

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

**Newberg Public Safety Building – Newberg, Oregon
Thursday, April 22, 2004 at 5 pm**

Members Present:

Cathy Stuhr, Vice Chair
Dione Baumer
Calvin Beralas

John Bridges
Sonja Haugen
Barry Horn

Rick Rogers
Joyce Vergets

Absent: Sam Farmer, Wes Balda, Michael Willcuts

Staff Present:

Barton Brierley, City Planner
Elaine Taylor, Associate Planner

Others Present: Mike Stuhr

Introductions. Vice Chair Cathy Stuhr called the meeting to order. In reviewing the minutes, Chair noted that the committee had requested a map showing the bypass. **Staff will provide a bypass map at the next meeting, and will highlight action items in future minutes.** Minutes were approved by consensus.

Presentation. Barton Brierley provided background information on the use of population projections in land use planning. He defined terms such as "count," "estimate," "projection," and "average annual growth rate," and described the two methods that the city's consultant used in developing projections for Newberg through 2040: the ratio method and the cohort component method.

Barton explained that population forecasting, like weather forecasting, is a blend of science and professional judgment. Both take various pieces of information and combine them to forecast the future. Unlike the weather, however, the population that actually occurs can be influenced by policies and actions. The committee will be asked to provide feedback on if they want to "bend" the numbers one way or another. Barton then showed a series of graphs of past and projected population growth and growth rates (see agenda packet). He noted that Newberg is growing faster than the county or the state, but hasn't had the intense growth that some other cities, such as Sherwood, have experienced. John Bridges asked what population growth Sherwood had projected. **Staff will provide analysis of past population projections for Sherwood and other cities.**

Barton stated that in 1980, Newberg predicted a population of 27,000 in 2000. In 1990, the city reviewed this projection and determined that the infrastructure expansions planned to meet the projected growth could be postponed. Sonja Haugen asked to see the assumptions that went into the previous projections for Newberg that were too high. **Staff will provide the committee with the 1980 projections for Newberg.** Barton noted that excessively high projections can provide little direction for planning, while excessively low projections can limit land choices so much that developers are unable to find land, or fail to anticipate the need to expand public facilities.

Action Items:

Staff will:

1. Provide a bypass map at the next meeting.
2. Highlight action items in future minutes.
3. Provide analysis of past population projections for Sherwood and other cities.
4. Provide the committee with the 1980 projections for Newberg.
5. Provide information from the 2000 Census to help characterize how much of a bedroom community Newberg is now.
6. Research and report back on the controversy regarding McMinnville's population projection.

At the next meeting:

1. We will consider what the overall vision is for the community before we deal with the population projections.
2. We will continue as late as 8 pm, if necessary.

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

**City Hall – Newberg, Oregon
Thursday, May 6, 2004 at 5 pm**

Members Present:

Sam Farmer, Chair
Cathy Stuhr, Vice Chair
Dione Baumer

Calvin Beralas
John Bridges
Sonja Haugen

Rick Rogers
Joyce Vergets
Michael Willcuts

Absent: Wes Balda, Barry Horn

Staff Present:

Barton Brierley, City Planner
Elaine Taylor, Associate Planner

Others Present: Jerry Johnson, Bill Reid

Introductions. Chair Sam Farmer called the meeting to order. Following roll call, Elaine Taylor introduced Jerry Johnson and Bill Reid of Johnson Gardner LLC, consultants for the housing, commercial and industrial land needs analysis. Minutes of the April 22, 2004 meeting were approved by consensus. Elaine Taylor identified the following desired outcomes for this meeting:

- increase understanding of uses, types and limitations of population projections
- determine whether Edmonston projections are adequate for estimating housing demand
- review current goals for growth and development, validate, and suggest additional goal statements
- understand the inputs, assumptions and methods that the consultant is using to estimate demand for housing commercial and industrial land
- identify any major problems with the inputs, assumptions or methods
- develop shared understandings of the basis for estimating land needs
- develop shared values regarding Newberg's needs for housing, commercial and industrial lands

Program Update. Barton Brierley reported that staff had submitted an application to the Department of Land Conservation and Development (DLCD) for a grant to help fund a study of potential areas for commercial, industrial and institutional land use. Staff also has proposed a budget request for the next phase. Also, ODOT is proposing bypass protection policies for lands near the interchanges; hearings will be this summer.

Action Items. Elaine Taylor reported back to the committee on the following action items from the minutes of April 22:

1. *Provide a bypass map at the next meeting.* Two 11 x17 maps showing the proposed bypass route were mailed with the minutes. Elaine also presented large maps showing the proposed route on the comprehensive plan and zoning maps. **Staff agreed to provide individual 11x17 copies of these bypass maps, as well.**
2. *Highlight action items in future minutes.* This is being done.
3. *Provide analysis of past population projections for Sherwood and other cities.* Staff

those they agreed with and those that would require additional discussion. The statements that will require additional discussion are **bolded** on the marked-up hand-out appended to these minutes. **The committee wanted to add value and vision statements from the Chehalis Future Focus dealing with agriculture, environment and education to this list. Staff agreed to prepare a list of statements dealing with these concerns for the committee's review.**

The committee felt that they were sufficiently comfortable with their vision of Newberg's preferred future to continue discussion of population projections and land use needs.

Land Use Needs Report: Inputs, Assumptions, Methods. Jerry Johnson narrated the Power Point presentation appended to these minutes. The following is a summary of his presentation and the committee's discussion.

- Land Needs Study Basic Steps. Jerry explained that their methodology meets the state requirements, but goes beyond them. They started with the population forecast prepared by Barry Edmonston, Director of the Population Research Center at Portland State University, and made one minor adjustment to the cohort component model by growing out the households and population outside of the city in the urban growth boundary, as well as the residents within the existing city limits. They next estimated how much land is in the inventory, how much of that is unimproved or underimproved, the carrying capacity of the land, recent trends (especially the last 5-10 years, mix of housing types). Using this information, they forecast the land demand for housing and commercial/industrial. The final step is reconciling the forecasted demand with the land available. How to address the shortfall of land to demand is a policy decision.

Discussion/Questions:

- What do you look at in "carrying capacity" of land? Jerry said that carrying capacity considers how many housing units can fit into a space, given the zoning; stream setbacks and other limitations; and the most efficient way to add urban services (e.g., ease of sewerage given topography).
- Which comes first – policies or assumptions?
- Methodological Limitations. Jerry said that the process that the state uses is simplistic; it oversimplifies the situation. Actual market dynamics are more complicated, and a complicated model requires policy trade-offs. Developers look at the demand profile and land prices to determine where the best market is right now. "Demand" is the people who want to live in a community, while "realized demand" is what people actually buy. Lot sizes shrink over time, going from single family detached to single family attached, for example, to meet what people can afford and what will sell. In this study, we're going to look at whether we're going to meet the full demand. "Regional shifts" occur: When one community is unable to accommodate growth, it can cause an "out of model event" in another community, with unexpected results. The flow model takes into account the difference between carrying capacity and availability. While planning considers the 20-year supply, this entire supply will not all be available at any one time; the market actually clears every year. In the past, this difference between carrying capacity and current availability was represented by a "market factor" or percentage by which the carrying

Discussion: Other considerations. The committee discussed the potential effects of the proposed Newberg-Dundee bypass. One effect is the loss of considerable developable land to the bypass right of way. John Bridges asked if the model would recognize county industrial land in the urban reserve. Barton said we are assuming it will be annexed eventually. Rick asked what effect the right of way would have on affordable housing, and whether the model would take price into consideration. Dione Baumer asked how much the bypass would effect the forecast. Jerry said that the major effect would be on the quantity of buildable land. Joyce Vergets informed the group that ODOT would be holding a public meeting again on June 1 to discuss the bypass.

Next Meeting. The next meeting will be at 5 pm on may 27, 2004, at City Hall.

Public Comments. No members of the public were present.

Adjourn. Chair adjourned the meeting at 7:30 pm.

Action Items:

1. Staff will provide each committee member with copies of the maps showing the bypass overlaid on the Newberg comprehensive plan and zoning maps.
2. Staff will continue to monitor the McMinnville urban growth boundary amendment situation.
3. Staff will prepare a list of vision and value statements dealing with agriculture, environment and education from the Chehalem Future Focus for review by the committee.

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**

**Public Library – Newberg, Oregon
Thursday, December 16, 2004 at 5 pm**

Members Present:

Sam Farmer, Chair
Calvin Beralas
John Bridges (late)

Sonja Haugen
Barry Horn (late)
Rick Rogers

Mike Willcuts
Joyce Vergets

Staff Present:

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

Guests: Tom Armstrong and Greg Winterowd, Winterbrook Planning

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

Minutes. Minutes of 11-18-04 were adopted as submitted, by consensus.

Program Update

- **Measure 37.** Barton Brierley reported that the City Council adopted an ordinance to handle processing of claims under Measure 37. So far the City has not received any claims or serious inquiries. The ordinance requires the applicant for annexation or zone change to sign a waiver saying that he will not file a claim for compensation on a change that he requested.
- **Golf Course UGB Amendment.** At last week's hearing, the Land Conservation and Development Commission (LCDC) approved expansion of the UGB for 100 acres of the golf course (rather than the 189 acres), as agreed to by proponents and opponents of the project. The expansion needs to return to City Council for final ratification.
- **Transportation System Plan (TSP).** A Planning Commission hearing was held on December 9, and another hearing is scheduled for January 13. Barton invited all interested persons to attend.
- **Goal 14.** The first hearing was held in Salem on proposed amendments to the rules for the urban growth boundary amendment process, which implement Goal 14. The proposed amendments are intended to streamline and simplify the process. As proposed, they would eliminate the exception process.
- **Airpark Area Planning.** The City has received a grant for planning the area around Sportsman's Airpark. The owner is interested in developing the area in a way that takes advantage of the airpark, capitalizing on it as a community resource. Planning consultants for the project are scheduled for interviews next week. The planning process will begin this spring and continue for one year.

