

## MEETING MINUTES

**CITY OF NEWBERG / YAMHILL COUNTY  
NEWBERG URBAN AREA MANAGEMENT COMMISSION  
Newberg Public Safety Bldg. - 401 E. Third Street, Newberg, OR  
Tuesday, September 30, 2008, 7:00 PM**

### **I. ROLL CALL**

#### Members

Present: Matson Haug (Chair)                      Michael Sherwood                      Roger Currier  
             Sally Dallas                                      Alan Halstead                              Leslie Lewis  
             Warren Parrish

#### Staff

Present: Barton Brierley, City of Newberg Planning and Building Director  
             Elaine Taylor, Associate Planner  
             Ken Friday, Yamhill County Planning  
             Jennifer Nelson, Recording Secretary

#### Others

Present: Lewis Schaad, Grace Schaad, John Bridges, Julie Fugate, Matt Wellner,  
             Charles McClure, Naomi Zwerdling

### **II. CONSENT CALENDAR**

1. Minutes of the December 12, 2007 meeting.

**Mr. Ken Friday, Yamhill County Planning**, submitted written an amendment to his final comments on page 8 the minutes and read them aloud for the record (see official record for full report).

**MOTION #1: Currier/Halstead** to approve the NUAMC minutes from December 12, 2007 as amended. (7 Yes/0 No/1 Absent) Motion carried.

### **III. COMMUNICATIONS FROM THE FLOOR**

Seven citizens were present at the beginning of the meeting, and they were offered the opportunity to speak on issues not on the agenda. No additional items were brought forth.

### **IV. STAFF UPDATES**

1. Urban Reserve Area – Status

**Ms. Elaine Taylor, Associate Planner**, presented the staff report. Handouts of the Power-Point presentation were provided which are available for public review (see

official meeting packet for a full report). The 2007 URA has been submitted to the Land Conservation and Development Commission (LCDC) for a hearing on 12/4/2008 and 12/5/2008 in Tillamook; four objection letters have been received.

**Chair Matson Haug** asked for an approximate turn around date for the LCDC hearing. Staff could not determine a time frame.

**Mr. Friday** was unsure as was staff indicating the first time only exception land was taken in and there may be more questions with this URA.

## 2. South Industrial Plan – Status

**Ms. Taylor** presented the report indicating several needs for the South Industrial Plan including keeping large industrial sites intact and providing clear infrastructure plans to minimize risks for developers and giving clear vision to land owners (see official meeting packet for a full report).

**Commissioner Alan Halstead** asked how much industrial land was lost when the Austin family changed the zoning to commercial in the NE portion. Staff was unsure and stated they would research this but estimated 20-25 acres.

**Chair Haug** asked if any lands in the South Industrial Plan (SIP) are bound in the URA. Staff stated there were some lands directly involved and discussed a grant, future community meetings, and the process involved.

**Commissioner Warren Parrish** asked if this was a separate grant for SIP or if it comes from same source. Staff explained there were different parts, the SIP would be more on the economic development side and the Transportation plan would come from growth management.

**Chair Haug** invited audience members to ask any questions they had.

**Ms. Julie Fugate** asked if there were any schedulers for start up of the process. Staff replied there was no date but the plan was for five to six months.

## 3. Transportation System Plan Update for new URA – Status

**Ms. Taylor** presented the staff report highlighting the need to determine what NUAMC's role should be (see official meeting packet for full report).

**Commissioner Parrish** asked for clarification of the intent for NUAMC when it was started and the criteria given.

**Mr. Barton Brierley, Planning and Building Director**, discussed NUAMC's role in amendments to the Urban Growth Boundary (UGB) and changes to the comprehensive

plan outside of the City limits but in UGB. He also spoke of the general intention for any comprehensive planning items needing to be adopted by both governing bodies, the City and the County, to be brought before NUAMC to make recommendations that could be accepted by both entities.

## V. SOUTHEAST TRANSPORTATION PLAN STRATEGY

**Ms. Taylor** presented the staff report noting City Council remanded the decision back to NUAMC. The determinations that needed to be made included what NUAMC's role should be, how the road improvements should be sequenced, and how the Southeast area should connect to Hwy 99W (see official meeting packet for full report).

