



## MEETING MINUTES

**CITY OF NEWBERG / YAMHILL COUNTY  
NEWBERG URBAN AREA MANAGEMENT COMMISSION  
PUBLIC SAFETY BUILDING – 401 E. THIRD STREET, NEWBERG, OR  
THURSDAY NOVEMBER 30, 2006 7:00 PM**

### **I. ROLL CALL**

Chair Ashby	Sally Dallas	Leslie Lewis (arrived late)
Michael Sherwood	Mat Haug	Robert Soppe

Absent: Alan Halstead

Staff Present: Barton Brierley, City of Newberg Planning and Building Director  
Steve Olson, Assistant Planner  
Elaine Taylor, Associate Planner  
David King, Recording Secretary

### **II. OPEN MEETING**

Meeting was called to order by Chair Ashby at 7:01 pm.

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

1) Minutes from September 21, 2006.

**MOTION:** The minutes from September 21, 2006 were unanimously passed upon the condition that on P5 of the Agenda Packet item II., 1) the following words, "*at the end of the meeting*" are to added on at the end of the statement.

2) Resolution 2006-16

**Councilor Soppe** wanted the blank left on P20 to be filled in by staff. [Note: the date was later determined to be October 31, 2006]

**MOTION:** Lewis/Soppe to approve Resolution 2006-16, with the correction needed on P20 by staff (4 Yes/2 No, 1 absent)

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

Over 50 citizens were present at the beginning of the meeting, and they were offered an opportunity to speak on other issues not on the agenda.

Rick Rogers, 26725 N.E. Bell Rd. Newberg, came forward to speak about his passion for affordable housing in Newberg. He knows of Newberg's current and potential growth, as well as the expansion of the golf course, planned new subdivisions, and a resort hotel. He wants the comprehensive plan to emphasize affordable housing.

**Councilor Soppe** agreed with Mr. Rogers' statements, but encouraged him to watch closely the decisions of the commission, and speak directly to specific issues that will promote affordable housing.

**Commissioner Sherwood** asked if there was available land for medium and high density construction. According to Mr. Rogers, there is no affordable land for high density construction projects.

**Commissioner Haug** agreed with the need but, as Mr. Haug has seen through his participation on the Planning Commission, there still needs to be a concrete way to increase density, allow for affordable housing, as well as maintain livability. Mr. Rogers maintains that high density and livability are compatible.

#### V. QUASI-JUDICIAL PUBLIC HEARING

- |                      |  |
|----------------------|--|
| <b>1. APPLICANT:</b> | NewB Properties, LLC. Tim Speakman – General Partner.  |
| <b>REQUEST:</b>      | Urban Growth Boundary Amendment for 30 acres and Comprehensive Plan Change to COM, LDR, MDR, and HDR |
| <b>LOCATION:</b>     | 4505, 4813, 4821, and 4825 Portland Road   |
| <b>TAX LOT:</b>      | 3216-1100, -1000, -900   |
| <b>FILE NO:</b>      | UGB-06-002   |
| <b>RESOLUTION:</b>   | 2006-18  |

**Chair Ashby** first asked, in light of the number of citizen present, that public comments be kept short. He also asked if any commissioners had conflicts of interest, reasons for abstentions, bias, or ex-parte contact. There wasn't a commissioner that said there was.

##### **Staff Report:**

**Steve Olson**, Assistant Planner, made the staff presentation. Mr. Olson began with visual aids, showing an aerial photograph to describe the property and adjacent properties. He next showed the Comprehensive Plan Map of the area, showing that the site is within the Urban Reserve Area.

The request is for these three parcels of land to be added into the UGB. To do so the application must meet the criteria of various State, County and City planning goals (see pages P50 – P57).

ORS/OAR standards: The site is within the Urban Reserve, and therefore is a high priority for any expansion of the UGB.

