Citizen Involvement Advisory Committee

December 14, 1976

The meeting was called to order by Chairman, George Alexander.

Roll Call:

Present: George Alexander, V.G. Anderson, John Cach, Maybelle DeMay, Elvern Hall, Curt Loewen, Doug McIntyre, Wyn Stuckey

Absent: Allen Blodgett, Ellen Scharf, Don Schmidt, Leonard Attrell

Staff Present:

Dale Blanton, City Planner
Jerry Dragoo, Planning Consultant
M.C. Gilbert, City Administrator
James Nims, City Engineer
County Staff: Craig Greenleaf , Greg Wolf
L.C.D.C.: Donna Hepp

Mabelle DeMay questioned Item 10 of the published minutes. Staff was directed to delete this item. The minutes were then approved as amended.

The Urban Services Boundary was then discussed.

Mr. Blanton stated that the Planning Commission had referred the matter back for further study, in light of a Planning Commission Hearing on the matter.

Mr. Greenleaf apologized for the poor attendance of the Newberg-Dundee Planning Advisory Committee who had requested a joint meeting on this matter. He briefly stated the concerns of this committee.

1. Gravity sewers may not be proper basis for establishing the boundary.
2. Moving the boundary to the West might be possible.

Mr. Cach stated that two valid objections raised at the hearing should be addressed.

1. 1000 Friends of Oregon Letter.
2. Annexation Policy.

It was suggested that staff prepare a rebuttal to the letter, in light of the fact that 30-40% of the land in question could not be developed for residences based on other community experiences.

The idea of an annexation policy was supported. Donna Hepp stated that some efforts in this area are being made in Columbia County and that City staff will be kept up to date as developments happen.

Mr. Greenleaf stated that the County does not take exception to the boundary at a staff level, but Citizens Groups have not, as yet, had an opportunity to comment. The County position will be determined as proposals go through the process.

In order to have a co-ordinated plan, interaction at each step in the process was encouraged.

Mr. Alexander stated that a lot of time and effort was put into the original boundary and subsequent study of this boundary. Support of the boundary was expressed by the committee. But a formal action was delayed for one month in order to allow the county to present any information they might have regarding alternatives.

Discussion of East-West Arterial street as shown on the plan. Mr. Stuckey stated he would abstain from discussion and voting.

Mr. Blanton stated reasons for issue being before the commissions again this month.

Jerry Dragoo explained reasoning for inclusion in the original plan.

Craig Greenleaf commented briefly on the county's position, stating that members of the Planning Commission and Board of Commissioners have changed, and a re-evaluation of the issue could be looked at.

At this point a letter from Stan Bunn was read into the record. Mr. Bunn represents Joe Brugato, the applicant in this matter.

Wynn Stuckey then discussed possible alternative locations for the arterial. He stated he supported the arterial concept, but not the By Pass concept.

Mr. Cach then mentioned Fasano rules that would justify the amendment, stating conditions the applicant must prove.

Mr. Stuckey then answered questions which members had.

Joe Brugato then discussed his proposed development, stating it would be of a high quality, with building requirements for electric garage door openers and cedar shake roofs.

Jerry Dragoo mentioned that if the applicant includes the street in his plan, the same number of units would be allowed because the gross acreage would be the same.

Hall-DeMay motion to continue to support an east-west street from Highway 240 to Highway 99W, and that the Right-of-Way be reduced from 100 feet. (carried)

Hall-Loewen motion to direct staff to do a study and make recommendations as to street sizes and the location of this arterial west of College Street. To report back to the committee next month. Carried.

Adjournment

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Minutes

Citizen Involvement Advisory Committee

November 9, 1976

The meeting was called to order by Chairman, George Alexander.

Roll Call:

Present: George Alexander, V.G. Anderson, Allen Blodgett, Maybelle DeMay, John Cach, Doug McIntyre, Ellen Scharff, Don Schmidt, Leonard Attrell

Absent: Elvern Hall, Curt Loewen, Michael Williams

Staff Present: Dale Blanton - City Planner
M.C. Gilbert - City Administrator
Jerry Draggoo - Planning Consultant

Motion: DeMay - McIntyre to approve minutes of previous meeting. Carried.

