

MINUTES OF THE NEWBERG URBAN AREA MANAGEMENT COMMISSION

Newberg Public Library
January 25, 1994

Newberg OR 97132
7:00 PM

Subject to NUAMC approval at the 2/8/94 Meeting

Chair Kriz called the meeting to order.

I. ROLL CALL

Members Present:

Jack Kriz
Alan Halstead
Don Halbrook
Debbie Owens

Members Absent:

Bill Jackson
Leslie Lewis
Martin McIntosh

Staff Present:

Greg Scoles, Community Development Director
Sara King, Associate Planner
Rob Hallyburton, Yamhill County Planning Dept.
Barb Mingay, Staff Secretary

Citizens Present: 5

Motion: Halbrook-Halstead to approve minutes of Sept. 14 meeting. Motion carried unanimously.

ORS 197 relating to the public hearing process was read into the record by Associate Planner King.

II. PUBLIC HEARING

Docket:	PA-3-93 (County GR-3-93 (City)
Request:	Amend the City of Newberg and Yamhill County Comprehensive Plan maps to implement the Northwest Newberg Specific Plan
Location:	Between North College Street and the west Newberg city limits
Applicant:	City of Newberg

Mr. Kriz asked if there were any abstention or ex-parte contact. No abstentions were indicated. No ex-parte contact or objection to jurisdiction were indicated.

Staff Report: Rob Hallyburton, Yamhill County Senior Planner, indicated that the application was by the City of Newberg. He noted that NUAMC will be reviewing the Comprehensive Plan Map designation changes which will be required on both the City and County Maps.

Greg Scoles, Newberg Community Development Director, indicated that the hearing was relating to the NW Newberg Specific Plan. He noted that the area was approximately 150 acres in size and was outside the City but inside the Urban Growth Boundary. He reviewed the history of the project and the amendments required to approve the Plan. He noted that the text amendments to the Comprehensive Plan have been approved by the City Planning Commission and have been referred to City Council for adoption. He commented that the Comprehensive Plan Map must be amended to allow for specific plan implementation on this specific property. Amendments to the City Zoning Map would be required when the properties are annexed. He presented overheads identifying the site involved and the proposed land use plan for the area. He noted that the site currently carries a density of 4.4 units per acre in the Comprehensive Plan. He noted that during Planning Commission review, the Austin parcel in the SW portion of the site was recommended for elimination from the plan. He reviewed an overhead identifying proposed changes to the Comprehensive Plan Map which include designations of OS, LDR/SP, MDR/SP, COM/SP and PARK.

He was asked the impacts on the plan if the Austin parcel was not included. He noted that the collector running north and south through the Austin parcel would eliminate traffic to Mountainview; however, other access is available and the impacts would not be major. He noted that elimination of this collector from the specific plan does not necessarily eliminate it from the planning process when the Austin parcel develops in the future.

Commissioner Halstead asked if the Comprehensive Plan Map designation /SP would attach to every parcel within the specific plan area. Mr. Scoles indicated it would.

Proponent: Mart Storm indicated Paul Brenneke and he own a portion of the project area. He requested that the plan be dealt with in a very prompt manner. He distributed an alternative map for developing the commercial portion of the project area. He indicated that his property contains the commercial node and that it was not of a sufficient size to provide adequate shopping areas for the local residents. He distributed a drawing with an alternative layout for the commercial portion of the project. He requested that his alternative be included as an option in the plan. He noted that the approximately 4 acre site would be more appropriate for commercial use.

Commissioner Owens asked how this revision would affect the application. Mr. Scoles indicated that NUAMC could alter, modify or revise the plan in their recommendation. He noted that there could be alternatives included in the text of the plan to provide flexibility.

Proponent: Steve Rosen, 3504 N. College, indicated he owned property in the project area. He noted that the original committee had proposed a larger commercial site in the plan but that the consultant had not felt that a larger commercial area was viable. He commented that recent information from developers has indicated that the area proposed by Mr. Storm would be more appropriate.

Commissioner Halbrook asked if Zoning Ordinance language has been developed yet. Mr. Scoles indicated that draft language has been developed and recommended by the Planning Commission, but it has not yet been adopted by the Council.

Mr. Halbrook asked the process for revision of the plan after it was adopted. Mr. Scoles noted that unless revisions were done prior to adoption of the plan, revisions such as proposed by Mr. Storm would be considered a major modification of the plan and would require a comprehensive plan amendment. Mr. Scoles felt that flexibility in location of the commercial node was possible and that a 4 acre commercial site would still be compatible with the character of the neighborhood.

Mr. Storm was asked if any of the other property owners had expressed concern about the commercial node. He indicated that he had spoken with at least one of the other property owners and they have concurred that the commercial node could be larger without having a detrimental affect on the project.

Commissioner Owens expressed concern about the development of the collector through the Austin property. Mr. Scoles noted that the proposed transportation plan indicates a collector through this area. He added that there are enough alternative outlets connecting to North College to accommodate the specific plan area.

Mr. Storm asked if the transportation plan included a large collector near Aspen Way which would provide access to this area. Staff indicated there was.

Mr. Halstead asked staff if it were possible to write findings to provide a commercial node either north or south of the Foothills extension and N. College, not to exceed 5 acres. Mr. Scoles indicated that findings could be written in that manner; however, they should include a notation that it would be in one location or the other, not both.

Motion: Halstead-Halbrook to direct staff to develop findings supporting adoption of the NW Newberg Specific plan by the County Board of Commissioners and the City Council. The findings should include elimination of Austin's property from the plan and the provision of a commercial node either north or south of the Foothills extension and N. College, not to exceed 5 acres. Motion carried unanimously.

It was noted that the next meeting will occur February 8, 1994, location to be determined.

III. PUBLIC HEARING

Docket: PA-1-943 (County)
UGB-1-93 (City)
Request: Amend the Newberg Urban Growth Boundary to include Tax Lot 3207-1000, to accommodate new school and recreational facilities (on remand from the Board of County Commissioners and the City Council
Location: East of and adjacent to Chehalem Drive approximately one-eighth mile south of the intersection of North Valley Road.
Applicant: City of Newberg

Motion: Owens-Halbrook to continue docket item PA-1-94/UGB-1-93 until the February 8, 1994 NUAMC meeting. Motion carried unanimously.

IV. OTHER BUSINESS

None

V. ADJOURN

There being no further business, the meeting was adjourned.