

PLANNING COMMISSION MINUTES
December 9, 2004
7 p.m. Special Meeting
Newberg Public Safety Building
401 E. Third Street

SUBJECT TO APPROVAL AT THE JANUARY 13, 2005 PLANNING COMMISSION MEETING

I. ROLL CALL

Commissioners: **Dwayne Brittell** Philip Smith, Vice-Chair
Richard Van Noord, Chair Nick Tri
Matson Haug

Absent: Louis Larson
Dennis Schmitz

Staff: Barton Brierley
Dawn Nelson
Dan Danicic

II. OPEN MEETING

Chair Van Noord opened the meeting at 7:00 PM.

III. CONSENT CALENDAR

1. Approval of November 18, 2004 Planning Commission Meeting Minutes

MOTION: Brittell/Smith To approve November 18, 2004 Planning Commission Meeting Minutes. [5 Y / 0 N / 2 ABSENT] Motion passed.

IV. COMMUNICATIONS FROM THE FLOOR

V. LEGISLATIVE PUBLIC HEARINGS (complete registration form to give testimony - 5 minute maximum per person, unless otherwise set by majority motion of the Planning Commission)

1. **REQUEST:** Adopt updated Transportation Plan, including amendments to the Development Code
FILE NO.: GR-25-01

Chairman Van Noord - stated that this was the first of two hearings on the Transportation Plan the other will be held on January 13th and is the final meeting subject.

Chairman Van Noord -- Opened hearing called for abstentions and read ORS 197.

Staff report presented by -- Barton Brierley
Turned over to Dan Seeman with Kittleson & Associates

Dan Seeman -- PowerPoint presentation of the Transportation Plan. The TSP is intended to support all transportation modes. It's key issue respond to new bypass in addition calls out safety and capacity improvements for year 2025 demands.

Street improvements called out in the plan

- * Capacity improvements
- * Non Capacity improvements
- * Bike & pedestrian plan
- * Transit

Mr. Seeman covered issues from the Technical Advisory Committee issues and comments. There were additional issues raised by the DLCD they are concerned with the cities ability to provide for roadways outside the City limits.

There is going to be wording included to make recommendations to the County.

The transportation plan with regards to the Bypass shows 8 potential places where the bypass will be crossed. Transportation funding was listed. The City Funded portion of the Transportation improvements equals 17.10 million out of 413.37 million for total transportation system costs in the area for the next 20 years.

Mr Seeman covered the Key transportation issues:

Downtown area options
Street system near ore 219/bypass interchange
Street system near were ore 99W interchanges with the Bypass
Ore 219 rerouting option

Commissioner Smith – Do the numbers you show reflect traffic that is traveling on 219 that is generated from downtown?

Dan Seeman – These numbers are a reflection of cars that actually originated from the south of Newberg. He continued his explanation of the traffic flow.

Commissioner Haug – Will development of the Urban Reserve areas and possible expansion of the urban growth boundary change the densities of travel you show?

Dan Seeman – We have discussed a lot of options for routing of Highway 219.

Commissioner Haug – it seems as if the Ad hoc committee may have new info to bring for the growth of the City that we haven't seen that may impact this.

Barton Brierley – The committee has gotten to point of defining a study area that includes areas to the west and northeast and south. There is really nothing that can be concluded from that. All analysis is based on current growth boundaries. The focus is on writing the plan for current UGB and URA.

Dan Seeman – we have gotten many comments from DLCD about roads outside the city's jurisdiction. He then continued with information from analysis

Commissioner Haug – Discussed the reroute of Highway 219 up Springbrook connect to Crestview. How would that change the concept of northern arterial as it is currently routed?

Dan Seeman – it would impact the size of the intersection at Springbrook. The northern arterial is planned to satisfy an outer loop function. It serves traffic to the east of Springbrook too. A Springbrook connection might reduce but not eliminate the need for northern arterial.

Commissioner Haug – Will the plan to reroute Wilsonville Rd to intersect at 8th Street warrant a signal at that intersection?

Dan Seeman – Yes. A signal would be planned there.

Chair Van Noord – There has been written testimony submitted. Let's ask Barton Brierley to read it out loud.

