

## **SECTION 7.1.500 PLAN AMENDMENTS AFFECTING THE TRANSPORTATION SYSTEM:**

A plan or land use regulation amendment significantly affects a transportation facility if it:

1. Changes the functional classification of an existing or planned transportation facility;
2. Changes standards implementing a functional classification system;
3. As measured at the end of the planning period identified in the adopted TSP:
  - a. Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
  - b. Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standards identified in the TSP or comprehensive plan; or
  - c. Deteriorate the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

Amendments to the comprehensive plan and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the function, capacity, and performance standard of the facility identified in the Transportation System Plan. This shall be accomplished by measures identified in OAR 660.12.60 (2-3).

**Applicant's Response: This request is for a zone change. The change is from a resource (Forest) zoning district to an open space and natural resource (Recreation) zoning district. Additionally, the subject properties are accessed through private roads using existing easements. The proposed use will be vacation rentals, which consists of renting out single family dwellings as short-term rentals which is defined as commercial use in CCZLDO. The applicant has not found any comprehensive plan regulations or TSP requirements that indicate that allowing this zone change will change, or deteriorate, the functional classification of the existing transportation system in this area.**

**The subject property is currently accessed off North Lake Lane, which is a public road. Then over a series of private roads (private access easements), named Nordloch Lane and Potlatch Road. The subject properties are at the end of Potlatch Road.**

## SECTION 7.1.250 MATERIALS REQUIRED FOR AN APPLICATION:

A traffic plan (item 1) will be required for all rezones, recreational vehicle parks, campgrounds, mobile home parks, land divisions, industrial developments, commercial developments and high intensity development plans. The Roadmaster in consultation with the Planning Director will have discretion to waive items 2 through 4 based on the findings that the increase in development is de minimis to the existing development.

1. Traffic Plan - A parking/traffic plan shall be submitted to address all of the following:
  - a. Property boundaries;
  - b. Location of all structures on the subject property;
  - c. Required parking spaces;
  - d. Current utilities and proposed utilities;
  - e. Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition);
  - f. The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if applicable;
  - g. Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
  - h. All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
  - i. Location of existing and proposed access point(s) on both sides of the road where applicable;
  - j. Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
  - k. Number and direction of lanes to be constructed on the road plus striping plans;
  - l. All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
  - m. Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.
2. Traffic Study completed by a registered traffic engineer.
3. Access Analysis completed by a registered traffic engineer
4. Sight Distance Certification from a registered traffic engineer.

**Applicant Response: Please see below responses for each criterion.**

**1 a,b,d,i) Please see the plot plan for the property boundaries, locations of existing structures, and proposed access points.**

**1 c) If the rezone is approved, then an application for a vacation rental will need to be filed. During this application process, the parking standards will need to be readdressed with a new parking plan.**

**1 e) The applicant requests this requirement be waived, or not required, given the low traffic intensity of the proposed land use request.**

**1 f) Bicycle facilities will be identified during the request for a vacation rental, if required.**

**1 g,h,j) There is not really a need for clustering of development with this request. There is not a need for constructing separate bicycle lanes to Potlatch Rd.**

**1 j,k,l,m) This application is not expected to require traffic signal installation, or road striping, or sidewalks that need to be constructed.**

**2) The applicant requests a waiver to this requirement for an engineered traffic study given the low intensity use of the application. The subject properties are previously approved for forest template dwellings, and there are already 20-25 dwellings that access the private roads between North Lake Lane and the subject properties. The trip generation below shows the trip generation based on the Institute of Transportation Engineers (ITE) publication "Trip Generation, 7th Edition". A Vacation Rental Dwelling generates 3.16 trips per day in comparison to a Single Family Dwelling which generates 9.57 trips per day. The rezone will reduce the number of trips to the properties.**

**Estimated Minimum Number of Units Needed to  
Meet or Exceed the Minimum AADT Applicability for Rule 8061 and Rule 8071**

Land Use	Units	Average Trip Generation Rate (Trips/unit)	Unpaved Roads Min. Number of Units Meeting 26 AADT	Unpaved Areas Min. Number of Units Meeting 50 AADT	Source
Single Family Housing	Dwelling	9.57	3 Dwellings	6 Dwellings	ITE (210)
Apartment, Low Rise	Dwelling	6.59	4 Dwellings	8 Dwellings	ITE (221)
Apartment, High Rise	Dwelling	4.20	7 Dwellings	12 Dwellings	ITE (222)
Condominium/Townhouse, General	Dwelling	5.86	5 Dwellings	9 Dwellings	ITE (230)
Condominium/Townhouse, High Rise	Dwelling	4.18	7 Dwellings	12 Dwellings	ITE (232)
Mobile Home Park	Dwelling	4.99	6 Dwellings	10 Dwellings	ITE (240)
Senior Adult Housing – Detached	Dwelling	3.71	7 Dwellings	15 Dwellings	ITE (251)
Senior Adult Housing – Attached	Dwelling	3.48	8 Dwellings	15 Dwellings	ITE (252)
Congregate Care Facility	Dwelling	2.02	13 Dwellings	25 Dwellings	ITE (253)
Recreational/Vacation Homes	Dwelling	3.16	9 Dwellings	16 Dwellings	ITE (260)
Hotel/Motel	Dwelling	8.92	3 Dwellings	6 Dwellings	ITE (310) & (320)
Campground/Recreational Vehicle Park	Site	0.52	50 Sites	97 Sites	ITE (416)
Truck Terminal	Acre	81.90	0.3 Acres	0.6 Acres	ITE (030)
Convenience Store (Open 16-hours)	Sq Ft Floor Area	31.02	838 Sq Ft	1,612 Sq Ft	ITE (852)
General Light Industry*	Employee	3.02	9 Employees	17 Employees	ITE (110)
	Sq Ft Floor Area	6.97	3,730 Sq Ft	7,174 Sq Ft	
	Acre	51.80	0.5 Acre	1.0 Acre	
General Heavy Industry*	Employee	0.82	32 Employees	61 Employees	ITE (120)
	Sq Ft Floor Area	1.50	17,333 Sq Ft	33,333 Sq Ft	
	Acre	6.75	3.9 Acres	7.4 Acres	
Industrial Park*	Employee	3.34	8 Employees	15 Employees	ITE (130)
	Sq Ft Floor Area	6.96	3,736 Sq Ft	7,184 Sq Ft	
	Acre	63.11	0.4 Acres	0.8 Acres	
Manufacturing*	Employee	2.13	13 Employees	24 Employees	ITE (140)
	Sq Ft Floor Area	3.82	6,807 Sq Ft	13,089 Sq Ft	
	Acre	38.88	0.7 Acres	1.3 Acres	
Day-Care Center	Sq Ft Floor Area	79.26	328 Sq Ft	631 Sq Ft	ITE (565)
High School	Sq Ft Floor Area	12.89	2,018 Sq Ft	3,879 Sq Ft	ITE (530)
Church/Place of Worship	Sq Ft Floor Area	9.11	2,854 Sq Ft	5,489 Sq Ft	ITE (560)

\*Three options provided. Select one.

**3) The applicant requests a waiver to this requirement for an access analysis given the low intensity use of the application. The subject properties are previously approved for forest template dwellings, and there are already 20-25 dwellings that access the private roads between North Lake Lane and the subject properties. The number of trips per day will be reduced with the rezone.**

**4) The applicant requests a waiver to this requirement for a sight distance certification given the low intensity use of the application. The subject properties are at the end of Potlatch Road.**