Status of Action Items

- Elaine said that **the criteria memo for institutional-industrial-commercial land would be placed on the website when revised.**
- Based on information in the City's database, Elaine estimated that approximately 1/3 to 2/5 of Ewing Young Park is in the 100 or 500 year flood plain.
- The consultants have set aside meeting time for reconsideration of the industrial land allocation after target industries have been identified and site needs have been refined.
- Elaine contacted the Newberg School District regarding whether one or two of the schools needed during the planning period should be outside of the Newberg UGB, and informed the consultants that one high school and one elementary school site would need to be brought into the UGB.

Evaluation of Study Areas

Revised Commercial, Industrial, and Institutional Analysis. Tom Armstrong showed the Committee results of changes since the last meeting. In mapping access, the distance from a bypass interchange is no longer considered, and the shortest distance to any part of a parcel, rather than average distance to the parcel, is now used. The mapping of the availability of services was refined by using the City Engineer's 5-tier plan for services. Tom reminded the Committee that Tier 4 means that while there may be no major obstacles to service, more detailed engineering studies would be needed, and that these areas are not included in existing service plans. Tom said that they had also updated the database to reflect recent development that reduces the buildable lands inventory. He noted that the maps still show the Joan Austin elementary as one parcel, even though it has been divided, and that they are only considering 20 acres of that parcel still available for development. Elaine asked members of the public to see her after the meeting if they wanted copies of the summary map, and said that hand-outs and mailings to the committee are also available to the public on the City's web site.

Residential Site Analysis. Tom Armstrong gave a Power Point presentation that reviewed 1) the work done by Johnson Gardner on housing demand and residential land requirements, 2) residential development criteria; 3) methodology used in determining buildable land available; and 4) results of the buildable land analysis, by study area, broken out into URA, exception areas, and resource lands (see Power Point hand-out).

Land Use Measures (slide 8). Tom noted that we are using the medium estimate of population growth, and the high estimate of industrial growth. He commented that the State looks at whether a city is using its existing land efficiently, and demonstrated the effect of change from a single family density of 4.4 housing units per acre (8,000 sq ft lots) to 5 housing units per acre (6,500 sq ft lots). This increase in density reduces the need for additional single family land in 2025 by 166 acres, from 637 to 471 acres. He commented that this amount of land is approximately the acreage in the existing URA, most of which is in service Tiers 1 through 3 (facilities exist or are planned).

Buildable Land Analysis (slide 10). For land within the UGB, the consultants used by Johnson-Gardner analysis, updated by recent developments. Residential criteria included the following assumptions: slopes would range from less than 10% for high density to less than 25% for low density residential; stream buffers would be 25 feet on each side of the stream; service tiers 1 through 3 were suitable, absent site-specific engineering; parcel sizes needed to be greater than 1 acre for HDR and MDR; and land use needed to be compatible. In identifying buildable land in the study areas, the consultant used a sliding scale (0.1 acre/\$100,000 development value) to recognize that owners of higher values homes might want to preserve more land around them (*slide 12*). Tom noted that the values assumed here can be revised and refined. Also, the total acreage available will need to be refined by rounding down the number of parcels that could be created to account for the amount of land that is over when each parcel is divided to create new lots of a minimum size [e.g., assuming a minimum 7,500 lot size, a 20,000 sq ft parcel would yield only 2 lots, "wasting" 5,000 sq ft].

Study Areas (slide 14). Tom presented and provided copies of a map of buildable lands within the UGB and the study areas. The URA has 487 acres of buildable land. Most of Newberg's buildable land is to the north.

Elaine pointed out that while the airpark is shown as developable, that area includes the runways and taxiways.

Sonja asked what the vertical line in the north area was, and Tom said it was an artifact of earlier mapping.

Sam recalled that Newberg has a stream corridor ordinance limits development to 20% slopes, and that 25% might be too much. Even with a 25 ft stream setback, this could be a problem. Barton confirmed that development is limited to 20% slopes. **Tom will check on this issue.**

Tom commented that industrial, commercial and residential growth is possible to the north of the city; the question is how far up the hills do we want to go (an aesthetics issue). He noted that the bypass interchange offers commercial and industrial opportunities. To the east, development potential is impacted by the bypass as well as resource land. Further east is another pocket of exception area, with the resource land between. Barton commented that serviceability is limited east of Corral Creek Road. To the southwest, constraints include parcelization with existing home sites, Chehalem Creek, and difficult- to-serve areas.

John Bridges asked if there had been any analysis of resource lands to determine whether they are really resource land. Tom said that they are high soil classes, and the determination is largely based on soil class. Greg added that this is a long-term vs. short-term issue; state law says that we have to look at soil class, not just short-term economic viability (i.e., cost of removing trees with filbert blight and starting over).

Summary of Land Needs (slide 24). Tom commented that commercial, industrial and institutional land needs are not just population-based; they have some minimum size thresholds.

Alternative Land Use Scenarios (slide 25). Tom said that he'd like to brainstorm options and alternatives for different directions in which we can grow, and create 3 or 4 different options for the March workshop. Some things we need to think about include locations for shopping center, the locations and general directions for industrial growth, infill assumptions for the northeast and southwest areas, and the community-preferred general direction of city growth.

Tom then switched to an overview GIS map of the City, with the Tier 5 areas highlighted. He noted the streams in the east and southeast.

Discussion. Greg Winterowd asked the Committee which way they felt that the community should grow. He then characterized the various study areas:

- East. This area has high quality farmland, the bypass, high quality homes, and farms.
- Southwest. State law pushes us this way, but it's parcelized, hard to serve.
- Northwest. This is mostly resource land, and would be difficult to justify for residential use if other land is available, but would be good for parks and schools due to the large and relatively flat parcels.
- The north becomes fairly difficult to serve as it goes up the hill. There is some residential land, expensive home sites. Opportunities for various uses exist in the northern part of the city (Austin property).

Barton Brierley asked the committee what they would like to see as a scenario for them to consider.

Southwest. Sam thought that we need to review the guideline of a separation between Newberg and Dundee. Barry Horn suggested talking to Dundee and dividing it up. Rick Rogers thought we would have to look along Hwy 99W, where it would be easier to serve. Greg Winterbrook noted that the map includes a separation, which is the site of the proposed Vineyards 2-acre lot subdivision. He said that the lower southwest area would be expensive to serve [with sewers], and owners would resist service connection. Joyce thought that we should consider the effect of the railroad along Hwy 99W.

John Bridges didn't see the value of looking at the southwest and northeast study areas for meeting the City's land needs because they are so parcelized, and therefore highly unlikely to have more development, even where they don't have service issues. If the southeast comes into the UGB at all, it would be for commercial and industrial along Hwy 99W.

Barry Horn thought that the degree of parcelization indicates that many people want to live in the southeast area. Sonja Haugen asked Greg if he anticipated redevelopment of the southwest areas over the next 25 to 30 years, if it is added. Greg thought that the presence of more low value homes made this area more likely to redevelop than some others.

Northwest. Greg pointed out that residential development has been moving solidly this way. The area is relatively flat and has large parcels suitable for meeting school and park needs that cannot be met elsewhere. It is not very good for commercial or industrial, and is limited by state law for residential. Sonja commented that access is difficult for industrial.

Joyce thought it was a good spot for schools and parks. John said that if he had to choose between East and Northwest, he would say that Northwest is not as good as East for industrial or institutional use, especially industrial because of transportation constraints. He felt that Newberg has natural boundaries to the South, North and East, and that we should expand to the natural boundaries before we leak out to the West. The Committee agreed that it would be better not to go west onto prime farmland.

Greg asked the Committee to consider, for each area, 1) If you were to grow here, what would you do with it? And 2) Is it a good idea to grow here at all?

North. Greg said that slope makes residential, and possibly some park, the most appropriate uses. Sonja added that this is beautiful residential land, with some mini-vineyards. John felt that it doesn't make sense to go north up the hill beyond the current URA. Mike asked why the area mapped brown is so designated. Barton explained that water service becomes more expensive as the hill gets steeper. The draft water master plan shows a new reservoir which would serve the elevations below the dark brown area of the map. Another reservoir would be needed to serve the narrower band just above that. As you go up, the service bands serve fewer and fewer people. The Committee agreed that it makes sense to leave the URA in the north where it is.

Northeast Area. Greg said that some large parcels along Hwy 99W could meet commercial and industrial needs. Sonja thought that the "big green parcel" made sense for highway uses. John thought that the agricultural designation and proximity to the proposed Bypass interchange would pose significant problems. Mike thought that owners of small parcels in the Northeast would resist annexation. Greg pointed out that this area is serviceable, and that the City might be forced (by the State) to look at it. Sonja said that while there were some large parcels, there was small development potential. Sam asked the committee whether it made sense to put some of these areas into a reserve basket, to revisit later. Greg thought that we need to keep coming back to the urban reserve concept for our commercial and industrial strategy, to preserve land for these uses.

Lower East and Southeast. Greg thought that these areas had great potential for larger tract industrial and regional commercial centers. The requirements for these uses can justify the use of farm land. Major transportation facilities are also available. The Committee concurred that these areas are suitable for industrial and institutional uses.