Statewide LCDC Goals:

1. There has been citizen involvement for this site going back ten years to the urban reserve expansion.
2. Land use planning for this site is supported by the comprehensive plan, the transportation plan, and the Ad Hoc Committee report.
3. Agricultural lands – The site has already been declared exception land at the time of the urban reserve expansion, although the soils are reasonably good for agricultural land.
4. Forest lands – not applicable.
5. Historic farmhouse to the east: The historic McClure farmhouse should be buffered from development impacts. The City development standards for light trespass, landscaping, and the separation provided by Benjamin Road provide some buffering. Light trespass could be an issue, but the city already has effective limits in place. Plus, there is a 40 foot road right-away for Benjamin Rd. (which will probably be widened to 50 feet upon development) and there will be a minimum 10 foot set back for commercial development from the street frontage. The front yard will be landscaped and will have street trees.
6. 5 & 6. Natural resources: The stream corridor on the site will be protected within a stream corridor overlay, and a wetland determination will be required to discover whether the drainageways on the site need protection.
7. There are no known natural hazards on the site.
8. There is a neighborhood park, run by CPRD, close to the property.
9. Economic development—The Ad Hoc Committee identified a need for additional community commercial centers, and also identified this site as a good location provided there was a residential area on the north side to buffer the existing rural residential neighborhood.
10. There is a shortage of LDR and HDR, based on the 2025 population projections and land needs analysis.
11. Services can be provided to the site. The applicant may need to upsize the pump station on Fernwood Rd.
12. The extension of Crestview Drive and the east-west connector are in accordance with the Transportation System Plan for the area. There will be an east-west connector through the property connecting to Benjamin Rd or to the frontage road along the bypass. There will have to be a postponement of development until the Crestview extension is put into place. The UGB expansion is conditional on the redesignation of Crestview to a major collector between Springbrook Rd and 99W. The development will mitigate for impacts to the Springbrook/99W intersection, and mitigate as necessary at Crestview/99W and Crestview/East-west connector intersections. The City coordinated with ODOT when these properties were exempted from the IAMP freeze on UGB expansions.
13. Energy efficiency will be improved by creating additional local shopping opportunities.
14. Urbanization: there is a demonstrated need for commercial (20 A), HDR (60 A) and LDR (130 A) land. This is an appropriate location for an UGB expansion because this is a better commercial site than other potential areas within Newberg. Wynooski Road has heavy industry and heavy truck traffic, which creates compatibility problems for commercial. The Bell/N. Valley Road area does not have access to an arterial road.

**Steve Olson** read a letter from Jerold and Margaret Neill Sr, which addressed some of these transportation issues. The first letter arrived on November 22, 2006, with a revised letter sent on November 29. Copies were handed out to the commissioners. Mr. Olson

read through the letter and addressed the issues that the letter brought to the attention of the commission. The City has modified its transportation policy through a public process to allow the UGB amendment. The County has a similar process underway. These sites were allowed to be added to the UGB in order to enable necessary road improvements shown within the TSP. Any sewer extension on Klimek Lane would be required to maintain access to the existing homes. The County will address the road upkeep issues for Klimek Lane.

Newberg Urban Area Management Agreement – UGB Boundary Amendment Criteria:  
All of the criteria were addressed under the State goals, and therefore, Mr. Olson didn't repeat everything in the NUAMC agreement.

**Mr. Olson** then highlighted the adjacent property's compatibility with the plans for this property. He shared density proposals, buffers, and the location of the stream corridor. Staff generally supported the proposal, but recommended that the LDR be deepened to 170 feet to match the Gueldner property to the west, and that the remaining residential area be made HDR. The commercial area should remain as proposed. A stream corridor overlay should be added to the NE corner.

End of Side A, Tape 1

Newberg Development Code criteria for a comprehensive plan change is somewhat repetitive of the goals above, and therefore, Mr. Olson only commented on distinct differences. The proposal complies with the State Transportation Planning Rule because it creates effective circulation on the site, mitigates the impact at other intersections, and is in accordance with the adopted TSP.

