

**YAMHILL COUNTY COMMISSIONERS & NEWBERG CITY COUNCIL
JOINT MEETING MINUTES
NOVEMBER 26, 2012, 6:00 P.M.
NEWBERG PUBLIC SAFETY BUILDING (401 E. THIRD STREET)**

I. CALL MEETING TO ORDER

Meeting called to order by County Commissioner Leslie Lewis, County Commissioner Kathy George, and Mayor Bob Andrews at 6:04 PM.

II. ROLL CALL

County Commissioners:	Kathy George	Leslie Lewis	Mary Stern (absent)
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City Council:	Mayor Bob Andrews	Denise Bacon	Ryan Howard
	Stephen McKinney	Bart Rierson	Marc Shelton
	Wade Witherspoon		

Staff:	Rick Sanai, County Counsel	Ken Friday, County Planning Division Manager
	Daniel Danicic, City Manager	Terrence Mahr, City Attorney
	Norma Alley, City Recorder	Barton Brierley, City Planning and Building Director
		Mandy Dillman, Minutes Recorder

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

III. GENERAL DISCUSSION

Commissioner Lewis announced this meeting is a discussion between Yamhill county commissioners and Newberg city councilors concerning the Newberg South Industrial Urban Growth Boundary (UGB) application. The county commissioners met last week to discuss the issue; resulting in Commissioner Lewis scheduling tonight's meeting to discuss questions and concerns directly with the council.

Newberg Planning and Building Director Barton Brierley presented the staff rebuttal accompanied by a PowerPoint presentation (see official meeting packet for full report).

Commissioner Lewis asked what the difference is in total acreage between what the Newberg Urban Area Management Commission (NUAMC) approved several years ago versus the current request. Mr. Brierley replied the new plan is one acre larger.

Commissioner Lewis noted a large section of the UGB acreage is not buildable and asked if that amount is the same as the plan submitted to NUAMC several years ago. Mr. Brierley replied it is.

Commissioner Lewis questioned why the Bell Road area was excluded. Mr. Brierley answered there is a site which could be designated industrial, but is not desirable enough for anyone to want to build on. Commissioner Lewis mentioned the site is near A-dec and other industrial companies. Mr. Brierley explained the site is located on Zimri Drive, which becomes steep to the point where it does not meet topographical standards and industrial trucks would have to drive through residential areas. Commissioner Lewis replied the area has access to Mountainview Drive and

asked if Mountainview Drive was still classified as an arterial. Mr. Brierley said it was, but Zimri Drive is not built to arterial standards. Mr. Brierley repeated he did not think any company would want the site for industrial uses since access, topography, and road conditions are not desirable. Commissioner Lewis replied the site has access to Mountainview Drive, which is an arterial, and there are a number of industrial businesses just to the south of Zimri Drive. She also mentioned that Zimri Drive does go uphill, but not right next to Mountainview Drive. Mr. Brierley explained the area on Mountainview Drive is part of the current UGB and the Springbrook Master Plan. This includes The Allison hotel and a future residential area that industrial users would have to drive through to get to the hilly industrial site.

Commissioner Kathy George asked if industrial users on Mountainview Drive mainly use Springbrook Road or Villa Road. She mentioned both have residential areas. Mr. Brierley replied most industrial users currently go up Springbrook Road, which has a mixture of industrial and residential areas. The businesses in this area are compatible with residential areas and Springbrook Road is a flat and wide road, which allows for better industrial usage.

Commissioner Lewis agreed with Mr. Brierley's description and concluded she does not think they should choose a particular site, but wanted to point out there are other sites that meet the requirements of the law. She mentioned Urban Reserve Area (URA) land and exception land should be considered before agricultural land.

Councilor Bart Rierson mentioned the Springbrook Master Plan includes residential and commercial properties in the Zimri Drive area. He assumed industrial business would not be interested in the Zimri Drive property because the topography is not conducive to manufacturing. Mr. Rierson explained someday Climax Portable Machines may look for a larger campus and this spot would be inadequate for their company. He supports the city's idea of one large industrial site versus many smaller industrial sites.

Commissioner George wondered if spreading industrial sites around the city would help avoid major traffic problems in just one area. Mr. Brierley replied it is more cost effective to have one large industrial site instead of several small ones. Roads must be bigger and sewer lines are different in industrial areas. Therefore, having small sites around the city would mean upgrading many roads and sewer lines. Additionally, small sites around the city would require each company to deal with compatibility issues with residential areas.

Councilor Marc Shelton stated the Mountainview Drive area is not ideal because there are heavy traffic issues. Filling in spots around the city with small industrial sites is not ideal because most areas already have high traffic issues or poor site characteristics. This idea does not produce the necessary square footage, complicates traffic problems, and is more difficult than planning one larger site with regard to infrastructure needs. He asked Mr. Brierley his opinion of the Hayes Street area. Mr. Brierley answered that Hayes Street would be a great location to meet the growing needs of commercial companies and office buildings; however, it would need much more than just infrastructure changes to be usable for industrial purposes.

Councilor Stephen McKinney addressed the issue of Mountainview Drive being too narrow for industrial traffic. Although Springbrook Road is wider with the traffic circle, there are children frequently on the street. Councilor McKinney expressed concern about having industrial sites scattered in residential areas, breaking up neighborhoods and causing patchwork residential sites. He wants to create neighborhoods that are livable communities and that should be the city's goal. Commissioner Lewis agreed with Councilor McKinney.

