



MEETING MINUTES

**CITY OF NEWBERG / YAMHILL COUNTY
NEWBERG URBAN AREA MANAGEMENT COMMISSION
Senior Center - 101 W. Foothills Dr., Newberg, OR
Wednesday, April 25, 2007, 7:00 PM**

I. ROLL CALL

Sally Dallas	Matson Haug	Alan Halstead (Arrived at 7:05)
Leslie Lewis	Michael Sherwood	Robert Soppe

Absent: Warren Parrish

Staff Present:

Barton Brierley, City of Newberg Planning and Building Director
Elaine Taylor, Associate Planner
Ken Friday, Yamhill County Planning
Ruth Schlachter, Planning Secretary

The meeting was called to order by Chair Haug at 7:00 pm.

II. COMMUNICATIONS FROM THE FLOOR (5 minute maximum per person)

Fifty seven citizens were present at the beginning of the meeting, and they were offered the chance to speak on issues not on the agenda. No additional items were brought forth.

III. LEGISLATIVE PUBLIC HEARING

APPLICANT:	City of Newberg
REQUEST:	Recommend Approval of 2007 URA Expansion
LOCATION:	Various Yamhill County Agricultural and Rural Residential Areas
FILE:	URA-05-010

Staff report was given by Elaine Taylor. She explained what the urban reserve area is and how it is identified. Ms. Taylor explained the background of Newberg's urban reserve area expansion process. The Southeast area needs to be adequately supported by a road system to support the development of this area. The Southeast transportation system plan is in the process of being defined. Elaine defined a 3 step process of bringing land into the URA and then into the new UGB by November 2008. We are now in step 2. We reviewed buildable land needs and supply and identified additional lands. The buildable lands need chart (shown) defines 2886 acres needed from 2007-2040. The unmet need for land is 1644 acres.

A draft map has been developed of the suggested URA expansion areas. Individual preferences were taken into consideration when suggesting areas. Topographical and physical restraints limited some areas from being recommended into the URA areas.

Ms. Taylor explained the State priorities for adding land into the URA. The proposal we're looking at tonight will meet our land needs through 2036, instead of through 2040, since finding additional land was so difficult. The land needs are divided into general need, large site need, and livability need. Total buildable areas in the suggested URA expansion equal 1564 acres. The City's water system can service up to the elevation of 300 feet. To access any higher we would need another water reservoir. Map 9 of the Justification & Findings Report shows study areas and where current buildings are already located. The proposed map of the URA includes land that is agricultural resource, current URA land, and future industrial development land. Comparing unmet land needs with buildable acres in the potential URA, we have a deficit of 434 acres through the year 2040. This would meet our needs through the year 2036, however.

A schedule of future meetings was listed. The proposed time frame for adopting the expanded URA is 2008.

Questions for Staff:

Commissioner Sherwood on p.94 correction: in paragraph 2, last sentence should read the intersection of 'Renne' and Wilsonville Rd., not 'Schaad Rd.' and Wilsonville Rd. Mr. Sherwood asked what area was added by staff after the Ad Hoc Committee on Newberg's Future's proposal. **Ms. Taylor** said that the area along Hwy 240 was added to help meet the land needs up to year 2036.

Commissioner Haug asked what is the status of the UGB expansion. **Ms. Taylor** showed areas on the map which have been added to the UGB (200 acres). This has been sent to DLCD.

Commissioner Soppe asked for a map. **Mr. Brierley** said there are more copies here tonight.

Commissioner Soppe asked if the City Council adopted our need which was selected – only 10 yrs worth in the URA. **Ms. Taylor** answered that the council did adopt the population projection and land needs.

Commissioner Lewis asked which areas were taken out of the URA. **Mr. Brierley** answered none of the current URA has been taken out.

Commissioner Lewis stated concern that this proposal recommends adding too much resource land. The law reads that we need to take exception land in first. **Mr. Brierley** said this report follows the legal requirement. First included is exception land - excluding constrained areas. Then the north area and west area were taken out because of constraints. Everywhere we could reasonably select exception land, we selected that land first.

Commissioner Lewis asked if DLCD has been included in this process. **Mr. Brierley** said yes.

