



PLANNEXT

COMMUNITY ♦ PLANNING ♦ STRATEGIES

March 25, 2016

RECEIVED

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Mr. Rian Amiton  
Associate Planner  
City of Corvallis  
501 S.W. Madison Avenue  
P.O. Box 1083  
Corvallis, OR 97339-1083

Community Development  
Planning Division

**RE: Response to Pastega Property Map Amendments (CPA14-00003/ZDC14-00005) Staff Review Comments**

Dear Mr. Amiton:

Thank you for the written comments included in the November 20, 2015, memo from the Public Works Department on the subject application. Our response to these comments is provided below.

Transportation

1. Regarding Attachment H for the proposed zone change, the increase in net PM peak hour trips to the surrounding street network is 38 not 27. City guidelines require AM and PM analysis. Both periods show an increase in net trips over 30 during the respective peak hour for the proposed change over the entire 11.14 acre site. Additional study is required to determine if there is possible "significant effect" on the transportation system.
2. The pass-by trips are only applicable to the main streets not the local access streets to the site. Those streets that do not have pass-by trips would have greater than the 30 trip threshold for analysis. A distributional analysis is required to determine which intersections are impacted.

***Response:***

*The traffic impact study has been revised to address each of the comments noted above, and the narrative has been updated accordingly. Please find enclosed copies of the revised application for your use.*

We appreciate the opportunity to submit revised materials for this application, and look forward to City staff determining it is now complete. If you have any questions about these materials, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Eric M. Adams". The signature is written in a cursive, flowing style.

Eric M. Adams  
Owner

Enclosures

CC: Lyle Hutchens, Devco Engineering