

**CITY OF NEWBERG / YAMHILL COUNTY
NEWBERG URBAN AREA MANAGEMENT COMMISSION MINUTES
NEWBERG PUBLIC LIBRARY - 503 E. HANCOCK STREET - NEWBERG
THURSDAY, JANUARY 16, 1997
7:30 PM**

I. Convene NUAMC

Roll Call:

Alan Halstead
Roger Currier
Jack Kriz

Ken Hughes
Ted Lopuszynski

Absent: Leslie Lewis, Bill Jackson

Staff Present:

- John Knight, City of Newberg Planning Division Manager
- Ken Friday, Yamhill County Planning Division
- Janet Yarbrough, City of Newberg, Recording Secretary

II. Minutes from November 21, 1996 (attached)

Committee member Roger Currier questioned the legality of convening this committee. John Knight, City of Newberg Planning Division Manager, said he felt the committee had been convened legally. Ken Friday, Yamhill County Planning Division, read a document regarding the appointment and convening of this committee. Committee member Currier said the public should know that the school and park had already hooked up to the water lines, and that the hookup was illegal. He also said that the land parcel in question had been pulled out of a previous annexation.

Motion #1:	Committee members Halstead/Hughes to approve the November 21, 1996, meeting minutes.
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Vote on Motion #1:	The Motion carried unanimously (5-0) (Absent: Lewis, Jackson).
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Chair Kriz called the meeting to order. He reviewed the procedure for public hearing. Individuals wishing to speak (give testimony) must complete a blue "Public Comment Registration Form."

III. PUBLIC HEARING: (continued from the November 21, 1996 meeting)

DOCKET: PA-1-943 (County)
UGB-1-93 (City)

REQUEST: Amendment to the Urban Growth Boundary (UGB) to include an approximately 18 acre parcel within the Newberg UGB. The property is owned by Chehalem Park and Recreation District and is adjacent to Chehalem Valley Middle School and Crater Elementary School. Proposed uses for the site will be recreational in nature.

LOCATION: East of and adjacent to Chehalem Drive approximately one-eighth mile south of its intersection with North Valley Road (Tax lot 3207-1000)

APPLICANT: City of Newberg

ABSTENTIONS / EX PARTE CONTACT: Committee member Alan Halstead said his daughter attends the school located next to the property and would use the proposed park. Committee member Ted Lopuszynski was involved as a County Commissioner in some of the previous proceedings regarding this issue.

STAFF REPORT: Ken Friday, Yamhill County Planning Division, reviewed the requirements of ORS 197. John Knight, City of Newberg Planning Division Manager, covered the City of Newberg staff report. He reviewed the criteria for approval and the application. He recommended approval at this time of Resolution 96-1. Ken Friday, Yamhill County Planning Division, said that County Planning would only recommend approval if the resolution included a clause requiring the City to maintain the road adjacent to the park. John Knight, City of Newberg Planning Division Manager, said this could be addressed later. Committee member Ted Lopuszynski directed the committee to the criteria regarding the maintenance of the road in the staff report. Committee member Ken Hughes asked for clarification on the road in question. Ken Friday said it was the 40 foot right away off Chehalem Road. Ken Friday, Yamhill County Planning Division, said the road should not be under the direction of the County if it services the City. Committee member Roger Currier said he felt that the road should not be placed under the direction of the City. Chair Kriz asked if the issue was relevant to the application for annexation. Ken Friday, Yamhill County Planning Division, said the County wanted the issue to be addressed before the annexation was approved.

OPPONENT:

Pat Haight
501 E. Illinois #12
Newberg, OR 97132

Pat Haight stated her special interest regarding the school property. As a former member of the Planning Commission, she recalled that the school district didn't show up for the original Planning Commission meeting to present their plan for development. Ms. Haight felt the school should have been required to act like a developer and present their plans. She questioned why the City was the applicant instead of the Chehalem Parks and Recreation District. She pointed out the potential liability if the City were to be responsible for the maintenance of the road to the park. Ms. Haight said she had several legal questions regarding the application. She felt the Chehalem Park and Recreation District was bailing out the school because the school didn't have room for a playground. She also said the irrigation system was illegally connected, and the water bill was being paid by people in the City. Ms. Haight referred to a City ordinance regarding unlawful extensions, and claimed that the Chehalem Park and Recreation District was in violation because they never applied for a water use permit. She also stated there was no water meter at the City limits, which was illegal. Ms. Haight told the committee she had tried to file a complaint against Terry Mahr, City of Newberg Attorney, and Duane Cole, City of Newberg City Manager, but Mr. Mahr wouldn't allow the complaint to be filed for one-time exception to law. She referred to a letter from Bob Tardiff, City of Newberg Police Chief, which said he made the decision on his own to allow the extension without the approval of City Council. Ms. Haight felt approval would encourage growth of this area while bailing out the Chehalem Park and Recreation District.

PROPONENT:

Mark Martin, Chehalem Park and Recreation District
1802 Haworth Avenue
Newberg, OR 97132

Mr. Martin spoke in response to Pat Haight. He apologized that the director and superintendent of the Chehalem Park and Recreation District were absent from the meeting due to illnesses. Mr. Martin stated that his department did not authorize the water hookup. Mr. Martin also said that as a programmer for the Chehalem Park and Recreation District, he knows there is a lack of space for youth activities as well as the general public. This is included in the staff report. He stated the goal of his department and the application was to provide opportunities for residents to use safe facilities. Mr. Martin felt the issues regarding broken ordinances should not affect this application.

QUESTIONS TO OPPONENTS: Committee member Ken Hughes asked when Pat Haight had visited the site. Ms. Haight said it was a couple months ago. Committee member Ken Hughes also asked if Ms. Haight had copies of the letters and documents she had referred to in her testimony. She said she could provide the copies later. Committee member Roger Currier asked the committee to remind Pat Haight of Mark Martin's testimony since she had left the room during his testimony.

OPPONENT REBUTTAL: Ms. Haight said she is not opposed to the goals of the Chehalem Park and Recreation District. She said that the process is wrong, and that

NUAMC should look at what has happened regarding this area. She felt there was a potential lawsuit there unless the responsibility of the City was defined before the area is annexed.

QUESTIONS TO STAFF: none

QUESTIONS FROM AUDIENCE: none

PUBLIC TESTIMONY PORTION OF THE HEARING CLOSED.

LETTERS/PUBLIC AGENCIES: none

STAFF RECOMMENDATION: John Knight, City of Newberg Planning Division Manager, directed the committee to the resolution in the staff report, should the committee move to accept the application. Ken Friday, Yamhill County Planning Division, reiterated the County's position regarding the maintenance of the road. He felt this should be dealt with in the annexation, because under existing agreement the road stays under the direction of the county. Committee member Ted Lopuszynski said that the County had recently adopted a road management plan, and this committee needed to address the plan. Chair Kriz asked John Knight, City of Newberg Planning Division Manager, to review the application. He reviewed the application, reminding the committee that it was an application to amend the Urban Growth Boundary, and that the annexation would go before the Newberg City Council at a later date.

