

BOARD ORDERS AND MINUTES

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY (“the Board”) sat for the transaction of county business in formal session on January 17, 2008, Public Safety Building, Newberg, Oregon, Commissioners Mary P. Stern, Kathy George, and Leslie Lewis being present.

Also present was Rick Sanai, County Counsel; Ken Friday, Planning Division Manager, Barton Brierley, Newberg Planning & Building Director, Elaine Taylor, Newberg Planning Dept., Bill Gille, Public Works Director, Mike & Cathy Stuhr, 31100 NE Fernwood, Newberg; Mike Gouglar, 4729 Masters Dr., Newberg; Robert Soppe, 709 E Sheridan, Newberg; John Bridges, 515 E First St., Newberg; Gene Strohman, 32775 Old Parrett Mountain Rd., Newberg; Larry Renne, 10350 NE Renne Rd., Newberg; Peter Backus, 32425 NE Old Parrett Mountain Rd., Newberg; Saj Jivanjet, 32300 NE Old Parrett Mountain Rd., Newberg; Don Clements, 125 S Elliott Rd., Newberg; Lewis & Grace Schaad, 31525 NE Schaad Rd., Newberg; Michael Sherwood, 11725 NE Lauren Lane, Newberg; Glenn Ferris, 32678 NE Corral Creek Rd., Newberg; Lee Does, 10730 NE Renne Rd., Newberg; Gregg & MaryAnn Scholz, 31139 NE Corral Creek Rd., Newberg; Cheryl McCaffrey, 7425 Earlwood Rd., Newberg; Warren Parrish, 30450 NE Wilsonville Rd., Newberg; Julie Fugate, 14500 NE Richard Lane, Newberg; Thomas Schaad, 610 SW Alder, Dundee; Lucia Foster, P.O. Box 208, Newberg; David & Corrine Waterbury, 32695 NE Old Parrett Mountain Rd., Newberg; John Mangis, 920 SE Sahalee Court, Salem; David Jensen, 14791 David Court, Newberg; Ken Wegter, 3872 Camishain Court, Salem; John Trudel, 4303 NE Birdhaven Loop, Newberg.

Commissioner Stern called the meeting to order.

PUBLIC HEARINGS:

1. Consideration of Planning Docket PA-03-07(KF), a request to consider Yamhill County Transportation System Plan to correspond with amendments to the Newberg Transportation System Plan, PAZ-03-07(KF).

Ken Friday stated that this hearing is to review the proposal by the Newberg City Council for the SE Transportation Plan, which will serve the development proposed in the expansion of the Newberg Urban Reserve Area (URA). This is a legislative hearing and, under Yamhill County requirements, requires public notice to be printed in the newspaper. The County Planning Office sent mailings to direct property owners in the affected areas and to the interested parties list. In addition, the Board agreed to hold the hearing at the Public Safety Building in order to encourage more public testimony. This past year, the Newberg Urban Area Management Commission (NUAMC) held a number of hearings to take testimony on this issue. NUAMC then made a recommendation to the Newberg City Council, who in turn reviewed the information and made a recommendation with some modifications, the most significant being the elimination of the east/west

connector road known as EW-1. The resulting map and findings were ultimately adopted by the City Council.

Elaine Taylor gave a presentation of the URA expansion.

Cathy Stuhr stated she supports the plan but is concerned with the phasing process, which she believes is too detailed and restrictive.

Mike Gouglar expressed his agreement with Cathy Stuhr concerning the phasing process and said that the language would inhibit the development of the high school. He also stated the need for a north/south road other than Corral Creek.

Mike Stuhr commended the Newberg City Staff on their effort in this process, stating that it's a good plan, but he is also concerned with the phasing process. Sequencing development is difficult and public funding sources may be affected.

John Bridges submitted a copy of a letter and table to the commissioners which identify some fallacies in the Kittleson Report, especially with traffic. Mr. Bridges believes there is no need to get involved now in adjusting the plan. It is a conceptual plan and will change. There is a tremendous amount of work to be done and cannot be compared to a normal process. There will be many planning opportunities in the future. The Board of Commissioners should acknowledge the plan and make a decision on the Urban Growth area.

Gene Strohmman expressed his concern with the current traffic. If Newberg wants to add thousands to its population, a freeway should be built.

Peter Backus stated there is no need to push this plan through so quickly. The traffic impact is significant and accesses need to flow on 99W.

Saj Jivanjet stated that rather than worrying about a transportation plan, a more sustainable plan needs to be looked at. The plan needs to consider schools, sidewalks, etc and whether the plan meets those criteria. The priorities need to be agreed upon first.

Don Clements stated the city and county have had plans for certain areas located in this plan and asked why a road would be used to divide the URA. He also stated that the blasting at the quarry would be unbelievable.

Grace Schaad gave the Board a copy of her testimony and stated the plan is inadequate to move traffic in the volume generated by development in the proposed southeast URA. She referenced the numbers on page 19 of the SE Transportation Plan, stating that they're inadequate.

Lewis Schaad stated a north/south road would take the traffic off Corral Creek Road. The traffic in his area has increased and is moving much faster.

Michael Sherwood stated he's a member of NUAMC and the Yamhill County Planning Commission. The connector road was included in the plan at the time this was reviewed by NUAMC. Mr. Sherwood pointed out the problem on the overhead map and stated his concern about

Wilsonville Road being an outlet.

