

August 10, 2015

Clackamas County Engineering Technical Staff  
Transportation and Development  
150 Beaver Creek Rd.  
Oregon City, OR 97045

Sagert Farm Subdivision  
Tualatin, Oregon  
**RE: Design Modification – SW Borland Road Access**

Dear Clackamas County Engineering Technical Staff:

This letter and the attachments hereto have been submitted to request a design modification for improvements associated with the proposed Sagert Farm subdivision located at 20130 SW 65<sup>th</sup> Avenue, within the City of Tualatin. The Applicants for this property have an active application under review with the City of Tualatin (SB15-0002). Approximately 250+/- linear feet of SW Borland Road fronts the subject property, and is currently within the jurisdiction of Clackamas County. SW Borland Road is classified as a Minor Arterial per the Clackamas County Transportation System Plan. Due to restrictions in place prohibiting the connection of local streets to an arterial roadway, this design modification request is submitted for approval.

**The Relief Requested:**

- The Applicant has requested relief to Section CCRS 220.3 per section 170 to allow the connection of a local road to the minor arterial SW Borland Road per City of Tualatin’s land use requirements. The City of Tualatin is requiring a connection from the proposed subdivision to provide vehicular and pedestrian connections to SW Borland Road. This connection is necessary in order to provide connectivity in accordance with the City’s standards.

**Regulation Requirement:**

- Per the Clackamas County Roadway Standards:

**220.3 Roadway Intersection Management**

a. Proposed new subordinate public and private roadways shall comply with the following requirements at their intersections with existing or proposed primary roadways. Roadways of a given functional classification may access roadways of another classification as indicated in Table 2-1.

**Table 2-1. Public Intersection Access**

Functional Classification of Existing Primary Roadway	Functional Classification of Proposed Subordinate Roadway				
	Major Arterial	Minor Arterial	Collector	Connector	Local/Private Roadways
Major Arterial	Yes	Yes	Yes	No*	No*
Minor Arterial		Yes	Yes	Yes	No*
Collector			Yes	Yes	Yes
Connector				Yes	Yes
Local					Yes

\*May be allowed as a modification per Section 170.

Connection of a local road (per City of Tualatin TSP) to a minor arterial shall not be permitted unless permitted through the modification process.

**Proposed Design:**

1. Compliance with these standards would not allow connection of the proposed site to SW Borland Road. Both Fox Hill Subdivision and Sequoia Ridge Subdivision are existing subdivisions located to the east of the Sagert Farm Subdivision with existing collector and local roads connecting to SW Borland Road. These subdivisions provide three connections to SW Borland Road including SW 60<sup>th</sup> Avenue (local road per Clackamas County TSP), SW 57<sup>th</sup> Avenue (local road per Clackamas County TSP), and SW Wilke Road (collector road per Clackamas County TSP). The alignment of the connection is proposed to be aligned with the existing Meridian Park Hospital driveway per Clackamas County requirements. The proposed alignment is approximately 430 feet west from SW 60<sup>th</sup> Avenue and 400 feet east from the Mei Medical building driveway access. Roadway connections along a minor arterial are typically required to exceed 250 feet as seen in Table 2-2 below (per Clackamas County Roadway Standards).

**Table 2-2. Minimum Public Roadway to Public Roadway Intersection Access Spacing (feet)**

Functional Classification of Existing Primary Roadway	Minimum Full Spacing of Intersecting Roadways				Minimum Restricted Spacing of Intersecting Roadways*			
	Major & Minor Arterial	Collector	Connector	Local & Private Roadways	Major & Minor Arterial	Collector	Connector	Local & Private Roadways
Major Arterial	1000	1000	500	250	N/A	N/A	300	300
Minor Arterial	1000	500	250	250	N/A	N/A	300	150
Collector		150	100	100		N/A	N/A	N/A
Connector			100	100			N/A	N/A
Local & Private Roadways				100				N/A

