

MINUTES & BOOK 151 PAGE 1372 NOTICE OF BOARD ACTION

APPROVED 10-28-92



LANE COUNTY BOARD OF COMMISSIONERS

This document, upon approval in a public meeting by the Board of County Commissioners, serves as official minutes of such meetings as required under the Open Meetings Law, ORS 192.650.

Pursuant to notice made by mailing agendas to news media, a selected list of jurisdictions and individuals in Lane County, a meeting of the Board of County Commissioners was held.

Questions should be directed to The Board Office Specialist 3, ext. 4203.

August 26, 1992
1:30 p.m.

REGULAR MEETING
BOARD OF COUNTY COMMISSIONERS

Harris Hall
Main Floor

Acting Chair Steve Cornacchia presided with Marie Frazier and Jack Roberts present. Ellie Dumdi and Jerry Rust excused. Sharon Giles, Recording Secretary.

1. ADJUSTMENTS TO THE AGENDA

Public Comment was added to the agenda.

2. PUBLIC COMMENT

None.

3. COMMISSIONERS' ANNOUNCEMENTS

None.

4. PUBLIC HEARINGS

- a. FIFTH READING AND PUBLIC HEARING/Ordinance No. PA 1020/In the Matter of Amending the Eugene/Springfield Metropolitan Area General Plan to Adopt the Willakenzie Area Plan, Adopt Related Amendments to the Metro Area General Plan Diagram, Adopt Related Amendments to the Public Facilities Plan; and Adopting a Savings and Severability Clause.

Cornacchia read the ordinance into the record. Michael Copely, Associate Planner, Public Works, summarized the progress of this issue for the Board and recited all the exhibits for inclusion into the record.

Cornacchia announced that he had had ex parte contacts with Jim Saul, Tony Baker and Jim Breeden in which he was given material that

included maps listing Alternatives 1, 2, 3, and 4. These alternatives showed different alignments and directions of Chad Drive and connections of Game Farm Road or Old Coburg Road.

Frazier asked Cornacchia if the Coburg Road, Chad Drive, to Game Farm Road or Old Coburg Road amendments were a proposed amendment to the Transplan and not in the original.

Cornacchia replied that these amendments were not in the Transplan before this exercise began.

Allen Lowe, City of Eugene, explained that the four alternatives were analyzed by the Eugene Planning Commission and planning team, and that a logical process was used to arrive at the conclusions on the both the Chad, Old Coburg Road project and the Ayers Road project. Material was distributed that included information Cornacchia asked for in a previous meeting with Lowe. This information outlines estimated costs, land acquisition requirements and a comparison of advantages and disadvantages for each alternative (see material on file).

Frazier asked Lowe if there would be circumstances in Alternative 1 where residential traffic would mix with industrial traffic.

Lowe replied that this is possible, but unlikely because residential traffic using that route would have to travel further to get to the same point.

Cornacchia opened the meeting for public hearing.

Shiela Shafer, 89239 Old Coburg Road, commented that there is not one person who lives on Old Coburg Road who wants that road rezoned, including improvements, sidewalks and widening. Shafer added that the intersection at Gateway and Beltline will have to be redone in order to accommodate heavy truck traffic and that if properties are reassessed, many owners will have to sell their property.

Deanna Fent, 89317 Old Coburg Road, voiced sadness at what she feels is the steady decline of Eugene's historical heritage and the encroachment on rural farmlands by urban growth.

Mary Krager, 499 N. Delta Road, commented as a representative for the owners of approximately 60 acres at the corner of Ayers and Delta. Krager stated that the owners oppose the alternative route for Ayers Road because it will cut through land they are currently farming. She added that, given a choice, the owners would prefer the widening of Ayers road over the alternative route through their property. She further noted that there are wetlands which will be impacted.

Jim Kovak, 60 W. 22nd, expressed concern about the hazard of mixing pedestrian traffic, bicycle traffic and industrial traffic.

Randy Relyae, 89344 Old Coburg Road, commented on the improvement proposed for the connection of Chad to Old Coburg Road, noting that assessing property owners for the costs of the improvement did not seem fair.

Gladys Bowen, 89295 Old Coburg Road, expressed reservations about widening the intersections at Coburg Road and Game Farm Road and the possible hazards caused by congestion with heavy truck traffic.

Charles Bowen, 89295 Old Coburg Road, stated he was against connecting Chad Drive to Old Coburg Road. Bowen added that he feels it is unfair for the residents to pay for the resulting assessments.

Dave Peterson, planning consultant, representing Ed Cohn, stated that Mr. Cohn owns several undeveloped tracts on Chad and Crescent. Peterson expressed concern about the length of time taken to resolve the three issues before the Board, noting that it prevents Mr. Cohn from proceeding with the development of his property. Peterson also stated that Mr. Cohn is neutral on the merits of the issues under consideration, but his stance could change if some method is not found to allow the plan to go forward quickly or independently of the balance of the plan.

