

Agency comments for  
Conditional Use 17-043/Gross  
(Bi-Mart Country Music Festival)  
received December 8 - 19, 2017  
(copy is posted on Planning website).

**Jefferson  
School  
District  
14J**

1328 N 2nd Street  
Jefferson, OR 97352

Kent Klewitz, Superintendent  
Phone: 541-327-3337, ext. 1051  
Fax: 541-327-2960  
E-mail: kent.klewitz@jefferson.k12.or.us

December 1, 2017

Brandon Reich  
Marion County Planning Division  
5155 Silverton Road, NE  
Salem, OR 97305

RE: Case #CU17-043

Dear Mr. Reich,

This letter is written in support of the application by the Willamette Country Music Concerts (WCMC), LLC for conditional use of land owned by Jimmy and Kristine Gross for a concert August 16-19, 2018. The location, at 13054 Jorgenson Road S and in the 3700 block of Wintel Road S, is within Jefferson School District.

Our Board believes the Willamette Country Music Festival will provide fundraising opportunities for our School District and will benefit many of our District programs such as athletics and performing arts. We hope to partner with WCMC, LLC as Central-Linn School District has in past years. The location and proximity to the community of Jefferson creates a great opportunity for the students of the District.

Members of our Board were in attendance at the community wide meeting and were able to hear the plans presented by festival organizers. We feel that WCMC is responsive to community concerns and that they will work to address any issues.

On behalf of Jefferson School District we urge to you approve the request by WCMC, LLC. Among others in the community, Jefferson School District stands ready to do its part to help make this partnership a success.

Respectfully,

Jefferson School District 14J Board of Directors



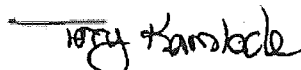
Melissa LaCrosse, Chair



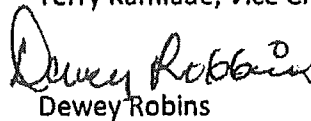
Kaye Jones



Tracy Roe

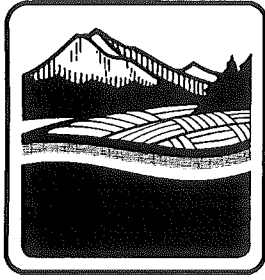


Terry Kamlade, Vice Chair



Dewey Robins





# Marion County OREGON

## PUBLIC WORKS

### MEMORANDUM

December 11, 2017

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**TO:** Brandon Reich, Planning Division

**FROM:** John Rasmussen, Public Works Engineering Division

**RE:** CU17-043; 13054 Jorgenson Road S & 3700 Block Wintel Road S, Jefferson

Approval of this Conditional Use would allow temporary use for a mass gathering on approximately 692 acres within the EFU (Exclusive Farm Use) zone. The event will reportedly draw up to 30,000 persons per day. Public Works Engineering recommends that denial of the proposal be considered based on what we speculate to be a largely unmanageable impact of this event on the county and state road system, the impact to the community from significant traffic backups on relatively narrow county roads in the vicinity, and significant financial and resource impacts to be borne by the County for the review and management of impacts. However, if the proposal were to be approved, Public Works Engineering Division requests the following conditions and requirements be imposed.

### ENGINEERING CONDITIONS

**Condition A** – *No less than five (5) months prior to the scheduled event, submit to MCPW Engineering for review and approval, a Traffic Impact Analysis / traffic study (TIA) that also includes a detailed site plan.*

This is a critical path contingency item. The TIA document shall be prepared, sealed, and signed by a registered traffic engineer. Applicant shall work with Public Works staff to identify the exact scope of the analysis; see TIA content requirements given in the Engineering Requirements section of PW Engineering Memorandum. A conceptual site plan has been provided with the land use application; however, a more detailed plan is required. Contact Julia Uravich at 503-588-5036.