COMMISSION DELIBERATION: Committee member Alan Halstead said this committee could not deal with the legality of the water connections. He also felt the minutes from meetings back in 1993 and 1994 support that this is not an attempt to bailout the Chehalem Park and Recreation District. Committee member Ted Lopuszynski stated that he agreed, but that the committee needed to decide what to include in the resolution and whether or not to amend the Urban Growth Boundary.

Motion #2:	Committee members Halstead/Lopuszynski to amend Resolution 96-1 to reflect the January 16, 1997 meeting regarding this issue.
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Vote on Motion #2:	The motion carried unanimously (5-0) (Absent: Lewis, Jackson).
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Motion #3:	Committee members Lopuszynski/Hughes to amend Resolution 96-1 to include a phrase that the staff of the City of Newberg and Yamhill County Planning Divisions meet to address the issue of road management and jurisdiction.
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Vote on Motion #3:	The motion carried (4-1) (NAY: Currier) (Absent: Lewis, Jackson).
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Motion #4:	Committee members to adopt Resolution 96-1 as amended.
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Vote on Motion #4:	The Motion carried (4-1) (NAY: Currier) (Absent: Lewis, Jackson).
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IV. OLD BUSINESS

1. Urban Reserve Area presentation regarding completion of the URA Project (mapping and alternative land use strategies).

John Knight, City of Newberg Planning Division Manager, reviewed the project history. He turned the time over to Al Benkendorf, consultant for the project, to explain and review the project. Mr. Benkendorf said the project had two targets. The first target was the priority plan involving which areas to bring in to the Urban Reserve Area; the second target dealt with the management and responsibility of the City and County as those areas become part of the City. Mr. Benkendorf distributed to commissioners a copy of his findings which include estimates of land use needs, population and growth, as well as alternative plans. He reviewed the contents of the packet.

Committee member Roger Currier asked if this information included the 125 acres of golf course that was previously brought to the Newberg City Council as a land use need. The staff said this was not included. Committee member Ken Hughes asked for clarification regarding the inclusion of wetlands in the estimates. John Knight, City of Newberg Planning Division Manager, said that non-buildable areas had been better identified but the existing Urban Growth plan had not been amended. Those areas could be dealt with in this plan. Committee member Alan Halstead asked what a sixteen dwelling unit per acre would look like. Mr. Benkendorf replied that it was a standard garden apartment. Committee member Roger Currier asked if this was still considered medium density. Staff replied yes. The committee asked for examples of medium density areas. Staff noted there were not very many in Newberg. John Knight, City of Newberg Planning Division Manager, said the committee needed to address the issue of density decisions. Chair Kriz asked what the process was for the entire project. Staff said NUAMC would eventually develop criteria and go to a public hearing phase. There would be public workshops as well. Right now the committee needed to look at utility and transportation impacts of various levels of population in those areas. Committee member Ken Hughes asked if they would use the existing power stations or have to get a new substation. John Knight, City of Newberg Planning Division Manager, said they were looking at carrying capacity, not specific sites. Committee member Ken Hughes questioned the accuracy of the population figures. Committee

member Roger Currier informed the committee that he was trying to push a transportation ordinance and a water capacity ordinance before the Newberg City Council. Chair Kriz asked when plan designation would happen. John Knight, City of Newberg Planning Division Manager, said this was new ground, and planning for the URA had not been done. Chair Kriz asked if this plan assumed any additional neighborhood commercial. Mr. Benkendorf said the City should look in existing areas. John Knight, City of Newberg Planning Division Manager, said they should look at neighborhood commercial as convenience to avoid the potential strip commercial developments. Committee member Roger Currier commented that staff needed to consider the proposed bypass because of what could be deleted out of residential and commercial lands, leading to an increase in the amount of non-buildable land.

There was some discussion as to when the project would end. Chair Kriz wanted to make sure there would be time to address additional issues. A meeting was tentatively scheduled for 7 p.m. on Tuesday, March 11, 1997. Ken Friday, Yamhill County Planning Division, mentioned that the Technical Advisory committee had been meeting to address some of the issues.

V. NEW BUSINESS (none)

VI. ADJOURNMENT

The meeting was adjourned at approximately 9 p.m.

Passed by the Newberg Urban Area Management Commission this ^{11th} ~~4~~ day of ~~March~~ ^{April}, 1997.

AYES: 6

NO: 0

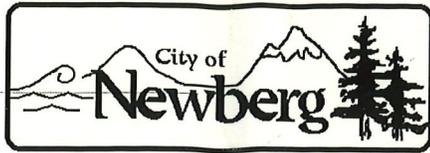
ABSTAIN: 0
(list names)

ABSENT: 1
Lewis

ATTEST:

Janet C. Yarbrough
Recording Secretary Signature

Janet Yarbrough ^{4/11/97}
Print Name Date



**CITY OF NEWBERG / YAMHILL COUNTY
NEWBERG URBAN AREA MANAGEMENT COMMISSION AGENDA
NEWBERG PUBLIC LIBRARY - 503 E. HANCOCK STREET - NEWBERG
THURSDAY, NOVEMBER 21, 1996
7:00 PM**

- I. Convene NUAMC
- II. General Introduction by Staff on Process (a
- III. Appoint Chairperson and Vice Chairperson
- IV. PUBLIC HEARING: (continued from March 1996)
DOCKET: PA-1-943 (County)
UGB-1-93 (City)
REQUEST: Amendment to the Urban Growth Boundary (UGB) to include an approximately 18 acre parcel within the Newberg UGB. The property is owned by Chehalem Park and Recreation District and is adjacent to Chehalem Valley Middle School and Crater Elementary School. Proposed uses for the site will be recreational in nature.
LOCATION: East of and adjacent to Chehalem Drive approximately one-eighth mile south of its intersection with North Valley Road (Tax lot 3207-1000)
APPLICANT: City of Newberg
- V. OLD BUSINESS
none
- VI. NEW BUSINESS
 - 1. Urban Reserve Area (URA) presentation regarding completion of the URA Project
 - 2. Appoint Technical Advisory Committee for URA Project (attachment)
- VII. ADJOURNMENT

Quasi-Master

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PUBLIC HEARING PROCESS TESTIMONY AND EVIDENCE REQUIREMENTS

ORS 197.763 requires certain statements to be made at the commencement of a public hearing.

- The applicable City and State zoning criteria must be listed. This means that we must advise you of the standards that must be satisfied by the applicant prior to our approval of an application. The Planning Staff will list the applicable criteria during his or her presentation of the staff report.
- Persons wishing to participate in this hearing must direct their testimony or the evidence toward the criteria stated by the Planner or other specific City or State criteria which you believe applies. You must tell us why the testimony or evidence relates to the criteria.
- Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised at the local level prior to the City approving or denying the application. The law states that the issue must be raised in enough detail to afford the decision-maker and the parties an opportunity to respond. This part of the law is also known as the "raise it or waive it" requirement. If you do not bring it up now, you can't bring it up at LUBA.

