

AD HDC
COMMITTEE ON
NEWBERG'S
FUTURE

4/1/04 - 6/30/05

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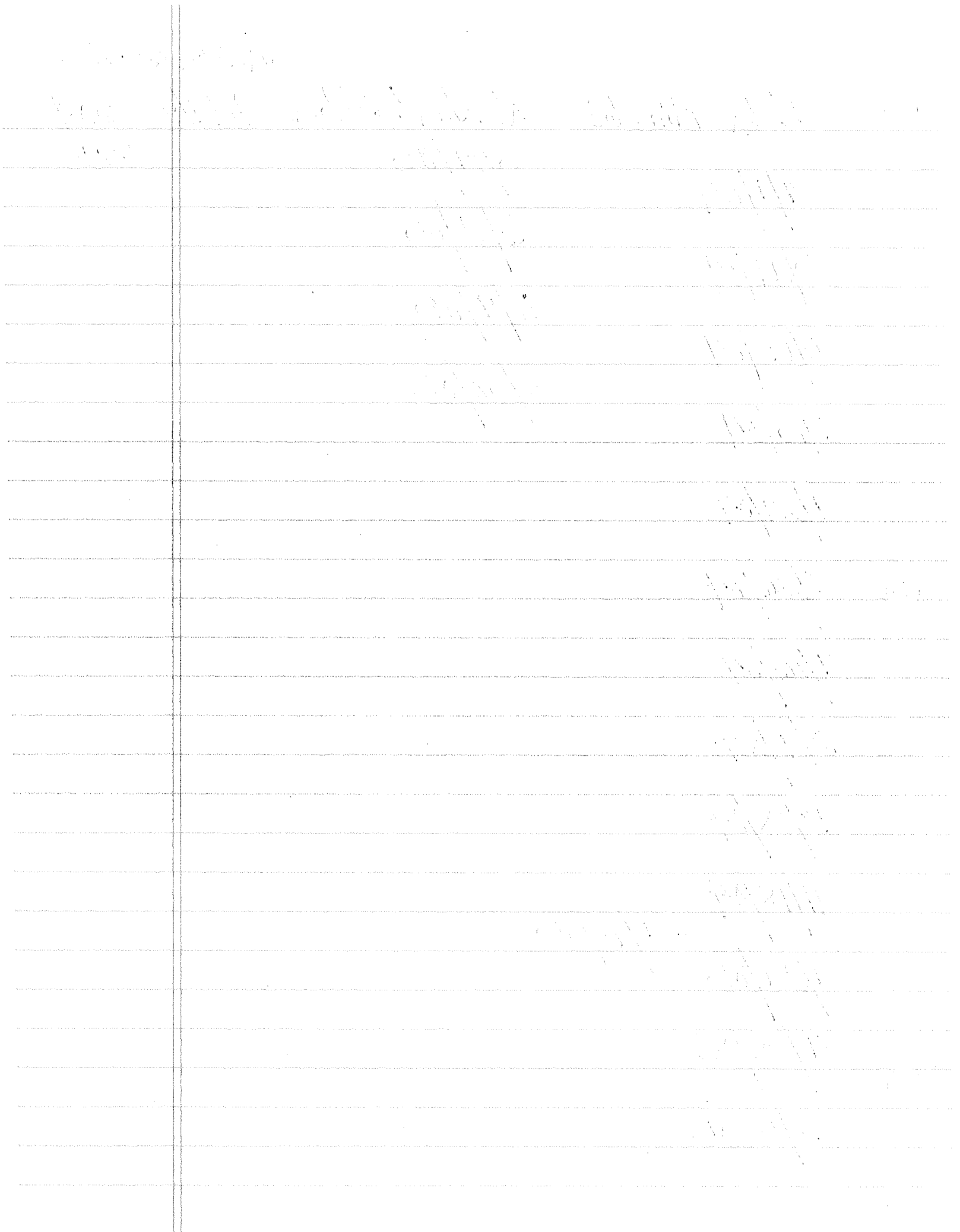
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**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES
Newberg Public Safety Building – Newberg, Oregon
Thursday, April 1, 2004 at 5 pm**

Members Present:

Sam Farmer, Chair	Calvin Beralas	Rick Rogers
Cathy Stuhr, Vice Chair	John Bridges	Joyce Vergets
Wes Balda	Sonja Haugen	
Dione Baumer	Barry Horn	

Staff Present:

Jim Bennett, City Manager
Barton Brierley, City Planner
Elaine Taylor, Associate Planner

Others Present: Bruce Hall

Introductions. Following the call to order and roll call, Chair Sam Farmer asked those present to introduce themselves, giving 1) their community affiliations; 2) any special skills, knowledge or experience they can offer the committee; and 3) any conflicts of interest. Chair noted that the committee appeared to share a vested interest in Newberg and a desire to make it a better place. Each member introduced himself/herself.

Background. Barton Brierley reviewed the history of the City's comprehensive plan, noting that the current plan was adopted in 1979 (for 2000), and has been amended several times, including a "periodic review" in the early 1990s. The periodic review determined that the urban growth boundary would be adequate for 20 more years (to 2010), and added an "urban reserve" area to accommodate growth until 2020. With these dates now only 6 and 16 years away, respectively, the City Council appointed the Ad Hoc Committee on Newberg's Future to help narrow down the City's options. As an ad hoc committee, it has a specific task and a specific life (about a year).

Roles. The committee's role is citizen involvement. It is not a hearings body. *Its job is to make a recommendation to the City Council on where the City should go.* The Council, then, can agree, disagree, adopt some version of the recommendation, send it on for review and/or further development by the City or NUAMC (Newberg Urban Area Management Commission), or do nothing at all.

While its role is only to make a recommendation to Council, this committee has the opportunity to recommend what it feels is best for the community, to think outside the box. Its recommendation is expected to address 1) whether the urban growth boundary should be expanded (and if so, where) or stay the same; 2) whether all, some or none of the urban reserve should be brought into the urban growth boundary, and whether more land should be brought into urban reserve; and 3) whether any changes are needed to the plan and zoning within the urban growth boundary. In mapping, the committee is asked to take a "fat marker" approach,

considering broad areas rather than specific properties. Also, this effort is NOT a “periodic review,” and the committee is not being asked to look at all of the planning issues, in the whole comprehensive plan. It can make *recommendations* to update the plan or certain parts of it, but it is not to review the whole plan.

Barton then reviewed the contents of the notebook. He explained the meaning and significance of “city limits,” “urban growth boundary,” and “urban reserve.” He noted that few changes have occurred since 1980, when the urban growth boundary was developed. Among the changes was the planning for the Newberg-Dundee Bypass, when the southern route study corridor was identified (although a bypass had been proposed as early as the 1965 comprehensive plan!). Cathy Stuhr requested and staff agreed to provide a copy of the comprehensive plan map showing the Newberg bypass corridor.*

Administration. Barton stated that the mayor appointed the Chair and Vice-Chair. Summary minutes will capture the basic conversations, decisions, recommendations, and discussion items. Chair described three decision-making processes – Robert’s Rules of Order, consensus, and minority report. He proposed using consensus as much as possible, provided that 1) members respond in some way (positive, negative, or otherwise) when asked for a consensus opinion; 2) members call for a vote if they wish to; and 3) if there are two opinions on an issue, the committee can present both sides to Council. The committee endorsed this proposal. Chair further proposed that all meetings end at 7 pm or before, unless the members chose to extend the meeting; there were no objections.

Values: Working together. Elaine Taylor explained that a values process is a way of taking individual values and creating group values, at least in regard to a particular subject. Discovering the values we hold in common can be a basis for working together and reaching agreement. She pointed out that the first 6 meetings on the schedule use values exercises to develop the shared perspectives needed to make specific land use recommendations later on. They are designed to help the committee reach agreement on criteria for making land use recommendations, and they will give the committee a way to share its thinking with the council and the public PRIOR to looking at specific properties. Committee members were then asked to complete the sentence, “In working together, the Ad Hoc Committee on Newberg’s Future should...” Responses were recorded, and the committee was given opportunity to edit the list (see attachment).

Meeting Schedule/Next Meeting. All members were comfortable meeting on a Thursday, from 5 pm to 7 pm, approximately every three weeks. If a planning commission meeting would conflict with the committee meeting, the committee will meet in either two or four weeks, rather than three. Locations may vary. Interested members of the public should check the schedule on the City’s web site.

Public Comments/Adjourn. No members of the public were present. The meeting was adjourned on time.

*Underlining denotes group decision or staff commitment.

IN WORKING TOGETHER, THE AD HOC COMMITTEE ON NEWBERG'S FUTURE SHOULD...

- be open and honest
- consider all players – schools, agriculture, business, etc.
- be optimistic
- be polite
- be creative
- talk to the neighborhood
- not be afraid to dream
- keep a sense of humor
- not be afraid to explore the possibilities
- step outside the box
- be informed about what's going on
- respect different opinions
- be polite and respectful – as human beings
- encourage all to participate
- “plant redwoods” – do things we won't live to see the benefits from
- have conviction – we're shaping the future!
- bring our feelings and passions
- give voice to our passions and convictions
- HAVE FUN!
- be nice to their staff
- be proud of our opportunity
- take pride in the result
- take ownership of the result
- use first names
- be honest with problems and conflicts
- have no hidden agendas
- talk directly if problems arise
- not have “parking lot conversations”
- feel that it's all right to put in a good word
- develop recommendations that are balanced
- keep in mind the common backgrounds and interests that we share

**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES
City Hall – Newberg, Oregon
Thursday, May 27, 2004 at 5 pm**

Members Present:

Cathy Stuhr, Vice Chair
Wes Balda
Calvin Beralas

John Bridges
Sonja Haugen
Barry Horn

Rick Rogers
Joyce Vergets
Michael Willcuts

Absent: Dione Baumer, Sam Farmer (Chair)

Staff Present:

Barton Brierley, City Planner
Elaine Taylor, Associate Planner

Others Present: Bill Reid, Johnson-Gardner; four guests

Introductions. Vice-Chair Cathy Stuhr called the meeting to order. Following roll call, Elaine Taylor introduced Bill Reid of Johnson Gardner LLC, consultants for the housing, commercial and industrial land needs analysis. Minutes of the May 6, 2004 meeting were approved by consensus. Cathy Stuhr identified the following desired outcomes for this meeting:

- complete review of current goals for growth and development
- develop shared understanding of Newberg's future needs for housing, commercial and industrial lands
- begin to develop shared values regarding Newberg's future housing, commercial and industrial lands

Program Update. Barton Brierley reported that staff had advertised for a consultant to assist with the next phase of the committee's work, the Future Land Use Options Study. Among other tasks, the consultant will help the committee identify the sites best suited for industrial, commercial, institutional and residential designation.

Action Items. Elaine Taylor reported back to the committee on the following action items from the minutes of May 6:

1. *Provide individual comprehensive plan and zoning maps showing the bypass route.* These maps were passed out at the May 27 meeting.
2. *Continue to research and report back on the controversy regarding McMinnville's population projection.* Elaine reported that DLCD had provided a copy of their staff report to the Oregon Land Conservation and Development Commission (LCDC) regarding the challenges to the population projections and land needs analysis that McMinnville used to develop its proposed urban growth boundary expansion. She summarized the DLCD's findings on whether the city had correctly estimated the need for land to be added to the urban growth boundary. Briefly, these dealt with the following areas of concern:

- Population Projections: Planning period, coordination, factual basis, household size
 - Buildable Lands Analysis: Planning period (date of inventory), redevelopment potential, government assisted housing analysis, floor area ratios
3. *Additional Vision/Value/Policy Statements.* At its May 6 meeting, the committee quickly screened a list of values and vision statements from the Chehalem Future Focus report, as well as some of the goals and policies in the Newberg Comprehensive Plan that deal most directly with growth, housing, and the local economy as it relates to commercial and industrial land, and identified those statements they agreed with and those that would require additional discussion. The committee also wanted to add value and vision statements from the Chehalem Future Focus dealing with agriculture, environment and education. Staff agreed to prepare a list of statements dealing with these concerns for the committee's review. These additional existing statements of values, visions, goals and policies were mailed with the agenda.

Review of Projections, Plans, Goals and Policies. Cathy thought that we need to add another statement about agriculture, to the effect that agriculture is a part of our heritage, uniqueness, culture and future, and that urbanization of agricultural land shall be carefully considered and balanced with the needs of the community as a whole. **Staff will draft a policy dealing with agriculture for committee review.**

Cathy noted that none of statements referenced education. Elaine pointed out that the vision and values statements in the Chehalem plan are not directly related to educational land use. **Staff agreed to draft a policy dealing with adequate school capacity to meet the goals stated in Chehalem Focus.**

Elaine proposed that the committee quickly screen the list of additional statements of values, vision, goals and policies to identify those they agreed with and those that required additional discussion. The committee accepted all but five of the new statements without further discussion. Statements identified for further discussion are shown in **bold** type on the list appended to these minutes.

After screening the new statements, the committee began discussion of the four "Policies for Further Discussion" that were identified on May 6.

1. Plenty of space with larger lots in the outlying areas; livable neighborhoods in the cities. (*Source: Chehalem Future Focus*)

Committee concerns with this statement included lack of specificity in the term "livable"; the problems created for future growth if the city is ringed with large lots; and the need to provide for a diversity of income levels and housing types, including larger lots that will appeal to the executives of prospective industries as well as more dense and affordable housing for their employees. While it may be possible to put together two or more smaller lots for an estate-type home, this is not practical, since country homes are typically priced on the value of one buildable

acre plus a factor for each additional acre. Also, a lack of larger lots drives the price up. The committee characterized “livable” in various ways, ranging from the various measurable indicators of “quality of life” used in various studies to things like safety, sidewalks, bright areas, space for children to play, running water, space that encourages interaction with neighbors, alternative transportation, a system of roads that work, and diverse income levels and housing types.

The committee would like to see this vision statement revised. They suggested “**Dedicated spaces for larger lots; livable neighborhoods in the cities,**” followed by a definition of “livable.”

2. The City shall support regional fair share distribution of assisted housing for low income people.

The committee was unclear about the meaning of this policy, and did not know whether or not the city currently does this. While they felt that the city was meeting the intent of this policy, they were concerned about making a commitment to do something that was subject to various interpretations. The committee recommended revising this policy as follows:

The City shall encourage housing for low income people.

Due to lack of time, discussion of the other two statements from last week and the five new ones was postponed to a future date.

Elaine asked the committee to consider how they would complete the values statements (Land for residential uses should... etc.), and proposed to defer discussion on them to a future meeting due to limited time.

Land Use Needs Report: Results. Bill Reid of Johnson-Gardner narrated a Power Point presentation of the housing, commercial and industrial land needs data. He noted that data were reported as of the end of 2003. Bill also presented a map showing vacant, partially vacant, committed, and unbuildable land in the city and UGB.

Map. Sonja noted that the map does not reflect the recent division of Austin Industries property into Austin Elementary, George Fox soccer fields, and residential property. Barton said that the George Fox property will show as vacant institutional land.

Land Inventory: Slides 2,3, and 4. Some of the numbers on the first three tables were different than those on the hand-out, due to last-minute revisions. A revised copy of the presentation, reflecting those revisions and additional corrections, is appended to these minutes. Wes Balda suggested making the decimal points consistent for all columns to make them easier to comprehend, possibly rounding down to the 0.1 acre or acre.

Housing Demand. Bill noted that the housing demand analysis includes townhomes and condos

under multi-family. The Medium Growth Scenario is based on the cohort component model developed by Barry Edmonston (2.85% annual population growth), with the minor modification agreed upon at the May 6 meeting. It assumes a modest amount of in-migration. The High Growth and Low Growth Scenarios are similar except that High Growth assumes that in-migration will be 1% higher, and Low Growth assumes it will be ½% lower.

Medium Growth. Analysis to-date indicates that current residential capacity within the UGB will be 3,750 residential units short by 2024 under the medium growth scenario, increasing to a deficit of 17,000 units by 2040. The effective supply line represents an assumption that 50% of identified capacity is not currently available, and 5% of unavailable land is brought onto the market in every subsequent year. The analysis indicates a residential land deficit of 648 acres by 2024, growing to 2,940 acres by 2040. The actual land deficit will be impacted by the effective assumed density on new land additions. This estimate reflects current marginal densities by zoning designation within the UGB.

In the medium growth scenario, the slope of housing demand changes between 2010 and 2013, as baby boomer houses start shrinking in household size due to death. In 2014, the city runs out of residential land. In other words, we have a 6 to 10 year supply of land under this scenario. We questioned what happens in 2025, when demand takes off again.

High Growth. Using the high growth assumptions, the analysis indicates that current residential capacity within the UGB will be 8,500 residential units short by 2024 under the medium growth scenario, increasing to a deficit of 34,000 units by 2040. The incremental acreage need under current development patterns would be 1,471 acres by 2024, increasing to 5,900 acres by 2040. With the high growth scenario's faster rate of population from in-migration, the effective supply of land runs out in 2007, and the absolute supply runs out in 2009.

Low Growth. Under the low growth scenario, the current UGB would require an additional 2,500 units in capacity by 2024, and an additional 11,500 units by 2040. The incremental acreage need under current development patterns would be 444 acres by 2024, increasing to 2,000 acres by 2040.

Based on a ½% reduction in growth from in-migration, the UGB runs out of residential land in 2010, and the absolute supply runs out in 2014-2015. Mike Willcutts asked why the medium growth scenario is higher in 2008 than the low growth scenario. Bill explained that with less in-migration, there is a higher percentage of aging population, and more need for multi-family housing. Consequently, in the first few years, older households generate a higher rate of growth in housing units due to smaller household size, even though the population isn't increasing very rapidly.

Commercial and Industrial Land Needs. Bill reviewed past state employment growth projections for Newberg, and presented employment growth projections for 2004 through 2024, by sector. He spoke briefly on the relationship between workforce housing demand potential and overall residential need, with the demand for retail land being driven by demand for residential land, which in turn is based on population growth and the demographics of the incoming

population, with families being big shoppers. At the same time, higher income jobs generate demand for higher income housing.

In summary: Newberg has approximately 5 to 8 years of residential capacity, with a 10-year time frame at best.

Discussion: Elaine asked the committee what they had heard tonight. Sonja said she heard that we don't have enough land. Others asked how much growth, of what type, has taken place as a result of recent projects. For example, how much growth is occurring in Friendsview, and are the residents coming from Newberg or other locations? Joyce thought that quite a few are coming from outside the community.

Next Meeting. The next meeting will be at 5 pm on June 17, 2004, in the Public Safety Building, Training Room..

Public Comments. Grace Shad, Lon Wall and Bruce Hall were present.

Adjourn. Vice-Chair adjourned the meeting at 6:55 pm.

Action Items:

1. Staff will draft a policy regarding land for educational purposes, wordsmith the agricultural policy, and draft a definition of "livable."

Meeting Handouts:

Comprehensive plan and zoning maps showing Newberg-Dundee Bypass route.
Graph showing Newberg commuter patterns, compared with various other cities.
Copies of Power Point slides for Land Use Needs Report

Attachments:

1. Graphs: 1981 population projections for 2000 and inter-county commuters
2. Newberg's Current Values, Vision, Goals and Policies
3. Johnson Gardner PowerPoint presentation

**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES**

**City Hall – Newberg, Oregon
Thursday, June 17, 2004 at 5 pm**

Members Present:

Sam Farmer, Chair	John Bridges	Rick Rogers
Cathy Stuhr, Vice Chair	Barry Horn	Joyce Vergets
Calvin Beralas		

Absent: Dione Baumer, Wes Balda, Sonja Haugen, Michael Willcuts

Staff Present:

Barton Brierley, City Planner
Elaine Taylor, Associate Planner

Others Present:

Don Clements, Chehalem Parks and Recreation District; Paula Radich, Newberg School District; four additional guests

Introductions. Chair Sam Farmer called the meeting to order and welcomed speakers and guests. Minutes of the May 27, 2004 meeting were accepted by consensus. Sam Farmer identified the following desired outcomes for this meeting:

- develop shared understanding of Newberg's future land needs for parks, schools, institutions, and utilities
- develop shared visions and values for Newberg area agriculture, education, and environment

Program Update. Barton Brierley apologized on behalf of staff for the lateness of this month's mailing, and offered to use e-mail rather than mail to any committee members that would prefer it. Cathy Stuhr, Rick Rogers and John Bridges expressed a preference for e-mail; Joyce Vergets said that she does not have e-mail. The members with e-mail either prefer WORD over WordPerfect, have only WORD, or have both. **Future mailings to Kathy, Rick and John will be via e-mail, in WORD format.**

Barton announced that the city had received a \$25,000 grant to support Phase II of the committee's work, particularly the industrial and commercial land analysis. In response to its RFP for the Future Land Options Study, the city received several proposals for consulting services in support of Phase II, and will be evaluating them during the coming week. As previously noted, the consultant will be helping the committee identify the sites best suited for industrial, commercial, institutional and residential designation.

