



February 22, 2024

Zach Pelz, Principal  
AKS Engineering & Forestry, LLC  
3700 River Road N., Suite 1  
Keizer, OR 97303-5699

RE: Status of CU 24-01, DR 24-01, & ZA 24-01 "US Market gas station" at 2115 Molalla Rd (Tax Lots 051W09B001000, 1100, & 1200 [primary])

Dear Mr. Pelz:

Staff reviewed the degree of completion of the Conditional Use (CU) consolidated applications package for the subject property with materials submitted January 23, 2024 and determined it incomplete as of February 22, 2024. Staff sends this letter to demonstrate compliance with Oregon Revised Statutes (ORS) [227.178\(2\)](#).

This letter is divided into two parts:

- Part I: Missing items required to make the application package complete; and
- Part II: Recommendations and initial site plan revision directions that are optional for a completeness response by the applicant and, if the applicant defers, would be resolved by the time of conditioning.

Section references are to the [Woodburn Development Ordinance \(WDO\)](#).

## Part I

- A. Narrative: Revise the conditional use narrative under Table 2.03A to specify that the CU request for a “gasoline station” is for that subset of the whole group of “automotive maintenance and gasoline stations, including repair services” as listed in Table 2.03, Use B2, and so excludes any automotive maintenance and repair services (as appears to be the case).
- B. Frontage/street improvements: Revise the Sheet L100 landscape plan to:
  - 1. Indicate in the legend for each tree species either the size category at maturity as Table 3.06B describes or height in feet at maturity.
  - 2. Demonstrate that the landscape strip conforms with the 3.01.04B last paragraph (grass and irrigation).
- C. Vision clearance area (VCA) / sight triangles: Revise the site plan sight triangles to shift them north to align with the post-dedication right-of-way (ROW) boundary instead of the existing one, in order to conform with Figure 3.03A.
- D. Driveway: Regarding the proposed driveway at 26 feet width:
  - 1. Submit Woodburn Fire District documentation allowing the developer to make use of Table 3.04A footnote 7 and revise the narrative under 3.04.04 to refer to the documentation.
  - 2. Revise Sheet C100 and its keyed Note 1 to (a) symbolize a driveway apron that conforms with standard drawings [4150-1](#) & 4150-4 and (b) end the note with, "conforming with City of Woodburn Public Works unless the Oregon Dept. of Transportation in writing directs otherwise".
- E. Directional signage: Based on 3.05.02J, indicate directional signs (max 3½ ft high if ground-mounted) identifying the way out to the highway, such as showing the state highway symbol and an arrow.
- F. TIA: Revise the transportation impact analysis to address:
  - 1. City transportation consultant comments 2 & 3 from the enclosed memo of February 20 (Enclosure 2); and
  - 2. Oregon Department of Transportation (ODOT) comment 1 from the enclosed memo of February 21 (Enclosure 3).
- G. Bicycle parking: The site plan indicates through Keyed Note 19 for covered bicycle parking that it is, “covered by building overhang”. Elevation Sheet A3.1 does not allow determination of conformance – that the roof overhang of the convenience store is at least 4 ft deep, enough to span the two 2-ft wide bicycle parking stalls. Use any of drawings and text to demonstrate conformance.

## H. Parking:

1. Minimum parking: The proposed use requires minimum 25 parking stalls, which the narrative under Table 3.05A correctly describes, but the site plans illustrate only 23 stalls.
2. Apartments parking: There is also the problem that necessary additional parking that would make up for the parking stalls displaced by the cross accesses at Woodburn Place and Woodburn Place West Apartments are missing, 2 displaced from the east and as many as 3 displaced from the west. (See also Part II, Item AA). The required parking is as many as 30 stalls.  
If wanting to investigate deviation, see Zoning Adjustment (ZA) of Table 3.05A row 6 as 5.02.06C.9 allows (max 5% reduction) or variance (VAR) through 5.03.12. (Without deviation, means of conformance could necessitate removing the proposed car wash or shrinking the convenience store.)
3. Carports: The west cross access that eliminates 3 parking stalls from Woodburn Place West Apartments at 2045 Molalla Road eliminates specifically 3 from under a carport. To maintain conformance, provide a carport over a minimum stalls on the subject property equal to the number of displaced stalls. (3.05.03F.2 requires that minimum half of apartment parking be in garages or under carports. See also Part II, Item AA).
4. Shared parking agreement: The parking displacement situation necessitates a shared parking agreement through 3.05.05. Revise the narrative to address, and submit a draft agreement among the two apartment complexes and the subject property that addresses at least 3.05.05D.2. If the convenience store operator has opinions about time, place and manner restrictions, outline them (in the revised narrative) for City consideration.
5. Operations: Besides a condition for a shared parking agreement, expect also a condition that requires signage indicating that apartment tenants may park on the subject property (at least in certain stalls north past the convenience store). If the convenience store operator has opinions about how to administer, outline these.
6. Carpool/vanpool (C/V): The narrative under Table 3.05C says that the site plan has a C/V stall at the north rear of the convenience store, but there is none – unless the stall marked with a bold gray “C” means to indicate C/V instead of a compact stall. Revise the site plan to designate the C/V stall as “C/V” on the site plan.

- I. Walkway islands/peninsulas: To conform with 3.06.03C.4, revise the site and landscape plans to provide a landscaped island or peninsula along the west side of the wide walkway where it passes through the parking aisle at the convenience store. (Revision could change the walkway alignment.)

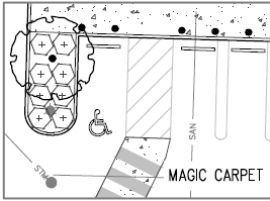


Exhibit I

- J. Recycling and trash enclosure: Revise the narrative under 3.06.06 and if necessary to site plans to clarify if any outdoor storage of recycling and trash is proposed or not, and if proposed, how it conforms to Table 3.06D, row 15, and 3.06.06B.5, 6, & 7.

If an enclosure is required, staff recommends that the darker color or hue be along the wall bottom faces and the lighter along the wall upper faces. Staff recommends also that, assuming concrete masonry unit (CMU), that the max 20% of wall that may be ground-face CMU (i.e. CMU that is neither scored nor textured), if any, be either at elbow level (beginning at 6<sup>th</sup> course of CMU from ground) or along the wall upper faces. Include wall elevation detail drawings.

- K. Lighting:

1. Revise the Sheet C105 photometrics plan, specifically the luminaire and pole schedule, to indicate how the vendor models conform to the hue / color temperature specification of 3.11.02C.
2. Submit cut/spec sheets for the vendor models.

- L. Building code: The Building Official identified that the car wash east wall is proposed at the property line, and that one of the following needs to happen:

1. The east elevation is revised to indicate no doors, windows, or other penetrations because the wall would require a certain level of fire-rated construction;
2. The east wall is set back from the property line; or
3. The developer grants on the adjacent property a “no-build” easement.

The Building Official can elaborate on any of these. Contact Melissa Gitt, (503) 980-2430, [melissa.gitt@ci.woodburn.or.us](mailto:melissa.gitt@ci.woodburn.or.us). Revise the narrative under Table 2.03C to address the issue, and if necessary the site plans too.

- M. Storm report:

1. The storm report was missing both in Adobe PDF and from the binders – only the divider cover tabs for Exhibit H were present – but first see 2. below.
2. If the report does not already do so, revise to address ODOT direction per the enclosed e-mail of February 22 (Enclosure 4): the means of stormwater run-off detention and treatment, including the size of the proposed underground detention facility.

- N. Pumps: Revise site plan Keyed Note 7 to specify if the number of gas pumps is a half dozen (3 islands times 2 equals 6).
- O. Queueing: There appears too little room for vehicle queues at the pumps, and the application materials lack information about how queueing and circulation would operate. Guiding questions include:
1. Is queueing one way?
  2. Are some pumps allocated for self-serve and others for attendant service or “mini serve”?
  3. What signage and striping should the site plans illustrate and note to describe intended queueing?
  4. How is queueing handled in the field during operations?
  5. What would prevent queued vehicles from backing up onto the highway?
  6. Because the site plan indicates no attendant booth, where and how would the attendant(s) be stationed?
- P. Water station: Explain what a “water station” is, which the site plan illustrates near the site southeast corner, revising Keyed Note 9 to describe.
- Q. Public Works: See the enclosed Public Works Department comments (Enclosure 1). The contact is Dago Garcia, P.E., City Engineer, (503) 982-5248, [dago.garcia@ci.woodburn.or.us](mailto:dago.garcia@ci.woodburn.or.us).

## Part II

Part II anticipates developer actions and revisions, whether before or after public hearing and ideally before staff finalizes conditions of approval. Read in whole first, taking notes, before asking staff to clarify or revising app materials. I'd be happy to set up a virtual meeting between staff and the applicant or applicant's team to help understand the items and continue discussion from there. A phone call to me would also suffice, (503) 980-2485.

AA. Cross access drive aisles: Revise the west cross access drive aisles from two-way at 24 ft wide with two striped arrows to one-way eastbound at minimum 10 ft and maximum 12 ft wide with one striped arrow and an *MUTCD*-compliant "do not enter" sign. (See also Part I, Item H).

BB. Architectural Wall: Staff is considering a compromise position: A low Architectural Wall minimum height 4 ft (which is equal to 6 courses if CMU), with a cap of smoother concrete, extending along a fraction of the property perimeter:

- The east property line segment north of the car wash and the north property line westerly to 5 ft short of the walkway near the cross access drive aisle.
- The east property line segment south of the car wash to 2 ft short of the cross access drive aisle.
- The east property line segment starting 2 ft south of the cross access drive aisle and ending at the edge of the streetside public utility easement (PUE) as well as stair-stepping at the south if and as necessary to conform with Figures 2.06A & B.

Have each wall segment end shall have a pier or pilaster minimum 16 inches wide relative to wall face and projecting minimum 4 inches. Each segment is to have a minimum number of piers or pilasters equal to a ratio of 1 per 40 ft of wall. Each pier or pilaster is to be capped with ornamental concrete in the form of any of a shallow-sloped pyramid or sphere or other finial atop such pyramid. The site northeast corner wall may be partly made of opaque cedar wood fencing if the wall remains mostly masonry.

CC. Architecture:

1. Awnings/canopies: Based on WDO 3.07.06B.1b(4) & B.5a, provide of any of a canopy, fixed awning, or roof overhang at the convenience store main entrance, minimum depth 4 ft, minimum width 9 ft, and minimum height clearance 9 ft:
2. Windows: Add 2:
  - a. 1, which could be translucent, on the convenience store west elevation, at least 2 ft narrowest dimension and at least approximately 8 square ft (sq ft).
  - b. 1, which could be translucent or spandrel glass, on the convenience store north elevation, at least 2 ft narrowest dimension and at least approximately 8 square ft (sq ft), ideally aligned with the west gable end.
3. Lighting: Revise the convenience store west wall-packs from 3 to 2.
4. Gas pump canopy: Revise the elevations to indicate maximum height 16 ft.

DD.SDCs: Regarding [system development charges \(SDCs\)](#), the traffic one can be very expensive per [Resolution No. 2188](#) (April 25, 2022), Exhibit “A” that provides for charges based on Institute of Transportation Engineers (ITE) codes including ITE code 960, super convenience market/gas station, based on vehicle fueling positions. Regarding a car wash, footnote 3 explains, “For ITE codes not listed in the schedule above, the SDC charges shall be calculated in accordance with the April 2022 Transportation System Development Charges Study.” Please investigate, ask the Public Works Department [Engineering Division](#) any questions about SDC administration, and determine if the developer’s budget can accommodate all SDCs.