Discussions followed concerning the reasons the SE Plan was not accepted and the removal of the east/west connector, as well as the alternatives for handling the TSP strategy from here.

**Commissioner Halstead** stated that when this commission was established, the directive was to coordinate planning development between the City and County and if this NUAMC does not do this then they would not be upholding the responsibility given to this body.

**MOTION #2: Halstead/Sherwood** to accept the City's remand the SE TSP to develop and recommend a revised plan that both the City and County can adopt. (7 Yes/0 No/1 Absent) Motion carried.

**Chair Haug** recessed for five minutes at 7:50 PM.

**Ms. Taylor** referred to the evaluation packet to review the seven different connection concepts for the SE area to 99W.

**Commissioner Parrish** asked if there would be another current transportation study conducted. Staff replied the consultants would come into play once the preferred alternative had been narrowed down because they could not look at everything.

**Ms. Naomi Zwerdling**, ODOT Transportation Management Group Planning, discussed her role and some of the process for evaluating the transportation plans for the whole URA; she felt discussing technical analysis at this point was premature.

**Commissioner Parrish** asked about the coordination of the LCDC with her department. She replied they were separate departments at the State and there was feedback from LCDC.

**Ms. Taylor** asked the commission if they were comfortable with the evaluation factors discussed in her presentation and if the plan should address sequencing. There was a

consensus of agreement on the evaluation factors and clarifications of what sequencing entailed were discussed.

**MOTION #3: Halstead/Sherwood** to adopt a plan for sequencing the improvements as part of the program. (7 Yes/0 No/1 Absent) Motion carried.

Discussions followed in reference to the map and the various connection options. Due to technical difficulties, the map was unable to be projected for the audience and commissioners to see and discuss alternatives without confusion. The commission attempted to work through the first few options but determined it was not productive without the map projected.

**MOTION #4: Parrish/** to table deliberations of the Southeast area connection to 99W. Motion failed for lack of a second.

Suggestions were made to update the maps with visible street names, improve the graphics, and separate the different options from the larger map.

**Ms. Grace Schaad** pointed out that option one was stated as having no connection, which is as it is now. She corrected this stating that having terminated access there is not as it is now.

**Mr. John Bridges** stated it was difficult to follow the discussion both now and while listening to audio recordings afterwards and did not think continuing discussions tonight would be productive.

Discussions followed to see if anything was missing that needed to be included. It was also recommended to conduct a site review of the various options as a group to get a better idea of the map and topology.

**Commissioner Parrish** suggested having the tour stops coordinated with packets so the commissioners could see how it would affect the area.

**MOTION #5: Halstead/Parrish** to conduct a tour of the areas with information packets to understand the various impacts of the alternative connections. (7 Yes/0 No/1 Absent) Motion carried.

**Mr. Matt Wellner, Planner/Project Manager for Metropolitan Land Group,** wanted to ensure flexibility would remain for the frontage between connection alternatives 4.1 and 4.2 even though they were not being discussed tonight.

**MOTION #6: Halstead/Currier** to table deliberations. (7 Yes/0 No/1 Absent) Motion carried.

**VI. 2009 UGB STRATEGY**

Ms. Taylor presented report (see official meeting packet for full report).

**VII. OTHER ITEMS FROM STAFF**

None.

**VIII. ITEMS FROM COMMISSIONERS**

None.

**IX. ADJOURN**

**MOTION #7: Dallas/Currier** to adjourn the meeting at 8:53 PM. (7 Yes/0 No/1 Absent) Motion carried.

Passed by the Newberg Urban Area Management Commission this \_\_\_ day of \_\_\_\_\_ 2008.

AYES:

NO:

ABSTAIN:  
(list names)

ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary Signature

\_\_\_\_\_  
Chair

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**Elaine Taylor**

**From:** Barton Brierley  
**Sent:** Monday, November 24, 2008 8:52 AM  
**To:** Elaine Taylor  
**Subject:** RE: NUAMC Appointments

Reso. 2636 states:

**3. The NUAMC member that City Council appoints to represent the New  
Involvement Advisory Committee shall have a three-year term.**

Although it is not explicit, I would say the alternate's term would be the same as the main member's term. I would

#1: Prepare a memo to the PC asking them to volunteer to be an alternate. There's no saying Phil will re-up.