Barton Brierley – read letters from Oxberg Lake Estates letter expressing there concerns about arterial proposed through their neighborhood and they do not support it.

The following people also submitted letters which were read

Steve C Morash – for Roger Grahm request continuance of meeting 12-9-04 unable to attend

Jack Kriz

Sid Friedman

Alan and Sandra Mason

Leonard Rydell

Public Testimony

Barbara Brooks, 905 S Springbrook Rd, Newberg - property owner, quite shocked when heard hearing was about rerouting of Wilsonville Road. The problem on Springbrook Road is from Wilsonville Road. She feels the information provided is negligible. She feels that the most cost effective use of funds is to make 2nd St. intersection at 219 developed better. She doesn't want more traffic pushed through her neighborhood. Doesn't feel the added traffic on Springbrook will be liveable.

Garren Ingram, 30365 Trailsend Lane, Newberg - He has property off of Corral Creek Rd – (2) 5 acre parcels. He wanted to go on record that my property is negatively affected by these plans. I believe some compensations should be considered such as favorable zoning changes. Would be helpful if people like me who are concerned about their property be kept inform on changes.

David Craig, PO Box 9, Newberg – behalf of Springbrook Industrial Park. He is not necessarily opposed to plan but has some concerns. The plan that he saw there is a divided highway that would limit access to right-in/right-out. I understand concern for safety but am concerned about accessibility for the existing business. Is it wise to proceed with this kind of project when uncertain of bypass issues.

Donald Alexander – 1112 N Klimek Lane, Newberg – His main concern what is listed in proposed new frontage road on the south side of 99W by hospital. Has anyone looked at the wetlands in that area this frontage road cuts through 2 major wetlands. Have done a lot of hard work would like to remind you that ODOT projects that when bypass is completed traffic on 99W will remain the same. We should concentrate on how to alleviate the present day problem.

John Bridges – 515 E First St, Newberg – I would like to speak about frontage road. I understand staff's recommendation is that you go through each of these major issues and make a decision. In respect of the eastern bypass issues, I ask that you not do that tonight. I will have some more technical info for you the next meeting. I have gotten a copy of draft and it does not have the appendix. For people to be able to testify the public needs all available data. We have an engineer looking at need for frontage road. It concerns us that the hospital is spending tremendous amount of money for medical center facility planned out for 40-50 years. We envision a campus-type feel in this area, and we hope it will be pedestrian oriented. Preliminary work on the proposed \$4 million road would only serve 27 parcels and only 38 potential home sites. All of those sites currently gain access through Corral Creek or Trails End. The bypass will not change that fact. Mr Brierley makes the point that he wants to keep the people who live east of the bypass part of the town. The frontage road makes it easier for people to go directly to Portland.

Phillip Grillo, 111 SW Fifth Ave, Portland – representing Providence Health Systems – We would like to update the commission. We have concerns on how to best accommodate bypass between our property and golf course. We are working cooperatively with agencies to work that out. I think that we are close to some interim suggestions. We support fact that you are going to have continued hearings. Submitted letter for the record.

Roger Grahn, 23287 LaSalle, Sherwood– has property that is impacted greatly by this plan. Dismayed by many things. I don't have a good response prepared right now: I have not had enough time to review material. I have Issues with Springbrook Road. I have not found any of the residents to be responsive to the changes that are proposed. Only part of positive response is goal 14 and this issue is in direct contradiction of this goal. ODOT lead me to believe that Wilsonville Road would turn south down to Adolph and tie into Wynyoski, most of residents would prefer that and have Springbrook dead end if this is the case.

Commissioner Haug – comment we may have more than one more hearing.

Barton Brierley – We are excited that we have a full room glad that people have come to listen. We do have Alan Fox from ODOT here tonight if you have questions. At the last meeting you identified several issues you would like to resolve. What I suggest is on issues where we haven't had people indicate they would like to come back to, let's deal with tonight. We can deal with the others after next meeting.

Commissioner Smith -- as a procedural thing I would like to move through them one by one with questions and deliberation.

Chair Van Noord - #2 definitely got the most comments tonight.

Commissioner Haug – The advantage of written testimony is that you get to see specifically what the point of view is by the public. I think it would be useful for the community to have response to written testimony. Perhaps when written material comes in staff can go through it one by one and develop a position on them.