The staff recommendation is to approve the resolution as stated on Agenda Packet P45, with one correction to point five, by striking the last clause ("and Springbrook Road/Highway 99W intersection."). It is redundant of point four in the resolution. There is also a change of date on P47 above the signature line, from "September" to "November". The UGB expansion would include COM, HDR and LDR. The conditions of approval would consist of the completion of the Crestview redesignation process, construction of the Crestview extension, mitigation for transportation impacts at nearby intersections, a wetland determination completed for the site, and expansion of the Fernwood pump station (if needed).

#### **Questions for Staff:**

**Councilor Soppe** first wanted to see a copy of the revised resolution. He then commented that he didn't see where the staff recommendation requires this property to only be developed contingent on the adjacent property being developed.

**Steve Olson** explained where the language in the staff recommendation ensures development of this property only upon development of the Gueldner property to the west. **Barton Brierley** spoke to the issue as well, and added that the Gueldner property is already before the county commissioners for a UGB amendment.

**Councilor Soppe** asked if property within the URA is then to be brought into the UGB, is there still an exception if it is farm land.

**Steve Olson** said two different exceptions were involved with this property – one exception was from transportation policies that froze UGB amendments in this area, and the other was when the

area was declared exception land (not prime farmland) during the urban reserve amendment process.

**Councilor Soppe** then stated that he wants to know which step of the process would postpone the development of this property until a connection to the eventual frontage road along the bypass is established. He doesn't want to see the property developed now in such a way that would prevent a connection to a future frontage road. **Barton Brierley** stated that short of waiting on ODOT to build it, there would opportunities upon development to make sure this frontage road is constructed to accommodate the future plans.

**Councilor Soppe** also was curious about the type of housing possible in MDR and HDR as proposed for this property. **Steve Olson** responded with potential housing scenarios available in each type of density level, and the square footage of potential lots. HDR does not allow single family homes on individual lots.

**Councilor Soppe** wanted to see a copy of City Resolution 2006-2661, which is to initiate the redesignation of Crestview from minor arterial to a major collector street between Springbrook Road and Highway 99W. **Barton Brierley** said that he would get a copy of the resolution and respond later.

**Councilor Soppe** also brought up a correction on P42, changing "extended north" to "extended south".

**Barton Brierley** came back with a copy of R2006-261 and read the pertinent wording. **Councilor Soppe** was concerned that redesignation has not been approved by the City Council yet, and does not guarantee that traffic calming measures will be included. This is an objection that Councilor Soppe has with the city staff, that he does not want to see items come back to the Council in such a fashion that the Council is forced to vote a certain way because various developments are already depending upon a certain vote on the issue.

**Commissioner Lewis** was concerned as a county commissioner, who approved the Gueldner property just yesterday, that traffic calming devices might not be required as part of development of the property.

**Barton Brierley** referenced the resolution, and its appendix B, where the traffic calming devices are very much included. The development of the Gueldner property will be contingent on fulfilling the traffic plan.

**Chair Ashby** then asked for clarity on the resolution and what the city was trying to achieve with it. **Barton Brierley** said that the resolution initiated the TSP amendment process, which staff will bring back to Council.

**Commissioner Haug** then asked if the resolution had more weight than a concept plan.

**Commissioner Lewis** realizes that certain details of the calming devices can be worked out in the future, but wanted to know that the goal of slowing traffic through the residential area would be for 25 mph.

**Councilor Soppe** stated that he believes that the wording of the resolution is what was adopted, not the attachment. He wants it to be much clearer when an attachment to a resolution is being adopted.

**Commissioner Haug** wanted to consider that the TSP has to be approved with traffic calming devices included, and that all of this would be a condition on the development of the NewB property. There was some willingness to let this issue be shelved for the moment, and built into a recommendation after further discussion. (Elaine Taylor passed out copies of Res. 2006-2661 at this time).

**Commissioner Haug** asked if staff has a definition of buffer zones. **Mr. Olson** said that "buffer" is not defined in the Development Code, and that properties could be buffered in several ways, such as by setbacks or landscaping.

**Commissioner Haug** also took exception to the statement that the City has stringent light trespassing standards. Haug referenced the excessive lighting present with the car dealerships on Hwy 99W as evidence of a weak standard.