Staff read a letter from the Newberg-Dundee Planning Advisory Committee requesting a joint meeting.

Blodgett-Williams motion to send a letter inviting the Planning Advisory Committee to meet on December 14 at 7:30, City Hall, Newberg, Oregon. Carried.

The relationship between the Parks dirstrict and the committee was discussed. It was decided that the representative from the Parks District (Leonard Attrell) should act as liaison between the two groups, but no joint sessions were needed.

Community Problems Needs and Desires were discussed. The following were recommended:

1. Creating an Image of a Quality Living Environment.
2. Try to encourage development which would lower the number of residents working outside the City.
3. Look into rail transit systems for the City.
4. Look into being included in the Portland telephone area.
5. Controlled growth should be encouraged.
6. Growth should coincide with the orderly expansion of Urban Services.
7. Study Parks situation.
8. Look at Possibility of a Downtown Mall.
9. Try and eliminate the downtown parking problem.

10. Look at possibility of closing River Street to join Herbert Hoover Park with the Boyhood home of Herbert Hoover.

10. High Design Standards should be encouraged.
    a. through ordinances.
    b. requesting landscaping on major projects.

The Goals and Objectives expressed in the Comprehensive Plan were thought to still be valid.

The possibility of a slide show, explaining different development standards and what they can do was suggested by Jerry Draggoo. The Committee requested that this be scheduled in the near future.

Adjournment.

Tuesday, 7:30 P.M. October 12, 1976

A REGULAR MEETING
OF THE CITIZEN INVOLVEMENT ADVISORY COMMITTEE

Council Chambers Newberg, Oregon

The meeting was called to order by Chairman, Wyn Stuckey

Roll Call -
Present: George Alexander, V.G. Anderson, Elvern Hall, John Cach, Allen Blodgett, Wynn Stuckey, Don Schmidt, Mrs. George DeMay, Doug McIntyre

Staff Present:
M.C. Gilbert, City Administrator
Jim Nims, City Engineer
Dale Blanton, City Planner
Jerry Draggoo, Planning Consultant
Greg Wolf, County Planner

The first item of business was election of a new chairman. George Alexander was nominated by Elvern Hall and seconded by Allan Blodgett. The committee voted unanimously to approve the nomination.

Staff then suggested items 3 and 4 be deleted from the agenda, and postponed until a later time.

Staff asked that a liaison be appointed to work with the Heritage Club to make recommendations as to Historic sites.

Mrs. DeMay was appointed unanimously.

Staff then presented an Urban Growth Boundary for the committee recommendation. The history and reasoning for the boundary was explained briefly.

An area currently outside the proposed boundary is currently within the city limits. It was suggested that since the City has already committed itself by annexing area, that it should be included.

Blodgett-Stuckey motion to recommend that the eastern boundary be defined as the limit of the gravity flow sewer line and to include any areas within the city limits beyond the line. Motion carried.

The committee then recommended that the western boundary be redrawn to reflect a more accurate representation of a gravity flow line.

Hall - Blodgett motion - to define the western boundary as those areas which can be served by the present gravity sewer system and to include those areas which can be served by the Northwest Newberg Sewer facilities which are proposed. Motion carried.

Hall - Schmidt motion to recommend the North boundary be defined by North Valley and Bell Road, as shown. Motion carried.

Jerry Draggoo then brought up the issue of a pending comprehensive Plan amendment which would delete the North Arterial By-Pass roadway west of College Street. A committee recommendation on the matter was requested.

It was noted that the county didn't include the road beyond College St. in their plan, due to pressure in the Yamhill Carlton area. Jim Nims stated that the project would be costly and is probably unrealistic.

Schmidt - DeMay motion to recommend retention of the Arterial By Pass, as element of the Comprehensive Plan. Motion carried.

The meeting was adjourned.