Chair Van Noord – you want to give more weight to written testimony.

Commissioner Haug – I would like to see documented response from Staff to these questions.

MOTION: Haug/Tri To have staff prepare written responses to written testimony submitted for public hearings. [5 Y / 0 N / 2 ABSENT] Motion passed.

Commissioner Smith – I have heard some things in the letters that I liked and disliked so I would turn to staff and ask for a tentative response. We are looking at asking staff to provide a report.

Discussion of above

Chair Van Noord – closed public testimony for tonight

Break for 5 minutes 8:40pm

Reconvened 8:47pm

Discussion of how they were going to proceed

Commissioner Haug – would like to declare ex parte contact during break. The gentleman approached me who was not noticed on this issue want to raise that as an issue that enough notices went out.

Barton Brierley – This is a legislative hearing. We did general notices in the newspaper; any property that had interest was sent notice.

Commissioner Haug – would it be appropriate to ask notices be sent out for next hearing for properties in the general geographic area. I am requesting that if we see that we have a controversial area that we ask notices go out residents in the area.

Chair Van Noord – read item #1 for discussion

Chair Van Noord – consensus 2nd Street Citizen Committee was opposed to this

Commissioner Haug – yes

Commissioner Brittell – We spent a lot of time reading material. I didn't come to same conclusion there was never any recommendation by Council. I think until further research is done, I'm not convinced that this is a bad alternative.

Commissioner Haug – the direction I see staff going stating nothing will happen until bypass goes in then we readdress the issue.

Commissioner Brittell – nor do I, but I don't think it is a good decision to wait.

Commissioner Haug – you want to develop a direction at this point?

Commissioner Brittell – that is the purpose of a 20 year plan.

Commissioner Smith – Council has never firmly excluded this possibility but we have heard testimony against this. And very significant testimony putting 99W on 2nd St would require relocation of fire station. Further testimony 2nd St not engineered to be highway. Staff can prepare a resolution adopting the recommendation listed in plan. Have staff prepare findings for the 2 different options. Haug seconded

MOTION: Smith/Haug To have staff prepare findings for the 2 different options of 99W downtown realignment. [5 Y / 0 N / 2 ABSENT] Motion passed.

Commissioner Smith – cannot wait until bypass is done to work on downtown couplet.

Commissioner Haug – the purpose of findings is the official argument for why you adopted the position.

Barton Brierley – we do plan on having ODOT work on the refinement plan funding to do in the next few years.

Alan Fox – we are working on a draft of work order contains short term and long term 99W refinement plan. Before we embark on that plan we have to get record of decision. Bypass policy requires us to examine jurisdiction of road being bypassed. Discussed going to meet with property owners about Wilsonville Road.

Commissioner Haug – if you recall Illinois/Main/240 connection, there were alternative solutions presented with that project. Are there alternative solution for Springbrook/Wilsonville?

Alan Fox – we only looked for concepts for the connector road.

Commissioner Haug – so this current concept is frozen with no alternatives?

Alan Fox – that is the project we are designing.

Commissioner Brittell – how does this improvement tie in with the bypass?

Alan Fox – We are thinking ahead with the design for this project.

Commissioner Haug – motion open public testimony, Chair Van Noord seconded.

MOTION: Haug/Van Noord To reopen public testimony. [5 Y / 0 N / 2 ABSENT] Motion passed.

Alan Fox – not prepared to answer questions tonight. We will address at the next meeting.

Roger Grahn – discussions with ODOT stated they were going to sue and not going to discuss with anyone. He raised notice issues, tenants in trailer parks were not given notice, nobody knew about this and I couldn't find any business owners who knew anything about this hearing either. As much of an impact as it is going to effect them they need to know.

Commissioner Haug – I believe Council has officially decided that tenants living in rental properties are not required to be given notice.

Barton Brierley – It is not a requirement.

Discussion of information provided to Council they decided not to entitle rental properties to notification.

Barbara Brooks – presented notification that was sent out by City. Unfair to say that we have no option about the redirection of the road.

Commissioner Smith – I have a question of Mr. Fox. He may defer to next meeting. Wilsonville Road is an unsafe intersection. Is that the reason ODOT feels requirement to do something?

