Upcoming Right of Entry Requests for Phase 1

ODOT will be mailing out right of entry requests to property owners for additional field work on new areas for the Bypass that will be included in Phase 1.

The two new Phase 1 areas in question are in East Newberg, including Elliott Road, Springbrook Road, Bruscher Street, and Fernwood Road; and south of Fulquartz Landing Road, south of Dundee.

The right of entry requests will be sent to affected property owners starting in mid-February through mid-April, 2011. ODOT staff and/or project consultants will be conducting pedestrian surveys on the affected property after the owners have granted entry. The surveys will include looking for features such as wetlands and historic buildings that might be present on the property. Photographs may be taken of the site.

In many limited cases there may be some minor ground disturbance, but any soil that is removed would be returned to the same location immediately.

If you receive a right of entry request, please carefully review the information provided by ODOT and consider granting the request to enter your property and returning the form to ODOT. To grant entry, follow the instructions provided in the letter. If you receive a right of entry request and have any questions or concerns regarding the project or the fieldwork, please call the contact listed on the letter.

If you have general questions about the fieldwork for Phase 1, please contact Rod Thompson, Senior Environmental Manager, ODOT Region 2, (503) 986-2690, rodney.thompson@odot.state.or.us.

FOR MORE INFORMATION
PROJECT INQUIRIES
Kelly Amador, Senior Project Leader Kelly.L.Amador@odot.state.or.us Oregon Department of Transportation, Region 2 Mid-Willamette Valley Area 885 Airport Road SE, Bldg. P Salem, OR 97301-4788
WEB SITE ADDRESS www.oregon.gov/ODOT/ HWY/REGION2/ newbergdundee2.shtml

Land Use Decisions
Continued from page 1

will be held at Civic Hall, 200 NE Second Street, McMinnville, Oregon at 7 p.m.

Copies of the Goal Exception Application are available from the Yamhill County Department of Planning and Development, 401 NE Evans Street, McMinnville, Oregon 97128.

Local Plan and Ordinance Amendments

In addition to the Yamhill County Goal Exception and Land Use approvals, the cities of Newberg, Dundee, and Dayton need to amend policies in their Comprehensive Plans, Transportation System Plans, and/or ordinances related to Interchange Area Overlay zones. These amendments require both planning commission and city council approvals in each jurisdiction. The approval process includes public hearings to allow for community input. The jurisdictions are holding initial planning commission hearings during February and city council hearings through March and into April.

Information about the local plan and ordinance amendments and the hearing dates is available from each local jurisdiction.

Measure 56 Notices

If the ordinance will change permissible uses and/or the value of property in the affected zone, the local government must contact property owners and notify them of changes to their own and their neighboring properties (ORS 227.186). ODOT and the local jurisdictions are in the process of mailing these notifications, as well as general notifications, to nearby property owners as required by law.

Bypass Awaits Local Land Use Decisions

This winter and spring, Yamhill County and the cities of Newberg, Dundee, and Dayton are taking the necessary steps to complete land use actions needed to move the Bypass project forward. While these are considered routine steps, they are very important.

Several processes are currently under way:

- Yamhill County Goal Exception and Land Use Approvals

The Oregon Department of Transportation (ODOT) has submitted a Goal Exception application to Yamhill County for exceptions to statewide planning and local land use goals.

The Goal Exception is needed to allow parts of the Bypass to be built on land zoned for Exclusive Farm Use (EFU). In addition, ODOT has also submitted applications to amend Yamhill County’s Comprehensive Plan, Transportation System Plan and Land Use Regulations to adopt or amend plan policies related to the Bypass and to authorize local circulation/access improvements. ODOT cannot move ahead with the Bypass project until the county approves the Goal Exception and the Land Use applications.

The Goal Exception application is for transportation improvements on rural land and areas required for the realignment of Fulquartz Landing Road, Wynooski Road and Willisville Road near Oregon 219, and locating small portions of two Oregon 219 Interchange ramps located outside the Newberg urban growth boundary (UGB). These changes are due to engineering refinements made to meet ODOT operational and safety design standards and to minimize impacts to a mobile home park.

The joint public hearing for the Goal Exception is scheduled for February 15, 2011, before the Yamhill County Planning Commission and Board of County Commissioners. The hearing

FOR MORE INFORMATION about the Goal Exception and other Land Use Actions

- Yamhill County: Yamhill County Department of Planning and Development, 401 NE Evans Street, McMinnville, http://www.co.yamhill.or.us/
- City of Dundee: 620 SW Fifth Street, Dundee, OR, 97115
- City of Dayton: Dayton City Hall, 416 Ferry Street

HEARING DATES AND LOCATIONS

7 p.m. February 10, 2011
Newberg Planning Commission Meeting
Newberg Public Safety Building, 401 E. Third Street, Newberg

7 p.m. February 15, 2011
Joint Yamhill Planning Commission/County Commission Meeting
Civic Hall, 200 NE Second Street, McMinnville

7 p.m. February 16, 2011
Dundee Planning Commission Meeting
Dundee City Hall, 620 SW 5th Street, Dundee

7 p.m. February 24, 2011
Dayton Planning Commission Meeting
Dayton City Hall, 416 Ferry Street, Dayton
The Preferred Alternative figure reflects the following changes that have taken place since it was published in the September 2010 newsletter. Removal of the frontage road west of Riverwood Road, changes to Fulquartz Landing Road, which will now connect directly to Oregon 99W, and changes to the Newberg Frontage road north of Oregon 99W (reflects update Newberg TSP). ODOT made these changes due to public comment on the Tier 2 DEIS and as a result of more refined project engineering.

More detailed drawings and segment descriptions are available in the Tier 2 DEIS and on the project website at: http://www.oregon.gov/ODOT/HWY_REGION2/newbergdundee2.shtml.