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

Charles McClure is the owner of "the large green parcel." While he doesn't want to change what he's doing now, he believes that the property is eligible under Measure 37, which would allow division into 5-, 2-, or 1-acre parcels. If it were in the UGB, the City would have some control over it and it could be developed in accordance with City plans. He plans to make application under Measure 37 shortly. John asked how being on the National Historic Register would affect developability. Mr. McClure said that only the front 10 acres are on the register, and even if that can't be developed, the rest of the 60 acres could.

Mike Lambert said that he owns 125 acres of agricultural land with filbert blight, located in the Northwest Study Area north and south of Cullen Road. He would like to be considered for use for schools or parks.

Hadley Robbins owns a parcel in the North. He felt that the area already has the Senior Center and School, and that we should consider residential around there. He thought that the portion of the property along the creek would be good for park, and said he would be happy to contribute it for that purpose.

Bob Smith owns 4 acres on Benjamin Road zoned BLDR 2-1/2. Water and sewer would be viable there. He felt that there is a demand for large lots, but that people do not want 2-1/2 acre lots, and that the area has potential for higher density.

Joe O'Halloran owns 20 acres off Cullen Road. He thought that the land lends itself to residential, is flat, and is not being farmed.

Grace Schaad thought we should consider whether the property is in farm deferral, not just whether it is designated agricultural. She stated that land has to have farm income to be in farm deferral. John contended that in some zones, this is not necessary.

Roger Schaad added that when you have land in farm deferral, it's either actively farmed or grandfathered in. He thought that land up the hill from the golf course would be good to include; it's grandfathered in.

Next Meeting. Sam announced that the next meeting would be at 5 pm on Thursday, January 6, at First Federal, 121 N. Edwards. Elaine explained that the library was not available for future meetings on the first Thursday of the month, and that on those occasions we would be meeting at First Federal. She asked those attending not to park in the bank parking lot until after the 5 pm close of business. Sam said that he would not be able to attend the next meeting, and that Cathy would act as chair.

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

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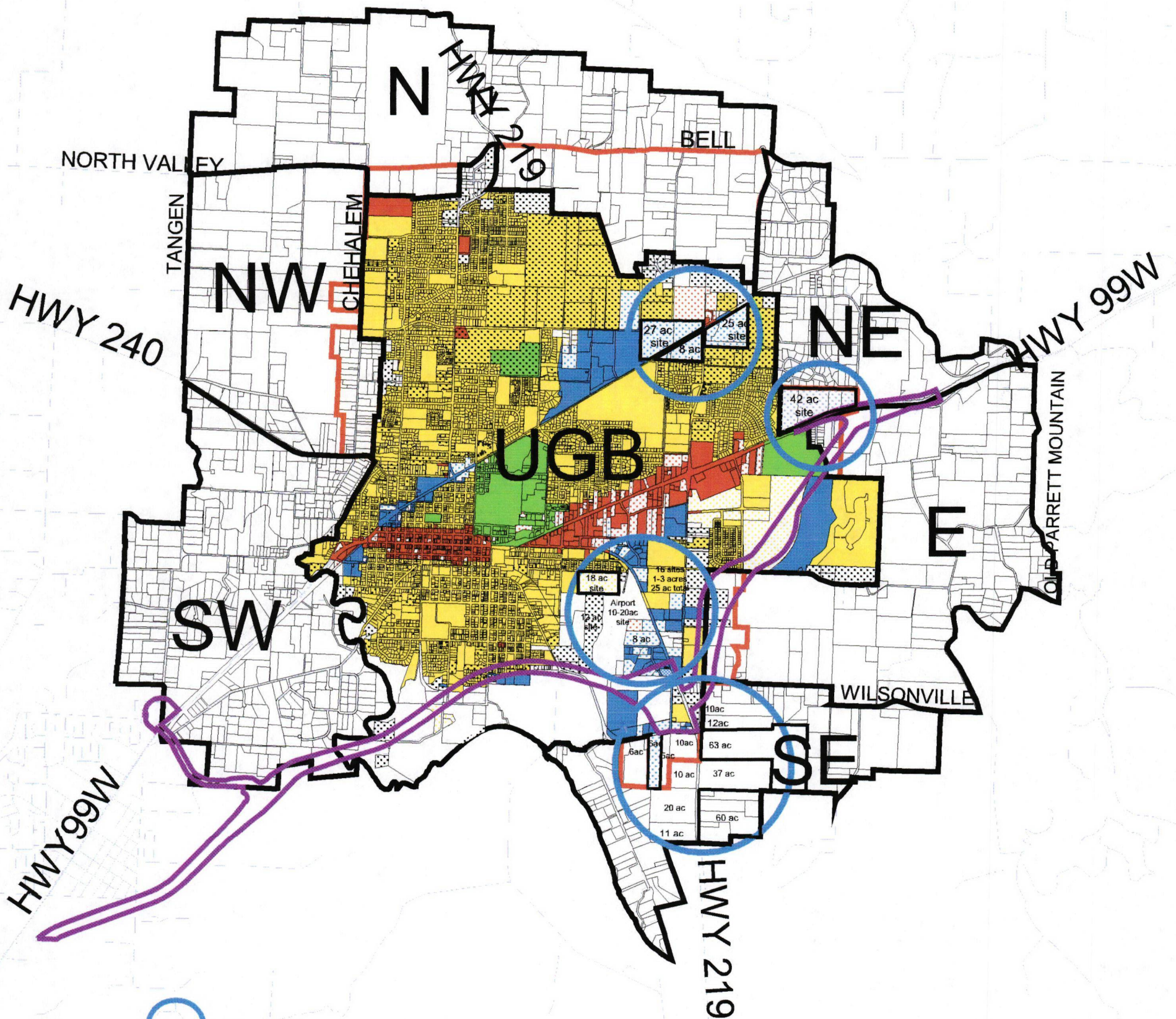
Action Items:

- Staff will place the criteria memo for institutional-industrial-commercial land on the website after it has been revised.
- Tom will review development restrictions in Newberg's stream corridor ordinance for slopes greater than 20%, and revise draft residential criteria as necessary.

Handouts at Meeting:

- Power point hand-out, "Residential Site Evaluation"
- Tables: "Summary of Land Needs," "Buildable Land by Study Areas"
- Map, "Buildable Lands Analysis"

Industrial Options



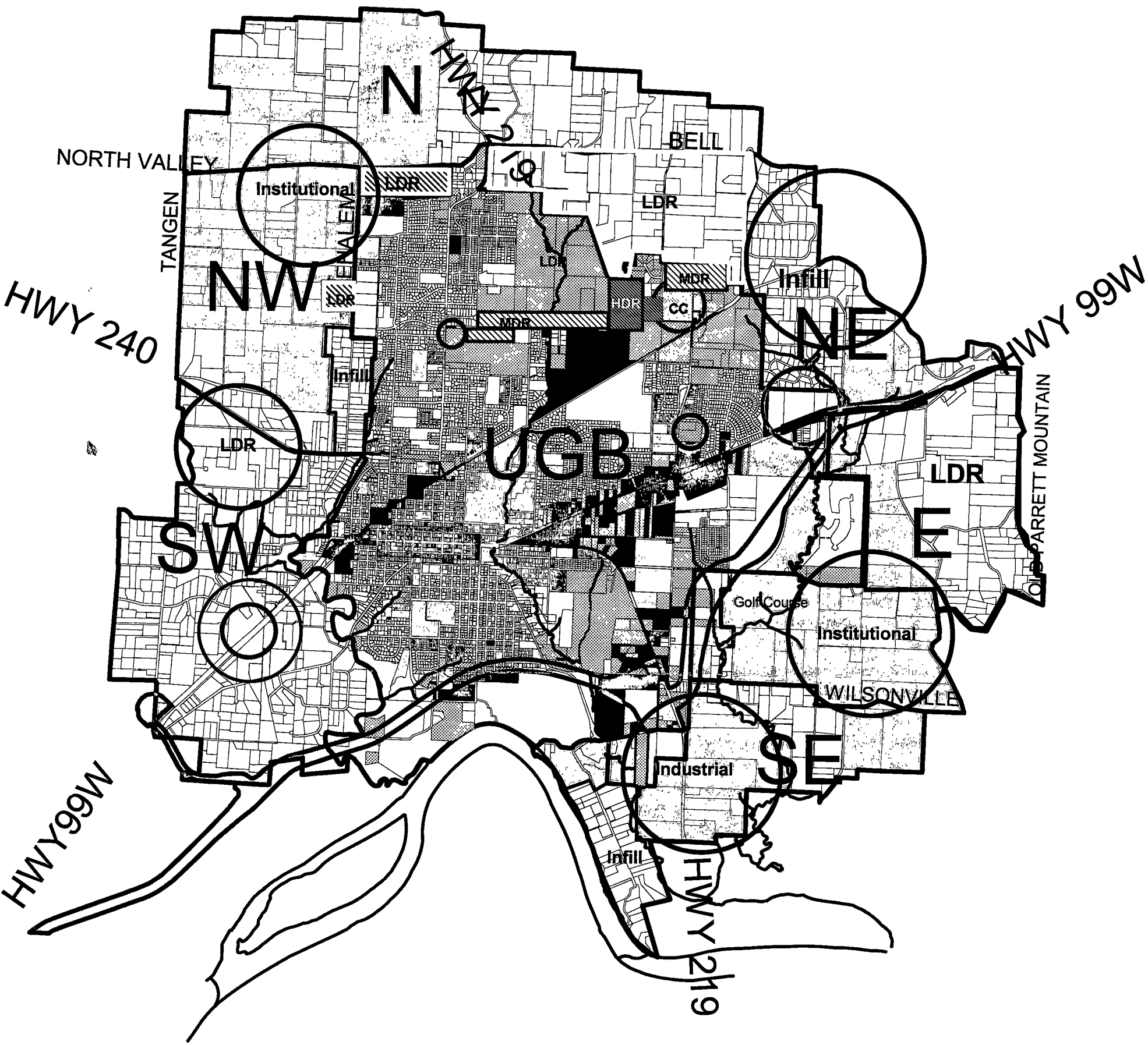
Target Areas

Industrial Land Need
Year 2025 - 86 acres
Year 2040 - 160 acres

SITE NEEDS
4-5 Large Sites (20-40 ac)