Commissioner Lewis clarified the city wants the requested acreage for the industrial UGB expansion to be in one location to avoid patchwork infill with smaller acreage and to avoid residential conflicts. Mr. Brierley confirmed it is because of those reasons as well as the fact industrial companies want to be located in a large industrial site. The

city did a study on industrial sites, which found 95% of the sites were in industrial parks rather than spread throughout cities.

Councilor Denise Bacon mentioned she and Mr. Brierley attended a presentation by HARCO Manufacturing who explained they moved to Newberg because they had become surrounded by residential uses in their previous city, which created conflicts. This is an example of why residential uses should not surround industrial uses.

City Manager Daniel Danicic stated Newberg needs to look to the future and plan for companies currently in the city needing larger sites for expansion and to attract outside companies looking for larger sites. A company recently bypassed Newberg because there were no large industrial sites. Both Climax Portable Machine Tools and Harris Thermal Transfer Products will need larger sites in the coming years.

Commissioner Lewis appreciated how council members did not use only one tool when looking at each site and agreed decisions should not be made based on whether or not the decision will be appealed; however, compromising to avoid litigation would be a good idea. Commissioner Lewis suggested the council use the recent Portland State University (PSU) population study to bring population numbers up to date for their plan. Traditionally 0.38 jobs should be created for each new resident, but the safe harbor number the council presented was 0.6, which is much higher. She stated the city's number would be 0.46 using PSU's study, which would be closer to the historical number. She asked how the city can move forward using the current safe harbor numbers. Mr. Brierley explained the employment projection is based on historic and regional employment projections not directly proportional to population. The coordinated population projection law allows the city to use the safe harbor numbers.

Commissioner Lewis asked if the city would consider using the coordinated population forecast done by PSU for the UGB amendment. It would be one less thing to risk if the city were appealed since the population numbers will not be appealable after the commission's adoption on Thursday. Mr. Brierley replied they will ask city council to consider this; however, not until after Friday when council can review the study themselves.

Commissioner George asked if the local planning commission reviewed the UGB proposal. Mr. Brierley replied the Newberg planning commission reviewed the Economic Opportunities Analysis. The UGB proposal was reviewed by NUAMC. Commissioner George asked what NUAMC's vote was. Councilor Marc Shelton replied the NUAMC vote was on June 15, 2010, and it was 6 yes, 0 no, and 1 absent.

Commissioner Lewis expressed concern because the city is asking for the same amount of buildable acres as the original proposal to NUAMC, but the population numbers have decreased. Mr. Brierley agreed the population numbers have gone down; however, the future year has been pushed out.

Councilor Bart Rierson asked if the goal was to have more industrial and commercial areas to provide more employment opportunities, which in turn would increase their job estimates to the higher number. Mr. Brierley replied that was correct.

Councilor Bacon mentioned Council discussed how it was not necessary to use population when determining need for jobs. Mr. Brierley stated state law specifies you do not need to base employment numbers on population growth.

Commissioner Lewis asked Mr. Brierley to consider a compromise removing 85 acres from the proposal. This would leave 47 buildable acres, which would be a seven year supply instead of a twenty year supply.

Councilor Wade Witherspoon added he thinks the concept of future planning will help Newberg become a better community and will create growth in the city. Councilor Witherspoon feels UGB plan will do that for Newberg, and

will create an industrial area that is functional as well as aesthetically pleasing.

Councilor Bacon mentioned she sees this step as a pathway to phase two of the bypass, which is more of a reason to make a decision soon.

Councilor Ryan Howard feels the plan will more than likely be appealed and money could be spent more efficiently in other ways. A compromise for a short term plan could immediately be put into action while legislative issues are worked out for a bigger plan in the future. He suggested using current commercial properties to fulfill industrial needs.

Commissioner George asked what currently available potential infill properties are zoned as industrial. Mr. Brierley replied an inventory of potential industrial infill land inside the UGB is included in the calculations. Commissioner George asked which infill land, suggested by 1000 Friends of Oregon, is zoned industrial. Mr. Brierley answered none of those properties are zoned industrial.

Commissioner George asked about the process for changing zoning to industrial. Mr. Brierley explained it is a public hearing process where you show a need for the change and whether the change is appropriate for the area.

Councilor McKinney added the infill suggestion does not create the comprehensive industrial area that Newberg needs. McMinnville is taking action to remedy their lack of industrial land and so should Newberg.

Commissioner Lewis noted McMinnville's UGB plan includes all land, not just industrial. However, the Department of Land Conservation and Development (DLCD) encouraged Newberg and Yamhill County to move forward on an industrial UGB amendment because of the pressing need for industrial land.

IV. SUMMARY OR CLOSING COMMENTS

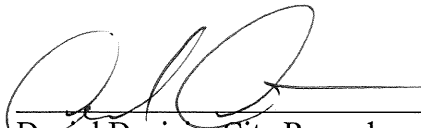
Mayor Bob Andrews said he has heard insightful discussion from council and although they did not vote unanimously to approve the UGB, they are in agreement on the city's goals. He agrees with staff's recommendation and asks the commissioners approve the UGB application.

Commissioner Lewis closed by stating they would not make a vote tonight, but will vote at their December 6, 2012, meeting once Commissioner Mary Stern has listened to tonight's recording.

V. ADJOURNMENT

The meeting adjourned at 7:44 PM.

ADOPTED by the Newberg City Council this 7th day of January, 2013.


Daniel Danicic, City Recorder

ATTEST by the Mayor this 10th day of January, 2013.


Bob Andrews, Mayor