**Condition B** – *No less than four (4) months prior to the scheduled event, submit to MCPW Engineering for review and approval, a comprehensive Temporary Traffic Control Plan (TTCP) that addresses both vehicular and pedestrian traffic within the public right-of-way for the proposed event,*

To: Brandon Reich  
From: John Rasmussen, Public Works Engineering  
RE: CU17-043; 13054 Jorgenson Rd S & 3700 Blk Wintel Re S, Jefferson  
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*along with a copy of the TTCP plan that was approved for use at the 2017 Willamette Country Music Festival held in Brownsville, Oregon.*

**Condition C** – *No less than three (3) months prior to the scheduled event, submit to MCPW Engineering for review and approval, that portion of ticket holder information packet related to traffic routing, directions, and traffic control.*

**Condition D** – *No less than two (2) months prior to the first event, submit to MCPW Engineering for review and approval, a draft detailed notice to all property owners and affected stakeholders within the vicinity of the event. No less than 14-days prior to the scheduled event, prepare and mail an approved notice to all property owners within a geographic expanse to be specified by Public Works staff.*

**Condition E** – *At the time the TIA is submitted for review, Applicants shall execute a MCPW Work Order agreeing to pay for all costs assumed by the Department of Public Works for such activities related to the event including, but not limited to, formal review of the TIA, TTCP and related event material; event planning activities; event traffic monitoring by Public Works staff during the festival; required response activities during the festival; and any post-event repairs or required actions.*

**Condition F** – *Applicants are required to restore the state and county road right-of-ways impacted by the event to the same or better condition as existed prior to the event or as specified in individual permits. This may include closing temporary accesses, restoring road shoulders and ditches, removing temporary traffic control devices, litter and debris pickup, etc.*

**Condition G** – *The approval be limited to a single event with a cap on ticket sales and attendance to 30,000 attendees per day.*

## **ENGINEERING REQUIREMENTS**

- H. In accordance with Marion County Driveway Ordinance 651, driveways must meet sight distance, design, spacing, and safety standards. Access Permits will be required to install and/or remove temporary and/or intermittent use permanent accesses as approved and determined by MCPW Engineering.
- I. A more detailed site plan is required to include all aspects of onsite functions such as vehicular and pedestrian routes, heliport landing area if required, vendor staging area, etc. Please contact PW Engineering for questions on site plan requirements.
- J. Required elements of the TIA and the TTCP shall include but will not be limited to:
  - 1) Vehicle queuing analysis on county roads during both peak and nonpeak traffic generation times;

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- 2) Coordination with ODOT Region 2 and District 4 on impacts to the state highway system, including I-5 mainline, I-5 interchanges, and OR 99E;
- 3) Analysis of internal circulation and service operations at accesses providing entrance to parking and camping and a plan for the expedient processing of entering vehicles to minimize dwell times on county roads;
- 4) Impact to the local residents and businesses with identified mitigations;
- 5) Railroad crossing impacts and proposed mitigations;
- 6) Consideration and accommodation of Buena Vista Ferry operations;
- 7) Emergency services (EVA) provisions;
- 8) Review of the roads, bridges, and intersections identified for vehicle routing in the traffic plan;
- 9) Identify other roadway safety considerations to be addressed prior to the event;
- 10) Pedestrian routing and safety;
- 11) Traffic incident response and management; and,
- 12) Mass evacuation plan.

Applicant shall meet with Public Works and ODOT staff to develop the full scope of the TIA and TTCP.

- K. A Road Closure (Detour) Permit will be required for any road related closures.
- L. Applicant shall provide evidence of meeting ODOT requirements, including obtaining any required permits.
- M. There may be more specific traffic information required for a Mass Gathering Permit required in association with the Conditional Use.
- N. Utility work within the public right-of-way necessary to provide for temporary onsite services requires permits from MCPW Engineering.
- O. No event signs or entrance gates shall be placed within the public right-of-way. Only Temporary Traffic Control Signs identified in an approved TTCP are allowed within the R/W and event gates must be set a minimum of 50 feet back from the edge-of-pavement.

JR/

cc: Jimmy & Kristine Gross  
Tim Flowerday / WCMC LLC

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