

RESOLUTION NO. 972

A RESOLUTION SETTING A PUBLIC HEARING FOR JANUARY 19, 1993, TO CONSIDER CLOSURE OF PARKWAY AVENUE ON THE NORTH SIDE OF WILSONVILLE ROAD AND DIRECTING STAFF TO GIVE NOTICE.

WHEREAS, the Wilsonville City Council is very concerned about the traffic operations in the vicinity of the Wilsonville Road Interchange; and

WHEREAS, the Wilsonville Transportation Advisory Commission (TAC) has recommended to the Planning Commission that the Commission consider closure of the south end of Citizen's Drive (i.e. Parkway Avenue) concurrent with the issuance of an occupancy permit for the Comfort Inn Motel; and

WHEREAS, the Wilsonville Planning Commission approved site development plans for the Comfort Inn Motel and, in doing so, made a recommendation to the City Council that Citizens Drive be blocked from access to Parkway Avenue; and


WHEREAS, the Comfort Inn Motel has been recently completed and is expected to apply for a Certificate of Occupancy in the near future; and

WHEREAS, the City Council finds that this is an appropriate time to conduct a public hearing to consider the effect any closure or blockage of either Citizens Drive or Parkway Avenue upon traffic operations.

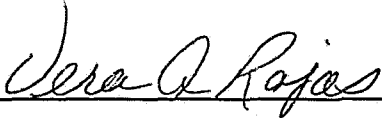
NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. A public hearing to consider the effects of closing or blocking Citizens Drive and/or Parkway Avenue shall be set for January 19, 1993.
2. The Planning Director shall publish, post and mail notice of the hearing in accordance with the procedures for land use hearings set forth in Chapter 4 of the Wilsonville Code.
3. City Staff shall prepare a factual report and recommendation on the subject.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof of the 21st day of December, 1992 and filed with the Wilsonville City Recorder this date.


GERALD A. KRUMMEL, Mayor

ATTEST:



VERA A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Chandler	<u>AYE</u>
Councilor Carter	<u>AYE</u>
Councilor Lehan	<u>AYE</u>
Councilor Van Eck	<u>AYE</u>

PUBLIC HEARINGS

A. **Comfort Inn Motel - Modification of Stage I Town Center Master Plan and Stage II Site Development Plans for 60-unit motel**

Vice Chairman Andersen opened the public hearing by reading the public notice.

Blaise Edmonds presented the staff report, noting the secondary drive will be on the east side of the building instead of the west side; traffic impact will be off-peak hours; where storm drainage would be connecting to the public system is not clear.

Ray Patel, from Maha Laxmi Corporation, 2526 Airport Way, Boise, Idaho 83705, stated they were negotiating with the vacant property owner to the north for a public easement and they would connect to the Project Thunder storm improvement.

Vice Chairman Andersen asked for proponents and opponents. Hearing none, he closed the public hearing. Helen Burns questioned if the Transportation Advisory Commission reviewed the traffic for this project. Wayne Sorensen replied that Planning staff had submitted the proposal to the Engineering department, but did not receive a reply from the Engineering department and TAC had not looked at it.

Vice Chairman Andersen reopened the public hearing.

Ron Anderson, Chairman, Transportation Advisory Commission, noted he was neither a proponent or opponent. TAC's major concern is the Parkway Avenue blockage at the intersection and the current level of traffic flow which is in there now; felt that TAC would disagree with the off-peak hour traffic impact because the traffic flow at Wilsonville Road and Parkway Avenue has no off-peak hours and is actually worse at morning am peak. Requested that traffic statistics and traffic study in the Transportation Plan be addressed relating to this particular intersection and some solution found for the increased flow which is guaranteed for a commercial establishment such as this.

Jack Kohl, 8755 S.W. Citizens Drive, reminded people that years ago when Town Center was being planned, Parkway Avenue was intended to be completely shut off past Wilsonville Road.

Lew Hendershott suggested an additional Condition of Approval that the property should take access off Citizens Drive with a right-turn-in and a left-turn-out only and have it signed that way so that those coming out of the motel have to turn east on Citizens Drive and go to Town Center Loop West.

Weldon Sloan moved to continue Comfort Inn Motel to the April 13 meeting so the Transportation Advisory Commission has a chance to review the traffic and for a clear answer on the storm drainage situation. Helen Burns seconded the motion.

Dean Werst, owner of the property but in the process of selling it to the applicant, requested that the Commission not delay the approval so that the motel could be operating by the summer season. He stated he wrote an easement for the storm sewer along the easterly property line.

The motion was voted on and passed 5-1 with Marian Wiedemann voting against.

walk, etc. "It certainly brings the speeds down and will increase safety. We would, however, like to point out that we think that this is a permanent problem, that it's not something to be blamed on the builders. And that the situation may need to be monitored over the next year or two (with build-out of Phase II, III & IV)." As an aside, Commissioner Sargent explained that the Neighborhood Traffic Management Program has adopted use of low-level speed bumps in certain areas in the City of Portland as well as putting in divided center circles and curb extensions.

