



APPROVED MEETING MINUTES

**CITY OF NEWBERG / YAMHILL COUNTY
NEWBERG URBAN AREA MANAGEMENT COMMISSION
NEWBERG PUBLIC SAFETY BUILDING - 401 E. THIRD STREET - NEWBERG
THURSDAY, NOVEMBER 28, 2001
7:00 PM**

I. ROLL CALL

Leslie Lewis
Alan Halstead
Sally Dallas

Warren Parrish
Steve Ashby

Absent: Sid Friedman/Brett Veatch

Present:

Barton Brierley, City of Newberg Planning Division Manager
David Beam, Planning Department
Peggy Hall, City of Newberg, Recording Secretary

II. OPEN MEETING

Chair Ashby called the meeting to order.

III. CONSENT CALENDAR(items are considered routine and are not discussed unless requested by the commissioners)

1. Approval of September 27, 2001 NUAMC Meeting Minutes

Motion #1:	Halstead/Parrish moved to approve the September 27, 2001 meeting minutes.
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Vote on Motion #1:	The Motion carried 5 Yes/2 Absent [Veatch/Friedman].
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Commissioner Brett Veatch arrived at the meeting at approximately 8:07 p.m.

IV. COMMUNICATIONS FROM THE FLOOR (five minute maximum per person)

1. For items not listed on the agenda

None.

V. LEGISLATIVE PUBLIC HEARING

APPLICANT: City of Newberg

REQUEST: Make adoption recommendations to Newberg City Council and Yamhill County Board of Commissioners regarding the proposed Newberg Riverfront Master Plan.

Chair Ashby reviewed ORS 197.763 into the record. No abstentions, conflicts of interest or objections to jurisdiction were heard.

Commissioner Parrish said he would like discussion among the Commission on continuing the hearing due to misinformation about the meeting. Mr. Parrish said the local paper cited the meeting as scheduled for Monday, the meeting agenda also contained the wrong day (Thursday); and the report and notice contained typographical errors.

Motion #2:	Parrish/Halstead moved to continue the meeting to the January 16, 2002 meeting.
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Commissioner Halstead suggested that the people in attendance who have requested to speak should be afforded the opportunity to do so.

Commissioner Lewis said that Yamhill County also has issues to deal with at their level and she would like to hear other issues from the City and the community before the County makes a decision.

Vote on Motion #2:	The motion carried (6 Yes/1 Absent [Friedman]).
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Staff Recommendation: Mr. David Beam, Planner, recommended that the Commission adopt Resolution #2001-03, approving the Riverfront Master Plan. Mr. Beam reviewed the procedures for the Plan, the receipt of the award of grants from LCDC and SP Newsprint and the administrative assistance from Baker Rock. They hired CDA Consulting Group and EcoNorthwest to assist them in the development of the Plan. There has been extensive public involvement in providing the frame-work on how the Plan would be developed. After input from all of the meetings, they developed the draft Plan and brought forth the Plan to NUAMC in July 2001 in a work session.

Mr. Beam reviewed a map with the Commission and showed the affected areas noting changes to future zoning designations. He said there was strong support in the public workshops to change zoning configuration to mixed uses. Discussion was held concerning the extension of the area to include Blaine Street, bicycle paths, pedestrian walkways, an esplanade, use of the St. Paul bridge as a bike/pedestrian path, accommodating the proposed bypass route by staying north of the riverfront plan area and not to bisect it. Mr. Beam presented artist renditions of the proposed riverfront development with open space and recreational activities. Part of the plan proposes a comprehensive plan amendment (figure 23) which would provide for park lands, greenways, medium density designations, future park locations. Mr. Beam noted that a new zoning designation (C-4 - Riverfront Commercial District Area) would be created and would require uses to show a demonstrated need in order to be located in the Riverfront Area. There was also a section for a riverfront sub-district over-lay for the area to insure high development standards. There is a proposed Yamhill County zoning ordinance change to create an additional overlay for the area. The change would require that any development in the industrial, commercial and public facility areas, be determined as temporary in nature. These requests would be reviewed by the applicable body (staff, City Council, Planning Commission), etc. Residential zones would have shadow plats.

Mr. Beam said the Planning Commission had met four times. In conjunction with Attachment C of the packet, he reviewed the proposed changes to Goal 12 policies of the Newberg Comprehensive Plan. These items were contained in Attachment C, involving the City's Comprehensive Plan and the Transportation Plan (page 2 of the Plan). The creation of an riverfront overlay sub-district would be applied to the R-1, R-2, C-4 and CF zoning districts. The overlay shall be designated by the suffix "RF" added to the symbol of the parent district. All uses permitted in the parent zone shall be allowable in the "RF" overlay zone except as otherwise may be limited in the Development Code.

Mr. Beam stated that SP Newsprint has voiced some objections to some portions of the plan due to the close proximity of the newsprint facility. Mr. Beam reviewed the proposed changes involving visual/noise buffer as outlined on page 4 of Attachment C. He also discussed extending Blaine Street from Ninth Street, separating rail traffic from other modes. Major transportation improvements shall be

designed with considerations intended to separate rail traffic from other modes of transportation. Discussion was held concerning the esplanade development. Prior to the development of the Riverfront esplanade, a slope stability and flood study shall be performed. Mr. Beam said that Jack Kriz had concerns over the design standards for the Riverfront development. Mr. Beam said that the applicable review body may allow exemptions for equipment that contributes to the architectural design of the structure, such as piping in a brewery. Mr. Beam said the Newberg School District expressed safety concerns over the proposed path through their property. The language in the plan was changed to reflect the pedestrian and bicycle access from the riverfront at College Street to the downtown area, identifying the Newberg School District site located between Sixth Street and Eighth Street. College Street does not exist within this school property and continuing the street or a path through at this location would severely conflict with current and future school use of the site. The Planning Commission did not support Option 2 of the Riverfront plan schematics and the possible arrangements with the bicycle and pedestrian path going through the property. The intention of the agreement with the School District and the City would be to limit the District's financial liability to an amount equal to that which would normally be required for sidewalk construction on the property.