Status of Action Items. The only action item this week was to prepare the vision/value/policy statements as directed by the committee, and a draft of those was mailed with the agenda.

Presentations

Parks -- Don Clements, Chehalem Parks and Recreation District. Don showed a map of district, noting that the district includes the cities of Dundee and Newberg, but covers much additional land. The map showed locations of existing parks ranging from ½ acre to over 240 acres, as well as “facilities” for various activities, such as the pool, armory, and community center.

Don asked the committee to keep park land needs in mind as they go through the planning process. It is important to set land aside for parks prior to development, and developers are often willing to give or sell land to the district.

Don described the various types of park, recreation and open space facilities:

- Neighborhood Parks – 1 to 5 acres, serving 1000 to 5000 people. Example: Gladys Park, about 2 acres, behind Fred Meyer; given and built by the developer.
- Community Parks and Facilities – 5 to 25 acres, serving 3000 to 25,000 people. Example: Jaquith Park.
- District-wide Parks and Facilities – 25+ acres, serving 25,000 to 50,000 people. Example: Ewing Young Park (not developed); will become more valuable as time goes by.

In addition to these urban parks, the Chehalem Park and Recreation District has to consider:

- High Density Recreation Areas
- General Outdoor Recreation Areas
- Natural Environmental Areas (environmental study)
- Unique Natural Areas
- Primitive Areas – set aside for wildlife
- Historical and Cultural Areas – Need to consider how they are affected when we bring them into the city. Drainways need to be protected; the river is important.

A school can be and is a neighborhood park – even a community park. The park district tries to cooperate with the school district. The district plans for the size, needs and desires of the community in terms of facilities, such as fields, courts, buildings, specialized areas, camping and trails. The need for park land will be filled from a combination of schools and parks lands.

John Bridges asked staff to provide the committee with a copy of the district’s comprehensive plan. John asked whether schools count as park facilities. He was concerned that parks and schools have different missions, which might sometimes conflict, leading to inadequate supply. **He asked staff to provide the committee with a copy of the district’s “newsletter map.”** John also noted that the committee is planning for longer than 2010, and recommended that we **give our numbers back to the parks district when we get them figured out.**

Don said that we may need to lower the number of people served for Newberg park facilities because they receive outlying use. For example, people come from all over the country to use the fields at Crater Park. The use generates income for the district and business for the city, but the heavy use takes its toll on the fields. We need about a 20 acre site to develop a soccer complex.

Joyce Vergets asked if the property donated by Tom Gale would be available for that. Don said that the 3-1/2 acre site is a neighborhood park, and while it is adequate for informal soccer practice, it is not big enough for holding soccer games.

Rick asked if developers are required to contribute anything toward park development. Don said that system development charges (SDCs) apply; developers are not required to donate land. With an apartment complex, however, children need to have some place to play. The Oak Road area behind Fred Meyers will probably be turned into some kind of park.

John asked Barton if he would answer the question the same way. Barton said that in the Springbrook Oaks and Northwest Specific Plan areas, parks are required as part of the development, but in general, they are not. John noted that what the committee does could eventually require a park, and that we need to put a dot on the map to show the general location, not the specific parcel, where a park will be needed. Don said he favored that concept.

Calvin asked Don if there was any way to tell whether certain parks would reach crisis proportions by 2010. Don predicted that the 9-hole golf course will be overused until the 18-hole course is in. Also, Crater Fields are in crisis: They receive heavy use to the point where the grass wears out due to insufficient recovery time; another 20 acres will be needed. Already, the district has projects that need to be finished, such as Central School.

Schools – Paula Radich, Newberg Public School District. The Newberg School District has had a pattern of steady growth for 20 years. The district has been using Portland State University projections to 2013, projected out by the district to 2022. In period for 2022 and beyond, a second high school will be needed.

In forecasting school facility needs, it is important to consider the special populations the district serves. Special rooms and major modifications are needed to work with children with major problems. Non-English speakers require special programs. Adding staff to meet the needs of various student groups requires additional space to meet their needs. While 10 acres was once sufficient for an elementary school, 12 acres is needed now to meet the requirements for serving these special populations. The cohort-component model does not catch the in-migrants to the system, and in recent years, 64% of those have been non-English speakers. Also, the Newberg system is receiving special needs students from smaller districts. In addition, programs for migrants and preschool are housed in the public schools.

The district has been constructing and expanding facilities to meet these needs. Within a year, Austin Elementary, the new wing at Mabel Rush, and the high school expansion should all be completed and occupied. By 2011, a third Middle School will be needed on the old Renne site; depending on lay-out, it may not be possible to retain all of the ball fields. Also by 2011, a new elementary will be needed on the east side. By 2022, another high school and another elementary will be needed. This week the school district acquired a 48 acre property off Wilsonville Road for a new high school, and is looking at another property east of the City. The district is also talking to 2 people for a new facility in Dundee.

In projecting needs for the school district, we can't just focus on the population of Newberg. We
Committee on Newberg's Future
May 27, 2004

have to consider that the district includes all of the park district, including the two cities. Even children on the outskirts of Hillsboro and Sherwood go to Newberg public schools.

John Bridges noted that the district's projections do not cover the entire planning period, and commented that the committee should have Paula tell it what the district needs for the planning period. Paula explained that this is difficult, because the district may decide to change its configuration of elementary-middle-high schools, or may move to two schedules. Also, Dundee is still working on their comprehensive plan. If Dundee allows development by the river, that would have a major effect on the district. Growth in Sherwood and Hillsboro could also have an effect. In addition, the district will be impacted by the need to serve the special needs of other districts.

John asked Paula to comment on the district's co-use of facilities with the parks district. Paula noted that land for the new Austin school came with the condition that the church and George Fox University could use its fields, and that condition would take priority over the Park District's needs. Also, as the city grows, the fields will be used more by community teams. At the new high school, the school district will not lease out the two new fields for the first two years, to let them become well established before subjecting them to heavy use. Paul agreed that the school district does a lot of sharing of facilities, but questioned whether the park district can count on the school district for 100% of use.

In response to John Bridges's request for district projections for the entire period, Paula said that she wanted the projections to be good work. **During the next three months, she will contact neighboring communities to get the information needed for new enrollment projections.**

Cathy Stuhr asked what the school district's process was for developing land outside the Urban Growth Boundary. Paul said that it's the same process anyone else would follow. She noted that when the district acquires property, it reserves the right to sell, trade or use the property as necessary. She added that the district's next highest priority is an elementary site in the City of Newberg.

Providence Newberg Hospital – Elaine reported that Providence Hospital anticipates that their new site will meet the hospital's needs for 70 to 90 years. The site will include professional office space for physicians. The hospital has no plans for off-site nursing or assisted care facilities.

George Fox University (GFU) – Sam Farmer, Special Assistant to the President, GFU. Co-chair Cathy Stuhr chaired the meeting during Sam's presentation. Sam said that George Fox University does not anticipate any additional property needs in Newberg in the next 30 to 40 years, but does anticipate growth. It anticipates more distance learning, and more satellite locations. The proportion of graduate students has been increasing, and while they don't live on campus, they do impact the community. At present, graduate students comprise over half the student body. The university currently has 1400 undergraduates and anticipates having 1750 in 5-8 years. Most of the additional 350 students will be housed on campus until their senior year. University policy controls whether students can live off campus. Of the 1400 undergraduate students, only 400 lived off-campus. Growth will bring approximately 20 to 50 additional staff and faculty, impacting the need for residential housing in a minor way. At present, approximately 44% of the faculty live in Newberg or Dundee, and 65% live within a 12 to 15 mile radius.

Other Public Facilities and Institutions – Elaine provided a hand-out listing public and institutional land needs. She also presented graphs comparing existing park lands with the standards in the city comprehensive plan, both at present and throughout the planning period.

Sam Farmer requested an analysis of how much of the projected land need was already acquired, in the urban growth boundary and properly zoned, and how much was land to be acquired. Calvin Beralas noted the absence of transportation facilities such as a park-n-ride and the bypass. John Bridges noted that churches were missing, and Barton said that they had not yet been analyzed, but would be. Paula commented that eventually the community colleges will want a presence in the community. Rick Rogers noted that it would be nice if the population projections for various purposes were all the same. Barton noted that they will be slightly different.

Don Clements recalled that in 1989, we said let's expand the UGB and go down to Wilsonville. He thought we would have saved \$1,000,000 if we had. He asked the committee to remember that what they do now will affect a lot of people, and advised them not to plan to build where it's not economically possible. He thought that land prices are out of sight because you can't get land to do anything on.

Next Meeting. The next meeting will be at 5 pm on July 16, 2004, in the Public Safety Building, Training Room.

Public Comments. There were no public comments.

Adjourn. Vice-Chair adjourned the meeting at 6:55 pm.

* * *

Action Items:

1. Assure timely mailings; E-mail to those members who prefer it in WORD format.
2. Provide committee with copies of park district comprehensive plan.
3. Provide committee with the district's "newsletter map."
4. Give our long-term projections [population? park land needs?] to the parks district when we get them figured out.
5. During the next three months, Paula Radich will gather the information needed to do new enrollment projections for the planning period.
6. Break out land use needs into new sites vs. expansion, properly vs. improperly zoned, city vs. UGB, acquired vs. need.
7. Quantify land needed for transportation facilities.
8. Quantify land needed for churches.
9. Quantify land needed for community colleges

Handouts at Meeting:

1. Public and institutional land needs

**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES**

**City Hall – Newberg, Oregon
(moved from Public Safety Building Training Room)
Thursday, July 15, 2004 at 5 pm**

Members Present:

Sam Farmer, Chair
Cathy Stuhr, Vice Chair

Wes Balda
John Bridges
Barry Horn

Rick Rogers
Joyce Vergets

Absent: Dione Baumer, Calvin Beralas, Sonja Haugen, Michael Willcuts

Staff Present:

Barton Brierley, City Planner
Elaine Taylor, Associate Planner

Due to a trial that continued beyond 5 pm in the Public Safety Building Training Room, this meeting had to be moved to the first floor conference room in City Hall.

Introductions. Chair Sam Farmer called the meeting to order and welcomed guests. Minutes of the June 15, 2004 meeting were corrected as follows:

- p. 3, last sentence: should be "Oak Grove" area behind Fred Meyer, not "Oak Road"
- p. 4: should be "Paula" Radich, not "Paul"; should be "Cathy" not "Kathy" Stuhr
- p. 5: Next meeting: Should have been July 15, not July 16.

With these corrections, the minutes were accepted by consensus. John Bridges thought that we should **find out the exact location of the land that the school board recently purchased off Wilsonville Road.**

Sam Farmer identified the following desired outcomes for this meeting:

- develop a shared understanding of Newberg's future land needs
- develop shared visions and values for Newberg area growth and development

Program Update. Barton Brierley announced that the Department of Land Conservation and Development (DLCD) had awarded the City a \$25,000 grant to fund the commercial and industrial analysis for Phase 2 of the committee's work. The City solicited proposals for consulting services to assist with Phase 2, and interviewed the three highest ranking firms today. John Bridges suggested including a contractual requirement that the firm's principal will be available to present findings to the Committee.

Elaine Taylor reported that our consultants, Johnson Gardner, had submitted a draft of the Housing

Study report, and are currently making some minor revisions. Earlier today they provided summary tables for the housing demand v. supply analysis, and the commercial and industrial land needs analysis.

Barton reported that the Planning Commission and City Council had held a joint hearing on amendments to the comprehensive plan and development code regarding the Newberg-Dundee bypass. The Planning Commission will continue the hearing for deliberations on July 28.

The risk of another late trial makes the Public Safety Building Training Room a poor choice for the August 5 Open House. **Elaine will check on the library conference room, and Sam offered to try to find space at George Fox University, in case the library doesn't work out.**

Status of Action Items. Elaine distributed copies of the park district comprehensive plan and "newsletter map." She said that she had reviewed and revised the institutional land needs summary to clarify which were planning to expand on an existing site. Transportation land needs include 2 acres for a park-and-ride and 188 acres for the bypass. The bypass estimate assumes that the entire area in the bypass corridor would be affected by the highway so make to make it unavailable for other uses. Land needed for churches and other institutions was projected by identifying churches and various other tax exempt organizations using codes in the assessor's database, and assuming that we would maintain the same ratio of land per capita as the population increased. Land for community colleges was estimated by telephone contact with the colleges. Assuming a distance learning satellite facility serving 100 students in a 14,000 square foot building, with adequate parking and appropriate landscaping, a two acre site would be adequate.

Land Needs Summary. Elaine distributed an analysis of land supply and demand. Regarding the land needed for the bypass, John Bridges noted that the bypass itself will only be 50% of the right-of-way corridor; the competing argument is that uncertainty makes investment in this corridor unattractive. John felt that the bypass would not consume the full 188 acres, but it would be more than the 50% used by the highway. Barton commented that if the bypass goes through a person's lot, he probably isn't going to be able to use a fragment of a lot. In response to a question from Barry Horn, Barton said that the City is still granting building permits in the bypass corridor. The state hasn't purchased the right-of-way yet.

Cathy Stuhr commented that the bypass is like the Austin property in that it gets in the way. **Elaine agreed to talk to Sonja Haugen regarding sharing Austin's plans with the committee.** It was noted that discussions with major land holders are scheduled as part of the second phase of the committee's work.

Rick Rogers thought that the Committee needed a policy to interpret the Austin property. John Bridges said he would like that, but we have to assume that it will be used as zoned. We can say that it would better to put growth in a direction where the infrastructure would be less costly. Barton agreed that we have to assume that it will be developed. We may need to rezone it for certain uses.

John Bridges noted that Johnson Gardner was adding a 25% factor to the residential land needs for streets, unusable/odd-sized lots, etc., and said that we need to add a road factor for the other land use categories, as well.

Staff distributed two additional tables to the Committee: "Net New Demand for Commercial and Industrial Land" and "Reconciliation of Residential Needs: All Growth Scenarios, 2005-2040." Barton pointed out that the high-medium-low growth scenarios for commercial and industrial land can be considered separately from the population growth scenarios.

Values Exercise. Elaine asked the committee members to complete the values statements on flip chart pages. When all members had had an opportunity to write their responses, the Committee reviewed the statements and identified those they agreed with and those that would require further discussion. The resulting value statements are attached. The Committee deferred further discussion to their next meeting, as well as the review of those plans, goals and policies previously identified as requiring discussion, to their next meeting. **Elaine agreed to put everything to be reviewed into a single packet for the next meeting.**

Next Meeting. The next meeting of the Committee will be at 5 pm on Thursday, July 29, in the Training Room of the Public Safety Building. The meeting will extend an extra hour, to 8 pm. On August 2, Sam and Cathy will report to City Council on the progress that the committee has made thus far. Committee members were invited to attend. All committee members are urged to attend the August 5 Open House, 5 pm to 7 pm, location to be determined.

Public Comments. Hadley Robbins submitted a letter to the Committee proposing that they consider the area at North Valley Road and Chehalem Drive for additional development. **Elaine will start a file for properties proposed for inclusion in the Urban Growth Boundary and Urban Reserve.** Ralph Hall asked the committee to consider what makes Newberg unique. John Bridges said that we would discuss that at our next meeting; for example, do we want to be a bedroom community versus an industrial/commercial/self-contained community. John told Ralph and other guests present that if they have a value or vision that the commission missed, they want input on that, too. Mike Stuhr commented that when you change an Urban Growth Boundary, you create a new set of neighbors. He referred to an article in the Capitol Press regarding disputes between farmers and developers, and felt that the committee needed a value statement about what the new set of neighbors should be. John Bridges felt that normal agricultural practices were part of the concept of "rural heritage," but there should also be some strongly worded values saying that; also, the land use rules are going to require us to look at that. Joyce Vergets noted that Yamhill County doesn't implement the rules the same way that Marion County does.

Adjourn. Chair adjourned the meeting on schedule.

* * *

Action Items:

Staff:

1. Find out the exact location of the land that the school board recently purchased off Wilsonville Road.
2. Check on the library conference room.
3. Talk to Sonja Haugen regarding sharing Austin's plans with the committee.
4. Put everything to be reviewed into a single packet for the next meeting.
5. Start a file for properties proposed for inclusion in the Urban Growth Boundary and Urban Reserve.

Committee Members:

6. Rick -- Rewrite the statement, "Land for Newberg's institutions should...provide uniqueness."
7. Author(?) -- Rewrite the statement, "Land for commercial uses should... carefully analyzed for transition to bypass – what will happen to current 99W businesses?"
8. Sam -- Try to find space at George Fox University, in case the library doesn't work out.

Handouts at Meeting:

1. Chehalem Park and Recreation District Park Plan (n.d.; c. 1994)
2. Map, "Our Parks and Facilities"
3. Table, "Land Supply and Demand Analysis, Newberg Urban Growth Boundary (Acres), 12/12/03
4. Tabled, "Net New Demand for Commercial and Industrial Land" and "Exhibit 5.04: Reconciliation of Residential Needs, All Growth Scenarios, 2005-2040"

**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES**

**City Hall – Newberg, Oregon
Thursday, July 29, 2004 at 5 pm**

Members Present:

Sam Farmer, Chair
Cathy Stuhr, Vice Chair

Calvin Beralas
John Bridges (left early)

Barry Horn
Michael Willcuts

Absent: Wes Balda, Sonja Haugen, Rick Rogers, Joyce Vergets

Staff Present:

Elaine Taylor, Associate Planner
Kelly Rea, Administrative Assistant

Guests: Lee Klampe, Jessica Cain, Lon Wall, Tony Visuano

Roll Call, Minutes and Welcome. Chair Sam Farmer called the meeting to order and welcomed guests. At roll call, Elaine Taylor announced that Dione Baumer had resigned from the Committee for personal reasons. Sam asked the Committee whether they wanted to request that Council appoint a replacement. John Bridges felt that the Committee had developed a knowledge base and cohesiveness, with shared values and vision, and that, based on his previous committee experience, it would be difficult for a new person to step in now. The Committee asked Sam to recommend to City Council that they proceed with the members they have [*Staff Note: Later in the meeting, this decision was reversed; see "Housekeeping," below.*] Minutes of the July 15, 2004 meeting were accepted by consensus.

Sam identified the following desired outcomes for this meeting:

- Review plans and materials for Open House
- Complete review of value statements, plans, goals and policies

Program Update. Elaine announced the following:

- Barton Brierley is on vacation this week.
- Winterbrook Planning, teaming with EcoNorthwest and EcoTrust, has been selected to conduct the Future Land Use Options Study, the major focus for Phase 2 of the Committee's work.
- Johnson Gardner's Report on Housing, Commercial and Industrial Land Use Needs is not available for tonight's meeting. Committee members were concerned that they would not have an opportunity to review this information prior to the Open House. **Elaine said that she would forward the report to Committee members via e-mail as soon as she received it.**
- The Planning Commission is discussing the proposed interim land use protection policies for the proposed Newberg-Dundee Bypass. They have scheduled an extra meeting for August 26, the same night that the Ad Hoc Committee on Newberg's Future is scheduled to meet, which may create a conflict.

Committee on Newberg's Future
July 29, 2004

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- For the remainder of this year, Committee meetings will be held in the conference room at the Public Library [*Staff Note: Due to a room scheduling conflict, it was subsequently necessary to move the August 26 Planning Commission to the library and the Ad Hoc Committee to City Hall.*]
- John Bridges gave Elaine a copy of the July 8, 2004 Meeting Summary of the UGB Rulemaking Workgroup, and recommended that staff track the Workgroup's progress in proposing changes to Goal 14. **Since Terry Moore, of EcoNorthwest, is a member of both the Workgroup and the City's proposed consulting team for Phase 2, Elaine said she would check with him regarding the Workgroup's progress.**
- In response to the "Action Item," both John and Elaine spoke with Sonja Haugen about sharing Austin Industries' plans with the committee. Within the month, we should know whether or not Austin Industries intends to develop a master plan for their Newberg land holdings in the near future.

Plans for Open House. Elaine reviewed plans for the Open House set-up, format, and displays. Since the library didn't work out, the Open House will be held at the Hoover Academic Building on the George Fox University campus. Cathy Stuhr suggested adding a poster explaining the purpose of the Committee.

In reviewing the survey, the Committee recommended revising question 1 to refer to specific points in time; revising question 2 to suggest various types of communities, such as a bedroom community, a community with jobs and industries available locally, an industry-based community, or an agriculture-based community; and trying to clarify what is being asked in the question about "tools." They also recommended referring to the presentation in the survey (and vice-versa).