#2: If Phil does re-up, I would simply do an explicit motion that appoints him as an alternate for both the main and Citizen positions til then end of 2011.

#3: If someone else steps up, I would appoint that person as an alternate for both positions until the end of his PC term of office.

#4: Work with Norma – she is supposed to be preparing the RCAs for these.

Barton Brierley, AICP *Planning and Building Director*  
City of Newberg *Ph: 503-537-1212*  
P.O. Box 970 *Fax: 503-537-1272*  
Newberg, OR 97132 *e-mail: [barton.brierley@ci.newberg.or.us](mailto:barton.brierley@ci.newberg.or.us)*

*ET - send what  
I have to Norma.*

---

**From:** Elaine Taylor  
**Sent:** Friday, November 21, 2008 6:06 PM  
**To:** Barton Brierley  
**Subject:** NUAMC Appointments

I started to put together the NUAMC appointee RCAs, but hit a snag. Our RCA for appointing alternate members to NUAMC suggested, in the Background section, that "If another member of the Planning Commission is appointed to serve as an alternate for th Planning Commission representative, that person could also be appointed as the alternate to represent the citizens of Newberg. Planning Commission members have been asked to consider applying for the alternate position. To date, one application has been received (attached), from Phil Smith." On April 17, 2006, Phil Smith was appointed the alternate member to NUAMC from the Planning Commission. In the minutes, no mention was made of Phil Smith (or anyone else) being appointed as an alternate Citizen Involvement representative to NUAMC. In fact, the minutes never mention a need the alternate Citizen Involvement representative position. The motion was to appoint "Phil Smith as the alternative member from the Planning Commission."

The RCA of 12/4/06 for 2 new NUAMC members included an "Attachment A" listed Phil Smith as the Alternate for Newberg Citizen Advisory Committee and Planning Commission representative appointed by the City on 4/17/06.

My problem:

Phil's Term as Alternate NUAMC representative expires with his term on the Planning Commission, since that position must be a member of the Planning Commission.

Phil's Term as Alternate NUAMC representative is unclear for two reasons:

- 1) The minutes of 4/17/06 do not show that he was ever appointed to the position.
- 2) No terms have ever been set for alternate members of NUAMC.

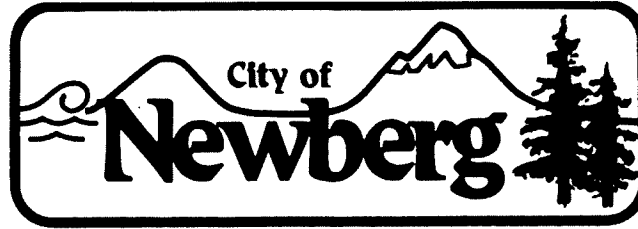
Proposed solution:

Submit a Request for Council Action for a simple resolution setting terms for the alternate positions, and clarifying any other potential issues (e.g., process and criteria for selection and appointment).

Submit a Request for Council Action (combined with reso setting terms?) for a motion to appoint alternative NUAMC representatives for all three positions.

Thoughts?

City of Newberg  
414 E. First Street  
P.O. Box 970  
Newberg, OR 97132



City Manager  
(503) 538-9421  
(503) 538-5013 FAX

## Planning and Building Department

P.O. Box 970 • 414 E. First Street • Newberg, Oregon 97132 • (503) 537-1240 • Fax: (503) 537-1272

### MEMORANDUM

November 24, 2008

TO: Newberg Planning Commission

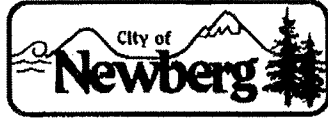
FROM: Barton Brierley, AICP

SUBJECT: Upcoming Vacancies on Newberg Urban Area Management Commission

The City of Newberg is seeking applications from members of the Planning Commission to serve as an alternate member of the Newberg Urban Area Management Commission (NUAMC). The Commission hears requests for Urban Growth Boundary Amendments and other land use items in the Newberg Urban Growth Boundary and Urban Reserve Area. Its duties are to hold hearings, make findings, and present its recommendation to the Board of Yamhill County Commissioners and the Newberg City Council. Meetings are held quarterly, or as needed.