Residential Options

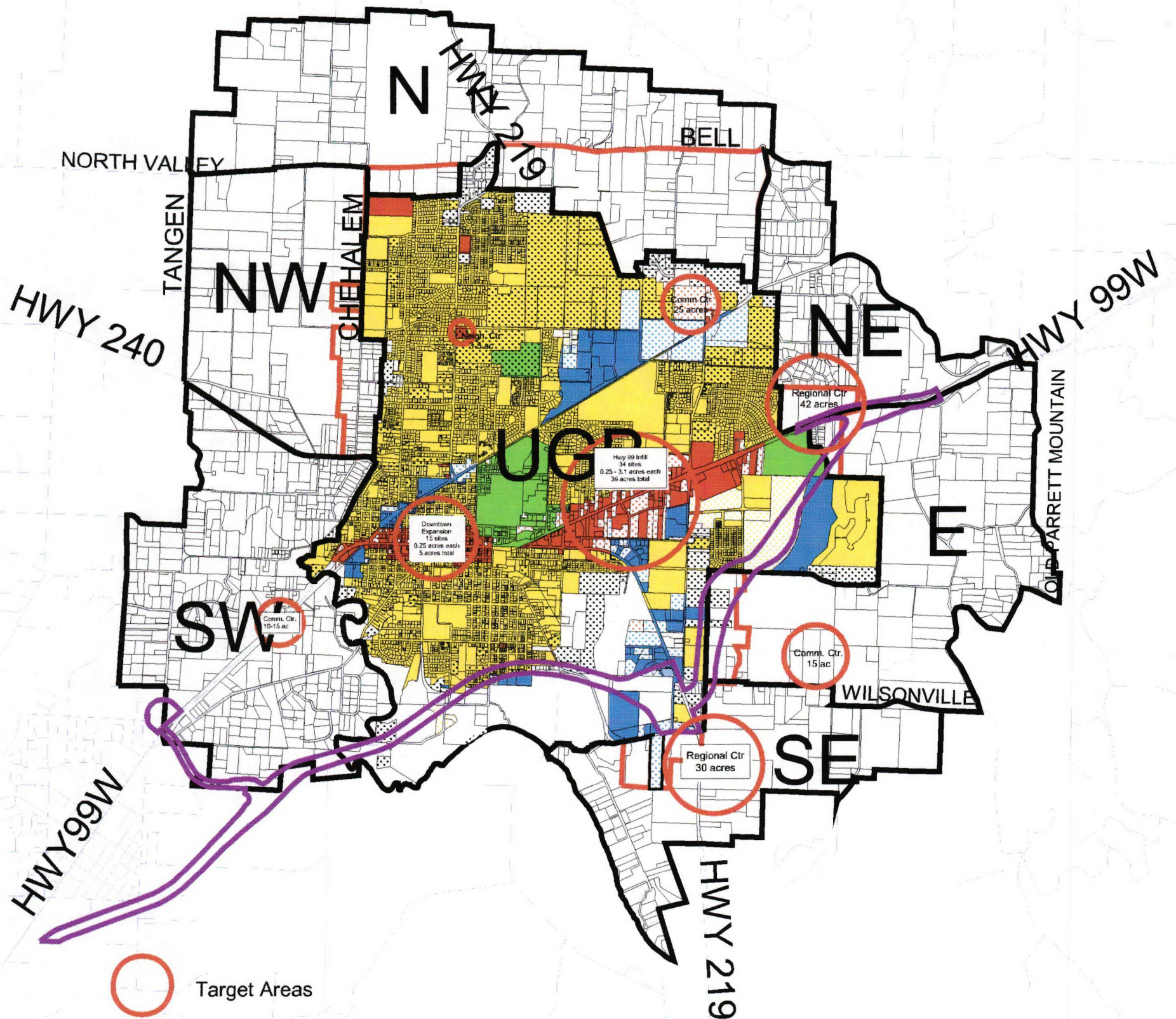


Residential Land Needs			
Designation	Need	UGB	Deficit
LDR	837ac	357ac	480ac
MDR	163ac	73ac	89ac
HDR	70ac	2ac	68ac



Not To Scale

Commercial Options



Commercial Land Need
Year 2025 - 111 acres
Year 2040 - 205 acres

SITE NEEDS
1 Regional Center (30ac)
2-3 Community Centers (10-15 ac)
2-3 Neighborhood Centers (3-5 ac)



Not To Scale

**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 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-dec 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 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+ 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. Geoff 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. 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, February 17, 2005 at 5 pm**

Members Present:

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

John Bridges
Barry Horn (late)
Rick Rogers

Joyce Vergets
Mike Willcuts (late)

Staff Present:

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

Guests: Greg Winterowd, Winterbrook Planning; approximately 20 others

Roll Call, Welcome, Minutes. Following roll call, Chair Sam Farmer called the meeting to order. He welcomed guests and reviewed the purpose of the committee and this meeting. Minutes were approved with the correction that the "next meeting date" should have been February 17, 2005.

Program Update, Status of Action Items. Program Update was deferred until the next meeting. Status of Action Items was printed on the back side of the agenda. John Bridges apologized for the length of the "Safe Harbor" attachment; Elaine said that she had elected to include this document in its entirety because it addressed several action items.

Future Land Use Alternatives: Presentation and Discussion. Greg Winterowd said that the planning team is trying to address "big picture" questions. While the staff and consultants can say what the limitations are, only the committee can say where they want the city to go. Also, we're in a new world post-Measure 37. Legislative changes are being proposed, including changes to ORS 197-298 (re: UGB amendments), and it would be a shame if we went through one set of assumptions and then the laws changed. Right now, we need to think about what is right thing to do as residents, not as lawyers. Keeping this in mind, Greg presented three alternatives for 2025 land use. All have the same housing mix; the difference is density.

1. Limited Use. This alternative represents a shift in the housing mix to 54% multifamily and 46% single family. It calls for a park, and elementary and a high school in the Northeast Urban Reserve area. Industrial development is limited to existing industrial sites. Land in the east is rezoned to meet commercial need and land in the southeast is upzoned to meet multifamily housing need. This alternative would rely on the existing industrial land base, and meet the park and school institutional land need within the UGB (high public cost). With this alternative, it would be easy to get through the approval process. It assumes 100% build-out of vacant and partially vacant land by 2025. A 3% vacancy rate is assumed, but no residual vacant land inventory. This alternative would require development of minimum density standards and substantial upzoning to multifamily. It assumes industrial development around the airport (but not on the runways and taxiways). The Austin master plan would have to keep

the industrial land, consider the high school, park and elementary school, and include all of the housing densities. The 30 units per acre density would require building up, with elevators and parking garages. Greg called this the “farmland above all else” option. Cathy Stuhr commented that we have to be careful, because this alternative is very unrealistic. She said **that it would be good to see the pros and cons of each alternative. Greg said he could do a table with the pros and cons of each option.**

2. Current Trends. This alternative gives more flexibility in the north area. While the density would need to increase, the increase would be less than in the Limited Potential alternative. Single family lots would average 8,000 sq ft, medium density residential would be 9 dwelling units per acre (du/ac), and high density residential would be 16.5 du/ac. Medium density residential would include duplexes and some multi-family, similar to the present. This alternative begins to use more farmland by 2025, and a lot more by 2040. John Bridges asked if the map could show where the UGB/URA expands, and Greg said that it implies it. John thought that we at least need to have something that indicates this alternative requires expansion. The note suggests that the expansion would be outside the UGB. We could say “Additional property will need to be brought in for these uses -- ____ acres.”

Greg said that this alternative provides large, flat buildable parcels to meet land use needs. This alternative would begin to raise eyebrows regarding efficiency.

3. Mixed Use. This alternative attempts to strike a balance, with densities lower than the Limited Potential alternative but higher than the Current Trends. Single family lots would average 6,000 sq ft, and at 22 units per acre for multi-family, parking garages would not be needed. This alternative tries to meet industrial land needs inside the existing URA. It requires fewer upzonings than the Limited Potential alternative. It has a smaller shopping center than Current Trends, and some high density residential. Greg emphasized that this is only one of the possible ways of creating a balance.

John questioned how the Mixed Use alternative could satisfy the same commercial need with less commercial by the river and a smaller center on Hwy 99W. **Greg thought that there was probably an error in this map.** Asked if mixed use included residential above commercial, Greg said that the mix was horizontal, not vertical.

Greg noted that the biggest difference between the three 2025 alternatives is the density. He said that **it would be good at the open house to have a photo of what 30 units per acre looks like.**

Sam asked Greg what reception the Mixed Use density was likely to receive from the state, if Limited Use is pretty safe and current use might raise eyebrows. Greg thought that we would have a defensible plan. Even in Current Trends, we’re only asking for farmland for uses that require sites that are not available in the UGB. Sam said that the committee doesn’t want to recommend something to the City Council that would put them out on a limb. Greg advised the committee, in thinking about the future, not to start with all the things that we *can’t* do. John commented that he heard Greg say that plans may change, and thought that maybe we should look at properties around the urban reserve area that have been in the same ownership since 1970: if we were to choose a spot and someone wants to develop, have they satisfied some of our needs?