Elaine next reviewed the draft Power Point presentation, which took nearly 45 minutes. The committee suggested keeping it to 20-25 minutes. Other suggestions included the following:

- Provide a hand-out of the Power Point.
- Break up the talk with more slides, less talk per slide.
- Keep the language simple.
- Keep data simple in the Power Point, but have the data available.
- Add a map of the UGB, URA, City Limits.
- Take out the specific reference to Schad/Lewis & Clark.
- Explain what the committee is and why we're here first, then back up and tell them where we're going tonight. Give them a roadmap of the presentation.
- Add that updating the UGB is mandated by the State of Oregon, that we need to have a 20 year supply.
- Tell them that our broad-brush recommendation is just a recommendation to Council.
- When looking at the population graph, SAY what's important to notice here; reference the survey question on population..
- The housing supply and demand analysis table is too busy; need to simplify.
- The housing supply and demand analysis graphs require too much background explanation to use them. It would be better just to say WHEN we will run out of land if population growth is

high, medium or low.

- Skip to the need, what the data showed.
- In the "Things to think about" slide, take out the repetition, and add the survey questions.

We will need a sound system and a more powerful In-Focus projector; Sam will check on these items.

Elaine asked if the Committee wanted to list all of the value and vision statements, goals and policies that they had reviewed, or only those that represented a change from those in existing plans. The Committee thought that all of the ones they had reviewed and agreed upon should be included. *[Staff Note: The Committee did not complete its review of these on July 29, resulting in an incomplete and fragmentary list of policies, etc. Rather than create of major wall display of the fragmentary lists, these policies were placed on display in the notebooks on the tables.]*

At this point, guests were invited to offer comments and suggests on the plans for the Open House. Comments:

- "Do it right," because things will get nasty before we're through; this will be a political decision.
- The data seemed to be presented impartially, not stacked toward a particular viewpoint.
- Disappointed that the Committee didn't want to replace members that leave. A small ad hoc Committee may not represent the community as a whole. Members may have conflicts of interest, and while they are only making a recommendation, they do bring a prejudiced approach to the decision-making body.

Value Statements. The Committee reviewed the value statements they had completed to date, and agreed on those on the attached list. Considerations were as follows:

1. **Considering Newberg's anticipated growth over the next 36 years, our land use recommendation to the Newberg City Council should... be a basic outline to be filled out in future years.** Asked whether the state would let them be nonspecific, Sam said that the Committee can be as specific as it wants to be in its recommendations to Council. Calvin suggested giving the decision-makers a range of options. The Committee decided to delete this statement.
2. **The map that we recommend to the City Council should... provide for a sense of small with local nodes, and provide for large scale users such as commercial and industry.** Cathy thought that this was too prescriptive. Sam noted that the sentence covers two subjects. Lon Wall suggested that "small neighborhoods" might be better: Lon proposed and the Committee accepted "Provide for a sense of small, local neighborhoods, while also providing for commercial and industry."
3. **Newberg should have a long-term future land use pattern that...**
 - a. **moves away from industrial & warehousing uses to higher value commercial functions.**
 - b. **maintains our individuality.**
 - c. **embodies a rural heritage, even if more dense.**

- d. reflects our vision/values.
- e. preserves agricultural heritage.
- f. encourages excellence in education, recreation, business opportunity while preserving infrastructure, affordable housing, the environment and our agricultural heritage.
- g. encourages the visions and objectives shown in the residential, commercial, industrial, and public/institutional vision and policy statements.

In 3.a., the Committee agreed to change "higher" to "high." Cathy still wasn't sure the Committee could make that statement. Sam proposed putting it on the wall and getting public comments. He read it as an expression of a concern to bring in employment beyond warehousing.

The Committee thought that 3.b. was unclear, but was trying to say something like "a small town feel." Sam suggested combining 3.b. and 3.c., and possibly others. The Committee agreed to delete 3.d. and 3.f. Elaine agreed to work with Sam and Cathy on rewording the remaining three (3.b, 3.c., and 3.e.) into one statement. Statement 3.g. was deleted.

- 4. **Land for commercial uses should... carefully analyzed for transition to bypass – what will happen to current 99W businesses.** The Committee agreed to delete this statement.
- 5. **Land for Newberg's parks should... support multi-users – pedestrians, bikes, horses, etc.** The Committee agreed with this statement.
- 6. **Land for Newberg's institutions should... promote uniquenesses.** Elaine read Rick Rogers' redraft: "Land should allow the community to expand the types of institutions that are unique to it." The Committee decided to hold this statement for discussion until after the Open House, when Rick can be present..

Review of Redrafted Values, Vision, Goals, and Policies. The Committee reviewed No. 1, a vision statement from the Chehalem Future Focus. Since the original statement applies to a larger area that includes Newberg, Dundee, and unincorporated Yamhill County land, the Committee chose to delete everything that precedes "Livable neighborhoods", and to delete "in the cities. (CFF)". No. 2 was held over to the next meeting. The Committee did not discuss the remaining unresolved statements, and instructed staff not to display them at the Open House.

Housekeeping. Calvin Berales said that after hearing Lon Wall's comments, he was beginning to rethink the Committee's decision regarding not replacing Dione Baumer. He felt that, for the Committee to be a broad representation of the citizens of Newberg, another local resident was needed. Sam laid out three options for the Committee: 1) recommend to Council that they appoint a replacement; 2) to recommend to Council that they not appoint a replacement; or 3) to tell Council that we have an opening, for their consideration. Calvin moved that the Committee send the matter to City Council for their consideration. Cathy Stuhr seconded. The motion passed.

Status of Action Items. Most of these items were addressed during the meeting.

Next Meeting. Sam announced that the next meeting would be held from 5 pm to 7 pm on Thursday, August 26, 2004, in the Newberg Public Library Conference Room. *[Staff Note: This has been changed to City Hall, same day and time.]*

Public Comments. In response to a request, Sam repeated the date, time and place for the Open House (5 pm to 7 pm, Hoover Academic Building, northeast corner Medidian and Sherman) and the next meeting.

Lon Wall commented that while a lot of stuff is "vision speak," some things, like larger lot size, have meat and substance. He asked what that does to our needs analysis. When he was on the Planning Commission, they talked about an R-0 district, but it was finally shot down. Tony Visuano questioned what is meant by a "large" lot.

Mike Willcutts explained that the problem with the vision statement, as it is now in the Chehalem Future Focus, is that it includes much more than Newberg. Society doesn't want sprawl, so even expensive houses are being built on smaller lots. Within the city, we don't want the sprawl; we want smaller lots.

Adjourn. Meeting adjourned at 8 pm.

* * *

Action Items:

1. Elaine will forward the e-mails for the Housing and Commercial-Industrial Needs reports to the Committee when she receives them.
2. Elaine will check with Terry Moore of EcoNorthwest regarding staying in touch with the UGB Rulemaking Workgroup recommending revisions to Goal 14 regulations.
3. Sam will check on a sound system and a large In-Focus projector for the Open House.
4. Elaine will complete the outline for Sam's talk to City Council and e-mail it to both Sam and Cathy.

Handouts at Meeting:

1. Draft survey form, with map on reverse side.

OPEN HOUSE RESPONSES TO "A VERY SHORT SURVEY..."

Thank you for taking the time to attend the Open House. Based on the information the Ad-Hoc Committee presented, please complete this survey by responding to the questions below:

1. By the year 2025, the population in Newberg is projected to reach 33,957 (low), 38,352 (medium), or even 48,833 (high). Of these projections, which do you feel comes closest to what Newberg's population actually will be in 2025?
 - Oregonian articles (past 10 days) state that US population is aging and shrinking. Presentations tonight did not reflect this.
 - 48,833
 - 38,352 - 40,000
 - High from Weather Population shift
 - Medium to high
 - 38,352 [medium]
 - High
 - Medium
 - Medium 38,352
 - It will be what we allow.
 - ??
 - 48,833 (high)
 - 38,000 - 40,000
 - Low

Would you prefer a slow, moderate, or fast population growth?

- Slow/controlled
- Moderate
- Moderate
- Slow
- Moderate
- Moderate
- Moderate
- Moderate
- Somewhere between slow & moderate
- Slow -- but moderate is a fair compromise
- I would prefer a moderate growth rate
- Moderate
- Slow. It's easier to accommodate slow, but people will come; plan for fast
- Moderate or fast
- Slow-moderate

2. What kind of community would you like Newberg to be in the future? For example, would you prefer Newberg to be a bedroom community, an agriculturally-based community, a community that provides jobs and opportunities through local businesses and industries, or something else? Please state briefly.
 - **Low density, w/strong emphasis on bike & agriculture. The planned bypass will not solve internal grid locks from over-developing lands bordered by steep slopes on 3 sides.**
 - **Balanced community. Residential, commercial & industrial.**
 - **A stand alone community or at least one that provides jobs, commercial, retail, & housing.**
 - **Agriculturally-based.**
 - **Whatever - strong cultural opportunities - building on George Fox, CV Parks & Rec's existing & planned development.**
 - **A community that provides jobs and opportunities through local businesses.**
 - **Mix of all.**
 - **I think we are already a bedroom community but it would be good to have a good supply of jobs here also.**
 - **I would like to see a mix of agriculture and a community that provides jobs through local business and industries.**
 - **All the above is ok.**
 - **A stand alone community creating a job market for its residents.**
 - **A community that provides jobs and opportunities through local businesses and provides livable spaces for people working and living in Newberg. Connectivity for bicycles & pedestrians.**
 - **A community that provides jobs & opportunities, more restaurants & tourism.**
 - **Balanced Community. Respect for agriculture. High quality of life.**

3. What kind of land needs (i.e., residential, commercial, industrial, land for parks and recreation, etc.) do you think will be most pressing and critical for Newberg by 2025?
 - **Balanced use. Do not over-do industry or commercial use/truck traffic would bring us to a stand-still. (Example: Tualatin)**
 - **Commercial & parks & recreation.**
 - **#1 Residential - #2 Commercial close behind.**
 - **Residential.**
 - **Diversified residential, including more sizeable lots to help keep the 'pro's' in this area.**
 - **Residential, commercial, land for parks.**
 - **Residential.**
 - **Residential.**
 - **Industrial.**

**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES**

**City Hall – Newberg, Oregon
Thursday, August 26, 2004 at 5 pm**

Members Present:

Sam Farmer, Chair	John Bridges	Rick Rogers
Cathy Stuhr, Vice Chair	Sonja Haugen	Joyce Vergets
Wes Balda	Barry Horn	Mike Willcuts
Calvin Beralas		

Staff Present:

Barton Brierley, City Planner
Elaine Taylor, Associate Planner

Guests: Heidi Aubrey, Jessica Cain, Mike Gougler, Michael G. Gunn, Garren Ingram, Barbara Vetter, Tony Visuano

Roll Call and Welcome. Chair Sam Farmer called the meeting to order and welcomed guests. Sam identified the following desired outcomes for this meeting:

- Evaluate and decide how to incorporate comments from Open House
- Complete review of value statements, plans, goals and policies

Program Update. Barton announced the following:

- **Status of grant and consultant contracts.** The state grant contract has been signed. We are reviewing the scope of work for the contract with Winterbrook Planning.
- **Bypass.** The goal exception process under way for the rural areas in the bypass corridor. The State is proposing to do interchange area management plans. Since the plans take three years to complete, the state has asked local jurisdictions to freeze existing land use designations in those areas until the plans are ready. This evening, the City's Planning Commission is considering proposed regulations to accomplish that. The Ad Hoc Committee on Newberg's Future can make recommendations for those areas, but they can't be implemented until the management plans are adopted.
- **Golf Course UGB Amendment Status.** The Department of Land Conservation and Development (DLCD) has remanded the City's UGB amendment of the 180 acre golf course south of Fernwood, and two parties asked DLCD to reconsider the remand. A hearing is scheduled for November 4. Mediation is being considered.
- **Committee appointment.** The mayor has decided not to appoint a replacement for Dione Baumer.

Status of Action Items. A map showing the location of the school district's new property on Wilsonville Road was included in the agenda packet.

Debriefing on Open House. Cathy and Sam felt that the Open House in general went well. Cathy thought that the Power Point presentation and map displays were good, and attendance by Committee members was excellent. For the next open house, we need to reach more people. Lack of newspaper coverage was disappointing. Advertising needs to be broader and start sooner. Sam relayed a suggestion by Councilman Bob Andrews to share the presentation and survey with Newberg's civic clubs. John Bridges suggested that the Committee have a tent or canopy at the Newberg Harvest Festival. *Elaine will look into getting a booth.* The booth will have a map, a sign-up sheet for people who want to receive Committee mailings, the survey form, and the committee poster that was used at the Open House.

Review of Comments from Open House. Cathy noted that the map didn't go to Corral Creek. Joyce Vergets said that she heard a lot of concern about job growth.

Based on the survey results reported in the agenda packet, the Committee agreed that they heard the following responses to the "Very Short Survey."

1. By the year 2025, the population in Newberg is projected to reach 33,957 (low), 38,352 (medium), or even 48,833 (high). Of these projections, which do you feel comes closest to what Newberg's population actually will be in 2025? **Medium to high.** Would you prefer a slow, moderate, or fast population growth? **Medium to slow.**
2. What kind of community would you like Newberg to be in the future? For example, would you prefer Newberg to be a bedroom community, an agriculturally-based community, a community that provides jobs and opportunities through local businesses and industries, or something else? Please state briefly. **Balanced or stand-alone. None want to be a bedroom community or suburb. Concern about jobs community.**
3. What kind of land needs (i.e., residential, commercial, industrial, land for parks and recreation, etc.) do you think will be most pressing and critical for Newberg by 2025? **The pressure will be for residential, but other needs are important and should be balanced. The community needs open space and a connected system of pathways, sidewalks, places to walk, connections throughout the community.**
4. What specific land areas outside of Newberg would you like to see considered for inclusion within the Urban Growth Boundary (i.e., land needed for development by 2025)? And for inclusion within the Urban Reserve (i.e., land needed by 2040)?
5. Please provide other comments (use additional sheets, if necessary):

The Committee reviewed the individual responses to question 5. Sam asked Barton to explain what was meant by "Time to re-visit the non-development agreement between Newberg & Dundee?" Barton said that while he was not aware of a formal agreement, that has been an understanding that space between the cities would be left undeveloped, so that they don't grow together. Joyce asked if

that wasn't because no one knew who would do the utilities, and one landowner in Dundee didn't want Newberg coming that way. Sam asked whether it was part of the Committee's role to address comments regarding the quality as well as quantity of growth. Barton said it wasn't their role to get into the specifics, and Cathy thought it might be appropriate to pass those visions on to Council. The Committee agreed to park the quality issue until later in the process. Density of zoning, however, is definitely within the Committee's purview.

Elaine asked the Committee if they had any guidance for the consultant in defining study areas for possible inclusion in the urban growth boundary or urban reserve. John said that we have an obligation to study everything around the City. Joyce thought we should have criteria for what areas would be included. Sam thought that we need to have the consultant tell us how they will approach it. Rick Rogers suggested concentric circles around Newberg. Sam thought we would have a better idea after the bus trip. Cathy thought that the consultants need our feedback before they begin their detailed analysis of study areas.

The committee considered each of the comments that was posted on the Value Statement sheets at the Open House. They felt that most of the issues in the comments were addressed elsewhere. Under "Land for commercial uses should...be located along major traffic routes," they agreed to add "or, provide adequate access to major routes."

Review of Value Statements and Existing Values, Visions, Goals and Policies. Please see attached: "Statements discussed by Committee on 8/26/04." Under "Newberg's Existing Values, Vision, Goals and Policies," *Sam agreed to rework statement 4. Under "Wooded Areas," the Committee liked the idea, but asked Elaine to try to rewrite it to show that it is the City that encourages wooded areas to remain.*

Minutes. By consensus, the Committee approved the minutes of the July 29, 2004 meeting.

Next Meeting. The next meeting will be a bus trip to view areas for possible inclusion in the study area. The meeting will take place on the bus, starting at 5 pm, September 16, 2004. The public is invited, up to the capacity of the 48-passenger bus. Those planning to attend should go directly to the "First Student" bus, which will be parked on Howard Street, between 1st and 2nd Streets.

Schedule Revision. Elaine reported that the meeting schedule is being reviewed and revised in conjunction with the scope of work for the new consulting contract. On October 7, Winterbrook Planning will present Site Suitability Criteria, and on October 28, the major land holders (namely, Austin Industries) will present visions and plans. *The Committee suggested inviting Paula Radich to also attend to present the School District's future plans, if she has her additional information. A revised schedule, consistent with the consultant contract for Phase II, will be included in the next agenda mailing.*

Public Comments. Garen Ingram asked the Committee to note that some "pockets" warrant special attention. He owns 10 acres off Trails End Road. The land is still zoned for agriculture, but it is not

in an agricultural setting. He had not known about the Open House, and would like to be included in the input.

Adjourn. Meeting adjourned at 8 pm.

* * *

Action Items:

- *Elaine will look into getting a booth for the Harvest Festival.*
- *Sam will rework statement 4 under "Newberg's Existing Values, Vision, Goals and Policies."*
- *Elaine will rewrite the "Wooded Areas" policy to show that it is the City that encourages wooded areas to remain.*
- *The next agenda mailing will include a revised schedule.*
- *Elaine will reformat the Table of Supply and Demand.*
- *Elaine will invite Paul Radich to attend the October 28 meeting.*

Handouts at Meeting:

Notebook dividers for "Comments"

**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES**

**On Board First Student Bus
Departing from Howard Street,
Between 1st and 2nd Streets, Newberg, Oregon**

Thursday, September 16, 2004 at 5 pm

Members Present:

Sam Farmer, Chair
Cathy Stuhr, Vice Chair
Wes Balda
Calvin Beralas

John Bridges
Sonja Haugen
Barry Horn

Rick Rogers
Joyce Vergets
Michael Willcuts

Staff Present:

Barton Brierley, City Planner
Elaine Taylor, Associate Planner

Guests: Mike Lambert, Dorothy Kreder, Pek Kola, Grace Schaad, Warren Parrish, Tim Clark, Bruce Hall, Josh Kearney, Greg Winterowd, Tom Armstrong

Roll Call and Welcome. Following roll call, Barton Brierley welcomed guests and provided a brief orientation to the tour. Guests were invited to point out and comment on their properties during the tour.

Tour of Newberg and Surrounding Areas. Barton pointed out the location of the City limits and the Urban Growth Boundary (UGB), areas with water supply problems, areas that would be difficult to sewer, and the location of the proposed bypass corridor. Several land owners pointed out their properties. John Bridges suggested providing the Committee with maps that show elevations, water features, critical elevations for water or sewer service, and areas with infrastructure problems. On Fernwood Road, Barton pointed out the entry to the new 9-hole golf course and residential development. Mike Willcuts requested a plat map of the golf course development north of Fernwood Road. Kathy Stuhr expressed concern about the loss of trees in the area.

Next Meeting. Elaine announced that the next meeting would be held from 5 pm to 7 pm on Thursday, October 7, 2004, in the Newberg Public Library Conference Room.

Public Comments. Several guests said that they had learned a lot on the tour, and they appreciated the opportunity to come along.

Adjourn. The meeting adjourned at 6:55 pm.

**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES**

**Public Library – Newberg, Oregon
Thursday, October 7, 2004 at 5 pm**

Members Present:

Sam Farmer, Chair
Cathy Stuhr, Vice Chair
Calvin Beralas

John Bridges
Barry Horn

Rick Rogers
Joyce Vergets (late)

Staff Present:

Barton Brierley, City Planner
David Beam, Economic Development Coordinator/Planner
Elaine Taylor, Associate Planner

Guests: Greg Winterowd, Winterbrook Planning; Kim Lanier; Grace Schaad; Joe O'Halloran; Dwayne Brittell; others (not signed in).

Roll Call and Welcome. Chair Sam Farmer called the meeting to order, welcomed guests, and introduced David Beam and Greg Winterowd. He announced that the meeting is subject to the open meetings law, as described in brochures available at the entry, and asked guests to reserve comments for the public comment period.

Minutes. Minutes of 8-26-04 were approved by consensus with a correction to show that Sonja, rather than Sam, was revising the economic development policy. Minutes of 9/16/04 were approved as submitted.

Program Update

- Public Outreach – Elaine reported that she and David Beam had staffed a combined Ad Hoc Committee/Civic Corridor booth at the Harvest Festival. Quite a few people stopped by, but only 2 or 3 completed the survey form. She also gave presentations to the Planning Commission and the Noon Rotary Club. [Survey responses are in the mail packet for 10/7/04.]
- Bypass progress – Barton announced that the Newberg City Council approved policies to protect the bypass corridor and interchange areas until a management plan can be completed. [A copy of the ordinance is in the packet for 10/7.]
- Consultant contract – Barton announced that City Council had approved a contract with Winterbrook Planning for the Future Land Use Options Study.

