

Planning Commission Issues Addressed - Public Hearing for Adoption of South End Concept Plan - L 13-01 / L 13-02

Please Note - Some of the following items are on-going processes and projects that the City is working on independent of South End Concept Plan.

ENTERED INTO THE RECORD: 2/12/14
 DATE RECEIVED: 2/12/14
 SUBMITTED BY: Peter Wadley
 SUBJECT: PC/14-013

Issue	Description	Specific Concerns	How addressed in SECP, Code or existing Policy	Current Actions	Potential PC Recommendation for Adoption	Issue Addressed?
Planning Commission Concerns						
1.	Transportation Methodology	<ul style="list-style-type: none"> Synergy between ITE and Regional Travel Demand methodologies Traffic calculations and projections submitted by public based on 2011 traffic counts These calculations and assumptions are not accepted methodology and are incorrect according to DKS Engineering and Replinger and Associates. 	<ul style="list-style-type: none"> Transportation Element and Appendices The Regional Transportation Plan requires use of Transportation Demand methodology. Transportation Elements and follow-up reports from DKS, Replinger and Associates, County Transportation Department, ODOT. 	<ul style="list-style-type: none"> DKS Consulting to explain methodology at Planning Commission and City Commission hearings. Traffic Advisory Committee voted 9-0 to approve the SECP Transportation element with the addition of any information from consultants DKS (See minutes attached) 	<ul style="list-style-type: none"> Update and refine Traffic Count Information as it becomes available Review and Monitor Traffic Intersections for adequate LOS / V/C ratio Continue to review Transportation SDC rates Refine CIP to accurately reflect cost of identified improvements 	
2.	Transit / Public Transportation	<ul style="list-style-type: none"> Restore transit service to South End Senior mobility options Restoration of Service as economic conditions improve after recession "B. Plan" if Tri-Met union negotiations fail 	<ul style="list-style-type: none"> Plan provides recommendations for Transit See Page 28 of SECP 	<ul style="list-style-type: none"> Legally, withdrawing from Tri-Met is a larger issue not within the scope of the concept plan. City Commission and Public Works Director are working on this issue Tri-Met is kicking off South East Service Enhancement PI process Follow through with recommendations in TSP 	<ul style="list-style-type: none"> Direct Staff to continue to work within framework of Tri-Met Service Enhancement Plan process for the Southeast portion of the District www.trimet.org/sep/ or the city's website at http://www.orcity.org/community/trimet-launches-outreach-process 	
3.	99-E Accident Route Diversion Impacts	<p>South End is an incident route for when 99-E is closed. Closure of 99E occurs 2-3X a year and may impact South End Road</p>	<ul style="list-style-type: none"> Was not identified as an issue in public process. 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Additional Signage and Early Public Information Alerts may be used to notify residents during those events to be aware of the additional traffic and consider alternative routes. 	
4.	Wetlands / Drainage	<ul style="list-style-type: none"> Impacts to water quality areas, detention facilities locations and designs Off-site impacts to a drainages outside of plan area 	<ul style="list-style-type: none"> Natural Resource Sections of Plan Appendix, Chapter 5. Natural Resources OCMC 17.49 - NROD OCMC 13.12 - Stormwater NPDES-MS4 Permit Compliance Drainage Plans must document soil conditions on site and map WQRAs. 	<ul style="list-style-type: none"> Mandatory Standards within NROD Voluntary Standards outside of NROD Public Works has a multi-year work program for NPDES (National Pollutant Elimination Discharge System) Permit Implementation and is in the process of updating the Stormwater Mgmt. And LID standards. Implementation of BMPs 	<ul style="list-style-type: none"> Adoption of BMPS for Low Impact Development Direct staff to Maximize Public Involvement and Input on NPDES permit compliance and LID standards when process begins 	