Greg said that he has heard that people are looking at striking a compromise with Measure 37 in the form of a possible “priority” statute that would let people around the UGB develop. If so, he didn’t think that the city would be penalized for 2-acre lots. He asked the committee if we should be looking more closely at Measure 37 properties. Barton reminded the committee that their assignment was to tell the City Council what kind of community it wants; if you want it, let the lawyers work on it.

Greg commented that McMinnville scrupulously avoided the Class I farmland on Baker Creek, and still didn’t make it through the UGB amendment process, and now the owner has filed a Measure 37 claim to divide it into 2-acre lots. It is hard to know what’s the right thing to do. He asked if the Committee was comfortable with the three density options. **Cathy suggested picking names for the options that most people can relate to.** Joyce said that **we need to be sure that the public knows about the Austin master planning effort.** Sam said that **each of the three alternatives needs a descriptor and a list of pros and cons.** **John proposed circulating the titles and pros and cons of each alternative by e-mail.** **Elaine agreed to do this, and to call members without e-mail.**

2040 Alternatives

Greg presented four different options for accommodating growth through 2040: Southwest/Northeast Exceptions Only, Northwest; Southeast; and All Directions. Each area assumes a similar density and is *fairly* consistent regarding the amount of land.

1. **Southwest/Northeast.** This alternative would emphasize expansion in the northeast and southwest, and leave other areas alone. Growth would not go up Parrett Mountain. It would put additional industrial development along Hwy 99W in the Southwest, and possibly a school and park site. There are no nice big sites.

Greg felt that this alternative is likely to be well received by DLCD, since it stays out of resource lands, and further develops areas that are already developed. On the other hand, it would erode the separation between Newberg and Dundee, be difficult to develop, and be difficult to serve when divided. It would be hard to obtain agreement among neighbors on water, sewer, street improvements. Parcel yield would be low since some parcel owners would not be interested in developing. It would create numerous flag lots.

2. **Northwest.** The City would commit to concentrate growth in the northwest on both resource and exception land, and leave existing resource land in the east untouched. Industrial development would occur in the southeast, outside the current UGB. The blue line on the map should be revised in the southeast to include industrial land. This alternative offers large relatively flat tracts that provide opportunities for parks and schools. Larger tracts allow real community planning, not just infill development.

John questioned how the Southwest and Northeast could bring in the same needs as the Northwest. Barton said that this is less total land brought in, and that this map shows a vague line, rather than parcel-specific number crunching. **Greg said that they could have the map for the open house cleaner than this.**

3. **Southeast.** This alternative would concentrate expansion into the Southeast area, but is based on the same principles as the Northwest alternative. There are some issues with water,

going up past Corral Creek Road; maybe this assumes we'll commit to a reservoir and fight for resource land. Park and school needs would be met on large parcels.

4. All Directions. This alternative nibbles around the edges of the UGB/Urban Reserve. It would add a little resource land in the northwest, some exception land for expansion in the west, a little toward Dundee, an industrial site in the southeast, and park and school land in the northwest. A few properties in the east would come in, but growth would not go up the hill. In the northeast, a few properties along the road could come in, and in the existing Urban Reserve, the properties below the line for the reservoir could be added to the UGB. This has less impact on transportation since it doesn't concentrate growth in one area. It would locate industrial, park and school uses in appropriate places, and it would allow case-by-case choices. With no strong commitment by the City to a general direction, however, the City would have to improve water, sewer and roads everywhere.

Sam asked if we intend to have all four alternatives at the open house, separate from the density alternatives. Barton said yes, but these are the alternatives for 2040.

Joyce asked if schools could be located outside cities. Barton said yes, in exception areas, but would need to be on wells and septic systems. Also, there would be no sidewalks. Joyce asked whether a property owner had to be in the UGB if they didn't want to be. Barton said that the City and County could respect landowner wishes.

Cathy asked how all this would happen. Barton said that there would be a blending of the 2025 and 2040 alternatives to arrive at a new UGB (2025) and a new Urban Reserve (2040). We could mix and match. John asked Barton if he would recommend adjusting the city limits at the same time. Barton said that he'd wait. He explained that the City limits are like a 3-year boundary in that City policy says that the City should be able to serve annexed areas within three years.

Sam asked what staff needed from the committee regarding the 2040 alternatives. Barton asked if the committee was comfortable with the four alternatives, and whether they wanted to see changes or a fifth option. Joyce, John and Cathy all said that they were, and no one disagreed. **Joyce asked if there would be captions for the 2040 alternatives. Greg asked if the committee wanted pros and cons listed for these alternatives, and they said yes.**

Open House Plans and Materials. Elaine reviewed plans for the open house. It will run from 6 pm to 8:30 pm, with a presentation at 7 pm. Displays will include background information, 2025 needs and density alternatives, and the four 2040 alternatives. Refreshments will be available. A survey is being prepared, for administration at the open house. **Cathy suggested designating a greeter, and volunteered for the job. Elaine will e-mail the survey and the draft pros and cons for the alternatives. Hand-outs will include the Power Point presentation and a map of the study area.**

The Committee asked to have a supply of 11 x 17 color maps available, and to ask the public to pick their favorite, mark it up to show any changes they would make, and to hand it in.

Elaine asked the Committee for direction on the density to show on the 2040 maps. Sam suggested using the medium, Mixed Use density (which is higher than the current density), but not necessarily the Mixed Use map.

Mike Willcuts was concerned that the Limited Use 2025 Alternative has the high school on a hill, rather than a flat site. He suggested that it might be beneficial to know which neighboring properties are considering applying for relief under Measure 37. Greg said that we could get the claims that have been filed from the County. However, it may not be in the public's interest to make a list of properties that we think might qualify. **Mike suggested having a list at the open house for people entertaining the idea of filing Measure 37 claims.**

Elaine provided the Committee with copies of three comment letters for their consideration, regarding properties owned by Scott McKillip, Joe and Jamie O'Halloran, and Karl and Krista Maerz.

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

Dorothy Roholt. **Suggested that it might be good to have something at the Open House about the Bypass. Barton said that we can do that.**

Grace Schaad. Suggested letting people take the survey home to complete it. Elaine commented that people will have the opportunity to take the survey home to complete, but would not be encouraged to do so, since experience has shown that people rarely return surveys after taking them home.

Mike Sherwood. Has the committee considered whether the city wants to be industrial or residential? Barton said yes, that the city was doing that during the first six months. Sam added that the public comments we've received have indicated that people don't want Newberg to become a bedroom community.

Joe O'Halloran. Are these strictly ideas, or are they feasible with regard to services? Sam said that the City has provided information on services, and these are generally feasible alternatives. John added that "Tier 5" on the constraints display will show expensive-to-serve areas.

Next Meeting. Sam announced that the next regular committee meeting would be at 5 pm on Thursday, March 24, at 5 pm, at the Newberg Public Library.

Adjourn. Sam thanked the public for their input, and adjourned the meeting at 7:10 pm.

* * * * *

Action Items:

- **Greg will do a table showing the pros and cons of each 2025 alternative.**
- **Greg will compare the amount of commercial land on the 2025 maps.**
- **Have a photo at the open house of what 30 units per acre looks like.**
- **Pick names for the options that most people can relate to.**
- **Be sure that the public knows about the Austin master planning effort.**
- **For the open house, maps will be cleaned up to accommodate roughly equivalent amounts of land needs.**

- **The 2040 alternatives will have captions with pros and cons.**
- **Cathy will serve as greeter at the Open House.**
- **Elaine will e-mail the survey and the draft titles, pros and cons for the alternatives for committee review. She will call those without e-mail.**
- **Open house hand-outs will include the Power Point and a map of the study area.**
- **A supply of 11x17 color maps will be available so the public can pick their favorite, mark it up to show any changes, and hand it in.**
- **Have a list at the open house for people entertaining the idea of filing Measure 37 claims.**
- **Have something at the Open House about the Bypass.**

Handouts at Meeting:

- **Comment letters: McKillip, O'Halloran, Maerz**

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

**Newberg Public Library, 503 E. Hancock
Thursday, March 24, 2005 at 5 pm**

Members Present:

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

John Bridges
Sonja Haugen
Barry Horn (late)

Joyce Vergets
Mike Willcuts (late)

Staff Present:

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

Guests: Approximately 15 guests

Roll Call, Welcome, Minutes. Co-Chair Cathy Stuhr called the meeting to order. Following roll call, she welcomed guests. Minutes were approved by consensus.

Program Update. Elaine showed a transparency of the remaining committee schedule, and emphasized the need to stay on track to complete the work. She reported that 110 people attended the presentation at the March 3 open house; additional participants arrived and left before and after the presentation. Barton announced that there would be a public hearing before the City Council on the Transportation System Plan Update at 7 pm on April 4, 2005, and an Open House to kick off work on the Airport Master Plan at 7 pm on April 30, 2005.

Status of Action Items. Elaine reported that all of the action items on last meeting's agenda had been completed except for those regarding having a photo at the open house of what 30 units per acre looks like and a list at the open house for people entertaining the idea of filing Measure 37 claims.

Open House Feedback. Elaine asked the committee what they heard at the open house, and if there were any surprises.

Barton: One person asked whether the lot sizes of recent development represented what people want, or what the market is forcing them to buy. Another commented that on the East Coast, everything is just rural residential subdivisions, and was pleased that Oregon has space between cities. Property owners on 99W at the east end of town would be amenable to commercial zoning. Someone felt that the committee was doing a fantastic job.