TYPE III, QUASI-JUDICIAL PUBLIC HEARING PROCEDURE

1. OPEN THE PUBLIC HEARING, ANNOUNCE THE PURPOSE, DISCUSS TESTIMONY PROCEDURE, AND TIME ALLOTMENTS¹
2. CALL FOR ABSTENTIONS, BIAS, EX-PARTE CONTACT, AND OBJECTIONS TO JURISDICTION
3. STAFF REPORT
 - A. PROJECT SUMMARY AND RECOMMENDATION BY STAFF
 - B. STAFF SUMMARY OF LATE CORRESPONDENCE SUBJECT TO PLANNING COMMISSION REQUEST²
4. PUBLIC TESTIMONY (SEE "HOW TO TESTIFY")³
 - A. PROPONENTS (PRINCIPLE PROPONENT/S FIRST, THEN OTHERS OR UNDECIDED)
 - B. OPPONENTS AND UNDECIDED
 - C. PRINCIPAL PROPONENT REBUTTAL
5. QUESTIONS OF PROPONENTS AND OPPONENTS FROM THE PLANNING COMMISSION DIRECTED THROUGH THE CHAIR
6. STAFF SUMMARY OF WRITTEN TESTIMONY FROM REGISTRATION FORMS
7. CLOSE OF PUBLIC TESTIMONY PORTION OF HEARING (GAVEL)
8. FINAL COMMENTS FROM STAFF
9. DELIBERATION OF COMMISSION INCLUDING DISCUSSION OF CRITERIA WITH FINDINGS OF FACT
10. ACTION BY THE PLANNING COMMISSION

***NOTE: No new public hearings will be started after 10:00 p.m.
(except by majority vote of the Commission).***

¹ The Chair of the Planning Commission may set time limits on the public testimony portion of the hearing.

² ORS 197.763(3)(j) allows the City to establish procedures for submittal of evidence. The Planning Commission has established a period of one week prior to hearing for submittal of written evidence in order to be considered at the hearing. Written testimony received late will only be considered at the discretion of the Planning Commission.

³ Questions by those wishing to testify should be directed to the Chair during the PUBLIC TESTIMONY (Step 4) portion of the public hearing.

TYPE IV, LEGISLATIVE PUBLIC HEARING PROCEDURE

1. OPEN THE PUBLIC HEARING, ANNOUNCE THE PURPOSE, DISCUSS TESTIMONY PROCEDURE, AND TIME ALLOTMENTS¹
2. CALL FOR ABSTENTIONS, CONFLICTS OF INTEREST AND OBJECTIONS TO JURISDICTION
3. STAFF REPORT
 - A. PROJECT SUMMARY AND RECOMMENDATION BY STAFF
 - B. STAFF SUMMARY OF LATE CORRESPONDENCE SUBJECT TO PLANNING COMMISSION REQUEST²
4. PUBLIC TESTIMONY (SEE "HOW TO TESTIFY" FORM)³
 - A. THE PLANNING COMMISSION CHAIR WILL CALL YOUR NAME WHEN IT'S YOUR TURN TO TESTIFY (NOTE: COMMISSIONERS MAY ASK QUESTIONS DURING THE TESTIMONY PERIOD, AT THE DISCRETION OF THE CHAIR)
5. STAFF SUMMARY OF WRITTEN TESTIMONY FROM REGISTRATION FORMS
6. CLOSE OF PUBLIC TESTIMONY PORTION OF HEARING (GAVEL)
7. FINAL COMMENTS FROM STAFF
8. DELIBERATION OF COMMISSION
9. ACTION BY THE PLANNING COMMISSION

NOTE: No new public hearings will be started after 10:00 p.m. (except by majority vote of the Commission).

¹ The Chair of the Planning Commission may set time limits on the public testimony portion of the hearing.

² ORS 197.763(3)(j) allows the City to establish procedures for submittal of evidence. The Planning Commission has established a period of one week prior to hearing for submittal of written evidence in order to be considered at the hearing. Written testimony received late will only be considered at the discretion of the Planning Commission.

³ Questions by those wishing to testify should be directed to the Chair during the PUBLIC TESTIMONY (Step 4) portion of the public hearing.

Newberg Urban Area Growth Management Agreement

Preface

Seen from above, the modern city edges imperceptibly out of its setting. There are no clear boundaries. Just now the white trace of the super highway passed through cultivated fields; now it is an asphalt image of streets and buildings. As one drives in from the airport or looks out from the train window, clumps of suburban houses, industrial complexes, and occasional green space flash by; it is hard to tell where city begins or county ends." (Oscar Handlin, "The Modern City as a Field of Historical Study" in The Historian and the City (Cambridge, Mass. 1963, p.1).

I. Introduction

The City of Newberg and Yamhill County recognize the need for coordination and cooperation in the management of growth in and around the Newberg Urban Area. This agreement is formulated in accordance with this principle.

This agreement establishes a process for maintaining ongoing planning efforts, designed to keep pace with growth and change. It is essential that intergovernmental coordination be maintained to assure the citizens of the City of Newberg and Yamhill County that growth occurs in an orderly and efficient manner.

To that end, this agreement sets forth the means by which a plan for management of the unincorporated area within the Urban Growth Boundary will be implemented and by which the Urban Growth Boundary may be modified.

II. Definitions

Area of Influence- An area of land designated by the City of Newberg and Yamhill County that extends one mile outside Newberg's Urban Growth Boundary wherein the County will give the City an opportunity to participate in land use actions to be taken by the County.

Urban Growth Boundary- A line jointly adopted by the City of Newberg and Yamhill County that encircles the City and separates rural and urbanizable land. Newberg's Urban Growth Boundary is shown on the attached map.

III. General

1. **Plan Map Conflicts**. The 1979 Comprehensive plan Land Use Map adopted by the City of Newberg on July 2, 1979 shall be the plan map for the area within the Urban Growth Boundary, and shall replace conflicting portions of the Yamhill County Comprehensive Plan Map (1974) pertinent to this area. Where

said maps conflict, Yamhill County shall initiate the process necessary for consideration of a map amendment.

2. **Urban Growth Boundary.** In accordance with the comprehensive Plan of the City of Newberg, the jointly adopted Urban Growth Boundary shall define the geographical limits of urbanization. The City of Newberg shall prepare for the orderly extension of public facilities and services within the boundary. Lands outside the boundary shall be maintained in accordance with the Yamhill County Comprehensive Plan.
3. **Urbanization.** The City of Newberg and Yamhill County shall encourage urbanization within the boundary to occur in an orderly and efficient manner, resulting in a compact, balanced urban center meeting long-term economic and social needs of the residents of the area regardless of political boundaries.
4. **Implementation and Coordination.** The very nature of planning requires continual refinement of various elements of the Comprehensive Plan. This includes the preparation of implementing ordinances, refinement plans and functional plans. As the Newberg Comprehensive Plan is implemented, the City and County will work together in a coordinated effort to achieve the goals of the Yamhill County and Newberg Comprehensive Plans.
5. **Concurrence and Recommendation.** The legitimate interests of the City and County overlap within the City's Urban Growth Boundary and Area of Influence. This agreement attempts to resolve these overlapping interests by providing for concurrence of City and County governing bodies for certain decisions and by providing for recommendations of one governing body to the other for other decisions.
 - a. **Concurrence-** Where concurrence is required, the City and County shall agree upon a decision. If agreement cannot be reached, procedures outlined in ORS 197.300 may be invoked.
 - b. **Recommendation-** Where a recommendation is required, the City and County need not agree upon a decision. The procedures are these: The right to object to any item referred to a jurisdiction for a recommendation shall be deemed to have been waived unless the referring jurisdiction is notified otherwise within thirty days; the time limit for consideration of items referred for recommendation shall begin to run from the time the item is received by the jurisdiction whose recommendation is being solicited; each jurisdiction shall have standing to appeal the decision of the other governing body.

