

Roy Gathercoal - thinks market in Newberg is different than Metro area, still believes there are enough citizens who see Newberg as a country setting.

Roger Grahn - requests Commission for more than 5 minutes for public testimony time to speak on items.

V. LEGISLATIVE PUBLIC HEARINGS

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

Chair Smith - opened hearing, called for abstentions, conflicts of interest and objections to jurisdiction explained that the public was going to be limited to 3 minutes to speak due to the number of people present.

Commissioner Brittell - wanted clarification on time allowed intention to give standard 3 minutes and can vote to extend time.

Commissioner Haug - motioned to accept 3 minute limitation, Commissioner Tri seconded.

Commissioner Larson - wanted to comment in the 4 years he has been on the Commission there has always been 5 minute published time. He feels 5 minutes is limited as it is, doesn't approve of 3 minute limit.

Discussion of testimony time limit, it was decided to go ahead with 5 minute limit of testimony time and Commissioners could decide to give more on a individual basis if needed.

Staff Report Presented by - Barton Brierley

Barton Brierley - gave an outline of report. Dan Seeman consultant from Kittleson & Associates will present and focus on 2 topics - the plan changes near Wilsonville/Springbrook intersection, and the plan change at east bypass interchange.

Dan Seeman - presented December 2004 draft of the TSP which reflects a number of comments from tech advisory committee.

TAC comments on December 2004 draft included
Northern arterial near Oxberg Lakes Estates
Springbrook Rd closure across RR tracks
Easterly access from Springbrook Oaks to Corral Creek
New E-W street #10 may not depend of ODOT for funding
Street standards issue deferred to '98 TGM Study
Block length perimeter codes should be removed from TSP
Finance section needs to acknowledge a deficit in SDC.

Commissioner Haug - items 1/2/3 you didn't give Yamhill Co position although you stated they had issues with these items.

Dan Seeman - item #1 - Yamhill Co expressed concern about it but don't really have solution want to initiate discussion the same for item #2, item #3 there have been concerns from residents about this connection.

Mr. Seeman spoke on the key transportation issues
ORE 219/bypass interchange
99W/bypass interchange

Commissioner Overbay - what is IAMP stand for?

Dan Seeman - interchange area management plan - he then explained how they work

Commissioner Haug - on first 3 issues from TAC what are the time lines for finalization of these plans is there time for separate hearings for these 3 issues to reach a solid decision.

Barton Brierley - #1 - we are making no change to existing plan on that item. When we get closer to construction we will engage all parties to be involved. #2. RR Springbrook issue - intend on having hearing in a few months we would like to engage a public process in considering that, #3 Service Rd - this hearing is to consider putting it in the plan. When it gets closer to time to construction we will engage residents to determine exact location. We will be talking with County .

Commissioner Haug - is it necessary to include in plan now or could we amend the plan to include later?

Barton Brierley - you can always amend the plan, you could adopt it now and make changes in the future.

Dan Seeman - it says throughout the plan for projects outside of the UGB area the plan clearly says subject to the county action.

Alan Fox - ODOT - Project Manager for Wilsonville/Springbrook

Mr. Fox recapped after last hearing there were a number of significant issues raised about this project. ODOT was asked to report what the alternatives were that ODOT looked at and talk about traffic volume impact on Springbrook Rd north of Wilsonville Rd. He reported about the neighborhood meeting held the previous week - 20 residents appeared. They answered some concerns. He emphasized that this is a separate project from the bypass and it is funded separately it has arisen because the intersections safety issues, he presented some statistics to support ODOT's decision.

Mr. Fox then reviewed alternatives that were represented in the TSP, the problem they had in common was that they run through exclusive farm land outside Newberg urban growth boundary, which requires a conditional use permit from County and it is very unlikely they would be granted.