Mr. Beam said the continuance would be agreeable to staff which would give them an opportunity to work with Yamhill County.

Commissioner Parrish addressed the fact that agricultural lands use relating to the conversion of urbanizable land from agricultural to urban land uses should be orderly. Mr. Brierley said that the property is within the UGB, and is considered an exception area that allows under state law to be urbanized for other types of uses consistent with the uses designated in the Riverfront Master Plan.

Mr. Martin Chroust-Masin, Yamhill County Planner, addressed issues involving Measure 56 notification in which any kind of change resulting from a plan amendment can affect property values. The new public notice must be sent out. The original notification to DLCD did not mention changes to the Yamhill County zoning map. Mr. Chroust-Masin said that January 16, 2002, would be the next available date for consideration by DLCD and Yamhill County.

Letters: None.

Public Testimony:

Mr. Keith Hay, 15775 Ribbon Ridge Road, Newberg, commended the City staff in holding workshops and presenting the information to the public. To turn the plans into reality and make the project a tranquil extension to the City, is a feat within itself. Mr. Hay said that he has worked on a number of riverfront projects over the past several years. One of the things that can make it work, is to have a group of citizens who can organize and establish a 501(c)(3) organization that would devote itself in raising resources to make things happen. He noted that most of the successful riverfront districts have similar organizations. The organization would be able to accept funds which would be one way to assure that the Riverfront plan goes forward. He would recommend a fully paid staff. Secondly, over the Thanksgiving weekend, he happened to take his grand-daughter to the Portland Zoo. In the background of the Zoo, and the surrounding area, he could hear a roar (I-405 freeway which is below grade) was in close proximity. In order to build the riverfront development, he sees that a southern route would threaten the project. He would like to see the northern bypass rather than the southern bypass.

Tape 1- Side 2:

Commissioner Parrish said that ODOT has stated that there would be property purchased to allow for a two-lane highway to a four-lane highway. Commissioner Parrish asked Mr. Hay if it would have an affect on the project over the next 20 years. Mr. Hay said that on a four-lane highway, all lanes would be full. He would recommend that it not go through the heart of the City. Discussion was held the traffic passing through the area.

Chair Ashby said that he shares his concerns with Mr. Hay because he lives in the southern area of Newberg. He questions whether the community is large enough to support the development of this size like the Riverfront. Mr. Hay said that in the City of Asheville, North Carolina development had the foresight to designate certain areas, which has taken 15 years to accomplish. They have done so in sort

of a "building block" format. If the zoning is correct, future development would be easier.

Commission Deliberation:

Discussion was held concerning establishing a new date for the adjourned meeting: **January 16, 2001, at 7:00 p.m. at the Public Safety Building.**

Motion #3:	Halstead/Dallas to continue the hearing to January 16, 2001 at 7:00 p.m. at the Public Safety Building.
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Vote on Motion #3:	The motion carried (6 Yes/1 Absent [Friedman]).
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VI. ITEMS FROM STAFF

1. Future Meetings

Mr. Brierely noted the following:

1. Application for cell tower
2. UGB for the Providence Hospital at the east end of town.

Discussion was held concerning scheduling future meetings. Mr. Martin Chroust-Masin said that he could not define a date for the County's review of the cell tower. Mr. Brierley asked if January 23, 2002, would be a good date for the next meeting. Commissioner Lewis said that she has flexibility but may have a conflict with meetings with the Grand Ronde Tribe. She said that the 23rd would be a good date. Mr. Brierley said he will confirm with County Planning Staff.

VII. ADJOURNMENT

The meeting was adjourned at approximately 8:00 p.m.

Passed by the Newberg Urban Area Management Commission this 16th day of January, 2002.

AYES:

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NO:

ABSTAIN:
(list names)

ABSENT:

Parrish
2 Veatch

ATTEST:

Peggy R. Hall
Recording Secretary Signature

Print Name

Date

Peggy Hall 1-16-02

**INFORMATION RECEIVED INTO THE RECORD
AT THE NOVEMBER 28, 2001 NUAMC MEETING**

**THIS INFORMATION IS ON FILE AT THE COMMUNITY DEVELOPMENT OFFICE
ATTACHED TO THE MINUTES OF THE MEETING AND IN THE PROJECT FILE IT
PERTAINS TO.**

PROJECT FILE #
NONE

LABELS FROM THE 11/28/01
NUAMC MEETING FROM
THOSE WHO GAVE PUBLIC
TESTIMONY/ REGISTRATION

Martin Chroust-Masin (GR-20-99)
Yamhill County Planning
5354 E. Fifth Street
McMinnville, OR 97128

CARD

*Be sure to add file number by
name* on each label

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Keith Hay
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Newberg, OR 97132

GR-20-99
Calvin Mariani
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