



Kevin Cook <kevin.c.cook@multco.us>

2326 SE Troutdale Road (EP-2019-12704, T4-2019-12624)

Right of Way Permits <row.permits@multco.us>

Fri, Nov 29, 2019 at 3:54 PM

To: Kevin COOK <kevin.c.cook@multco.us>, rfaithoregon@msn.com, Natalie Warner <natalie.warner@multco.us>

Hi Kevin,

To follow up on our conversation (11.27.19) about the above referenced parcel.

Applicant has submitted justification for not doing a full Transportation Impact Study (TIS) per MCRR 6.300 because the proposed zoning does not result in a greater impact than the existing zoning.

Multnomah County Transportation Division accepted this justification in 8.19.19. Based on this, we will treat the proposed application as we would any new single family dwelling and have requirements associated with the use.

The following requirements can be condition of approval:

Access/Driveway:

1. Driveway will need to be permitted with Multnomah County. Driveway permit application can be found here:
2. Driveway will need to meet standards for this type of use and location:
 1. Rural Collector Driveway spacing is 100'. Driveway spacing is defined as the distance between driveway centerlines. the minimums apply both driveways on the same side of the street as well as driveways on opposite sides of the street.
 2. Single family residential driveway width must be between 12 and 25 feet.
3. New driveways must be paved - this is part of the permitting process. Driveways are considered new, reconstructed, or reconfigured when they result in a transportation impact, are altered physically, or there are no records of an existing driveway

Right of way dedication/Deed Restriction:

1. Right of way dedication will be required. it appears that the Right of way at this location is 55 feet. The preferred right of way width for a rural collector is 60 feet, therefore the right of way width should be 30 feet from centerline. It appears that a 5 foot dedication will be necessary to bring the width up to this standard.
2. Deed restrictions will also be necessary. A non-remonstrance agreement, or deed restriction, will require that the property participate in standard Rural Collector road improvements along the site's frontage that are not completed as a part of the site's required interim improvements.

Again, these items can conditions of approval. However, if the applicant cannot meet the requirements of the access spacing and width, a Road Rules Variance will be required.

Rich - Can the access requirements be met? If so, we wont' need anything else, if not, we will need you to submit a Road Rules Variance application that can be processed on the same timelines as the Land Use application.

Thanks,
Jessica

Right-of-Way Permits
Multnomah County Transportation Program
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[ROW Website](#)

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Exhibit B.4



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