The seven-member Commission includes three members designated by the Board of Yamhill County Commissioners, three members designated by the City of Newberg, and one member-at-large chosen by the other members of NUAMC and ratified by the City Council and County Board. The members designated by the City must include one member of the Newberg Planning Commission, the mayor or a member of the Newberg City Council, and one member of the Citizen Advisory Committee. The current vacancies on NUAMC are the position that must be filled either by the mayor or a member of City Council, and the alternates for the NUAMC members that represent the Planning Commission and the Citizen Advisory Committee. An alternate member receives all materials sent to NUAMC, but does not need to attend meetings unless the regular NUAMC member cannot attend. NUAMC Commissioners and alternates serve a three-year term of office. The terms of members who represent the Planning Commission and City Council end with their primary appointed or elected term of office. All members of NUAMC serve without compensation.

If you are interested in serving as an alternate member of NUAMC, please complete an application and send or bring it to Norma Alley prior the Planning Commission meeting on December 11, 2008.



**MEETING MINUTES**

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NEWBERG URBAN AREA MANAGEMENT COMMISSION  
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**I. ROLL CALL**

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Staff

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Elaine Taylor, Associate Planner  
Ken Friday, Yamhill County Planning  
Jennifer Nelson, Recording Secretary

Others

Present: Lewis Schaad, Grace Schaad, John Bridges, Julie Fugate, Matt Wellner,  
Charles McClure, Naomi Zwerdling

**II. CONSENT CALENDAR**

- 1. Minutes of the December 12, 2007 meeting.

**Mr. Ken Friday, Yamhill County Planning**, submitted and read into the record a correction to page 8 of the minutes to include the text of his final comments on the Maerz/CPRD application (see official record for full report).

**MOTION #1: Currier/Halstead** to approve the NUAMC minutes from December 12, 2007 as amended. (7 Yes/0 No) Motion carried.

**III. COMMUNICATIONS FROM THE FLOOR**

Seven citizens were present at the beginning of the meeting, and they were offered the opportunity to speak on issues not on the agenda. No additional items were brought forth.

**IV. STAFF UPDATES**

- 1. Urban Reserve Area – Status

**Ms. Elaine Taylor, Newberg Associate Planner**, presented the staff report. Handouts of the Power-Point presentation were provided for public review (see official meeting

packet for a full report). The 2007 URA has been submitted to the Land Conservation and Development Commission (LCDC) for a hearing on 12/4/2008 and 12/5/2008 in Tillamook; four objection letters have been received.

**Chair Matson Haug** asked for an approximate turn around date for the LCDC hearing. Staff could not determine a time frame, noting that the previous URA included only exception land, and this URA may raise more questions.

## 2. South Industrial Plan – Status

**Ms. Taylor** presented the report indicating several reasons why a South Industrial Plan is needed, including keeping large industrial sites intact, providing clear infrastructure plans to minimize risks for developers, and giving a clear vision to land owners in and near the area (see official meeting packet for a full report).

**Commissioner Alan Halstead** asked how much industrial land was lost when the Austin family changed the zoning to commercial in the NE portion. Staff was unsure and stated they would research this but estimated 20-25 acres.

**Chair Haug** asked if any lands in the South Industrial Plan (SIP) are in the 2007 URA. Staff stated there were some lands directly involved. She discussed a grant, future community meetings, and the process involved.

**Commissioner Warren Parrish** asked if this was a separate grant for the SIP or if it comes from same source. Staff explained part of the funding for the plan would come from a \$10,000 state economic development grant, and the transportation planning required for the plan would come from a state Transportation/Growth Management grant for Transportation System Plan Update for the new URA.

**Chair Haug** invited audience members to ask any questions they had.

**Ms. Julie Fugate** asked if there were any schedules for start-up of the process. Staff replied there was no start date yet, but the plan schedule was for five to six months.

## 3. Transportation System Plan Update for new URA – Status

**Ms. Taylor** presented the staff report, and asked the Commission to consider what NUAMC's role should be in developing the Transportation System Plan (TSP) Update (see official meeting packet for full report).

**Commissioner Parrish** asked for clarification of the intent for NUAMC when it was started.

**Mr. Barton Brierley, Newberg Planning and Building Director**, discussed NUAMC's role in amendments to the Urban Growth Boundary (UGB) and changes to the

comprehensive plan outside of the City limits but in the UGB. He said that there was a general intention to bring any comprehensive planning items needing to be adopted by the governing bodies of both the City and the County before NUAMC, to develop recommendations that could be accepted by both entities.