Mr Fox then reviewed the other alternatives that ODOT considered

1. 2 signals 8th St. & Wilsonville Rd, disconnect Springbrook additional signal at Wilsonville Rd would be required to provide safe turning this option would disrupt traffic flow and cost within throw away area.
2. This option would require conditional use permit still extra signal increase cost in throw away zone.
3. Excessive motor delay with a 5 legged intersection
4. T intersection - decreases local connectivity would likely need additional signal
5. Roundabout @ Wilsonville, reduce traffic speed doesn't work because dissimilar traffic volumes between the roads.
6. Couplet, route north bound and south bound traffic off of Wilsonville

He then reviewed the project as proposed, disconnect Wilsonville Rd run traffic up Springbrook to a new 3 lane cross street, Springbrook south turning into new street with new signal at Hwy 219 & 9th street would be realigned to signal. Dedicated right turn and a left turn lane with improvements to ORE 219.

Commissioner Brittell - existing intersection Wilsonville commercial properties - no direct access to 219

Commissioner Haug - Springbrook cul-de-sac option would it be a problem to have 3 synchronized lights.

Angela Kargel - signals could be somewhat synchronized but heavy traffic on side streets would cause stop and go traffic.

Chair Smith - why a new cross street?

Alan Fox - 2nd street is a substandard intersection and would require major renovation. They looked at other option @ Villa Rd but it already has problems.

Commissioner Foster - if you get rid of second light at Wilsonville Rd what about emergency services accessing that area? Will it be a problem?

Alan Fox - we have had other projects where the response time was a lot longer.

Commissioner Foster - were the majority of accidents from turning right or left off of Wilsonville Rd?

Alan Fox - crossing traffic flow.

Alan Fox - would like to respond to traffic increase on Springbrook - not going to happen we have letter for record from traffic analyst it shows north and south traffic would both decrease.

Commissioner Foster - are there going to be other improvements to Springbrook?

Alan Fox - the intersections.

Commissioner Foster - are there turning issues for business in the triangle?

Alan Fox - no

Commissioner Overbay - What percent of Wilsonville Road traffic is turning into Newberg versus St Paul?

Alan Fox - I don't know the percentage. The number of movement is represented in the letter.

Discussion of traffic analysis numbers, they were not taken specifically for this project.

Barton Brierley - reviewed written comments submitted both before and after packet distribution.

Chair Smith - 10 minute break resume 8:54pm

Chair Smith - I don't think we are going to conclude business in tonight's meeting

Commissioner Haug - motioned to continue public hearing to date to be determined, Commissioner Tri seconded.

Chair Smith - we are going to cut off public testimony at 11:00pm

Public Testimony

Jack Swonger, 816 S St Paul Hwy, Newberg - owns 2 acres industrial property with the only outlet onto ORE219. The value of the property was rated based on access to 219 and was about one quarter of the property value. He is concerned about losing his property to ODOT and is against Wilsonville/Springbrook realignment.

Discussion of location of his property and how new road will impact property.

Blake Williams, 4500 NE Blueheron Ct, Newberg - He is the President of Oxberg Lakes Homeowners Assoc. - it includes 30 homes in the subdivision and 40 homes in water district. They have provided written testimony at the last meeting and are still waiting for response. Concerned about environmental impact of proposed road through the neighborhood. The association asks the Commission not to adopt plan until they can find out from county what their needs are.

Barbara Brooks, 905 S Springbrook, Newberg - she had 2 items to discuss - the first is the intersection ORE219 & 2nd street she agrees with reduction of grade but disagrees with RIRP she feels it would create problems with emergency services. The second deals with Wilsonville/Springbrook intersection she feels it is not a viable choice. The intersection the way it is proposed will take out 2 acres of industrial zone from UGB, in her opinion she feels a 4 phase signal would work and gave instance from region one where it works.

Commissioner Haug - problem with your testimony I can't follow along with a map would you be able to submit a map itemizing the points you made tonight.

Barbara Brooks - on the tax assessors map there is a tax lot in the intersection that is not yet blocked, I would like to know who owns tax lot where Wilsonville Rd. is getting disconnected.

Commissioner Smith - in regards to your emergency response on 2nd street concerns with the RIRP would not provide such access if the intersection could not be overruled by emergency vehicles.