**Barton Brierley** pointed out that a variance to allow 2 foot-candles of light trespass on the street side of the auto dealer was approved since the streetlights already provided that much light. The other property lines did meet the 0.5 foot-candle standard.

**Commissioner Haug** also wanted to see the draft frontage road on the Transportation Plan. **Barton Brierley** used a laser pointer light to show the draft frontage road on the map. At the same time, a citizen with color aerial photos brought them forward from the audience to be used to answer the question about the frontage road. The citizen told Mr. Brierley that she received them tonight from ODOT. (These were eventually copied for the commissioners and entered into the record).

**Commissioner Lewis** recollected that the frontage road proposal was to use the two west bound lanes of current Hwy. 99W as a frontage road that would connect to Benjamin Rd, which wasn't shown on the map.

End of Side B, Tape 1

**Chair Ashby** asked what the proposed commercial space will be and how it compares to Fred Meyer. **Barton Brierley** thought that Fred Meyer was 160,000 sq. ft. and Mr. Olson said the applicant was planning on up to 280,000 sq. ft., not 155,000 as Mr. Ashby thought.

**Councilor Soppe** questioned the corrections made on P45, being confused where the redundancy really applied. His perspective is that point four requires the applicant has to pay for the improvement and point five requires them to do the study that leads to the improvement.

**Mr. Olson** said that point four was brought forward from the Gueldner property UGB conditions, and was included to keep some consistency with the NewB property.

**Councilor Soppe** wanted to have a better understanding of all the intersections that the applicant would have to improve. Mr. Olson assured him that the applicant would have to be involved with financing the improvements, and Mr. Brierley pointed out that two of the three intersections being questioned don't currently exist, but that the applicant will be liable in the future for their improvements.

**Councilor Soppe** also asked for what a half foot candle at the property line would be like. How dim is it? How wondered how any development could meet this standard. Mr. Olson replied that development could and did meet this standard, but had to design the lighting to meet it.

**Councilor Soppe** wanted to know if there would be a road from the top of Rex Hill to Springbrook called Hwy. 99W. Mr. Brierley said yes.

He was also seeking to understand what a commercial neighborhood center is—to be explained by the applicant later.

**Martin Chroust-Masin**, Yamhill County Planning, addressed the ordinance 747. Mr. Soppe asked if ordinance 747 had been adopted, and Mr. Chroust-Masin said that it will hopefully be resolved before the UGB amendment was brought to the city council.

**Martin Chroust-Masin** concurred with the City recommendation but wanted additional buffering along the north and east sides, with LDR coming down to Hwy. 99 being preferable. He said that there was a wetland that bisects the property. He also endorsed a vegetation buffer along Benjamin Road.

**Commissioner Haug** asked if Mr. Chroust-Masin knew how much fill was needed to fill in the wetland. He did not know, but it was added by Mr. Brierley that the State requires a permit for any amount over 50 cubic yards, and the US Army Corps of Engineers requires any amount to have a permit.

**Councilor Soppe** asked if it is the city's intention to leave it to the state to handle the wetland ramifications of the property. Mr. Brierley said that the State and Federal requirements did cover the wetland impacts.

\*\*\* **Chair Ashby** allowed a short recess \*\*\*

There were now over 60 citizens present in the audience.

**Mr. Olson** read two submitted letters into the record. The first letter was written by Bruce Barnett. The second letter was written by Roberta Barnett from the same address.

#### **Public Comment:**

Proponents spoke first.

John Bridges, of Brown, Tarlow & Bridges, 515 East 1<sup>st</sup> Street, Newberg, representing NewB Properties, said he would try to be brief, yet wants to answer questions, state their goals, and request that their amendment be accepted above and beyond what staff already mentioned in their report.

Mr. Bridges drew out the historical perspective of URA in Newberg. This NewB Properties plan is a response of citizen-driven plans and involvement for the city. It is a mixed-use project that the city needs where residents can walk to commercial shops. This property has long been designated for future commercial use.