In closing, please provide to my attention all revised and new materials both in print (3 copies of site plans plotted at site plan size and 2 copies of other documents) and in Adobe PDF files. Acceptable print sizes are letter, ledger, and 24" x 36" plan size. Include a cover letter quoting and addressing each incompleteness item, referencing the plan set and sheet(s) or other document(s) and page number(s) that address each item.

You may email the PDF files if the total attachments remain under 10MB in size. Either a USB thumb drive or use of a file sharing website are also acceptable means to convey electronic files, and staff prefers a file sharing service.

Please contact me at (503) 980-2485 or [colin.cortes@ci.woodburn.or.us](mailto:colin.cortes@ci.woodburn.or.us) with questions.

Sincerely,



Colin Cortes, AICP, CNU-A  
Senior Planner

cc: Architect: Ronald "Ron" Ped, President/Architect, Ronald James Ped Architect, PC, 1220 20<sup>th</sup> St SE, Ste 125, Salem, OR 97302-1205  
Chris Kerr, Community Development Director  
Dan Handel, Planner  
Cassandra Martinez, Administrative Specialist  
Curtis Stultz, Public Works Director  
Dago Garcia, P.E., City Engineer  
Cole Grube, P.E., Project Engineer

Enclosures (5):

1. Public Works comments (February 22, 2024; 2 pages plus exhibit of 12 pages)
2. City transportation consultant memo (February 20, 2024; 2 pages)
3. Oregon Dept. of Transportation (ODOT) comments on TIA (February 21, 2024; 2 pages)
4. ODOT comments on stormwater management (February 22, 2024)
5. Site, landscape, and floor plans and elevation sheets (5 sheets)

file(s): CU 24-01, DR 24-01, & ZA 24-01 "US Market gas station" at 2115 Molalla Rd (Tax Lots 051W09B001000, 1100, & 1200 (primary); Accela record no. 971-24-000006-PLNG; AKS Engineering & Forestry job number 9438





**MARKET/GAS STATION/ CAR WASH  
2115 MOLALLA ROAD  
Public Works Comments**

**February 22, 2024**

**REQUIRE INFORMATION PRIOR TO DEEM APPLICATION COMPLETE:**

1. Applicant needs to provide additional information on how the proposed private storm system and private sewer system comply with the City's Storm Drainage and Sanitary Sewer ordinances, see Ordinances [1790](#) and [2620](#). The gas pumps area shall comply with Federal, State, and City's regulations for containment of spills and storm discharges.

Pending ODOT's and Marion County Plumbing permit review and approval the minimum requirement is to have an oil/water and sand separator on the private storm system.

Pending Marion County Plumbing permits approval, the minimum requirement is to have an oil/water separator and grease interceptor in the private sewer system. Please submit the attached "nonresidential wastewater discharge Survey" form to Carol Limbach for additional information/requirements ([carol.leimbach@ci.woodbur.or.us](mailto:carol.leimbach@ci.woodbur.or.us)).

**GENERAL NOTES FOR REFERENCE ONLY:**

2. The Applicant/owner, not the City, is responsible for obtaining permits from City, State, County and/or Federal agencies that may require such permit or approval.
3. Applicant to provide a storm drainage report prior to Civil Plans approval. The storm drainage report shall comply with the City of Woodburn storm master plan and ODOT's approval for discharging the private storm system into ODOT's system along Hwy 211 (Molalla Road).
4. All City-maintained facilities located on private property shall require a minimum of 16-foot-wide utility easement conveyed to the City by the property owner. Provide and record the required right-of-way dedication, public utility easements, and waterline easements prior to building permit issuance if required. All water meters shall be within the right-of-way or public utility easements.
5. The Applicant shall obtain the required 1200C Erosion Control Permit from the Department of Environmental Quality prior to City issuance of permit(s), if applicable.

6. Final review of the Civil Plans will be done during the building permit application. Public infrastructure will be constructed in accordance with plans approved by public works, ODOT, and other agencies that may require the applicant to obtain permits.
7. All sanitary sewer laterals serving the proposed developments are private up to the main line. All existing sewer laterals shall be abandoned at the main if they are not going to be utilized.
8. Fire hydrants locations and fire protection requirements shall be as per the Woodburn Fire District and City of Woodburn requirements.
9. System Development Charges shall be paid prior to building permit issuance.
10. All work within ODOT's jurisdiction shall comply with ODOT's permits and requirements.
11. All onsite private storm systems and sewer lateral lines shall comply with Marion County plumbing permit and requirements.



## NONRESIDENTIAL WASTEWATER DISCHARGE SURVEY

Under the Code of Federal Regulations (40 CFR) Part 403.8(f)(2) and Woodburn's Sewer Use Ordinance #2556 Section 4, 4.1, all Nonresidential and Industrial Users of the municipal wastewater system, must submit information regarding the characteristics of their wastewater discharge, by completing a wastewater discharge survey. Publicly Owned Treatment Works (POTW) are required to identify and locate all possible industrial users subject to the pretreatment program. The Nonresidential Wastewater Discharge Survey or the Baseline Monitoring Report (BMR) is commonly used to obtain this information.

Enclosed is a Nonresidential Wastewater Discharge Survey that must be filled out and signed by an authorized official. Please complete and return within **45** days to the **Pretreatment Coordinator** at the address below.

Failure to complete and return this survey shall be considered a **violation** of Woodburn's Sewer Use Ordinance and subjects the wastewater or industrial user to the enforcement sanctions set out in Woodburn's Sewer Use Ordinance #2556, Sections 10-12.

Thank you for your cooperation. If you have any questions, please don't hesitate to call between 8:30am to 4:00 pm Monday through Friday or email:

Carol Leimbach  
*Pretreatment Coordinator*  
City of Woodburn, POTW  
2815 Molalla Rd.  
Woodburn, OR 97071  
503.982-5283  
[carol.leimbach@ci.woodburn.or.us](mailto:carol.leimbach@ci.woodburn.or.us)

**CITY OF WOODBURN**  
Publically Owned Treatment Works

**Nonresidential Wastewater Discharge Survey**



PLEASE PRINT OR TYPE

**Section I General Information**

- A. Company Name: \_\_\_\_\_  
Facility Address: \_\_\_\_\_  
Zip Code: \_\_\_\_\_ Telephone: \_\_\_\_\_
  
- B. Provide the name(s) of the owner, manager of the facility and person(s) responsible for compliance with environmental requirements. Include the titles, addresses and telephone number for each person identified.  
\_\_\_\_\_  
\_\_\_\_\_
  
- C. Provide a brief description of the service(s) and product(s) that are or will be produced at this facility.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
- D. Provide a listing of any environmental control permits held by or for the facility. This includes any permits for air, water, solid waste, etc. \_\_\_\_\_

**Section II Facility Operations**

- A. What is the date the facility began or expected to begin operations at this location? \_\_\_\_\_
  
- B. List the Standard Industrial Classification [SIC] or NAICS number(s) of the operations performed at the facility: \_\_\_\_\_
  
- C. Work Days         
Mon Tue Wed Thu Fri Sat Sun  
Shifts per work day: \_\_\_\_\_  
Shift times: 1st \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_  
# Employees per shift: 1st \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_

**Section III Chemical Storage**

A. List the types and quantities of chemicals used or stored. Use additional sheets or attach list if necessary.

<u>Chemical</u>	<u>Quantity</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

B. Briefly describe the storage facility for these chemicals:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

C. Are there floor drains in the chemical storage area?  Yes  No

D. Could an accidental spill discharge to:

- an on-site disposal system?
- public sanitary sewer system?
- storm drain?
- to ground?
- other?, specify: \_\_\_\_\_
- no possible discharge to any of the above routes

E. Do you have an accidental spill prevention plan to prevent spills of chemicals or slug discharges from entering the City's sanitary sewer system?

- Yes - (Enclose a copy with the survey)       No

**Section IV Waste**

A. If you generate any of the following waste, indicate the method of disposal and the quantity disposed of for each method. Use additional sheets if necessary.

<u>Waste Generated</u>	<u>Disposal Method<sup>(1)</sup></u> (state all)	<u>Quantity/year</u> (gallons or lbs)
1. Acids	_____	_____
2. Alkalies	_____	_____
3. Pretreatment Sludge	_____	_____
4. Other Sludge (from parts cleaner, etc.)	_____	_____
5. Plating Waste	_____	_____
6. Organic Compounds	_____	_____
7. Pesticides	_____	_____
8. Oil and Grease	_____	_____
9. Inks and Dyes	_____	_____
10. Solvents/Thinners	_____	_____
11. Other Waste (specify)	_____	_____

<sup>(1)</sup> Enter the appropriate code letter indicating disposal method:

- (a) On-site storage      (c) On-site disposal      (b) Off-site storage      (d) Off-site disposal  
 (e) Other \_\_\_\_\_

B. Briefly describe the method(s) of storage for the waste generated above.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

C. If an outside firm removes any of the above waste, provide the name of all waste transporters, which waste they transport and the disposal location.

<u>Waste</u>	<u>Transporter</u>	<u>Disposal Location</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Section V Water/Sewer Information**

A. Show the average quantity of water used in gallons per day (GPD). Indicate if it is estimated (E) or measured (M) and if it is discharge to the City sewer or other discharge point (i.e. storm sewer, septic system, etc.). New business can provide estimates.

USE	GPD	E or M	Discharged to	
			City Sewer	Other
Domestic (restroom, dishwasher, etc..)				
Contained in Product				
Process				
Washdown				
Contact Cooling Water				
Non-Contact Cooling Water				
Boiler Blowdown				
Cooling Tower				
Lawn Watering				
Evaporation				
Other (specify)				

B. Are there any backflow prevention devices?       Yes    No

**Section VI Process Activities**

A. Indicate which process activities occur at the facility.

- |   |   |
|---|---|
| <input type="checkbox"/> Anodizing                          | <input type="checkbox"/> Mechanical Plating           |
| <input type="checkbox"/> Assembly                           | <input type="checkbox"/> Other Abrasive Jet Machining |
| <input type="checkbox"/> Brazing                            | <input type="checkbox"/> Paint Stripping              |
| <input type="checkbox"/> Burnishing                         | <input type="checkbox"/> Painting                     |
| <input type="checkbox"/> Calibration                        | <input type="checkbox"/> Plasma Arc Machining         |
| <input type="checkbox"/> Cathode Ray Tube                   | <input type="checkbox"/> Polishing                    |
| <input type="checkbox"/> Chemical Etching & Milling         | <input type="checkbox"/> Precious Metals Plating      |
| <input type="checkbox"/> Cleaning                           | <input type="checkbox"/> Pressure Deformation         |
| <input type="checkbox"/> Coatings (chromating, phosphating) | <input type="checkbox"/> Printed Circuit Board Mfg.   |
| <input type="checkbox"/> Common Metals Plating              | <input type="checkbox"/> Salt Bath Descaling          |
| <input type="checkbox"/> Conversion Coating                 | <input type="checkbox"/> Sand Blasting                |
| <input type="checkbox"/> Electrical Discharge Machining     | <input type="checkbox"/> Semiconductor                |
| <input type="checkbox"/> Electrochemical Machining          | <input type="checkbox"/> Shearing                     |
| <input type="checkbox"/> Electroless Plating                | <input type="checkbox"/> Sintering                    |
| <input type="checkbox"/> Electronic Crystals                | <input type="checkbox"/> Soldering                    |
| <input type="checkbox"/> Electropainting                    | <input type="checkbox"/> Solvent Degreasing           |
| <input type="checkbox"/> Electroplating                     | <input type="checkbox"/> Sputtering                   |

- |   |  |
|---|--|
| <input type="checkbox"/> Electrostatic Painting | <input type="checkbox"/> Testing                     |
| <input type="checkbox"/> Grinding               | <input type="checkbox"/> Thermal Cutting             |
| <input type="checkbox"/> Hot Dip Coating        | <input type="checkbox"/> Thermal Infusion            |
| <input type="checkbox"/> Impact Deformation     | <input type="checkbox"/> Tumbling (Barrel Finishing) |
| <input type="checkbox"/> Laminating             | <input type="checkbox"/> Ultrasonic Machining        |
| <input type="checkbox"/> Laser Beam Machining   | <input type="checkbox"/> Vacuum Metalizing           |
| <input type="checkbox"/> Luminescent Materials  | <input type="checkbox"/> Vapor Plating               |
| <input type="checkbox"/> Machining              | <input type="checkbox"/> Welding                     |
| <input type="checkbox"/> Others: _____          |  |

## B. Diagrams

1. For each process from which wastewater is or will be generated, provide a diagram of the process from the start of the activity to its completion. Include the following:
  - a. name of process (number each)
  - b. date installed
  - c. principal product produced
  - d. raw materials used
  - e. point of discharge from process
  - f. where discharge flows (i.e. treatment, sewer, etc...)
  - g. average daily and maximum flows (indicate if measured or estimated)
  - h. if production is batch, continuous or both
  - i. any applicable Pretreatment Standards  
(Metal Finishing, Leather Tanning, Plastics Molding and Forming, etc.) See Appendix A.
  