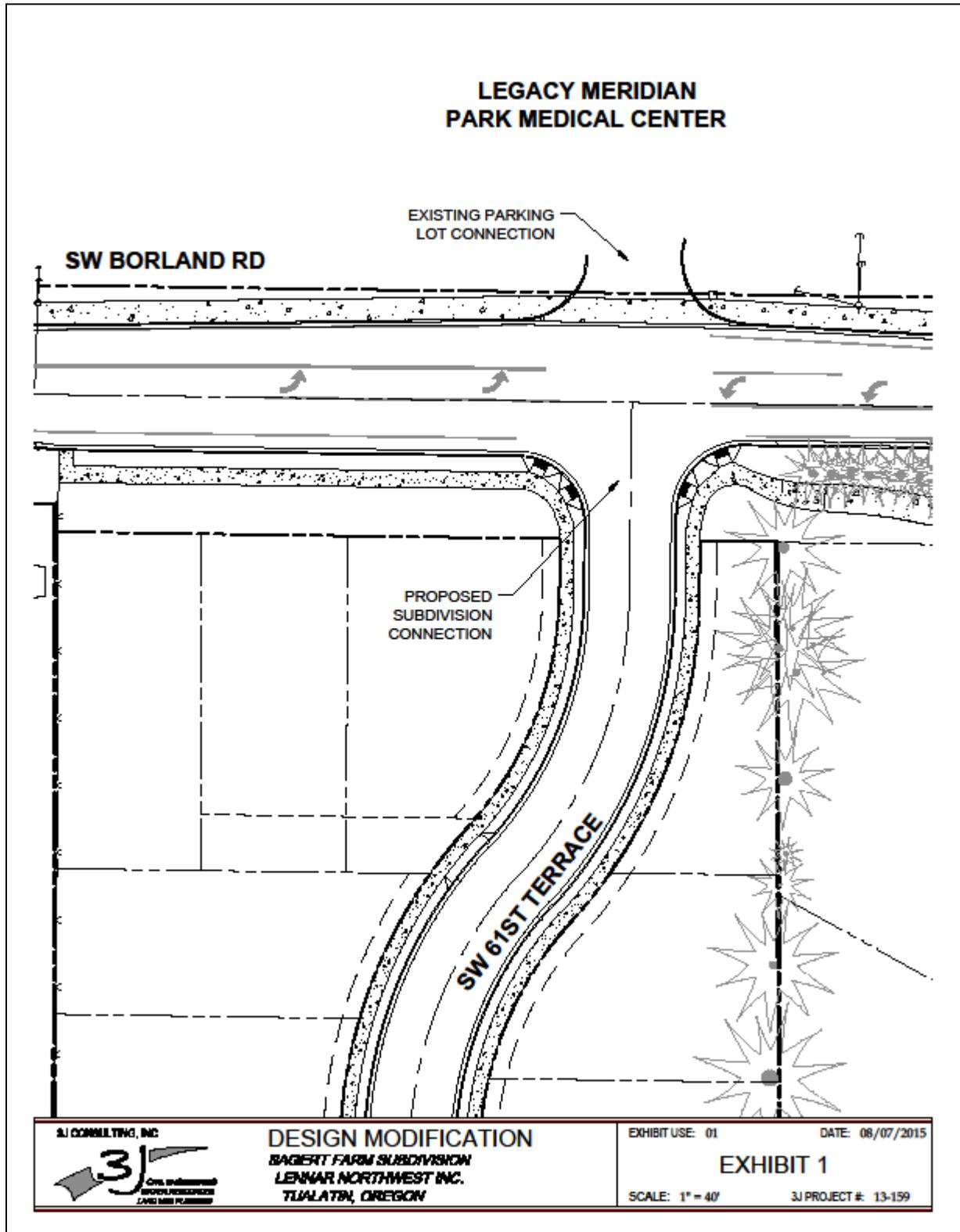
**Notes:**

Does not apply to driveways.

Alternative spacing may be allowed as a modification per Section 170.

\*Access movements may be restricted to right-in/right-out or similar as necessary to preserve function of major roadway.







**Summary:**

The Applicant has proposed to provide a new roadway connection to SW Borland Road.

The proposed connection to SW Borland Road meets the City's requirements for connectivity but does not meet the County's standards for new connections to a minor arterial. This request is necessary to provide connectivity within the proposed subdivision to the surrounding road network and has been designed to allow for safe access, operations, and maintenance.

We respectfully request the Engineering Technical Staff to approve the proposed design modifications which have been requested herein.

Sincerely,

Jesse Emerson, PE  
3J Consulting, Inc.