IV. **Term of this Agreement; Amendment**

1. The term of this agreement runs from July 2, 1979, to July 2, 1980, and may be extended thereafter by increments of one year. During the term of the agreement or extension, the agreement may be changed by mutual consent of the parties hereto. This agreement is automatically renewed at the end of such term or extension unless either party hereto requests revision of the agreement by so notifying the other party at least ninety days before the end of the current term or extension.

V. Urban Services

1. The City of Newberg is recognized as the ultimate provider of urban services within the Urban Growth Boundary. To this end:
 - a. Special Districts. Before Yamhill County shall create any special district for the provision of utilities, transportation, or other public facilities or services, the matter shall be referred to the City of Newberg for a recommendation. The County shall not act contrary to such recommendation.
 - b. Service Capacity. Development within the Urban Growth Boundary shall not exceed the capacity of existing services.
 - c. Annexation. Annexation shall occur in accordance with the Newberg Comprehensive Plan. Before final action by the City Council on an annexation proposal, the proposal shall be forwarded to the Board of County Commissioners for its recommendation. In order to provide the board with advance notice of reasoning for a proposed annexation, the findings adopted by the City Planning Commission shall be referred to the board following the Commission action.
 - d. Service Expansion Plans. As the ultimate provider of urban services, the City shall prepare and from time to time update utility expansion plans. These plans shall provide a basis for the extension of services within the Urban Growth Boundary, and as such shall be referred to Yamhill County for information and comment.
 - e. Roads. The County and City shall cooperatively develop an implementation policy regarding streets and roads within the Urban Growth Boundary which is consistent with the City Comprehensive Plan. Such policy shall include, but not be limited to, the following:
 - (1) The circumstances under which the City will assume ownership, of and maintenance responsibility for County roads within the corporate limits.

- (2) The conditions under which new public streets and roads will be developed within the urban Growth Boundary.
 - (3) The conditions under which existing roads designated as future arterial in the City Comprehensive Plan will be improved.
 - (4) The conditions under which County and other roads should meet City standards within the Urban Growth Boundary. Roads should be compatible with City street alignments and extensions. Upon annexation of property, roads adjacent to (and which serve) such property should also be annexed.
- f. The County and the City through its departments shall coordinate their planning efforts and actions that affect land use with those of special districts.

VI. Establishment of the Newberg Urban Area Management Commission

The City of Newberg and Yamhill County do hereby establish the Newberg Urban Area Management Commission (NUAMC) as a hearings officer in accordance with ORS 215.406. The NUAMC shall be composed of the following members:

- Commissioner of the Yamhill County Board of Commissioners designated by the board.
- Mayor or council person of the City of Newberg designated by the Council.
- Member of Newberg Planning Commission designated by the City Council.
- Member of the Yamhill County Planning Commission Designated by the Board of County Commissioners.
- Member of the Newberg-Dundee P.A.C. designated by the Board of County Commissioners.
- Member of the Newberg Citizen Involvement Advisory Committee designated by the City Council.
- Member-at-large chosen by the above NUAMC members and ratified by the City Council and County Board.

Duties and Responsibilities- The NUAMC shall function in accordance with by-laws to be adopted by the Newberg City Council and the Yamhill County Board of Commissioners.

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It shall be the responsibility of the Newberg Urban Area Management Commission to hold hearings, make findings, and present its decision to City and County governing bodies as outlined in this agreement and the by-laws.

VII. Establishment of Land Use Review Procedures

1. Urban Growth Boundary Amendment

Amendment of the Urban Growth Boundary may be initiated by the Yamhill County Board of Commissioners, the Newberg City Council, or by an individual owner(s) of property who request(s) inclusion in or exclusion from the Urban Growth Boundary.

Amendment of the Urban Growth Boundary shall be treated as a map amendment to both the City and County Comprehensive Plan maps.

The joint fee for individual amendment shall be the sum of fees established from time to time by each governing body.

Each application shall include a map and sufficient information to make a decision based on the following factors:

- a. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;
- b. Need for housing, employment opportunities, and livability;
- c. Orderly and economic provision for public facilities and services;
- d. Maximum efficiency of land uses within and on the fringe of the existing urban area;
- e. Environmental, energy, economic and social consequences;
- f. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and,
- g. Compatibility of the proposed urban uses with nearby agricultural activities.

Applications shall be filed with the Newberg Planning Department which shall collect the joint fee and forward the Yamhill County fee along with notice to the Yamhill County Department of Planning and Development. Applications must be complete prior to consideration by the Newberg Urban Area Management Commission.

Applications shall be accumulated and referred quarterly to the Newberg Urban Area Management Commission for a Public Hearing for which at least ten days advance public notice shall be given by publication in a newspaper of general circulation in the County (or published in the territory so concerned--ORS 215.060).

Following the Public Hearing, the NUAMC shall make and forward its findings and decision directly to the governing body of each jurisdiction which shall then make a determination based upon the facts and record presented at the NUAMC hearing and shall not be required to hold a public hearing thereon.

Nothing included in this process requires or prohibits the City or County from referring the application to its respective Planning Commissions for information.

If the governing bodies do not concur in their final decision within sixty days of referral of the matter to them by the NUAMC, a joint meeting shall be held to resolve differences. If agreement cannot be reached, procedures for resolutions of conflict provided within ORS 197.300 may be invoked.

2. Comprehensive Plan Amendment

- a. **Inside U.G.B., but outside city limits.** This amendment shall be filed with Yamhill County, and shall otherwise be treated as an amendment to the Urban Growth Boundary.
- b. **Inside city limits.** The application shall be processed by the City of Newberg and shall be referred to Yamhill County for a recommendation.
- c. **Outside the Urban Growth Boundary, but within the "Area of Influence".** This amendment shall be processed by Yamhill County and shall be referred to the City of Newberg for a recommendation.

3. Zone Changes

The City of Newberg and Yamhill County recognize that each jurisdiction has authority to zone within its legal boundaries. However, the Urban Growth Boundary recognizes the eventual assumption of authority by the City of Newberg. Therefore, the following procedures are established:

- a. **Zone change outside city limits but within the Urban Growth Boundary.** The application shall be processed by Yamhill County and shall be forwarded to the City Council for its recommendation.
- b. **Inside city limits.** The application shall be processed by the City of Newberg and shall be referred to Yamhill County for information and/or comment.

- c. **Outside the Urban Growth Boundary but within the "Area of Influence".** The application shall be processed by Yamhill County and shall be referred to the City of Newberg for information and/or comment.