Alan Fox – yes

Commissioner Smith – There will be a new intersection with this proposal that will divert Springbrook Road traffic. Will there be increase of traffic on Springbrook Road?

Alan Fox – I will answer at the next meeting.

Commissioner Haug – I recall different options on another site, now we here that there are no options open for this area. Think it would be appropriate to display alternatives and give reasons why they are deemed not appropriate.

Commissioner Brittell – discussed other options about preferred route.

Barton Brierley – The map does show an option conceptually. Wilsonville Road would cross the bypass. That alignment is very specifically vague. We are not sure where it is going to end up after the bypass. Wilsonville Road would connect to Springbrook someway then eventually to 219.

Commissioner Haug – we should explain negatives in writing.

Alan Fox – those plans you are pointing to don't go into the kind of detail. This project was conceived independently of the bypass to address safety issues.

Commissioner Haug – the general public can't discern from drawings that have been displayed previously how it is going to affect them.

Alan Fox – if you decide you can't live with this plan after it is developed it won't be built.

Commissioner Haug – I don't have the alternatives to give any deliberation of them. You need to convince us why you made your choice they way you did.

Alan Fox – I can address that at the next meeting.

Barton Brierley – I'd like to remind Commission where we have been. We have talked about this issue in workshops. It has been based on that process that we came up with these recommendations. Now we are asking if you agree with these recommendations. We can provide you with a memo discussing options.

Commissioner Smith – I think we need to move on to #3

Chair Van Noord - read #3

Commissioner Haug – Mr. Bridges indicated that he was going to supply new info next meeting. I was confused on his position on south frontage road.

John Bridges - Don't build it.

Alan Fox – I want to address in a general way. We have requested 99W interchange and 219 interchange circle be drawn around these areas and these areas exempt from plan and will discuss with residents once the interchange plans are developed. You will be able to approve what is planned.

Commissioner Haug – is that the process used for Wilsonville intersection?

Alan Fox – no, it is not part of the Bypass.

Commissioner Haug – that is why people are feeling left out

Alan Fox – this is a safety project that is a little different than the interchange project. It is not necessarily important to decide the specific issues at this time all of those will be addressed in the interchange area.

Commissioner Smith – The hospital wants pedestrian friendly area, there are wetlands issues, and areas outside our jurisdiction. It is very complicated process.

Alan Fox – We are going to try to address these projects, but I don't know that we will be able solve all issues.

Commissioner Smith – Barton, the planning around 99W bypass is complicated. What we are adopting is it going to be vague?

Barton Brierley -- It is important that the TSP show all the connections. The specifics of small locations appropriate to put off for a refinement process.

Commissioner Haug – how can we add additional direction of what we want to ODOT we can add more than mentioned here. I think if we put in specific wording they will work with it.

Alan Fox - we are currently working on language that will label these areas. We are going to attempt to come up with something that balances what is wanted.

Commissioner Brittell – I don't think middle of the road plan makes sense in terms of the discussion here. I have a question about the disconnection of Benjamin Road. Do we have a plan that shows that area?

Discussion of Benjamin Rd disconnection and Barton clarified northern and southern frontage roads.

Commissioner Smith – recommend we move onto #4.

Commissioner Haug – suggest for consideration for next month add to #3 wording for consideration of medical complex.

Chair Van Noord – read item #4

Commissioner Brittell – I read backup material relationship to task force studying northern arterial. What happened to the recommendation from task force.

Barton Brierley – North side road is in the current plan it extends from 99W to Chehalem Drive. This particular map was before bypass. In workshop when we were looking at that option it was not recommended.

Commissioner Brittell – looking at eastern section of northern arterial, Alan is it true that state will not accept Springbrook to Mountainview as state highway?

Alan Fox – I can't respond to that tonight.

Barton Brierley – ODOT has never said yes or no but based on discussions with them we feel that it is probably unlikely.

Commissioner Brittell – it was interesting that you put all this information in here and the things you are recommending don't address that at all.

Commissioner Smith – impressed by traffic flows presented highway 219 is drawn as continuous state highway, but I think it is 2 different things. It is 219 coming in and 219 going out. Moving 219 around in Newberg is not going to affect traffic that much. Building the northern arterial will affect the traffic flow greatly. The real problem with 219 is a safety issue at the airport. The staff recommendation deals with that. The other problem is area of College from Hancock to railroad tracks. And the other part of the recommendation deals with that. I think we need to approve this.

