

Amy Herzog

To: Deborah Jacob
Subject: RE: S 23-01 Lupine Meadow Traffic Impact Analysis

From: Michael Russell
Sent: Tuesday, October 31, 2023 8:52 AM
To: Hayden Richardson <Hayden.Richardson@columbiacountyor.gov>; Scott Toenjes <Scott.Toenjes@columbiacountyor.gov>
Cc: Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Spencer Parsons <Spencer.Parsons@columbiacountyor.gov>; Department-Counsel <department-counsel@columbiacountyor.gov>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>
Subject: RE: S 23-01 Lupine Meadow Traffic Impact Analysis

Hi Hayden,

Here are Public Works' comments:

Public Works staff have heard concerns regarding the proposed application. Specifically, that the additional traffic will cause safety issues on Tide Creek Road by causing additional congestion along the section of the roadway adjacent to the proposed development where there are existing driveways and shared driveways and increase congestion and safety issues at the intersection of Tide Creek with Highway 30. The Public Works Director required the applicant's engineer to perform a Traffic Impact Analysis (TIA) that would address the congestion and safety aspects of these concerns.

Tide Creek Road Safety

While the addition of driveways onto any county road introduce the potential for turning movement conflicts where there were none, this alone does not necessarily restrict rural development or provide cause for denying a particular application. The applicant has demonstrated the proposed development has adequate access onto Tide Creek Road. The specifics of each access will be determined through the issuance of individual Road Access permits issued by the Public Works Department, so **the requirement that the applicant obtain Road Access Permits is still in place.**

The TIA specifically looked at peak hour trips as a measure of the most busiest time of day. As demonstrated, the applicant's engineer determined that the most peak hour trips at full buildout of the development would be 8 trips total. The applicant's engineer also determined that this increase will effectively cause no delay along Tide Creek. **Public Works is satisfied that the proposal will have a negligible effect on the current operations of Tide Creek Road in terms of traffic loading and Level Of Service (LOS) that Tide Creek Road currently provides.**

The Applicant's engineer also addressed sight distance and a review of crash history to determine if any modifications to the proposal or to Tide Creek Road were warranted. **Public Works is satisfied that there are no significant trends that indicate a specific safety concern on this section of Tide Creek Road and that the sight distance of the proposed driveway locations will meet Columbia County Road Standards and not create significant conflicts with existing driveways.**

Tide Creek Road @ Highway 30

The TIA found that traffic signal warrants were not met at this intersection and that there were no significant crash patterns that would indicate any specific safety mitigation as a result of the proposal. **Public Works is satisfied that the proposal does not trigger any specific improvements or modifications to the intersection of Tide Creek Road at Highway 30.**

The Public Works Director finds that there are no significant traffic-related impacts that need to be mitigated as a result of full buildout of the proposed development. As stated in the TIA “[w]ith a peak hour increase of only 1 vehicle every 7 to 10 minutes, residents along Tide Creek Road will perceive no change in average delay; driveways will continue to operate at LOS A.”

Mike Russell | Director | Columbia County Public Works |
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From: Hayden Richardson <Hayden.Richardson@columbiacountyor.gov>
Sent: Monday, October 30, 2023 7:46 AM
To: Michael Russell <Michael.Russell@columbiacountyor.gov>; Scott Toenjes <Scott.Toenjes@columbiacountyor.gov>
Cc: Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Spencer Parsons <Spencer.Parsons@columbiacountyor.gov>; Department-Counsel <department-counsel@columbiacountyor.gov>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>
Subject: FW: S 23-01 Lupine Meadow Traffic Impact Analysis

Hi Mike/Scott,

In light of the TIA submission from the applicants of S 23-01 relative to the continued Planning Commission hearing on November 6th, would it be possible to get Public Works’ comments on this info by this Wednesday (11/1)? Planning staff will also need time to draft the supplemental findings which will include your comments.

Thanks!

Hayden Richardson
Planning Manager
(503) 397-7216
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 or planning@columbiacountyor.gov.

From: Mary Anne Anderson <maryanne.anderson@ymail.com>
Sent: Friday, October 27, 2023 3:32 PM
To: Hayden Richardson <Hayden.Richardson@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Jake Renney <Jake.Renney@columbiacountyor.gov>; Amy Herzog <Amy.Herzog@columbiacountyor.gov>
Cc: Michael Russell <Michael.Russell@columbiacountyor.gov>; Scott Toenjes <Scott.Toenjes@columbiacountyor.gov>; Jennifer Danziger <jennifer@lancastermobley.com>
Subject: S 23-01 Lupine Meadow Traffic Impact Analysis

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Dear Land Development Services,

Attached, please find the Lupine Meadow Traffic Impact Analysis stamped by Jennifer Danziger, P.E. at Lancaster Mobley. This TIA reveals that the Lupine Meadow project, as proposed, meets all applicable standards under all analysis scenarios (up to and including full build-out of eight residences).

Please let us know when we should expect to have an email from you with the staff report which will be presented at the November 6, 2023 hearing.

To expedite things, I am copying Public Works on this message.

Thank you so much for your continued professionalism.

Sincerely,

Mary Anne Anderson
on behalf of Agnes Marie Petersen, Applicant

**Mary Anne Anderson
VanNatta, Petersen & Anderson
P.O. Box 748
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503.397.4091**

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