



CITY OF NEWBERG / YAMHILL COUNTY
NEWBERG URBAN AREA MANAGEMENT COMMISSION MEETING

NUAMC Meeting Minutes

Tuesday, March 28, 2023, 7:00 PM

(This is for historical purposes as meetings are permanent retention documents and this will mark this period in our collective history)



I. CALL TO ORDER

Vice Chair Rosacker called the meeting to order at 7:00pm

II. ROLL CALL

Members Present: Kit Johnston Bill Rosacker
Brett Veatch Jeff Musall Alan Halstead

Members Absent: Ken Summers

Newberg Staff Present: Doug Rux, Community Development Director
Lance Wood, Yamhill County Planning & Development

III. APPROVAL OF January 24, 2023, MEETING MINUTES:

MOTION: Member Alan Halstead made a Motion to approve the January 24, 2023 meeting minutes and Member Kit Johnston seconded, motion carried: 5 Yes No Abstained 1 Absent.

IV. ELECTION OF CHAIR

Member Johnston nominated Ken Summers as Chair, Member Musall Seconded, motion carried unopposed.

V. COMMUNICATIONS FROM THE FLOOR (5 minutes maximum per person) - For items not listed on the agenda. - None

VI. REPORT OF FINAL DISPOSITION OF AGENDA ITEMS FROM PREVIOUS MEETING:

Doug informed that the attached Newberg Urban Area Growth Management Agreement and Newberg Urban Area Management Commission Bylaws have been approved by the City Council and the Board of Commissioners.

VII. DOCKET ITEMS - NONE

VIII. PUBLIC HEARINGS

CPMA21-0002/PA-01-21 Newberg Urban Reserve Area Expansion (continued from 8/23/22, 10/25/22, 11/22/22, and 1/24/23)

CDD Rux reviewed the information that was provided in the packet with the Commission. He informed them that there was an additional Staff recommendation for approval was added, as requested from the Commission at the January 24th meeting and additional information was added to the Denial packet because of the comments received at the meeting that referred to past Urban Reserve designation on the portion of the site.

Vice Chair Rosacker re-opened the meeting up to public comment, allowing 2 minutes per testimony



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due to the number of testimonies that were submitted.

Kurt Kightly: Testified in opposition to the project on behalf of himself and neighbors he had spoken to, mainly due to safety reasons and traffic concerns. Member Kit Johnston asked Mr. Kightly how many neighbors he had spoken to. Mr. Kightly responded that he had spoken to between 25-30 individuals as part of the small greens committee that reached out throughout to the Greens Community.

Dorothy Rolholt: Testified in opposition due to exclusive farm use land, water supply concerns, storm water is an issue already, biggest concern is the traffic. Asked for a continuance due to lack of information.

Marla Larson- Testified on behalf of herself and her sisters as a proponent for the project: Feels that the city could use the additional land and housing like what is proposed. Has not personally seen any accidents and can be safe if you drive in a safe manner.

Lyndon Hansen- Testified as a proponent for the project. Feels the city needs additional housing and the area is prime property. The project could generate additional revenue for the city.

Chris Cook- Testified in opposition of the project. Feels the City doesn't need additional land since according to the Housing study done it says we don't and the fact the staff originally denied it. Asked the Commission to do a no vote on the project.

Cathy Cook- Testified in opposition of the project. Feels like there are too many loose ends. Asked that there be a continuance for the citizens to review the over 1,000-page report because it is their duty to do so. Traffic is dangerous already and feels that it would be irresponsible to add additional traffic by having it come into the URA. In addition, the city has enough land in reserve.

Dana Farver- Testified in opposition to the project. Traffic issues with the proposed additional housing and that the additional traffic will have only two access ways to the main roadways, which could cause hazardous driving situations.

Roger Kuhlman- Testified in opposition of the project. Concerned when he read that the Commission asked staff to write a recommendation that was opposite of the original one that was in opposition. Feels that staff should prepare a report that reflects the code and the findings. Also feels that the public should have been given additional time to review the large report before the hearing. The approval relies heavily on the fact that Newberg is in need of additional land 30 – 40 years from now. Stated that the Commission should consider the needs of Newberg now and not that far off in the future especially with the new land use laws the State is putting into place. Asked for a continuance for further review and comments.

Joe Hughes- Testified in opposition of the project. Requested a continuance or leave the record open for an additional 2 weeks for public review and testimony. Between 2002-2009 the property owner at that time tried to bring the property into the URA, it was denied in 2009 by LUBA. The concerns brought up in 2009 are still there now such as traffic safety, water/sewer/storm resources and the prime farmland. Statewide Planning Goal 14 has not been addressed. Vice Chair Rosacker asked Mr. Hughes if he had testified on this subject many times before? Mr. Hughes acknowledged that he had. Vice Chair Rosacker wanted to make sure that it was pointed out that he had prior knowledge of the situation that others had just found out about.

