

## MEMORANDUM

TO: Alan Rappelyea, Hearings Officer

CC: Jessica Berry, Transportation Planning & Development Manager  
Carol Johnson, Land Use Planning Director

FROM: Graham Martin, Senior Planner (email: [row.permits@multco.us](mailto:row.permits@multco.us))

DATE: September 1, 2022

ADDRESS: 12424 NW Springville Rd (R324300, R324339, R501639)

**SUBJECT: Post Hearing Transportation comments**

Ref. Nos. T2-2021-14981 (Multnomah County Land Use)  
EP-2022-16021 (Multnomah County Transportation)

Applicant has requested that “The ROW permits can be moved to a condition of occupancy” (Exhibit I.2, pg 3). Should the applicant be allowed to proceed with the development with conditions, County Transportation does not recommend allowing the transportation requirements to be left unresolved until this point in the building permit process.

County Transportation has an opportunity to review the property as part of a transportation planning review for the building permit sign off. The County Land Use Division requires a Transportation Planning Review form, completed by County Transportation, to be submitted with the building permit application packet. We would typically sign-off when all conditions and requirements are met. Allowing the applicant to proceed beyond this stage means County Transportation has little to no feedback from any building permit inspectors at Certificate of Occupancy sign-off to confirm whether the Transportation/ ROW requirements have been met. Consequently, we consider the Certificate of Occupancy a weak mechanism of ensuring requirements have been met.

### **County Transportation condition recommendation, if the appeal is upheld:**

Prior to land use sign-off for building plan check, the applicant is required to resolve transportation requirements identified in the Transportation memo included in

For reference, the requirements set out in County Exhibit H.1, attachment A are provided below:

## REQUIREMENTS

1. **The current conditions exceed the one access per property in County Transportation Standards.** Applicant can retain one access and close all other access points in a permanent manner to meet this standard or apply to establish these accesses through either the Existing Non-Conforming Access code (MCRR 4.700) or a Road Rules Variance application (MCRR 16.000).
2. In addition to 1 above, applicant will need to ensure all access points meet:
  - a. access spacing standards (MCRR 4.300; DCM Table 1.2.5); and
  - b. access width standards (MCRR 4.400; DCM Table 1.2.4); and
  - c. meet County stopping sight distance requirements (MCRR 4.500); or
  - d. provide evidence that establish Existing Non-Conforming Accesses (MCRR 4.700) or include these in a Road Rules Variance application (MCRR 16.000).
3. Applicant needs to provide County Transportation with current traffic movements from the site for all the different agricultural uses and other permitted uses to be able to make a determination about a transportation impact from addition of an agricultural dwelling on the site (MCRR 3.000; 5.300).
  - a. No right of Way dedication is required (MCRR 6.100A).
  - b. Applicant completed deed restriction and non-remonstrance agreement, as part of previous approvals (T2-2014-3377; EP-2014-3418) [MCRR 9.500]
4. After land use approvals, establishing Existing Non Conforming Accesses or Road Rules Variances, and prior to construction, applicant will be required to obtain a new ROW(driveway) permit for all accesses to be retained at the property [MCRR 18.250].
5. Applicant may be required to submit a revised [stormwater certificate and report](#), taking into account the requirement for paved aprons which will be required for approved accesses [MCRR [26.150](#)]. Applicant should be aware that Land Use Planning may have additional requirements, as a result of any additional or new grading being undertaken in Environmental Overlay zones, if applicable.