4. Other Items Affecting Land Use

- a. Items having a substantial impact upon land use under the jurisdiction of Yamhill County within Newberg's U.G.B. and Area of Influence shall be referred to the City of Newberg for information and comment. Items not having a substantial impact may be so referred. Items affecting land use shall include but are not limited to:

- (1) Conditional Use Permits
- (2) Planned Unit Developments
- (3) Subdivisions and Partitions
- (4) Public Improvement Projects
- (5) Health Hazards
- (6) Special Exceptions
- (7) Capital Improvement Programs
- (8) Major Transportation Improvements

- b. Items having substantial impact upon land use under the jurisdiction of the City of Newberg shall be referred to Yamhill County for information and/or comment. Items not having a substantial impact may be so referred. Items affecting land use shall include, but are not limited to:

- (1) Conditional Use Permits
- (2) Planned Unit Developments
- (3) Subdivisions and Partitions
- (4) Public Improvement Projects
- (5) Extension of the Public Sewer, Water or Storm Drainage systems
- (6) Capital Improvement Programs

(7) Major Transportation Improvements

5. Any of the above applications which may affect an agency identified in the City of Newberg or Yamhill County agency coordination list shall be referred to said agency for information and/or comment.

Approvals

Approved by the Yamhill County Board of Commissioners on this 20th day of June, 1979.

Ordinance #214

Colin Armstrong, Chairman*
Yamhill County Board of Commissioners

Approved by the City of Newberg City Council on this 2nd day of July, 1979.

Ordinance #1967

Elvern Hall, Mayor*
City of Newberg

**Note: a signed copy of this agreement is on file in the Newberg City Hall*

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NUAMC STAFF REPORT

November 21, 1996

APPLICANT: City of Newberg *SV*

REQUEST: Urban Growth Boundary Amendment for approximately 18± acres on the northwest side of Newberg

COMP PLAN: Yamhill County Designation VLDR (Very Low Density Residential) to City Designation P (Park)

ZONING: County Zoning Designation A/F-10 (Agricultural/Forestry Small Holding) Note: the County Zoning Designation remains in place until the property is annexed into the City

LOCATION: East side of Chehalem Drive (north of Chehalem Valley Middle School and Crater Elementary School)

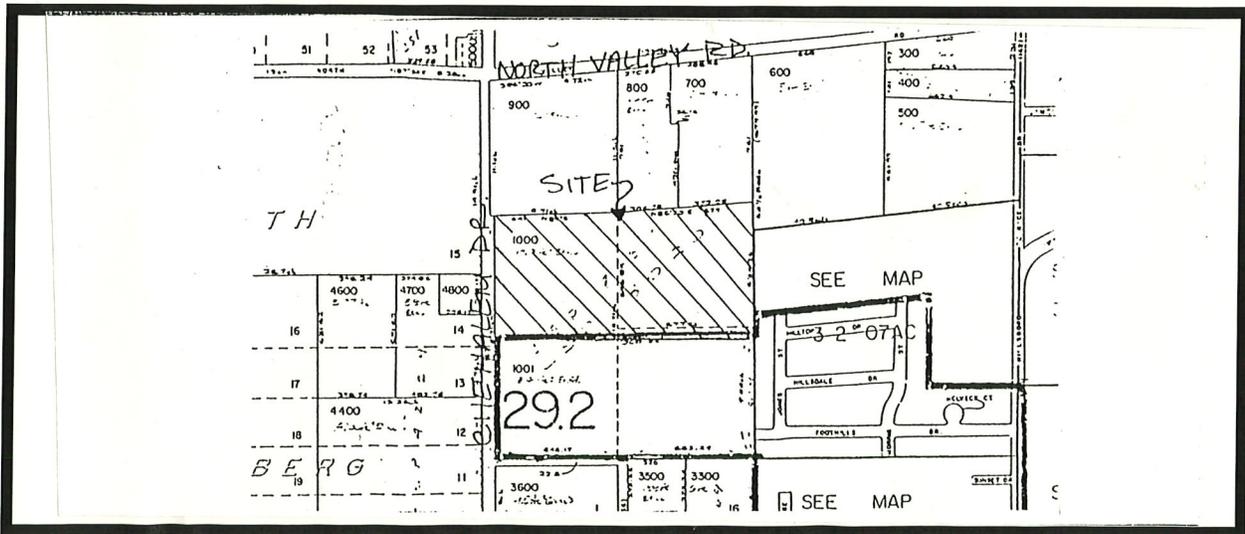
TAX LOT: 3207-1000

FILE NO: UGB-1-93

CRITERIA: Newberg Urban Area Growth Management Agreement - Section VII; Statewide Planning Goals; Newberg Ordinance 1967, Section 4

ATTACHMENTS:

- A. Minutes from 3/15/94 NUAMC meeting
- B. Comprehensive Plan Map - attached



item IV-pl

The Planning staff has determined that the following criteria apply to the subject proposal. NUAMC or other interested parties should direct their comments to the criteria listed or state why they feel other criteria may apply.

- A. The proposal must address the urbanization factors of Statewide Planning Goal 14. The factors include:
1. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals.
 2. Need for housing, employment opportunities and livability.
 3. Orderly and economic provision for public facilities and services.
 4. Maximum efficiency of land uses within and on the fringe of the existing urban area.
 5. Environmental, energy, economic and social consequences.
 6. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority.
 7. Compatibility of the proposed urban uses with nearby agricultural activities.
- B. The proposal must explain how the change is consistent with the other LCDC Statewide Planning goals and address exception criteria of OAR 660, Division 4, if appropriate.
- C. The proposal must explain how the proposed amendment is consistent with the City's Comprehensive Plan.
1. Address the Goals and Policies of the Comprehensive Plan.
 2. Explain how the change will affect the population growth needs identified in the Newberg Comprehensive Plan.
 3. Identify exactly what modifications to the Comprehensive Plan and the City of Newberg Inventory of Natural and Cultural Resources would be necessary in order that the Comprehensive Plan and related documents remain consistent with the Statewide planning goals.

Request:

Approval of an Urban Growth Boundary Amendment for approximately 18± acres on the northwest side of Newberg. It is intended for use as a regional park with ballfields and other related school open space uses. The park would be developed to share facilities with the existing school facility built on the parcel directly south of this site.

Project Description:

The 18 acre site is located on Chehalem Dr., directly north of Crater Elementary School and Chehalem Middle School. Surrounding uses include rural residential VLDR land and agricultural uses to the north, Crater Elementary School and Chehalem Middle School to the south, LDR single family residential land to the east, and single family rural residential and agricultural uses to the west. The subject property adjoins the Newberg City limits and Newberg Urban Growth Boundary on the south side of the parcel and is within the Newberg Urban Reserve Area. The parcel takes access from Chehalem Drive and through the Middle School and Elementary School. Chehalem Drive has a 40 ft. right-of-way and is a County road.