Status of Action Items. Elaine reported the following:

9/16 requests: A copy of the plat map of the Greens at Springbrook is available tonight; a topo map of Newberg is posted on the wall.

8/26 requests:

- Harvest Festival booth: see above
- Rewrites for wooded areas and industrial development: see mail packet
- Revised schedule: sent with 9/16 agenda
- Reformatted table of supply and demand: sent with 9/16 agenda
- Paula Radich has agreed to attend 10/28 meeting

Other:

- Tracking McMinnville appeal: Greg Winterowd reported that the Board found McMinnville largely in compliance.

Policies. The committee approved the revised policies for wooded areas and industrial development.

Future Land Use Options: Questions to Consider. Greg Winterowd presented the map of potential study areas, and explained that these are the outer limits to consider for the urban growth boundary (UGB) or urban reserve (UR) area. They include 1) parcels within ½ mile of the existing UGB; 2) exceptions areas adjacent to the existing UGB (generally within ½ mile); and 3) resource parcels located between parcels included in the first two criteria. They generally do not include EF-80 resource areas, land more than .75 miles from the UGB, land across the Willamette River, or land above 460' elevation. In drawing the study areas, the consultant tried to include whole parcels.

John Bridges and Sam Farmer questioned whether the study area was large enough. Greg said that they could extend the line out ½ mile and pick up a couple of large parcels, but also noted that they did not include EFU-80 land, which would be harder to sell to the state. Cathy Stuhr thought that the criteria for establishing the study areas made sense. Asked how the magnitude of land in the study areas compared with the identified need, Greg guessed that it was about four times the need. **John asked him to verify that the study areas were much greater than the need.** Greg commented that some aspects of the Johnson Gardner land survey are conservative, especially for industrial land, where they expect to consume only 45 acres. The problem is that we're supposed to identify the kind of industries that we want to attract, and their siting needs. – 5:55 pm

– 5:55 pm

By focusing on the siting needs of industries, we may end up allocating more than 45 acres. Schools and other institutional uses also have specific siting needs that need to be addressed. Sam recalled that when the Planning Commission heard the committee's presentation, they were concerned that the amount of industrial land uses [i.e., estimated need] was not enough.

Greg presented the study area maps. He explained that the study areas let us zero in on a manageable area. John suggested that we call the west area "west" instead of "Dunberg." Both cities have long-standing policies for separation. Greg sensed that, with this name change, there was consensus on the study area boundaries. John was concerned that we have a large enough area. He noted that the southwest area is already

chopped up, that county zoning allows even smaller rural lots, and that the area will not redevelop. Greg felt that the City should not be held responsible for the County's past mistakes, but that state law requires that "exceptions areas" be brought into UGBs before agricultural and forest land, unless there are public facilities constraints or siting needs that cannot be met on land within the UGB, URA or exceptions areas.

Commercial and Industrial Site Suitability Criteria. Greg said that the state requires an Economic Opportunities Analysis, and part of the committee's task is the identification of target industries. For commercial land, two models are described: 1) the suburban shopping center model, requiring a lot of land, traffic, and potential for affecting existing businesses, and 2) a more land conservative model, with less local transportation impact, where residents travel to the big city for major items. He noted that the best commercial sites often compete with the best industrial sites. Cathy thought that the committee needed to make sure that they were representing the community on this issue. Asked if the city had done research on what the community wants, David Beam said no, that we have the Chehalem Future Focus, but nothing that specific. He asked Greg if he was confident that the regional shopping center is a legitimate option within the planning period. Greg thought that it was, within 20 years; it depends on community preferences and the city's ability to provide adequate transportation facilities.

John said that he's heard people say that they want industry here providing jobs for people to live, work and play in the community, and our industrial policies reflect that. We should provide for all industrial categories and sizes. But we don't have a clear goal for commercial. If we put both options out, we'd have more input. We haven't had enough input yet to say yes or no. Greg said that we can show both options. Certain sites will show up as good for many purposes. The community may end up somewhere in-between the two options.

Rick Roger asked if the land contiguous to the city center isn't going to limit what you *can* do.

Greg asked what happens when the best farmland is the best industrial site, and suggested that if there aren't any others, let's make a reasoned, conscious choice.

Rick asked at what point are we going to take the limited public input and formulate our recommendations. Elaine said next spring, after the public workshop in March. Barton said that we can think about other community input steps before then.

Questions for the Committee. The committee responded to the questions as follows:

Study Area Boundaries

- Do the study areas make sense to you? Yes.
- With regard to Study Area F, Dunberg, how large should the community separation buffer be with the Dundee UGB? Determine this later.

- Based on your knowledge of the area (streets, creeks, topography) are there changes you would recommend to the boundaries of any of the inc. areas? No.

Commercial Land

Option 1

- Would a large regional retail center be consistent with the future that most Newberg residents want to see? 3 Yes, 3 No, 1 "not in the immediate future." Discussion clarified that the "large regional" retail center would be about 30 acres.
- Is there a market for this type of development in Newberg? John thought so. David Beam thought that there might be in 40 years, and that it would be good to have information on the economic impacts. Greg said that there are a lot of web sites that give both sides of the issue regarding the need for and consequences of regional shopping center and "big box" development.
- How would a new regional center impact existing businesses in Newberg? David Beam thought that in general, it would have a detrimental effect on small local businesses, but there are ways to counter this, such as niche marketing. Joyce Vergets asked what type of local business we were talking about. Barton thought that the many of the businesses that it would drive out are already gone.
- How would it compete with other centers in Sherwood or McMinnville? Cathy thought that it depends on the type of business. John thought it depends. Sam asked David Beam how much of the business lost in Newberg has gone to Sherwood and McMinnville. David said that he thought we've crossed the threshold; downtown is niche marketers. If this trend continues, downtown will stay healthy. John had a less optimistic opinion of downtown; a lot of new businesses come in, undercapitalized, with no business plan, then they go and others come in.

Option 2

- Is Option 2 consistent with the future that most Newberg residents want to see? Yes.
- What is the redevelopment potential of existing commercial areas? "Redevelopment" was defined as a more intense use of land. Barton commented that Walgreen's did that. Cathy noted that Mike's Pharmacy replaced a 7-11, but John pointed out that they used the same building footprint. Joyce added that downtown has a different problem than Fred Meyers and the area in-between. John agreed; First Street doesn't have a lot of redevelopment potential, but Hancock does. On Portland Road, some parcels would, and some wouldn't. Greg asked if it was good for strip commercial to develop more intensively; if you limit land supply somewhat, demand for commercial land may be higher and the likelihood of redevelopment may increase.

Time did not allow discussion of the remaining questions regarding commercial and industrial land. Greg indicated that he had sufficient direction from the committee to proceed with the mapping of potential commercial and industrial sites.

Public Comments

- Regarding the northwest study area, Joe O'Halloran asked what determined where the line was drawn. Greg said that parcels on both sides of Cullen Road were included, and that both the stream and the lot lines were used as guides.
- Dwayne Brittell asked about the feasibility of mixed use zones, and Greg said we will put it forth for discussion; we're at the edge of where it might be feasible. Dwayne asked whether Greg recommended PUDs in a town in size of Newberg.
- Grace Schaad commented that many people who are impacted don't receive a city utility bill. She commented that when she goes to McMinnville she goes to the downtown area, and she thought that Newberg could sustain some nice stores.
- Joe O'Halloran How do energy prices factor in? If prices go higher, like \$10 a gallon, which option will be more feasible? John commented that we're working on mass transit plans. Barton said that we will see more use of mass transit, but that it will serve a small portion of users until gas is \$10 a gallon. Greg added that less reliance on cars is implicit in Option 2.
- Kim Lanier, a resident near the corner of Fernwood and Brutscher, expressed concern over the industrial land set aside by the by-pass area, and asked what other areas are available for industrial use.

Greg commented that we have to look at the possibility of intensifying uses. The consulting team will be showing the committee the siting criteria, but local residents know the history.

Next Meeting. Sam announced that the next meeting would be in the same location, the Public Library, from 5 to 7 pm on October 28. Future meetings through the end of the year are scheduled for the library.

Adjourn. Sam adjourned the meeting at 7 pm.

* * *

Action Items:

- Verify that the study areas are many times larger than the need.

Handouts at Meeting:

Map of potential study areas

**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES**

**Public Library – Newberg, Oregon
Thursday, October 28, 2004 at 5 pm**

Members Present:

Sam Farmer, Chair
Cathy Stuhr, Vice Chair
Calvin Beralas

John Bridges
Sonja Haugen
Barry Horn

Rick Rogers
Joyce Vergets

Staff Present:

Barton Brierley, City Planner
Elaine Taylor, Associate Planner

Guests: Greg Winterowd, Winterbrook Planning; Paul Radich, Newberg School District;
Mike Gougler, MJG Development; 14 others (per sign-in list).

Roll Call and Welcome. Chair Sam Farmer called the meeting to order, welcomed guests, and introduced Greg Winterowd.

Minutes. Minutes of 10-07-04 were approved as submitted. Several members said that they had not received all of the attachments that were supposed to be in the e-mail.

Elaine said that we would go back to sending hard copies.

Program Update

- Golf Course Annexation Remand Appeal – Barton announced that the parties involved had met yesterday and reached an agreement through mediation.
- Bypass progress – The Land Use Board of Appeals (LUBA) has received 10 appeals to local actions related to the proposed bypass.

Status of Action Items. Elaine reported that action items had been addressed in the agenda mailing.

Major Land Holders: Visions and Plans

Paula Radich, Newberg Public Schools. Paula reported that by 2005, all of the district's facilities would be in good condition. She has received new enrollment projections, but 1) they only go out 10 years and 2) they need further review. The district's enrollment has been growing between ½ of 1% and 2% annually. Enrollment may be affected by the following:

- State superintendent's encouragement of full-day kindergarten. The district is studying this option for Joan Austin Elementary.

- Competition from private schools and home schooling. Private school enrollment is fairly stable. Approximately 250 families home-school, and the district has added opportunities for those in that program.
- New initiative: preschool to 16 education. We can expect to see more dual enrollment in high school and community college.
- Less enrollment growth attributable to English language learners (ELL) due to lack of affordable housing.

Based on current information, the district anticipates the following property needs:

Schools	Acreage	When (Date of facility construction)	Status (Land now available)
K-5 (550 students)	12 acres	1 – 2011 1 – 2020 1 – 2030 1 – 2040	None
6-8 (600 students)	25 acres	1 – 2011 1 – 2030	1 parcel
9-12	1 large high school - 50 acres 1 small high school – 25 acres	1 - 2020 1 – 2040	1 parcel

The district estimates that it will have the following acreage requirements during the period from 2004 to 2040:

4 elementary schools	48 acres
2 middle schools	50 acres
1 large high school	50 acres
1 small high school	25 acres
TOTAL NEED	173 acres
Current land supply	75 acres
Additional land needed	98 acres

Sonja Haugen, Austin Industries. Sonja displayed maps showing Newberg area land owned by Austin Industries. This property total about 500 acres, accumulated over an 18 year period. Sonja announced that the Austins had engaged WRG Design, a Portland firm with close ties to Newberg, to prepare a master plan for development of this property. The project would be built out over the next 10 to 15 years. The Austins are interested in having the master plan reflect high quality development. No development will take place and no parcels will be sold until the master plan is completed. By April or May 2005, they will be able to give the Committee at least a percentage allocation of land use types.

Sam asked if any of the land was in the Urban Reserve Area, and Sonja said that all except one part of one parcel is already in the Urban Growth Boundary, and they would like that to be included in the Urban Growth Boundary. Joyce asked how the land is currently zoned. Sonja said that a lot of it is zoned residential, and some industrial, but they don't know whether the existing zoning is what they would ultimately want to have. Barton commented that the committee may want to make some adjustments to their schedule to take the Austin master plan schedule into account. Sam thought this sounded reasonable, since it would let the Committee know what to put into the land use mix. Rick Rogers asked how long the planning would take. Sonja said she anticipated 18 months to 2 years, since the Austins are not land developers, and want to understand everything as they go along. She asked if the Committee would be willing to have a representative of their consultant, WRG, at its meetings. Sam said that it would be no different than any of the other interested parties that are attending.

Mike Gougler, MJG Development. Mike reviewed the history of the Springbrook Specific Plan area. Originally, the Werth family owned all the land in east Newberg southeast of the intersection of 99W and Springbrook Road. The land was plan designated for industrial (52%), commercial (8%), medium density residential (14%) and single family residential (26%) without tying the uses to specific locations on the property. This was based on the assumption that the Werths would do a specific plan for the property but not reserve a specific route for the Newberg Bypass. The northern part of the property was subsequently developed for the Fred Meyer/West Coast Bank complex.

In 1998, the family asked MJG Development to help them plan for the remaining 280 acres. Specific housing types were identified, but the market for them was not known. Prior to 2001, the market was for low-end construction. In 1998-1999, set-backs and other standards were established, and it was decided that all houses had to be 2-wall construction. The vision for Springbrook Oaks was a master planned community, where people would feel that they had arrived home when they drove into the community, not just when they pulled into their driveway.

Since that time, a number of things have happened. The Newberg Bypass was resurrected, and the developer had to lay out the project. If the Bypass went through, it would be nice to access the Bypass without having trucks go through residential neighborhoods. MJG tried to get at-grade access to the Bypass, but ODOT said no. At the same time, DLCD would not certify their proposed industrial property because of the "cloud" of a possible Bypass. It was therefore necessary to relocate the industrial property.

Now, Stanton Furniture has proposed a 160,000 square foot building on the relocated industrial site. Stanton wanted a community where their people could live, shop and go to good schools, but they were very concerned about going in the middle of a residential development. They are also looking at another site, in Canby, which doesn't have that problem. MJG's vision is a community which provides the highest quality residential

development, opportunities for recreation, and an industrial plant that is friendly to the neighbors.

Newberg is 5 years late in deciding where and how much industrial land to use. Even though it is far from I-5, the pressure is getting greater and greater on communities less than 1 hour from downtown Portland.

Rick Rogers asked where the people are coming from that are buying homes at The Oaks, and Mike said that about a third of the first phase were from Newberg, about 15% from out of state. Some came to be near elderly parents, and others because Newberg was 20% cheaper than Sherwood.

Joyce Vergets asked what is planned for the property between the Astor House and the 55+ development, and Mike said that it would be assisted living. Rick asked how it was designated in the specific plan, and Mike said it was medium density residential, zoned RP, but that as you go along, there are market forces, and you have to ask for changes – variances, exceptions.

Residential and Institutional Site Suitability Criteria – Greg Winterowd

Greg explained that the parks section of the residential and institutional criteria memo was withdrawn because we weren't ready to go public with it. He reviewed the criteria for schools, and invited Paula Radich, as well as the committee, to comment on the proposed criteria. Comments were as follows:

1. Site Size: OK.
2. Topography: Paula said that a school can go up two stories, and a two-story structure may be better suited for a given topography. Joan Austin and Crater are two-story elementaries, and the new high school courtyard structure is 2-story infill. While flat may be ideal, a narrow property can be two-story, and a property with some slopes greater than 10% can work if there is enough playfield space and the building is not on the slope. The criterion was modified to “at least 12 acres, with at least 10 acres on less than a 10% slope.”
3. Land Ownership: OK.
4. Level of Development: OK.
5. Natural Features: OK.
6. Street Access: Paula said that they always like two points of access for a high school.
7. Shape: Paula thought that the criterion was OK as an ideal, but would not preclude the school district from purchasing a property.
8. Services: Greg said that he was working with city staff on services. Cathy Stuhr asked why the water service level was 300 feet for schools and 460 feet for residential. Greg said that was a good question, and that we may want to see that on the ground. He had assumed that properties above 300 feet would be too steep for schools, and not have enough roads.
9. Compatibility: Greg said that this criterion should have been edited to group middle schools with elementary schools, rather than with high schools. Paula commented

that the school district attempts to cluster feeder schools, such as K-5 to middle, and middle to high school, or all three, to make efficient use of space.

Paula said that the school district has schools on GIS. Elaine will get this from Paula and work with her and Greg to add the school sites to our mapping system.

Paula Radich asked the committee to keep in mind that the district serves school needs from outside the study areas; its students come from three counties. She noted that Chehalem Parks and Recreation has a similar problem. Greg commented that Oregon law says that we're *supposed* to be putting school sites in urban growth boundaries.

Other Public and Semi-Public Uses. Greg noted that our needs analysis assumed that future churches would have the same acreage to population ratio as present churches. He noted that we are getting some churches that are much larger and use more land, and suggested that there will be future demand for churches that will have characteristics similar to schools.

Residential Site Criteria. Greg invited comments on the proposed residential site suitability criteria. Rick Rogers commented that had concerns about the compatibility issue, in that gives low density residential zones greater protection from other uses than other residential zones. In terms of compatibility, these uses are the same. However, this may be a question of design and creativity.

Public Comments. Lon Hall asked the Committee to keep in mind that what's happened in Sherwood may be because of market forces, but it's also the result of *local choices*. We don't have to agree to *all* of the market demand.

Elaine noted that tonight was probably the last opportunity to change the size and shape of the study areas, and Greg confirmed that this was the case. Sam asked if there was anyone present who had come to ask to have their property included in or excluded from a study area. The only people present who said they wished to have their property considered were the O'Hallorans, and they had already submitted comment letters. Sam asked if we were keeping a complete file of the comment letters, and Elaine said that we were.

The Committee asked Greg to expand the study areas to include the properties of the people who had asked to have their land considered for possible addition to the urban growth boundary or urban reserve.

Next Meeting. Sam announced that the next meeting would be in the same location, the Public Library, from 5 to 7 pm on November 18.

Adjourn. Sam adjourned the meeting at 7:10 pm.

* * *

Action Items:

- Elaine will work with Paula Radich to get the schools GIS coverage.

- We will go back to sending out hard copies (or e-mail plus hard copies) of mailings.

Handouts at Meeting:

Newberg Public Schools: Futures Planning, 2004-2040 (Paula Radich)

Articles on growth in small towns (Mike Gougler)

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**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES**

**Public Library – Newberg, Oregon
Thursday, November 18, 2004 at 5 pm**

Members Present:

Sam Farmer, Chair
Cathy Stuhr, Vice Chair
Calvin Beralas

John Bridges
Barry Horn

Mike Willcuts (late)
Joyce Vergets

Staff Present:

Barton Brierley, City Planner
Elaine Taylor, Associate Planner

Guests: Tom Armstrong and Jesse Winterowd, Winterbrook Planning

Roll Call and Welcome. Chair Sam Farmer called the meeting to order, welcomed guests, and introduced Tom Armstrong and Jesse Winterowd.

Minutes. Minutes of 10-28-04 were approved as submitted.

Program Update

- **Measure 37.** Barton Brierley explained that Measure 37, which passed in the election, provides that a landowner who feels that the government has restricted his use of land can file a claim for compensation or have the existing regulations ignored. The City intends to comply with the measure, but is also concerned about maintaining the livability of the community. We've had to consider how Measure 37 would affect everything that we're doing. Since the Ad Hoc Committee on Newberg's Future is only making a recommendation, our work should continue as planned. Measure 37 will affect whatever final action City Council takes on the committee's recommendation. It may be possible to take some action to protect the City against Measure 37; for example, it might require anyone seeking annexation to sign a waiver of the right to make claims under Measure 37. In any case, a lot more will be known by the time the committee finishes its work. Barton advised the committee to keep Measure 37 in mind, but to continue its work.

Status of Action Items

- Elaine reported that agendas are being e-mailed, committee members are receiving hard copies in the mail, and materials are being placed on the City's web site for anyone interested. She provided copies of the October 28 packet to members who had not received it, and said that members who miss a meeting can get any hand-outs that they miss at the next meeting or by calling her.

- Elaine reported that the School District had given us permission to use the GIS mapping that we did for them.

Review of Parks Siting Criteria. Tom Armstrong reviewed the new parks material in the residential and institutional siting criteria memo. He explained that the consulting team has been looking for vacant or lightly developed properties, based on the Johnson-Gardner buildable lands inventory. They have not focused on natural feature parks, since those would be part of the unbuildable lands inventory. Cathy Stuhr asked if locations such as wooded areas and streams would show up later in the analysis. Tom said that these features are present, but we don't need to use them to meet that need inside the city. He noted that the criteria for parks and schools are similar, as set out in the table on page 7 of the memo.

John Bridges asked whether the bolded language in Criterion 1, Site Size, means that the need for a city park is met by Ewing Young and the Riverfront Area. Tom explained that the team is still trying to determine that.