2. Provide a description of the average rate of production expressed in production units per average month over the last year and the maximum production units produced in any one month over that same time frame.
  
3. Draw to scale the location of each building on the premises. Show map orientation, location of all water meters, numbered unit processes (from Part A-1 above), sampling points, and each building sewer line that is connected to the sanitary sewer line.

A blueprint of the facility showing the above items may be attached in lieu of submitting a drawing.



C. Pretreatment Processes

1. Indicate which pretreatment devices or processes your facility is or will be using for treating wastewater or sludge (check as many as appropriate).

- Air Flotation
- Centrifuge
- Chemical Precipitation
- Chlorination
- Cyclone
- Electrowinning
- Filtration, type: \_\_\_\_\_
- Flow Equalization
- Oil separator, size: \_\_\_\_\_
- Grease Trap, size: \_\_\_\_\_
- Ion Exchange
- Neutralization, pH correction
- Ozonation
- Reverse Osmosis
- Screen
- Sedimentation
- Septic Tank, size: \_\_\_\_\_
- Solvent separation
- Spill Protection
- Sump
- Biological treatment, type: \_\_\_\_\_
- Other chemical treatment, type: \_\_\_\_\_
- Other physical treatment, type: \_\_\_\_\_
- Other, describe: \_\_\_\_\_

2. Attach a process flow diagram for each pretreatment device. Include design criteria.

**Section VII Priority Pollutant Information**

Place an "X" in the space provided below to indicate whether each pollutant, or any other pollutant, has a reasonable potential of being present in the discharge from your facility. Use additional sheets if necessary. (See next page).

**Table II - Organic Toxic Pollutants**

**Volatiles**

\_\_\_\_\_ Acrolein  
\_\_\_\_\_ Acrylonitrile  
\_\_\_\_\_ Benzene  
\_\_\_\_\_ Bromoform  
\_\_\_\_\_ Carbon tetrachloride  
\_\_\_\_\_ Chlorobenzene  
\_\_\_\_\_ Chlorodibromomethane  
\_\_\_\_\_ Chloroethane  
\_\_\_\_\_ 2-chloroethylvinyl ether  
\_\_\_\_\_ Chloroform  
\_\_\_\_\_ Dichlorobromomethane  
\_\_\_\_\_ 1,1-dichloroethane  
\_\_\_\_\_ 1,2-dichloroethane  
\_\_\_\_\_ 1,1-dichloroethylene  
\_\_\_\_\_ 1,2-dichloropropane  
\_\_\_\_\_ 1,3-dichloropropylene  
\_\_\_\_\_ Ethylbenzene  
\_\_\_\_\_ Methyl bromide  
\_\_\_\_\_ Methyl chloride  
\_\_\_\_\_ Methylene chloride  
\_\_\_\_\_ 1,1,2,2-tetrachloroethane  
\_\_\_\_\_ Tetrachloroethylene  
\_\_\_\_\_ Toluene  
\_\_\_\_\_ 1,2-trans-dichloroethylene  
\_\_\_\_\_ 1,1,1-trichloroethane  
\_\_\_\_\_ 1,1,2-trichloroethane  
\_\_\_\_\_ Trichloroethylene  
\_\_\_\_\_ Vinyl chloride

**Acid Compounds**

\_\_\_\_\_ 2-chlorophenol  
\_\_\_\_\_ 2,4-dichlorophenol  
\_\_\_\_\_ 2,4-dimethylphenol  
\_\_\_\_\_ 4,6-dinitro-o-cresol  
\_\_\_\_\_ 2,4-dinitrophenol  
\_\_\_\_\_ 2-nitrophenol  
\_\_\_\_\_ 4-nitrophenol  
\_\_\_\_\_ P-chloro-m-cresol  
\_\_\_\_\_ Pentachlorophenol  
\_\_\_\_\_ Phenol  
\_\_\_\_\_ 2,4,6-trichlorophenol

**Base Neutral**

\_\_\_\_\_ Acenaphthene  
\_\_\_\_\_ Acenaphthylene  
\_\_\_\_\_ Anthracene  
\_\_\_\_\_ Benzidine  
\_\_\_\_\_ Benzo(a)anthracene  
\_\_\_\_\_ Benzo(a)pyrene  
\_\_\_\_\_ 3,4-benzofluoranthene  
\_\_\_\_\_ Benzo(ghi)perylene  
\_\_\_\_\_ Benzo(k)fluoranthene  
\_\_\_\_\_ Bis(2-chloroethoxy)methane  
\_\_\_\_\_ Bis(2-chloroethyl)ether  
\_\_\_\_\_ Bis(2-chloroisopropyl)ether  
\_\_\_\_\_ Bis(2-ethylhexyl)phthalate  
\_\_\_\_\_ 4-bromophenyl phenyl ether  
\_\_\_\_\_ Butylbenzyl phthalate  
\_\_\_\_\_ 2-chloronaphthalene  
\_\_\_\_\_ 4-chlorophenyl phenyl ether  
\_\_\_\_\_ Chrysene  
\_\_\_\_\_ Dibenzo(a,h)anthracene  
\_\_\_\_\_ 1,2-dichlorobenzene  
\_\_\_\_\_ 1,3-dichlorobenzene  
\_\_\_\_\_ 1,4-dichlorobenzene  
\_\_\_\_\_ 3,3-dichlorobenzidine  
\_\_\_\_\_ Diethyl phthalate  
\_\_\_\_\_ Dimethyl phthalate  
\_\_\_\_\_ Di-n-butyl phthalate  
\_\_\_\_\_ 2,4-dinitrotoluene  
\_\_\_\_\_ 2,6-dinitrotoluene  
\_\_\_\_\_ Di-n-octyl phthalate  
\_\_\_\_\_ 1,2-diphenylhydrazine (as azobenzene)  
\_\_\_\_\_ Fluoranthene  
\_\_\_\_\_ Fluorene  
\_\_\_\_\_ Hexachlorobenzene  
\_\_\_\_\_ Hexachlorobutadiene  
\_\_\_\_\_ Hexachlorocyclopentadiene  
\_\_\_\_\_ Hexachloroethane  
\_\_\_\_\_ Indeno(1,2,3-cd)pyrene  
\_\_\_\_\_ Isophorone  
\_\_\_\_\_ Napthalene  
\_\_\_\_\_ Nitrobenzene  
\_\_\_\_\_ N-nitrosodimethylamine  
\_\_\_\_\_ N-nitrosodi-n-propylamine  
\_\_\_\_\_ N-nitrosodiphenylamine  
\_\_\_\_\_ Phenanthrene  
\_\_\_\_\_ Pyrene  
\_\_\_\_\_ 1,2,4-trichlorobenzene

**Pesticides**

- \_\_\_\_\_ Aldrin
- \_\_\_\_\_ Alpha-BHC
- \_\_\_\_\_ Beta-BHC
- \_\_\_\_\_ Gamma-BHC
- \_\_\_\_\_ Delta-BHC
- \_\_\_\_\_ Chlordane
- \_\_\_\_\_ 4,4'-DDT
- \_\_\_\_\_ 4,4'-DDE
- \_\_\_\_\_ 4,4'-DDD
- \_\_\_\_\_ dieldrin
- \_\_\_\_\_ Alpha-endosulfan
- \_\_\_\_\_ Beta-endosulfan
- \_\_\_\_\_ Endosulfan sulfate
- \_\_\_\_\_ Endrin
- \_\_\_\_\_ Endrin aldehyde
- \_\_\_\_\_ Heptachlor
- \_\_\_\_\_ Heptachlor epoxide
- \_\_\_\_\_ PCB-1242
- \_\_\_\_\_ PCB-1254
- \_\_\_\_\_ PCB-1221
- \_\_\_\_\_ PCB-1232
- \_\_\_\_\_ PCB-1248
- \_\_\_\_\_ PCB-1260
- \_\_\_\_\_ PCB-1016
- \_\_\_\_\_ Toxaphene

**Table III - Other Toxic Pollutants and Total Phenols**

- \_\_\_\_\_ Antimony
- \_\_\_\_\_ Arsenic
- \_\_\_\_\_ Beryllium
- \_\_\_\_\_ Cadmium
- \_\_\_\_\_ Chromium
- \_\_\_\_\_ Copper
- \_\_\_\_\_ Lead
- \_\_\_\_\_ Mercury
- \_\_\_\_\_ Nickel
- \_\_\_\_\_ Selenium
- \_\_\_\_\_ Silver
- \_\_\_\_\_ Thallium
- \_\_\_\_\_ Zinc
- \_\_\_\_\_ Cyanide
- \_\_\_\_\_ Phenols

**Table IV - Conventional and Nonconventional Pollutants**

- \_\_\_\_\_ Bromide
- \_\_\_\_\_ Chlorine
- \_\_\_\_\_ Color
- \_\_\_\_\_ Fecal Coliform
- \_\_\_\_\_ Fluoride
- \_\_\_\_\_ Nitrate-Nitrite
- \_\_\_\_\_ Nitrogen, Total Organic
- \_\_\_\_\_ Oil and Grease
- \_\_\_\_\_ Phosphorus

- \_\_\_\_\_ Radioactivity
- \_\_\_\_\_ Sulfate
- \_\_\_\_\_ Sulfide
- \_\_\_\_\_ Sulfite
- \_\_\_\_\_ Surfactants
- \_\_\_\_\_ Aluminum
- \_\_\_\_\_ Barium
- \_\_\_\_\_ Boron
- \_\_\_\_\_ Cobalt
- \_\_\_\_\_ Iron
- \_\_\_\_\_ Magnesium
- \_\_\_\_\_ Molybdenum
- \_\_\_\_\_ Manganese
- \_\_\_\_\_ Tin
- \_\_\_\_\_ Titanium