The site generally slopes slightly to the southwest. A portion of the north end of the site is identified as a wetland on the National Wetland Inventory. At the time of development, federal wetlands regulations will be applied where applicable. The site consists primarily of Wc Wapato silty clay soils; Wapato soils are identified as Class III.

Background and Discussion:

This parcel had been included in an earlier request to expand the urban growth boundary. In December of 1993, the City Council approved the request to expand the urban growth boundary, but exempted this parcel from the approval and remanded it back to the Newberg Urban Area Management Commission (NUAMC) for reconsideration. NUAMC reviewed the item on March 15, 1994 (see minutes from 3/15/94, Attachment "C") and motioned to continue the item to April 5, 1994. For various reasons the April 1994 meeting was cancelled.

The Chehalem Park and Recreation District plans to develop a regional park on this parcel. This park would share facilities with the School District's development directly to the south. Public utilities and access are available with the development of the new school facilities.

On October 24, 1996 notice was sent to the Department of Land Conservation and Development (DLCD) for their review. No written comments have been received from DLCD as of the writing of this staff report.

Preliminary Staff Recommendation:

Preliminary Staff Recommendation:

The preliminary staff recommendation is made in the absence of public hearing testimony, and may be modified subsequent to the close of the public hearing. At this writing, the staff recommends the following motion:

- Move to adopt NUAMC Resolution 96-1

This resolution will recommend that the City Council of the City of Newberg and the Yamhill County Board of Commissioners approve the proposed Urban Growth Boundary Amendment to include the subject property.

NEWBERG URBAN AREA MANAGEMENT COMMISSION RESOLUTION NO. 96-1

A RESOLUTION OF THE NEWBERG URBAN AREA MANAGEMENT COMMISSION RECOMMENDING THAT THE CITY COUNCIL AND YAMHILL COUNTY BOARD OF COMMISSIONERS APPROVE FILE UGB-1-93, AN URBAN GROWTH BOUNDARY AMENDMENT FOR AN 18 +/- ACRE PROPERTY LOCATED NORTH OF CRATER GRADE SCHOOL ON THE EAST SIDE OF CHEHALEM DRIVE, YAMHILL COUNTY TAX LOT 3207-1000.

WHEREAS, On March 15, 1994, NUAMC reviewed the proposed UGB amendment and continued the item to April 15, 1994.

WHEREAS, The meeting scheduled for April 15, 1994 was cancelled.

WHEREAS, The Chehalem Park and Recreation District requested that the City of Newberg schedule a NUAMC hearing to review the proposal.

WHEREAS, On October 28, 1996 notice of this proposed urban growth boundary amendment was mailed to the owner of record as identified in Yamhill County Assessor's Office, and all adjoining property owners within a distance of 100 feet.

WHEREAS, Notice was published in the Graphic Newspaper on November 9, 1996, which is at least ten days prior to the public hearing before the NUAMC meeting on November 21, 1996; and on November 8, 1996; notice of the NUAMC hearing was posted on the site and at four public places to comply with Oregon Revised Statute requirements for urban growth boundary amendments.

WHEREAS, On November 21, 1996 a public hearing was held by the Newberg Urban Area Management Commission.

NOW THEREFORE, BE IT RESOLVED by the Newberg Urban Area Management Commission that it recommends to the City Council of the City of Newberg and to the County Commission of Yamhill County (1) approval of the requested urban growth boundary amendment and (2) approval of a Comprehensive Plan Amendment from County Comprehensive Plan designation of VLDR (Very Low Density Residential) to City of Newberg Comprehensive Plan designation of P (Park) for property described in Exhibit "B" and shown in Exhibit "C". This recommendation is based on the staff report, findings attached as Exhibit "A" and testimony.

DATED this ___ day of _____, 1996.

AYES: **NAYS:** **ABSTAIN:** **ABSENT:**

ATTEST:

NUAMC Secretary

NUAMC Chair

Exhibits to be forwarded to Yamhill County Commissioners and City Council as part of adoption ordinance: "A" - Findings, "B" - Legal Description and "C" - Area Map

IV-pg 5

EXHIBIT A - FINDINGS

I. URBAN GROWTH BOUNDARY AND COMPREHENSIVE PLAN AMENDMENT CRITERIA

A. Urban Area Growth Management Agreement Criteria

The Newberg Urban Area Growth Management Agreement (UGMA) sets forth the procedure and criteria for UGB amendments. Section VII of the agreement states that decisions shall be based on the following factors:

1. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals.
2. Need for housing, employment opportunities, and livability.
3. Orderly and economic provision for public facilities and service.
4. Maximum efficiency of land uses within and on the fringe of the existing urban area.
5. Environmental, energy, economic and social consequences.
6. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority.
7. Compatibility of the proposed urban uses with nearby agricultural activities.

Criteria 1 *Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals.*

Criteria 2 *Need for housing, employment opportunities, and livability.*

Finding: Criteria 1 and 2 state that a need for the amendment must be demonstrated. The UGB amendment results in the addition of 18± acres of land being added to the UGB as park land. The Park District intends to develop this property with ball fields. Newberg's Comprehensive Plan has identified a deficit of land designated for recreational uses. The UGB is in need of 40 additional acres of land for recreational uses. This amendment will help meet the need.

Criteria 3 *Orderly and economic provision for public facilities and service.*

Finding: Water and wastewater facilities currently exist immediately to the south at the adjacent school site. The extension of these facilities into the site will provide for the orderly extension of services. Transportation facilities can be provided via the existing roadway on the west side of the site (Chehalem Drive) and by Foothills Drive through joint access with the school site. The development of this

site will help meet the City's public facility needs for park land.

Criteria 4 *Maximum efficiency of land uses within and on the fringe of the existing urban area.*

Finding: Development within the UGB provides for maximum efficiency of land uses rather than allowing this area to develop in a rural residential pattern in the county. There is a need for parkland in this part of the UGB and it can be developed in tandem with a school facility.

Criteria 5 *Environmental, energy, economic and social consequences.*

Finding: There are no existing natural areas or environmental features on the site that are subject to degradation or removal. Inclusion in the UGB benefits the local economy by adding to the livability of Newberg and surrounding area. There are no inventoried historical sites on the property and no negative social impacts from the UGB amendment. Energy is conserved by allowing the school and park districts to share facilities.

Criteria 6 *Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority.*

Finding: Although the site consists of Class II and III soils, the issue of agricultural preservation does not apply because this area is classified as exception lands planned for future development on the county comprehensive plan (County Comprehensive Plan Designation VLDR). With adoption of the county plan, an exception was granted to state wide planning goals 3 and 4. If the land remains outside the UGB, agricultural land is not protected.

Criteria 7 *Compatibility of the proposed urban uses with nearby agricultural activities.*

Finding: This surrounding area cannot be classified as strictly agricultural. It is rural residential due to the many VLDR lots and homes on Chehalem Drive. Chehalem Drive also creates a buffer from agricultural use further to the west. The proposed use of the land will be active recreational use. By developing this area as a park, a buffer will be created between urban residential uses in the Foothills Drive area and the agricultural use west of Chehalem Drive. This park can help protect agricultural uses from existing urban development.