John: Talked to a lot of people about particular properties, particularly within the URA. They didn't seem to understand that it would be a relatively simple process to bring them into the URA. People with parcels already in the URA (one on 99W) wanted to know how what the committee is doing will affect them. He also talked to people on the west side of Newberg.

Cathy: One man thought the city should rezone older homes to commercial, since they are falling down and will be commercial some day anyway.

John thought that the presentation was too much for people to comprehend. They didn't understand the difference between the current situation and the three density choices; they didn't understand that even with the highest density, we wouldn't get all of the special needs land uses inside the existing urban reserve.

Joyce: Someone wondered whether their property had to be in the UGB or city limits if they didn't want it to be. Barton explained that property can be brought into the UGB without the owner's consent, but in most situations, not into the city limits.

Calvin. One person thought that the All Directions pattern would be more palatable; if growth is pushed in some direction, there will be more resistance. Another preferred growth east/southeast, but saw merit the All Directions approach.

John. One person didn't want to be in the UGB, but as they talked, his thinking changed.

Elaine asked the committee members if their thinking had changed as a result of what they heard at the open house. Cathy was surprised at the support that the All Directions alternative received from the public, and thought she would have to give it more thought. Calvin said that having to apply what he'd learned in the committee to the maps for 2025, he began to appreciate what it would mean, having various density levels. Cathy said that it reinforced her belief that people want livability, small town character, a sense of place, tempered with a desire for growth. Calvin agreed that people want a "small" community. Sonja thought that people recognize that growth will happen, and it's important to plan for it.

Sam asked if the committee heard any specific comments about the need for industrial land. Barton said that one man commented that industrial land is very important, and he was intrigued by the idea of industrial land at the south end of Hwy 219. John noted that one person said that commercial and industrial land need as much consideration as residential density. Sonja agreed that concern for industrial land was borne out by the survey results.

Survey Results. Elaine reviewed the survey results statistically. Cathy focused on the comment, "Livability and Environment – neither issue is being discussed." She said she was hearing clearly that livability and environment are important, and wondered how the committee could influence them. She asked staff to get back to the committee on how they might do this. Barton said that it is appropriate for the committee to make recommendations regarding these issues, such as the statements that Cathy just made. John thought that the committee has talked a lot about these issues; the person making that comment must not have been at the committee meetings when policies were reviewed. He thought that everything the committee is doing addresses those issues. Cathy wondered how the committee could make sure the will actually be realized (e.g., "connectivity"). Mike Willcutts said that the city's codes already address connectivity. Barton said that if the committee doesn't think that the codes are doing enough, they can say that. John felt that we have to be clear that it is in the context of the policy statements that we adopted. Cathy asked where we could make it have more impact. John said that if you want something more concrete, it can be discussed. John also said that the public response that "community feeling" was very important didn't tell him anything.

Sam thought that if we're looking for a mandate from the survey results, he wasn't sure we had one except for the industrial question: southeast and along Springbrook Road. Sonja said that she got the impression that really high density is not particularly preferred.

The committee agreed to **cut off survey responses in one week (Thursday, March 31)**.

Elaine asked how many committee members had completed the survey, and 3 or 4 raised their hands. They thought that their responses were within the range of responses from the public.

Key Issues for Resolution. The Committee reviewed the March 17 "Draft Recommendation Framework" memorandum from WinterBrook Planning. They were asked to accept, reject, set aside to discuss, or table each option. They responded as follows:

1. What densities should be used for the preferred alternative?

Lower Density: Discuss
Medium Density: Discuss
Higher Density: Reject

Discussion/Rationale: The Higher Density alternative was not acceptable to the public. The committee wanted to review the densities for the individual housing types within each of the other two alternatives.

2. What techniques would the Committee recommend to achieve higher densities?

Minimum density standards: Reject
Lot size averaging: Accept
Restrict detached single-family houses in the R2 zone: Reject

Discussion/Rationale: The lot size averaging option provides an incentive, while the other two are restrictions.

3. Where should the City re-zone properties to high density residential?

MDR to HDR along Springbrook Road (South): Table
Zone change from MDR to HDR along Springbrook Road (North): Table
Brutscher Road Industrial: Not discussed
Hwy 99W site in the Northeast URA: Not discussed
Mountainview/Springbrook: Table
Other Areas: Not discussed

Discussion/Rationale: The committee decided to table discussion of the Austin properties on North Springbrook Road and Mountainview/Springbrook pending information from the master planning effort, and to table discussion of the other properties until industrial areas had been identified.

4. Where should Newberg plan for large industrial sites?

Brutscher Road Industrial: Not discussed
Hwy 99W site in the Northeast URA: Not discussed
Mountainview/Springbrook (Austin Industries): Table
Airport: No decision
Southeast URA: Not discussed
Other areas: Not discussed

Discussion/Rationale: The Mountainview/Springbrook site was tabled pending information from the Austin master planning effort. The committee discussed the potential use of the eastern portion of the airport site for industrial and the area west of the creek for residential. Access issues (i.e., left turn restrictions from Hwy 219, need for bridge across creek) limit major industrial uses. Small sites could be viable for small manufacturers that need airport access. Building height issues would not necessarily preclude industrial development.

Time prevented completion of the other discussion items.

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

Christal Mears. Lives across Fernwood Road from Greens at Springbrook. Has 9 acres surrounded by CPRD. Would like to be included in the boundary expansion (but not for industrial).

Warren Parrish. Lives on Wilsonville Road. A little confused about the industrial area west of the airport. Thought the Planning Commission said that a bridge across the canyon was the only alternative for transportation access.

John Bridges responded that right now, the only way to get across the creek is on 3rd Street. Otherwise, you would have to cross the creek. Access is not good. The area west of the creek should not be included as major industrial property.

Grace Schaad. Was concerned that the committee was setting Thursday, March 31 as the deadline for returning the survey. The committee is making decisions, and there are people who would not have been heard.

Jessica Cain (attorney representing more than one landowner). What growth rate is the population growth based on? How does that compare with the rate of growth that the city is experiencing?

Elaine explained that the population projection assumes a rate of growth that gradually increases until about 2030 or 2035, then begins to drop. At this point, **we are reviewing the development that occurred in 2004, but was not accounted for in the needs analysis** because it was in process, so it is difficult to know right now where the city's growth falls in terms of the population projection.

Keith Nakayama, representing Garren and Barbara Ingram. He sent a letter to the committee on behalf of the Ingrams. Is this the right forum to get included? How do we convince the committee that we should be included?

John Bridges responded that the Ingram property is part of the study area, the committee is studying that area, and will consider the Ingram property, but can't advise regarding the best approach.

Mr. Nakayama suggested that maybe the city should hire someone to look at its industrial lands, and see what you want to do.

Next Meeting. Cathy announced that the next regular committee meeting would be at 5 pm on Thursday, April 7, at 5 pm, at Providence Newberg Hospital, 501 Villa Road, Room 4.

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

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Action Items:

- **Cut off survey responses on March 31 and provide committee with final results.**
- **Compare projected population growth with growth that has occurred since 2000.**
- **Complete (and document) the resolution of discrepancies in needs data.**

Handouts at Meeting:

- Comment letters: Color version of Ingram property map; Leonard Rydell "Get Fuzzy, Memo" e-mail of 3/24/05 and attachments; Leonard Rydell "Guest Editorial" e-mail of 3/24/05;
- Newberg Airport Master Plan Open House flyer and color meeting notice.

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**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES
Providence Newberg Hospital, 501 Villa Road, Room 4
Thursday, April 7, 2005 at 5 pm**

Members Present:

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

John Bridges
Sonja Haugen
Rick Rogers

Joyce Vergets
Mike Willcuts (late)

Staff Present:

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

Guests: Approximately 15 guests

Roll Call, Welcome, Minutes. Following roll call, Chair Sam Farmer welcomed guests. Minutes were approved by consensus.

Key Issues for Resolution. The Committee continued its review of the key issues listed in the March 17 "Draft Recommendation Framework" memorandum from WinterBrook Planning. As before, they were asked to accept, reject, set aside to discuss, or table each option. They responded as follows:

Where should Newberg plan for large industrial sites?

Brutscher Road Industrial: **Table**
Hwy 99W site in the Northeast URA: **Reject**
Mountainview/Springbrook (Austin Industries): **Table**
Airport: **Accept** Industrial for **eastern portion only** (residential in western portion)
Southeast URA: **Reject**
Other areas: **None discussed**

Discussion/Rationale: The Mountainview/Springbrook site was tabled pending information from the Austin master planning effort. The committee discussed the potential use of the eastern portion of the airport site for industrial and the area west of the creek for residential. Access issues (i.e., left turn restrictions from Hwy 219, need for bridge across creek) limit major industrial uses. Small sites could be viable for small manufacturers that need airport access. Building height issues would not necessarily preclude industrial development.

Barton noted that a lot of the land in the southeast URA is currently used for industry. Sonja asked how much additional land was available there for industry, and Barton said about 10 acres, although the existing industrial land could be more intensively used. John Bridges felt that there was no real benefit if only 10 acres was available. While he wasn't suggesting changing the use, he didn't feel it met the criteria for a large tract. Rick Rogers asked how many 20-acre sites there were, and Barton said 4 or 5. The committee rejected the site.