## **V. SOUTHEAST TRANSPORTATION PLAN STRATEGY**

**Ms. Taylor** presented the staff report, noting that Newberg City Council had remanded the Southeast Transportation Plan back to NUAMC. She asked the Commission to consider 1) what NUAMC's role should be, 2) how the road improvements should be sequenced, and 3) how the Southeast area should connect to Hwy 99W (see official meeting packet for full report).

Discussions followed concerning the reasons why the Southeast Transportation Plan was not accepted and the removal of the east/west connector, as well as the alternatives for handling the TSP strategy from here.

**Commissioner Halstead** stated that when this commission was established, the directive was to coordinate planning development between the City and County. If this commission does not do this, then they would not be upholding the responsibility given to this body.

**MOTION #2: Halstead/Sherwood** to accept the City's remand of the Southeast Transportation Plan to develop and recommend a revised plan that both the City and County can adopt. (7 Yes/0 No) Motion carried.

**Chair Haug** recessed for five minutes at 7:50 PM.

**Ms. Taylor** referred to the evaluation packet to review the seven different concepts for connecting the Southeast area to 99W.

**Commissioner Parrish** asked if there would be another current transportation study conducted. Staff replied the consultants would come into play once the preferred alternative had been narrowed down because they could not look at everything.

**Ms. Naomi Zwerdling**, ODOT Transportation Management Group Planning, discussed her role and some of the process for evaluating the transportation plans for the whole URA; she felt discussing technical analysis at this point was premature.

**Commissioner Parrish** asked Ms. Zwerdling about the coordination of the LCDC with ODOT. She replied they were separate departments at the State and there was feedback from LCDC.

**Ms. Taylor** asked the commission if they were comfortable with the evaluation factors discussed in her presentation and if the plan should address sequencing. There was a

consensus agreement on the evaluation factors. The commission discussed what sequencing entailed, and concluded that sequencing needed to be part of the plan.

**MOTION #3: Halstead/Sherwood** to adopt a plan for sequencing the improvements as part of the program. (7 Yes/0 No) Motion carried.

Discussions followed in reference to the map and the various connection options. Due to technical difficulties, the map could not be projected for the audience and commissioners to see and discuss alternatives without confusion. The commission attempted to work through the first few options but determined it was not productive without having the map projected.

**MOTION #4: Parrish/** to table deliberations of the Southeast area connection to 99W. Motion failed for lack of a second.

Suggestions were made to update the maps with visible street names, improve the graphics, show a larger area to the south, and print each of the various options on a separate map.

**Ms. Grace Schaad** pointed out that option one, which is as it is now, was stated as having no connection. She corrected this, stating that having terminated access there is not as it is now.

**Mr. John Bridges** stated it was difficult to follow the discussion, both now and while listening to audio recordings afterwards, and did not think continuing discussions tonight would be productive. He did not think we were making a good public record.

Discussions followed to see if anything was missing that needed to be included. It was also recommended to conduct a site review of the various options as a group to get a better idea of the map and topography.

**Commissioner Parrish** suggested having the tour stops coordinated with packets so the commissioners could see how alternatives would affect the area.

**MOTION #5: Halstead/Parrish** to conduct a tour of the areas with information packets to understand the various impacts of the alternative connections. (7 Yes/0 No) Motion carried.

**Commissioner Haug** said that staff would do that best they can to notify the audience when the tour date, time and meeting place have been set.

**Mr. Matt Wellner, Planner/Project Manager for Metropolitan Land Group**, wanted to ensure that flexibility would remain for the frontage road between connection alternatives 4.1 and 4.2, even though they were not being discussed tonight.

Mr. McClure want to see the northside frontage road moved further south, into the 99W right-of-way, rather than across historic property.

**Alan Halstead** asked staff to verify the distance that ODOT requires between traffic lights.

**MOTION #6: Halstead/Currier** to table deliberations. (7 Yes/0 No) Motion carried.

**VI. 2009 UGB STRATEGY**

**Ms. Taylor** presented report (see official meeting packet for full report).

**VII. OTHER ITEMS FROM STAFF**

None.

