



MEETING MINUTES

APPROVED AT THE 2/27/02 MEETING

**CITY OF NEWBERG / YAMHILL COUNTY
NEWBERG URBAN AREA MANAGEMENT COMMISSION
NEWBERG PUBLIC SAFETY BUILDING - 401 E. THIRD STREET - NEWBERG
WEDNESDAY, JANUARY 23, 2002 AT 7:00 PM**

I. ROLL CALL

Leslie Lewis
Steve Ashby

Brett Veatch
Sid Friedman

Warren Parrish

Absent:

Sally Dallas
Alan Halstead

City/County Staff Present:

Barton Brierley, City of Newberg Planning Division Manager
Ken Friday, Yamhill County Planning Division
Barb Mingay, City of Newberg Planning Technician
Peggy Hall, City of Newberg, Recording Secretary

II. OPEN MEETING

Chair Ashby called the meeting to order.

III. CONSENT CALENDAR(items are considered routine and are not discussed unless requested by the commissioners)
None

IV. COMMUNICATIONS FROM THE FLOOR (five minute maximum per person)
None

V. QUASI-JUDICIAL PUBLIC HEARINGS

1. APPLICANT:	Dana White/Providence Health Systems
REQUEST:	Urban growth boundary amendment of approximately 37 acres. The parcels are within Newberg's Urban Reserve Area.
LOCATION:	4100 and 4300 Portland Road
TAX LOT:	3216-1903 and 3216DA-2000
FILE NO:	UGB-4-01
CRITERIA:	RESOLUTION NO.: 2002-04 Newberg Development Code Sections 10.20.030 NUAMC Agreement, Statewide LCDC Goals, ORS 197, OAR 660

OPEN FOR PUBLIC HEARING:

Chair Ashby entered ORS 197, relating to the Public Hearing process into the record, and opened the Public Hearing.

Abstentions/ex-parte contact: Commissioner Veatch said he will be abstaining from deliberation and voting on the matter due to a relative being employed by the Providence Health System.

Chair Ashby said he had conversations with Mr. John Bridges, attorney for Providence Health Systems, last month concerning the procedures for the hearing, no substantive issues were discussed.

Objections: None.

Staff Report and Preliminary Staff Recommendation: **Ms. Barbara Mingay** presented the staff report and staff recommended adoption of Resolution 2002-04, approving the Urban Growth Boundary (UGB) amendment of approximately 37 acres. Ms. Mingay said that Providence is the major health care provider for the community. The applicant is planning to replace the existing hospital with a new medical health facility. One of the properties is currently in the City limits and is not included in this application. The property in question now contains Yost Wine Country Nursery and a bed and breakfast establishment among other vacant properties. The City added adjacent highway 99W right-of-way to the application. The existing public utility systems would be extended to serve the site at time of development.

Ms. Mingay added that amending the UGB does not require immediate availability of utilities, but does require a plan showing utilities could be provided at the time of annexation. Ms. Mingay reviewed the transportation connections designed to serve property south of the site in the future. She indicated that she anticipated a limited use overlay would be placed over the proposed southern bypass route through the property at time of annexation. ODOT and DLCD have identified some concerns relating to access. She noted that the concerns were addressed both by the staff report and by the applicant.

Chair Ashby asked for clarification on where the southern bypass would be located.

Ms. Mingay identified the tentative bypass location on a map. She also presented diagrams showing the location of future streets through the site. Mr. Brierley said that they are general locations and connections only.

Ms. Mingay said that the applicant meets the required criteria for an Urban Growth Boundary amendment. It is a great opportunity to increase the City's job base and the land supply within the UGB.

Commissioner Parrish asked for the URA classification as it pertains to the property.

Mr. Brierley said the URA has been adopted and is a working document. One thing that has changed is that the state formerly required cities to have urban reserve areas and now the State no longer requires URA's. The City's URA is in place and in force. Mr. Brierley said that the southern bypass route has been identified by ODOT.

Commissioner Friedman asked if the residential needs study was adopted. Mr. Brierley said no, but the urban reserve area was. Discussion was held concerning collector streets in the area.

Chair Ashby said that on page 15 of the staff report, it referenced natural habitat and fish which apparently are no longer in existence.

Mr. Bridges said he would be addressing that information during his presentation.

Chair Ashby said he was concerned about isolating the hospital area and what impact it would have on existing City services (police and fire).

Mr. Brierley said he believed that the applicant has made provisions available for the facility itself.

Commissioner Parrish was asked about the Springbrook Oaks Specific Plan and whether or not the zoning for the property was designed for a hospital, and if so, was it a plan to have a hospital at that location anyway.

