



MEETING MINUTES

**CITY OF NEWBERG / YAMHILL COUNTY
NEWBERG URBAN AREA MANAGEMENT COMMISSION
NEWBERG PUBLIC SAFETY BUILDING - 401 E. THIRD STREET - NEWBERG
WEDNESDAY, DECEMBER 14, 2005
7:00 PM**

APPROVED AT THE NEXT NUAMC MEETING 5/30/06

I. ROLL CALL

Steve Ashby, Chair
Robert Soppe
Salley Dallas

Alan Halstead
Michael Sherwood

Kathy George
Matson Haug

Absent: None

Present:

Barton Brierley, City of Newberg Planning Division Manager
Martin Chroust-Masin, Yamhill County Planning
Steve Olson, Assistant Planner, City of Newberg
Harper Kalin, Assistant Planner, City of Newberg
Ruth Schlachter, City of Newberg, Recording Secretary

II. OPEN MEETING

Chair Ashby called the meeting to order at 7:00 PM with eight guests present.

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

Mr. Soppe addressed the context on page six of the July 27, 2005 minutes. He stated that his comment occurred before the motion.

Motion #1:	Halstead/Dallas to approve the July 27, 2005 meeting minutes as corrected.
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Vote on Motion #1:	The Motion carried unanimously.
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IV. COMMUNICATIONS FROM THE FLOOR (five minute maximum per person)

No citizens stepped forward with an issue other than what was on the agenda.

V. QUASI JUDICIAL PUBLIC HEARING

- APPLICANT:** Jessica Cain
REQUEST: Approval of urban growth boundary amendment of approximately 1.34

acres. The proposed comprehensive plan designation is IND. Approval of a zone change to Heavy Industrial (HI)

FILE NO: UGB-04-009
TAX LOT: 3229-00300
OWNER: Merlin & Sandra LaJoie
ZONE: VLDR-2.5
PLAN DESIGNATION: County VLDR (Newberg Urban Reserve Area)

Staff Report: None.

Charlie Harrell, Gunn & Cain LLP, 201 N Meridian, Newberg, OR 97132 representing the LaJoie's requests this hearing be postponed until the next NUAMC meeting. March at the latest.

Commissioner Halstead said that he will be abstaining from the hearing due to a potential conflict of interest.

Motion #2:	Sherwood/Haug to postpone the hearing for UGB-04-009.
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Commissioner Haug asked for an explanation of why they wanted it postponed.

Mr. Harrell said they would like to meet with staff and discuss annexation.

Commissioner Soppe was concerned about letting them go on with old rules for too long. The application was filed a year ago.

Commissioner Haug asked what the new rules were.

Mr. Brierley said they were rules relating to the bypass interchange. The City and County agreed not to approve UGB amendment or zone changes until the interchange area management plans were complete.

Commission Haug asked whether the new rules would apply.

Mr. Brierley said this is an issue that should be brought up in the hearing.

Mr. Chroust-Masin said this wasn't an issue, as the application was submitted before the rules were adopted.

Mr. Chroust-Masin suggested continuing the hearing to a date certain

Mr. Brierley suggested March 14, 2006 as a date for the next NUAMC meeting

Vote on Motion #2:	The Motion to continue to the hearing to March 14, 2006 passed 4 yes-2 no (Haug, Soppe)-1 abstain (Halstead)
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2. **APPLICANT:** WRG Design Inc. (Representative Mimi Doukas)
REQUEST: Approval of an urban growth boundary amendment of approximately 18.83 Acres. The proposed comprehensive plan designation is LDR (Low Density Residential).
FILE NO: UGB-05-014
LOCATION: 2908 Aspen Way
TAX LOT: 3208-1100
OWNER: George Kenneth Austin, Jr., and Joan D. Austin/Austin Family/ Austin Industries (c/o Sonja Haugen)
ZONE: AF-10
PLAN DESIGNATION: County VLDR (Newberg Urban Reserve Area)

Commissioner George stated that the Newberg file numbers on both dockets need to be corrected on the Yamhill county staff report.

Staff Report:

Mr. Olson UGB Amendment is located in the Northeast area of Newberg. This land was added into the urban reserve in 1995. The Ad Hoc Committee on Newberg's future didn't recommend including this area within the UGB because of water supply issues. Facilities needed to supply water to this land should be available in the next 20 years according to the Newberg Water System Plan. The land needs criteria is met.

Commissioner Haug asked if they annex and develop this land before the City is able to supply water, how will water be supplied?

Mr. Olson stated the city will not supply water until the property is annexed and the water service is available.

Mr. Brierley stated that an UGB amendment application needs to show water supply is available within 20 years. An annexation application need to show water supply is available much sooner than 20 years.

Mr. Olson said this UGB will address the shortfall of land. Because of the slope of the land it will be zoned low density residential (LDR). The elevation is a challenge. New water reservoirs will need to be built in order to supply new developments with city water.

Request shows LDR, and a 5 lot subdivision concept plan which may change as part of the Austin Master Plan.

Extensive discussion was held regarding water supply and utility rates, plans for reservoir sites, and the water system plan.

Commissioner Haug asked if there would be sufficient development in the area to pay for the reservoir.

Mr. Brierley used the map to explain the potential reservoir sites and which areas they will service. In general, there will be adequate development in the north area to pay for one reservoir.

Further discussion was held regarding property on Zimri Dr. not being included in the Ad Hoc Committee on Newberg's Future's recommendation for the Newberg urban reserve area.

Mr. Brierley pointed out that the Ad Hoc Committee has no authority to approve or deny, only to recommend to City Council. No property specific recommendations were made by the Ad Hoc Committee on Newberg's Future. Those are left for future processes.