Mr. Bridges clarified that the previously mentioned 280,000 sq. ft. of commercial space needs to be understood as 150,000 sq. ft. of commercial space with a potential of 150,000 sq. ft. of office space *above* the commercial space. About two thirds of the property will be used for commercial use, with the other third being used for residential use.

Transportation Plan

Mr. Bridges explained how ODOT requested the overlay, but since the bypass will go through south of Hwy. 99 (due to the historic McClure property), therefore any property north of Hwy. 99 does not need to be included in the overlay.

Mr. Bridges used a large color aerial view to show ODOT's plan to have a frontage road that will connect to Benjamin Road. Though the design is only conceptual at this time, the applicant is willing to accept the condition for properly working with ODOT to connect to Benjamin Rd. or to the frontage road. Furthermore, such connector roads will only be built by the development of the Gueldner property and this property since the city can not afford to build such streets.

Mr. Bridges also believes that everyone involved wants traffic calming devices, whether City Council has decided on the issue in the resolution or not. Mr. Bridges assured Councilor Soppe that his applicant, the Gueldners, and the Oxberg Estate residents will be before city council asking for traffic calming.

End of Side A, Tape 2

Therefore, any condition on the recommendation tonight for traffic calming will be gladly accepted by the applicant.

Providence Hospital, the Gueldners, and NewB Properties have all agreed to the point four on P45. Therefore, the applicant is willing to pay according to the city's preexisting designated formula, as done for Providence Hospital. Point five is different because the road and intersections are not there yet, and reasonable mitigation is not known today, but the applicant is willing to be involved with the study.

Mr. Bridges also speculated that the wetland feature was not natural; it is a run off from properties developed to the north. His applicant will gladly defer to the state study and any included requirements.

Questions for Mr. Bridges:

**Commissioner Haug** referenced the letter from Mr. Barnett requesting a brick wall. He was wondering if a brick wall would make sense for this property. Mr. Bridges gave the short answer of no.

**Commissioner Sherwood** questioned the different acreage designations. Mr. Bridges responded that 5.9 acres will be used for LDR, 3.9 for MDR, and 3.1 acres of HDR. **Commissioner Sherwood** also asked about the water runoff becoming part of Springbrook Creek. Mr. Bridges pointed out the path of Springbrook Creek, but didn't believe high quality wetlands are involved with this property.

**Commissioner Haug** asked about the Ad Hoc Committee recommendations for residential versus commercial use of this property. Mr. Bridges recalled that the committee might have discussed up to 75% be commercial use with a buffer of residential.

**Councilor Soppe** said that the wetland issue in the northeast corner of the property was not addressed earlier. Mr. Bridges assured him again that the applicant is willing to comply with the state study, even for the stream corridor in the northeast corner.

**Councilor Soppe** also wanted to clarify the willingness of the applicant to work with the Gueldner properties, especially with the alignment of the connector road, and lining up the residential zoning areas. Mr. Bridges' applicant is planning to have single family homes in the MDR.



**Councilor Soppe** again brought up the concern of the possibility of ODOT being uncertain of the frontage road. Mr. Bridges assured the commissioners again the applicant will work closely with ODOT to make sure a connection is made.

**Councilor Soppe** then sought to better understand if there is a cost already known for future intersections. Mr. Brierley said a general cost assessment can be generated currently and then refined as more knowledge comes available. There was much discussion on making sure the applicant pays a fair portion of the cost.

**Councilor Soppe** asked if the single sidewalk on the street should be two sidewalks. Mr. Bridges said that single sidewalks are for alleys, and two sidewalks will be on all the other streets.

**Councilor Soppe** asked about an issue on P163, and if intersection three is shown correctly.

Kimberly Dunn, 4505 E. Portland Rd, Newberg, currently lives on one of these properties, and she came forth on behalf of her dad who owns the land. She would like to see this property developed by the applicant.

Charles "Chuck" McClure, 30295 Hwy. 99W, Newberg, is the owner of the property to east. He would like to see the residential lots brought along the eastern properties lines. He would like to see a buffer, even vegetative, where there will be no visibility of the new development.