**Table V - Toxic Pollutants and Hazardous Substances**

**Toxic Pollutants**

- \_\_\_\_\_ Asbestos

**Hazardous Substances**

- \_\_\_\_\_ Acetaldehyde
- \_\_\_\_\_ Allyl alcohol
- \_\_\_\_\_ Allyl chloride
- \_\_\_\_\_ Amyl acetate
- \_\_\_\_\_ Aniline
- \_\_\_\_\_ Benzonitrile
- \_\_\_\_\_ Benzyl chloride
- \_\_\_\_\_ Butyl acetate
- \_\_\_\_\_ Butylamine
- \_\_\_\_\_ Captan
- \_\_\_\_\_ Carbaryl
- \_\_\_\_\_ Carbofuran
- \_\_\_\_\_ Carbon disulfide
- \_\_\_\_\_ Chlorpyrifos
- \_\_\_\_\_ Coumaphos
- \_\_\_\_\_ Cresol
- \_\_\_\_\_ Crotonaldehyde
- \_\_\_\_\_ Cyclohexane
- \_\_\_\_\_ 2,4-D (2,4-Dichlorophenoxy acetic acid)
- \_\_\_\_\_ Diazinon
- \_\_\_\_\_ Dicamba
- \_\_\_\_\_ Dichlobenil
- \_\_\_\_\_ Dichlone
- \_\_\_\_\_ 2,2-Dichloropropionic acid
- \_\_\_\_\_ Dichlorvos
- \_\_\_\_\_ Diethyl amine
- \_\_\_\_\_ Dimethyl amine
- \_\_\_\_\_ Dintrobenzene
- \_\_\_\_\_ Diquat

**Hazardous Substances** continued

- \_\_\_\_\_ Disulfoton
- \_\_\_\_\_ Diuron
- \_\_\_\_\_ Epichlorohydrin
- \_\_\_\_\_ Ethion
- \_\_\_\_\_ Ethylene diamine
- \_\_\_\_\_ Ethylene dibromide
- \_\_\_\_\_ Formaldehyde
- \_\_\_\_\_ Furfural
- \_\_\_\_\_ Guthion
- \_\_\_\_\_ Isoprene
- \_\_\_\_\_ Isopropanolamine Dodecylbenzenesulfonate
- \_\_\_\_\_ Kelthane
- \_\_\_\_\_ Kepone
- \_\_\_\_\_ Malathion
- \_\_\_\_\_ Mercaptodimethur
- \_\_\_\_\_ Methoxychlor
- \_\_\_\_\_ Methyl mercaptan
- \_\_\_\_\_ Methyl methacrylate
- \_\_\_\_\_ Methyl parathion
- \_\_\_\_\_ Mevinphos
- \_\_\_\_\_ Mexacarbate
- \_\_\_\_\_ Monoethyl amine
- \_\_\_\_\_ Monomethyl amine
- \_\_\_\_\_ Naled
- \_\_\_\_\_ Napthenic acid
- \_\_\_\_\_ Nitrotoluene
- \_\_\_\_\_ Parathion
- \_\_\_\_\_ Phenolsulfanate
- \_\_\_\_\_ Phosgene
- \_\_\_\_\_ Propargite
- \_\_\_\_\_ Propylene oxide
- \_\_\_\_\_ Pyrethrins
- \_\_\_\_\_ Quinoline
- \_\_\_\_\_ Resorcinol
- \_\_\_\_\_ Strontium
- \_\_\_\_\_ Strychnine
- \_\_\_\_\_ Styrene
- \_\_\_\_\_ 2,4,5-T (2,4,5-Trichlorophenoxy acetic acid)
- \_\_\_\_\_ TDE (Tetrachlorodiphenylethane)
- \_\_\_\_\_ 2,4,5-TP [2-(2,4,5-Trichlorophenoxy) propanoic acid]
- \_\_\_\_\_ Trichlorofan
- \_\_\_\_\_ Triethanolamine dodecylbenzenesulfonate
- \_\_\_\_\_ Triethylamine
- \_\_\_\_\_ Trimethylamine
- \_\_\_\_\_ Uranium
- \_\_\_\_\_ Vanadium
- \_\_\_\_\_ Vinyl acetate
- \_\_\_\_\_ Xylene
- \_\_\_\_\_ Xylenol
- \_\_\_\_\_ Zirconium

**Other**

- \_\_\_\_\_ Molybdenum
- \_\_\_\_\_ pH <5.5
- \_\_\_\_\_ pH >10.0
- \_\_\_\_\_ BOD >200 mg/l
- \_\_\_\_\_ Suspended Solids >250 mg/l
- \_\_\_\_\_ Temperature >104EF
- \_\_\_\_\_ Flashpoint < 140EF
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Section VIII Laboratory Analysis**

- A. If any wastewater analysis has been performed on the wastewater discharge(s) from the processes or from the facility, attach a copy of the most recent data. Include the date of the analysis, name of laboratory, and location(s) from which sample(s) were taken (attach sketches, plans, etc., as necessary).

**Section IX Verification**

The following statement must be signed by an authorized officer or agent of the company.

**I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

Be sure you have enclosed the following information requested in:

<u>Section</u>	<u>Part</u>
I	B & D
III	E
VI	B 1,2,3 and C2
VIII	A

The City may follow up with a site visit and/or additional questions.

Return this survey to: **City of Woodburn POTW  
Pretreatment Coordinator  
2815 Molalla Road  
Woodburn, OR 97071**

## **APPENDIX A**

### Industrial Categories subject to National Categorical Pretreatment Standards

Aluminum Forming  
Asbestos Manufacturing  
Battery Manufacturing  
Builders Paper  
Carbon Black  
Cement Manufacturing  
Coil Coating  
Copper Forming  
Dairy Products Processing  
Electrical/Electronic Components  
Electroplating  
Feedlots  
Ferroalloy Manufacturing  
Fertilizer Manufacturing  
Fruits/Vegetables Processing Manufacturing  
Glass Manufacturing  
Grain Mills Manufacturing  
Ink Formulating  
Inorganic Chemicals  
Iron & Steel Manufacturing  
Leather Tanning & Finishing  
Meat Processing  
Metal Finishing  
Metal Molding & Casting  
Nonferrous Metals Forming  
Nonferrous Metals Manufacturing  
Paint Formulating  
Paving & Roofing (Tars and Asphalt)  
Pesticides  
Petroleum Refining  
Pharmaceuticals  
Phosphate Manufacturing  
Plastics Molding and Forming  
Porcelain Enameling  
Pulp and Paper  
Rubber Processing  
Seafood Processing  
Soaps & Detergents Manufacturing  
Steam Electric  
Sugar Processing  
Textile Mills  
Timber Products Manufacturing



## TIA REVIEW COMMENTS

DATE: February 20, 2024

TO: Colin Cortes and Chris Kerr | City of Woodburn

FROM: Reah Flisakowski, PE and Jenna Bogert, PE | DKS Associates

SUBJECT: US Market Gas Station TIA Review (CU 24-01)

Project #24150-000

### INTRODUCTION

DKS Associates has conducted a review of the transportation impact analysis (TIA) for the US Market Gas Station.<sup>1</sup> The proposed development is located at 2115 Molalla Road in Woodburn, Oregon, and consists of six vehicle fueling pumps, a convenience store, and car wash.

The purpose of this TIA review is to determine whether the submitted TIA meets the requirements of Section 3.04.05 in the Woodburn Development Ordinance and to also provide comments related to the analysis methodology and assumptions, proposed mitigations, and any suggested revisions to the TIA.

### TIA COMMENTS

1. The proposed trip generation rate (combination of 11<sup>th</sup> Edition rates and 9<sup>th</sup> Edition rates) appears appropriate and reasonable for this project as it captures all of the proposed on-site land uses (gas station, convenience market, and car wash). The internal trip reductions and pass-by reductions are consistent with the ITE Trip Generation Manual methodology. Therefore, DKS is in agreement with the vehicle trip generation as shown in Table 5.
2. On Page 13, the TIA states that half of the pass-by trip reduction was applied to OR 211 and half to OR 99E and OR 214. However, based on the definition of a pass-by trip, pass-by trips should only be applied only to OR 211 (i.e., the roadway directly adjacent to the proposed development). DKS would suggest removing the pass-by trip reductions from the OR 214/OR 99E intersection and re-evaluating the vehicle operations at the OR 214/OR 99E intersection and the OR 211/Gas Station Driveway intersection. It is unlikely that this adjustment will change the overall vehicle operations findings at either intersection, but it may alter the proportionate share calculations.
3. Please include an evaluation of left-turn lane warrants for the gas station site driveway in addition to the Safeway Access and June Way/Woodburn Place West Access intersections.

<sup>1</sup> 2115 Molalla Road Transportation Impact Analysis, Lancaster Mobley, November 28, 2023.

[Enclosure 2](#)

4. The construction of a dedicated westbound right turn lane at OR 214/OR 99E is consistent with the findings of previous traffic studies and conversations with ODOT regarding the desired improvements at this intersection. DKS agrees that the developer should pay their proportionate share towards this mitigation improvement (which is consistent with conditions of approval for nearby developments). The proportionate share percentage should be re-calculated after Comment #2 is addressed.





# Oregon

Tina Kotek, Governor

Department of Transportation  
Region 2 Tech Center  
455 Airport Road SE, Building B  
Salem, Oregon 97301-5397  
Telephone (503) 986-2990  
Fax (503) 986-2839

**DATE:** February 21, 2024

**TO:** Casey Knecht, PE  
Development Review Coordinator

**FROM:** Arielle Ferber, PE  
Traffic Analysis Engineer

**SUBJECT:** 2115 Molalla Road Development (Woodburn, OR) – Outright Use  
TIA Review Comments

---

ODOT Region 2 Traffic has completed our review of the submitted traffic impact analysis (dated November 28, 2023) to address traffic impacts due to development north of OR 211 between June Way and Cooley Road in the city of Woodburn, with respect to consistency and compliance with ODOT's Analysis Procedures Manual, Version 2 (APM). The APM was most recently updated in November 2023. The current version is published online at: <http://www.oregon.gov/ODOT/TD/TP/Pages/APM.aspx>. As a result, we submit the following comments for the City's consideration:

Analysis items to note:

1. The *Oregon Highway Plan (OHP)* v/c mobility target for OR 211 (district highway, within UGB, non-MPO, 45 MPH) at the Cooley Road intersection is 0.90 rather than 0.95 as cited. As the intersection is operating well below the mobility target, this will not have an effect on the operational analysis results nor the conclusions of the study.

Proposed mitigation comments:

2. ODOT maintains jurisdiction of the Woodburn-Estacada Highway No. 161 (OR 211), Hillsboro-Silverton Highway No. 140 (OR 214), and Pacific Highway East No. 81 (OR 99E) and ODOT approval shall be required for any proposed mitigation measures to these facilities.
3. The study proposes installing a westbound right-turn lane on OR 211 at the intersection with OR 99E. This mitigation measure appears appropriate. As the study proposed a proportionate share, ODOT recommends the method of calculation align with those determined for previously approved nearby developments.
4. Approval for the proposed signalized westbound right turn lane is required under the authority of the Region Traffic Engineer with support from the City. Both the City and the applicant shall be aware no approval for the proposed mitigation has been issued at this time and proposed mitigations shall not be considered approved for installation until formal written approval has been issued. Approval

1 of 2

Enclosure 3

request will need to be submitted to Region 2 Traffic and be accompanied by the appropriate analysis including operational and queuing analysis, preliminary design layout, and a preliminary signal operations design (PSOD). The approval process takes time and any approval could possibly have added features required to obtain such approval.

Thank you for the opportunity to review this traffic impact analysis. As the analysis software files were not provided, Region 2 Traffic has only reviewed the submitted report.

This traffic impact study has been, for the most part, prepared in accordance with ODOT analysis procedures and methodologies. The mitigation measure recommended within this study may be expected to acceptably mitigate traffic effects of the proposed development. Additional work may be required to accompany approval requests for the proposed mitigation measure (i.e. operational and queuing analysis, preliminary design layout, preliminary signal operations design, progression analysis etc.).

If there are any questions regarding these comments, please contact me at (971) 208-1290 or Arielle.CHILDRESS@odot.oregon.gov.