Tuesday, MINUTES September 14, 1976

REGULAR MEETING

CITIZEN INVOLVEMENT ADVISORY COMMITTEE

Council Chambers Newberg, Oregon

The meeting was called to order.

Present: George Alexander	Wynn Stuckey
John Cach	Allen Blodgett
Elvern Hall	Ellen Scharf

Staff Present:
Jim Nims, City Engineer
Dale Blanton, City Planner
M.C. Gilbert, City Administrator

Staff report on Forest Lands which exist within the planning area. Staff noted that most forested areas within the existing city greenway areas.

In the discussion it was noted that no commercial forests exist, therefore, no forested lands should be recognized.

Motion: No forest lands are recognized as existing within the planning area. Carried.

Staff report as to agricultural lands policy. Current policy as stated is "Agricultural farmland should be encouraged to remain as long as possible."

Motion: Change above to read, "Agricultural farmland should be encouraged to remain as such as long as possible."

Amended to add, "excepting those areas designated as industrial by the Comprehensive Plan." Motion and amendment carried.

Staff report as to policy in areas of Natural Hazards. Existing hazards include flood plains, and slopes greater than 20% in close proximity to drainage areas.

Motion: "Areas where natural hazards exist should be excluded from development."

(No longer a quorum present)-- The remainder of the meeting was spent in discussing current goals, and Population Projections. A brief staff report was given concerning the Urban Growth Boundary.

McGilbert

Citizens Involvement Advisory Committee

July 13, 1976

The Meeting was called to order by Acting Chairman Elvern Hall.

Present: George Alexander
Allen Blodgett
John Cach
Frank Cole
Doug McIntyre
Ellen Scharff
Mide Williams

Absent: V.G. Anderson
Dave Bauer
Paul Halstead
Wynn Stuckey

Staff Present: Dale Blanton, City Planner
Jerry Dragoo, Planning Consultant
Jim Nims, City Engineer
Arvilla Page, Assistant City Recorder

Mr. Hall introduced Dale Blanton, City Planner to the Committee.

Mr. Dragoo outlined the revised work program. Staff will provide most of the information needed. The Committee will not need to make decisions until they get to the alternative stage. Cach-Williams motion to adopt the revised Work Program dated 6/18/76. Carried.

The Urban growth boundary was discussed in relation to the Facilities Planning Report being done by Westech Engineering. Several conclusions in the report were challenged by Mr. Nims and several members of the Committee. The study assumes the capacity of the present Newberg sewer plant could be increased to 12 million gallons per day. Mr. Nims disagreed with this conclusion.

The Committee discussed: (1) Designating an Urban Growth Bounday and immediately establishing phases for growth within the boundary. (2) West Boundary possible near Tangent Road because it is now served by City water. (3) North boundary near Bell Road and North Valley Road. (4) East boundary at line as presently established in the Comprehensive Plan. Exact location of the boundary lines to be established at the next meeting.

Cach-Blodgett motion to adjourn. Carried.

CITIZENS INVOLVEMENT ADVISORY COMMITTEE

June 14, 1976

Present:
- George Alexander
- Frank Cole

Staff Present:
- Jerry Draggoo, Planner
- M. C. Gilbert, City Administrator
- Arvilla Page, Assistant City Recorder

Meeting adjourned due to lack of a quorum.

The next meeting is Tuesday, July 13, 1976.

A REGULAR MEETING
CITIZEN INVOLVEMENT ADVISORY COMMITTEE
May 11, 1976

The meeting was called to order by Acting Chairman Elvern Hall.

Present: George Alexander, V. G. Anderson, John Cach, Frank Cole, Elvern Hall, Doug McIntyre, Ellen Scharff, Wynn Stuckey

Also Present:
Carol Terjeson, Dundee Planning Commission
Bill Blosser, Dundee Planner from CH2M Hill
Tim Peters, " " " " "
Jerry Draggoo, Newberg Planner from Robert Meyer Engineers
M. C. Gilbert Newberg City Administrator
Jim Nims, Newberg City Engineer
Russ Faust, from Westech Engineers
Arvilla Page, Secretary

Absent:
Dave Bauer, Michael Williams, Paul Halstead, Allen Blodgett

Mr. Draggoo stated an urban growth plan was needed by Newberg and Dundee in the area between the two cities.