Margaret Waite, 3499 Gilham Road, stated her opposition to Alternative 2, and noted that widening Gilham Road will lead to development up to her doorstep. She stated that Gilham Road should remain a dead end street.

Bob Schaeffer, 86092 Lorane Highway, identified himself as part owner of subdivision property in the Ayers Road area which is about to begin phase one of building. Schaeffer voiced opposition to realigning a road north of Ayers Road.

Jim Saul, 111 West 7th, representing Guard Publishing Company and Breeden Brothers, expressed support for the connection of Chad Drive with Old Coburg Road. Saul also stated he has a letter from Rick and Debbie Jeffries concerning North Delta Highway which he will provide to the Board Secretary.

Jim Edgar, 55 Ayers Road, said that following Alternative 2 would be a big mistake.

Doug Blachly, 135 Ayers Road, stated that only a small amount of improvement would be satisfactory for Ayers Road.

Melissa Price, 4075 Gilham Road, stated that Beltline Road meets the need for access, and no additional roads are necessary.

Iris Lazwell, 3415 Gilham Road, stated via a letter that Gilham Road will become a collector street and the residents will be subjected to an undue amount of traffic traveling to Coburg Road.

Cornacchia closed the public hearing.

Meeting recessed at 3:00 p.m. to reconvene at 3:05 p.m.

Tom Stinchfield, Transportation Planning Engineer, responded to a question concerning truck traffic at the intersection of Old Coburg Road and Game Farm, noting that that intersection may have to be redesigned when the road is improved.

Cornacchia asked staff to be advised of a possible problem with congestion on North Game Farm Road if a proposed access road is built. Stinchfield acknowledged.

Roberts stated he is comfortable with the language on the North Delta discussion and is prepared to go forward on that. On the subject of Ayers Road, Roberts indicated that the Board would not make a definitive decision today, but that a decision on improvement is necessary because further development is planned for north of Ayers Road. Roberts further stated that he had ex parte contacts with Mr. Saul, Mr. Baker and Mr. Breeden, wherein the subject of Old Coburg Road was discussed. Roberts also stated that his desire was to find a way to break the logjam of divisive issues so that nothing is done to impede the property owners from proceeding with development, without unnecessarily disrupting the current lifestyles of owners residing there now.

Frazier concurred with Roberts' statements on Delta. Regarding improvements to Ayers Road, Frazier suggested that a meandering road approach may have less impact on current residents. Expressing concern about the impact of improvements to Ayers Road, Frazier expressed concern about 1) meeting the needs of anticipated traffic and; 2) impact on the lifestyle of local residents.

Cornacchia responded that, in similar situations (such as the Gateway Refinement Plan), the Board reserved the right to make changes to accommodate any unforeseen impact on citizens in the immediate vicinity. Cornacchia also indicated that his preferred choice was Alternative 1, but he could not support it without 1) reserving design authority; and 2) finding a deferral opportunity for assessments. Cornacchia posed a question for legal counsel, regarding approval of what had been done today and then scheduling another public hearing on a Transplan amendment regarding Old Coburg Road improvements and connection to Chad Drive.

William Van Vactor, County Counsel, replied that, yes it was possible to do that, but to proceed with caution.

MOTION: Approval of Ordinance PA 1020 with 1) August 12, 1992 changes deleting Exhibits A7, C4 and D4; 2) assessments deferred on currently residential-zoned properties on Old Coburg Road until

annexed or converted to Special Light Industrial Use; and 3) including this discussion today as an attachment. Roberts MOVED, Cornacchia SECONDED. The Secretary polled the Board. VOTE: Frazier, Roberts and Cornacchia AYE.

- b. SECOND READING AND PUBLIC HEARING/Ordinance No. PA 1019-A/In the Matter of Amending Ordinance No. 1019 to Add Changes Inadvertently Omitted from Exhibit "A" to that Ordinance.

Cornacchia read the ordinance into the record.

Cornacchia opened the Public Hearing.


There being no one present who wished to testify, Cornacchia closed the Public Hearing.

MOTION: Approval of Ordinance PA 1019-A. Roberts MOVED, Cornacchia SECONDED. Frazier commented that she did not support the original adoption of the wetlands study and that she will vote for approval if this is a technicality and it is not misconstrued that she is supporting the original study. Copely stated that he regarded this as a technicality because the Board did make a decision and did modify and moderate the impact of the plan. Van Vactor concurred. The Secretary polled the Board. VOTE: Frazier, Roberts and Cornacchia AYE.

3. OTHER BUSINESS

None.

There being no further business, this meeting adjourned at 4:08 p.m.


Sharon Giles
Recording Secretary