Ken Friday clarified that property which is designated as within the URA cannot be up-zoned while in the URA. There may be a land use restriction placed on the property. In that case the land owner can apply for Measure 37 relief.

Discussion was held regarding late correspondence. The conclusion was that it will be addressed after public testimony is heard.

Public Comment:

Norma Green, 29215 NE Benjamin Rd., Newberg opposes having her property included in the URA. She enjoys the rural feel and sees no reason to include Putnam Rd. into the URA or change her zoning. Ms. Green identified her home site on the overhead map.

Jon Mangis, 920 Sahalee Ct. SE, Salem, represents his wife, two sisters, and his mother-in-law. They farm just off Cullen Rd. Their three properties combined create one farm/business. If this proposal is approved, one of their parcels would be left out, while the other 2 would be included in the URA. Mr. Mangis would like all three properties to be considered together, as one unit, not separately. **Commissioner Haug** asked if he talked about this with staff. **Mr. Mangis** said yes. He spoke to Mr. Brierley and to NUAMC. The issue has been left unanswered. **Mr. Brierley** stated that since it is farm land it's lower priority to be brought into the URA. **Commissioner Lewis** said we're going to have difficulties with DLCD anyway. We may as well include Mr. Mangis's 10 acres along with his other 88 acres. **Mr. Brierley** said the commissioners can chose to add that parcel.

Grace Schaad 31525 NE Schaad Rd., Newberg questioned the summary of public utilities cost estimate on p.8. Ms. Schaad suggested including the cost of constraints in the estimate of street and road improvement costs, to have a realistic cost estimate. The costs printed only include sewer and water; they do not include transportation costs.

Dick Petrone 4301 NE Crestview Dr., Newberg represents Oxford Lake Homeowners Association. Mr. Petrone states concern that one home from Oxberg Lake Estates is included in the URA expansion area. The association would like it excluded, like the rest of Oxberg Lake Estates. This would to keep all the home owners association together.

Keith Nakayama 5390 SE Byron Dr., Portland, represents owners of property in the Corral Creek area, in the vicinity of Corral Creek and 99W. Mr. Nakayama stated that they have great interest in being included in the proposed URA expansion. This area is growing, the URA is a 30 year program, our properties will be impacted by the bypass when it happens. Our developer will be doing improvements to this area which will be the gateway to the SE Newberg area because of its access to Hwy 99W. Being included in the URA does not mean you *need* to develop. You can choose not to develop. We're in favor of this plan. **Commissioner Lewis** pointed to the location on the map and asked what the soil types are in that area. **Mr. Nakayama** said there is no farming happening now. Most property owners own 10 acres or less.

Keith Wegter Salem, said he never received a notice about the neighborhood meetings. He has owned property on Putnam Rd. since 1994. Mr. Wegter expressed concern about Newberg heading down the same path as Bull Mt. (saying that is an eyesore). This URA expansion would create more traffic on 99W, which is not safe. Keep the green scene which greets visitors to Yamhill Co. when they approach Newberg. Mr. Wegter opposes this request. He also said the information on bringing water service east of Springbrook Creek, near Putnam Rd., is not correct. Providing water service to this area would be much more costly than the report states. **Commissioner Soppe** asked what changes Mr. Wegter would like to see in the plan. **Mr. Wegter** said to remove Benjamin Rd, Putnam Rd and Springbrook Rd. **Commissioner Soppe** asked if he could suggest other acres. **Mr. Wegter** said the gentleman who just spoke offered to have his property included.

Vicki Shepherd, 30230 NE Benjamin Rd, is an Oxberg Lake Estates homeowner. Ms. Shepherd asked why her comments are requested if the committee has already made up its mind. Our area is prime agricultural zone. If we build on our farm land, who will feed our children? She suggested a guardrail near Benjamin for safety and asked who will pay for road improvements to Benjamin Rd. Ms. Shepherd stated this entire area will be raped of its beautiful, natural resources - urged everyone to vote no. She stated the process is too lengthy and the meetings are too long for some citizens to attend the entire meeting.

Commissioner Soppe assured Ms. Shepherd that her property will be discussed. He said this commission has not made up our minds. Typically the developers pay for improvements to roads. We're trying not to use farm land. What are our other options? **Ms. Shepherd** said Newberg doesn't need to grow as quickly as is stated.

