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DIRECTOR

**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**  
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

Date: April 3, 2018  
To: Pete Walter, City of Oregon City  
From: Christian Snuffin, P.E., PTOE, Clackamas County  
Rick Nys, P.E., Clackamas County  
Subject: AN 17-0004 / ZC 17-0005: Park Place Annexation and Rezoning of 92 acres

Mr. Walter,

We have the following comments about this project:

- Clackamas County has jurisdiction over several of the study intersections and roadways including a portion of Redland Road, Livesay Road, a portion of Holcomb Boulevard, and Holly Lane.
- The County was not contacted by the applicant to participate in the traffic impact analysis (TIA) scoping process.
- The zone change has a significant effect on the Redland Road/Holly Lane intersection per the TIA. The proposed mitigation suggested by Replinger & Associates for a proportional share contribution is agreeable to Clackamas County. We question the assumption that both the Holly Lane extension and the Redland Road/Holly Lane intersection improvement projects can be considered as planned per the Transportation Planning Rule without a more defined funding plan. We have concerns about the Redland Road/Holly Lane operations without the provision of a roundabout or other intersection improvement when the Holly Lane extension is constructed. Alternatively, additional study should be conducted that establishes compliance with the Transportation Planning Rule as well as compliance with County safety criteria to determine the appropriate intersection improvement at the Redland Road/Holly Lane intersection with the construction of the extension. This can be accomplished as part of a Master Plan TIA.
- Either with or without a connection to Redland Road via a Holly Lane extension, the County has concerns about the impact to Livesay Road and its intersection with Redland Road, which would directly serve a future development. The TIA assumes no site traffic on Livesay Road, which we think is not realistic without further analysis. The Oregon City Transportation System Plan assumes no planned improvements for the Redland Road/Livesay Road intersection. The TIA should evaluate the Redland Road/Livesay Road intersection and the need for a westbound left turn lane. This analysis should be conducted prior to approval of the zone change.
- The intersection of Redland Road/Anchor Way should be analyzed as part of a revised TIA. With the Holly Lane connection, this intersection will experience a substantial increase in traffic. That evaluation should include evaluating the need for a westbound left turn lane on Redland Road. This analysis should be conducted prior to approval of the zone change.

Should you have any questions or comments, please contact Christian Snuffin at 503-742-4716.