Barbara Brooks - not enough information from the TSP. She thinks there are too many lights in short span proposed for Springbrook Rd.

Commissioner Haug - you say that Milwaukie has intersection similar enough to ours to warrant comparison. Could you give us the address please.

Barbara Brooks -The intersection is at 37th/HWY 224 in Milwaukie

Phil Grillo, 111 SW 5th Ave, Portland - represents Providence Hospital - spoke about his Jan 5th letter and exhibit 'A' map. He has worked since last hearing to come up with language to protect hospital in regards to alignment. Ask that you adopt specific language described in letter that has been worked out with ODOT.

Chair Smith - the hospital wants to push bypass to SE as far as possible?

Phil Grillo - that is correct .

Commissioner Brittell - has any contact been made with CPRD as to how this will affect golf course?

Phil Grillo - there was a joint meeting with ODOT and park district I'm not certain whether they have read this but they knew what our intent was.

Commissioner Haug - I would like to clarify that staff has approved the proposed conditions.

Barton Brierley - yes

Commissioner Overbay - are these changes to language or changes to TSP?

Phil Grillo - both

Lorraine Hall - 114 S Center St -representing 2nd street citizens committee -discussion of developing a process that could be used in regards determining to moving 1st street traffic onto 2nd street as submitted in letter.

Commissioner Haug - Has staff had a chance to review this letter?

Lorraine Hall - no.

Chair Smith - commented how he thought it remarkable that this citizen group that has opposed this subject every time it has come up and instead of continuing to dig in heels they have proposed a process to deal with this.

Gordon Hall - submitted written testimony.

Bruce Brown, 1001 S Springbrook, Newberg - speaking for his brother Brian owner of Cecil Brown business - most of his points have been covered by others and he would like to donate his time to Roger Grahn.

Grace Schaad - 31525 NE Schaad Rd, Newberg - in regards to the Oct 2004 TSP she requests on page 129 that Springbrook Oaks drive not have access to Corral Creek road except for emergency access .

Chair Smith - why?

Grace Schaad - Corral Creek cannot accommodate the 2nd access for all the new residences being put in.

Chair Smith - You are concerned about traffic from development.

Discussion of size of Corral Creek and not able to handle additional traffic.

Cathy Stuhr - Springbrook Specific Plan requires that it be that way within the subdivision plan.

Discussion of how this area is accessed.

Commissioner Haug - to staff: is that your understanding of that little section of road?

Barton Brierley - for subdivision it must be accessible for emergency but in dedicated right of way for conversion at later date to street. It is in the subdivision approval.

John Bridges, 515 E First St, Newberg - represents Providence Hospital and CPRD - do not want to see what is labeled as item #10 crossing under bypass. It will create dangerous situation on the medical campus that will serve only a few homes. The dangerous situation - potential 480 peak trips through campus - we want to protect pedestrian traffic across Providence Drive. Campus will be on both sides of Providence Drive. The second situations is there are only 38 home sites that would utilize this road, thirdly don't want to encourage growth east of the bypass. We would like Council to put specific conditions on Providence Drive - we would like it designated a minor collector or make it a local street and designated as non truck route.

Steve Morash, 1211 SW 5th Ave Ste 1600, Portland - attorney Schwabe, Williamson & Wyatt representing Roger Grahn - ODOT didn't address project criteria I am going to focus on criteria 5a - testimony of Wilsonville/Springbrook/219 we are posing the best option for this as signaling this intersection, not the ODOT proposed option. Quoted goals from city plans and state plans to support this option.

Commissioner Overbay - the suggestion is to put light at Wilsonville/219/Springbrook?

Discussion of traffic flow with 2 signal lights with the current street alignment.

Cathy Stuhr, 31100 NE Fernwood - primary concern impact on county roads and coordination of the city with the County. Need to strengthen language in regards to coordination between entities. Concerns about east west connectivity road onto Corral Creek.

Commissioner Brittell - do you not have concerns about Fernwood intersection with Corral Creek?

