

Date: October 18, 2019
To: Ms Brandie Dalton, MultiTech Engineering
From: Karl Birky, PE, PTOE
Re: TPR Analysis for Stayton, OR RV Park



Ms Dalton:

This letter addresses Transportation Planning Rule aspects of your request to the City of Stayton to change the Comprehensive Plan map designation and the zoning for Tax Lots 500 & 600 of Tax Map 9S1W02. The parcel is zoned Urban Transition in Marion County. Your request to the City of Stayton is to annex the parcels, change the Comprehensive Plan Map designation to Commercial and the zoning to Interchange Development. The site lies between Fern Ridge Road and the North Santiam Highway east of the Cascade Hwy interchange. The parcel is not in the City and is accessed from Fern Ridge Rd SE. It is zoned UT-20 in Marion County

The Oregon Transportation Planning Rule (TPR) requires an estimate of the effects a land use action will have on the transportation system in certain instances. This annexation and zoning change request is one of those instances. The change can be allowed if there is no "significant" effect on the transportation system. The Urban Transition 20 (UT-20) zone in Marion County is intended "The Comprehensive Plan policies applicable to lands in the UT zone anticipate future city annexation and extension of public facilities and services to lands intended for residential, commercial or industrial use." (MCC 16.13.300)

The parcel is 18 acres in size and the RV Park you plan to construct will be provide about 200 spaces for visitors to Stayton. The site is zoned Residential (LD/Low Residential). This study will assume 6 homes per acre could be built on the site or 107 homes.

Traffic engineers use the Institute of Transportation Engineers (ITE) Trip Generation Manual to estimate the trip generation potential of a variety of uses. Several uses germane to this analysis are shown in the following table.

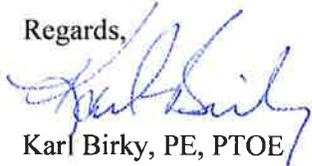
ITE Designation	Use	AM trip rate	PM trip rate	ADT rate
ITE 210	Single Family Home	0.74/home	0.99/home	9.44/home
ITE 240	Mobile Home Park	0.26/home	0.46/home	5.00/home
ITE 416	RV Park	0.21/space	0.27/space	NA

If the site were developed with 107 single family homes the entire site would generate 79 trips in the AM Peak hour and 106 trips in the PM Peak hour. The 200 planned RV Park spaces would generate 42 AM Peak hour trips and 54 PM Peak hour trips. There are some commercial uses that could generate large volumes of traffic the City might not want to allow locating on the site. It is my recommendation that this request be approved with a trip generation cap of 122 PM Peak Hour trips from development of the parcel. The PM Peak hour is when the greatest traffic volumes are found and the transportation planning rule allows a 15% increase in estimated traffic in zone changes. The anticipated 54 PM Peak hour trips is well below the 122 PM Peak hour trip cap recommended in this analysis. It is noted that 200

mobile homes would generate 52 AM Peak hour trips and 92 PM Peak hour trips, within the caps recommended in this analysis.

It is my opinion that the requested zoning can be approved with a 122 PM Peak hour trip generation cap from this site without "significantly affecting" the transportation system. If there is any additional information you or the City would like or find helpful, please do not hesitate to request it. I can be reached at 503-364-5066.

Regards,



Karl Birky, PE, PTOE

Associated Transportation Engineering & Planning, Inc.

