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MEMORANDUM

TO: Dan Williams, Faster Permits (applicant)

CC: Jessica Berry, Transportation Planning and Development Manager

FROM: Graham Martin, Transportation Planner

DATE: July 7, 2020

SUBJECT: **EP-2020-13400, 18611 NW Sauvie Island Rd
R971170130/R324976**

Multnomah County Transportation Planning and Development has reviewed the above referenced transportation planning review request and provides the following comments.

The comments provided in this memorandum are based on the information provided in the documents submitted to the County's Transportation Division on June 12, 2020. While every effort has been made to identify all related standards and issues, additional issues may arise and other standards not listed may become applicable as more information becomes available.

The subject transportation planning review proposal consists of an addition to the existing single-family residence and the intention to retain the existing access(es) to the property. The subject property is located at 18611 NW Sauvie Island Rd, which is under the jurisdiction of Multnomah County and is functionally classified as a Rural Collector road.

On the following pages, all references to *Multnomah County Design and Construction Manual* (MCDCM) use the acronym "MCDCM" and all references to *Multnomah County Road Rules* (MCRR) use the acronym "MCRR".

SUMMARY OF STAFF FINDINGS

- 1. As the site's access(es) do not currently meet County Standards, the standard procedure would be to a) meet the County Standards or b) apply for a Road Rules Variance.**

TRANSPORTATION IMPACT

A transportation impact is defined in Multnomah County Road Rules (MCRR) 3.000 as any new construction or alteration which increases the number of trips generated by a site by more than 20 percent, by more than 100 trips per day or by more than 10 trips in the peak hour. A minimum increase of 10 new trips per day is required to find a transportation impact.

County Standards

Driveway/Access Permit

No access permits were found on file for the subject property. All access points to County right-of-way must be permitted [MCRR 18.250]. If the applicant can provide proof of Right-of-Way sign-off on prior building permit or land use application, the \$90 access permit application fee is waived. **Please acquire an access permit for the site's access(es) onto NW Sauvie Island Rd. This will be conditioned as part of the Road Rules Variance; it does not need to be submitted at the time of the RRV application.**

In general, to satisfy this requirement applicants must submit an access permit application with a description of the driveway width and type (i.e. gravel or paved). Applicants must also submit an 11" x 17" site plan showing house, driveway, and road. For further information please visit Driveway Permits: <https://multco.us/drivewaypermit>

Driveway Paving/Driveway Width

The driveway access(es) serving the site must have a minimum 20-foot deep paved approach to NW Sauvie Island Rd. This paved approach will be measured from the edge of pavement of NW Sauvie Island Rd. It must not create any drainage problems along the County Road. This paved approach will help to protect the County Road from debris from the existing driveway, and will improve the safety of this access. A \$1,000 refundable deposit is required for this work. Similar to the driveway permit, this will be conditioned as part of the Road Rules Variance, the deposit does not need to be submitted at the time of the RRV application.

The project's driveway width(s) will need to meet **County Transportation standards for Single Family Residential standards, 12' min. – 25' max (3.6-7.5m).** (*Multnomah County Design & Construction Manual (MCDCM) standard 1.2.4 Private Access Driveway Width Standards*)

Driveway Spacing

For a Rural Local Road, with a driveway serving residential properties, there is not minimum access driveway spacing. *Criterion is met.*

Sight Distance Verification

Ensure the property access(es) meet or exceed 360 feet in both directions.

Poor sight distance can create a hazard for both the applicant and the traveling public. National standards for driveway accesses recommend a minimum sight distance, in feet, of ten times the posted speed; NW Sauvie Island Rd. has a 45 mph posted speed limit, so **sight distance should meet or exceed 360 feet.** This sight distance should be available in each direction. The applicant must locate the site's driveway so as to achieve this standard, or at a minimum, the best sight distance available from the site. Vegetation trimming or earth movement may be required to achieve needed sight distance.

Multnomah County Road Rules Section 4.500 states that all new access points to roads under the County's jurisdiction must have a minimum sight distance equal to the standards in the County Design and Construction Manual and AASHTO's A Policy on Geometric Design of Highway and Streets.

MULTNOMAH COUNTY ROAD RULES VARIANCE

Multnomah County Road Rules provides for a variance from County standards and requirements when written documentation substantiates that the requested variance is in keeping with the intent and purpose of County Code and adopted rules, and the requested variance will not adversely affect the intended function of the County road system or related facilities. A variance approval may include mitigation measures as condition of approval. [MCRR 16.000]

All requests for a variance to these Road Rules that are part of a development that requires approval of that development as a "land use decision" or "limited land use decision", as defined by ORS 197.015, shall be submitted at the time that application for the land use review is submitted to the applicable planning office having land use jurisdiction. The County Engineer's decision on the variance to these Road Rules shall not become effective until the date that the associated land use decision becomes effective.

In order to be granted a variance, in addition to the criteria set out in MCRR 16.300, the applicant must demonstrate that:

MCRR General Variance Criteria [MCRR 16.200]

- A. Special circumstances or conditions apply to the property or intended use that do not apply to other property in the same area. The circumstances or conditions may relate to the size, shape, natural features and topography of the property or the location or size of physical improvements on the site or the nature of the use compared to surrounding uses;
- B. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant and extraordinary hardship would result from strict compliance with the standards;
- C. The authorization of the variance will not be materially detrimental to the public welfare or injurious to other property in the vicinity, or adversely affect the appropriate development of adjoining properties;
- D. The circumstances of any hardship are not of the applicant's making.

Please submit written responses to MCRR 16.200 and 16.300 as part of your application

Stormwater Management

As part of the Transportation Planning Review, the County's Engineer has reviewed the stormwater certificate and accompanying information for the replacement dwelling and deems this meets County Standards. **On approval of a Road Rules Variance, this criterion will be met.**

Please note that should further information or plans indicate that the submitted documents have been superseded, the County may contact the applicant to provide additional submissions.