B. Statewide Planning Goals

The proposal must be consistent with the Statewide Planning Goal 14 - Urbanization, other LCDC Statewide Planning goals, and address exception criteria of OAR 660, Division 4, if appropriate.

The proposal must be consistent with the Statewide Planning Goal 14 - Urbanization, other LCDC Statewide Planning goals, and address exception criteria of OAR 660, Division 4, if appropriate.

Goal 2

Exceptions to statewide planning goals are not required by this request because the site was granted an exception to agricultural and resource goals at the time the County comprehensive plan was acknowledged. As noted previously, the area is designated for very low density residential VLDR use on the County comprehensive plan. This designation by the county required the exception to agricultural goals.

Goal 11

Goal 11 is satisfied through the ability to serve the property with public facilities. Water service is available and a sewer pump station will need to be provided in the area to serve the school site and the subject site.

Goal 14

Goal 14 is satisfied through the request by compliance with the UGB amendment criteria outlined in A above. The criteria set forth in the urban growth management agreement with the county includes the same 7 factors that must be addressed to satisfy goal 14.

***C. Comprehensive Plan Map Amendment Criteria

Ordinance 1967 sets forth the criteria for Plan Map Amendments. Section 4 of Ordinance 1967 states that the procedure for amending the Comprehensive Plan Map shall be the same as used for zoning district boundary changes. The zone change criteria are set forth in **Section 10.20.030 of the Newberg Development Code.**

1. **The proposed change is consistent with and promotes the objectives of the Comprehensive Plan and of the this Code;**

Finding: The proposal is consistent with the City Comprehensive Plan as

follows:

Air, Water and Land Resource Quality Policy 3 and Public Facilities and Services policies are satisfied in that the property can be served by public facilities with extension of a water line up Crater Lane.

Recreation Policies are satisfied because there is a need for recreational facilities in this part of the UGB, the facility can be built in tandem with school facilities, and there is a deficit of land devoted to recreational uses outlined in the Comprehensive Plan.

Urbanization policies are satisfied because the area can be served with facilities at the time the school facilities are developed. A cohesive boundary will be retained by using Chehalem Drive as a boundary because it follows the boundary of the UGB/City limits at the school site to the south.

The Comprehensive Plan includes the following future need for park land in the UGB:

SUPPLY AND DEMAND ANALYSIS

Plan Category	Land Needed By Plan Category	Land Available Within UGB (1989)	Deficit
P (Park)	100	45	55

Source: 1989 Land Use Inventory

Since 1989, one regional park of approximately 15 acres has been developed. However, there is still a deficit of 40 acres of parkland in the UGB.

2. There is a public need for a change of the kind in question;

Finding: The public need is satisfied for the same reasons as outlined above in section A.

3. The need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

Finding: The site north of the school should be identified as P (Park) on the Comprehensive Plan. This will allow conversion of this site for park

land in the future when developed, and will prevent its use for residential purposes.

D. Comprehensive Plan Text Amendment Criteria

The City comprehensive plan does not include specific criteria for amending the comprehensive plan text. Given the legislative nature of this proposal, it is concluded that an amendment to the Plan must be consistent with the applicable policies of the comprehensive plan and must be consistent with any relevant statewide planning goals. Applicable policies and relevant statewide planning goals are addressed in the findings section.

II. NEWBERG COMPREHENSIVE PLAN GOALS AND POLICIES

The following goals, policies, and sections from the Newberg Comprehensive Plan are relevant to the request:

A. Comprehensive Plan Descriptions

The Plan Classification section of the Comprehensive Plan Description describes the Parks designation:

1. Parks (P)

Park lands are usually publicly-owned areas which provide recreational or other types of leisure-oriented opportunities. Boundaries of these areas are specifically defined on the Plan Map. These areas shall be located throughout the planning area in order to minimize travel distances to recreation opportunities.

B. Open Space, Scenic, Natural Historic and Recreational Resources Policy 4.b

To ensure that adequate lands shall be available for recreation, areas which are suitable recreational sites due to locational and natural qualities shall be designated as park land on the land use plan map. Other less specific park sites shall also be indicated on the plan.

C. Open Space, Scenic, Natural, Historic and Recreational Resources Policy 4.e

Recreational facilities shall be located throughout the planning area in order to minimize distances between residential areas and recreational opportunities.

D. Open Space, Scenic, Natural, Historic and Recreational Resources Policy 4.f

The continued multiple use of public facilities for recreational and other purposes shall be encouraged. In particular, schools and parks shall be located on adjacent sites wherever possible.

E. Public Facilities and Services - Sewers and Water Policy d

Sewer and water service shall not be provided outside the City limits except for cases of health hazards, where no other alternative exists, and where property owners agree to annex upon request of the City.

F. Urbanization Goal 1

To provide for the orderly and efficient transition from rural to urban land uses.

G. Urbanization - Urban Growth Boundary Policy f

In expanding or otherwise altering the Urban Growth Boundary, the Boundary shall follow road rights-of-way, lot lines, or natural features.

H. Urbanization - Annexation Policy c

Property outside the Urban Growth Boundary may be annexed only upon inclusion of such property into the Urban Growth Boundary.

VIII. CONCLUSION

Based on the criteria, facts, and conclusionary findings, it is recommended that the Newberg Urban Area Management Commission approve the request and amend the City and County comprehensive plan maps to indicate an expansion of the UGB consistent with Exhibit 1.

**LEGAL DESCRIPTION FOR UGB-1-93
CHEHALEM PARK AND RECREATION PROPERTY
URBAN GROWTH BOUNDARY AMENDMENT**

A tract of land in Section 7, Township 3 South, Range 2 West of the Willamette Meridian, Yamhill County, Oregon described as follows:

Beginning at a point in the West line of the James Morris Donation Land Claim that is South, 1467.16 feet from the Northwest corner of said Claim; thence North $86^{\circ}32'30''$ East, 642.35 feet along a fence now there (July, 1982) (passing an iron rod at 30.06 feet) to an iron rod; thence South $02^{\circ}21'10''$ East, 11.45 feet to a $3/4$ inch iron pipe in a ditch at the Northwest corner of that certain tract of land described in Quitclaim Deed to Crater recorded in Book 177, Page 577, Yamhill County Deed Records; thence North $86^{\circ}22'$ East, 305.22 feet along a fence now there (July 1982) to a $3/4$ inch iron pipe set in County Survey #P-4730; thence North $86^{\circ}18'50''$ East, 380.14 feet to an iron pipe at the Northeast corner of said Crater tract; thence South $01^{\circ}25'30''$ West 136.33 feet along a fence now there (July 1982) to an iron pipe; thence West 8.00 feet; thence South $00^{\circ}51'$ West, 405.90 feet; thence East, 17.00 feet to a $5/8$ inch iron rod at the Northwest corner of County Survey #P-7014; thence South $00^{\circ}01'50''$ West, 742.51 feet along the West line of said County Survey #P-7014 and the West line of Anne's Addition to a $5/8$ inch iron rod at the Southwest corner of Anne's Addition; thence North $89^{\circ}34'20''$ West, 662.29 feet to a point that is South, 5.00 feet from a $3/4$ inch iron pipe at the Northwest corner of Tract 16, County Survey #147-C as set in County Survey #p-4769; thence North $89^{\circ}11'$ West, 662.67 feet along a fence now there (July 1982) and its Westerly extension to a point in the West line of said Morris Claim that is South, 4.79 feet from a one inch iron pipe set in County Survey #P-4769 for the true $1/4$ corner of Donation Land Claim; thence North, 1199.15 feet to the point of beginning.