**Mr. Olson** described buffers according to the city code. Buffering can be accomplished by setbacks and landscaping. The front yard setback along Benjamin Road must be landscaped and include street trees, but the landscaping is typically not a hedge or a wall.

**Commissioner Lewis** asked if the planned property, which currently has commercial planned across Benjamin Road from the pond on Mr. McClure's property, would prefer residential.

End of Side B, Tape 2

Mr. McClure said residential would be preferred as a buffer across from the pond.

David Jensen, 14791 David Ct., Newberg, was concerned that this development could make Newberg another part of Portland metro. He wants this commission to shield the city from becoming part of "New Shergard City."

**Councilor Soppe** tried to assure Mr. Jensen that he does have a vote that determines which county commissioners are elected who make decisions on these issues. He also asked Mr. Jensen where Newberg growth could take place.

Mr. Jensen referenced the Austin properties and planned development.

\*\*\* Chair Ashby allowed for another short recess \*\*\*

Dick Petrone, 4301 NE Crestview Dr., Newberg, spoke on behalf of Oxberg Lake Estate residents, and stated how various residents will come forward with particular issues, and then he would summarize their presentation at the end.

John Trudel, 4304 NE Birdhaven Loop, Newberg, spoke first to the applicant being required to mitigate the transportation plan ramifications to their neighborhood, with proper traffic studies

being completed. Secondly, they want better wetland determinations (a colorful wetland map was issued) in place prior to development. Thirdly, HDR was a surprise to the neighbors who were convinced that that the developers were going to put in only LDR.

In summary, the Oxberg Estate residents are not opposed to development. However, certain provisions need to be addressed, and the Oxberg Estate residents request that the proposal be tabled until the transportation and wetland issues are addressed.

**Councilor Soppe** asked Mr. Brierley if the city would do “best practices” for storm drainage. Mr. Brierley said yes.

**Councilor Soppe** wanted to know if the residents are content on leaving the wetland issues to the State and Federal agencies. Mr. Trudel said yes.

**Councilor Soppe** also asked if Mr. Trudel had seen the transportation studies, and what more he is looking for in regards to traffic. Mr. Trudel answered that he wants to know what is going to happen with the bypass before letting the development go forward.

Keith Wingfield, 4204 Birdhaven Loop, Newberg, representing the Oxberg Estate water company, as the quasi manager of the company. He passed out two handouts. One showed that 70% of the proposed development is within the aquifer recharge area. He is convinced that aquifer protection needs to take place with the development carefully and deliberately. Mr. Wingfield asked that a condition be required of the developer to do “best practices” for stormwater drainage.

**Councilor Soppe** wanted to know if the city’s best practices are sufficient. Mr. Wingfield said that such best practices are evolving, and a requirement to practice the best available at the time would be appreciated.

**Councilor Soppe** asked if Oxberg Estate residents practice green streets steps to protect the aquifer themselves. Keith Wingfield said they do.

**Commissioner Haug** asked Keith Wingfield to identify the Oxberg Estates on the aquifer recharge map.

Paul Anderson, 4601 Blue Heron Ct., Newberg, is a neighbor of the Barnetts which abuts the development. He would ask that a green space be considered as a buffer with the new development. They have enjoyed wildlife traipsing through their backyard (Many of his thoughts are on the submitted letter).

End of Side A, Tape 3

His letter was submitted after he finished addressing the commissioners.

**Councilor Soppe** asked for the difference between the 170 ft. LDR buffer with trees for the Gueldner property, and that the same is being proposed for this applicant. Mr. Anderson said that the staff has proposed LDR of 127 ft.

**Commissioner Lewis** asked about Mr. Barnett’s proposal for a rock wall. Mr. Anderson would prefer a foliage buffer for sake of the animals.

Carla Anderson, 4601 Blue Heron Ct., Newberg, even though LDR would abut their property, she wants to be on record for favoring the current forest land versus four or five two-story homes adjacent to their backyards.