Mr. Brierley said it was discussed as a possible use that would be allowed. It was designated as a compatible use under the Plan.

Mr. Ken Friday, Yamhill County Board of Commissioners, said it adopted an URA in 1975. Even though the Oregon State Statutes no longer require urban reserve areas, they are an option to be considered. The property was exception land adopted by the County in 1980. The property and surrounding area was committed to a rural residential use. From a planning standpoint, it is no longer considered as farm and forest land.

Commissioner Parrish addressed the DLCD concerns over transportation issues and whether the County agrees:

Southern bypass distribution;
Intersection improvements; and
Some kind of construction of Hayes Street and/or realignment.

Mr. Friday noted the DLCD letter and further noted that the County Public Works engineer reviewed the proposed improvements and stated that the applicant would have to comply with Transportation Rule 5 and comply with the street pattern established.

LATE CORRESPONDENCE:

Ms. Mingay said the City received three letters. Mr. Sid Friedman said he would like to have the letters distributed and the Commission should have a few minutes to read them.

Mr. David H. Brandt, representative from George Fox University, 414 N. Meridian Street, Newberg, Oregon, submitted a letter to the Council in support of the application.

Mr. Frank Dittman, 1217 N. Klimek Lane, Newberg, Oregon, also submitted a letter requesting information and clarification of the proposal.

Mr. and Mrs. Donald Alexander, 1112 N. Klimek Lane, Newberg, Oregon, additionally submitted a letter requesting information and hoped that the City and Yamhill County will base the decisions at hand on what was seen, what is known and what will serve the people of Newberg without destroying the community and causing hardship later on by making an improper decision which is now based on assumptions.

Chair Ashby adjourned the meeting while the Commission read the letters and statements received. The meeting reconvened at 7:45 p.m.

STAFF RECOMMENDATION:

Ms. Mingay said that staff recommended approval of the UGB and application for a future street which modifies the City's Comprehensive Plan, Plan Map, and additional designations as shown on the application.

Chair Ashby reviewed the procedures for providing testimony.

PROPONENT(S):

Proponent: Mr. John Bridges, Brown, Tarlow, Smith & Bridges, 515 E. First Street, Newberg, stated he was representing the applicant. He introduced Mark Meinert (Chief Executive Officer for Providence Newberg Hospital) indicating that he will provide a history of the hospital and plan for medical center; Beverly Bookin, on how we chose this site and other site selection issues; Mr. Todd Mobley will be addressing transportation issues, and Larry Anderson will speak about public utility feasibility and availability for the site. Mr. Bridges complimented City and County staff for the information presented.

Proponent: Mr. Mark Meinert, Providence Newberg Hospital, said he has been with the hospital since 1986. He too commended staff for their precise information and assistance in processing the application. Mr. Meinert presented a Power-point presentation and gave a brief report on the history of the hospital. Mr. Meinert said the Sisters of Providence came to the Oregon area 145 years ago which originally landed in Oregon City who were a part of the Catholic parish of St. Paul. They established the first hospital in Oregon in 1875 (St. Vincent's Hospital first located in downtown Portland, now located on Barnes Road since 1975. The Hospital has made a commitment to the community. Providence Newberg Hospital is a community leader:

- Fourth largest employer in Newberg, a number of physicians associated with hospital (100 physicians that support the community)
- Fourth best health care system in the United States. Three of the seven (7) hospitals in the State of Oregon, ranked Providence one of the top.
- Stable employer
- Patients: 1900 a year
- Emergency Room visits were 11,600 last year

Mr. Meinert defined the Yamhill service area (51,000 people). Mr. Meinert said the Hospital did market research for the Sherwood, Newberg and Tigard areas. Mr. Meinert said the existing facility is 7.3 acres and has limited availability of other acreage for expansion. They are also located on a collector street (Villa Road) but do not have visibility on Hwy. 99W.

Mr. Meinert reviewed the Hospital's commitment to the community:

- Regional medical center
- Expanded services
- Advanced technology
- Health care for the next 50 years
- Quality gateway to our community
- Support of city/state transportation plans

Tape 1 - Side 2:

Mr. Meinert said the central portion of the proposed complex is approximately 400,000 sq. ft. which includes a conference center and medical center which provides ample parking, etc. The Hospital expects to maintain being a community leader in future:

- 300 new jobs by 2015
- Average salary is \$50,000
- New physicians
- In-patient days: 5,300 to 14,000
- Emergency room visits projected to be from 11,600 to 31,000

Commissioner Parrish said as a transplant patient, he does go to the hospital. He would not mind having a new facility and does see it as a need. He would like to approve the application but he has concerns about the entire application. He has knowledge about the health care field (he worked in this area for about 20 years), there is a growing movement from in-patient to out-patient services.