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5.	Senior dwelling floor plans	Housing that supports aging in place / Mobility Perceived lack of single story homes	<ul style="list-style-type: none"> See Title 11 Compliance Report – Section Housing City code and policies already provide for transitional living, senior living, group homes and cottage housing in Single Family Residential zones. 	<ul style="list-style-type: none"> Code does not prohibit single story dwellings. Market will provide if there is demand. No further action at this time 	<ul style="list-style-type: none"> Direct staff to draft possible incentives for single-story plans or ground floor master bedrooms in Residential Design Standards in OCMC 17.20 in late 2014 as part of city-wide code updates. 	
6.	Additional Access Road	<ul style="list-style-type: none"> Neither TSP nor SECP includes roads through Canemah Bluffs due to jurisdiction, cost and environmental impacts Alternative access routes into area (e.g. Canemah Bluffs) 	<ul style="list-style-type: none"> 2nd Collector loop Road in TSP and SECP to Central Point Rd 	<ul style="list-style-type: none"> None at this time 	<ul style="list-style-type: none"> Coordinate future studies with Clackamas County, Metro and ODOT via Public Works Director and Transportation Advisory Committee if resources become available 	
7.	Infrastructure Transportation Water System Sewer System Stormwater	<ul style="list-style-type: none"> Need for accurate estimates for costs of infrastructure and SDCs update concept plan estimates as new information is made available 	<ul style="list-style-type: none"> See Title 11 Analysis as approved by Metro See applicable updates to the various “Ancillary Documents” (Water, Sewer, Transportation, Stormwater Master Plans) 	Public Works Department is updating the stormwater and sewer master plans 2014-2015.	<ul style="list-style-type: none"> Request regular updates regarding public infrastructure plan updates to Planning Commission 	
8.	SFWB	<ul style="list-style-type: none"> Adequacy of Water Supply 	<ul style="list-style-type: none"> South Fork Water Board Master Plan (updated 2010) 	<ul style="list-style-type: none"> See attached letter from SFWB General Manager John Collins 	<ul style="list-style-type: none"> Direct staff to publicize SFWB conservation plan tools on City website http://www.sfwb.org/index.php/conservation 	
9.	Geologic Hazards OCMC 17.44	<ul style="list-style-type: none"> Public comment – City should adopt slope susceptibility mapping now available at DOGAMI Look closely at existing code to determine if additional standards are needed 	<ul style="list-style-type: none"> 17.44 Code and Maps was updated following Park Place plan. Staff will provide overview. Requires applicants reference all DOGAMI mapping Majority of plan area is flat No unknown deep or shallow slide hazards that were previously mapped are indicated on slope susceptibility maps Some shallow slide potential is indicated where water features and streams cross planning area, where high ground water is indicated, and near engineered cut banks and fill piles. 	<ul style="list-style-type: none"> Public Works and GIS Department is already incorporating this data into the City’s GIS Staff to provide overview of code and mapping updates from 2008 and 2010. City-owned LIDAR data is the basis for the mapping that DOGAMI has done to date City is a DOGAMI partner 	<ul style="list-style-type: none"> Direct Staff to review Factors of Safety, Landslide Deposits and Headscarp Mapping from DOGAMI Amend section .44 to include references to on-line DOGAMI Slope Susceptibility mapping resources as an additional resource. http://www.oregongeology.org/sub/slido/index.htm Link to DOGAMI hazard viewer on City website Oregon HazVu: Statewide Geohazards Viewer 	
10.	Habitat / Tree Preservation	<ul style="list-style-type: none"> Protection of upland habitat, trees and stands outside of mapped NROD areas 	<ul style="list-style-type: none"> OCMC 17.41 Tree Protection Identified parks and open spaces in plan. 	<ul style="list-style-type: none"> None at this time 	<ul style="list-style-type: none"> Review OCMC 17.41 to determine whether additional protection or mitigation is needed via legislative process in 2014. 	
11.	Trails and Open Space	<ul style="list-style-type: none"> Acquisition or dedication of trails and open space identified on concept plan 	<ul style="list-style-type: none"> Code amendment recommendations Plan recommendations for capital funding of parks and trails 	<ul style="list-style-type: none"> City-wide code amendments in 2014 	<ul style="list-style-type: none"> Review city-wide code amendments in 2014 	