Mr. Faust stated study of the areas sewer needs for the next 20 to 25 years shows a projected population of 27,000 based on figures from Mid-Willamette Valley Council of Governments. The growth of Dundee is limited by hills and agricultural lands. The Newberg system is adequate for growth. Dundee's system is not, and improvements must be made.

Discussed by all present were (1) separate systems for Dundee and Newberg, (2) Dundee would pump to the present Newberg facility (3) a regional facility between the two cities.

Also discussed were the cooperation between the two cities, the area now served by Newberg water and whether a city would be required to annex on request any property within the urban growth boundary.

<u>Motion</u>: Cole-Scharff to maintain the urban growth boundary as presently stated in the Newberg Comprehensive Plan. Carried.

<u>Motion</u>: Stuckey-Cach to reconsider the previous motion. Carried.

It was decided to not recommend any changes in the Urban Growth Boundary until Westech Engineering can give more information on the Regional Sewage Facility Study.

Mr. Draggoo stated he is working on a Work Plan for the committee.

Subdivisions to be submitted to the Planning Commission on May 18 were discussed, but no formal recommendations were made.

<u>Motion</u>: Cach-Anderson to adjourn. Carried.

McGilbert

A MEETING OF THE CITIZEN'S INVOLVEMENT ADVISORY COMMITTEE
March 9, 1976

Present:	George Alexander	Al Blodgett
	John Cach	Frank Cole
	Elvern Hall	Michael Williams
Absent:	V. G. Anderson	Dave Bauer
	Paul Halstead	Rev. James Ringseth
	Ellen Scharff	Wynn Stuckey

Staff Present: M. C. Gilbert, Finance Officer
Jim Nims, City Engineer
Arvilla Page, Assistant City Recorder

Elvern Hall as acting Chairman called the meeting to order.

Mr. Hall reviewed the progress to date on the Willamette River Greenway Program. The committee members discussed rights of property owners, permitted uses, the original vs. present concept of the plan and what would occur if the City did not submit a plan for their area.

The Committee with advise on wording from Jim Nims, City Engineer determined the Greenway Boundary.

Alexander-Cole motion that the Greenway Boundary be recommended as follows:

> Beginning at a point on the center of Dog Ridge Road near Gearin Ferry Site at elevation 150, thence following contour 150 Northwesterly on Dog Ridge Road to a point where Dog Ridge Road intersects elevation 150; thence Westerly on contour 150 to the East bank of Chehalem Creek, which is the Westerly boundary of the urban growth boundary.

It was determined after discussion that the Committee should work on extablishing a new urban Growth Boundary and that work should continue on the goals and guide lines for Comprehensive Planning.

Metting adjourned.

A REGULAR MEETING OF THE CITIZENS INVOLVEMENT ADVISORY COMMITTEE
February 10, 1976

In the absence of the Chairman and Vice Chairman, the meeting was called to order by Mr. Gilbert.

Present: George Alexander, V. G. Anderson, Elvern Hall, Ellen Scharff, Michael Williams

Absent: Dave Bauer, Frank Cole, Larry Hall, Rev. James Ringseth, Wynn Stuckey, Paul Halstead

Staff Present: M.C.Gilbert, Finance Officer
Jim Nims, City Engineer
Arvilla Page, Assistant City Recorder

Anderson-Williams motion to elect Elvern Hall acting Chairman. Carried.

John Kadaja from the Department of Transportation was introduced. He presented to the committee the Willamette River Greenway Program. Newberg is not now in the Greenway but the Greenway is within the urban growth boundary.