Glenn Ferris stated the right-in/right-out will be a mess and will make traffic go downtown. Fernwood Road cannot handle any more traffic. There is already a crisis situation that doesn't work. Mr. Ferris has seen homes burn to the ground on Corral Creek Road and is afraid he'll see more if this transportation plan is approved.

Lee Does stated he has seen many accidents in his area. The roads have existed for a long time and are very small and they don't need additional traffic. Phasing plans encourage a logical transportation plan but doesn't solve the problem with the new high school. He does not want to be included in the URA. The traffic plan and URA cannot be separated and the current plan makes numerous references to the bypass, which ODOT has stated will not happen due to the lack of funds.

Gregg Scholz expressed the need for the east/west connector road. The goal is to make safety a priority.

MaryAnn Scholz pointed out their property on the map and stated that because of the location of the proposed right-away, it will affect their taxes. Also, they do not want to be part of the city. Mrs. Scholz continued to explain her concerns on the elevation differences and the safety of the children in the area.

Cheryl McCaffrey stated she is the President for Yamhill County portion of the Ladd Hill Neighborhood Association and expressed their concern with traffic. The county needs a plan before the city dumps their problem onto the county. A regional mass transportation needs to be done connecting Newberg to other portions of the area. Critical thinking needs to be done on the traffic situations.

Warren Parrish is a member of NUAMC and the School Board. He doesn't believe the southern part should be brought into the UGB at all and should be sent back to the City Council and NUAMC. Mr. Parrish stated great interest in planning for this community and the change City Council made to the proposal sent to them by NUAMC because of financial concerns. There is a need for new school, but at the same time, the safety for buses is an issue. Wilsonville Road needs to be fixed first, which now has been proposed to be done at the end of the process. The transportation studies do not take into account the amount of time it takes to sit and wait for traffic. Mr. Parrish stated his respect for the city staff who put their time and effort into this, but is opposed to this plan.

Julie Fugate stated she's representing herself and other families in her area, all having property directly affected by the transportation plan and the URA. They want the record to show they accept the plan, but Phases 3 & 7 need to go first.

Thomas Schaad stated he has a winery located on Quarry Rd. and August Cellars is home to eight separate wineries. He expressed his concern with the right-in/right-out theory, stating he'll lose half of his customers because of it.

Lucia Foster, representing herself, her daughter, and her son, stated that they're very grateful to all who have worked on this project and to the City Council. Ms. Foster asked the Board to adopt

this plan. The experts in this process need to be respected along with the decisions they've made.

David & Corrine Waterbury submitted written testimony.

Ms. Stern closed the public hearing.

Ms. Lewis stated concerns to Terry Cole concerning the struggles with access to 99W and the problems of the right-in/right-out, which, although Transportation Engineers feel is safer, does create a tremendous amount of driving out of the way for many.

Staff Recommendation – Mr. Friday stated that the lack of access with the Corral Creek north area to the city and the effects of that on county roads and residents are major concerns. Staff cannot recommend approval of the Transportation Plan. Issues that need to be clarified are the bypass, the phasing process, school issues, and transportation. He presented three options: recommend approval; deny the plan, which would call for a potential meeting with the City Council and Board of Commissioners; or not adopt the plan, but possibly incorporate the future status of the roads when they come into the UGB.

Ms. Stern stated she would like to consider a fourth option: waiting to hear back from Terry Cole and ODOT, which would allow the city to look into some flexibility in the phasing process.

Terry Cole, ODOT, stated he would take the concerns voiced by those in attendance to ODOT and would report back to the Board of Commissioners as soon as possible.

Ms. Lewis moved to continue PA-03-07(KF) to March 26, 2008 at 9:00 a.m. in Room 32 of the Yamhill County Courthouse. The motion passed, Commissioners Stern, Lewis, and George voting aye.

2. Consideration of Planning Docket PAZ-04-07(KF), a proposal by the City of Newberg to expand the Newberg URA, as continued from December 11, 2007.

Ms. Stern opened the public hearing at the point of testimony.

John Trudel testified in favor of the URA.

Cathy Stuhr expressed her concern that the plan and details will drag the URA behind it and asked that the URA not be held hostage until other decisions are made.

John Mangis stated his support and submitted written comments.

Robert Soppe expressed his concern with a change made by the City Council to exclude property that needs to be included, according to state law.

David Jensen stated he is in opposition to the concerns voiced by Mr. Soppe; he does not want to be included in the city and asked the Board to honor his wishes. Growth needs to be stopped now due to the infrastructure deficit. Mr. Jensen pleaded with the Board to stand up and do what is right.

Ms. Lewis asked Mr. Jensen and all those who are concerned to write a letter or place a phone call to the Governor, since this is a problem that needs to be voiced.

Ken Wegter stated his concerns with what was addressed by Mr. Jensen. Mr. Wegter drew a diagram on the board as an example to say that this area can't handle any more and everything the city is doing is just for the developers benefit, never taking into consideration the interests of the planet, such as the wildlife that is being driven from its habitat.

Ms. Stern closed the public hearing.

Ms. Lewis moved to continue PAZ-04-07 to March 26, 2008 in Room 32 of the Yamhill County Courthouse. The motion passed, Commissioners Stern, Lewis, and George voting aye.

The meeting adjourned at 9:35 p.m.

Dawn Karen Bevill
Secretary

YAMHILL COUNTY BOARD OF COMMISSIONERS

Chair MARY P. STERN

Commissioner LESLIE LEWIS

Commissioner KATHY GEORGE