



APPROVED MEETING MINUTES
SUBJECT TO APPROVAL

**CITY OF NEWBERG / YAMHILL COUNTY
NEWBERG URBAN AREA MANAGEMENT COMMISSION
NEWBERG PUBLIC SAFETY BUILDING - 401 E. THIRD STREET - NEWBERG
WEDNESDAY, FEBRUARY 27, 2002
7:00 PM**

I. ROLL CALL

Leslie Lewis
Alan Halstead
Sid Friedman

Sally Dallas
Steve Ashby

Absent: Brett Veatch
Ken Friday

Vacant: Warren Parrish

Present:

Barton Brierley, City of Newberg Planning Division Manager
Peggy Hall, City of Newberg, Recording Secretary
Martin Chroust-Masin, Yamhill County
David Beam, City of Newberg Economic Development Coordinator/Planner

II. OPEN MEETING

Chair Ashby called the meeting to order at 7:25 p.m.

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

1. Approval of January 16 and January 23, 2002 NUAMC Meeting Minutes

Motion #1:	Friedman/Dallas to approve the meeting minutes.
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Vote on Motion #1:	The Motion carried (5 Yes/1 Absent [Veatch]/1 Vacant [Parrish].
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IV. COMMUNICATIONS FROM THE FLOOR (five minute maximum per person)

None.

Mr. Barton Brierley stated that the appointment of the NUAMC committee member to replace Warren Parrish is under review by the City Council.

V. OPEN FOR PUBLIC HEARING:

Chair Ashby entered ORS 197, relating to the Public Hearing process into the record, and opened the

VI. LEGISLATIVE PUBLIC HEARING

Continued from the January 26 meeting

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.

FILE NO: GR-20-99

RESOLUTION NO.: 2001-03

Chair Ashby called for objections to jurisdiction and abstentions. None.

Public Testimony:

Mr. Keith Hay, 15775 Ribbon Ridge Road, Newberg, Oregon 97132, a proponent of the recommended amendments to the zoning text and zoning map changes as proposed. Change from industrial to riverfront district which would define a riverfront overlay district. He has been a strong supporter of the various efforts to reclaim the City's historic waterfront which is certainly one of its greatest national and county assets (four-mile segment of the Willamette River Greenway). He has read the Master Plan and its amendments, if carefully and properly implemented, hoped it would be a regional economic center. By approving the plan, Newberg will be joining a host of other Oregon cities in developing their natural assets, connecting the downtown area and the parks for the City. Mr. Hay said that these areas are far too valuable to place heavy industry or asphalt plants on the property. Discussion was held concerning providing for restaurants, shops, visitor centers, historical and horticultural displays throughout the riverfront area as well as boating activities. It is a visionary master plan that addresses all the possibilities that not all of them could be accomplished due to public policies and the economic condition of the state. He thinks that credit should be given to SP Newsprint and Baker Rock for their financial assistance. He said that Lewis & Clark never reached Oregon City through the Willamette River as stated in the Plan. Discussion was held concerning pedestrian pathways linking city parks to the downtown and waterfront areas, following west to Dundee and east to Champoege State Park and other regional areas. It can become a safe, vibrant and regional focal point for the area, not just for automobile accessibility. There is one fly in the ointment, which is the development of the proposed southern bypass which, in most instances, would debilitate the riverfront area development (increased noise levels, congested traffic, etc.) Mr. Hay said that he would like to see an equitable resolution to the problems associated with the southern bypass as it involves the Riverfront Master Plan.

Pauline Ogden, 1311 James Street, Newberg, Oregon, seconded what Mr. Hay had to say. She has been actively involved with the riverfront project for many years and hoped that the Committee would move ahead with the project. She said she does not want any heavy industry businesses down on the riverfront. The riverfront development would help the city economically and will be a nice addition to the community. Ms. Ogden hoped that the southern bypass development would not ruin the riverfront plans.

Mr. Chroust-Masin, Yamhill County, said the County also supports the application.

Committee Member Sid Friedman reviewed the City staff report recommendations and indicating that the county zoning will not change in the newly adopted revisions. He asked what will be the practical affect, as far as the Newberg Comprehensive Plan, which could change the surrounding property designations. Mr. Friedman said that one of the questions involving the Baker Rock incident some time ago questioned which plan actually legally controlled the decisions out there...the County or the City's Comprehensive Plan? Given the County comprehensive plan, the designation will not change, but what will be the practical effect and implications on other applicants such as for a temporary batch asphalt plant, etc.. Will they qualify under the new language or the old language because the County continues to control the property designation?

Mr. Rick Sanai, Yamhill County Counsel, said that there would be no effect under the old language, but under the new language, such applications could be less likely approved because of the implications of the new plan. They would be recommending changes in both the City and County comprehensive plans, but not for an overlay zoning district in the County.

Mr. Friedman asked City staff:

- Given what we just heard from County staff, what is the plan and the visioned time line to begin implementation of the riverfront master plan?
- Corollary question: It appears that annexation would be cursory to the plan and can the City initiate annexation prior to property owners initiating annexation?

Mr. Barton Brierley said he envisioned a long range plan. He does not see anything happening at the riverfront in the near future. As far as the annexation, in order to do much of what is envisioned in the plan, it would require annexation. The annexations can either be initiated by the property owners or can be submitted to a vote of the property owners in the area, collectively. The annexation would require a city-wide vote for approval. Discussion was held concerning jurisdiction in the area before annexation.