Vicki Shepherd, 30230 NE Benjamin Rd., a member of the NE Newberg Community Alliance, quoted Tom McCall about growth and is opposed to this development. She will request a 50 foot riparian buffer with a rock wall.

**Commissioner Lewis** wanted Mrs. Shepherd to know that the stream will have a protected corridor which will not allow any development within it. **Commissioner Haug** added that the stream corridor could be 50 feet from each edge of the creek depending on the slope of the land.

Mark Haworth, 13735 NE Lake Shore Dr., Newberg, recently moved to Newberg from Tigard in appreciation of Newberg's controlled growth and desire to see residents and companies working together. He asked that the commissioners protect his well water, his right to safety, to preserve their part of Newberg staying rural, and his investment as well Newberg's status as the gateway to wine country.

**Councilor Soppe** asked about the best practices agreement, and whether if it was adequate. Mark Haworth said that if the best experts were involved, then he will have to live with it.

**Councilor Soppe** asked about his opinion on whether the city owes him a view. Mark Haworth said the city does not owe him a view, but he moved here in part for the view, and wants to be vocal when he can to promote growth taking place somewhere else.

Dick Petrone, 4301 NE Crestview Dr., Newberg, spoke again on behalf of the residents. The aquifer study will be shared with the county. They want to see a thorough transportation plan, as well as wetland study. He also thanked the county commissioners for their support, as well as Mr. Bridges, and Mr. Brierley and staff, and he looks forward to working with the developer.

**Commissioner Haug** asked Mr. Petrone if this land is developed, is it possible to determine what the impact will be on their aquifer.

Donald Alexander, 1112 N. Klimek Lane, Newberg, lamented the lack of wildlife no longer seen on his property. He believes that if the project goes through, then he and his neighbors want full access maintained during construction, and good construction practices followed so that no harm comes to residents.

Mr. Brierley read a letter from Dale Palmer into the record.

John P. Lowery, 30100 NE Benjamin Rd., Newberg, a member of NE Newberg Community Alliance. He is most concerned about the traffic impact of this development. He submitted a letter with traffic pictures.

End of Side B, Tape 3

Mr. Lowery showed a picture of the peak traffic that backs up on Hwy. 99 due to the light at Providence Drive.

**Councilor Soppe** asked if there was a better place for growth in the city. Mr. Lowery referenced the land west and south of town, and the Austin property. Plus he does not want to see a traffic bottleneck coming into Newberg.

**Commissioner Haug** said that the commissioners are determining not just where the city will grow but when. There is a timeline put into place once land is brought from the URA to the UGB.

Pricilla Lowery, 30100 NE Benjamin Rd., Newberg, wants to be a faithful steward of the wildlife available in this scenic watershed area, and preferred that the area be developed with one acre lots.

**Councilor Soppe** wanted her to clarify what she was asking of the commissioners. She wants the city to avoid the sprawling growth of other cities. Ensure that the growth of Newberg is done wisely, and concentrated in the center.

Fran Hunter, 30050 NE Benjamin Rd., Newberg, is a neighbor of the Lowerys, does not want to see this project at this time. She is greatly concerned about traffic flows before the bypass is built. She pleaded for Newberg to grow slowly.

**Haug/Soppe** motioned that the hearing be continued, with public testimony still open, to December 6, 2006. Motion was passed by unanimous consent.

Mr. Brierley stated the meeting would be at the Public Safety Building, or an alternate location that would be posted at the Public Safety Building and on the City's website.

**VI. ITEMS FROM STAFF:**

**Barton Brierley** held off on mentioning any at this time.

**VII. ITEMS FROM COMMISSIONERS**

Nothing was mentioned.

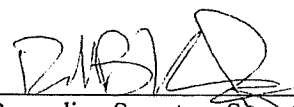
**VIII. ADJOURN**

Chair Ashby adjourned the meeting at 12:23 am.

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

AYES: 7      NO: 0      ABSTAIN: 0      ABSENT: 0  
(list names)

ATTEST:

  
\_\_\_\_\_  
Recording Secretary Signature

DAVID B. KING, JR      31 JAN 07  
Print Name      Date