



MEETING MINUTES

**CITY OF NEWBERG / YAMHILL COUNTY
NEWBERG URBAN AREA MANAGEMENT COMMISSION
Newberg Public Safety Bldg. - 401 E. Third Street, Newberg, OR
Tuesday, September 30, 2008, 7:00 PM**

I. ROLL CALL

Members

Present: Matson Haug (Chair) Michael Sherwood Roger Currier
Sally Dallas Alan Halstead Leslie Lewis
Warren Parrish

Staff

Present: Barton Brierley, City of Newberg Planning and Building Director
Elaine Taylor, Associate Planner
Ken Friday, Yamhill County Planning
Jennifer Nelson, Recording Secretary

Others

Present: Lewis Schaad, Grace Schaad, John Bridges, Julie Fugate, Matt Wellner,
Charles McClure, Naomi Zwerdling

II. CONSENT CALENDAR

1. Minutes of the December 12, 2007 meeting.

Mr. Ken Friday, Yamhill County Planning, submitted and read into the record a correction to page 8 of the minutes to include the text of his final comments on the Maerz/CPRD application (see official record for full report).

MOTION #1: Currier/Halstead to approve the NUAMC minutes from December 12, 2007 as amended. (7 Yes/0 No) Motion carried.

III. COMMUNICATIONS FROM THE FLOOR

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

IV. STAFF UPDATES

1. Urban Reserve Area – Status

Ms. Elaine Taylor, Newberg Associate Planner, presented the staff report. Handouts of the Power-Point presentation were provided for public review (see official meeting

packet for a full report). The 2007 URA has been submitted to the Land Conservation and Development Commission (LCDC) for a hearing on 12/4/2008 and 12/5/2008 in Tillamook; four objection letters have been received.

Chair Matson Haug asked for an approximate turn around date for the LCDC hearing. Staff could not determine a time frame, noting that the previous URA included only exception land, and this URA may raise more questions.

2. South Industrial Plan – Status

Ms. Taylor presented the report indicating several reasons why a South Industrial Plan is needed, including keeping large industrial sites intact, providing clear infrastructure plans to minimize risks for developers, and giving a clear vision to land owners in and near the area (see official meeting packet for a full report).

Commissioner Alan Halstead asked how much industrial land was lost when the Austin family changed the zoning to commercial in the NE portion. Staff was unsure and stated they would research this but estimated 20-25 acres.

Chair Haug asked if any lands in the South Industrial Plan (SIP) are in the 2007 URA. Staff stated there were some lands directly involved. She discussed a grant, future community meetings, and the process involved.

Commissioner Warren Parrish asked if this was a separate grant for the SIP or if it comes from same source. Staff explained part of the funding for the plan would come from a \$10,000 state economic development grant, and the transportation planning required for the plan would come from a state Transportation/Growth Management grant for Transportation System Plan Update for the new URA.

Chair Haug invited audience members to ask any questions they had.

Ms. Julie Fugate asked if there were any schedules for start-up of the process. Staff replied there was no start date yet, but the plan schedule was for five to six months.

3. Transportation System Plan Update for new URA – Status

Ms. Taylor presented the staff report, and asked the Commission to consider what NUAMC's role should be in developing the Transportation System Plan (TSP) Update (see official meeting packet for full report).

Commissioner Parrish asked for clarification of the intent for NUAMC when it was started.

Mr. Barton Brierley, Newberg Planning and Building Director, discussed NUAMC's role in amendments to the Urban Growth Boundary (UGB) and changes to the

comprehensive plan outside of the City limits but in the UGB. He said that there was a general intention to bring any comprehensive planning items needing to be adopted by the governing bodies of both the City and the County before NUAMC, to develop recommendations that could be accepted by both entities.

V. SOUTHEAST TRANSPORTATION PLAN STRATEGY

Ms. Taylor presented the staff report, noting that Newberg City Council had remanded the Southeast Transportation Plan back to NUAMC. She asked the Commission to consider 1) what NUAMC's role should be, 2) how the road improvements should be sequenced, and 3) how the Southeast area should connect to Hwy 99W (see official meeting packet for full report).

Discussions followed concerning the reasons why the Southeast Transportation Plan was not accepted and the removal of the east/west connector, as well as the alternatives for handling the TSP strategy from here.

Commissioner Halstead stated that when this commission was established, the directive was to coordinate planning development between the City and County. If this commission does not do this, then they would not be upholding the responsibility given to this body.