Mr. Friedman asked about the commercial development in the area. He said he agreed with Mr. Hay and Mr. Chroust-Masin's comments about the plan and how the City and County staff did a great job in developing it. He questioned the impact of the southern bypass. The Planning Commission recommended that if a southern bypass was built, there should be an "at-grade" access at the edge of the district which would provide for vehicular access. If there was an express-way or highway through the center of the City around the riverfront district, there may be a lot of pressure to develop other types of commercial uses which may differ from what the plan had laid out. He questioned commercial design standards to assure that commercial development not be highway oriented, but river oriented.

- Is he correct in reading that the commercial design standards for C-4 zoning state that any commercial building in the C-4 district over a certain square footage (around 7500 sq. feet) would require a conditional use permit?

Mr. Barton Brierley responded that yes, that was the case.

Mr. Friedman said that it may be that by merely making those uses "conditional", may not be adequate to withstand future monetary pressure in the vicinity of a highway access.

Mr. Friedman asked about the design standards (located at pages 58-62 of the Plan), how they reflect the visual preference surveys and how they ensure that the type of development desired will occur. Mr. Friedman said that he is not exactly convinced that the standards will get us the development we want.

Mr. Brierley said that it was a survey for design features identifying which were liked or disliked by the public. The designs looked at building materials, what kind of glazing on the structures, landscaping in front, entrances and outdoor storage of materials would be prohibited. There is a challenge in determining the language of making the appropriate amendments for the standards. Mr. Brierley said that he is confident that the design standards will deliver the development desired. Discussion was held concerning the Planning Commission's requested changes, in particular, the standards involving the esplanade entrances.

Mr. David Beam reviewed the maximum setback requirements for the riverfront area and how they enhance the pedestrian experience in the riverfront.

Mr. Friedman addressed the zoning map (Figure 19) showing Baker Rock and Rodgers Landing Boat Ramp as being located in the stream corridor zone. On the proposed zoning map, it shows those properties in that area being zoned for commercial C-4 use. He wanted to clarify what was proposed.

Mr. Brierley said it would be a C-4 zoning with the stream corridor overlay zone which would restrict some type of development, but would allow for food carts (hot dog carts, etc.). Discussion was held concerning permanent structures.

Mr. Beam said that Figure 23 showed the Comprehensive Plan amendment, in particular, the Rodger's Landing area would be designated "PARKS" not C-4.

Ms. Sally Dallas inquired about the process for switching the property from industrial to commercial.

Mr. Brierley said it would be done at the time of annexation unless it was done under existing zoning without City services. He would not necessarily want to re-zone the property "commercial" without the placement of City water, sewer and other related services.

Commissioner Ashby discussed permitted uses in the C-4 zone, including boat mooring, boat launching, and conditional uses including docks, water fueling structures.

Mr. Brierley said it would be suggested to move to one use such as boat launching, mooring, fueling, etc. to make it all conditional rather than two separate uses for pretty much the same type of use.

Mr. Friedman said that the marine facility should be a permitted use.

Commissioner Halstead said that if someone owned a hypothetical one acre parcel which is County R-2.5 and he would wanted to split up the parcel, is there anything that will stop him?

Mr. Chroust-Masin said it would go to City Council with County recommendation which would either allow or deny the partition (possibly through a shadow plat process).

Mr. Brierley said the proposed resolution does not prohibit the partitioning of surrounding properties.

Staff Recommendation: Mr. Beam recommended that the Committee adopt Resolution No. 2001-03, recommending to the Newberg City Council and the Yamhill County Board of Commissioners approve the proposed Newberg Riverfront Master Plan as amended.

Letters: **None.**

Hearing Closed.

Commission Deliberation:

Mr. Halstead said that he believed there to be holes in the proposal where a Freightliner truck could go through which could pose problems, but all that said, he supported the proposal at this point.

Ms. Dallas said that she too agreed with the comments made and was in favor of the project.

Mr. Friedman said that the proposal is a vast improvement from what we now have, but was also concerned with the statements made by Commissioner Halstead. He would like to recommend that the boat mooring and gas fueling uses be under "conditional use" rather than "permitted" use and he also urged the City to implement the Plan.

Mr. Ashby said that any plan is better than no plan and the proposed plan addresses the start of the development of the Riverfront Plan.

Ms. Lewis said that she agreed that with the uncertainty of the development, it is still exciting for Newberg and Yamhill County. She congratulated City staff in developing the plan in light of past problems. As a County Commissioner, she is committed to working with the City in implementing the plan. She agreed with Sid on changing the marine facilities to conditional use.

Motion #2:	Halstead/Dallas to adopt Resolution No. 2001-03, recommending to the Newberg City Council and Yamhill County the Riverfront Master Plan as proposed and amended, including moving the marine gas facilities use to conditional use.
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Vote on Motion #2:	The motion carried (5 Yes/1 Absent [Veatch]/1 Vacant [Parrish]).
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Mr. Chroust-Masin said the Riverfront Master Plan proposal will be reviewed the by County Commissioners sometime before the end of March.

Mr. Beam said the proposal will be referred to the City Council on April 1, 2002.

VII. ITEMS FROM STAFF

1. Future Meetings

None scheduled.

VIII. ADJOURNMENT

The meeting was adjourned at 8:14 p.m.

Passed by the Newberg Urban Area Management Commission this 23 day of October, 2002.

AYES: 5 NO: 0 ABSTAIN: 0 ABSENT: Veatch
(list names) Lewis

ATTEST:

Peggy R. Hall
Recording Secretary Signature

Peggy R. Hall 10-23-02
Print Name Date

**INFORMATION RECEIVED INTO THE RECORD
AT THE FEBRUARY 27, 2002 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 2/27/02
NUAMC MEETING FROM
THOSE WHO GAVE PUBLIC
TESTIMONY/ REGISTRATION

CARD

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