

**COMMUNITY DEVELOPMENT COMMITTEE MINUTES**  
**Community Development Office, 719 E. First Street, Newberg, Oregon 97132**  
**Thursday, August 15, 1996 at 7:30 AM**

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**Members Present:** Roger Currier, John Lyda, Dale Schatz, Rob Molzahn, Nadine Windsor

**Members Absent:** Dave McMullen, Donna Proctor

**Others Present:** Chuck Liebert, Larry Anderson, Terry Mahr, Robert Tardiff, Tabrina Mueller  
Ron and Kelly Manning, Bill Roth

**I. CALL TO ORDER**

Roger Currier called the meeting to order at 7:30 am.

**II. APPROVAL OF MINUTES**

Minutes of the April 18, 1996 minutes were approved.

**III. NEW BUSINESS**

**A. Water Service Request Outside City Limits**

Mr. Chuck Liebert explained that the City has received numerous requests from residents outside the City Limits that want to connect to the City services. He explained the current city ordinances do not allow these types of connections, except in extreme hardship cases, even if water is immediately available to those properties. Mr. Liebert asked for a recommendation from the committee, to provide direction to staff on how these requests should be addressed.

Mr. Liebert introduced Ron and Kelly Manning and asked them to explain their specific request. Mr. Manning explained that his residence is outside the Urban Growth Boundary (UGB) and they have filed for a UGB amendment as well as annexation, which was recently denied after it was appealed to LUBA. Mr. Manning explained that he has had two wells fail and doesn't want to go to the expense of digging another one, when the chances of it failing are high. He says that water service is directly adjacent to his property and that he should be allowed to connect to it.

Mr. Bill Roth owns property across from the Manning's. His property is served by a well that is working fine. He stated he does not have a problem with the Manning's obtaining water from the City for their personal residence, however he is concerned that the Manning's might subdivide the property once they obtain water. He does not want to see subdivisions in that area. Overall, Mr. Roth does not feel that the City should supply water to properties outside the UGB as a means of increasing urbanization.

City Attorney, Terry Mahr, stated that this committee needs to provide direction on how to handle all these requests in general, not only specifically the Manning's.

Mr. Dale Schatz suggested the city supply water to people inside the UGB on a cautious basis, and inside the Urban Reserve Area on a more cautious basis and in both cases the property owner would sign a consent to annex at the time the City requested it. In no case would the City supply water to properties outside the UGB as a means of increasing urbanization and in no case shall the City supply water to properties outside

the Urban Reserve Area. There was a consensus of the committee to proceed with Mr. Schatz recommendation.

**B. City Facilities**

Mr. Liebert discussed the informal survey that was conducted during the Old Fashioned Festival, indicating the Newberg Residents felt the issues of City Facilities might receive a more favorable reception if they were placed separately on the ballot for voters to choose the items they support. Mr. Liebert asked for the committee's recommendation to have City Council approve a motion for the City Facilities issues to be submitted separately on the ballot in November.

The committee discussed some of the costs of the new fire station and felt those costs should be looked at again.

Schatz/Windsor recommended putting the issues on the ballot completely separate. Motion passed unanimously.

**C. Advanced Financing of Public Improvements - Wynooski Road Sanitary Sewer Improvements and Crater Lane Water Line.**

Mr. Liebert explained that an ordinance was passed last year allowing for reimbursement for the cost of oversizing. The Committee reviewed the Engineer's Report on the Wynooski Sewer and Crater Lane Water projects. Mr. Larry Anderson explained that the costs are based on a frontage foot basis.

There was a consensus of the committee to table this issue until they could review each of these requests in more detail.

**IV. REPORTS**

None

**V. OTHER BUSINESS**

Nadine Windsor resigned from the committee.

**VI. ADJOURNMENT**

The meeting was adjourned at 9:00 a.m.

Passed by the Community Development Committee on this 17th day of October, 1996.

Ayes: 5                      Nays: 0                      Abstain: 0                      Absent: 1 Schatz

ATTEST:



Tabrina R. Mueller, Recording Secretary

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