Mr. Meinert said that one of the letters in opposition talks about the number of beds moving from 30 to 40. Mr. Meinert said they are primarily an out-patient diagnosis center. He sees the future being linked directly to tertiary services at the Portland facility. On the out-patient side, the current facility is a 1957 structure, and they cannot meet the growing needs for out-patient and diagnostic services. Their focus would be to provide for state of the art services and not necessarily to compete with Portland and other metro area hospitals. They will significantly increase diagnostic capability due to space increase.

Commissioner Parrish discussed a population increase of 50% by 2020.

Mr. Meinert said the numbers they have are an indication that the population will be in 2015 to 80,000. How do you realistically resolve the traffic problems on 99W from McMinnville to the proposed facility. Discussion was held concerning the ODOT bypass route and how to get around the transportation problems from McMinnville to Newberg. Mr. Meinert said the mass growth comes from the northern part of Newberg, Sherwood and outlying areas. They see downtown Newberg as a transportation disaster. Discussion was held concerning a medical health care facility and the growth from the Sherwood area not having to go through Newberg to get the medical coverage they needed.

Commissioner Parrish asked if the Hospital Board ever approached the Werths and the Austins about relocating the hospital on their property and why has the Hospital focused on the new area.

Mr. Meinert said they need accessibility and visibility (along Hwy. 99W). The Werth and Austin properties were not situated to meet the growth and needs of the community.

Commissioner Friedman referenced table three (3) of the application, and questioned the statistics.

Mr. Brierley said that the population forecast was taken from zip code information.

Mr. Bridges reviewed the employment impact throughout the community. The projections provided are based on 2000 census data and the census population growth. The benefit of doing the project will be staying in Newberg and working in Newberg. People come to live in Newberg because they like the smaller town. If a bypass will be built, it will bring the people around Newberg without having to bring them through Newberg.

Proponent: Ms. Beverly Bookin, 1020 SW Taylor Street, Suite 760, Portland, Oregon 97205, spoke on the site selection process. She is familiar with the residential lands needs analysis. She provided the following regional medical center location options:

- Need 21 acres (4 phases)
- Located on major arterial
- Appropriate zoning (non-residential zoning)
- Serve the needs of the greater community
- Minimize traffic in existing residential neighborhoods

Ms. Bookin said there were only seven (7) sites within the City that could provide the 21 acres needed. They also looked in Dundee and found no applicable sites. They rejected the replacement of the hospital on Villa Road because:

- Too small - maximum available site less than 14 acres (not supporting all four phases of development)
- Costly - \$75 million (½ build-out) vs. \$58 million at new site (discussion was held concerning substantial delay - almost two years longer because the facility would have to be built during operation.
- She noted the State Requirements:
 - Located within existing URA
 - Use "exception" land before prime farm/forest land

- Availability of public services
- She commented that the City of Newberg's vision was met as follows:
 - Best serves community health care needs
 - Reinforces the preferred growth pattern
 - Minimize transportation problems

Ms. Bookin said the site has met all state requirements as well as or better than other designated URA sites. It is the best location from City and Providence perspectives. Ms. Bookin reviewed the property location and current uses. The site is located in areas of likely development and urban services are available. The City is making substantial investments of water and sewer services in the area. For the new patients attracted to the new facility, they will have access to the facility without having to incur traffic congestion. It is the direction in which the City is growing (Hwy 99W to the west). The traffic will be minimized. The northern arterial and southern bypass projects are already in the development stages. The SDC charges will help pay for with the improvements the City will be doing.

Commissioner Friedman addressed the 14 acre existing site (west of Villa) and also the other property directly across the street - medical center location.

Ms. Bookin said that the present location would not provide for much expansion.

Commissioner Parrish asked about how many parking spaces the current hospital has.

Ms. Bookin said there were 298 parking spaces but with the new facility, there would be 1280.

Commissioner Parrish addressed the parking area being too close to Hwy. 99W and how he would like to have the applicant consider relocating the parking to enhance site aesthetics.

Ms. Bookin said it was a conceptual layout dependent upon design review with a more detailed and finalized plan to be submitted later.

Commissioner Parrish said the proposed access is on the south and northeast corner and who has responsibility for those improvements (connector to Springbrook to the two adjoining streets)?

