering to the City on October 9, 2018.
- There is a May 19, 2003 Memorandum of Understanding between the City and County regarding the re-alignment of Golf Lane in the event Golf Lane fails to meet County standards for safety and/or

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operations.

COMMENTARY

- There are inconsistencies between the land use application narrative and site plan in describing the proposed uses.
- In reviewing the TPR letter, it is suspect that the trip rates reference an outdated ITE manual versus the current 9th Edition. Although the current edition rates are of the same magnitude, they are still higher.
- Cited trip generation rates are not broken out to account for the automotive service area. Automotive services are seen to generate a relatively higher pm peak.
- As identified by Janelle Shanahan in her TIA review letter to the City of Stayton, the site plan depicts a 25,000 square foot dealership with service bays and a 6,000 square foot Truck Store while the TPR letter depicts a 16,000 square foot dealership. Therefore the trips determined in the TPR letter may not be appropriately calculated for the proposed site plan. Re-alignment of Golf Lane to meet Whitney Street may be warranted if the trips calculated in a revised transportation analysis using the proposed site plan square footage cause the intersection of Golf Lane and Cascade Highway to fail County safety and/or operational standards.
- It is mistakenly stated several times in the application that Golf Lane SE is an ODOT road. Applicant will be required to obtain any access permits, utility permits, storm drain permits, and/or work in the right-of-way permits from Marion County Public Works.

REQUESTED CONDITIONS

- A. Applicant should be required, as a stipulation for issuance of building permits, to dedicate sufficient public right-of-way along their frontage to meet City and County half-width requirements.

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- B. The County requires any development having 0.5 acre or more of impervious and semi-impervious surfaces to provide storm water detention. Note that infiltration based systems may not be condoned if outfalling to Golf Lane due to past experiences with failed systems within the Willamette Valley and including the Stayton area.
- C. Applicant should be required to provide proof of DEQ 1200-C permit coverage prior to building permit issuance. Note that as the disturbed acreage is greater than 5 acres a DEQ 1200-C Permit is required wherein public notification is requisite.
- D. Applicant should be required to resubmit a revised TPR letter and TIA for review and approval. MCPW reserves the right to provide further commentary once the traffic impacts are fully identified.
- E. Applicant should be required to design, permit and construct full urban frontage improvements.
- F. Applicant should be required to obtain permits for any work that may impact Golf Lane.

ADVISORY

- G. The County anticipates the City will annex the entirety of Golf Lane SE right-of-way along the subject property frontage.

Sincerely,



Max Hepburn, Engineering Division
Marion County Public Works

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