

NEWBERG URBAN AREA MANAGEMENT COMMISSION
MINUTES OF THE
OCTOBER 25, 1990
7:30 PM - Dundee, Oregon City Hall

NUAMC Members Present:

Newberg Representatives:

Bill Jackson
C. Eldon McIntosh
Rob Molzahn
Jack Kriz, Alternate
Leonard Rydell, Alternate

Yamhill County Representatives:

Dennis Goecks
Don Halbrook
Leslie Lewis

Dundee Planning Commission Members:

Ellis Finch
Bob Hanson
Mike Olberding
Milt Riley
David Sikstrom
John Stalcup

Staff Members Present:

Bill Campbell, Acting County Planning Director
Neil Cohen, Dundee Mayor
Dennis Egner, Newberg Planning Director
Rob Hallyburton, County Planning Department
Dundee Secretary

Interested Citizens: 1

The meeting was a joint meeting of the Dundee Planning Commission and the Newberg Urban Area Management Commission.

The Dundee Planning Commission meeting was called to order by Chairman Milt Riley at 7:30 PM. Mr. Riley then asked for introductions.

I. Appointments

Newberg Planning Director Dennis Egner stated that this was the first meeting of NUAMC and that the Commission needed to elect a Chair and a Vice-Chair. He also noted that the Commission was comprised of six members appointed by the Newberg City Council and Yamhill County Commissioners and that the Commission needed to select a seventh member.

Dennis Goecks moved to nominate Eldon McIntosh as Chair of NUAMC. Dennis then moved to close nominations. This motion was seconded by Leslie Lewis. The nominations were closed by a unanimous vote. Mr. McIntosh was elected Chair by consensus vote.

Dennis Goecks nominated Leslie Lewis as Vice-Chair. The nominations were closed by a unanimous vote and the members then voted 6-0 to elect Leslie Lewis as Vice-Chair.

Following some discussion regarding election of a seventh member, Sam Whitney, Jane Parisi-Mosher, and Alan Halstead were each nominated as the seventh member.

Dennis Goecks moved to appoint Alan Halstead as the seventh member. Leslie Lewis seconded the motion, which passed by a unanimous vote.

Don Halbrook moved to appoint Sam Whitney as the first alternate seventh member. - Rob Molzahn seconded the motion which passed unanimously.

It was moved by Dennis Goecks to appoint Jane Parisi-Mosher as the third alternate. This motion was seconded by Don Halbrook and the motion passed unanimously.

Following the appointments, Mr. Egner thanked the Dundee Planning Commission for its patience with the appointment process.

II. Policy Issues

Bill Campbell discussed the proposed Newberg-Dundee bypass issue. He stated that the purpose of the joint Dundee/NUAMC meeting was to assure that policy language in the respective jurisdictions comprehensive plans was consistent as it related to the proposed Newberg-Dundee bypass and other potential traffic improvements. He explained that the State was examining three alternatives including a north bypass, improvements to existing Highway 99, and a south bypass. Mr. Campbell provided a packet of information to the members present, which included relevant Comprehensive Plan policies from Yamhill County, the City of Newberg and the City of Dundee. The packet also included information about the Department of Land Conservation and Development discussion paper on a proposed transportation planning rule. Mr. Campbell discussed a policy in the County Comprehensive Plan that encouraged commercial development only in urban areas where commercial development currently exists. He noted that the State wanted the County and the cities to include policies that limited new commercial development at intersections and along any proposed bypass route.

In response to a question by alternate member Leonard Rydell, Mr. Campbell stated that the purpose of the meeting was not solely to examine a south bypass, but to make sure local policies were consistent so that if a south bypass is selected, legal challenges could be avoided.

NUAMC member Dennis Goecks stressed the importance for coordination between the jurisdictions.

Dennis Egner then discussed Newberg City policies. He stated that the City Council of Newberg had recently opened a public hearing on revisions to the Comprehensive Plan. He explained that the current Comprehensive Plan included a policy favoring a southern bypass, and that the revised Comprehensive Plan suggested more general language that considered a range of alternatives. He stated that representatives from the Oregon Department of Transportation encouraged local governments to not focus on a single transportation solution, but to include a range of options. Mr. Egner said that METRO, the regional planning agency in the Portland area, had

encountered legal problems with the west side bypass because it did not have a policy framework in place prior to selecting a route for the west side bypass. He said that the NUAMC process was intended to eliminate similar problems.

Dundee Mayor Neil Cohen stated that the Dundee Comprehensive Plan and Zoning Ordinance included policies related to setbacks along Highway 99 and historic preservation that were designed to avoid widening of Highway 99 to preserve the historic buildings. Bill Campbell commented that overall, it appeared Dundee policies were consistent with County and Newberg policies.

Mr. Egner stated that he and Rob Hallyburton of Yamhill County would examine the policies from the three jurisdictions and prepare a staff report for the proposed public hearing scheduled for November 13. He noted that at that public hearing there would be a staff report and a recommendation for any policy changes that were considered necessary. He stated that he would ask a representative from the State Highway Department to be present or to comment on the policies prior to the meeting. He added that in the packet of materials that were distributed, there were policies included on urbanization. He noted that NUAMC would be asked to also provide direction to the Newberg City Council related to any policy changes that affected the urban area outside the City. He said a separate staff report would be prepared related to this issue.

Following the presentations there was general discussion about the proposed bypass, intersections and the relationship with transportation improvements in Washington County.

The meeting adjourned at 8:50 PM.