Ms. Bookin said that there would be a possible street connection to the Springbrook Oaks area. The emergency room would have a one-way in access. City staff has indicated that the applicant needs to update the site improvement designs.

Commissioner Friedman asked for clarification on the buildings across from the hospital which are not controlled by Providence.

Ms. Bookin addressed the fish and wildlife habitat question asked earlier. A portion of Springbrook Creek has all the characteristics for wildlife preservation but there are obstructions down stream. If there was a change, they would have to report and evaluate the habitat.

Chair Ashby called for a five minute break at 8:35 p.m. The meeting reconvened at 8:42 p.m.

Mr. Bridges said the problem with locating the hospital on the Austin property was having to travel through residential areas to get to it. Also, the current transportation facilities and the Austin property is not developed to handle that sort of traffic. There are the same issues with Werth property. The Mustard Seed Property is commercially zoned. The site selected can be zoned either residential or commercial. In the staff report, they indicate that they want a connection to Klimek Lane and that will be provided by the applicant. Discussion was held concerning the current facility and the possibility of a split campus (both sides of Villa) and problems crossing a major arterial. The proposed design has the road on the edge of the campus. The Hospital is committed to the gateway to the community. Discussion was held

concerning bio-swales. The building will be built to an environmentally high standard - vegetative strips to retain much storm water in the area so that it is held and not discharged into the creek.

Proponent: Todd Mobley, Lancaster Engineering, 800 NW Sixth Avenue, Portland, Oregon, presented transportation impacts:

- Current site forces traffic to use Hwy. 99W intersections
- Planned regional medical center has better location to avoid congestion
- Medical center traffic has limited impact

He noted that the proposed Medical Center Facilitates two Key Newberg Area Transportation Projects:

- Northern arterial alignment: the project lays the groundwork for such an alignment and facilitates an intersection.
- Southern bypass: the project sets aside right-of-way for the bypass.

Mr. Mobley reviewed the applicable criteria.

Tape 2 - Side 2:

Transportation Summary:

- Proposed location better accommodates traffic growth
- Complements City's two most critical transportation projects
- Minimal traffic impacts with utilization of planned roads

Commissioner Parrish reviewed the letter from DLCD concerning Hayes Street and appropriate revisions.

Mr. Mobley said that he believed there was an error on DLCD's part because a minor arterial is shown as small squares and limited access as larger squares. DLCD mistakenly took the reverse view. Hayes Street is not involved in this proposed development. Discussion was held concerning trip generation and the determination of transportation improvements. When doing a long range forecast, it is assumed that the facilities are in place. The conditions are addressed in the addendum of the TSP report (restricted access).

Commissioner Parrish said that he does not believe that the facility would minimize traffic congestion. With the plan proposed, there will be a lot of traffic generated with conferences and other activities going on.

Mr. Mobley said the traffic will not be 100% new traffic to Newberg (re-distribution). They also accounted for a new user at the old site. The full build out is for the year 2015 and in the interim, the traffic congestion will not be that heavy.

Mr. Ken Friday addressed the County staff report and the email from Bill Gillie. He said the Public Works Director was concerned that the facility as planned would affect the traffic count for the area. Discussion was held concerning siting the facility and assessing the impact.

Mr. Mobley said that similar issues have come up in other arenas. Even without the northern arterial, the proposed plan is in conformance with the City's Transportation System Plan. In the event that it does not go there, it will still function appropriately.

Commissioner Parrish reviewed the design and how it applies to the transportation system plan with the northern arterial following the alignment. Mr. Mobley said the idea may be conceptual, but the traffic problems continue.

Mr. Bridges said that there are some property owners in the area that do not want to see a northern arterial end close to their property. The traffic study point is that they are not relying upon trips to go in a certain direction. If the City and County define their future according to the Transportation System Plan, the applicant will be giving the City the benefit of creating an intersection. Discussion was held concerning the TSP continuing along Hwy. 99W and providing an intersection. Mr. Bridges said the Location Environmental Study identified a larger portion of land for an interchange which is larger than the right-of-way that would actually be needed. Development in this fashion makes sound transportation sense for the City. The Mustard Seed Farm property is zoned C-2. If somebody wants to locate a Target or a shopping center on the property, it would generate as much traffic on one lot as the whole facility would generate on all three lots. The problems existed or will exist according to the Transportation System Plan, prior to this application. If the proposed development was not approved, the City could be in a worse situation with the development of a shopping center.

