

## Hayden Richardson

---

**From:** Michael Russell  
**Sent:** Wednesday, September 13, 2023 11:05 AM  
**To:** Hayden Richardson  
**Cc:** Scott Toenjes; Jake Renney  
**Subject:** RE: Tide Creek Road, Agnes Marie Petersen, S 23-01



Hi Hayden,

Please accept the following in response to your request for more details on Public Works' requirement for a Transportation Impact Analysis (TIA) and what the scope of the TIA should be for this application.

### TIA Triggers

Consistent with Columbia County's *Guidelines for Transportation Impact Analysis*, I am exercising my right as Public Works Director to request one in this case. Also, I find the proposed development meets at least one of the other listed triggers for requiring a TIA as follows:

**#3 – Potential impacts to intersection operations** – The proposed development creates a new intersection with Tide Creek Road. Creating a new intersection inherently creates impacts at the location and I want to see what those might be to determine if there will be any geometric, sight distance, striping, signage, lighting or other improvements needed on Tide Creek Road at this location to mitigate those impacts.

### TIA Scope

There may be specific elements that need to be included in a TIA that come out of discussions with the applicants engineer depending on the characteristics of the site and proposed development. It is expected that the applicants engineer will contact Public Works to discuss the scope of the TIA to finalize the requirements.

Generally the *Guidelines* specify what should be evaluated within the TIA. Specifically, for this application, **the study area should include the proposed intersection onto Tide Creek Road and Tide Creek Road's intersection with Hwy 30** consistent with Requirement #2 on page 5. I would also request the **driveways in the immediately vicinity** of the proposed intersection be included in the evaluation of the intersection movements, operation, and potential impacts to level of service on Tide Creek Road. Namely, the existing driveways for 33268, 33300, 33340 Tide Creek Road as well as the existing shared driveway for 33378, 33384, 33396 Tide Creek Road.

Columbia County does not have current traffic counts for Tide Creek Road. The TIA scope should include a process for counting traffic sufficient enough to establish a seasonally adjusted Annual Average Daily Traffic count (AADT) on Tide Creek Road for the vicinity to establish the base traffic state.

Mike Russell | Director | Columbia County Public Works |  
1054 Oregon Street, St Helens, OR 97051  
503-397-5090 | F 503-397-7215 | [Michael.russell@columbiacountyor.gov](mailto:Michael.russell@columbiacountyor.gov)  
Service ~ Engagement ~ Connection ~ Innovation

---

**From:** Hayden Richardson <Hayden.Richardson@columbiacountyor.gov>  
**Sent:** Tuesday, September 12, 2023 7:17 AM  
**To:** Michael Russell <Michael.Russell@columbiacountyor.gov>

**Cc:** Scott Toenjes <Scott.Toenjes@columbiacountyor.gov>; Jake Renney <Jake.Renney@columbiacountyor.gov>  
**Subject:** RE: Tide Creek Road, Agnes Marie Petersen, S 23-01

Hey Mike,

Thanks again for attending last night and answering some questions around the traffic aspect of the subdivision project. We will be putting together some supplemental findings prior to the next hearing regarding CCZO 1450 and what triggers the TIA. We may need some comments from Public Works addressing the issue of not properly evaluating the proposal's impacts without a more detailed studied, thus triggering the TIA.

Could you please provide us and the applicant a scoping summary of the study area and/or any special requirements of the TIA?

Thank you!

**Hayden Richardson**  
Planning Manager  
(503) 397-7216  
[Hayden.richardson@columbiacountyor.gov](mailto:Hayden.richardson@columbiacountyor.gov)  
445 Port Ave, St. Helens, OR 97051

**Please note:**

**Land Development Services has moved to a temporary location at 445 Port Avenue, St. Helens.**

We're available to assist you in person, by phone 503-397-1501 and email:

[building@columbiacountyor.gov](mailto:building@columbiacountyor.gov) or [planning@columbiacountyor.gov](mailto:planning@columbiacountyor.gov).

---

**From:** Hayden Richardson  
**Sent:** Monday, September 11, 2023 8:42 AM  
**To:** Scott Toenjes <[Scott.Toenjes@columbiacountyor.gov](mailto:Scott.Toenjes@columbiacountyor.gov)>  
**Cc:** Planning Department.UserGroup <[planning@columbiacountyor.gov](mailto:planning@columbiacountyor.gov)>; Michael Russell <[Michael.Russell@columbiacountyor.gov](mailto:Michael.Russell@columbiacountyor.gov)>; Grant DeJongh <[Grant.DeJongh@columbiacountyor.gov](mailto:Grant.DeJongh@columbiacountyor.gov)>  
**Subject:** RE: Tide Creek Road, Agnes Marie Petersen, S 23-01

Hey Scott,

Thanks for providing those comments. We will get them out to the applicant today in preparation for the PC meeting tonight. I assume that most of your comments are expected, however there may be some questions and/or push back regarding the TIA requirement. The county's zoning ordinance states that if the county cannot properly evaluate a proposed development's impacts without a more detailed study, a TIA will be required. However, it requires the county to provide the applicant with a scoping summary detailing the study area and any special parameters or requirements, which I don't believe we have done.

Could you or someone else from Public Works be available for the Planning Commission meeting tonight? It's at 6:30 at Healy Hall, however it is hybrid so you could attend online.

Let me know if that works. Thanks.

**Hayden Richardson**  
Planning Manager

(503) 397-7216

[Hayden.richardson@columbiacountyor.gov](mailto:Hayden.richardson@columbiacountyor.gov)

445 Port Ave, St. Helens, OR 97051

**Please note:**

**Land Development Services has moved to a temporary location at 445 Port Avenue, St. Helens.**

We're available to assist you in person, by phone 503-397-1501 and email:

[building@columbiacountyor.gov](mailto:building@columbiacountyor.gov) or [planning@columbiacountyor.gov](mailto:planning@columbiacountyor.gov).

**From:** Scott Toenjes <[Scott.Toenjes@columbiacountyor.gov](mailto:Scott.Toenjes@columbiacountyor.gov)>

**Sent:** Friday, September 8, 2023 4:27 PM

**To:** Planning Department.UserGroup <[planning@columbiacountyor.gov](mailto:planning@columbiacountyor.gov)>

**Subject:** Tide Creek Road, Agnes Marie Petersen, S 23-01

Here are the Columbia county Public Works Department's comments for this Subdivision Application off of Tide Creek Road:

1. Applicant must obtain an access permit for the three new connections to Tide Creek Road including the new Private Road connection. The sight distance of these connections will need to be verified that it is adequate. If not they may need to be moved or other mitigation measures may be required.
2. Applicant must obtain an access permit for every connection to the new Private Road.
3. Applicant must name and construct the new Private Road to County Private Road Standards.
4. Applicant is required to complete a Transportation Impact Analysis.
5. No additional storm water can be added to Tide Creek Road or any other County Road.
6. Applicant must dedicate 10' of right-of-way along the frontage of the entire property. Tide Creek Road is classified as a minor collector and currently has 40' of right-of-way. The County Transportation System Plan calls for 60' wide of right-of-way.

Thank you.

Scott Toenjes | Engineering Technician | Columbia County Public Works  
1054 Oregon Street, St Helens, OR 97051  
503-366-3963 | F 503-397-7215 | [scott.toenjes@columbiacountyor.gov](mailto:scott.toenjes@columbiacountyor.gov)

**Service ~ Engagement ~ Connection ~ Innovation**