Questions asked by the committee members:
Use of the bank area by Publishers Paper Company--
Future expansion of the sewage treatment plant at its present location--
What will be done with the land fill--
Who would have approval and denial powers--

The Greenway controls minimum depth of 150 feet and 320 acres back conditionally. Requests for conditional use are circulated to all affected agencies and government units.

A boat trip by the committee members to inspect the Greenway area was planned for Saturday, February 28, 1976 at 10:30 A.M.

The secretary was instructed to obtain copies of the two maps of the Newberg Greenway area from the Department of Transportation.

Meeting adjourned.

McGilbert

MEETING OF THE CITIZEN INVOLVEMENT ADVISORY COMMITTEE
January 26, 1976

Present:

George Alexander	Elvern Hall
Dave Bauer	Ellen Scharff
Frank Cole	

Staff Present:
M. C. Gilbert, Finance Officer - Ex-Officio Member
Rich Leonard, Planning Consultant
Arvilla Page, Assistant Recorder

Also Present:
Jim Kesey, Chehalem Park & Recreation District

The members present, with advise from the Planning Consultant, continued work on LCDC form EV3a to identify work needed to meet the goals listed. It was determined that Goal 5e, line 1 should be "yes" until an opinion is received from the State.

LCDC form EV3a, Lines 2 and 3. Goal and Information Sources:
- #3 - Agricultural; Survey.
- #4 - Forest; Aerial Maps.
- #5a - Open Space; Survey and maps.
- #5b - Mineral & Aggregate; City Engineer.
- #5f - Scenic Views; Survey and define.
- #5g - Water Areas; State Engineer.
- #5j - Historic Areas; Local Historical group.
- #5k - Cultural Areas; College, etc.
- #5m - Wild & Scenic Waterways; County is working on this.
- #6a & b - Air and Water Quality; See ordinances in effect.
- #7a - Flood Areas; Corp of Engineers. Get public input on surface flooding problems.
- #7c - Landslide Areas; Same as #7a
- #7e - Weak Foundation Soil; Map available.
- #8 - Recreation; Chehalem Park & Recreation is now working on a conprehensive plan.
- #9 - Economy of Area; Chamber of Commerce.
- #10 - Housing; Realty Board.
- #11a - Schools; School District 29J.
- #11b & c - Water & Sewage; See recent studies and plans.
- #11d - Solid Waste; Angus McPhee at present site. Identify possible future sites.
- #13 - Energy Conservation; PGE, Northwest Natural Gas, Fuel oil distributors.
- #14 - Urbanization; Review County study.

Changes:

Page 1 of EV1, Item 5(3) - Omit "Approval Pending". Item 6 - Omit "Public Works Group" and "Capital". Add "Planning Commission".

Page EV3A-3C, Add "Goal 8 - Review Comprehensive Plan Changes".

The Compliance Schedule (CP-1) was discussed and some dates were changed.

The budget and grant application were discussed. The budget to total approximately $57,000. City in kind matching = $10,000, Grant application = $47,000.

The Finance Officer advised that a special meeting of the City Council will be held Wednesday, January 28, 1976 p. m. to consider application. If approved by them, it will be sent to LCDC before the February 1st deadline.

MEETING OF THE CITIZEN INVOLVEMENT ADVISORY COMMITTEE
January 20, 1976

Present:

George Alexander	Paul Halstead
V. G. Anderson	Rev. James Ringseth
Dave Bauer	Ellen Scharff
Frank Cole	Wynn Stuckey
Elvern Hall	Michael Williams

Staff: Rich Leonard - Planning Consultant
Arvilla Page - Assistant Recorder

The meeting was called to order by Chairman Halstead.

Richard Leonard, Planning Consultant, stated the Committee should:

1. Determine procedure and policy of when Comprehensive Plan changes and amendments should be made.
2. The focus of the Committee should be the Comprehensive Plan with on-going changes.
3. Review all Comprehensive Plan change requests.

Resolution #76-586 establishing the Citizen Involvement Advisory Committee was read and discussed with particular emphasis on the duties of the Committee.

