



Marion County OREGON

PUBLIC WORKS

(503) 588-5036

November 26, 2019

BOARD OF COMMISSIONERS

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Via email: dfleishman@ci.stayton.or.us

Dan Fleishman
Planning and Development Director
City of Stayton
362 N Third Avenue
Stayton, OR 97383

ADMINISTRATION

RE: City Land Use File 11-07/19
AN/CP/ZC

BUILDING INSPECTION

Tax Lot: 091W02 00500 & 00600 consisting of 20 Acres +/-
13601 Fern Ridge Road SE

EMERGENCY MANAGEMENT

Dear Dan,

ENGINEERING

MCPW Engineering has been copied on the application for a proposed Annexation, Comp Plan Amendment to Commercial and Zone Change to ID for the identified property within the city's UGB currently zoned UT-20. MCPW Engineering offers the following background, advisories, and City recommendation.

ENVIRONMENTAL SERVICES

OPERATIONS

BACKGROUND UNDERSTANDING

PARKS

- Tax lot (TL) 500 fronts North Santiam Highway and TL 600 fronts Fern Ridge Road SE.

PLANNING

- Fern Ridge Road R/W is situated inside city limits.

SURVEY

- Fern Ridge Road is classified as a city Collector east of Cascade Hwy according to City TSP Figure 4-4. Per City TSP Table 4-2, city Collectors require an 80-ft R/W (40-ft R/W half-width) and 40 feet of pavement width (20-ft each side). This section of Fern Ridge Road currently has 11.5 to 12-ft travel lanes, an approximate 1.5-ft paved shoulder on the subject property (north) side and a 5-ft unmarked bike lane with curbing on the south side.

- The portion of Fern Ridge Road fronting TL 600 is currently under Marion County maintenance authority.

- An RV Park is proposed. An RV Park can be developed to a higher density than would be allowable for Single-Family density. However, the

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City does not allow year-round RV Park residency. Maximum stay length is 180 consecutive days with a minimum 7-day break between stays.

- A TPR Letter was submitted with the Application. The analysis cited alternative Single-Family development that would allow approximately 107 homes; this equates to just over 1000 ADT, which would trip the county's threshold for requiring preparation of a TIA. PM Peak Hour trips would be at about 100.
- Fern Ridge Road to the west has a pavement width of about 50 feet with a continuous center turn lane. It is speculated that the continuous center lane, including a transition taper would need to be extended to serve the subject property, especially in consideration of existing residential development on the south side of Fern Ridge Road, opposite the subject property. However the City's Collector standard pavement width of 40 feet is insufficient for 3-laning plus bike lanes.
- Per Marion County GIS inventory, there are LWI mapped wetlands on the subject property and seasonal tributaries to Mill Creek.

ENGINEERING ADVISORIES FOR FUTURE DEVELOPMENT

Upon submittal of a future development application, MCPW Engineering would be looking for the following Conditions and/or Requirements:

- A. TIA, or in the alternative, written agreement to proposed mitigation measures.
- B. R/W dedication, and potentially offsite R/W acquisition depending on the level of needed road improvements.
- C. Design, permitting and construction of urban frontage improvements to city and county standards including TIA-recommended mitigation measures;
- D. Stormwater detention to the more stringent of City/County standards; and,
- E. Evidence of DEQ 1200-C permit coverage prior to building permit issuance.

RECOMMENDATION (for City)

- F. It may be appropriate at this time, in consideration of the level of current and proposed development, for the City to take maintenance and permitting authority over Fern Ridge Road along the subject property frontage, and potentially including the approximate 1400 feet to the east that is currently within city limits. MCPW Engineering can coordinate in that regard by taking a City Resolution to the County BOC for acceptance.

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Sincerely,

A handwritten signature in black ink that reads "John Rasmussen". The signature is written in a cursive style with a large, stylized initial "J".

John Rasmussen, Civil Eng Assoc.
Marion County Public Works

JR:jc

G:\Engineering\LDEng&Permits\Planning Actions\2019\Cities\Stayton\11-07_19 13601 Fern Ridge.docx