**VIII. ITEMS FROM COMMISSIONERS**

None.

**IX. ADJOURN**

**MOTION #7: Dallas/Currier** to adjourn the meeting at 8:53 PM. (7 Yes/0 No) Motion carried.

Passed by the Newberg Urban Area Management Commission this \_\_\_ day of \_\_\_\_\_ 2008.

AYES:

NO:

ABSTAIN:  
(list names)

ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary Signature

\_\_\_\_\_  
Chair

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## Project Updates and Strategies for Future Work

Newberg Urban Area  
Management Commission

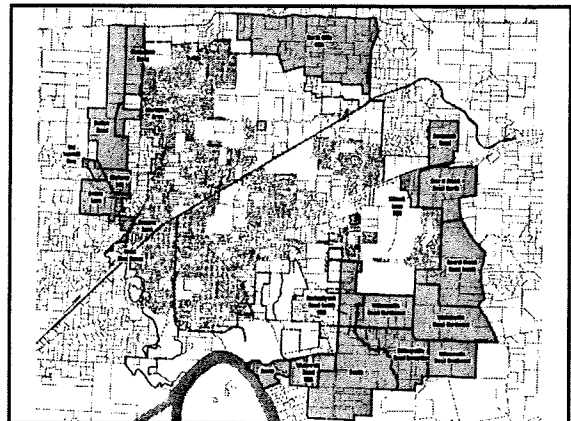
September 30, 2008

## Projects

- 2007 URA
- South Industrial Plan
- TSP for URA
- Southeast Transportation Plan
- 2009 UGB

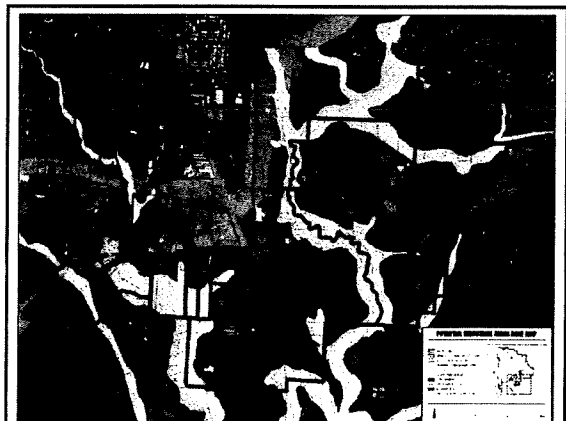
## 2007 Urban Reserve Area

- Submitted to DLCD with record, 8/28/08
- Four objection letters received
- LCDC to hear on 12/4/08 and 12/5/08, in Tillamook



## South Industrial Plan

- Why needed:
  - Guide City plans and recommendations and decisions
  - Keep large industrial sites intact and in agricultural use until needed
  - Provide a clear infrastructure plan that minimizes time and risk for developers
  - Give neighboring landowners a clearer vision of the type of development that could occur, and how their property would be protected from potentially conflicting uses



## South Industrial Plan

- Questions to answer:
  - What should it look like?
  - Which land goes into UGB?
  - How much infrastructure must be built?
  - How clear or flexible should standards be?
  - What about traffic flow, nonindustrial uses, maintenance requirements, enforcement?
  - How much infrastructure planning is needed prior to annexation?

## South Industrial Plan

- Process and Timing
  - Public Information and Outreach
  - Background Information
  - Meeting with Owners
  - Community Visioning
  - Plan Alternatives – Workshop #1
  - Plan Implementation – Workshop #2
  - Review of Alternatives – Open House
  - Plan Selection and Refinement – Workshop #3
  - Plan Summary

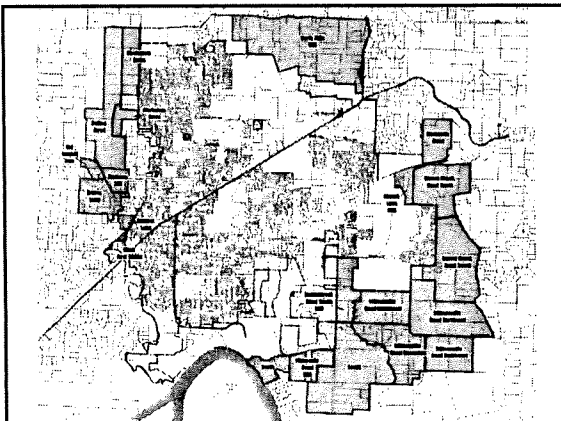
## South Industrial Plan

### NUAMC's Role –

- ✓ Not necessary if plan is only to guide City decisions
- ✓ Would be appropriate if County also wants to adopt the plan