Larry Anderson, Anderson Engineering, spoke on the public facilities availability and the impact the center would have on the City attracting industrial jobs to the area. The City could not have found a better partner for the gateway to the community and the development of the bypass. The City purchased land to construct a new reservoir and they are routing the line to the reservoir along the southern boundary of the proposed site in order to provide better water service. The City constructed a pump station off Fernwood Road to serve the entire area including the subject property. By doing that, it will attract development in the area and generate funds to help pay for the services. The Hospital is working diligently to come up with a plan that will not block the highway bypass and would further assist and facilitate the northern arterial. The end result is that the regional medical center and the City's plan will be fitting together perfectly. The police and fire departments both have stated that the facility will have no or limited affect on their services and they site the benefits from the mental health holding facility that will be provided.

Commissioner Friedman asked if Hayes Street was correctly located on the map? Mr. Anderson said that in the transportation plan Hayes Street is not shown and the map only deals with major collector streets. The letter from DLCD appears to be incorrect. Discussion was held concerning the development of Hayes Street.

Mr. Brierley resolved the location of Hayes Street, noting that it stops before it gets to Springbrook, continuing along Hayes Street through the Springbrook Oaks property and then on to Brutscher Street. The Hospital plan includes a new public street and a new road which would connect to the southern end of Hayes Street. It was incorrectly stated in the application as connecting to Hancock Street.

Commissioner Friedman asked for clarification of Springbrook Road, and the existing Hayes Street easterly toward Brutscher Street.

Commissioner Parrish asked Mr. Anderson about the water table and drainage around Harmony and Klimek Lanes.

Mr. Anderson said that at the south end of Klimek Lane there is a water source which created the wetland. The development plan reserves area for the bypass and the landscape and bio-swales are incorporated into the parking lot which will handle the storm drainage run-off. The water will be treated in the parking lots before it travels to the storm drainage pipes. One of the solutions for the highway is that they could use the same area (building detention areas). Discussion was held concerning the quality of water. By the time it gets to the stream, it should be without contaminants. The neighbors are concerned about the affect on the wildlife. Mr. Anderson said that he does not feel there is a major problem that is not already addressed.

Mr. Bridges noted Mr. Gillie's letter. The traffic they will generate is dealt with in the TSP addendum. Any additional traffic will be handled by the facility. The DLCD and Gillie letter (County) talks about the applicant not being able to rely upon the bypass in the future. The bypass is in the City and the County Transportation System Plans. There will be STIP funds for right-of-way purchases. Mr. Bridges reviewed the mapping of Hayes Street being a minor

arterial going through the Providence property. The key is actually a limited access highway and not a minor arterial. Even though east of Brutscher, Hayes street is a local street built to the same standards as a collector street.

Commissioner Lewis asked Mr. Mobley about the assumptions in the traffic analysis.

- Looking at the response to ODOT's statements, she was concerned about the assumptions when arriving at the 30% which would be using the bypass. The bypass may not come to pass for some time. For example, one of the assumptions assumes the trips from Dundee would use the bypass (which may not even have an interchange). The St. Paul trips assume a Hwy 219 interchange and this is not a given. She does not see how the Yamhill/Carlton trips are to be included.

Proponent: Mr. Mobley said they did it on the assumption that an interchange would be at Hwy. 219 (preferred alternative). Some of the other trips without access to the bypass (Springbrook) would be considered as they become available. Some of the other communities and their percentage on the bypass are fairly low. They arrived at a factor to estimate what percentage from each community would derive from the bypass. When you get down to the end, if that changes a small amount, it will not have huge impacts on the report. The findings of the traffic impact study would be fairly the same. The impact of outlying areas such as Carlton and Yamhill are minimal, but the impact from Dundee area would be large. Mr. Mobley said that the assumptions would be getting to the bypass and forecast data was used.

Question to Proponent: Chair Ashby said that the assumption the bypass was going to be built, what would it do to the systems already in place? Mr. Mobley said that without additional analysis, the differences from 29%-30% is less significant than certain other areas and the expected traffic growth. The findings would be similar, but he could not make a substantial finding on that information.

Proponent: Mr. Bridges said the concept of the bypass being a facility without interchanges was an idea that existed a long time ago. An interchange at the east and west ends existed as alternatives to remove trips from downtown Newberg and downtown Dundee. Discussion was held concerning the additional interchange at Hwy. 219 enhancing the facility.

Proponent: Mr. Mark Meinert concluded by thanking the Commission for their diligence and thorough review. The Providence Health System is committed to work with the State, County, City and adjacent property owners to overcome the challenges and questions presented. Where we live today, will not accommodate the growth or the needs of the community much longer. Providence is committed to....

