

Amy Johnson

From: STEVEN ANDERSON <andersonriskanalysis@comcast.net>
Sent: Monday, April 23, 2018 4:29 PM
To: CityRecorder
Cc: Steve Anderson
Subject: Testimony West Salem Rezone Public Hearing
Attachments: April 23, 2018 City Council WS Rezone Testimony.pptx

ATTN: City Recorder

Attached is my Power Point presentation for testimony before City Council tonight on the West Salem Rezoning project. Please file and add to the materials going to council. Upon receipt, please confirm that it is there and you are able to open and use.

Thank you.

Steve Anderson

Substantive Findings

Adoption of the proposed code amendments and plan and zone map amendments **may be made if the following criteria are met:**

- 1. SRC Chapter 64, Plan Map Amendments, section 64.025:
- (e)(1)(B) **The amendment conforms to the applicable statewide planning goals and applicable administrative rules adopted by the Department of Land Conservation and Development**

Procedural Findings—Staff Report

5 (page 5 of 6)

In addition to the above changes, the Action Plan also recommends allowing Craft Industrial use on the industrial properties along 9th Street NW between Patterson Street NW and Wallace Road NW. These properties are zoned Industrial Park (IP). Rather than create another new zone or overlay along this section of 9th Street NW, **an amendment to the IP zone to allow craft industrial is proposed. This amendment would apply to IP-zoned property citywide.** Under this amendment, up to 30 percent of the floor area of the buildings on an IP-zoned site could be used for the retail component of a craft industrial manufacturing use located on the site

- **No notification (Land Use Goal 1)**
- **No transportation analysis (Land Use Goal 12)**

Land Use Goal 12 – Transportation

OAR 660-012-0060

*5 Analysis Required to Determine Significant Affects: **NOT DONE***

- OAR 660-012-0060 (1)(a)
- OAR 660-012-0060 (1)(b)
- OAR 660-012-0060 (1)(c)(A)
- OAR 660-012-0060 (1)(c)(B)
- OAR 660-012-0060 (1)(c)(C)

February 14, 2018 Traffic Analysis Incomplete *Does Not Comply with OAR 660-012-0060*

- No AM Peak Traffic Analysis
- No Analysis of the Craft Industrial Zone Change on 9th Street (Patterson Street to Wallace Road)
- Various assumptions reducing traffic volumes (*e.g.*, no mixed-use overlays)
- Results are not greater than sensitivity of method accuracy (no way to tell if really different than one another)
- **NOT** a “Reasonable Worst-Case” Scenario for Traffic Analysis as Reported

Traffic Analysis Incomplete

Does Not Comply with OHP 1999 1F.5

- Zone-to-Zone Comparison Not Applicable—Must Consider Traffic Impacts at the End of Transportation Planning Period (OAR 660-012-0060)
- Wallace Road Exceeds Mobility Standards Now (*Staff Testimony Case No. CPC-ZC-18-01; March 2018*)
 - 45,400 ADTs Wallace Road at Glen Creek (ODOT, 2016)
 - 46,200 ADTs Wallace Road at OR 22/Edgewater (ODOT, 2016)
- Any Additional Traffic Volume Greater Than 400 Vehicles per Day is a Significant Impact (OHP 1999 Policy 1F.5) Requiring Mitigation Considerations

Table 4. WSCB Area Trip Generation under Proposed Zoning

Land Use (ITE Code)	Size	Weekday Trip Generation	
		Daily	PM Peak Hour
Individual Land Uses Allowed			
Quality Restaurant (931)	33 KSF	1,662	138
Fast Food with Drive-Thru (934)	14 KSF	3,473	229
Shopping Center (820)	191 KSF	10,662	929
Medical/Dental Office Building (720)	75 KSF	2,652	238
Day Care (565)	13 KSF	995	166
Athletic Club (493)	124 KSF	7,386	739
Apartment (220)	174 Dwelling Units	1,425	149
Industrial Park (130)	3 Acres	177	25
	Total	28,432	2,613

West Salem Business District Action Plan

Traffic Analysis (December 2015)

“The traffic analysis also considered the potential changes in land use, and **determined that improvements to mitigate the traffic impacts** of redevelopment and infill based on the future land use at full build-out **will be required.**”

- **THIS HAS NOT BEEN DONE**
- **PROPOSED REZONE ACTION DOES NOT CONFORM TO APPLICABLE STATEWIDE PLANNING GOALS AND APPLICABLE ADMINISTRATIVE RULES**
- **DO NOT ADOPT UNTIL REQUIRED WORK COMPLETED**

State Highway 221 / Wallace Rd NW Transportation Facility

Transportation Facility Segments	Mobility Standard (V/C)	2012 (V/C)	2031 (V/C)	2041 (V/C)	2016 Traffic Volume (ADTs)	2035 Projected Traffic Volume (ADTs)	Policy 1F.5 Volume Limits (ADTs)
Wallace Rd / OR 22/Edgewater	0.90	1.01	1.39	1.50	46,200	51,300	25,000
Wallace Rd / Glen Creek	0.90	1.07	1.18	1.18	45,400	54,900	25,000
Wallace Rd / Orchard Heights	0.90	0.76	1.08	0.87	34,700	45,800	25,000
Wallace Rd / Brush College	0.90	0.72	0.64	>1.50	18,100	24,700	10,000