Alexander-Stuckey motion that any effective change in the Comprehensive Plan be submitted to the Citizen Involvement Advisory Committee for review before Planning Commission action. Carried.

The Comprehensive Plan change request by Sam Whitney presently before the Planning Commission was discussed. Hall motion to recommend against the request. Motion died for lack of second.

It was noted that the Committee is to consist of 14 members and still to be appointed were representatives from the Planning Commission and the N.W. and S.E. areas.

The LCDC Evaluation was reviewed to identify work items. The goal of the Committee is to change "no" items on the chart to "yes".

Goal # 5-e, "Ecological & Scientific Natural areas" changed from yes to no as not applicable.

Goal # 5-1, "Recreation Trails" determined to be not applicable.

Goal #7-f, Other Natural Hazard Areas" determined to be not applicable.

The planning grant application and deadline were discussed and it was decided to try to meet the February 1, 1976 deadline with the application.

The committee requested that the City Recorder and Engineer make available for their inspection the following:

1. Existing Land Use Summary Map
2. Major Roads Map
3. Soils Map
4. Areas Subject to Flooding Map
5. Soil Suitability Study Map
6. Slope Analysis Map
7. Prime Agricultural Soils Map
8. Sanitary Sewer Study Map
9. Planning Constraints and Opportunities Map
10. Community Growth Concepts - Alternate No. 2 Map
11. Community Growth Concepts - Alternate No. 1 Map
12. Land Use Study Map
13. S.C.S Yamhill
14. Phase I Report, Newberg Comprehensive Plan
15. Land Use Inventory on Air Photo
16. Substandard Housing Areas
17. Street and Highway Studies

Cole-Alexander motion to adjourn. Next meeting Monday, January 26, 1976. Carried.

MEETING OF THE CITIZEN INVOLVEMENT ADVISORY COMMITTEE
January 12, 1976

Present:	George Alexander Dave Bauer Frank Cole Paul Halstead	Elvern Hall Ellen Scharff Michael Williams Wynn Stuckey
Staff:	M. C. Gilbert Rich Leonard	
Absent:	V. G. Anderson Larry Hall	Rev. James Ringseth

The meeting called to order by Elvern Hall.

Mr. Hall related to the members the lengthy process of planning steps and numerous meetings held to arrive at on current City of Newberg Comprehensive Plan.

The membership of this Committee was then reviewed to acquaint the membership with their responsibility in respect to citizen participation.

This being the first meeting of the Committee, nomination for officers was called. Elected by unanimous vote were: Chairman - Paul Halstead; Vice Chairman - Wynn Stuckey.

The second Tuesday of each month was set as the regular meeting time.

Mr. Rich Leonard, Planning Consultant was then introduced. He in turn reviewed the steps needed to be undertaken by this community to satisfy LCDC.

1. Ask L.C.D.C. for Conditional extension (To 3/1/76)
2. Form Committee for Citizen Community Involvement.
3. Establish a Citizen Involvement Program.
4. Request temporary extension from LCDC
5. Evaluate degree of compliance of existing plan. (Zoning Ordinance, Subdivision Ordinance, Etc.)
6. Prepare a work program.
7. Prepare a compliance schedule.
8. Ask LCDC for Planning Extension
9. Request a planning grant from LCDC
10. Carry out planning work program.
11. Report to LCDC on yearly progress and ask LCDC for additional grant.
12. Request LCDC for acknowledgment of compliance.

Number one and two have been done. Number three was discussed and suggested were:

1. Neighborhood organizations
2. Communications - (Newsletters, mailings, questionaires, radio, and any other available media)
3. Public hearings
4. Special sub-committees
5. Committee special interest groups
6. Distribution of agendas.

Preparation of evaluation report and application for a planning grant to meet February 1st deadline was discussed.

Mr. Leonard will prepare a rough copy of the evaluation report and have it ready for the members to pickup at the City Hall by late Friday (Main Office) or Saturday (Police Station). The members will review the report, and meet next Tuesday, January 20th in Room 14 of City Hall to complete work program and planning grant application.

Motion to adjourn.