Commissioner Sherwood, who is also on Yamhill County Planning Commission, said the commissioners struggle to make decisions. Our minds are not made up already. **Commissioner Lewis** stated this commission is just a recommending body. We recommend to City Council and Board of Commissioners. The elected officials routinely make more decisions, and sometimes do overrule the recommending body. This is not a fast process. If we look at all input it is a long process.

Terry Cole ODOT, 455 Airport Rd SE, Salem, said his testimony was submitted at the last hearing. He is available as a resource tonight.

David Jenson David Ct, Newberg, has lived for 14 yrs in this community. He stated Highways 240, 219, & 99W are all already overloaded and under maintained. Every addition to the UGB and URA adds to traffic volume. Mr. Jenson asked what our solution is to the traffic problems. He stated that it is your responsibility to restrict growth until a traffic solution is in place and working.

Mike Cerbone WRG Design, representing Willamette Builders Group, who are proponents of the URA expansion and transportation system plan for the SE area. Mr. Cerbone stated this plan will help meet Newberg's need for land.

Garren Ingram, PO Box 842, Sherwood, owns 10 acres at end of Trails End Lane. He appreciates the work done on this issue. People in his area are interested in developing their area. He collected signatures and gave them to Ad Hoc Committee. They have formed a group of property owners and have a developer working with them to help develop their lands. We know growth is inevitable. We see it happening in our area. We don't wish to be left out.

Milton Thompson 29275 NE Putnam Rd, stated he does not want any part of Newberg expansion plans. The Austins' plans will provide Newberg plenty of growth. Say 'NO' to the state.

*** 5 min break***

Cathy Stuhr, 31100 NE Fernwood Rd, Newberg, was a member of the Ad Hoc Committee who made a recommendation to the Newberg City Council of which areas should be brought into the URA. If Newberg is going to grow, the resource land is going to have to be included - what are the other options? Ms. Stuhr is in support of this plan.

Tape 2

Jack Marontate, 12128 Honey Lane, Newberg, has lived here for 33 yrs. When he first moved in his neighbor knocked on his door and told him about a bypass, which is still not built. Honey Lane is a narrow country road, not fit for more traffic. When the city begins to grow, they should look for developable land. Mr. Marontate said his area already has homes on it. Maybe you should tell the state you don't wish to grow. I don't wish to live in a suburb of Portland. Mr. Marontate opposes this URA expansion. **Commissioner Soppe** encouraged Mr. Marontate to get his neighbors to come out and speak at the meetings so that the commission hears more than one voice for that entire area.

Dorthy Smits, 30175 NE Smits Ln, moved to Newberg in 1977 and has seen a lot of growth. Ms. Smith stated that driving down 99W, entering Newberg for the first time, from Rex Hill, they fell in love with this area. Her family all love the green area with all the trees. We've seen development; now it is faster. If more homes and more businesses develop in Newberg, there is going to be an even larger traffic problem. Our area needs a bypass. Ms. Smits would like to see growth slow down, get something in place to help with traffic first before this fast growth. She urged others to vote no on this growth.

Richard Meissner, 13445 NE Fox Hollow Lane, Newberg submitted a letter which was read to the Committee and audience. Mr. Meissner wishes to be included in the URA expansion.

Fran Hunter, 30050 NE Benjamin Rd, Newberg, is a school teacher. She said until measure 37 passed she trusted the land use commission. Ms. Hunter would like the growth to slow down; developers are pushing for quick growth. Many crummy things have been done in the name of growth. Ms. Hunter asked where people will want to be moving to in 50 years. Newberg needs farm land to feed our children, and recreation land. She urged thoughtful consideration on this growth.

Judy Guy, 28925 SW Fernhollow, Hillsboro is the daughter of a resident on Benjamin Rd, Frances Svendsen. A letter was read into the hearing. Her concerns were about an additional sewage treatment plant and about septic approval for new subdivisions were stated.

Frank Dennis, 29550 NE Putnam Rd, Newberg. A letter was read stating concern about a rush to develop and annex land quickly. He likes Newberg's small town feel. He urges the Commissioners to slow down and thoughtfully consider this expansion.