**From:** [KNECHT Casey](#)  
**To:** [Dago Garcia](#)  
**Cc:** [Colin Cortes](#)  
**Subject:** RE: ODOT TIA Review Comments for Woodburn 2115 Molalla Road  
**Date:** Thursday, February 22, 2024 7:14:07 AM

---

\*\*\*\* This email is from an EXTERNAL sender. Exercise caution when opening attachments or click links from unknown senders or unexpected email. \*\*\*\*

We'll need to see a storm report showing how they plan to detain and treat the runoff. I saw on the plans that they are proposing underground detention, which would be acceptable, but we'll need to see the analysis to make sure they are appropriately sized. We'll rely on the city and county ordinances to address requirements specific to gas station spills and drainage at the pumps.

We'll also need an approach application for the connection to the highway

**Casey Knecht, P.E.**  
ODOT Region 2

---

**From:** Dago Garcia <[Dago.Garcia@ci.woodburn.or.us](mailto:Dago.Garcia@ci.woodburn.or.us)>  
**Sent:** Wednesday, February 21, 2024 4:55 PM  
**To:** KNECHT Casey <[Casey.KNECHT@odot.oregon.gov](mailto:Casey.KNECHT@odot.oregon.gov)>  
**Cc:** Colin Cortes <[Colin.Cortes@ci.woodburn.or.us](mailto:Colin.Cortes@ci.woodburn.or.us)>  
**Subject:** RE: ODOT TIA Review Comments for Woodburn 2115 Molalla Road

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hi Casey,

Does ODOT have comments regarding the proposed private storm system including detention and discharge to the ODOT's storm system, including any requirements for self-containing spills at gas stations. Currently the plan is for the applicant to comply with the City of Woodburn Sewer and Storm Ordinances and Marion County plumbing requirements for work on private properties.

Thank You

---

**From:** KNECHT Casey <[Casey.KNECHT@odot.oregon.gov](mailto:Casey.KNECHT@odot.oregon.gov)>  
**Sent:** Wednesday, February 21, 2024 4:24 PM  
**To:** Colin Cortes <[Colin.Cortes@ci.woodburn.or.us](mailto:Colin.Cortes@ci.woodburn.or.us)>; Dago Garcia <[Dago.Garcia@ci.woodburn.or.us](mailto:Dago.Garcia@ci.woodburn.or.us)>; Jenna Bogert <[jenna.bogert@dksassociates.com](mailto:jenna.bogert@dksassociates.com)>  
**Cc:** CHILDRESS Arielle <[Arielle.CHILDRESS@odot.oregon.gov](mailto:Arielle.CHILDRESS@odot.oregon.gov)>  
**Subject:** ODOT TIA Review Comments for Woodburn 2115 Molalla Road

\*\*\*\* This email is from an EXTERNAL sender. Exercise caution when opening attachments or click links from

Enclosure 4

**SITE PLAN KEYED NOTES:** #

1. COMMERCIAL DRIVEWAY DROP AND APPROACH.
2. FREESTANDING SIGN.
3. AC PAVEMENT.
4. TYPE "C" CONCRETE CURB (TYP).
5. CONCRETE SIDEWALK.
6. FUEL STATION OVERHEAD (CANOPY TO BE CONSTRUCTED DESIGN-BUILD).
7. FUEL PUMP ISLAND (TYP).
8. PROPANE TANK FILLING STATION.
9. AIR AND WATER STATION.
10. VACUUM STATION (2 STALLS EACH).
11. WHEEL STOP (TYP).
12. CONVENIENCE STORE BUILDING.
13. DRIVE THROUGH CARWASH.
14. ACCESSIBLE PARKING SIGNAGE MOUNTED ON BUILDING. COORDINATE WITH BUILDING PLANS.
15. ACCESSIBLE PARKING STALL AND ACCESS AISLE.
16. BOLLARD (TYP).
17. CARPOOL/VANPOOL PARKING STALL.
18. UNCOVERED BICYCLE PARKING.
19. COVERED BICYCLE PARKING (COVERED BY BUILDING OVERHANG).
20. UNDERGROUND FUEL TANKS.
21. RELOCATED "NO PARKING FIRE LANE" SIGN.

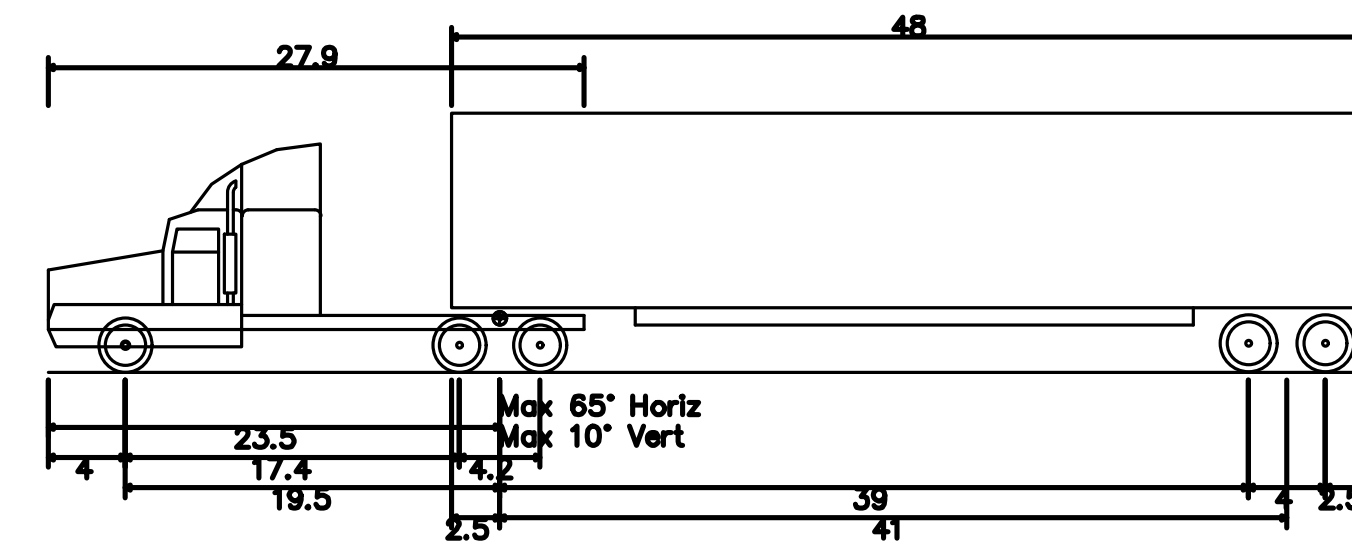
**SITE AREA SUMMARY**

AREA DESCRIPTION	AREA (SF)	% OF TOTAL AREA
TOTAL SITE AREA:	±40,000	--
STRUCTURES:	±7,556	±19%

**PARKING COUNT:**

TOTAL SPACES REQUIRED:	25 (1 STALL/200 SF OF RETAIL AREA + 1 STALL/PUMP STATION)
STANDARD SPACES PROVIDED:	14
COMPACT SPACES PROVIDED:	1
ADA SPACES PROVIDED:	1
ELECTRIC VEHICLE SPACES PROVIDED:	2
CARPOOL/VANPOOL SPACES PROVIDED:	1
FUEL SPACES PROVIDED:	6
TOTAL SPACES PROVIDED:	25
BICYCLE PARKING REQUIRED:	4 (15% OF REQUIRED PARKING SPACES)
BICYCLE PARKING PROVIDED:	4

**BASIS OF TRUCK TURNING MODELING**

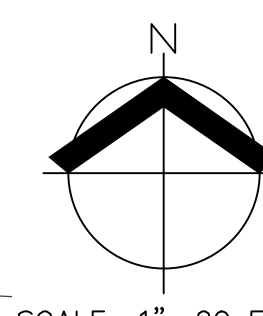


**WB-62 - Interstate Semi-Trailer**  
 Overall Length 69.000ft  
 Overall Width 8.500ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.334ft  
 Max Track Width 8.500ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 28.40°

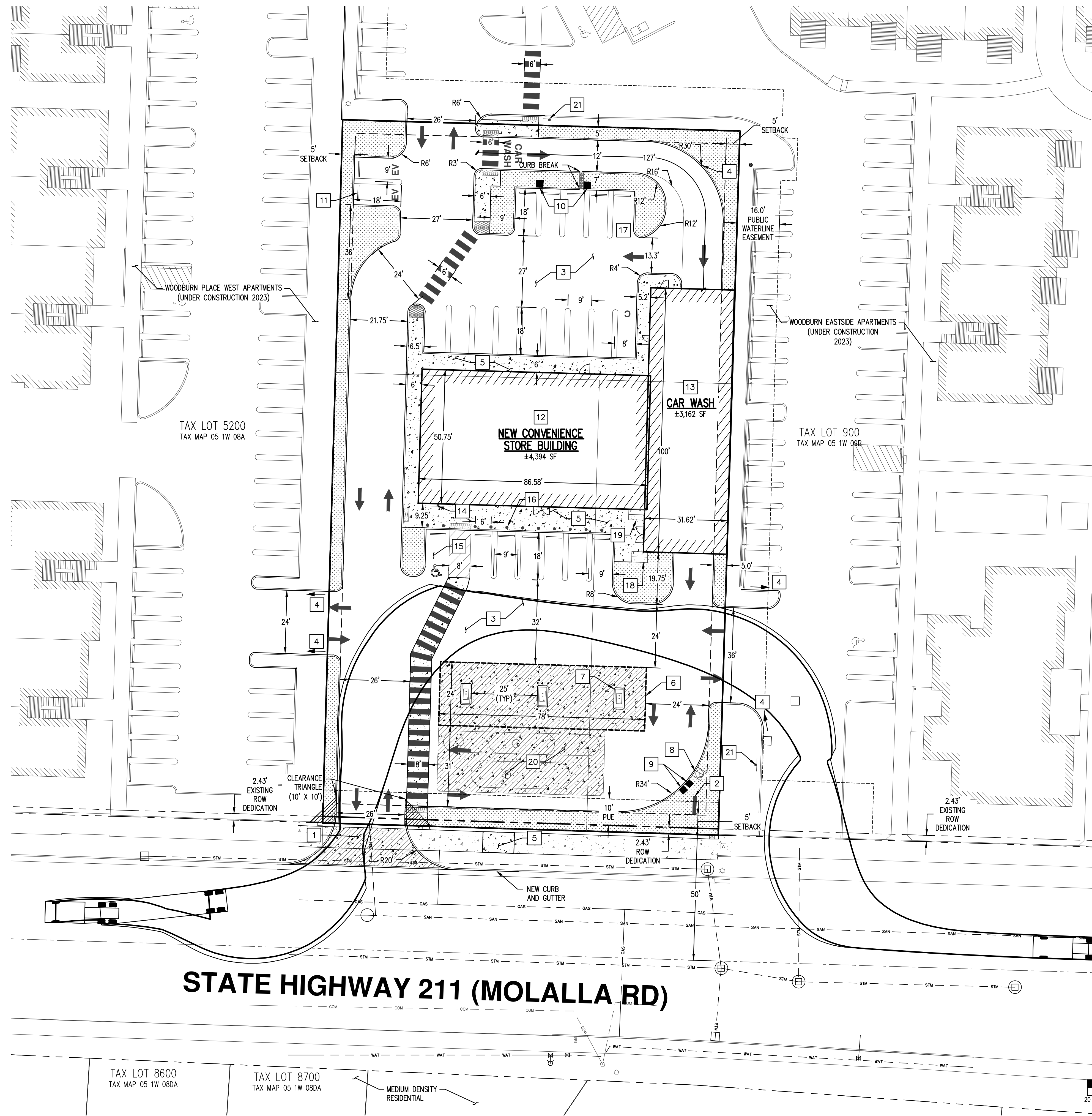
**LEGEND**

Enclosure 5  
 Sheet 1 of 5

CONCRETE SIDEWALK (4" MIN THICKNESS)	
CONCRETE PAVEMENT SECTION (8" MIN THICKNESS)	
LANDSCAPE	



SCALE: 1" = 20 FEET  
 ORIGINAL PAGE SIZE: 22" x 34"



