

Forest Grove Economic Development Commission  
Thursday, May 7, 2009

Meeting Minutes

**Attendees:** Elena Uhing, Mark Frandsen , Don Jones, Brian Wilbur, T.J. Buehler, JJ. Johnston, Janet Lonneker, Preston Alexander, Mike Henningsen Dave Rasmussen, John Schwan, Ralph Brown, Guy Storm, Cindy Sturm, Lisa Duncan, Ali Brown.

**City Staff:** Jeff King, Michael Sykes, City Manager, Jon Holan, Rob Foster

**Guest:** Pete Lepschat, Henningsen Cold Storage Co.

**1. Call to Order**

Meeting was called at 12:15 PM by EDC chair Don Jones.

**2. Citizens Communications**

There were none.

**3. Approval of April 2nd EDC summary minutes.**

Elena Uhing moved to accept minutes as amended. Cindy Sturm seconded the motion. The motion was approved unanimously.

**4. Additions/Deletions to Agenda**

Don Jones discussed changes to the agenda. The focus of the meeting will be the Highway 47 Highway Access Plan draft. If any time is left, strategic plan priorities will be presented by the Sub-Committees.

Councilor Elena Uhing explained that the TSP Plan and the Highway 47 Access Management Plan report have gotten consultants input only, they are not a done deal. Elena would like to get EDC recommendations that she can bring back to Council.

**5. Business**

**A. Mcmenamins- Host Update**

Don Jones thanked Mcmenamins for use of the meeting space and lunch.

**B. Board Positions/Alternates**

After past discussions, EDC staff Jeff King presented three persons recommended as Board primary member or Board Alternate positions. They were Andrew Mauss, owner of Aura Cabinetry, Kyle Kobashigawa, owner of Frye's Action Athletics and Rudy Marchesi owner of Montinore Estate. Don Jones asked for a vote supporting the recommendations and to proceed with a formal invitation subject to City Council approval. JJ Johnston moved for the motion and Mike Henningsen seconded. The motion was approved unanimously.

### **C. Highway 47 Access Management Plan Report**

Don Jones introduced the City Community Development Director Jon Holan. Jon explained that the Transportation System Plan (TSP) is part of the Comp Plan Update. City is now doing the TSP update. There is conflict between the goals of the City TSP and state highway plan. The state is looking for mobility –getting places faster along the highway while the City is focusing on local access. ODOT entered into a contract with the same consultant working on the City TSP. Both the TSP and the Highway 47 Access management Plan are going on concurrently. But also two competing goals. Holan reiterated that the Hwy 47 plan was just an initial shot by the consultant and no decision on a final plan will come until the end of 2009. Jon Holan added that on May 11 there will be a work session with City Council and on May 28 there will be an open house. Mike Sykes stated that one of the reasons we are going through this exercise of the TSP and Highway Access Management Plan is that we rely on state and local funds so we need support in order to get funded in the future. In the last 10-15 years, conversation with ODOT on single projects get stalled so we are trying to develop a more comprehensive plan so there is agreement up front on access.

A final approved plan would be added to the Oregon Transportation Plan to be adopted. Jeff King asked if there will be any TV Highway 8 access plan in the future. Jon Holan said he would like to engage ODOT on TV Highway sometime in the future. Holan added that west of Quince Street is now controlled by the City. But east of Quince on Pacific is still highway that is under ODOT control. City has tried to get TV Highway included in an access plan study but ODOT has resisted –so it is not being discussed right now.

JJ Johnston asked if the report is just from the consultant and if there will be revisions from DKS and input allowed from the Advisory Committee. He added that he was curious as what the process is and who will decide on the final results. Jon said recommendations for changes will need to be justified and then the consultant will revise memo/report. JJ said he wanted to know what some of the basic tenants of the process were, as economic development needs did not seem to be a basic tenant that was considered in developing this plan. Jon said that is was embedded in the TSP as tenants “access” means residential and industrial. JJ would like to see economic development as a more explicit tenant. Mark Frandsen of New Seasons Foods agreed saying that economic development needs was as big issue.

Preston Alexander said safety needs to be considered, yes, but ODOT needs to look at follow through for access in the time since they completed the bypass. Cindy Sturm asked about the 19<sup>th</sup> Street access/intersection for Albertson’s site and what was rejected. Holan said they rejected the traffic signal. Cindy asked if there will be full turning access at 24<sup>th</sup> Ave. She added that your really need to watch traffic coming out of Martin. Elena Uhing asked what is the long range thinking was about Wal-Mart in diverting traffic onto 24<sup>th</sup> Ave in Forest Grove.