Michael Mash, 29835 SW Camelot, questioned whether minor speed bumps could be used on SW Camelot, which by virtue of design, (steep incline) lends itself to increased speed as motorists approach Brown Road. Commissioner Sargent agreed to provide staff with the Neighborhood Traffic Management Program information on speed bumps. **COMMISSIONER PRATT MOVED, SECONDED BY COMMISSIONER SARGENT, THAT THE TAC RECOMMEND APPROVAL OF JIM LONG'S RECOMMENDATIONS FOR INCREASED SIGNAGE/PAINTING FOR THAT SUBDIVISION.** Commissioner Sargent emphasized the need for future monitoring of this intersection to see if it meets warrants for a stop sign, (when, and if, traffic diverters are installed in neighboring subdivisions). **MOTION CARRIED 5-0.**

C. Project Reviews

Steve Starnes, Community Development Director, reported that the Comfort Inn Motel project, had been remanded to the TAC for review specific to traffic impact, based on testimony by Chairman Anderson at a recent Planning Commission meeting. And at staff's recommendation, the Wilsonville Family Rec Center project will be reviewed by TAC at tonight's meeting. Traffic studies relevant to both projects will be reviewed by project applicants.

i. Comfort Inn Motel

Chairman Anderson stressed that this was a single issue referred to TAC for advice and not approval or disapproval. He advised that presentations by applicants would be handled as public hearings, and that opponents or proponents from the audience would be invited to speak to this issue. Mark Vandehey, an Associate with Kittelson & Associates, Inc. whose offices are at 610 SW Alder, Suite 700, Portland OR 97205 addressed the commission relative to the Comfort Inn Motel and its impact on the intersection of Town Center Loop West and Citizen's Drive. Trip generation for this project, with resultant impact to an already-overcrowded Wilsonville Road was discussed at length. Chairman Anderson stressed that TAC wants to help with the traffic situation that exists not further exacerbate the problem, e.g., "At what point do we address the cumulative affect?", he stated. Vandehey replied, "There aren't many solutions, outside of what's been recommended all along, and that is to realign the Day Dream Ranch access to Town Center Loop West where they can have signalized access and plenty of capacity to get onto the street system which will basically clear up that whole area between the interchange and Town Center Loop West". It was noted that a concerted effort needs to be made to develop funding to make that a reality. Commissioner Pratt asked if Vandehey's figures reflect any motel traffic going out on Citizen's Drive (the old Parkway and the current access for the Security Pacific Bank) and back onto Wilsonville Road? Commissioner Westfall strongly urged that TAC recommend tying approval of this project to installation of a signal at the Parkway Avenue/Wilsonville Road intersection. Discussion

Traffic Safety
Issues - Park @
Merryfield (cont.)

Project Reviews

Comfort Inn -
Specific to Traffic
Impact

continued. No opponents or proponents from the audience spoke to the issue. COMMISSIONER PRATT MOVED THAT A RECOMMENDATION BE SENT TO THE PLANNING COMMISSION, REQUESTING THAT CONSIDERATION BE GIVEN TO CLOSURE OF THE SOUTH END OF CITIZEN'S DRIVE CONCURRENT WITH ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS PROJECT. MOTION WAS SECONDED BY COMMISSIONER WESTFALL AND CARRIED 5-0.

ii. Wilsonville Family Recreational Center

Jeff Tross, Land Use Planning Consultant, 1720 Liberty Street, SE Salem OR 97302, representing the Family Recreational Center proposal, introduced Robert Keech, Project Traffic Engineer. It was noted that potential for traffic impact from this project will be minimal especially during peak periods. A brief discussion took place followed by a question/answer period. Commissioners agreed by consensus to forward a recommendation to the Planning Commission stating that they do not foresee a significant peak-hour traffic problem with this project; and recommending that the applicant use the blue state highway approved signage on I-5 to the north of Exit 286, to encourage as much inbound traffic to come in over Stafford Road to the facility as possible.

COMMISSIONER'S CONCERNS

Commissioner Krummel

- * Planning Commission has a list of boilerplate suggestions that they put on all projects. If there is anything that TAC wants to add to that boilerplate, we should make a list of it and give it to the Planning Commission.
- * Damage to Town Center Loop West, caused by Project Thunder's trucks needs to be addressed. Steve Starner explained that at the time Project Thunder paves their parking area, they have agreed to participate in a paving project of Town Center Loop West.

(Relayed on behalf of Commissioner Runia)

- * Requested that we check and see if someone from the State Bikeway Commission would give a presentation to the TAC, as a follow-up to Blaise Edmonds' report on Bikeways/Pedestrian Ways.

Commissioner Pratt

- * Requested that staff arrange to have Judge Gleeson attend a TAC meeting.
- * Suggested revisiting the Emergency Operations Plan for the City.

Commissioner Sargent

- * Thanked Steve Starner for fixing the lighted sign in front of Wood School.
- * The pedestrian path along Wilsonville Road by Fox Chase has been extended and striped but the sunken grade of the bikepath is a concern to many, since the striping is painted on the bikepath and not easily distinguishable to motorists.
- * He requested that commissioners be provided a copy of the current fine schedule at the time of Judge Gleeson's visit.
- * Reminded staff of a request to have someone from the Oregon Road Team to speak at a future TAC meeting.

Comfort Inn (Cont.)

Wils. Fam. Rec. Ctr.
Specific to Transportation

Boilerplate

Damage to TCLW
by Project Thunder
Construction

Guest from SBC
to Speak on Bike-
ways

Invitation to
Judge Gleeson
COW's Emer. Oper.
Plan

Thank you - SS

Sunken grade
Wils. Rd Bikeway

Guest Speaker
OR Road Team

**MOTIONS FROM PLANNING COMMISSION MEETING OF
APRIL 13, 1992:**

**Comfort Inn Motel - Modification of Stage I Town Center Master Plan
and Stage II Site Development Plans for 60-unit
motel (cont.)**

Lew Hendershott moved to approve the storm drainage, as presented by Marlin DeHaas, subject to final agreements to be presented to Planning staff regarding any changes, and that a recommendation be made to City Council for permanent blockage of Citizens Drive where it intersects with Parkway Avenue. Weldon Sloan seconded the motion which passed 4-1 with Helen Burns voting against.