Create an Industrial Urban Reserve Area in the Southeast Study Area

John Bridges questioned why we would make a business go through a 3-stage process if we are trying to attract industry. Cathy wondered whether we might have enough industry with what we've already discussed. While we might need some industry, the question is how big or how much. John saw the southeast study area as a direction, not how much. Sonja thought that as a direction, southeast is good. Joyce asked what difference it makes if we call it a URA now. Barton said that it's just a matter of how difficult it is to bring it into the urban growth boundary and the city. John clarified that we may want it brought into the city, rather than leaving it in the urban reserve. The committee **accepted** this proposal.

Encourage institutional uses to locate in the North URA.

Barton commented that the area below Bell Road is hilly, and Sonja agreed that it was very hilly. Cathy thought that it would also be difficult to assemble the needed parcels, and Sonja added that there is a fair amount of development in the area. The committee **rejected** this proposal.

Plan for large institutional uses in:

- Existing UGB/URAs: **Accept**
- Resource land in Northwest Study Area: **Table**
- Resource land in Southeast Study Area : **Table**
- Resource land in East Study Area: **Table**

After the committee approved the Existing UGB/URAs, Cathy noted that the other three areas all get tied to where we're going to grow in residential land. Sam commented that the only place where the school district has property locked in is in the East Study Area. John commented that the park district also has land in the East Study Area. He asked whether we want every school north of 99W, and thought that we may want another school south of this major divide. Cathy reminded the committee that Paula Radich had clearly stated that the district purchased the high school property in speculation. While the high school property is a plus for the East Study Area, we shouldn't let that determine our decision. If the high school does locate there, students would be driving down Wilsonville Road. Rick wondered whether the bypass would create another dividing line. Barton said that there would only be certain points where you could get across the bypass. Sonja thought that the question is where the population is to be centered. It makes sense to have the school there. John thought that while the Austin properties and the URA may grow, growth is generally going east. If the southeast is industrial, we might not want everyone living on the north side of town. Joyce commented that the school district has trouble finding reasonable locations they can afford to invest in long-term. Sam asked the committee whether they wanted to table this and come back to it. John thought we could table this until Sonja has more information about the Austins' plans. Rick liked the idea of schools on two sides of town, and thought the southeast made sense since there's a lot of development pressure towards that area. Joyce noted that there is currently no elementary school on the east side of town. Cathy asked whether it was clear that we don't need institutional in the northwest. Joyce asked about parks. John said that we have to think about large (10+ acres) parks. Sonja thought that we need to plan for some of those uses in the northwest. Joyce thought that there was a lot of flexibility in the north areas of town because of the large lots in the Austin properties. Sonja said that we need to provide for

opportunities. John said that we have Crater Lane and the Senior Center; if we need more institutional, it could be served by the Northwest Study Area. Barton pointed out that we're not seeing Dundee on the map. For the high school, we have to think about Dundee kids coming to Newberg.

Where should the City re-zone properties to high density residential?

MDR to HDR along Springbrook Road (South): **Accept**

The committee revisited this previously table decision. Rick said that this area is already a mix of industrial and high density residential. John added that there is a balance of industrial and high density residential working in the market. Both are getting built in this area, and we should maintain the balance. Mike asked if that was a natural step. Rick said that the industry along Springbrook was not smokestack industry. John said he'd be OK if it was maintaining the current mix. Joyce thought this was a logical place for high density residential. The committee voted to accept this proposal.

Time prevented completion of the other discussion items.

Public Comments. Elaine distributed copies of a memorandum from The Benkendorf Associates Corporation. John Bridges asked **whether the figures in Al Benkendorf's memo represented gross or net area. Staff will try to clarify that.**

Dom Alexander. The homes along Springbrook Road are "manufactured" not "mobile" homes; you can't move them. He thought that the committee's discussions are good, but that economics will drive what happens when.

Grace Schaad: What is the density in manufactured home parks? Barton guessed 8 to 10 units per acre. Grace wondered whether this could be an area for upgrading, if the homes are reaching the end of their manufactured life. John said we have to look at the commercial reasonableness of this. There are many statutes regarding converting manufactured home parks. It is highly unlikely, since the owners can decide to purchase the park themselves. He asked Barton whether we're likely to see any more manufactured home parks in Newberg, and Barton thought it wasn't likely in the next 20 years. John thought that system development charges have made manufactured home parks less feasible. Sonja said that in Portland, it has become economically viable to convert mobile home parks. John said that we're not doing anything to preclude that.

Dorothy Roholt. We need to consider the compatibility of schools and commercial areas. Busy parents taking kids to school will support business. Also, there is a lot of cooperation between schools at the various levels. The complex at the high school minimizes bussing.

Mike Willcuts thought that we should have a map showing locations of property owners who have requested consideration for inclusion in the Urban Growth Boundary or Urban Reserve. Sam agreed that this would be valuable. Cathy said that at least one letter asked for a response. Leonard Rydell asked for comments. Mike said that we have had that request from people before, and we should at least acknowledge their letters.

Grace Schaad. Cautioned against piecemeal planning in response to public comments.

Christa Mars. If a land owner requests it and it makes sense, it should be heavily considered.

Next Meeting. Cathy announced that the next regular committee meeting would be at 5 pm on Thursday, April 7, at 5 pm, at Providence Newberg Hospital, 501 Villa Road, Room 4.

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

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Action Items:

- **Map showing locations of commenting property owners**
- **Staff will try to clarify whether numbers in Benkendorf memo are net or gross**

Handouts at Meeting:

- Copy of transparencies
- 3 11x17 color maps of density alternatives (from 3/3/05)
- 4 11x17 color maps of 2040 alternatives (from 3/3/05)
- Open House Survey Results (pages 1&3 only)
- Benkendorf Memo with URA and water plan attachments (missing map and graph)

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

**Newberg Public Library, 503 E. Hancock
Thursday, April 14, 2005 at 5 pm**

Members Present:

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

John Bridges
Sonja Haugen
Rick Rogers

Joyce Vergets
Mike Willcuts (late)

Staff Present:

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

Guests: Approximately 15 guests

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

Barton Brierley announced that Calvin Berales had accepted a temporary contract position with the City of Newberg. He will not be working on anything related to the Ad Hoc Committee.

Sam asked Mimi Dukas of WRG Design to report on the Austin properties master planning effort described in her memo of 4/14/05. Mimi explained that the memo states the assumptions and direction for the master planning effort. The planning area map that the committee received shows existing zoning in the planning area. The goal is to create a complete community, which will mean moving zoning boundaries around. The plan can accommodate approximately 1000 to 1300 housing units with a variety of lot sizes. Consultants are struggling to keep up with committee decisions regarding changes to the zoning code. Most of the residential development would probably be in the general locations already zoned residential.

The Springbrook "Valley Core" would contain a village green, some retail, event space, and restaurants. It would not be a "community commercial center" with a grocery and Walgreens, but more of a lower intensity, retail-pedestrian-event space.

The "hospitality" component would include a hotel/resort type facility on an estate-sized parcel.

The largest change would be from industrial zoning. A-dec needs to keep some land for expansion, but not that much. South of Mountainview Road would be an "employment" component, with office merging into commercial/residential mixed use. The Austin family doesn't anticipate a large industrial user using that land.

At College and Mountainview, west of Center Street, a 7 acre pod is set aside for a church, possibly a medium-sized commercial complex. This would be more of a Walgreens/dry cleaner/pizza shop development, with some medium density residential, possibly townhomes.

Sam asked Mimi how much industrial land would be left, and she said that there would be 30-35 acres of employment/mixed use, compatible with the A-dec campus. She explained that the acreages listed in the memo are true gross. Rick Rogers asked how the transitions to other uses would occur so that everybody would be happy. Mimi said "very carefully," using natural edges as much as possible. For example, the employment blends into industrial and village, and the resort might have "resort-residential" such as rental bungalows. Areas now zoned industrial would become the village core. Crestview/Mountainview would be the northern edge of the employment area. She explained that the railroad doesn't have the same function it once did in relation to industrial land.

Key Issues for Resolution. Rick Rogers noted that on 3/24/05, the committee deferred voting on density and direction. John Bridges pointed out that they did make a decision in rejecting high density, but was trying to make the easy decisions first. Rick said he would like to see higher density somewhere. Because demands on land are competitive, he wasn't sure how we could pull out the easy questions.

Where should Newberg plan for large industrial sites?

Brutscher Road Industrial: Not discussed
Hwy 99W site in the Northeast URA: Not discussed
Mountainview/Springbrook (Austin Industries)
Southeast URA: Not discussed
Other areas: Not discussed

Discussion/Rationale: Sam asked the committee whether they felt it was appropriate to designate the Austin property as a large industrial site, whether a 30-acre extension of A-dec or something else. John Bridges asked Sonja how many acres was reserved for A-dec, and she said that the 35 acres for employment use would include A-dec's needs.

John asked whether there was opportunity for A-dec's suppliers to locate in the area. He had heard that in the past, a high proportion of A-dec's suppliers were local, but that wasn't true anymore. Sonja explained that while A-dec is a large firm, the quantity of product it uses is small compared to the suppliers' production. John asked why there couldn't just be 30 acres of industrial property there, and Sonja said that other uses are more appropriate as neighbors to what the Austins want to do on the rest of the area. They are looking for employment opportunities, not just manufacturing. Mimi added that research and development would be ideal for the clean office component. Sonja said that transportation is a huge factor for this location. Intellectual activity rather than product gives better opportunities for living and working in the same community. John said that he heard the Austins wanting the 30 acres to be flexible.

The committee unanimously rejected the Mountainview/Springbrook (Austin Industries) site for an additional 20+ acres of industrial land.

