Oregon

**Kate Brown,** Governor

# Department of Transportation

Region 1 Headquarters

123 NW Flanders Street

Portland, Oregon 97209

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8/31/16 ODOT #6972

ODOT Response

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| **Project Name:** 14999 S Highway 211-Shirley Bank Subdivision | **Applicant:** STAFFORD HOMES & LAND LLC |
| **Jurisdiction:** City of Molalla | **Jurisdiction Case #****:** P45-2016 |
| **Site Address:** 14999 S Highway 211, Molalla, OR | **Legal Description:** 05S 02E 09DA  **Tax Lot(s):** 00200 |
| **State Highway:** OR 211 | **Mileposts:** 13.70 to 13.79 |

The site of this proposed land use action is adjacent to OR 211. ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation. **Please direct the applicant to the District Contact indicated below to determine permit requirements and obtain application information.**

**COMMENTS/FINDINGS**

All improvements (access, frontage, roadway etc.) within the State highway right of way are subject to the ODOT Highway Design Manual (HDM) standards; otherwise, a Design Exception by a licensed engineer is required to be submitted for review, and approval must be obtained or an alternative design that meets Highway Design Manual standards must be used. Until more detailed plans have been reviewed, ODOT cannot make a determination whether design elements will require a Design Exception.

Note: If a Design Exception is required, it may take up to 3 months to process.

All ODOT permits and approvals must reach 100% plans before the District Contact will sign-off on a local jurisdiction building permit, or other necessary requirement prior to construction.

**ODOT RECOMMENDED LOCAL CONDITIONS OF APPROVAL**

Frontage Improvements and Right of Way

Curb, sidewalk, cross walk ramp(s) bikeways and road widening shall be constructed as necessary to be consistent with local, ODOT and ADA standards.

Right of way deeded to ODOT as necessary to accommodate the planned cross section shall be provided. The deed must be to the State of Oregon, Oregon Department of Transportation. The ODOT District contact will assist in coordinating the transfer. ODOT should provide verification to the local jurisdiction that this requirement has been fulfilled. The property owner must be the signatory for the deed and will be responsible for a certified environmental assessment of the site prior to transfer of property to the Department.

Note: It may take up to **3 months** to transfer ownership of property to ODOT.

Permits and Agreements to Work in State Right of Way

An ODOT Miscellaneous Permit must be obtained for all work in the highway right of way. When the total value of improvements within the ODOT right of way is estimated to be $100,000 or more, an agreement with ODOT is required to address the transfer of ownership of the improvement to ODOT. An Intergovernmental Agreement (IGA) is required for agreements involving local governments and a Cooperative Improvement Agreement (CIA) is required for private sector agreements. The agreement shall address the work standards that must be followed, maintenance responsibilities, and compliance with ORS 276.071, which includes State of Oregon prevailing wage requirements.

Note: If a CIA is required, it may take up to **6 months** to process.

An ODOT Miscellaneous Permit is required for connection to state highway drainage facilities. Connection will only be considered if the site’s drainage naturally enters ODOT right of way. The applicant must provide ODOT District with a preliminary drainage plan showing impacts to the highway right of way.

A drainage study prepared by an Oregon Registered Professional Engineer is usually required by ODOT if:

1. Total peak runoff entering the highway right of way is greater than 1.77 cubic feet per second; or
2. The improvements create an increase of the impervious surface area greater than 10,758 square feet.

**ADVISORY INFORMATION**

Noise

The applicant is advised that a residential development on the proposed site adjacent to the highway may be exposed to traffic noise levels that exceed federal noise guidelines. Builders should take appropriate measures to mitigate this impact. It is generally not the State’s responsibility to provide mitigation for receptors that are built after the noise source is in place.

**Please send a copy of the Notice of Decision including conditions of approval to:**

ODOT Region 1 Planning

Development Review

123 NW Flanders St

Portland, OR 97209

[Region1\_DEVREV\_Applications@odot.state.or.us](mailto:Region1_DEVREV_Applications@odot.state.or.us)

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| Development Review Planner: Seth Brumley | 503.731.8234, Seth.A.Brumley@odot.state.or.us |
| Traffic Contact: Andy Jeffrey | 503.731.8435 |
| District Contact: Mike Keyes | 503-665-4514 |