MOTION #2: Halstead/Sherwood to accept the City's remand of the Southeast Transportation Plan to develop and recommend a revised plan that both the City and County can adopt. (7 Yes/0 No) Motion carried.

Chair Haug recessed for five minutes at 7:50 PM.

Ms. Taylor referred to the evaluation packet to review the seven different concepts for connecting the Southeast area to 99W.

Commissioner Parrish asked if there would be another current transportation study conducted. Staff replied the consultants would come into play once the preferred alternative had been narrowed down because they could not look at everything.

Ms. Naomi Zwerdling, ODOT Transportation Management Group Planning, discussed her role and some of the process for evaluating the transportation plans for the whole URA; she felt discussing technical analysis at this point was premature.

Commissioner Parrish asked Ms. Zwerdling about the coordination of the LCDC with ODOT. She replied they were separate departments at the State and there was feedback from LCDC.

Ms. Taylor asked the commission if they were comfortable with the evaluation factors discussed in her presentation and if the plan should address sequencing. There was a

consensus agreement on the evaluation factors. The commission discussed what sequencing entailed, and concluded that sequencing needed to be part of the plan.

MOTION #3: Halstead/Sherwood to adopt a plan for sequencing the improvements as part of the program. (7 Yes/0 No) Motion carried.

Discussions followed in reference to the map and the various connection options. Due to technical difficulties, the map could not be projected for the audience and commissioners to see and discuss alternatives without confusion. The commission attempted to work through the first few options but determined it was not productive without having the map projected.

MOTION #4: Parrish/ to table deliberations of the Southeast area connection to 99W. Motion failed for lack of a second.

Suggestions were made to update the maps with visible street names, improve the graphics, show a larger area to the south, and print each of the various options on a separate map.

Ms. Grace Schaad pointed out that option one, which is as it is now, was stated as having no connection. She corrected this, stating that having terminated access there is not as it is now.

Mr. John Bridges stated it was difficult to follow the discussion, both now and while listening to audio recordings afterwards, and did not think continuing discussions tonight would be productive. He was concerned that we were not making a good public record.

Discussions followed to see if anything was missing that needed to be included. Suggestions included continuing the north-south collector road directly north and adding another stop light north [east] of Providence. **Mr. Brierley** thought that there was a minimum ½ mile required between lights. He said that we could look at the alternative of adding a stop light and evaluate if it would meet the state criteria.

Commissioner Haug suggested doing a group site view of the various options to get a better idea of the mapped topography.

Commissioner Parrish agreed, and suggested having the tour stops coordinated with packets so the commissioners could see how alternatives would affect the area.

MOTION #5: Halstead/Parrish to conduct a tour of the areas with information packets to understand the various impacts of the alternative connections. (7 Yes/0 No) Motion carried.

Commissioner Haug said that staff would do their best to notify the audience when the tour date, time and meeting place have been set.

Mr. Matt Wellner, Planner/Project Manager for Metropolitan Land Group, wanted to ensure that flexibility would remain for the frontage road between connection alternatives 4.1 and 4.2, even though they were not being discussed tonight.

Mr. McClure would like to see the northside frontage road moved further south, into the 99W right-of-way, rather than across historic property.

Commissioner Halstead asked staff to verify the distance that ODOT requires between traffic lights on highways.

MOTION #6: Halstead/Currier to table deliberations. (7 Yes/0 No) Motion carried.

VI. 2009 UGB STRATEGY

Ms. Taylor presented report (see official meeting packet for full report).

VII. OTHER ITEMS FROM STAFF

None.

VIII. ITEMS FROM COMMISSIONERS

None.

IX. ADJOURN

MOTION #7: Dallas/Currier to adjourn the meeting at 8:53 PM. (7 Yes/0 No) Motion carried.

Passed by the Newberg Urban Area Management Commission this 30 day of September, 2009.

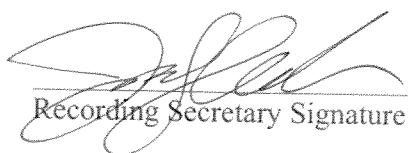
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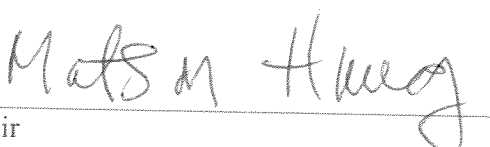
NO: 0

ABSTAIN: 0
(list names)

ABSENT: 0

ATTEST:


Recording Secretary Signature


Chair