John pointed out the typo in criterion 7 where "school" is used where "parks" should be. He disagreed with criterion 5, which would not allow a park site to be broken up by natural features. He felt that natural areas should be incorporated within a park. Asked whether the committee should amend the consultant's criteria if they disagreed, Barton said to amend them so that they are folded into the final report. John proposed that Criterion 5 should say that natural features should be incorporated into parks. Sam Farmer asked Tom to **amend the criteria accordingly, fixing the typos**. Tom said that for park sites, they will say that natural features can be incorporated in parks as long as the block of buildable land needed for the park is also available, with the unbuildable areas excluded from the acreage calculations. John said that we need to **look at the extent of the flood zone in Ewing Young park, to see how much is buildable**.

Cathy Stuhr asked what effect the bypass would have on parks in the Riverfront Plan. Barton said that most of the buildable land for the Bypass will be coming from commercial, industrial and residential designations, rather than park designation. Joyce Vergets and John Bridges were concerned about post-bypass access to the Riverfront area. Barton said that there will be several crossings to get to the Riverfront area.

Evaluation of Study Areas. Tom Armstrong gave a Power Point presentation that related siting criteria to identified land needs for industrial, commercial and institutional uses (see hand-out for slide texts). He explained that the residential analysis would be available at the December meeting, and the alternative scenarios would be presented in January.

Industrial. Tom reviewed the industrial siting criteria and needs (see hand-out). He explained that the Johnson Gardner analysis of industrial land need had been based on acres/employee rather than the parcel size requirements of target industries. EcoNorthwest (subconsultant to Winterbrook) is trying to identify target industries for

future growth, and will use that information to refine site needs. An estimated 100 to 150 acres will be needed to provide for choice among large sites.

Sam asked if the committee will have an opportunity to review industrial land needs. He noted that there has been some concern regarding the amount of industrial land in the Johnson Gardner analysis. Tom said that they will merge the two analyses when the new work is completed. **Sam said that the committee will want to review the industrial land allocation again.**

Commercial. Tom reviewed the commercial siting criteria and needs summary (see hand-out) He explained that there are 73 acres of buildable commercial land inside the existing UGB, but what we want to look at is the quality of the sites. We are looking for land for a 30 acre regional center and two or three 3 to 5 acre community centers. For the two or three 3 to 5 acre neighborhood centers, we need to allow enough land, rather than identifying specific locations.

Institutional. Tom reviewed the siting criteria for parks and the revised siting criteria for schools, and presented a summary of park and school land needs (see hand-out). He said that we need to have 2 or 3 more school sites. **Cathy Stuhr noted that the committee had not asked Paula Radich if one or two of these schools should be outside the Newberg UGB. Tom said we will need to follow up on that.**

Siting Needs Summary. Tom summarized the siting needs for industrial, commercial and institutional land (see hand-out). So far, slope, access and utilities have been mapped; the next steps are to analyze parcel configuration and land use compatibility. For example, areas with smaller parcels could be used to meet the needs for smaller parks, but not for larger facilities.

Methods. Tom reviewed the analysis process and results to date (see hand-out). He noted that the analysis of streets needs to be refined, in that the initial analysis took an average if the parcel had two street frontages. For services, only the 300 foot contour water service line was used for the initial commercial-industrial-institutional analysis. Water and sewer service ratings are also available now. These rate various areas based on feasibility of service, with 1 being easiest to serve, and 5 most difficult.

Water:

1. Currently served by water lines and reservoirs
2. Requires extension of water lines
3. Would be served by planned reservoir
4. Would require new unplanned reservoir
5. Other difficulties

For example, a planned reservoir could serve to 460 feet; some area is above that. Examples of “other difficulties” could include stream banks.

Sewer:

1. Currently served
2. Requires extension of gravity lines
3. Would be served by planned pump station
4. Would require new unplanned pump station
5. Other difficulties

Topography screened out steep areas, defined as having slopes 10% or greater. For streams, a corridor extending 25 feet on either side of the stream was screened out. Two types of access were mapped: 1) within 0.3 miles of either Hwy 99W or a proposed bypass interchange, or 2) within 0.3 miles of an arterial. Parcels not meeting either type of access were screened out. Parcels within 0.3 miles of Hwy 99W, a bypass interchange, or an arterial were shown as having "Good Access." Parcel size was a basic criterion, with only those parcels 5 acres or greater passing threshold, and parcels 20 acres or greater meeting the criteria for industrial and commercial sites. Common ownership of adjacent properties has not been analyzed. For the next meeting, the consultants will add the residential site analysis, showing various densities for the various study areas. After that, the consultants plan to assemble various land use alternatives for committee evaluation.

Discussion. Tom asked the committee for their thoughts on the methods and results thus far. John Bridges questioned the use of 300 feet as the water service elevation, saying he thought it was 310 feet. Elaine said that 300 feet was the standard citywide. Cathy thought we had talked about using 460 feet, and Barton said that was true; the consultants had not yet applied that to the analysis.

Joyce Vergets asked if the consultants wanted to know if a property had already been committed to something. Tom said that they used the City's buildable land database for areas within the urban growth boundary. John Bridges thought that Joyce had a valid point, since one of the "buildable" parcels now has a school on part of it. Sam added that there may be other properties in the urban growth boundary in the same category. Tom commented that there was also a need to refine the buildable land supply impacted by the bypass. Cathy expressed concern with traffic in several areas; for example, what would happen if development occurred on Wilsonville Road. Tom said that wanted to look for areas that meet the initial criteria for access. What the committee recommends for the UGB must show how the area will be served for transportation. Barton added that we will need to consider the traffic impacts of anything that happens.

Tom displayed a large map showing the analysis to date. Parcels shown in green or blue are greater than 5 acres, with less than 10% slope, under 300 foot elevation, with good road access. Green indicates access within 0.3 miles to Hwy. 99W or a bypass interchange, while blue indicates access within 0.3 miles to an arterial. Tom confirmed that they will be refining this map and will be adding properties that meet the residential criteria.

Elaine asked how the consultant will be using the study areas, and Tom said that they will be looking at which direction to grow: how many homes, and where the best industrial, institutional and commercial sites are located.

Public Comments. The chair opened the meeting for public comments and questions.

Dennis Sherman. Mr. Sherman identified himself as a resident of the Oaks at Springbrook. He asked whether the bypass route shown on the access map is based on the most current bypass map.

Charles McClure. Mr. McClure said he owns 70 acres of filberts with Eastern filbert blight. While he hopes to maintain it, he may only be able to do so for 3 to 15 years. The property is zoned for agriculture. He believes it is eligible for compensation under Measure 37, since he acquired the property in 1967, and it was zoned by the County in 1976. When he asked the County what he could do with the property under Measure 37, they said "anything you want." He would take off the County zoning or be compensated. If he is not able to farm it, he will have to look for some other use, and he is too old to put in grapes. Consequently, he would like the City to be aware that the property will probably be developed in the not-too-distant future.

Dom Alexander. Mr. Alexander is concerned about the agreement between ODOT and the County and the City of Newberg regarding use around the Bypass, and how that would be affected by Measure 37.

Grace Schaad. How will Measure 37 affect property that was farmland in the 1960s? Barton said that the owner would have to show a reduction in value based on the restriction. Tom said that the other side is that if someone had 70 acres of farmland that could have been divided into 5 acre lots in 1966, and now cannot be divided, he should be compensated; the measure has to go through the courts to be clarified.

Grace Schaad. The analysis of land suitable for commercial and industrial development assumes that the bypass is a reality. If the bypass isn't built, that assumption goes away. Sam said he'd guess that no industrial user would be interested until the road went through. Tom said that we're part of a two step process: 1) the recommendation from this committee, and 2) amending the UGB. In deciding whether to amend the UGB, the decision-makers would have to look at whether the bypass is going to be there or not. John Bridges asked Barton if the bypass policies that the City adopted had a trigger point about whether we can rely on the reality of the bypass. Barton said that there are various levels of planning that we can do. Tom said that a task force is looking at the transportation planning rule, and that the trigger points could move by the time the City's process is completed. Elaine asked Tom whether proximity to the bypass and the highways had been mapped separately, and Tom said they had. Elaine recommended breaking them out and showing them separately.

Joe Halloran. Mr. Halloran asked if white on the water and sewer service maps means that an area is already served. Tom said it means that the area has not been analyzed yet.

Dennis Sherman. Mr. Sherman said that map shows the bypass clipping his neighborhood (Oaks at Springbrook), and asked whether the committee would recommend changing zoning if the plan designation changes. Tom said that the committee would consider both recent and future changes. Mr. Sherman said that the area across Brucher from Oaks at Springbrook had been changed to light industrial zoning, and asked if that was something that the committee would do, to put residential right next to industrial zoning. Sam said that the committee's task is to try to identify land for the future of Newberg, not to fine-tune existing city land.

Bruce Hall. Mr. Hall had a question for Cathy about streams. He said that his property is not in the City or the urban growth boundary, but it does have a stream (Springbrook) that goes up along Wilsonville Road. He said that it wouldn't hurt him if there was an access down to the river. John Bridges said that certain park needs can be met outside the UGB, and encouraged Bruce to talk to Don Clements at the Chehalem Parks and Recreation District about providing access. John noted that Don has said there is regional interest in extending trails down to the river.

Dennis Sherman. Do you know how residential and industrial uses will interface? Tom said that Winterbrook is doing an update of the City's industrial code. They will be looking at the characteristics of the industries, the location of existing industry and how it fits with future industry, and development standards for compatibility where uses interface.

Grace Schaad. Is the 500 acres that the Austins are planning to develop included in the old or the new inventory of buildable land? Sam said that it would be part of the old (existing) inventory.

Barry Horn asked about the agreement between Newberg, Yamhill County and ODOT regarding the bypass. Barton said that the City has an agreement to do an interchange management plan and not approve zone changes in the interim; **we can provide a copy for the committee.** Barton said that it is appropriate for the committee to consider what types of uses are appropriate around interchanges. Tom said that he has done interchange management plans in other communities, and we will need to ask, what is the land use around the interchanges, and the traffic generation around them; would it cause them to fail? It doesn't say you can't have commercial. Sam said that ODOT doesn't want another I-5/Woodburn interchange. Joyce added that for years there has been a policy in the Yamhill County Comprehensive Plan not to have commercial development around interchanges.

Next Meeting. Sam announced that the next meeting would be in the same location, the Public Library, from 5 to 7 pm on December 16, 2004.

Adjourn. Sam thanked the public for their input, and adjourned the meeting at 6:50 pm.

Action Items:

- Winterbrook Planning will amend the criteria for institutional-industrial-commercial land as discussed by the committee and correct the typos.
- Evaluate the extent of the flood zone in Ewing Young park, to see how much is buildable.
- The Committee wants to review the industrial land allocation again after target industries have been identified and site needs have been refined.
- Follow up with Paula Radich regarding whether one or two of the schools needed during the planning period should be outside of the Newberg UGB.

Handouts at Meeting:

- Power Point Presentation, "Industrial, Commercial, and Institutional Site Evaluation, November 18, 2004"
- Map, "Large Parcels with Good Access"

**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES**

**First Federal – 121 N. Edwards, Newberg, Oregon
Thursday, January 6, 2005 at 5 pm**

Members Present:

Cathy Stuhr, Vice-Chair
Calvin Beralas

Sonja Haugen (late)
Barry Horn
Rick Rogers

Mike Willcuts (late)
Joyce Vergets

Staff Present:

Barton Brierley, Planning and Building Director
Elaine Taylor, Associate Planner

Guests: Tom Armstrong, Winterbrook Planning; approximately 25 others

Roll Call and Welcome. Following roll call, Vice-Chair Cathy Stuhr called the meeting to order and welcomed guests.

Minutes. Minutes of 12-16-04 were adopted as submitted, by consensus.

Program Update

- **Portland Regional Business Plan.** Barton Brierley reported that City Council had endorsed the plan. This plan gives a good outline of the kinds of businesses the City is likely to attract.
- **Transportation System Plan (TSP).** Barton said that the Planning Commission is continuing its review of the TSP, which includes plans for serving the UGB and URA. Public hearing has been continued to 1/13/05. The proposed Hwy 219/Wilsonville intersection improvements have generated considerable interest.
- **Committee Report to Council.** Elaine Taylor told the committee that she had scheduled a second interim report to City Council for February 22.
- **March Workshop.** Elaine has tentatively reserved the Senior Center for the March 3 workshop, and will be working with our consultants to prepare for it.

Status of Action Items

- Staff has placed the revised criteria memos for industrial-commercial and residential-institutional land on the city's website.
- Tom Armstrong said that he had revised the suitability criteria to use 20% rather than 25% as the maximum for buildable slopes, but had not yet rerun the buildable lands analysis to reflect this.

Presentation and Discussion

Industrial Sites: Presentation. Tom reviewed the memo from EcoNorthwest, which indicated a local demand for smaller parcels but a need for larger parcels for regional growth.

He felt it was better to have larger parcels, which could be divided. He also noted that neighborhood compatibility was an important issue for industrial areas, and suggested business parks as a transitional area between industry and housing. **At the next committee meeting, he will present a structure for revising the industrial zoning code to reclassify industries based on categories of increasing impact (e.g., odor, noise, glare).**

Tom presented a summary map showing four main areas targeted for future industrial sites: 1) north city, 2) northeast study area, 3) the airport area, and 4) southeast UGB/study area (see handout). A few smaller parcels along the rail/99W lines to the southwest are also available for meeting industrial development needs, but are limited by difficulty of sewer service.

Although the maps showed specific parcels, Cathy reminded the committee that our mandate is to take a “broad brush” approach. **Elaine is preparing a letter which will go out to land owners in the UGB and study areas who might be affected by decisions based on the Committee’s recommendations.** Tom added that our purpose tonight is just to see what makes sense.

1. The north city 27-acre site lends itself to a number of possibilities. Sonja Haugen said that the Austins have begun the master planning process for their 500 acres, and that the 27-acre site will be bisected by the eastern extension of Mountainview. A portion of the site will be reserved for A-dec expansion.
2. The bypass interchange presents some challenges for the northeast study area site. Traffic from the site cannot adversely impact the interchange. A business park might be possible.
3. The airport area consists of 16 1- to 3-acre sites with existing industrial zoning, available for development for small sites. A couple of sites along Springbrook could be rezoned for industrial use, but would present some compatibility issues. The other possibility is the airport site, which will be studied through the City’s master planning process. It has larger sites, but streams run through the western part of the area, and there are some residential compatibility issues.
4. The southeast area is mostly outside the UGB, with a 6-acre~~aeare~~ parcel inside the UGB. One option would be to bring in the urban reserve industrial land and the larger parcels to the east across Hwy. 219 to meet future need. The City could have a policy favoring this area for industrial development, and let people come forward for UGB amendments as demand arises.

Industrial Sites: Discussion. In response to questions, Barton confirmed that there is a cemetery west of the airport, and that the park district owns one of the parcels too.

Sonja Haugen thought that the lower sites seemed natural from an access standpoint, since they have larger pieces. Cathy thought they also would have fewer compatibility conflicts. Tom pointed out that the larger parcels are resource land, and would require justification with a special need such as large parcel size. The county transfer station site was noted, on the southwest corner of Hwy 219 and Wynooski.

Rick Rogers noted that the A-decdek properties and the airport area will be further studied in other master planning processes. The Springbrook area already has a checkerboard pattern. Cathy commented that the bypass will have huge impacts. Joyce added that the Wilsonville Road interchange will have huge impacts, and asked who owns the land next to the airport. Barton pointed out the various property owners around the airport.

Cathy asked the committee if there were areas they talked about at the last meeting that aren't shown on the map. Tom said that the southwest area was discussed, but was left off because of the cost of extending services across the creek. The industrial properties could be left outside the UGB. Barton added that one piece was recently zoned and is being subdivided for residential. Rick Rogers asked if there were concerns about how small the parcels were. Cathy suggested, for the open house, that we put arrows on the map and why certain areas were not included. **Tom said that we can take another look at the southwest area.**

Sonja thought that both of the southern areas stand out. They make sense with the bypass coming, and that even without the bypass, they have good access to Hwy 219. The 99W sites also make sense for transportation reasons. Joyce added that the Hwy 219 interchange would give good proposed access to the bypass. The committee agreed that all four areas were suitable for consideration at the workshops, and could be used in building the scenarios.

Commercial Land: Presentation. Tom showed aerial maps of regional shopping centers: Beaverton Town Square, Sherwood, Wilsonville, and Mall 205, to help the committee visualize a regional center. He said that the Johnson-Gardner analysis of office and retail land needs was based mainly on future household increases, whereas this siting analysis is based more on the sites that meet the criteria for various types of commercial development.

Tom presented a summary map showing potential sites. He thought that a regional center could play off the southeast bypass interchange. If growth was pushed to the southwest, the larger parcels work for a community center.

Downtown has 15 sites totally 5 acres, with some infill potential. Hwy 99W has 34 sites ranging from ¼ to 3 acres, ~~totaling~~totallying 36 acres. The gateway site on 99W is tied to the bypass interchange. The 25-acre Austin Community Center land could anchor a mixed use development.

Commercial Land: Discussion. Rick Rogers asked why not use the larger parcels on Wilsonville Road. Tom said there was no good reason; resource land could be more difficult. This is tied to the larger decision about which way to grow. Cathy suggested moving the circle west, off the Park District property. Tom said that we could move the circle east or west. The exception land to the south could be future residential.

Tom said that some communities feel that limiting the land for retail favors existing businesses and drives up land values, with the result that marginal or unprofitable uses are replaced by higher intensity uses. Rick Rogers asked if we were sold on the regional center idea. Tom explained that Johnson Gardiner had identified enough population and income in 20 years to support 60+X acres of retail. Public comments have indicated a desire for some business types that require larger sites. Cathy thought this would be a great question for the workshop.

Tom said that the Austin property had 2 or 3 acres of commercial land surrounded by residential neighborhoods. This commercial area could be expanded to serve a larger area. Rick asked whether we wanted to have more scattered sites or destination commercial. Tom thought it reduces some traffic if people don't have to come downtown to meet basic needs. Joyce asked if this was part of the master plan area, and Sonja said it was. Elaine asked if any of the commercial sites overlapped the industrial sites. Tom said that in the northeast, 25 acres would serve a lot of growth in the north. Sites could be commercial, surrounded by high density residential. Tom said we could also site along Bell Road.

Cathy asked Tom whether commercial development along 99W in the southwest would have the same service issues as industrial development. Tom explained that commercial and residential development have the potential for high values to support the cost of extending services. The commercial center could be moved further southwest on 99W, but it would have to have intensive urban development along it. **Cathy asked Winterbrook to take a close look at this area prior to the workshop.** Joyce commented that the commercial area would have to be on one side of 99W or the other.

Residential Land: Presentation. Tom said that we need to find locations for high and medium density residential; low density residential could be met with infill. For the workshop, we can look at the general direction for growth:

- 1) Medium density residential, with transition to low density going up the hill. With Mountainview becoming an arterial, we could extend medium or high density residential along Mountainview and connect to the commercial node;
- 2) Medium density residential near commercial and institutional on North Valley;
- 3) The three urban reserve parcels west of development now occurring on east side of Chehalem Drive. These could be more intensive low density residential development.
- 4) The other west side urban reserve area is cut up into small parcels, and could be a barrier to more intensive development to the west. Perhaps it could be a ¼ acre lot growth area.
- 5) The area of larger lots along Hwy 240 is an exception area, and could be a more intense low density residential neighborhood. The land north of this could then be pulled down to it as a special need for institutional land. This area is separated from the city by a difficult-to-serve area along the creek.
- 6) In the southwest, a commercial center could be surrounded by medium to low density residential development.
- 7) Along the river, some infill is possible, but there isn't a lot of opportunity for density.
- 8) To the east, the bank of resource land is a policy obstacle. We might think about bringing the whole thing in as one package. Cathy commented that once you pass Corral Creek, you're going uphill pretty rapidly. Barton added that it is a "Tier 4" water service area: not impossible to serve, but tough.

9) The area circles on 99W includes a 42-acre parcel where high density residential would be possible.

10) The large-lot residential subdivision is likely to remain; infill will be difficult.

Cathy asked how infill would occur in this area: one parcel at a time? Barton said it would be very difficult. The best possibility would be an LID if everyone on the block wanted to do it. The first person who needs sewer service has to put the sewer line in. Mike Willcuts asked if the City would annex the area in? Barton said that the city would have to wait. Tom said that the infill yield in this area would be marginal.

Elaine asked Tom Armstrong and Geoffrey Crook (of DLCD) whether the City would be penalized if it brought them into the urban growth boundary; would they pull down the average density? Tom said that it would not, if the City built a case based on services and density allocation. Geoeff thought it would be OK if the area met its share of need and prioritization.