- Quality health care services
- Quality jobs to support our local economy
- Cornerstone of the community
- Future needs in health care

Proponent: Mr. Jack Sumner, Providence Health System, did not have any comments.

Proponent: Mr. Allyn Brown, 515 E. Fifth Street, Newberg, Oregon, property and business owner in Newberg. He is an attorney with Brown, Tarlow, Smith & Bridges. He has been on the Hospital Services Area Board who was the watchdog for the community that the hospital maintains hospital care to be the best it can. He was the former Chairman of the Board and is now a member.

Tape 2- Side 2:

Mr. Brown said that the Hospital has been on a campaign with Providence that the community is justified to make a commitment to the area to build a hospital. Discussion was held concerning the creation of a regional medical facility which is state of the art. As a community member, he strongly urged the Commission to look favorably on the proposal. Some aspects concern some

people but it is difficult to grasp what is necessary to meet the needs of the future without expanding.

Proponent: Jim Hirte, 910 SW Viewmont, Dundee, has been a volunteer on the Advisory Board, and stated that as a father, grandfather and local employer, he has seen a dramatic decision on the growth of the community and the future plans for the medical facility. He urged the Commission to support the application. The need is now and with the growth in community, the quality of care is important.

Proponent: Kimberly Dunn, 4505 E. Portland Road, Newberg, lives across from the bed and breakfast and appreciates her great-great grandfather's memorialize his contributions (Mr. Brutscher). Her support from the hospital stems from the growth in the area and prefers the hospital rather than a shopping center facility.

Undecided:

Mr. Donald Alexander, 1112 N. Klimek Lane, Newberg, added additional comments to his letter. He understands the needs for a hospital (best deal and best location). The area is a marsh/wetland and the proposal is for a road in that area. Also, there is a lot of ground water interrupters that drain from other various properties - it will be a building nightmare. The blue heron birds feed in the area which are protected species. He addressed the DLCD letter which was written on January 7, 2002 to the City Planner identifying land use patterns and economic development concerns. Discussion was held concerning alternate sites being proposed by DLCD and how the word (assume/assumptions) were noted. The City needs to rely upon known facts. Mr. Alexander said that the traffic is bad already. Whatever decision the City and County makes, we all have to live with it for some time. He is concerned with the Hospital location providing for a heliport. The location of the facility is located near high powered power lines and the proximity to the airport flight path should be a concern which has not been addressed.

Dr. Richard Kimball, Burns, Oregon, said the property across the road, when it was developed, has created standing water (mud). The property is not a bit wetter than the Springbrook addition property. Dr. Kimball said that he help build the interstate around the City of Des Moines and when he went back a few years ago he noted that the exchanges that are now located in the area were not thought of in the original concept. There were hazardous problems with traffic congestion and resulted in some deaths.

Proponent Rebuttal:

Mr. Bridges addressed the water issue and how the drainage can be engineered to resolve the proposed problems. Discussion was held concerning a stream corridor overlay which will not be developed by the applicant. ODOT may deal with the bypass and water issues connected with their own development. When a highway goes over wetland or water areas, they must mitigate the displacement. There are resources available to help deal with engineering issues, but ultimately, it will be ODOT's responsibility. Mr. Alexander addressed the DLCD letter noting pedestrian friendly traffic. Discussion was held concerning the various zoning designations the City has visioned for development to occur. They are following the vision the City has already set out in the City's Transportation System Plan. The applicant does plan for a heliport pad which is located in the airport overlay zone and they will have to seek and obtain permission to have a heliport but he did not feel it will cause problems or safety risks.

Hearing Closed.

Staff Recommendation: Ms. Mingay reiterated approval of the application based on the staff report, findings and testimony presented.

Mr. Ken Friday, Yamhill County, said that the property is in the URA which could be included in the UGB. The County also approves the application.

Motion #1:	Lewis/Ashby to approve NUAMC Resolution 2002-04 based on the findings and conclusions in both the City and County staff report and the testimony presented.
-------------------	--

Commissioner Lewis said that she does not agree totally with Mr. Mobley's statements on the traffic impact. She does agree with Dr. Kimball's comments concerning the interchanges and development (limited access to the highway). When initially constructed, there will not be an interchange except to go on and off. DLCD has stressed concerns about Hwy. 219 already. The facility functions better with both of the interchanges, but we don't get to pick and choose facilities. She would agree that even if the bypass does not carry the volume it is anticipated, the bypass itself would still meet the State's transportation thresholds. Despite her objection to the proposed analysis, she agrees with staff. She commented on the DLCD letter and finds that some things are similar to the Grand Ronde interchange plan which would bring significant growth to an incorporated city. She supported the facility being located where Newberg has invested in the Springbrook area (specific plan) where Newberg has planned for a mixture of retail and residential facilities which will draw from the Sherwood, Tigard areas.