Ellen McClure, 30295 N Hwy 99, Newberg, is the owner of Springbrook Farm. Ms. McClure stated a plan to develop their farm. They have taken great care in developing plans for their site which will match the surrounding area. The McClures would like to be part of the city of Newberg. Their development will be beautiful, a nice view for travelers driving down Rex Hill into Newberg. It will remain one acre density. Asked for staff's opinion, **Mr. Brierley** said staff realized this is unique property with unique opportunities. The desire is to develop the property to take advantage of the natural features and provide an attractive entrance to property and the city. The McClures have a unique vision for their property. The city staff has worked with them. We're happy with their plans this far and support their development.

Chair closed public testimony.

Mr. Brierley thanked everyone for their time and input in this process. Staff has looked at the big picture for what is good for the community as a whole. We wanted to start with the big view. This is one part of a lot of other planning that has taken place. Staff has tried hard to balance the Ad Hoc Committee recommendation, the feedback from property owners, and requirements of state law. Balancing those has been a tricky procedure. We believe what you see is the best solution to meet the

need of the whole community. Staff recommends that you support the proposal. If minor changes need to be made, those can be incorporated.

Ken Friday, Yamhill County, recommended including 10.3 acres that Jon Mangis requested be included with the rest of his property. Keep those lots together. In his staff report, Mr. Friday identified about 10 other lots currently in the URA which should be taken out of the URA because of their high elevation.

Commissioner Lewis asked why Warren Parrish's property is not included. He is located south of Wilsonville Rd. **Mr. Brierley** said that area was discussed a lot. The Ad Hoc Committee did recommend including the property in the URA. However, it has class one farm soils, which is why it was removed. Also, there needs to be compatibility with adjacent farm land. But that is something he suggested the commission should deliberate on.

Commissioner Lewis stated concern about too much farm land being included in this recommendation. Would like to take Vicki Shepherd's property and Putnam Rd. area out, and consider bringing in Warren Parrish land.

Discussion was held regarding how the Honey Lane land owners might be given some type of agreement that their property will not be rushed into development.

Commissioner Dallas would like Oxberg Lake Estates property taken out. Property on Cullen Rd. should be included.

Commissioner Soppe would like the Shepherd property excluded, Mangis property on Cullen included. Mr. Soppe has concerns about the IAMP area and he would like more information about the Parrish property. He believes the annexation phase is the time to slow down growth, and not this phase.

Commissioner Haug would like to see a planning mechanism to prevent URA from sliding into UGB and then immediately into annexation.

Commissioner Sherwood asked if there is an agreement with Dundee about encroachment towards town. **Commissioner Lewis** said an agreement was established in the 1990's so there is a buffer of county land. Discussion was held regarding this agreement

Commissioner Sherwood said Newberg is lucky to have a URA. He would like to remove Putnam Rd. Area and bring in Mangis property. The Parrish property needs thought.

Commissioner Halstead would like the Shepherd property excluded, Mangis property included. The Parrish property needs good documentation before inclusion.

Discussion was held regarding what to ask of staff.

Mr. Brierley said at the next meeting we can list issues which were discussed. Staff will provide the requested information to help this decision.

Motion #1 Lewis/Halstead to take Vicki Shepherd's property out of the proposed URA. (4 yes/ 2 no)

Mr. Brierley read letters from:

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Lynn Weygandt, Windrose Conference Center on West First Street, wishes to be excluded from the URA expansion.

Johanna Haffner, Corral Creek Rd., is in favor of URA expansion.

Janice & Dennis Pierce, on Fernwood Rd, are in favor of inclusion.

Commissioner Haug said the next NUAMC meeting is on May 14, 2007. May 31, 2007 is the continuation of this hearing. Chair Haug will not be available to attend on May 14th.

IV. ITEMS FROM STAFF:

None

V. ITEMS FROM COMMISSIONERS

None

VI. ADJOURN

Chair Haug adjourned the meeting at 10:45 PM.

Passed by the Newberg Urban Area Management Commission this 31st day of May, 2007.

AYES: 6

NO: 0

ABSTAIN: 0
(list names)

ABSENT: 1 (Halstead)

ATTEST:

Munley 6/28/07
Recording Secretary Signature

Matsen Haug 6-28-07
Print Name Date
Chair