Rick Rogers asked Tom to repeat what he had said about growth and density. Tom explained that if we increased density, there would be less need to expand. We can take a look at higher density. For example, we can look at what we mean by medium density residential, such as 12 units per acre vs. 15 units per acre. As part of our review of alternatives, we can run the numbers for each scenario. Cathy said that, from the minutes of the last meeting, she understood Tom to imply that you could squeeze what you need out of the existing URA if you bumped up the density. Tom said that if you take out the industrial property and bypass areas, you have to replace that somewhere. **Cathy asked Winterbrook to take a closer look at that.** Barton clarified that while the existing urban reserve might be able to meet the City's needs through 2025, it would not be able to meet the need for 2040.

Public Comments

The chair opened the meeting for public comments and questions. She especially invited comments regarding what time would work best for the March 3 open house/workshop.

Mike Gunn. The school district owns a 40+ acre site on Wilsonville Road. The Institutional label in the southeast study area doesn't mean you're trying to plan the whole area around that, does it?

Tom said that it could be somewhere else. It might be may be appropriate to expand the UGB onto resource land to bring in a school or park site. The City might designate this area as a large lot URA for special needs. The circles on the map do not represent a UGB expansion – maybe part of it. Cathy said that she couldn't see planning a school with no houses around it. Mike said that he assumed the committee's job was to recommend acreage areas. Tom explained that it would be a recommendation to expand, say, to the north – but a second step would be to decide exactly where to draw the line.

Donn Alexander, Unidentified Speaker. Have you checked with the property owners? You wake up one morning and find that you've been cut out. Elaine said that **a letter is being prepared to go to all persons in the study areas.**

Grace Schaad. You cut out a lot of people when you meet early. I would advocate for later – 7 to 9 pm.

Peggy Meyres. 5 pm is great for me. Sonja asked if we were locked into 2 hours, and Tom said no. Calvin Berales suggested making a videotape for late-comers, and **Barton said that we could look into that.**

Roger Grahn. Has the committee been charged with assessing political viability? Barton said that the committee was charged with finding what the community wants and thinks is best. Cathy added that, at the last workshop, the answers to a survey on growth choices were all over the board.

Hadley Robbins. What is the process for after the Committee reports to City Council? Barton said that City Council can do a lot of things with the Committee's recommendation. These range from asking staff to draft more specific ordinance amendments for consideration by the Newberg Urban Area Planning Commission to rejecting or totally ignoring the work of the committee. Mr. Robbins asked if the City's Planning Commission was involved at all, and Barton said that the City Council can decide if they want to go to the Planning Commission for further work, hearings, and/or recommendations. The Planning Commission will be present when the Committee presents its recommendations to City Council. Tom added that there are a number of ways that the committee's recommendations can be implemented. For example, citizens seeking boundary changes can say that the recommendation supports their case. Rick Rogers commented that the Committee received feedback at the last open house and survey not just on growth, but on city character.

Next Meeting. Cathy announced that the next meeting would be at 5 pm on Thursday, January 27, at 5 pm, back at the Newberg Public Library.

Adjourn. Cathy thanked the public for their input, and adjourned the meeting at 7:00 pm.

* * * * *

Action Items:

- **At the next committee meeting, Tom Armstrong will present a structure for revising the industrial zoning.**
- **Elaine is preparing a letter to land owners in the study areas.**
- **Winterbrook will take another look at the southwest area.**
- **We will look into video recording presentation.**

Handouts at Meeting:

- Map, Industrial Options
- Map, Commercial Options
- Map, Residential Options
- Map available at door: Future Land Use Study Areas

**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES**

**Newberg Public Library, 503 E. Hancock
Thursday, January 27, 2005 at 5 pm**

Members Present:

Sam Farmer, Chair
Cathy Stuhr, Vice-Chair
Calvin Beralas

John Bridges
Sonja Haugen

Rick Rogers
Joyce Vergets

Staff Present:

Barton Brierley, Planning and Building Director
Elaine Taylor, Associate Planner

Guests: Tom Armstrong, Winterbrook Planning; approximately 20 others

Roll Call and Welcome. Following roll call, Chair Sam Farmer called the meeting to order and welcomed guests.

Program Update

- **Transportation System Plan (TSP).** Barton said that the Planning Commission is continuing its review of the TSP, which includes plans for serving the UGB and URA.
- **City Council Work Session Time.** Barton announced that the City Council has set a time during their work sessions to hear from representatives of committees, commissions and boards. Only one representative from the committee may appear, and subjects may not include anything that will be coming before Council.
- **March Workshop.** Elaine met with the consultants to begin planning the March Open House. Time was set for 6 pm to 8:30 pm, with a presentation at 7 pm.
- **Letters to Agencies and Neighbors.** Elaine reported that over a thousand letters had gone out to residents in the Urban Growth Boundary (UGB) and the study areas, encouraging their participation in the planning process. Various agencies (DLCD, ODOT, others) were also notified of the project status and opportunities to participate.

Minutes. Minutes of 1-6-05 were adopted as submitted, by consensus.

Status of Action Items

- At the next committee meeting, Tom Armstrong will present a structure for revising the industrial zoning. See memo.
- Elaine is preparing a letter to land owners in the study areas. See above (sent).
- Winterbrook will take another look at the southwest area. Still being studied.
- We will look into video recording presentation [for Open House]. The City has video cameras which could be used; however, we may want to record a Power Point presentation with sound, instead.

Open House Plans. Elaine said that Vice Chair Cathy Stuhr would present an interim committee report to City Council on February 22, 2005. Publicity for the Open House will include a brief notice in the January water bill and a flyer in the February water bill; flyers/notices, a display ad, and a listing in the February Chamber of Commerce events section. Also, the Newberg Graphic is preparing an article on the Committee. The open house will be structured similar to the August open house. Doors will be open from 6 pm to 8:30 pm for viewing displays, providing informal comments, and completing surveys, and a presentation is scheduled for 7 pm.

Presentation and Discussion

Industrial Zone Use Structure. Tom Armstrong reviewed the Industrial Zoning Code Revisions memo (e-mail or hand-out). The revision broadens use categories and tries to reserve industrially zoned land for industrial uses. He noted that development standards can be used to address compatibility with adjacent uses. In addition to the City's three existing zones, the memo considers a new M-4 zone which could be used to preserve large parcels for major industrial users. In that zone, a master development plan for a business or industrial park would be required in order to divide a large parcel into lots that are smaller than 20 acres. It could be used if the city were to bring a large parcel into the City for industrial uses.

The Planning Commission will be responsible for reviewing the proposed zoning code revision. For the Ad Hoc Committee, the two concepts to bear in mind are that it would 1) protect large industrial parcels by keeping them large, and 2) limit intrusion of commercial uses into industrial zones. Sam asked if the committee could recommend M-4 in a particular area, and Tom said yes.

Tom reviewed the use categories and how they lined up with the zoning districts. He also noted the "gray areas" where the line between commercial and industrial use is not clear.

John Bridges questioned whether there isn't a logic in what type of facility the use needs, such as size of structure, as well as who the customers are. Tom said that you could; the question is whether it's a wise use of resource land to bring into the UGB. John felt that some things with community benefit are highly land-consumptive. Tom thought it might be more prudent to go through zone change to rezone a facility in an industrial area to commercial use, since the community process sets a high bar to change from industrial to other uses. John felt that if the bar is high, we need to identify the circumstances where we can change the use.

Housing Types and Density Analysis. Tom reviewed the Housing Types and Density Analysis memo (included in agenda packet). He explained that gross density includes streets, sidewalks, and open space, while net density does not. He noted that the Johnson Gardner land needs analysis assumed a factor of 25% to account for streets and parks, while the Winterbrook analysis assumed a 20% factor for streets and sidewalks only, with no parks or schools included. Tom noted a typo in the Average Lot Sizes table. For a 7,000 sq. ft. lot, the "Net Density" should be 4.9 instead of 5.8 units per gross acre. In recent years, the average in Newberg has been about 4.1 per net acre. Asked about the density of Springbrook Oaks, Barton said lots averaged about 5,000 sq. ft., with some as low as 3,700 sq. ft. and the largest 7,000 to 8,000 sq. ft. These are detached single family homes. Another phase of the project will have 2,500 sq. ft. detached single family homes.

Tom reviewed illustrations of various housing types and densities from the Portland Metro Plan, and clarified that these are gross densities. Tom said that having 2 or 3 in-law apartments per block helps increase density. Barton commented that Newberg's code has a provisions that allows accessory dwelling units up to 800 sq. ft., provided that one of the residents must be the owner. It requires a conditional use permit, subject parking and other requirements. D. R. Horton offers an accessory dwelling option.

Rick Rogers felt that we need to consider the affordable component of housing, not just land itself.

Minimal Expansion Alternative. Tom presented a draft of the "Minimal Expansion Option" table (see hand-out), which shows a need for 87 acres of industrial land. Out of 168 existing buildable acres of industrial land, only 8 parcels are greater than 5 acres after subtracting approximately 50 acres which will be lost to the bypass. Large institutional parcels are also needed for schools and parks. Due to these special needs for large parcels, a special case could be made for UGB expansion.

Johnson Gardner identified a need for 111 acres of retail and office. Of the 85 acres in the UGB available for commercial development, only 3 are greater than 5 to 10 acres. The assumption is no new large regional center. However, there is a large area of buildable land on 99W north of the proposed bypass east interchange. One question for the open house is what kind of use is most suitable for this space? It could be used for office/industrial park. Total acreage is about 49 acres, in different ownerships.

Tom then demonstrated the effect of various combinations resulting from changes in density and changes in the mix of housing units. John Bridges asked if we were going to talk about the density of development in neighboring communities. **Barton said that a recent study talks about that very issue, and offered to provide that information.** Tom noted that D.R. Horton's experience providing smaller housing types indicates that the market is there. Rick Rogers said that he had commented on the Johnson Gardner study that he was concerned about the land need that it was based on, in that the existing need for affordable housing is not being met. For affordable housing, the higher the density, the more likely it is to be affordable. Rick proposed that we consider changing the mix and increasing density to propose more affordable housing. John Bridges asked Rick if he wanted to increase the density in one zone or in all three, and Rick said that increasing the overall density will translate into more affordable housing at all levels. Rick felt that \$300,000 to \$400,000 for a home becomes unaffordable for an average family, regardless of lot size. John commented that a household doesn't pay for the services it uses until the house exceeds \$160,000 in value; those \$300,000 to \$400,000 homes allow us to pay for services. Rick added that commercial and industrial uses do, too.

Tom said that another way to get at the issue would be to split R-1 into 2 or 3 lot size categories, instead of just one single family designation. Sam asked how tightly we need to nail this down; we need to leave something for the Planning Commission to do. Tom said that the committee needs to give general direction about density, with other general recommendations regarding zoning, etc. Sam thought that we don't want to get so specific that we don't get a package together. **He said it would be good for the consultants to come back with what is acceptable in other communities, such as Beaverton, Sherwood, etc.** John

added that we need to see both the density and the housing mix. Tom said that they could do that. John said it would be also helpful to know what "safe harbors" the state is proposing on this subject. **Barton said that a report is being done, and that we can provide that. Tom said that Winterbrook would construct other alternatives, backing off the density, and show them on maps at the next meeting.** Tom said that the goal is to have four distinct alternatives for the open house. John asked Tom to **make sure that the other options get in the mailed agenda packet.** Cathy asked when the alternatives would be mapped, and said that we still haven't talked about the big picture. Tom said that **Winterbrook would bring back the minimal approach and three others for the next meeting.** He said that the other three alternatives would be based on the Johnson Gardner assumptions. Then the committee can pull together the preferred density and assumptions for a recommendation. John thought that this would work, for now. Rick felt that we could increase the density, and wanted the public to be able to see the effect of that. Tom said that **Winterbrook can provide multiple tables of density assumptions for the next meeting.**

Public Comments

Al Benkindorf, consultant to Pacific Lifestyle Homes. His client has a purchase agreement for a 60-acre site east of Springbrook Oaks and west of Corral Creek Road [a/k/a the Schaad property, Lewis and Clark]. The property is zoned AF-20 based on a previous soil survey. Mr. Benkindorf provided copies of study to show that the property should not be considered prime farmland based on the soils percentages. Elaine Taylor will see that this study is added to the comments file, for the record.

David Tashey, Pacific Lifestyle Homes. Pacific Lifestyle Homes is a 9-year-old company based in Vancouver, Washington, that has sold over 300 homes. They consider themselves community builders, not merely home builders. They offer 35 home designs, in various types and sizes. He noted that water and sewer now come out to the property, whereas they were not close in 1992 when the Schaad property was previously considered.

Greg Corder, Zimmer Drive, asked whether their property was in the area under consideration. Barton said that the Roberts Lane area is in the UGB, outside city limits.

Marcia Faye Cobb said that she had arrived late, since she just received the mailing today, was in the dark during the meeting, and wanted to get up to speed on what was going on. Sam suggested attending the Open House on March 3 as the best opportunity to get up to date and give comment. Cathy added that the City web site has a lot of information. Sam reminded all of those present to keep in mind the open house scheduled for 6 to 8:30 pm on March 3, 2005, at the Chehalem Senior Center, 501 Foothills Blvd., Newberg.

Next Meeting. Sam announced that the next meeting would be at 5 pm on Thursday, January 27, at 5 pm, back at the Newberg Public Library. Due to the amount of material that will need to be covered at the next meeting, the committee agreed to extend that meeting beyond 7 pm, if necessary. To make time for presentation and discussion, other meeting elements will be minimized or eliminated. To help decide whether to reduce or eliminate the public comment period to make more time available, Sam asked the audience their feelings. Dorothy Roholt

suggested keeping a window for public comments, but a shorter time. The committee agreed to this.

Adjourn. Sam thanked the public for their input, and adjourned the meeting at 7:00 pm.

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Action Items:

- **Winterbrook will take another look at the southwest area.**
- **Barton will provide information from a recent study regarding the density of development in neighboring communities.**
- **The consultants will come back with what densities and housing mixes are acceptable in other communities, such as Beaverton, Sherwood, etc.**
- **Barton will provide a copy of the draft regulations for implementing a revised Goal 14.**
- **Winterbrook will bring back maps showing four alternatives, and multiple tables of density assumptions for the next meeting.**
- **Make sure that the other options get in the mailed agenda packet.**

Handouts at Meeting:

- **Table, Minimal Expansion Option, 1-27-05 DRAFT**
- **Map, 11x17, Future Land Use Study Areas**
- **Flow Chart, City of Newberg's process for UGB (over 50 acres) and URA City Council Initiated Amendments**
- **Meeting Schedule (showing 6 pm start time for 3/3/05 Open House)**
- **Memo, Industrial Zoning Code Revisions, 1-25-05**
- **Memo from Al Benkendorf, AICP, "Detailed Soils Investigation on Tax Lot 2700, Sections 15&22, T3S, R2W, Yamhill County, 59.5 acres" (no attachments)**

AD HOC COMMITTEE ON NEWBERG'S FUTURE MINUTES

**Newberg Library Austin Room
Thursday April 28, 2005 at 5:00 PM**

Members Present:

Sam Farmer, Chair	John Bridges	Barry Horn
Cathy Stuhr, Vice-Chair	Sonja Haugen	Joyce Vergets
Calvin Beralas	Rick Rogers (left early)	Mike Willcuts

Staff Present:

Barton Brierley, Planning and Building Director
Elaine Taylor, Associate Planner

Guests:

Six guests at the beginning of the meeting, ten at the time of public comments

Roll Call, Welcome, Minutes. Following roll call, Chair Sam Farmer welcomed guests and invited their comments at 6:45 pm. Minutes from the April 7th and April 14th meetings were accepted by consensus.

Program Update

- Elaine Taylor reported that the City's grant from DLCD, which partially funds the consultants for the Committee, is being amended to reflect the actual work being done. All deliverables will be due on June 30, 2005.

Action Items

- **Craft a statement to help the committee visualize lot size averaging.** See Hand-out #3, "Average Lot Size vs. Lot Size Averaging; Density vs. Average Lot Size."
- **Run some numbers to show the impacts of various densities and lot sizes.** See Hand-out #4, "Acres of Land Needed at Various Densities", and Hand-outs #5 through 8, showing recent subdivisions developed at various densities and lot sizes.

Key Issues for Resolution (continued from 4/14/05)

Elaine reviewed the contents of the nine documents attached to the e-mail that was sent to the Committee the day before the meeting (see list of hand-outs). The documents respond to requests from the committee.

Density (hand-out #1). The Committee reviewed "DENSITY – What we think we've heard the committee say so far." Under both R-1 and R-2 Zoning, the committee wanted to delete the word "slight" in the statements that start with "Allow a slight increase..." Under R-2, they wanted to

combine the last two statements to read, "Consider how to meet the planned density, including, for example, allowing detached homes or townhomes on 3,750 sf lots." Barton discussed the future acreage needs for R-3.

Encouraging Affordable Housing (handout #9). Barton Brierley discussed the recent effort to have a list of encouragements so that the developers in Newberg build more than single family homes. The suggestions were elaborated on and discussed in greater detail than are on the handout.

One concern was forcing a developer to possibly build a certain kind of housing for variety sake that the market would not bear. Is it right to have a house built that would not be sellable?

Rick Rogers wondered if such mandates have ever survived in the state of Oregon like they have in California. He also suggested "public developers" to provide housing for farm workers, first time buyers, and senior citizens.

John Bridges was very leery of the "in-lieu fee" proposal, and suggested "encourage incentive based development of affordable housing" in its place.

The committee agreed with the statement, "Encourage incentive-based affordable housing in R-2 and R-3."

2040 Alternatives. Elaine asked the committee to select their preferred alternative or combination of alternatives by process of elimination. The first one eliminated was the "All Directions" alternative, which they felt would have excessive infrastructure costs.

The next one eliminated was the SW/NE option. Elaine reminded the committee that the final alternative can include any parts of the alternatives eliminated that they wish to keep.

After considerable discussion of the pros and cons of the North/NW alternative and the Southeast/East alternative, the committee generally agreed that the SE/E was the most viable, with some modifications that could be discussed at future meetings.

John Bridges questioned the future road plans along Corral Creek and north of 99W. Barton mentioned what he knew about future plans. The committee also discussed the viability of extending to the east of Corral Creek Road. Barton noted that a reservoir would be needed to serve that area, which would add a significant expense. Other questions involved where the city limits and UGB were located in the SE section of town. John pointed out the boundary lines on the map. The possible future of Newberg public schools was also discussed for the south side of town, as well as the lack current schools on the south side of 99W.

While the committee was able to reach general agreement, they did not want to get nailed down to a specific recommendation until they have had a chance to review all the numbers (acres needed, infrastructure costs, etc.).

2025 Alternatives. Barton explained the City's land needs and supply in terms of the different 'buckets' of available land that are still available to be developed. The various categories of buckets included 1) in the city, 2) the northern part of town, and 3) the northern Urban Reserve

Area (URA) land. There is an urban reserve area just north of the northern part of the UGB, out by Zimri and Springbrook Roads. The challenge is that this land is on a hillside. To develop the URA, the city truly needs to develop the north part of the City first in light of the infrastructure development that is required. Barton doubts that there is a developer that would be willing to pay to extend infrastructure over such an open expanse of land. One way to get around this blockage would be to include the new land being discussed in the 2040 plan as part of the 2025 plan, and leave the existing URA for 2040. The pressing question is which development sequence should be chosen for the 2025 plan. Sonja Haugen discussed some of the rationale behind having a master plan for the northern part of the city. It will take time to develop and will have to be market driven.

Sam asked staff what exactly they need to know from the committee. Barton said one choice is to expand the UGB out to the current URA. The other choice is to leave the northern URA as a URA, and add additional land in either the southeast or northwest to the UGB now. The committee felt there was a strong need to add land to the UGB for industrial uses.

Locations for Specific Land Use Types. Elaine presented a copy of the map used in the Open House Survey, and asked for input on what to do with the ten circled areas. The resulting map eliminated the circles in the Southwest and Northeast, the small circle north of the Safeway, and the circle that straddles Hwy 240. It showed a small area of residential in the northwest; residential, commercial and industrial in the Springbrook/railroad area; commercial and residential on the four parcels of urban reserve on the north side of Hwy 99W; industrial or residential on Brutscher; split residential (west) and industrial (east) in the airport area; industrial in the south on Hwy 219; and institutional, residential and commercial southeast of the Greens at Springbrook.

Typical Subdivisions. John Bridges asked why the Valley Meadows II plot plan shows 50 feet of driveway to get to four lots. Barton responded that only half of the distance will be paved, there will be a median in the middle, and this is done so that there are no private streets.

Public Comments

Staff displayed a map showing the locations of site-specific requests for consideration (as of 4/25/05).

