



**CITY OF NEWBERG / YAMHILL COUNTY
NEWBERG URBAN AREA MANAGEMENT COMMISSION MINUTES
NEWBERG PUBLIC LIBRARY - 503 E. HANCOCK STREET - NEWBERG
THURSDAY, MAY 29, 1997
(Rescheduled from May 22, 1997)
7:00 PM**

I. Convene NUAMC

Roll Call:

Jeff Klohk
Alan Halstead
Jack Kriz

ABSENT: Roger Currier, Ken Hughes, Leslie Lewis, Ted Lopuszynski

NOTE: There was not a quorum present

Staff Present:

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

Although there was not a quorum present, the commission decided to review the NUAMC Agreement with the members in attendance.

Urban Reserve Area (URA) project

John Knight noted that item *a. Priority Plan - Review of the proposed criteria* was not supposed to be on the agenda since it was discussed last meeting.

b. Update the NUAMC Agreement

Al Benkendorf reviewed the changes made to the Newberg Urban Area Growth Management Agreement (NUAMC). He said the purpose of the revisions were to add Urban Reserve Areas, comply with the Urban Reserve Rule requirements and update the agreement to recognize current conditions. The major revisions were service responsibility, commission representation, terms of office, land use and building construction regulation, annual work program and dispute resolution. Mr. Benkendorf said it would be important that NUAMC members have experience at the Planning Commission level, because of the increased responsibility of NUAMC. John Knight said that this would change the makeup of the committee to assure that people have the necessary technical background. There would also be rotating membership, but with a minimum

amount of turnover. Mr. Benkendorf said that building construction regulation was added because it is a requirement from the administrative rule. The annual work program was added at the request of the city. This would be a specific list of work projects, set by staff and approved by the commission. The dispute resolution process was taken from the Department of Land Conservation and Development. If the commissioners and council members can't agree, they will take the case to the dispute resolution process managed by the state. This idea has been included in other model agreements. Ken Friday said that the county had used this process once and it was successful.

Alan Halstead asked if there was any kind of a time frame on which this body would act (He was referring to the 120 day rule). Ken Friday said the 120-day rule would be applied when the application was complete. Halstead asked for this to be included in the agreement to prevent conflicts. Ken Friday said it wasn't included because the city wanted this agreement to be as simple as possible. Friday said that staff also wanted to avoid having to change the agreement in the future if the state law changed (He noted there was a bill pending to amend it to 150-days). Halstead said that the agreement should reference the state law. Al Benkendorf agreed to add this portion. Halstead then referred to page 12, item 6. He asked if that could simply read "Public Improvement Projects" to cover all items. Knight said they were trying to narrow down the list for what the county would be concerned about. Halstead said the present wording made it look like street projects were the only thing the county would be concerned about. Staff agreed that this was not the intention and that it should read like Halstead suggested. The only problem foreseen was who would define what was a major public improvement project.

John Knight said another item worth noting is the water provision on page 6. He said this opens the door for the city to provide potable water to people outside the UGB. This is intended to deal with existing homes that at one time had water and now are having water problems.

There was some discussion as to what jurisdiction an applicant would go to when applying for a comprehensive plan amendment. The committee agreed that the processes weren't necessarily clear. The UGB and Urban Reserve boundary amendments would be filed with the city. The plan amendment would be filed with whichever body's plan you wanted to amend. That is, if an applicant wants to change the county plan, he should file with the county. If he wants to change the city plan designation, he should file it with the city. Jack Kriz felt that one body should take all the applications. Ken Friday said the problem was that the criteria of the respective body would have to be applied, and that one jurisdiction shouldn't interpret the other jurisdiction's criteria. John Knight suggested that they add that the applications for plan amendments with the URA be filed with the county, and then go to NUAMC for recommendation and public hearing, and then to both the city and the county for final approval. This is because it could take some time for the area within the URA to become part of the city. Jack Kriz suggested that the procedure for each of the items be included in the agreement to make the process clear.

Jack Kriz asked about public notice. He was concerned that the city might want to expand the noticing at some point, and that would affect NUAMC. John

Knight suggested that language be included that said NUAMC would notice according to the largest noticing requirement, be it city, county or state.

Ken Friday asked for committee input on the preface. The committee and staff didn't see a need for the preface. They felt it was somewhat inconsistent with the new agreement. The consensus was to strike the preface. The committee felt the introduction satisfied the need for any explanation.

The commission members agreed that the new agreement should go forward to the City Council and County.

The meeting adjourned at 8:05 P.M.

Dawn Wilson

From: Darla Baldoni
To: Dawn Wilson
Subject: minutes
Date: Wednesday, June 04, 1997 3:54PM

Here is a copy of the NUAMC Meeting Minutes (City of Newberg / Yamhill County Newberg Urban Area Management Commission).

Yamhill County did the minutes, but it may not hurt to have in our files as well for all meetings. There was not a quorum, but there was some discussion and minutes done.

Here they are <<File Attachment: NU-0597.WPD>>
(also on P\nu-0597.wpd)