**PRELIMINARY SITE PLAN**  
**2115 MOLALLA RD NE**  
**MOLALLA PETROLEUM, LLC**  
**WOODBURN, OR**



REVISIONS: DECEMBER 31, 2024  
 JOB NUMBER: 9438  
 DATE: 01/18/2024  
 DESIGNED BY: TDR  
 DRAWN BY: ED  
 CHECKED BY: TDR

**C100**

**PRELIMINARY PLANT SCHEDULE**

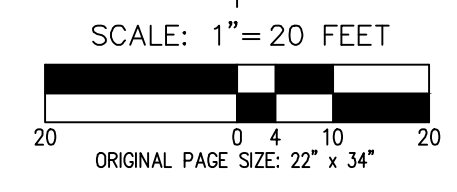
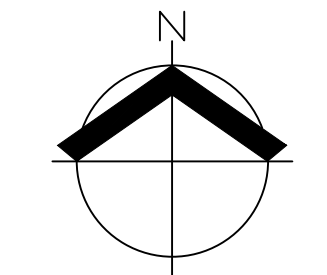
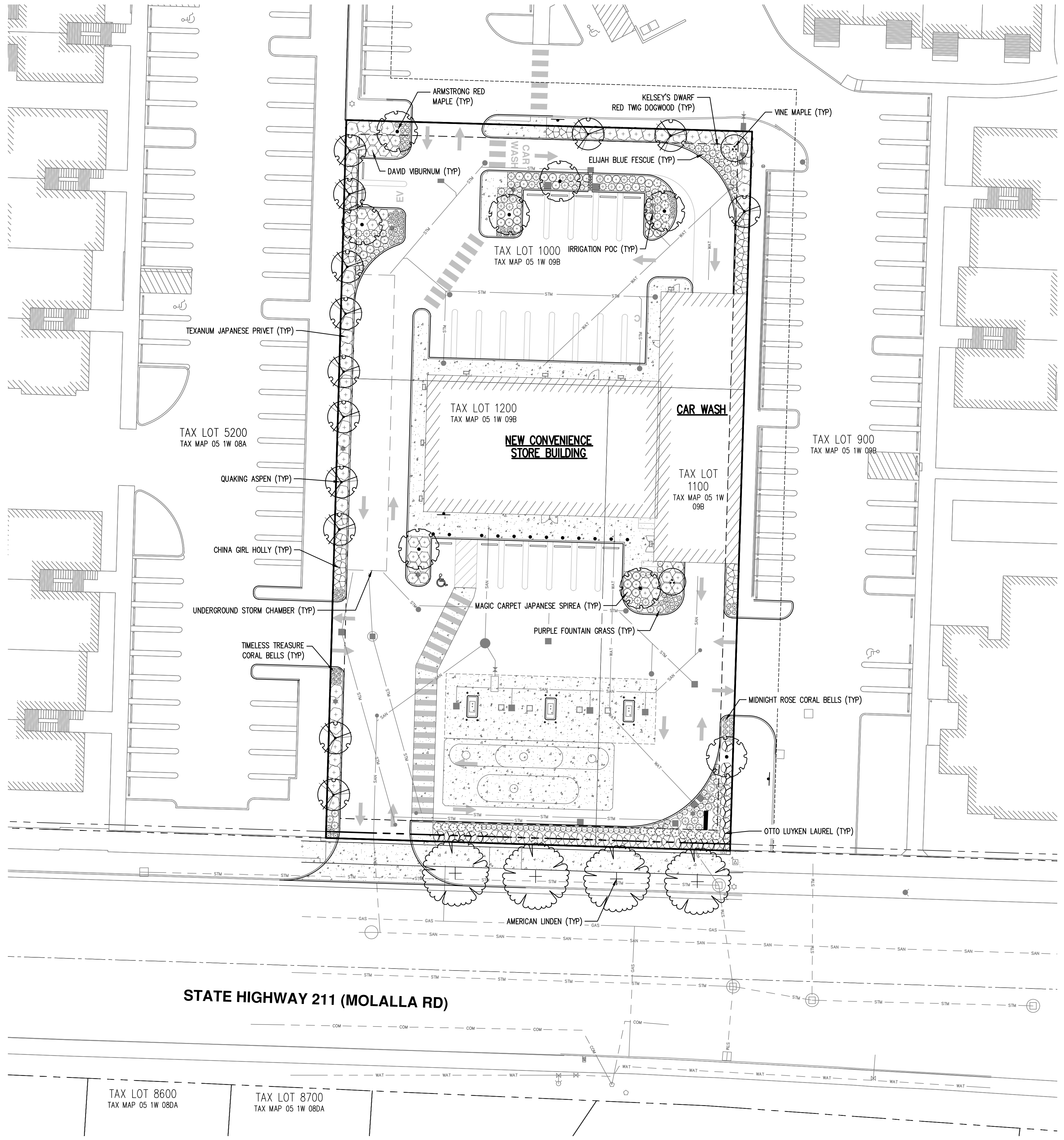
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	2	ACER CIRCINATUM	VINE MAPLE	5'-6" HT. B&B MULTI-TRUNK	AS SHOWN
	8	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" CAL. B&B	AS SHOWN
	13	POPULUS TREMULOIDES 'ERECTA'	COLUMNAR QUAKING ASPEN	2" CAL. B&B	AS SHOWN
	4	TILIA AMERICANA	AMERICAN LINDEN	2" CAL. B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	32	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	2 GAL. CONT.	36" o.c.
	95	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL. CONT.	24" o.c.
	47	HEUCHERA X 'MIDNIGHT ROSE'	MIDNIGHT ROSE CORAL BELLS	1 GAL. CONT.	24" o.c.
	28	HEUCHERA X 'TIMELESS TREASURE'	TIMELESS TREASURE CORAL BELLS	1 GAL. CONT.	24" o.c.
	38	ILEX X MESERVEAE 'CHINA GIRL'	CHINA GIRL HOLLY	5 GAL. CONT.	60" o.c.
	47	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXANUM JAPANESE PRIVET	5 GAL. CONT.	60" o.c.
	56	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	1 GAL. CONT.	36" o.c.
	18	PRUNUS LAUROCARASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	5 GAL. CONT.	48" o.c.
	35	SPIRAEA JAPONICA 'WALBUMA'	MAGIC CARPET JAPANESE SPIREA	2 GAL. CONT.	36" o.c.
	31	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL. CONT.	48" o.c.

**PRELIMINARY LANDSCAPE NOTES**

- PRELIMINARY LANDSCAPE PLAN IS INTENDED TO PORTRAY DESIGN INTENT ONLY. PLAN CHANGES, INCLUDING CHANGES TO PLANT VARIETY, LOCATIONS, AND OTHER PLAN ELEMENTS MAY OCCUR PRIOR TO FINAL PLAN APPROVAL, WHERE ALLOWED BY CITY OF WOODBURN STANDARDS.
- ALL LANDSCAPING SHALL CONFORM TO APPLICABLE CITY OF WOODBURN STANDARDS (WOODBURN DEVELOPMENT ORDINANCE (WDO) CHAPTER 3.06) AND TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1, CURRENT EDITION. ALL LANDSCAPING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH RECOGNIZED, BEST-PRACTICE INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
- CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AND PROVIDING IRRIGATION, AS NECESSARY, FOR ALL LANDSCAPE AREAS, PER WDO 3.06.02. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE LANDSCAPE CONTRACTOR.
- ALL PLANT MATERIAL SHALL BE OF HIGH GRADE, HEALTHY, EVENLY BRANCHED, TYPICAL FOR THEIR SPECIES, AND MEET THE SIZE AND GRADING OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1). CONTAINERIZED PLANT STOCK SHALL BE FULLY ROOTED, BUT NOT ROOT-BOUND, IN THE CONTAINERS IN WHICH THEY ARE DELIVERED.
- MULCH: APPLY 3" DEEP WELL-AGED MEDIUM GRIND OR SHREDDED DARK HEMLOCK BARK MULCH IN PLANTING BEDS, TAKING CARE TO NOT COVER FOLIAGE OR BURY ROOT CROWNS.
- CHINA GIRL HOLLY AND OTTO LUYKEN LAUREL HEDGE IS TO BE MAINTAINED AT A HEIGHT OF NO MORE THAN 42" WITHIN VISION CLEARANCE AREAS. THE CHINA GIRL HOLLY AND TEXANUM JAPANESE PRIVET HEDGE ALONG THE REST OF THE PERIMETER IS TO BE MAINTAINED AT A HEIGHT OF 6-7 FEET FOR SCREENING IN LIEU OF ARCHITECTURAL WALL.

**LANDSCAPE DATA**

TOTAL PAVEMENT AREA: ±24,387 SF  
 TOTAL LANDSCAPE AREA: ±4,901 SF (20.1%)



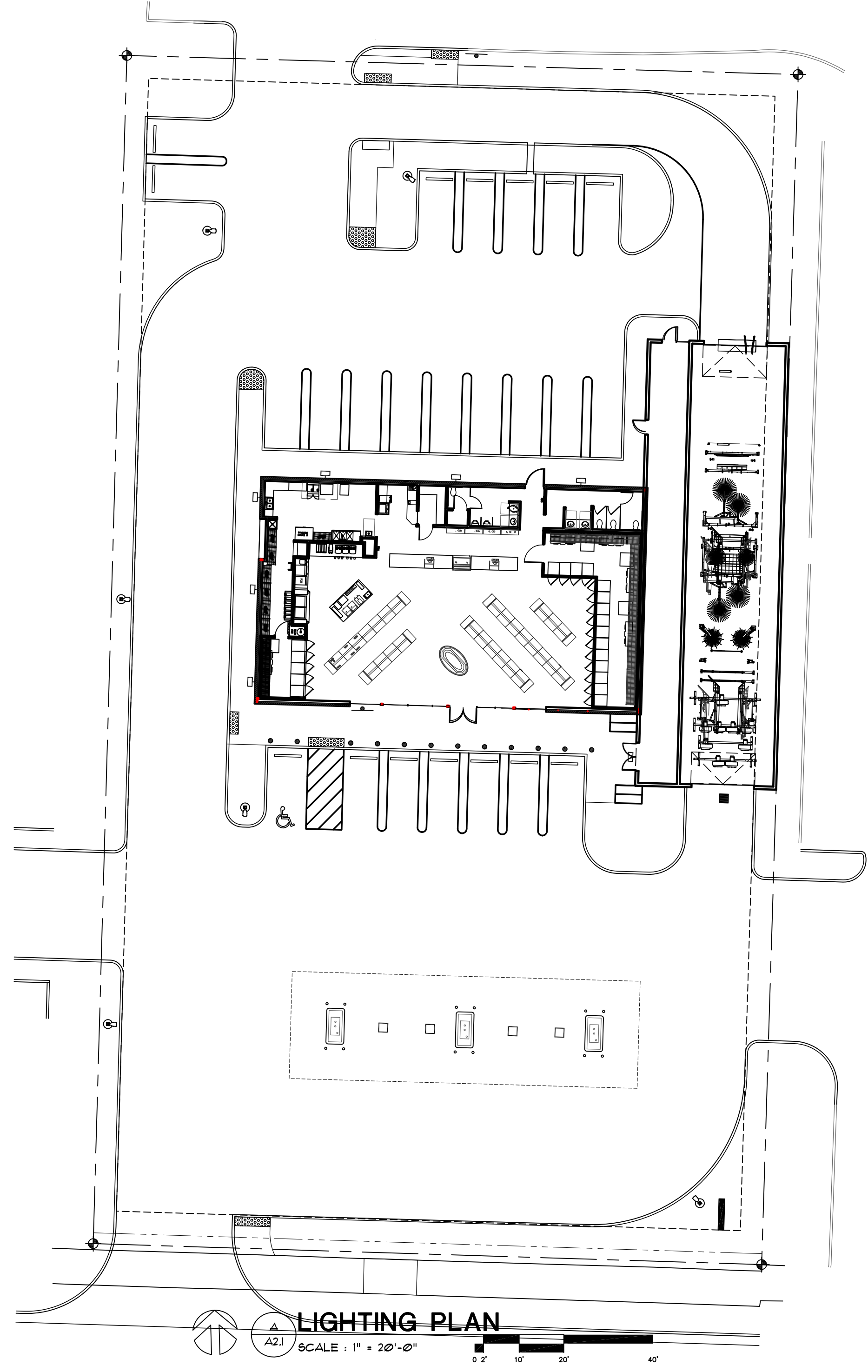
**PRELIMINARY LANDSCAPE PLAN**  
**2115 MOLALLA RD NE**  
**MOLALLA PETROLEUM, LLC**  
**WOODBURN, OR**