Grace Schaad. Felt that the Committee's process in designating the ten circles failed to recognize the input from the 75 people who completed the survey. Elaine responded that the Winterbrook Planning memo included the public survey responses, and that public opinion will be considered in the final report that is currently being prepared.

Mike Gunn asked about the viability of certain lands on behalf on the people he represents.

Krista Maerz. Pleased with the residential designations and the nice, pleasant living that comes with such neighborhoods.

Joe O'Halloran. Reiterated that there is a great cost/benefit ratio to working where infrastructure already exists. The people who have requested to be in the UGB on west side are all on the city side of a creek.

Al Benkendorf. Pointed out that there are still are empty lots in Portland Heights, the implication being that there is never 100% saturation of available land.

Next Meeting: The next meeting will be May 5, 2005 at Providence Hospital.

Adjourn: Chair Farmer adjourned the meeting at 6:55 PM

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Action Items:

- **Infrastructure costs for development above Corral Creek vs. NW study area**
- **What would ODOT say about having residential development near the bypass eastern interchange**

Handouts at Meeting:

- Stapled copy of e-mail of 4/27/05 and attachments:
 1. DENSITY – What we think we’ve heard the committee say so far
 2. What we still need to figure out
 3. Average Lot Size vs. Lot Size Averaging; Density vs. Average Lot Size
 4. Acres of Land Needed at Various Densities
 5. Cottonwood Meadows (Current Trends)
 6. Valley Meadows (R-1 with Lot Size Averaging)
 7. Westpark I (Low/Medium Density, R-1/6.6)
 8. Clifford Ct. (Medium Density, R-2)
 9. Tools for Encouraging Affordable Housing
- Revised copy of “Acres of Land Needed at Various Densities”

**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES**

**Providence Newberg Hospital, Rooms 4, 5
Thursday May 5, 2005 at 5:00 PM**

Members Present:

Cathy Stuhr, Vice-Chair (late)
Calvin Beralas
John Bridges

Sonja Haugen
Rick Rogers

Joyce Vergets
Mike Willcut

Members Not Present:

Sam Farmer, Chair
Barry Horn

Staff Present:

Barton Brierley, Planning and Building Director
Elaine Taylor, Associate Planner

Guests:

Eight guests at the beginning of the meeting, sixteen at the time of public comments.

Roll Call, Welcome, Minutes

In the absence of the Chair and Vice-Chair, the Committee appointed John Bridges Acting Chair. Following roll call, Acting Chair John Bridges welcomed guests, and invited them to participate during the public comment period at 6:45 pm. The meeting was called to order at 5:08 pm.

Program Update

- **Meeting Schedule.** The revised schedule includes the key issues that still need to be covered at the remaining meetings and lists locations, but provides flexibility regarding subjects to be covered at each meeting.
- **Industrial Zoning.** The Planning Commission will hold a workshop on the draft Industrial Zoning Ordinance at the May 26, 2005 Planning Commission meeting.
- **Planning Commission Update.** Sam and/or Cathy will be updating the Planning Commission at their May 12, 2005 meeting on what the Committee has done so far in developing its recommendations. Committee members may wish to attend to show support and hear any reactions from the Planning Commission. John Bridges questioned the purpose of a joint session of the City Council and Planning Commission on July 21, 2005. Barton Brierley responded that though it is up to City Council to act on the committee's

recommendations, it is more efficient to have the Planning Commission present in case the council sends something their way for future action as a result of the recommendation(s).

- **Transportation System Plan.** Barton Brierley reported that the City Council is still reviewing the proposed Transportation System Plan (TSP), and is considering several modifications. The frontage road on the south side of 99W has been taken out of the plan.

Status of Action Items:

- **Provide information on how infrastructure costs for serving land above Corral Creek Road compare with the costs for serving flat land.** Elaine estimated that the portion of the East Study Area that lies above Corral Creek Road between the 300 ft and 460 ft contours contains approximately 147 acres. At 4 du/acre, this area would yield 588 dwelling units. Assuming that costs would be similar to those identified in the Water Management Plan as the North URA Area 2/3, but with smaller reservoirs, the total cost is estimated at approximately \$4,000,000. If the cost is spread over the 588 dwelling units, the cost per unit is \$6,803 to bring city water to this area. John Bridges requested **further research comparing the service costs per unit for the Southeast and the Northwest Study Areas.**
- **What would ODOT say about development at the east interchange of the bypass?** Barton reported that he had not asked, but generally could say that ODOT would not want to see any driveways added to Hwy 99W or the bypass. He said that ODOT's main concern is that there would be so much development around the interchange that it would exceed the design capacity, as happened in Woodburn. He said that a street was needed north from the lighted intersection in front of of the new hospital.

Key Issues (continued from 4/28/05 meeting):

Elaine conducted group map exercise in which the acreage needed for high density residential, medium density residential, and commercial development was represented by pink "stickies" for 2025 and blue ones for 2040 land needs. Stickies were scaled to represent 10 acres each, and were coded as HDR, MDR, or C. The challenge was to find locations for stickies equivalent to the land need for each type. For acreage within the UGB that was proposed for redesignation, a tally was kept of the acres lost of each zoning district or plan designation.

	<u>2025 plan</u>	<u>2040 plan</u>
HDR	40 acres	89 acres
MDR	8 acres	191 acres
LDR		735 acres
C	14 acres	109 acres

Committee members wondered **how the number of R-1 and R-2 units proposed for the Austin property compared with the number that might be anticipated using the Committee's preferred densities.** Barton said that staff had not done that analysis, but would do so.

The Committee was successful in finding locations for all of the future land needs. Cathy **would like to see locations for LDR (R-1) mapped**, as well. John suggested she and Sam talk to staff and work it into the agenda.

Barton summarized that there will hopefully be a commercial node at Springbrook and the RR tracks. There would also be community center in the SE area of development, and maybe a commercial node in the NW sector, and even one at College and Mt. View Road.

Public Comments (6:37 pm):

Dorothy Pekkola. Has land on Cullen and Chehalem Rd. that she would like to see incorporated in the UGB. John Bridges referred her to the list of landowners that have requested the same and found that she was already on the list.

David C. Noren Representing the Ingrams, landowners of property west of Corral Creek. Would like their land included in the UGB (see letter from Noren).

Al Benkendorf, representing Pacific Lifestyle Homes; would like to ensure that the Schaad/Lewis & Clark property receives full consideration.

Joe O'Halloran. Said that there is a creek flowing through the lots west of Cullen Rd. that might prevent development of that acreage, but that their property lies east of that creek.

Krista Maerz. Would like to see more R-1 development in the 2025 plan.

Keith Nakayama. Wanted to know how certain the details of the 2025 and 2040 plans were at this point.

Dorothy Pekkola. Talked about the run-off water from the east side of Chehalem Rd. that has supposedly been allowed to run freely on the west side of the road.

Next Meeting: The next meeting will be May 19, 2005 at Newberg Public Library .

Adjourn: Chair adjourned the meeting at 6:47 PM

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Action Items:

- **Staff will conduct further research comparing the service costs per unit for the Southeast and the Northwest Study Areas.**
- **At the next meeting, identify and map areas for LDR.**
- **Staff will calculate the number of R-1 and R-2 residences that could be built in the Austin Industries planning area under proposed densities.**

**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES**

**Newberg Library Austin Room
Thursday May 19, 2005 at 5:00 PM**

Members Present:

Sam Farmer, Chair

Cathy Stuhr, Vice-Chair
(arrived 5:20)

John Bridges

Sonja Haugen

Calvin Beralas

Barry Horn

Joyce Vergets

Rick Rogers

Staff Present:

Elaine Taylor, Associate Planner

Steve Olson, Assistant Planner

David King, Recording Secretary

Guests. Tom Armstrong, Winterbrook Planning; approximately nine other guests at the beginning of the meeting, fourteen at the time of public comments

Roll Call, Welcome, Minutes. Following roll call, Chair Sam Farmer welcomed guests. Minutes were approved by consensus. Chair invited the guests to contribute at 6:45 pm.

Program Update

- **Schedule.** Revised committee schedule is available on the table at the entrance of the meeting room.
- **Planning Commission Update.** Elaine Taylor invited Sam Farmer to discuss the Ad Hoc Committee presentation to the Planning Commission last week. Sam said he was thankful for the opportunity to update the Planning Commission, for Cathy Stuhr's precision handling of the figures, and the generous turn out of other members.
- **Industrial Zoning.** The Planning Commission's Industrial Zoning Workshop is one week from tonight, May 26, 2005, at 7 pm. It will be the first major agenda item.
- **Transportation System Plan (TSP).** Steve Olson reported that on Monday night, the City Council had approved the TSP with the exception of a frontage road running parallel to Highway 99. The Council decided not to revise the plan's recommendation for the Wilsonville Rd/Hwy 219 interchange.
- **Planning Commission Vacancy.** Elaine announced that there is a vacancy on the Planning Commission, and invited committee members and interested guests to apply. The vacant position is one that is open to residents living within a mile of the city, not just within the city limits.

Status of Action Items:

- **Staff will conduct further research comparing the service costs per unit for the Southeast and the Northwest Study Areas.** Elaine Taylor and Barton Brierley looked into the cost per house of bringing in basic water service below and above the 310' elevation contour line, especially as previously discussed in

conjunction with the land between Corral Creek Rd and Parrot Mountain Rd. Roughly speaking, water service costs \$3,000 below 310' and \$6,000 above, or essentially twice as much cost per house.

- **At the next meeting, identify and map areas for LDR.** The mapping of LDR land will be discussed in tonight's meeting.
- **Staff will calculate the number of R-1 and R-2 residences that could be built in the Austin Industries planning area under proposed densities.** Staff calculations for the Austin land are that 1600 residential dwellings with R-1 and R-2 zoning could be included if the land is fully saturated. (Elaine first said 1900, then corrected herself.) The figures for buildable land come out at 263 acres. Sonja Haugen was concerned that the land around Hess Creek not be considered in the calculations. Elaine said that such land is not included.

Key Issues

2040 (Urban Reserve) Plan. Elaine made reference to the map used in the previous meeting where pink and blue stickies were used to show medium density residential, high density residential, and commercial areas for 2025 (pink) and 2040 (blue). She presented a colored transparency (black and white copies in committee hand-outs) reflecting those choices, with a distinct red line indicating the 2040 urban reserve and a red circle in the SE area to indicate the approximate location for industrial land.

There is still an unmet need of land for four different types of zoning. These acreage figures (402 acres residential, 28 commercial, for a total of 430 acres) are stated in the lower left corner of the map handout.

A guest pointed out an inconsistency between the overhead map and the handout that the audience picked up at the door. Elaine apologized for the error, and asked guests to discard their copies. (Copies bound in the committee's packet were correct.)

The Committee began its review of locations for unmet land needs. Cathy Stuhr and John Bridges concurred that a 380-acre block of land in the SE area (244 ac + 44 ac. +92 ac) could accommodate much of the unmet land need. The rest of the committee agreed. John Bridges asked whether the red line on the east side of town was indicative of the 310 ft contour line. Tom Armstrong answered that it was, more or less. Cathy expressed concern about road access to the east side, since Corral Creek Road and Fernwood Road would be the major roads into the area.

John felt that the 51 acre "Corral Creek NW Exception Area" property north of the Schaad/Lewis and Clark property should not be included, due to poor road access. In his role as advocate for Providence Memorial Hospital, he had spoken against putting in a frontage road connecting the eastern area with the hospital's access to Hwy 99W. The committee did not reach consensus on whether this area should be in or out of the Urban Reserve area.

Elaine asked Sam to share the suggestion he had offered when he and Cathy met with

staff to review the draft maps. Sam explained that with the concerns about infrastructure, especially road access, it might make sense to have a master plan for the eastern area.

Elaine summarized that the committee's clearest preference so far has been the SE land. John then asked if the area outside of the map is possible for further exploration. Tom said it is, but would require substantially more time and cost. The SE land would bring in 380 acres, minus the 75 designated for industrial, for a total of 305 acres. The unmet need total is 430, leaving 125 to go. Cathy drew a suggestion on the map to add approximately 100 ac in the NW study area to the west and south of the 155 ac NW Resource Land parcel.

The committee considered the land along Dog Ridge Road, but had concerns regarding the cost of services and the feasibility of implementing system development charges (SDCs) in that area. They decided to include the 93 ac area in the total. They also added 30 ac along Hwy 99W in the SW for commercial.

The committee noted that part of the SE acreage ($244+44+92-75=305$ acres) was already in the Urban Reserve, so that only 169 ac were new. At Tom's request, Steve Olson refigured the SE acreage total, and determined that an additional 38 acres were still needed, even after counting the 30 acres in the SW study area adjacent to Hwy. 99W as it leaves for Dundee. The total amount needed tonight was 430 acres of residential and 28 acres of commercial.

To satisfy the remaining 38 acres of residential need, Rick suggested extending the line that Cathy Stuhr drew on the transparency due south, and curving it in towards the current UGB line. This made the total acreage in the NW study area approximately 170 ac.

In summary, the committee proposed to meet the 2040 need as follows:

- 169 ac residential, in southeast
- 93 ac residential, SE Exception Area (Dog Ridge Rd)
- 30 ac commercial, Hwy 99W Exception Area
- 170 ac residential, NW study area
- 462 ac total, or 434 ac residential and 28 ac commercial

John pointed out that the SE Growth Area's 155 acres for PUB needs to be brought up to date, especially in light of the CPRD land off of Fernwood Rd.

2025 (UGB) Plan. Elaine said that the 2025 plan will require moving the UGB boundary lines. The pressing questions are where, and how much URA to include. Elaine presented three options, which are available in the handout.

Option 1: Would extend the UGB out to the existing URA boundary. There is good reason for considering this option, since land already in the URA has highest priority for being brought into the UGB.

Option 2. Would include high school site, 80 ac for industrial reserve. The high school is included because it is scheduled for 2023. The north URA appears to be mismapped; it was supposed to exclude most of the North URA, and bring in other URAs.

Option 3. Would include 80 ac industrial in SE, and 70 ac residential in NW, but not the high school site. It excludes most of the North URA; and brings in the other URAs.

The committee members discussed each option.

One great concern was getting services extended to land north of the Austin property. Until development of the Austin property provides services closer to town, this will be cost prohibitive. Elaine asked what the members thought of the three options, and the consensus was to wait for the revised figures at the next meeting before pinning down the best option for the 2025 plan.

Public Comments:

Mimi Doukas pointed out that the figures mentioned earlier were correct, but wanted to make sure.

Dorothy Pekkola was very concerned about the topography of the new high school land. Committee members assured her that the land is flat. She also offered her land of about 20 - 25 acres off of Chehalem Rd. and Cullen Rd.

Jessica Cain commented about a previous request during the meeting about investigating SE land which is off the map. Mrs. Cain shared details of the land and encourages the committee to review her letters from March, 2005.

Next Meeting: The next meeting will be June 2, 2005 at the library.

Adjourn: Chair adjourned the meeting at 6:50 PM

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Action Items:

- **Planners will consult with city engineer to estimate the costs of bringing services to the acreage around Dog Ridge Rd.**
- **Planners will double check the designation of 155 acres of PUB**
- **Planners will double check if the park property is included in each of the three options for the 2025 plan.**

Handouts at Meeting:

- Elaine Taylor handed out "Working Drafts of Maps and Tables" and an annotated agenda.

**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES**

Newberg Library Austin Room
Thursday June 2, 2005 at 5:00 PM

Members Present:

Sam Farmer, Chair	John Bridges	Rick Rogers
Cathy Stuhr, Vice-Chair	Sonja Haugen	Joyce Vergets
Calvin Beralas	Barry Horn	

Staff Present:

Barton Brierley, Director, Planning and Building
Elaine Taylor, Associate Planner
David King, Recording Secretary

Guests:

Ten at the beginning of the meeting.

Roll Call, Welcome

Following roll call, Chair Sam Farmer welcomed the guests and invited them to contribute at 6:45 pm.

Program Update:

- **Elaine Taylor** updated the committee on the draft industrial zoning ordinance that was brought before the Planning Commission. The commissioners wanted to know how much legal non-conformity would result from the draft, and how the industrial zoning changes would fit with the commercial zoning. There was discussion of the proposed new M-4 zoning district. To give time to respond to the Commission's requests, the tentative Planning Commission hearing date will need to be moved back, from August 11 to the September meeting.

Minutes:

There were two corrections to the minutes for May 19, 2005.

- Page 2, the second full paragraph from the bottom. Rephrase the sentence, "Cathy expressed concern about road access to the east side, since Corral Creek Road and Fernwood Road would be the major roads into the area." Proposed correction: "Cathy expressed concern that the current condition of the roads into the area, Corral Creek Road and Fernwood Road, could not handle the increased traffic that development would bring. It is unlikely that a single developer would be able to make all the needed improvements."
- Page 4, paragraph 4. Delete the word "great" in the sentence, "One great concern was getting services extended to land north of the Austin property."

With these two adjustments, the minutes were accepted by consensus.

Status of Action Items:

- **Planners will consult with city engineer to estimate the costs of bringing services to the acreage around Dog Ridge Rd.** Elaine reported that she had contacted Dan Danichich, Public Works Director. She displayed an aerial photo showing the area to be serviced, noting that the most southern tip was not feasible to sewer since it would require placing a pump station in a flood plain. Bringing water and sewer service to the 79 acres of land along both sides of Dog Ridge Rd. would cost a total of about \$1,300,000. Assuming 4.4 units/acre for a total of 348 acres, this would cost about \$3,736 per dwelling unit, which Dan said was within a normal range for developing a new area. Therefore, these services would not make it cost prohibitive to develop this area.

John Bridges questioned how much of the acreage was useable at the rate of 4.4 units/acre. If the estimated number of units decreases then the unit cost increases. Small narrow parcels south of the road make infill unlikely. North of the road, where parcels are larger and infill is more feasible, the potential number of units was estimated at about 200. **Elaine** refigured the cost to bring water and sewer services to 200 units to be \$6,500 per unit.

- **Austin Concept Plan.**

There was a discrepancy in zoning designations. S. Haugen, M. [REDACTED], T. Armstrong, B. Brierly and E. Tyalor met to resolve the discrepancies in the base zoning. But once that issue was settled, the fruit of the meeting is in a chart on the back of the memorandum (dated June 2, 2005) handed out at the meeting.

There was seven acres pulled out for a church and redesignated industrial. The main difference between the Austin Concept Plan and the current zoning is in the MDR.

Mimi [REDACTED] pointed out that the HDR designation is slightly different than usual. She described a vertical mixed-use structure with commercial use on the ground floor with residential/condominiums above.

John Bridges wondered how so much residential space could be above the commercial space. Mimi responded that condominium housing is much more dense than usual housing.

Barton Brierly said that in light of the Austin Concept Plan 32 more acres will be needed for residential development somewhere else to make up for this shortage.

Golf Course Land

Elaine Taylor asked Tom Armstrong to clarify the golf course land designation, to even document how the land came into the UGB. The holes 10 – 18 are considered developed. The future holes 19 – 27 are not part of the land area available for residential development.

John Bridges was concerned that the designated acres will not be used for the residential development needed for the future plans. The acres for the golf course and the high school (~ 125 acres) will not be used for residential and yet the acreage seems available on the growth plan map because of how the map lines have been drawn. Also adding some confusion is the map designation of PUB since that is not a designation used by the Ad Hoc committee. It is an action item for Elaine Taylor to discuss the PUB designation with Tom Armstrong.

Draft Report

Elaine Taylor wanted the committee members to investigate the needs in the Draft Report handed out at the meeting. The need numbers should be reviewed for discussion at the next meeting.

Key Issues:

Elaine Taylor discussed the UGB and URA issues that were left over from the last meeting. She met with Sam Farmer and Barton Brierly on issues that still needed to be resolved, especially to see if enough land has been designated for the future plans.

Elaine put a map on the overhead (copies handed out at previous meeting) that was used during the last meeting. The discussion first focused on the UGB in the next 20 years for the 2025 plan.

She began with the NW corner and discussed the 160 acres of exception land and 20 acres of resource land. Both of these are below the 310' elevation line and could be used for future plans.

Working counter clockwise on the map led south along Chehalem Rd. and land that is available but it is very parcelized, and might be hard to consolidate.

Land around Hwy 240 has some potential to be brought into the UGB and URA. This land has access to a county road, and the land is less parcelized.

John Bridges brought up the concern of flood plain issues for the land north of Hwy. 240. Barton Brierly did not believe this land would be affected.

In the SW corner, along the RR track and Hwy. 99 has 460 acres of exception land. This land would require getting water and sewer across the creek.

Dog Ridge Rd. in the SE corner was mentioned again. The map shows 93 exception acres, but 14 of that is in a flood zone.