Mr. Olson the staff recommends to adopt this resolution.

Mr. Chroust-Masin from Yamhill County said there is a road shown through the property. He stated concern of whether there was a plan for the continuation of this road. Yamhill Co. does recommend approval w/condition that city will accept jurisdiction of Aspen Way.

Commissioner George questioned the density plan. Which will take precedence, the City or the County density restriction?

Chroust-Masin said the city density plan will take precedence.

Discussion was held regarding residential land needs vs supply and the time frame of these needs. Also the Austin Master Plan has not been presented in public yet.

Chair Ashby reminded the committee that they need to address the criteria. He had concerns that the water supply & cost is not relevant to the UGB application. That will be handled in later processes such as the annexation.

Chair Ashby said the urban reserve was adopted in 1995. The UGB is designed to supply 20 yrs . He stated concern that this land is being brought into the City at a rapid rate.

Mr. Brierley said this is actually proceeding according to plan. The UGB was designed to meet needs until 2010. It's now 2005, so to maintain a 20 year land supply in the UGB, we should expect that there will be requests to add land to the UGB, starting with the Urban Reserve.

Discussion was held regarding the earlier population projections and the projections the Ad Hoc Committee on Newberg's Future used, the model which was used, and which projections were selected to be used to assess the city's land needs. All projections were based on Newberg data, not on County data.

Public testimony:

Steve Abel, attorney for property owner, 900 SW 5th Ave # 2600, Portland, OR 97204 This is an important UGB expansion for both the City and the property owner. The application meets all criteria. A general idea of the master plan was given.

Hearing is closed.

Motion #3:	Haug/Halstead to approve UGB-05-014.
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Commissioner George likes the LDR designation which is needed in Newberg. The road on proposal shows a dead end. She hopes more thought is put into that so a main connector road doesn't flow through a residential area.

Discussion was held regarding Newberg taking responsibility for that road.

Vote on Motion #3:	The Motion carried unanimously.
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Mr. Brierley stated that this resolution goes before the Newberg City Council on 1/17/06.

5 min break.

3. **APPLICANT:** Coyote Homes
 REQUEST: Approval of an urban growth boundary amendment of approximately 7.6 acres. The proposed comprehensive plan designation is MDR (Medium Density Residential)
 FILE NO: UGB-05-013
 LOCATION: Between Crater Lane and Chehalem Drive at Lynn Drive
 TAX LOT: 3218AB-1000, 1001, 1100, 1101, 1200, 1300, 1400
 OWNER: Elizabeth and David Hancock, Kristine & David Nelson, Brett & Serena Martin, William Whalen and Coyote Homes, Inc.
 ZONE: VLDR-1 (Very Low Density Residential)
 PLAN DESIGNATION: County VLDR (Newberg Urban Reserve Area)

Commissioner Halstead abstains from this hearing because of conflict of interest.

Staff Report:

Ms. Kalin states the property is in the Newberg Urban Reserve area. Water and sewer service can be connected. The zoning designation requested is Medium Density Residential (MDR). This is consistent with the Ad Hoc Committee on Newberg's Future recommendation. The concept plan shows 38 lots. This might not be the plan that is ultimately approved, because of possible rule changes to encourage development in R-2 at 9 units/acre. All criteria are met. The City staff recommends adoption of Resolution 2005-12.

Commissioner Soppe refers to page 91, goal 11, sewer services. He has questions regarding sewer service and the number of feet bordering Chehalem Dr. (420 ft borders Chehalem Dr.) Soppe states concern that this development will not raise enough money to cover the improvements of half of

Chehalem Dr.

Mr. Brierley states that the developer will be required to pay for improvements to Chehalem Dr. Not at this time, but when development occurs. It will be a condition upon development. SDCs will be collected also, which will help with system improvements.

Discussion was held regarding connection to storm water system.

Commission Soppe wanted to make sure that it was in the record that the development will have to connect to the storm drain system, not just do storm water detention.

Commissioner Haug refers to maps on page 106 & 108. He states that upon annexation an island will be created.

Discussion was held concerning creating this island. The UGB application will not create an island of land outside the UGB. Only upon annexation will an island possibly be created outside the city limits.

Chroust-Masin Yamhill Co. concurs with the City of Newberg, that this application be approved.

Public testimony:

Jeff Cains, representing Coyote Homes, 8196 SW Hall Blvd. #232, Beaverton, OR 97008 clarifies that water & sewer supplies are available. Density is MDR. The R-2 Zoning issue will be taken up during development phase of the project. The Ad Hoc Committee on Newberg's Future recommend this for urban reserve and ultimately for annexation. The zoning will be consistent with the committee's recommendation.

There are islands throughout the city which aren't annexed into the city limits. This is not an uncommon occurrence in the city. They are connected to the city via roads.

Ms. Kalin states the staff recommends adoption of Resolution 2005-12.

Hearing closed.

Motion #4:	Soppe/Sherwood to approve UGB-05-013.
Vote on Motion #4:	The Motion carried 6-0-1 abstain (Halstead)

Mr. Brierley stated that this resolution goes before the Newberg City Council on 1/17/06.

VI. ITEMS FROM STAFF

None.

VII. ADJOURNMENT

The meeting was adjourned at 9:20 p.m.

Passed by the Newberg Urban Area Management Commission this 30th day of May, 2006.

AYES: 5 NO: 0 ABSTAIN: 0 ABSENT: 1
(list names) Halstead

ATTEST:

Ruth Schlachter
Recording Secretary Signature

Ruth Schlachter 30 May '06
Print Name Date