## TSP for new URA

- \$100,000 grant – revised scope of work
- Three main areas:
  - Southeast
  - South Industrial Area
  - Chehalem Drive Area
- Needs to coordinate with Southeast Transportation Plan, South Industrial Area Master Plan, and 2009 UGB, plus Chehalem Drive land uses and roads, and regional transportation systems



## TSP for URA: NUAMC's ROLE

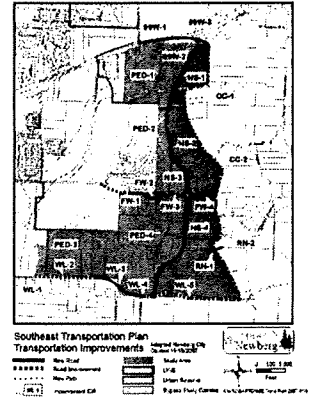
Recommend transportation plan for Southeast Area

## Southeast Transportation Plan

Repealed and remanded to  
NUAMC by Newberg City Council,  
September 7, 2008

## Southeast Transportation Plan

as adopted  
By Newberg  
City Council  
11/19/07 and  
subsequently  
repealed



## Decisions Needed:

1. What should NUAMC's role be?
2. How should the road improvements be sequenced?
3. How should the Southeast area connect to Hwy 99W?
4. Other issues to be addressed

## TSP for URA: Southeast Transportation Plan

### NUAMC Meeting #1

- Review project goals
- Review work scope
- Review project evaluation criteria
- Identify any additional alternatives for access to Hwy 99W

## TSP for URA: Southeast Transportation Plan

### NUAMC Meeting #2

- Review initial screening of alternatives
- Select alternatives for detailed analysis

### NUAMC Meeting #3

- Review alternatives analysis
- Identify options for public hearing

### NUAMC Meeting #4

- Public hearing on draft plan

## Decisions Needed Tonight:

1. What should NUAMC's role be?
2. What should be the evaluation criteria?
3. Other issues to be addressed

## NUAMC's Role

**1. Develop and recommend a revised plan that both the city and county can adopt;**

**2. Develop and recommend a revised plan that the City of Newberg can adopt and Yamhill County can formally agree to abide by, at least in regard to County road classifications and design standards;**

OR

**3. Leave city-county coordination to staff, with review, hearings and adoption by their respective committees, planning commissions and elected officials.**

## How should the Southeast area connect to Hwy 99W?

### Evaluation Factors:

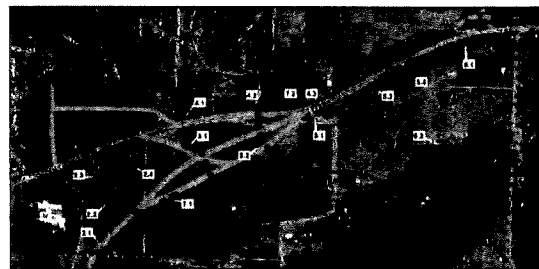
- Safety
- Level of service
- Cost feasibility and effectiveness
- Travel time, distance, and convenience
- Alternative modes
- Property impacts
- Neighborhood impacts
- Environmental impacts
- Phasing feasibility and flexibility
- Compatibility pre- and post-bypass

## How should the Southeast area connect to Hwy 99W?

### Hwy 99W Access Options:

- No connection
- East-West connection
- New connection west of Corral Creek Rd
- Over/Under 99W options
- Corral Creek Rd/Veritas Lane options
- Old Parrett Mountain Road connection
- Bypass connection