In the SE corner by Hwy 219 and the proposed bypass has 244 acres and very accessible.

The Wilsonville Rd. has 44 Exception acres that would make nice home sites.

The Wilsonville Rd. NW Resource Area has 80 acres, very flat, right next to the proposed golf course.

The Wilsonville Rd. SE Resource Area has 92 acres that are a bit distant from city services.

The Wilsonville Rd. NE Resource Area has 143 acres, with 48 acres designated by the Newberg School District for a future school sight.

Fernwood South Resource Area has 125 acres.

Corral Creek Rd. West has 136 acres with a large portion of it being the Schaad property, but it is designated agriculture resource land.

Corral Creek SE Exception Area has 52 acres but maybe not below the 310' elevation line, and there would need to be a transportation plan to develop the roads to access these areas.

Heading north on the map, there are four properties on Hwy. 99 that might be developed, but none of the owners have applied to be in the UGB yet.

There is a large filbert orchard on Hwy. 99. It is unknown what the owner is thinking of doing with this land.

The NE Exception Area has 256 acres. The folks in Salem would encourage this area to be developed but it already is very parcelized and the residents there like it that way.

The north URA has 240 acres but water and sewer service will be expensive to provide.

Barton Brierly asked if the North URA should be added into the UGB, or would the committee like to add other land.

Cathy Stuhr first questioned Mimi [REDACTED] and Sonja Haugen on what time frame was being considered for the Austin property. Sonja replied that previous development of acreage of this size is spread out over fifteen to twenty years.

Barton Brierly mentioned that the water master plan does intend to have another water reservoir to service the NE Exception area.

John Bridges mentioned that even if the Austin property was developed in the next 15 years, there still might be a market issue for how and when certain other designated zoned land is developed.

Cathy Stuhr asked for a bucket summary of land needed for the 2025 plan. Barton Brierly said that 348 of LDR 43 MDR, and 11 of HDR (total of 402 acres) should be added to the UGB. The North URA has about 280 acres (though the map designates in as 240 acres).

Sam Farmer cautioned that the cost of developing this land will be expensive until land closer to town is developed. Elaine Taylor also mentioned that at higher elevations and on slopes, the 4.4 units per acre might not fit on the land.

Cathy Stuhr didn't want the pressure to find 400 acres for the 2025 plan to cause the committee to do pick land that didn't make sense.

The committee agreed to work counter clockwise around the map discussing which land could be used for the 400-acre need. The committee agreed to bring in the North Valley URA land of 47 acres.

The Resource Land of 206 acres was passed over in light of transportation safety issues.

The NW Resource Land of 155 was discussed because it borders Chehalem Drive, which already has services. John Bridges suggested that a decision on this parcel be delayed until a final

The committee agreed on including the 58 acres of the NW URA.

The Hwy. 240 Exception area was discussed as far as using about 20 acres on the northern side and eastern end of Hwy. 240.

The Hwy. 99 Exception area was discussed next. **Barry Horn** asked if getting services to the Hwy. 99 area would be easier than the North URA. Barton Brierly responded that it would be a trade off between a reservoir and pump station(s).

John Bridges reminded the committee that the Hwy. 99 Exception area was already designated for some commercial development. Some discussion followed on the cost of developing the land even if it is mainly for commercial use.

Next discussed was the Dog Ridge Rd. area. The committee didn't think that a small number of houses would justify the expense in this area.

The Wilsonville Road Exception area was included by the committee. This is an additional 44 acres.

The Wilsonville Rd SE Resource area was considered too far east.

The Wilsonville Rd. NW Resource Ares of 80 acres was included, in part, for being closer in to town.

Sam Farmer said that 270 acres have been designated, but the discussion should be continued at the next meeting.

Public Comments: (6:35)

Mike Gunn representing Carl and Krista Maerz, likes the land around Fernwood Rd. for development because of the services already.

Krista Maerz asked if the committee will replace the resource land taken for residential development. She also asked if the red lined areas on the map have to be used all-or-nothing. Elaine responded that certain portions within a red-lined area can be used.

Al Bankendorf, representing Pacific Lifestyle Homes, wants the Schaad land considered non-resource land, which is already in the records according to a previous memo that he has submitted.

Keith Nakayama, representing Prime Property, would like to reemphasize that he would like his client's property near the new hospital developed.

Dorothy Roholt voiced concern about the transportation needs along Corral Creek road with two new developments, golf course, and a potential new high school.

Next Meeting: The next meeting will be June 9, 2005 at First Federal Meeting Room.

Adjourn: Chair adjourned the meeting at 6:45 PM.

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Action Items:

Get more clarification from Tom Armstrong on the PUB designation and acreage allotments on the east side town.

ET and BB get better clarification for the Wilsonville Rd NW Resource Area and the Fernwood South Resource Area of 125 acres.

Handouts at Meeting:

Elaine Taylor handed out:

- 1) Memorandum, Re: Impact of Austin Concept Plan
- 2) Ad Hoc Committee on Newberg's Future Findings and Analysis (31 pages)
- 3) Newberg Future Land Use Options (29 pages)

**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES**

First Federal Community Room
121 N. Edwards, Newberg
Thursday June 9, 2005 at 5:00 PM

Members Present:

Sam Farmer, Chair
Calvin Beralas
John Bridges

Sonja Haugen
Barry Horn
Rick Rogers

Joyce Vergets
Mike Willcuts

Staff Present:

Barton Brierley, Director, Planning and Building
Elaine Taylor, Associate Planner
Jan Wolf, GIS Analyst

Guests:

Approximately 15

Roll Call, Welcome

Following roll call, Elaine Taylor introduced Jan Wolf, GIS Analyst for the City of Newberg. Chair Sam Farmer welcomed guests and invited them to contribute at 6:45 pm.

Program Update:

- Staff will be working on getting the committee's report and other grant deliverables ready by the end of June.

Minutes. Minutes of 5/2/05 are not yet available.

Status of Action Items:

- **Provide information on flooding potential, especially north of Hwy 240.** Jan Wolf provided this information on the GIS maps.
- **On the URA map, determine what the consultant included in the 155 acres of institutional land for the SE Growth Area.** Staff determined that the high school site (47 acres) and the three parcels owned by Chehalem Park and Recreation District for holes 19 through 27 of a future golf course (about 78 acres), but not the 100 acres already in the UGB for holes 10 through 18 of the golf course. The other 30 acres is presumably the elementary/middle school/park land that the committee has discussed as a future need to serve future residential development south and east of the bypass.
- **On the Buildable Land Options map, determine whether the 125 acres of buildable land in the Fernwood South Resource Area and the 143 acres of buildable land in the Wilsonville Rd NE Resource Area include land that the Chehalem Park and Recreation District was planning to develop as holes 19 through 27 of a future golf course.** Buildable land in these subareas includes the land owned by Chehalem Park and Recreation District.

Key Issues: Urban Growth Boundary (UGB)

Jan projected the Draft Urban Reserve Area map. Elaine reminded the committee that at the last meeting, they had worked their way around the city counter-clockwise from north to east, and had left off after identifying about 270 acres of land for possible inclusion in the new UGB.

Southeast Growth Area. The committee began looking at possible areas for expansion of the Urban Growth Boundary in the Southeast Growth Area (671 acres) on the Urban Reserve map. John Bridges said that the east area should be included, since it is relatively easy to service. Rick Rogers added that it is a large area dedicated to growth. Calvin Berales thought that the large undeveloped tracts would be easy to develop. Sonja Haugen agreed that it seems to make sense.

Chair Sam Farmer asked where the property owners who wanted to be in the UGB were located, and Elaine showed their locations on the map of persons asking to be in the UGB/URA. Several were located in the east/southeast area.

Joyce Vergets noted that the area under consideration was not flat, that there are areas subject to flooding, and it is crossed by creeks with steep banks. She identified a creek running off of Parrett Mountain.

Effect of Bypass. Rick questioned how the bypass would affect development of the southeast area. John Bridges thought that we should make sure that there is *some* development going on south of the bypass so that it doesn't divide the community.

Sam asked Barton whether the Transportation System Plan (TSP) addressed this area, and he said no, that only the existing UGB and URA were addressed in the plan; the TSP did not consider future development outside the URA.

John Bridges said that there has been talk of a third access point, extending Wilsonville Road to hook up with Wynooski south of the bypass interchange, but since that's outside of the UGB/URA, it can't be done right now.

Barry Horn thought it made sense to have a bypass crossing further north, with an access road near 99W, along the north side of the golf course. John Bridges said that this had been rejected for many reasons. Barton said that the original Transportation System Plan (TSP) proposal had shown a road going across and making a connection, but that was left out of the final plan as approved. Barry asked why there was no bypass crossing north of the Greens at Springbrook, and Barton said that had also been considered, but rejected because the bypass there was at grade level, and crossing would be costly, but this could be revisited if the area grows.

Sam said that it is the committee's prerogative to say, here is an area that should be developed, but would require provision of services. That would include any of those areas to the east. Rick thought that the draft report should state the committee's rationale for its decisions. He suggested that the committee make a statement of policy that we don't want to divide the community.

He explained the hospital's opposition to the frontage road, saying that a frontage road would create a lot of pressure for commercial development and traffic through the hospital area. He added that you would want right-in, right-out access for Veritas Road, but probably wouldn't get it.

In consideration of access issues

Sam suggested putting the area north of Trail's End Road on hold.
The committee voted 7 to 0 in favor of including the east

Public Comments: (6:35)

Keith Nakayama,

Next Meeting:

Adjourn: Chair adjourned the meeting at PM.

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Action Items:

Handouts at Meeting:

AD HOC COMMITTEE ON NEWBERG'S FUTURE MINUTES

Newberg Public Library, Austin Room
Thursday June 30, 2005 at 5:00 PM

Members Present:

Sam Farmer, Chair
Cathy Stuhr, Vice-Chair
Calvin Beralas

John Bridges
Barry Horn

Joyce Vergets
Mike Willcuts

Staff Present:

Barton Brierley, City Planner Director
Elaine Taylor, Associate Planner
David King, Recording Secretary

Guests: Thirteen guests at the beginning of the meeting, ten at the time of public comments.

Welcome, Minutes. Following roll call, Chair Sam Farmer welcomed guests, and introduced the procedure for meeting, and reminded the guests that they are invited to contribute at 6:45.

The minutes from the last meeting were not available. The committee reviewed the June 2, 2005, and June 9, 2005 minutes. Elaine Taylor reminded the Committee that on June 16, Rick Rogers had noted possible corrections to the June 9 minutes. On page 2, paragraph 2, Rick hadn't been sure that the figure was really 671 acres for the SE growth area. The Committee totalled the acres for this area and concluded that 671 was correct. On page 3, Item #2, Rick had thought that the question was whether we knew about other communities building on the other side of a bypass. John Bridges, who had made the original comments, affirmed that the statement in the minutes was accurate. By unanimous consent, the minutes of June 2 and June 9, 2005 were approved without corrections.

Program Update:

- **Hearing Schedule.** Barton Brierley explained that on June 20, the City Council had adopted a schedule of hearings for future comprehensive plan and zoning amendments. Adoption of the schedule was a requirement of the grant that the City received from the Oregon Department of Land Conservation and Development, and needed to occur before the end of the fiscal year. The schedule includes for hearings on a new industrial zoning ordinance; the presentation of the Committee's findings to City Council and Planning Commission; adoption of a "Next Steps" resolution (August 1); , hearings on new or revised comprehensive plan policies, population projections, and land lands for various uses; neighborhood meetings and hearings on zoning changes within the existing UGB; and neighborhood meetings and hearings on amendments to the URA and the UGB.
- **Next Steps.** Elaine Taylor explained that the handout called "Next Steps" goes at the end of the Committee's recommendations in the report, and summarizes the actions needed to implement the recommendations. Cathy Stuhr recommended that the last sentence of the first paragraph be changed to have the City Council "consider initiating" these

changes/recommendations. It was also suggested that steps three and four should be switched around. Staff will make these changes and add this section to the end of the draft recommendations section. Elaine also asked the Committee to review the "Acknowledgements" page, making sure that no one was left out. Chair Farmer suggested adding the recording secretary.

Review Draft Recommendations and Report

UGB and URA Map. Elaine showed a colored, poster-size version of the black and white map on page 75 of the draft report.

John Bridges questioned the crosshatching on the map. Tom Armstrong explained that the cartographers thought it would be more visible. John asked consultants/staff to make sure that the color maps would copy clearly in black and white. He also asked about the lands designated with cross hatching going both directions. Elaine explained that this area was split between URA, UGB industrial, and UGB commercial, but specific boundaries had not been identified. John suggested making this area a distinct color and texture, with an explanation in the map legend.

Chair Farmer recommended placing a copy of the map in the Draft earlier than on page 75, since it is the fruit of the committee's labors and recommendations. Tom and Elaine agreed to have place second copy in the Executive Summary.

Chair Farmer then asked for questions about the map and the draft. John Bridges had an issue with one of the mapped areas. Discussion was tabled until the Committee had completed its other discussions.

Executive Summary

John Bridges wondered if text could be broken up with bullets to increase readability, as suggested by Sonja Haugen at the last meeting. Elaine and Tom agreed to add bullets or subheadings as needed.

Cathy Stuhr questioned the wording in paragraph 2 of page 2: "*A new tourist commercial center should be located near the historic Springbrook community.*" Cathy felt that the Committee was not specifically recommending tourist commercial in that area. While planning for the Austin properties has considered the possibility of tourist commercial uses in that area, the Committee has not taken a position for or against that use in that location. She felt it would be better to say that a new commercial center "could" be located along Springbrook Road at the old Springbrook community.

Joyce Vergets suggested making two sentences out of the last sentence in paragraph 2, page 2: "Over the longer term, as development occurs in the southeast area of the city, a new community commercial center should be provided to create a complete community." Staff/consultants will rewrite this sentence, and change "create a complete community" to something like "provide a sense of local neighborhoods". She also felt that in the paragraph about the schools, the Committee should not be saying where the school district *should* build new schools, only that a new high schools and other schools should be "accommodated" in the area. {It was discovered

that some committee members had reviewed the 6/27/05 draft of the Executive Summary while others had reviewed the version in the draft report, leading to some confusion about corrections).

Barry Horn pointed out that in the Executive Summary, the table numbers were not in order. Tom Armstrong said that this only occurs in the Executive Summary; the draft report has the tables in order. Consultants/staff will remove the table numbers from the tables in the Executive Summary, while retaining the textual references to the numbers of tables that appears later in the report.

The Committee agreed to limit discussion for the remainder of the meeting to major issues that could only be resolved by the full committee, and to send typos, punctuation issues, and simple corrections to Elaine Taylor. Elaine asked whether any Committee member had an issue with the substance of the Executive Summary.

John Bridges brought up the water situation for "*the Aspen Estates Subdivision*", mentioned on page 4, paragraph 2. John thought that this land had not been part of the committee recommendations. He thought that the Committee had been asked to plan for growth, and since this area would do little to accommodate growth, the Committee should not recommend that it be brought into the UGB. He has previously represented the homeowners in this area, and was concerned that the landowners in this area would have to pay the fees that would come with such a designation. John showed a colored map depicting other districts outside of the UGB that also partake of the city water system, and felt it wasn't fair to single out Aspen Estates. Elaine asked John whether he was currently representing the homeowners in this area, and he said that he was, in another matter. The committee agreed to strike the last sentence from paragraph 2 on page 4, and directed staff/consultants to remove the area south of the highway from "Hwy 240" UGB on the map. Chair asked that the minutes reflect that John Bridges represents the home owners of Aspen Estates on some other issues.

The committee agreed that the rest of the Executive Summary was very well done.

Committee Recommendations. On page 72 of the draft report, the residential densities are described as "planned" but page 5 of the Executive Summary has "preferred." The committee, after discussion, asked staff/consultants to make the terms more consistent and shorten the table titles, explaining what the titles mean in the text.

Tom Armstrong pointed out that Tables 62 through 65 show the committee recommendations in tabular form.

The Committee agreed that individual members would read over the recommendations chapter, send minor corrections/additions/deletions to Elaine Taylor by July 8, 2005, and contact Sam Farmer, Cathy Stuhr and Elaine Taylor by July 8, 2005 if they identified any major issues that might require the attention of the Committee as a whole. If necessary, the chair will call another meeting. Elaine has reserved the First Federal Community Room for 5 pm on July 14, in case that becomes necessary. The goal is to have a final draft published a week before the July 21 presentation to City Council.

Additional Policies to Implement Committee Recommendations (see memo)

The memo included with the agenda mailing provides a set of policies created by staff to reflect the new or revised comprehensive plan policies that are implied by the committee's discussions and recommendations. The Committee reviewed the draft policies and revised them as shown below.

Industrial Areas Policies:

Where areas have been planned for large industrial sites, zoning regulations shall be developed and maintained to keep those sites intact. ~~Such sites shall not be further divided except to create planned industrial parks that support a specific industry.~~

Industrial land shall be reserved for industrial uses.

Housing Policies

1. Density Policies

b. Density classifications shall be as follows:

Classification	Units Per Gross Acre*
Urban Low Density	4.4
Urban Medium Density	9
Urban High Density	22 16.5

*Includes a 25 percent allowance for streets

The City will encourage development to occur at or near these planned densities by providing positive incentives, such as lot size averaging.

Mix Policies

The City will encourage incentive-based affordable housing in the R-2 and R-3 zones.

Urban Design Goals and Policies

GOAL 2: To develop and maintain the physical context needed to support the liveability and unique character of Newberg.

- a. Maintain Newberg's individuality as a rural community with a proud agricultural heritage**
- b. Provide for a sense of small, local neighborhoods, while also providing for commerce and industry.**

- c. **Neighborhoods should be designed to promote safety and interaction with neighbors.**
- d. **Community commercial centers are preferred to a large, regional shopping center.**
- e. **Measures should be taken to prevent having areas east and southeast of the proposed bypass isolated from the rest of the City. Substantial development of complete neighborhoods should occur on both sides of the proposed bypass**

In the housing policies, the Committee corrected the Urban High Density classification from 22 to 16.5 units per acre. The Committee noted that the three densities being recommended are comparable to the maximum units per gross acre in the existing comprehensive plan policies, but the sentence being added about encouraging development to occur at or near planned densities is new. This addition to the existing comprehensive plan policy would make the current maximum density become the new target density.

Names for the Three 2025 Density Alternatives

Barton Brierley said that it had been called to his attention that the terms that we have been using for the three 2025 density alternatives could be misleading, since all three alternatives call for increased densities. While it would be consistent to continue using the terms we have used since the March open house, there may be benefits to renaming them.

John Bridges thought that the terms “lower,” “medium,” and “higher” carry connotations. He was hoping for numerical names for the alternatives would state the amount of the increase. Winterbrook has added the amount of the percentage increase to the chart on page 47. To avoid undesirable connotations, the Committee asked staff to rename the 2025 alternatives as either A, B and C or 1, 2 and 3.

Cathy Stuhr wanted the map on page 61 to reflect that the amount of the land need is approximately 400 acres, not the implied total of 200+ acres mentioned on the bottom of the map.

Major Problems in Other Sections of the Report

None of the Committee members had anything to discuss at this time.

Arrangements for Revising and Reviewing the Report

Comments/corrections are to be sent to Elaine Taylor, Sam Farmer, and Cathy Stuhr. If major issues arise and need to be resolved by the Committee as a whole, the Chair and Vice Chair will convene a meeting on July 14.

Plans for Presentation to City Council

The Chair and Vice Chair should be present at the City Council meeting to make the presentation. All other members are strongly encouraged to attend. **John Bridges** thought it might be helpful to have the consultants present.

Public Comments:

Krista Maerz said that since she started coming to meetings in January, she has been impressed with the Committee's hard work and thoughtful, intelligent approach.

Dick Petrone asked for a clarification on Oxberg LakeOxbow Estates. The Chair responded that Oxberg LakeOxbow Estates has not included in plans for either the Urban Growth Boundary or the Urban Reserve.

Keith Hakayama wanted to know if the public would be able to comment on the report after the final corrections. The Chair responded that tonight's meeting will most likely be the last one before the meeting with City Council. Mr. Hakayama also expressed his appreciation for the committee's hard work.

Adjourn: Chair adjourned the meeting at 6:46 PM

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Action Items:

- **Committee members will send their corrections/comments on the Draft Report to Elaine Taylor, Sam Farmer, and Cathy Stuhr.**

Handouts at Meeting:

- Elaine Taylor handed out:
 - Annotated Agenda (Chair, Vice Chair, staff)
 - Draft for Committee Consideration on 6-30-05 (Next Steps)
 - Acknowledgements
 - Report to Newberg City Council:
 - Recommendations for Newberg's Future (Draft)