



**CITY OF NEWBERG / YAMHILL COUNTY
 NEWBERG URBAN AREA MANAGEMENT COMMISSION MINUTES
 NEWBERG PUBLIC LIBRARY - 503 E. HANCOCK STREET - NEWBERG
 THURSDAY, NOVEMBER 21, 1996
 7:00 PM**

APPROVED AT THE 1-16-97 NEWBERG URBAN AREA MANAGEMENT COMMISSION MEETING

I. Convene NUAMC

Roll Call:

Leslie Lewis
 Alan Halstead

Jack Kriz
 Ken Hughes

Absent: Dennis Goecks, Roger Currier, Bill Jackson

Staff Present:

John Knight, City of Newberg Planning Division Manager
 Ken Friday, Yamhill County Planning Division
 Terry Mahr, City of Newberg, City Attorney
 Janet Yarbrough, City of Newberg, Recording Secretary

II. General Introduction by Staff on Process (attachment)

John Knight, City of Newberg Planning Division Manager, reviewed the information contained in the Newberg Urban Area Growth Management Agreement.

III. Appoint Chairperson and Vice Chairperson

Nominations: Committee member Jack Kriz was nominated for Chair. Committee member Ken Hughes was nominated for Vice Chair.

Motion #1:	Committee members Lewis/Halstead to appoint Jack Kriz as Committee Chairperson.
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Vote on Motion #1:	The Motion carried unanimously (4-0)(Absent: Goecks, Currier, Jackson).
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Motion #2:	Committee members Lewis/Halstead to appoint Ken Hughes as Committee Vice-Chairperson.
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Vote on Motion #2:	The Motion carried unanimously (4-0)(Absent: Goecks, Currier, Jackson).
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Chair Kriz called the meeting to order at approximately 7:20 p.m.

IV. PUBLIC HEARING: (continued from March 15, 1994)

DOCKET: PA-1-943 (County)
 UGB-1-93 (City)

REQUEST: Amendment to the Urban Growth Boundary (UGB) to include an approximately 18 acre parcel within the Newberg UGB. The property is owned by Chehalem Park and Recreation District and is adjacent to Chehalem Valley Middle School and Crater Elementary School. Proposed uses for the site will be recreational in nature.

LOCATION: East of and adjacent to Chehalem Drive approximately one-eighth mile south of its intersection with North Valley Road (Tax lot 3207-1000)

APPLICANT: City of Newberg

ABSTENTIONS / EX PARTE CONTACT: Committee Member Alan Halstead indicated that his daughter attends one of the schools adjacent to the property.

STAFF REPORT: Terry Mahr, City Attorney, and John Knight, City of Newberg Planning Division Manager, reviewed the public hearing process and procedures. John Knight also reviewed the NUAMC staff report. Ken Friday, Yamhill County Planning Division, reviewed the Yamhill County staff report. He indicated that this issue had been delayed because the parties had gone into mediation instead of having additional hearings back in 1994. The issue has been brought up again at the request of the Chehalem Parks and Recreation District.

PROPONENT:

Don Clements, Superintendent
 Chehalem Parks and Recreation District
 1802 Haworth Ave.
 Newberg, OR 97132

Mr. Clements told the committee that this is a project which has voter support. He said the issue is that the park does not have all the land that is necessary for development. He also indicated that the City is in need of more park space because regional neighborhood parks are overused, which is damaging to the parks. He pointed out that the Chehalem Park and Recreation district has worked according to the Comprehensive Growth Plan. Mr. Clements said he would like for the park to connect to the City's water and sewer. He said this is possible using the existing lines in the school. He said

he does not foresee any negative effects due to the increase in water use from the park.

OPPONENTS: none

PROPONENT REBUTTAL: none

QUESTIONS TO THE PROPONENT: Committee member Hughes asked if the annexation would come before the public for a vote. Mr. Clements said yes. Committee member Lewis asked why this parcel was exempt from the original annexation. Mr. Clements said he was not sure of the reason, other than that there had been confusion over who owned the land. Terry Mahr, City of Newberg Attorney, said the parcel was pulled out because the issues surrounding this parcel needed to be dealt with separately. Terry Mahr, City of Newberg Attorney, said the City and the park district have resolved these issues. Chair Kriz asked if the proponent was aware that the comprehensive growth plan would allow the city to supply water to parcels outside the city but within the Urban Growth Boundary. Mr. Clements replied that the park district believed entering the City would be the best approach, and that the park district has set criteria under which it would be treated like a normal water customer. Chair Kriz asked if this was the cheapest method. Mr. Clements responded that the district could probably save money by sinking their own well, but he did not believe this would be in the best interest of the City.

QUESTIONS TO STAFF: Mr. Clements asked if the land owned by the school district was excluded in this annexation? Terry Mahr, City of Newberg Attorney, said land owned by the school board was excluded.

QUESTIONS FROM AUDIENCE: none

LETTERS/PUBLIC AGENCIES: none

STAFF RECOMMENDATION: John Knight, City of Newberg Planning Division Manager, said the hearing would have to be continued due to an error in the public notice procedure.

COMMISSION DELIBERATION: The committee discussed possible dates for continuing the hearing.

Motion #3:	Committee members Hughes/Halstead to continue the hearing on January 16, 1997, at 7:30 p.m. in the Newberg Public Library, assuming the meeting room is available.
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Vote on Motion #3:	The Motion carried unanimously (4-0) (Absent: Goecks, Currier, Jackson).
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V. OLD BUSINESS

none

VI. NEW BUSINESS

- Urban Reserve Area (URA) presentation regarding completion of the URA Project

John Knight, City of Newberg Planning Division Manager, gave a brief history of the project. The city would like NUAMC to be the formal advisory body to deal with the issues of the URA project. Al Benkendorf gave a brief history of the management agreement, and he emphasized the importance of having a final agreement in place by June 30, 1997, in order to ensure the protection of these areas. The public's involvement in the process would be through workshops early next year.

- Appoint Technical Advisory Committee for URA Project (attachment)
John Knight, City of Newberg Planning Division Manager, explained the role of the technical advisory committee, which would allow each jurisdiction to send a member to the meetings. Chair Kriz suggested the school district be a part of the committee.

Motion #4:	Committee members Halstead/Hughes to approve the Technical Advisory Committee with the addition of the School Board.
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Vote on Motion #4:	The Motion carried unanimously (4-0) (Absent: Goecks, Currier, Jackson).
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- John Knight, City of Newberg Planning Division Manager, asked staff and the committee to check the accuracy and confirm the appointments of the current list of committee members. Ken Friday, Yamhill County Planning Division, said he had the county information. Mr. Clements asked for the inclusion of special districts in the NUAMC. Staff said the commission intends to look at that issue.

VII. ADJOURNMENT

The meeting was adjourned at approximately 8:05 p.m.

Passed by the Newberg Urban Area Management Commission this 10 day of January, 1997.

AYES: 4 NO: 0 ABSTAIN: 0 ABSENT: 3
 (list names) Jackson, Lewis, Goeck

ATTEST:

Janet C. Yarbrough Janet C. Yarbrough 1/10/97
 Recording Secretary Signature Print Name Date