Holan said the maps keep the Holladay-24<sup>th</sup> connection with Wal-Mart. Concern about industrial and non-industrial vehicle mix is still a policy question.

Don Jones asked what happens if EDC makes recommendations and City supports but ODOT ignores? Mike Sykes said that local streets are controlled by the City. Cindy Sturm asked if ODOT ultimately control issues affecting access affecting 24<sup>th</sup> onto Hwy 47. Rob Foster of the City said the question is how much control do we ultimately have over ODOT –and that is hard to say. Mike Sykes said that the City is also looking for feedback on David Hill Road question. This project is part of a longer term view. David Hill would end at Main Street and Main Street would be extended to Purdin Road. This would open up area to expand UGB and future development. Ralph Brown said that ODOT may approve plan but if you then asked for funding they may add requirements.

Mark Frandsen asked if the City could do a decision diagram of how this Access plan moves forward to a final decision. Jon Holan walked the Board through the plan and explained the recommendations of the consultant. He said that three parties are involved in this plan, City, County and ODOT. The revised version has a 4 way intersection with new traffic light at Martin Rd and a new 23<sup>rd</sup> ave extension. Currently 24<sup>th</sup> and Holladay would be connected as it would provide an alternate route for emergency but doe create industrial/residential conflicts. Jon said that the City code currently calls for all turning movements to occur on private property but we realize that is not always feasible. Trucks still have to make turning movements to enter onto the property. Mike Henningsen said that City Councilors should spend a day at Yew/24<sup>th</sup> streets and see what trucks do actively day in and day out. He added that he see the Holladay connection as a definite negative.

It was mentioned that perhaps Yew Street should be extended to the north up to Beal instead of Holladay. Elena Uhing that would be of benefit as it would open future areas to industrial development. Mark Frandsen said he would still be concerned about impact of Wal-Mart trucks and residential traffic. Mike Henningsen stated that he does not see immediate use for Yew St extension/connection. He added that current configuration gives us the ability to carry out our business but changes in roads might mean that we need to go elsewhere.

JJ Johnston asked what is the intent of having this discussion with the EDC. It is just to discuss? How do we have interaction with the decision-makers? JJ suggested that 1) a recommendation gets made at the EDC first 2) that the EDC has a seat at the table being either the chair or a board member. Mike Sykes that we will develop a process for the EDC to be involved. There is the council workshop meeting then the open house on this issue. Elena Uhing said would like to get a perception from the EDC on how this draft plan effects economic development. Don Jones asked how we proceed going forward. Mike Sykes said that there will be a work session with City Council on Monday, May 11. He

recommended that a sub-committee of the EDC attend to make recommendations. Dave Rasmussen suggested each subcommittee could have someone attend or have a special EDC subcommittee meeting to discuss. Don Jones suggested that we could have a special group attend the work session on Monday. He asked for volunteers. Staff Jeff King asked where in the process the EDC could have the most influence. Rob Foster said that we would provide dates at different points in the process. Don Jones said that four members of the EDC, including himself will attend the City Council work session on Monday. Staffer King said the EDC group attending should also ask that the economic development interests are considered early on. JJ Johnston stated that we need to put in recommendations of concerns and alternatives. Councilor Elena Uhing said that she will explain to Council that the EDC will be involved in this issue. Mark Frandsen said that it is a fact that consideration of economic development needs was not overly considered. He added that it is very easy not to understand economic development. He said that there were three impacts that could fundamentally alter his business: 1) loss of access to good local corn crops with certain road extension projects such as David Hill extension; 2) the Beal Road proposed extension could disrupt their processed water pipe and irrigation that goes 1.25 miles for irrigation, and 3) Holliday extension would result in the removal of processed water apparatus, finished product warehouse and weigh-scale. Frandsen added that he is pleased that the EDC is looking at this transportation issue but City Council needs very best and very broad input. This demonstrates that the EDC can be of value.

Don Jones asked JJ Johnston how this draft plan impacts Merix area. JJ said that there are less impacts to his site but could have other impacts to school and other properties in area.

Jon Holan added that the urban reserves issue is coming quickly. At the May 26<sup>th</sup> City Council meeting, they will be looking at areas north of the City.

**8. Announcement of Next Meeting**

EDC Board members agreed that the next meeting will be June 4th, 2009

**9. Adjournment**

The meeting was adjourned at 1:42 PM

Approved by the Forest Grove Economic Development Commission:

Date: \_\_\_\_\_

Signed: \_\_\_\_\_