JOB NUMBER:	9438
DATE:	1/18/2024
DESIGNED BY:	JRH
DRAWN BY:	JRH
CHECKED BY:	TEB

**L100**

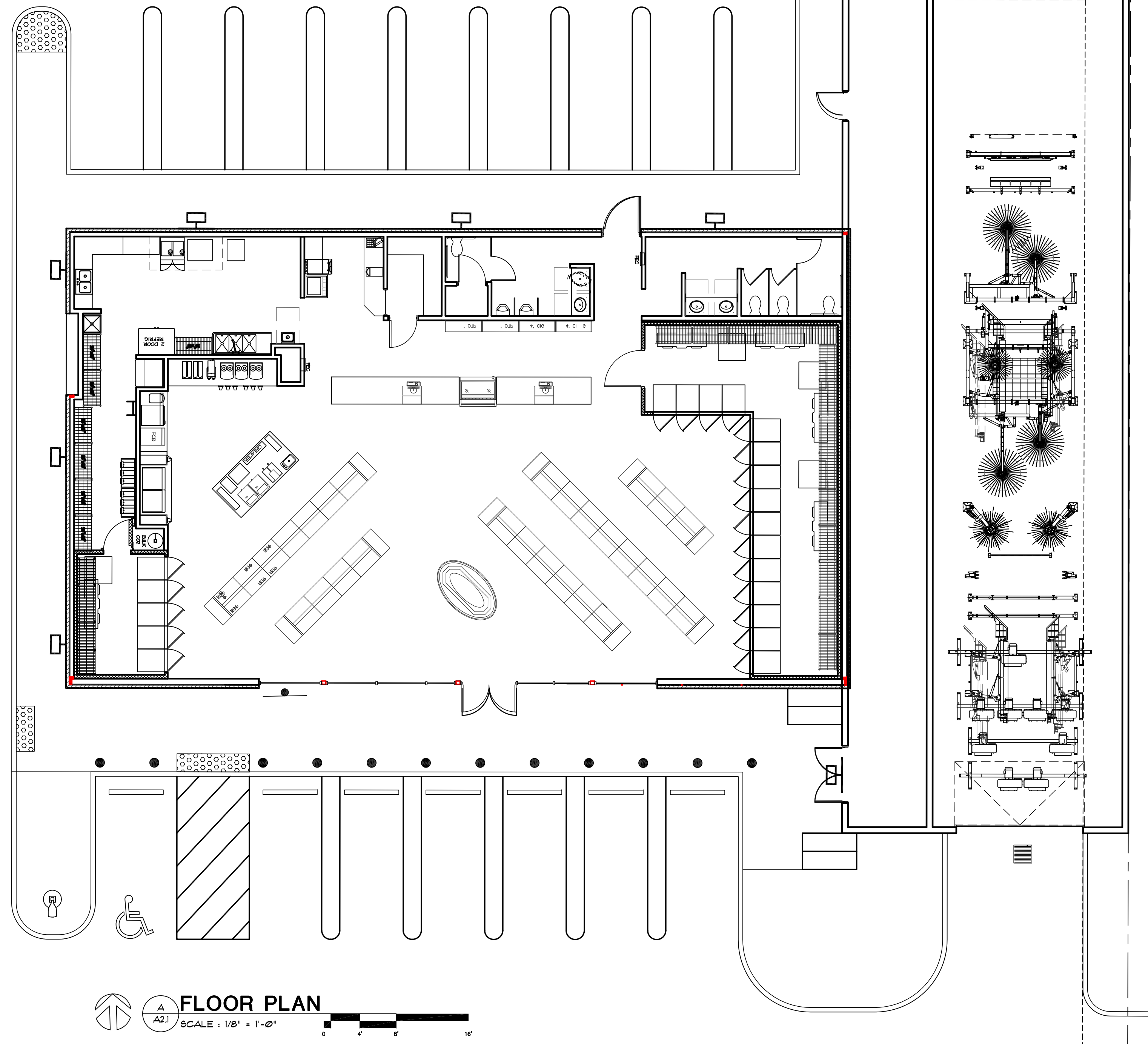
LAST SAVED: Fri, 12 Jan 2024 - 10:04 am  
 LOCATION: P:\02231 US Market IE Construction 2115 Mollalla RD Woodburn\A1.1 01.11.24.dwg A2.1  
 PRINTED: Mon, 15 Jan 2024 - 01:47 pm  
 PRINTED BY: Jordan



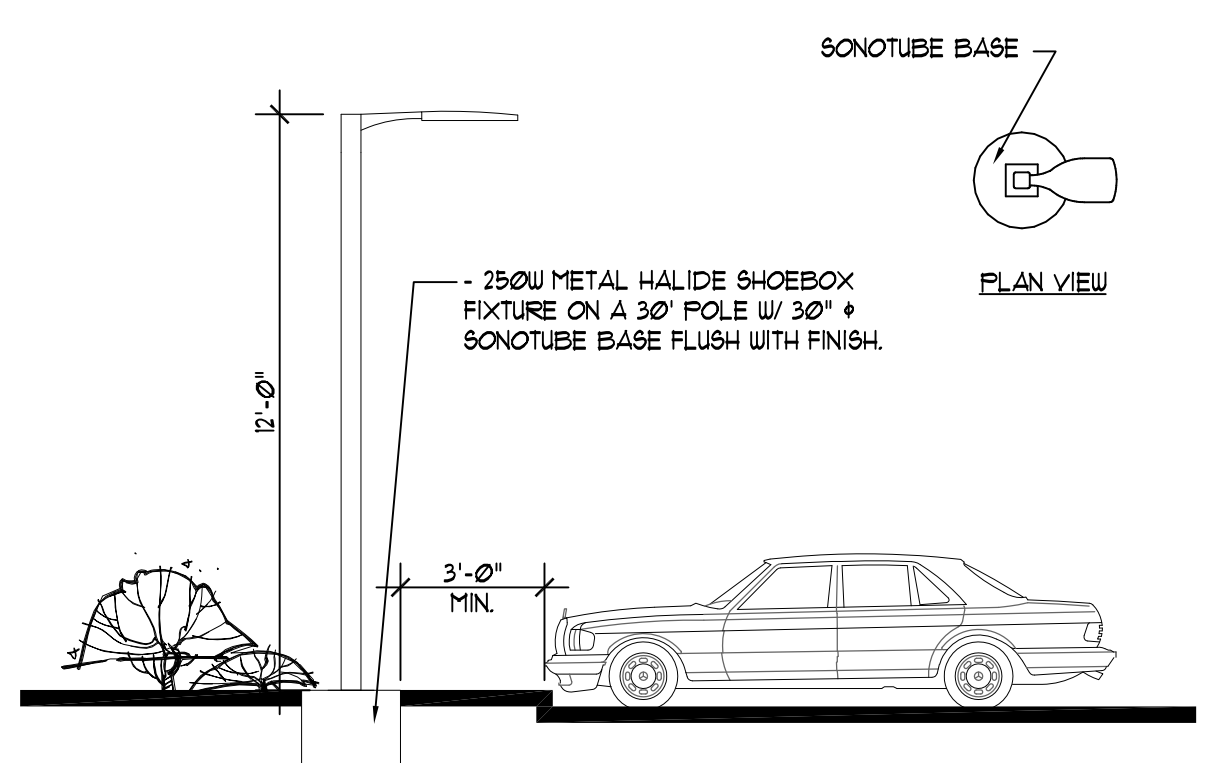
**LIGHTING PLAN**  
 A2.1 SCALE: 1" = 20'-0"  
 0' 2' 10' 20' 40'

**LIGHTING SCHEDULE**

- PARKING POLE LIGHT  
LEOTEK ARIETA 13 ARCHITECTURAL  
LED AREA LUMINAIRE
- CANOPY LIGHT  
GE EVOLVE CANOPY  
LED SOFFIT ECLS
- LUMARK XTOR  
CROSSTOUR LED
- EXISTING PARKING  
POLE LIGHT

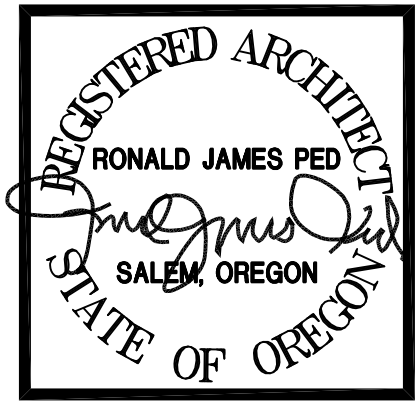


**FLOOR PLAN**  
 A2.1 SCALE: 1/8" = 1'-0"  
 0' 4' 8' 16'



**1**  
**PARKING LOT LIGHTING**  
 SHOEBOX FIXTURE ON 14' POLE  
 SCALE: NTS  
 REFER TO ELECTRICAL PLANS  
 FOR ADDITIONAL INFORMATION.  
 SONOTUBE BASE  
 PLAN VIEW  
 - 250W METAL HALIDE SHOEBOX  
 FIXTURE ON A 30" POLE W/ 30" x  
 SONOTUBE BASE FLUSH WITH FINISH.