Commissioner Friedman said he agreed with Commissioner Lewis' conclusions but supported modernization of the current facility. He felt it is a wrong plan in a wrong location. He believed it a poor policy to amend UGB plans when the amendment is requested by an applicant. He thinks the location is not a good location and agreed with points raised by Mr. Alexander and DLCD regarding placing this facility at the edge of town. The edge of town is the wrong location for a major employer or a hospital. Along with the negative affects of taking the employees and customers from the downtown area, it also makes it inaccessible by any other means than private automobile. He is also concerned about the affects about vacating the existing property. What happens to the site? What will be the ancillary effect on the medical offices which will be vacated or will they be relocated to the Hospital (Providence) center? He found the response to the concerns raised by ODOT, County Public Works and DLCD to be inadequate. The transportation piece of the proposal relies upon assumed outcomes which are "up in the air". That is not adequate, in his view, to meet the transportation requirements.

Commissioner Friedman addressed Goal 14 requirements as they apply to UGB amendments:

- Can the proposed use be reasonably accommodated in the existing UGB? In this case, it has not been demonstrated to his satisfaction that the proposed use cannot be accommodated within the existing UGB.
- If the need were just the need for Newberg or a hospital facility that was not trying to grab market share from Sherwood, Tualatin, Tigard or McMinnville, that would be different. He cannot accept the exclusion of the residential and exception lands without further demonstration.

Commissioner Friedman said that the study identifies seven (7) other alternative sites which under current zoning would accommodate the use, but excluded those sites based on lack of access and visibility from Hwy. 99. There are at least four (4) sites which have not been demonstrated with proof that they would not qualify. The existing site would not have to relocate medical offices. Discussion was held concerning satisfying the solution to get pedestrians across Villa Road (elevated walkway or skybridge) and signage. The Werth and Austin property may be the optimal and preferred location for the applicant. Finally, the last of the four (4) is the site on Wynooski. It has good access to the major transportation corridors and to discard that simply because the Providence Health Board wants the Hwy. 99W location to create a retail center to increase market share is not sufficient to approve the application.

Commissioner Parrish said that any negative comments should not be noted as a derogatory reference to the Hospital. The modernization of the facility is necessary. There are two areas that concern him:

- The transportation aspect bothers him. He does respect the letters received from DLCD, Water and Soil Conservation Department, neighbors and ODOT, they all have concerns about EF-40 land. He thinks he will have a hard time with the decision because he would like to see a new hospital, but feels it is not the best location. From a marketing standpoint, being on Hwy. 99W would have it's advantage. However, some hospitals who are placed off a major road, still provide the same level of service. There are so many assumptions with the traffic and the growth projected do not always happen as projected. Commissioner Parrish said that he concurred with Commissioner Friedman's statements. He agreed with the concept and the basis for need, but he has a problem with the location. He will be voting against it.

Chair Ashby said he will be voting in favor and agreed with Commissioner Lewis' statements that it is good for the community.

Tape 3 - Side 1:

Chair Ashby said that if the assumptions prove to be wrong until further growth requires it, the transportation issues are no reason to deny the application. Discussion was held concerning access due to the location. Most people do drive or have other means of moving around the community. Discussion was held concerning the vacation of existing businesses in the current location next to the hospital which could be converted to other offices or businesses. Chair Ashby addressed Goal 14 issues dealing with the needs of Newberg. Chair Ashby said that to take to the logical extreme, if doing a hearing on a paper factory such as SP Newsprint was held, we would only have to find out what Newberg would need. He will vote in favor of the motion.

Commissioner Lewis reviewed Goal 14 and Mr. Allyn Brown's comments made concerning what is happening with the hospital and how they will not be able to compete due to their size and the market that they would hope to serve. Sometimes we have to become larger to stay in business. If we are to confine the hospital in some fashion, very soon the City may not have a hospital. She thinks most of the comments about Goal 14 were designed for residential use and not for business use.

Commissioner Friedman said he agreed and commended the hospital in attempting to modernize them for upgrading their facility. He has a problem expanding the UGB to serve a larger area. It has not been demonstrated that they cannot modernize and upgrade within the UGB, such as the Springbrook Oaks site.