## Access Options

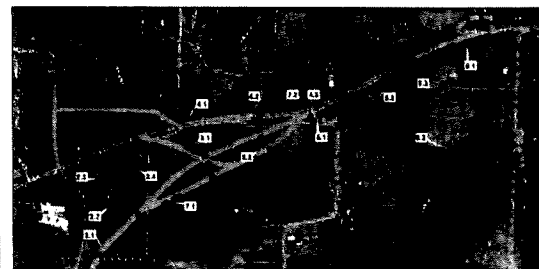


Southwest Transportation Plan  
99W Access Options  
Legend: 1. Access Point, 2. Access Point, 3. Access Point, 4. Access Point, 5. Access Point, 6. Access Point, 7. Access Point, 8. Access Point, 9. Access Point, 10. Access Point, 11. Access Point

## 1.0 No Connection

1.0 Terminate Corral Creek Rd & Veritas Ln connections; traffic would access 99W via Fernwood/Springbrook/Brutscher, Providence, or others, or vis Schaad Rd to Old Parrett Mountain Rd

## 1: No Connection

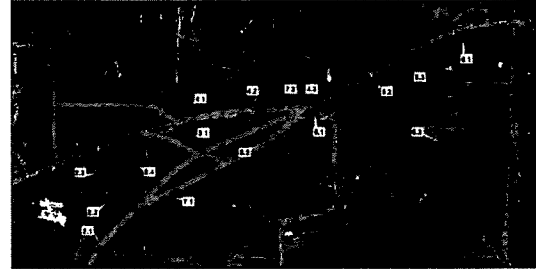


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## 2.0 East-West Connection

- 2.0 New road west from North-South collector, with eventual connection to 99W
- 2.1 Hayes St connection
- 2.2 Providence Dr connection
- 2.3 Klimek Ln connection
- 2.4 Harmony Ln connection

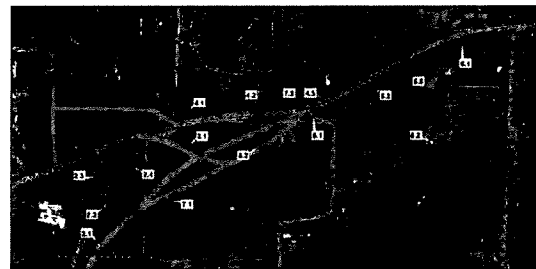
## 2. East-West Connection



## 3.0 New connection between Harmony Ln and Corral Creek Rd

- 3.0 New connection somewhere east of Harmony Ln and west of Corral Creek Rd
- 3.1 Benjamin Rd intersection
- 3.2 New connection east of Benjamin Rd

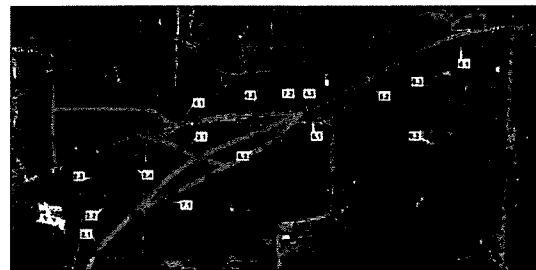
## 3.0 New connection w. of Corral Creek



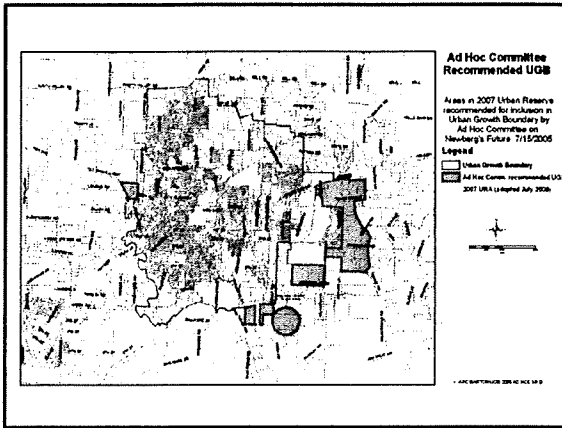
## 4.0 Over/Under 99W Options

- 4.0 New connection over or under 99W and connect to frontage roads on north side of 99W
- 4.1 New underpass west of Corral Ck Rd
- 4.2 Bypass overpass/Corral Ck Rd underpass
- 4.3 Bypass overpass/Corral Ck Rd underpass

## 4.0 Over/Under 99W Options







## Project Integration

- 2007 URA
- South Industrial Plan
- TSP for URA
- Southeast Transportation Plan
- 2009 UGB