Cole Presthus: Testified in opposition of the project. Co-president of the Ladd Hill HOA. Represent over 600 families and had submitted a letter from the HOA. Applicant's engineering report is not correct and feels the applicant's proposal is illegal to do the proposed plan.



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Dawn Paulson: Testified in opposition of the project. Asked the Commission to deny the proposed project. The property is not consistent with OAR6600210030 and the Urbanization Goal 14. There are other properties that are better suited to bring into the URA before this one. The property also has a higher classification of soil types that is supposed to be protected. Feels that it is still not the right time to bring this land into the URA.

Vance Stimler: Testified in opposition of the property, would like to request a continuation to review material. Currently feels that a decision does not need to be decided now since the city has enough property, according to the land needs analysis, until 2040. If it is brought in now, it would be a step closer to being brought into the UGB and if it were to be developed in the near future it would put a strain on City resources.

Don Clements: Testified as a proponent for the project. Understands that everyone has concerns which were the same concerns that were brought up when the Greens were brought in and the Springbrook area. It took many years for a plan to be put in place. The City needs land, if we don't have land we can't provide housing for our future residents.

Paul Schytz: Testified in opposition to the project. Concerned by traffic that is already bad. In addition, the local services can't even keep up with the current demand.

Joe Goan: All the applicant wants to do bring in the land to the URA which will provide additional options for the City to bring in additional land for future growth, there is no development proposed. The applicant wants to make it clear that the applicant or the applicant's representative Dowl, did not submit any additional information. The 1,000-page report that is being referred to was prepared by staff due to the request by this Commission. One other item is that the staff reports identify that the land needs are met for 2041. But what it doesn't address is that the City's urban growth boundary only extends out through 2025. The City is going to have to update that in the very near future. And when that gets updated, the City is going to be required to bring lands into the urban reserve area through 2055. In addition the applicant has spent an enormous amount of time and an enormous amount of money to do a lot of the reports the City would be required to do. And I don't think it's in dispute that the City does have a need for additional land in their URA through 2051.

Read Stapleton: Applicant representative added additional comment that this project is not a UGB expansion request. This is an urban reserve request and there's no immediate development proposed. This just puts the site into consideration for the next UGB expansion. Regarding the comments about concerns about safety and cut-through traffic through the Greens the Applicant pointed out the Greens development was approved with a condition of approval to provide a secondary access to the east to Corral Creek Rd which was never constructed. I'm in recognition of that fact. In addition, there's a TSP project E-19 that stipulates a future connection from the northeast corner of the Greens to Corral Creek Rd that is required to be constructed through exclusive farm use land that would require a goal exception by having this site in the URA and potentially in the future UGB. This would provide the opportunity to provide a relief valve for people within the Greens to exit.

Applicant Brian Bellair spoke to the Commission, he pointed out that the City has already done a ton of work on this property and that the City, NUAMC and Yamhill County at one point have all concluded this land should be included in the urban reserve. In a study from the City going back to 2003 they said that this land was very valuable to the City because it is not being used as farmland and is a very poor use of land. Accepting it into the URA is not going to build a house or additional traffic.

Vice Chair Rosacker Closed the public testimony -7:45



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Vice Chair Rosacker asked CDD Rux if there were any items from staff. CDD Rux explained that the next step would be for the Commission to deliberate and decide if they were going to continue the hearing as requested, keep the public testimony record open for additional 7 days for the public and then 7 days for the applicant's rebuttal and continue the hearing to April 25, 2023, or make a decision.

Member Johnston asked if continuing or keeping the record open would put us against the 120-day limit. CDD Rux replied that it was up to the Applicant if they would be OK to extend it.

Vice Chair Rosacker opened the public testimony for the Applicant to give their reply to the possibility of continuing the hearing to April 25, 2023.

The Applicant replied that there was no clock and that they were good with extending it.

Vice Chair Rosacker closed the public testimony.

Member Johnston clarified with CCD Rux about the time clock. CDD Rux informed the members that it is a legal question and there is no legal council present to ask, but if the Applicant is Ok to continue, it can be continued.

MOTION: Member Alan Halstad made a Motion to keep the record open for 7 calendar days for written public comments, 7 calendar days for written applicant comments and to continue the meeting to April 25, 2023, Member Kit Johnston seconded, motion carried: 5 Yes No Abstained 1 Absent.

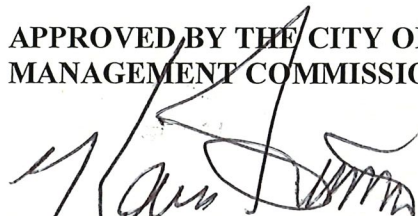
IX. ITEMS FROM STAFF

Next Meeting–April 25, 2023

X. ADJOURN

Vice Chair Bill Rosacker adjourned the March 28, 2023, NUAMC meeting at 7:57pm

**APPROVED BY THE CITY OF NEWBERG/YAMHILL COUNTY, NEWBERG URBAN AREA
MANAGEMENT COMMISSION (NUAMC) this April 25, 2023**



Ken Summers, Chair NUAMC

Fé Bates, Recording Secretary