Cathy Stuhr- Yes. We have testified before on that issue we have been told that traffic is going to be encourage to turn right on Fernwood Rd from Springbrook project.

Commissioner Haug - section 67 made reference cooperation between entities.

Mike Gougler, 5241 Windsor Terrace, Lake Oswego - for the record agree with Grace Schaad and Cathy Stuhr. We cannot change the east-west road without approval. We agreed to it because Planning Commission requested it be constructed to neighborhood standards. Emergency is the only use that is allowed by the county. Development has been designed to accommodate all traffic exiting on to Fernwood west. We support the frontage road because we said we would.

Discussion of road between Springbrook and Corral Creek and the frontage road .

Commissioner Haug - are there any proposals that you would disagree with this?

Mike Gougler- No. My intent was to stand up in support of the staff report that was presented.

Roy Gathercoal, 2504 Haworth Ave, Newberg - he feels the bus system in Newberg is unusable. We need to have bus connectivity between home and park and ride current is inadequate, we must be more explicit in regards to public transit. He also presented some information on sidewalk - schools - sidewalks have to be present for 1000' from school but bus only 1mile for elementary and 1.5 mile for middle and high school. Total sidewalk gaps equal about 5 miles and he feels that is not insignificant. He feels we need to get out of auto-centric view - pedestrian walkways can go where roads can't .

Commissioner Haug - how would you fund these walkways?

Roy Gathercoal- treat them the same way as automobile.

Discussion of where you would find these right of ways

Bonnie Heitsch, 1162 Court St, Salem- department of justice representing ODOT - does continuance of testimony extend to written materials also?

Chair Smith - yes.

Alan Fox - Ms Heitsch inquired because going to submit letter on the bypass issues. He doesn't claim to have all the answers to all these issues doesn't think it is necessary that we iron out all these issues at this time. He then read comments from letter submitted. ODOT does support the agreement submitted by the hospital. He went on and explained intentions east/west bypass connection.

Commissioner Haug - Wilsonville intersection - first alternative analysis what were the other reasons for elimination?

Alan Fox - have taken good notes on comments tonight will come back with those answers in a letter.

Chair Smith - cut off public testimony at 11:00 will continue at next meeting.

Discussion of next meeting date

VI. ITEMS FROM STAFF

Barton Brierley - should put some parameters on the next meeting like written testimony to be submitted by 5pm January 19th.

Discussion of issues with getting info in by the 19th not enough time, decided written testimony to be left open until next meeting.

1. Update on Council items

Barton Brierley - we are working on fun project banners in downtown Council has approved the first set of banners to be displayed.

Commissioner Haug - are affordable housing issues being addressed in Ad Hoc?

Barton Brierley - yes, to some extent.

Commissioner Haug - what are we going to do about ADA requests?

Barton Brierley - staff has taken the recommendations that have been given very seriously Council is starting to formulate a strategy to handle them.

2. Other reports, letters, or correspondence

3. Next Planning Commission Meeting: January 26, 2005

VII. ITEMS FROM COMMISSIONERS

Commissioner Haug - information for the new commissioners I feel I have benefitted from training seminars.

Barton Brierley - there is a group that does training specifically for planning commissioners when it becomes available we will let you know.

Commissioner Larson - intersection of Juniper and Edgewood the material used on crosswalks in the round has opened the city to slipping and falls.

Commissioner Overbay - Roundabout @ Brutscher: water is on and causing ice.

Discussion of property that Stanton Ind. was interested in and how it is in the path of the bypass and then the change in zoning on that piece of property and how it came about.

VIII. ADJOURN

Chair Smith - adjourned meeting @ 11:26pm

Approved by the Planning Commission this 10 th day of February, 2005.

AYES: 5

NO: 0

ABSENT: 2
(List Name(s)):
Foster
Haug

ABSTAIN:
(List Name(s)):

Susan A. Smith
Planning Recording Secretary

Philip D. Smith 2/19/05
Planning Commission Chair Date