



**CITY OF NEWBERG / YAMHILL COUNTY
NEWBERG URBAN AREA MANAGEMENT COMMISSION MINUTES
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THURSDAY, APRIL 24, 1997
7 PM**

Due to an oversight, these minutes were not approved by the committee. They have been reviewed and approved by the Planning and Building Director, Barton Brierley.

I. Convene NUAMC

Roll Call:

Alan Halstead	Ken Hughes
Jeff Klohk	Leslie Lewis
Ted Lopuszynski	

Absent: Roger Currier, Jack Kriz

Staff Present:

John Knight, City of Newberg Planning Division Manager
Martin Chroust-Masin, Yamhill County Planning Division
Janet Yarbrough, City of Newberg, Recording Secretary

II. Minutes from the March 20, 1997 NUAMC Meeting

Mark Martin from the Chehalem Park District submitted written testimony asking that the minutes from the January 16, 1997 NUAMC meeting be changed to reflect that neither the Board nor the superintendent had authorized any placement of water on the property. Regarding the minutes from March 20, 1997, committee member Alan Halstead asked that the first motion be corrected to reflect that he did not second the motion since he was absent. Committee member Ted Lopuszynski asked his statement on page 5 be changed to reflect that his concern was with the number of trucks coming into the area, not the weight.

Motion #1:	Committee members Lopuszynski/Halstead to approve the March 20, 1997 meeting minutes with the amendments discussed above.
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Vote on Motion #1:	The Motion carried unanimously (5-0)(ABSENT: Kriz, Currier).
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Vice-Chair Hughes called the meeting to order at approximately 7:10 p.m.

Convene NUAMC Meeting from March 20, 1997

III. PUBLIC HEARING:

None

IV. OLD BUSINESS

1. Urban Reserve Area (URA) project

a. Priority Plan - Review of the proposed criteria

Al Benkendorf, Land Use Consultant, reviewed the project history. He distributed the criteria to the commissioners and the proposed weights of the criteria. Mr. Benkendorf felt these criteria could be used long term. He distributed a grid for mapping the priorities, and a preliminary grid with the staff priorities. He reviewed these results with the committee members. He referred to the Newberg Zoning map, which includes the Urban Growth Boundary.

Leslie Lewis said she would like to see the raw data for each of the areas in the grid containing the staffs' priorities instead of the composites. Mr. Benkendorf said that could be made available. She said that on C, D -1 and D-2 there was a lot of variability between the low and high numbers. John Knight, City of Newberg Planning Manager, said the criteria were discretionary. Mr. Benkendorf said the priorities were evaluated without discussion. The discussion that followed led to the rankings, and the staff was in agreement on the final rankings. Mr. Schneider, a citizen present at the meeting, asked if parcels could be added to the Urban Growth Boundary. John Knight, City of Newberg Planning Manager, said that wasn't the scope of this project, but that could be done through the county and city with amendments to the Urban Reserve Area. Mr. Benkendorf explained the history of the Urban Reserve Area, saying that the areas included were considered to be high priority if the county or city needed to expand. John Knight, City of Newberg Planning Manager, said parcels would probably be added during periodic reviews every few years. Mr. Schneider said he wanted to add land near Smith Excavating. This area was identified on the map. There are 3 property owners and 140 acres.

b. Update the NUAMC Agreement

Mr. Benkendorf reviewed the current role of NUAMC. He said that this agreement needed to be updated to include the Urban Reserve Areas. The state administrative rule requires that cities and counties have an agreement on who will be responsible for building codes, regulations, and infrastructure. Mr. Benkendorf said he had met with city and county staff separately and together, and they had agreed that the agreement should be simple, relying on the regulations of both jurisdictions to be the basis for the decisions of NUAMC. He said they had looked at copies of similar agreements from Sandy and Clackamas, and the Metro area. He said another staff meeting was planned, and then the proposed agreement would be brought back to the committee. He said the committee should discuss if NUAMC needed to exist, because while the agreement is required by law, the committee is not. Mr. Benkendorf said he felt the committee had worked well. Committee member Ted Lopuszynski said the main attempt was to simplify the whole process, so he felt this approach to updating NUAMC was appropriate. He felt that the decisions of NUAMC were generally reflected by the governing bodies. Committee member Leslie Lewis felt the makeup of the board was advantageous. She felt it provided

the members with insight on the proposal. Committee member Alan Halstead agreed with Committee member Ted Lopuszynski. The agreement was intended to allow the city and county to work out the details before the issue went to the hearing stage. Committee member Ken Hughes felt this provided insight to the different commissions and that the group had worked well. The committee was in agreement and recommended that the updating continue. John Knight, City of Newberg Planning Manager, added that this body provided a dispute resolution process, and brought bodies together that otherwise wouldn't come together. Committee member Leslie Lewis felt this body provided a good model for the state in settling regional disputes. John Knight, City of Newberg Planning Manager, said they wanted to use NUAMC to mediate and avoid the need to go LUBA. Committee member Ken Hughes asked for a copy of the drafts from Sandy and Clackamas. Staff said they would provide that to the committee members.

V. NEW BUSINESS
none

VI. ADJOURNMENT
The meeting was adjourned at approximately 7:50 p.m.

Passed by the Newberg Urban Area Management Commission this__ day of _____, XXXX.

AYES: NO: ABSTAIN: ABSENT:
(list names)

ATTEST:

Recording Secretary Signature

Print Name

Date