Asked about high density residential, Mimi said that there might be ways to handle multi-family, but if it were to be incorporated, that would be within the 1000 to 1300 dwelling units. Sonja said that the planning effort has not been constrained by existing zoning; it's more a matter of how many families can be accommodated, given what else has to go in there. Sam felt that we have to be careful, as a committee, not to prescribe too tightly what a developer has to do, and that we are looking at some incentives for higher density.

Housing Density. The committee considered the single family housing density options. Sam said that we can grow in several ways: encourage more infill, build higher density, or spread out more. Since the committee previously rejected higher density, we're looking at lower or medium density. Staff clarified that in the density table, units per acre refers to gross acres, while average lot size refers to the net size of average lots. For example, one acre = 43,560 square feet. Subtracting 20% for roads and right-of-way leaves 34,848 square feet, and 34,848 divided by 3.6 is 9800, the average parcel size in square feet.

John asked what the zoning was for DR Horton's lots at Springbrook Oaks. Barton said a lot of DR Horton's homes were in R-2 and R-3; the only R-1 is around the golf course, where lots are about 10,000 square feet.

Barton thought that to get to the "lower" density, we would have to go to lot size averaging and allow variances on the minimum lot size. For "medium" we would have to do lot size average and lower the minimum lot size (to 6000 square feet), and probably also do some forcing of the market by setting some minimum density standards. We could also do something between lower and medium.

John felt that if we're building single family homes on R-2 and R-3, our R-2 and R-3 zoning districts were doing what they're intended to do. He felt that committee members were not qualified to change an average density and understand the commercial impacts of that. His perspective was that single family homes shouldn't be in R-2 and R-3 should create a building in which more than two families are housed. Mike Willcuts noted and R-2 is also for small single family residences, and Elaine pointed out that the purpose statement for R-2 currently talks about single family, duplexes, and multifamily. She added that the comprehensive plan policies currently say that density rather than housing type will be used to classify residential areas, although the committee could recommend changing that. Mike asked Barton whether you can do single family in R-3, and Barton said no.

Cathy Stuhr felt that the market is driving single family in R-2. Rick felt that there will be more demand for higher density, and he would hope that we'd see that by 2025. John suggested increasing the densities in R-2 and R-3. Sonja asked how much R-3 we have now, and Barton said very little, maybe 10 acres. John asked whether one of the proposals wasn't rezone R-2 to R-3.

Sam asked whether lot size averaging gets us where we need to be, to have a density acceptable to the state. Barton said that's a difficult question; when he asked the committee whether they would feel comfortable if a large portion of existing and future R-1 were changed so that the existing lot size was 5,000 square feet, they said now. When he asked the same for some of R-1, they said probably not. He then asked if they would be comfortable allowing

3750 square foot lots in R-2. Rick asked whether you could actually build a house on a lot that small, and Barton said yes.

Sam asked the committee how they wanted to handle R-1. Cathy asked Barter whether we were going to have to increase density in R-1 to get our plan through LCDC, and Barton said the denser the easier. Sam said that the committee didn't have any way to visualize it. He asked staff to **craft a statement that would help the committee understand what lot size averaging would look like.**

Mike Willcuts asked Barton whether it was the committee's job to recommend specific techniques for achieving the desired density, and Barton said not as to the details, but ideas are always welcome. Rick agreed that it would be nice to increase things that help us achieve our goal. Cathy asked staff to **run some numbers to show the impacts of various densities and lot sizes.**

Public Comments. Brian Varricchione of The Benkendorf Associates Corp. said that the Benkendorf memo that the committee received last week was asking the committee to consider the time frame when looking at land needs. Although future utilities expansion may make land in the Urban Reserve available eventually, the city has very little land available in the short term.

Next Meeting. The next meeting is scheduled for April 28 in the library, at the usual time. Discussion of key issues needs to continue before the committee will be ready to discuss the report. Extra meetings may be needed.

Adjourn. Chair adjourned the meeting at 7 pm.

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Action Items:

- **Craft a statement to help the committee visualize lot size averaging.**
- **Run some numbers to show the impacts of various densities and lot sizes.**

Handouts at Meeting:

- Mimi Dukas letter of April 14, 2005 regarding Austin properties
- Map of Austin properties study area and location map
- Color prints of graph and map from Benkendorf memo
- Reprint of Open House Survey Results (previously printed one-side only)

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

**Newberg Public Library, 503 E. Hancock
Thursday, April 14, 2005 at 5 pm**

Members Present:

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

John Bridges
Sonja Haugen
Rick Rogers

Joyce Vergets
Mike Willcuts (late)

Staff Present:

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

Guests: Approximately 15 guests

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

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**AD HOC COMMITTEE ON NEWBERG'S FUTURE
MINUTES
Newberg Public Safety Building – Newberg, Oregon
Thursday, April 22, 2004 at 5 pm**

Members Present:

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

Absent: Sam Farmer, Wes Balda, Michael Willcuts

Staff Present:

Barton Brierley, City Planner
Elaine Taylor, Associate Planner

Others Present: Mike Stuhr

Introductions. Vice Chair Cathy Stuhr called the meeting to order. In reviewing the minutes, Chair noted that the committee had requested a map showing the bypass. **Staff will provide a bypass map at the next meeting, and will highlight action items in future minutes.** Minutes were approved by consensus.

Presentation. Barton Brierley provided background information on the use of population projections in land use planning. He defined terms such as "count," "estimate," "projection," and "average annual growth rate," and described the two methods that the city's consultant used in developing projections for Newberg through 2040: the ratio method and the cohort component method.

Barton explained that population forecasting, like weather forecasting, is a blend of science and professional judgment. Both take various pieces of information and combine them to forecast the future. Unlike the weather, however, the population that actually occurs can be influenced by policies and actions. The committee will be asked to provide feedback on if they want to "bend" the numbers one way or another. Barton then showed a series of graphs of past and projected population growth and growth rates (see agenda packet). He noted that Newberg is growing faster than the county or the state, but hasn't had the intense growth that some other cities, such as Sherwood, have experienced. John Bridges asked what population growth Sherwood had projected. **Staff will provide analysis of past population projections for Sherwood and other cities.**

Barton stated that in 1980, Newberg predicted a population of 27,000 in 2000. In 1990, the city reviewed this projection and determined that the infrastructure expansions planned to meet the projected growth could be postponed. Sonja Haugen asked to see the assumptions that went into the previous projections for Newberg that were too high. **Staff will provide the committee with the 1980 projections for Newberg.** Barton noted that excessively high projections can provide little direction for planning, while excessively low projections can limit land choices so much that developers are unable to find land, or fail to anticipate the need to expand public facilities.

Barton showed graphs of the consultant's projections for Newberg using the ratio method and the cohort component method. He noted that the consultant feels more comfortable with the ratio method, while staff prefers the science of the cohort component method, but there is very little difference in the results, with the medium projection of the ratio method being just slightly higher than the projection from the cohort component method. Asked which method is most often used, Barton said that many communities simply project current trends or use the ratio method, since the cohort component method is more complex and requires more data.

The committee had reservations about endorsing any of the projections at this time, feeling that it would be a "leap of faith." They questioned whether the projections took into account the ripple effect of growth from other areas, and the growth pressures resulting from being the "last piece of pie." They expressed concerns about the consistency of these projections with those of Yamhill County and other cities, and cited 11th hour objections by Thousand Friends of Oregon to McMinnville's projections. **Staff will research the McMinnville situation and report back to the committee.** Barton was asked whether City Council would be asked to adopt the committee's recommendation as the city's the official projection, and replied that eventually, there would need to be an official projection. Elaine noted that Yamhill County had received a copy of the consultant's report, and would be invited to attend the Open House. The committee thought it would be a good idea to make their recommendation regarding population projections public at the first Open House. They felt, however, that they didn't have enough information yet to be comfortable making a decision that would be the basis for the entire land needs analysis.

The committee asked where policy fits into this. For example, does Newberg want to be a bedroom community? Barton noted that part of the committee's job is to recommend what the community should be. Cathy asked if we could say which of these projections is a good baseline, and then ask what influences would shift it up or down. Rick noted that the image of the community would determine how a person would use the numbers. **Several committee members asked that in the next meeting, we consider what the overall vision is for the community before we deal with the population projections.** Sonja Haugen felt that we need to consider bigger issues, such as the environment and quality of life, when making policy choices. John Bridges noted that we would be talking about these things at the next meeting. Calvin Berales felt that the group was not comfortable now to go with a number, but what is encouraging is that the graph curve looks good, in that the ratio and cohort component methods produced similar results. The question seems to be how much and how fast growth should occur. Cathy Stuhr noted that in the end, all we have to say is "this curve looks good." Barton stated that qualitative discussions would take place at the next meeting. Barry Horn asked how much of a bedroom community we are now? **Staff will provide information from the 2000 Census to help characterize how much of a bedroom community Newberg is now.**

Next Meeting. The next meeting is scheduled for 5 pm on Thursday, May 6, in the large conference room on the first floor of City Hall. In order to have time to deal with the unresolved issues from today's meeting and allow adequate time for the consultant's presentation, **the committee decided that they were willing to go as late as 8 pm at the next meeting, if necessary.**

Action Items:

Staff will:

1. Provide a bypass map at the next meeting.
2. Highlight action items in future minutes.
3. Provide analysis of past population projections for Sherwood and other cities.
4. Provide the committee with the 1980 projections for Newberg.
5. Provide information from the 2000 Census to help characterize how much of a bedroom community Newberg is now.
6. Research and report back on the controversy regarding McMinnville's population projection.

At the next meeting:

1. We will consider what the overall vision is for the community before we deal with the population projections.
2. We will continue as late as 8 pm, if necessary.