Commissioner Haug – I agree with you but I would add wording to indicate leave aesthetics they way it was before construction.

Barbara Brooks – the recommendations in #4 if you approve are considerations for #2 also approved?

Discussion of saying yes to #4 doesn't mean yes to #2

Commissioner Haug – additional area of this item in regards to downtown association.

Commissioner Haug – motion to approve #4 with added wording about any reconstruction of College leave the aesthetics in no worse condition than it is beautification to North College especially to maintain tree canopy, Commissioner Smith seconded.

Barton Brierley – I think that is appropriate

Commissioner Haug - #4 & #9 hearings

Barton Brierley I would say yes to both of those this process tonight fulfills that policy.

Commissioner Brittell – I am going to have vote no not because of that because we need to preserve it more. There are a lot of truck traffic despite what the survey says. Gave his reasons for voting no on this item.

Commissioner Haug – in response to concern the traffic study indicate a lot of that traffic coming in to Newberg will take northern arterial and that will help.

Chair Van Noord read #6

Commissioner Haug – emphasize on transportation for children.

Dan Seeman – wording is major generators.

Commissioner Haug – if we specifically state it general public will understand

Commissioner Brittell – point of order we just voted to accept #5, what happened to decision earlier that were not going to make any decisions tonight.

Chair Van Noord – I don't know that we had a motion

Commissioner Haug – there is a resolution to this we can go through same set of issue next month and make sure that we are still in agreement.

All commissioners acknowledge that they are not making a decision tonight that these can be changed next month and are not resolutions.

Chair Van Noord – Addressed bike path issues. Is it old school to ride on a sidewalk or on the roadway?

Barton Brierley – it depends on how old you are.

Commissioner Smith – Commissioner Brittell made good point, recommend to staff that they return this to us next meeting for approval.

10:35 5 minute break

Chair Van Noord closed public testimony

VI. ITEMS FROM STAFF

1. Update on Council items

Nick Tri reappointed to council 2 new members, Devorah Overbay, Daniel Foster

Commissioner Haug – exparte contact, question 2nd St. lowering of highway could we have confirmation from fire and police that they would approve of those conditions.
Barton we can ask them.

Measure 37 adopted ordinance for procedure to handle claims

Commissioner Smith – will process involve Planning Commission?

Barton Brierley – not necessarily involve Planning Commission depending on what Council decides to do they could recommend back to Planning Commission for hearing.

Commissioner Haug – Are the stream corridor zones with all the restrictions are vulnerable under measure 37?

Barton Brierley – The stream corridor says if you want to do things there, there is a process to go through. Mr Grahn is a good example.

Discussion of how Measure 37 works especially pertaining to the stream corridors.

2. Other reports, letters, or correspondence
3. Planing Commissioner Dinner December 15, 2004
4. Next Planning Commission Meeting: January 13, 2005

Next meeting January 13 - First item election of new officers

VII. ITEMS FROM COMMISSIONERS

Commissioner Haug gone all of February

Chair Van Noord – can make available all the documents the commissioners receive can they be available on city website for the public.

Barton Brierley -- we now have that capability

Chair Van Noord – they are available now

Barton Brierley – some are.

Commissioner Brittell -- I noticed at Council they were video taping. Is that broadcast now?

Barton Brierley – not yet. They were doing it as a test project.

Commissioner Brittell – have they given a cost to the Council yet?

Barton Brierley – not yet

VIII. ADJOURN

Chair Van Noord Adjourn 10:50pm

Approved by the Planning Commission this 13th day of January, 2005.

AYES: 6

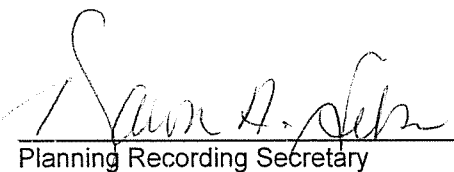
NO: 0

ABSENT:

(List Name(s)):

ABSTAIN:

(List Name(s)):



Planning Recording Secretary

 1/13/05

Planning Commission Chair Date

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