RONALD  
 JAMES  
 PED  
 ARCHITECT P.C.  
 600 381-1450  
 1000 NE BROADWAY, SUITE 200  
 SALEM, OREGON 97301



NEW CONVENIENCE STORE FOR:  
**US MARKET**  
 2115 MOLLALLA ROAD, WOODBURN, OR  
 DATE: MAY 17, 2022  
 DRAWING:  
 JOB NO. 2231  
**A2.1**



**A SOUTH ELEVATION**  
 A3.1 SCALE: 1/4" = 1'-0"  
 0 2 4 6'

- EXTERIOR FINISHES**
- 1 ARCHITECTURAL COMP
  - 2 HARDI TRIM BOARD
  - 3 HARDI SHAKE
  - 4 HARDI SIDING 6" WEATHER
  - 5 CULTURED STONE VENEER

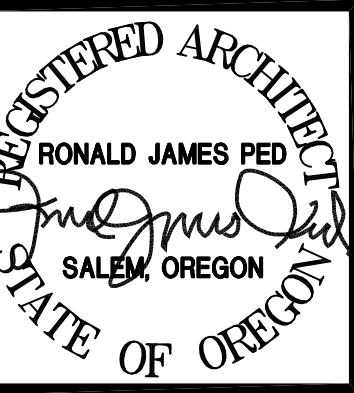


**B EAST ELEVATION**  
 A3.1 SCALE: 1/4" = 1'-0"  
 0 2 4 6'



**C NORTH ELEVATION**  
 A3.1 SCALE: 1/4" = 1'-0"  
 0 2 4 6'

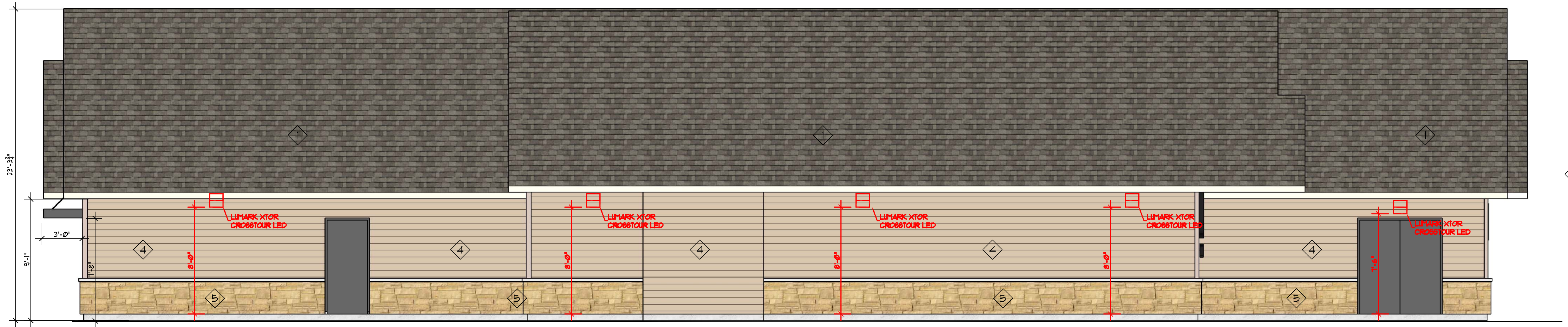
RONALD  
 JAMES  
 PED  
 ARCHITECT P.C.  
 600 381-1454



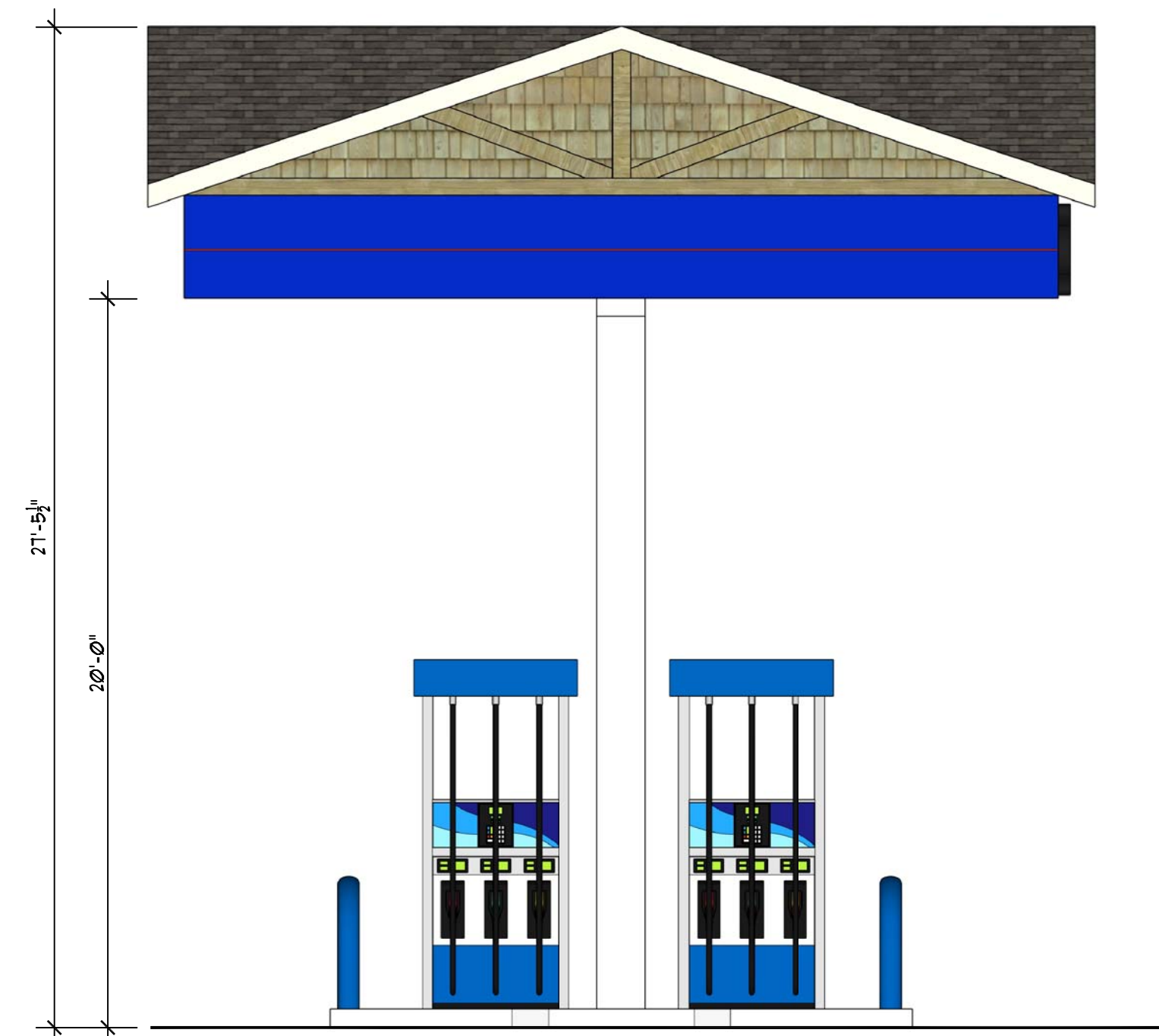
NEW CONVENIENCE STORE FOR:  
**US MARKET**  
 2115 MOLLALA ROAD, WOODBURN, OR  
 DATE: MAY 17, 2022  
 DRAWN:  
 JOB NO.: 2231  
**A3.1**

**EXTERIOR FINISHES**

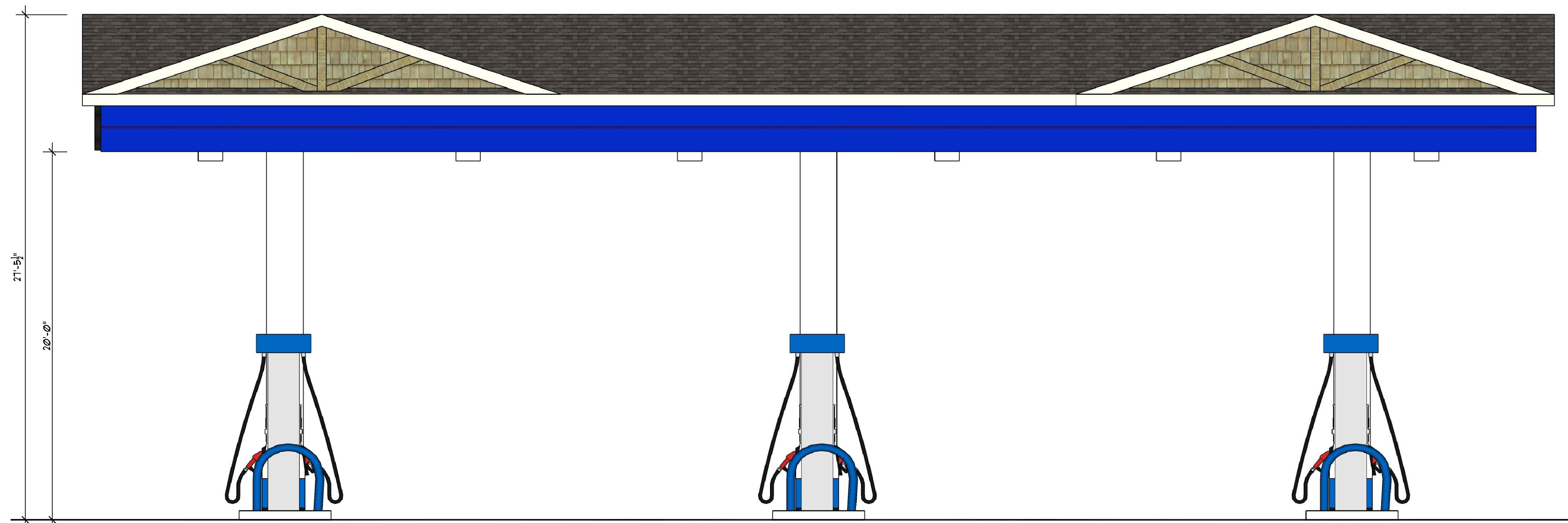
- 1 ARCHITECTURAL COMP
- 2 HARDI TRIM BOARD
- 3 HARDI SHAKE
- 4 HARDI SIDING 6" WEATHER
- 5 CULTURED STONE VENEER



**A WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



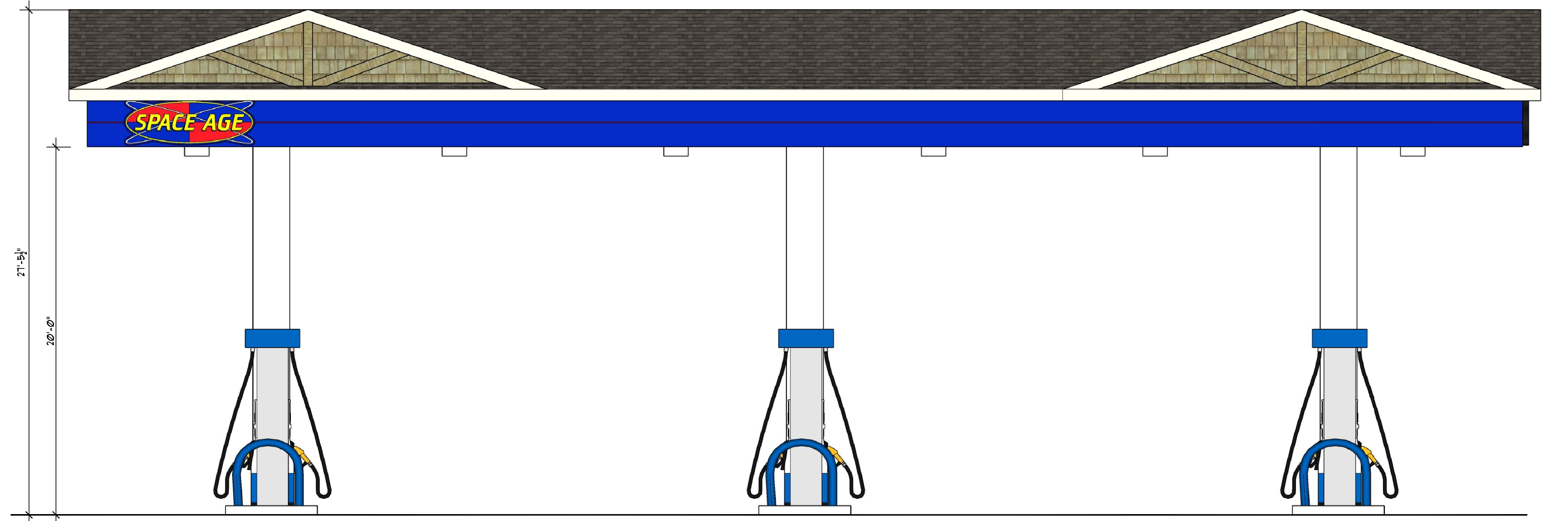
**B CANOPY WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**C CANOPY NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**D CANOPY EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**E CANOPY SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