Commissioner Lewis said that the property around Wyooski and Springbrook Oaks have the same disadvantages as mentioned in the relocation of the facility to any location. Since the goal is to become a regional medical facility, she believes that the location on Hwy 99W is critical. She disagreed with the comments made by Commissioner Friedman.

Commissioner Parrish discussed the bypass and how the northern arterial as it currently exists would not be able to handle the existing traffic if the facility is built. He does not feel comfortable with the present transportation problems and how the proposed plans would handle the traffic congestion.

Chair Ashby said that he was comfortable with the testimony presented.

Commissioner Parrish agreed with the marketability concept in relocating the hospital but did not agree with the emergency response being a problem at another location. He mentioned how other property owners who have indicated that their properties were available (Austin and Werth).

Chair Ashby said the Hospital has evaluated their future needs in arriving at this proposal and it would be presumptuous of him to question their needs. Too often we set up the plans and tend to stick with them outside reality.

Commissioner Lewis responded to the accessibility issue and the difficulty of traffic congestion for emergency vehicles. Discussion was held concerning the number of in-patients versus the emergency room visits (estimated 31,000) at the build-out.

Commissioner Parrish addressed whether or not the other locations (Werth property) could cause problems without having the location of the hospital on the highway.

Commissioner Friedman called for the question.

Vote on Motion #1:	The motion failed (2 Yes [Lewis/Ashby]/2 No [Friedman/Parrish]/1 Abstain [Veatch]/2 Absent [Halstead/Dallas].
---------------------------	--

Motion #2:	Friedman/Lewis noted that due to the tie vote, they would like to see the matter referred to the City Council of Newberg and Yamhill County with no recommendation.
-------------------	--

Vote on Motion #2:	The motion carried - (4 Yes [Lewis/Ashby/ Friedman/Parrish] /1 Abstain [Veatch]/2 Absent [Halstead/Dallas].
---------------------------	---

Ms. Mingay said the matter would be forwarded to the Newberg City Council for their March 4, 2002 meeting. Mr. Ken Friday stated that he would be forwarding the matter to the County Commissioners for review and consideration.

VI. ITEMS FROM STAFF

1. Future Meetings: February 27, 2002 - Newberg Riverfront Master Plan.

Commissioner Parrish submitted his resignation due to personal reasons.

VII. ADJOURNMENT

The meeting was adjourned at approximately 10:50 p.m.

Passed by the Newberg Urban Area Management Commission this 27 day of February, 2002.

AYES: 5 NO: 0 ABSTAIN: (list names) ABSENT: 1 (Veatch) Vacant: 1 (Parrish)

ATTEST:

Peggy R. Hall Peggy R. Hall 2-27-02
Recording Secretary Signature Print Name Date

**INFORMATION RECEIVED INTO THE RECORD
AT THE JANUARY 23, 2002 NUAMC MEETING.**

**THIS INFORMATION IS ON FILE AT THE COMMUNITY DEVELOPMENT OFFICE
ATTACHED TO THE MINUTES OF THE MEETING AND IN THE PROJECT FILE IT
PERTAINS TO.**

PROJECT FILE #

LABELS FROM THE 1/23/02
NUAMC MEETING FROM THOSE
WHO GAVE PUBLIC TESTIMONY/
REGISTRATION CARD

***Be sure to add file number by
name*** on each label

UGB-4-01
Donald Anderson
1112 N. Klimek Lane
Newberg, Oregon 97132

UGB-4-01
Larry Anderson - Anderson Engin.
112 N. Springbrook Road
Newberg, Oregon 97132

UGB-4-01
John Bridges - Attorney -at-Law
512 E. First Street
Newberg, Oregon 97132

UGB-4-01
Beverly Bookin
1020 SW Taylor, Suite 760
Portland, Oregon 97205

UGB-4-01
Allyn Brown
515 E. First Street
Newberg, Oregon 97132

UGB-4-01
Kimberly Dunn
4505 E. Portland Road
Newberg, Oregon 97132

Jim Hirte - Providence Newberg
Hosp (UGB-4-01)
501 Villa Road
Newberg, Oregon 97132

UGB-4-01
Dr. Richard Kimball
69327 Crane-Buchanan Road
Burns, Oregon 97720

UGB-4-01
Mark Meinert - Providence Health
501 Villa Road
Newberg, Oregon 97132

UGB-4-01
Todd Mobley - Lancaster Eng.
800 NW 6th, Union Station #206
Portland, Oregon 97209

UGB-4-01
Jack Sumner
1525 Hess Creek Court
Newberg, Oregon 97132