SAVE AND EXCEPT the tract of land conveyed to Newberg School District 29JT by Bargain and Sale Deed Recorded September 8, 1993 in Film Volume 293 Page 0883 Microfilm Records of Yamhill County, Oregon.
Yamhill County Tax Account Number: R3207 01000

EX. "C"
29.2

AREA MAP

PROPOSED
UGB
AMENDMENT

PARK
PROPERTY

SCHOOL

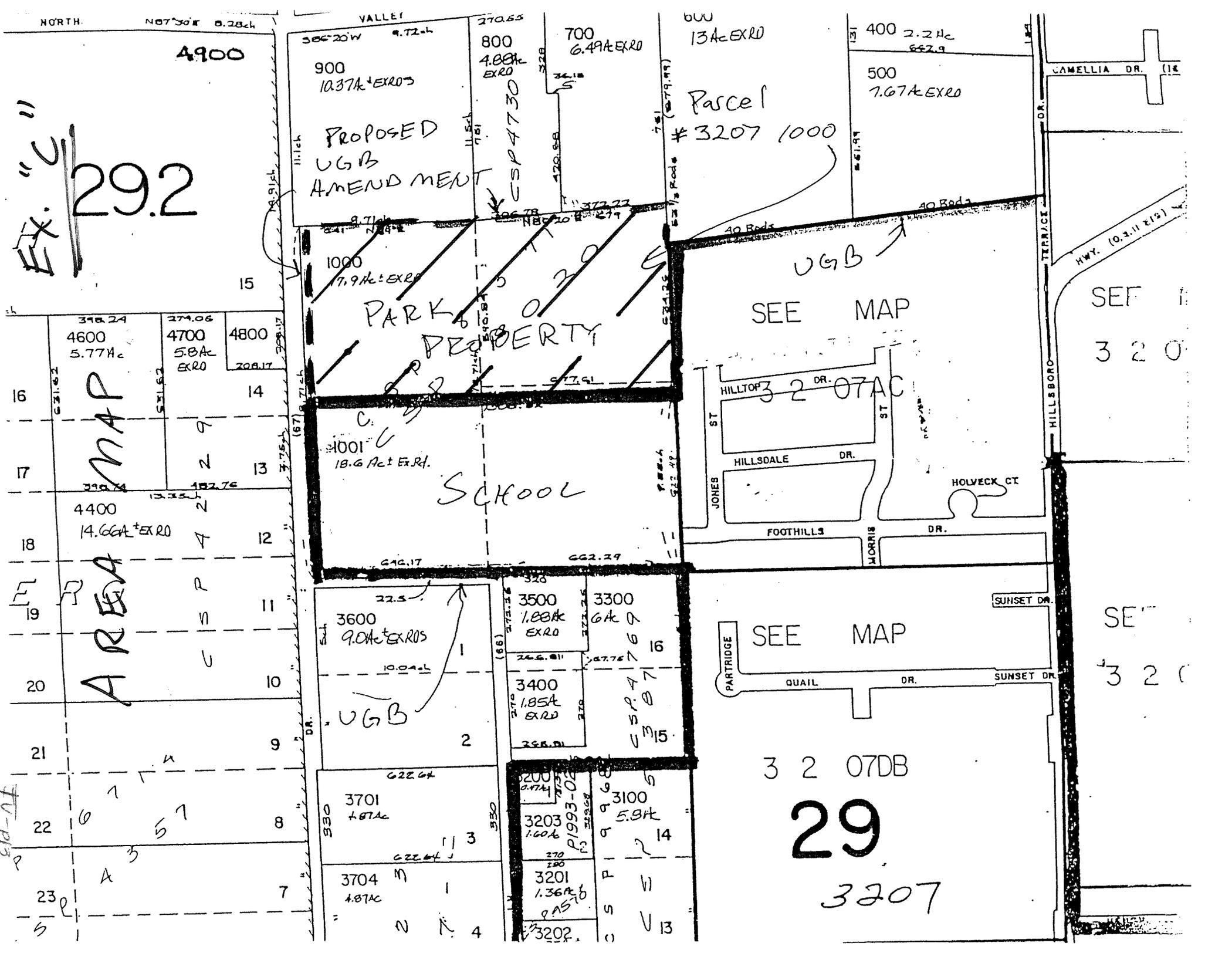
Parcel
3207 1000

SEE MAP

SEE MAP

29

3207



MINUTES OF THE NEWBERG URBAN AREA MANAGEMENT COMMISSION
Newberg Public Library
March 15, 1994

Newberg OR 97132
7:00 PM

Subject to NUAMC approval at the April 5, 1994 meeting

Chair Kriz called the meeting to order.

I. ROLL CALL

Roger Currier
Don Halbrook
Alan Halstead
Jack Kriz
Leslie Lewis
Debbie Owens

Staff Present:

Greg Scoles, Community Development Director
Rob Hallyburton, Yamhill County Planning Dept.
Barb Mingay, Staff Secretary

Citizens Present: 8

Motion: Halbrook-Halstead to approve minutes of January 25, 1994 meeting. Motion carried by voice vote.

ORS 197 relating to the public hearing process was entered into the record by Development Director Scoles.

II. PUBLIC HEARING

Docket: PA-1-943 (County)
UGB-1-93 (City)
Request: Amend the Newberg Urban Growth Boundary to include Tax Lot 3207-1000, to accommodate new school and recreational facilities (on remand from the Board of County Commissioners and the City Council)
Location: East of and adjacent to Chehalem Drive approximately one-eighth mile south of the intersection of North Valley Road
Applicant: City of Newberg

Chair Kriz asked if there were any abstentions or ex-parte contact. No abstentions were indicated. No ex-parte contact or objection to jurisdiction were indicated.

Staff Report: Mr. Scoles presented the staff report, reviewing the history of this proposal. He noted that NUAMC had recommended denial of the original application which included this site. He noted that Newberg City Council ultimately approved the initial application but excluded this site and remanded it back to NUAMC for further consideration. He reviewed the statewide goals, Comprehensive Plan map and text amendment criteria and some of the applicable Comprehensive Plan goals and policies. He noted that the property is one tax lot owned by the Park District and proposed for development as a park facility. He noted that the Comprehensive Plan map designation would be PQ Public-Quasi-Public. He noted that the Comprehensive Plan indicates the UGB currently has a deficit of 40 acres of park land. He noted that the application complies with the statewide goals and amendment criteria based on the need for additional park land. He noted that the park is proposed to develop in conjunction with the adjacent school development already within the City. He indicated that the staff recommendation was for approval.

Proponent: Babe Nicklous, representing Chehalem Park and Rec. Dist, indicated the Park District supported the project. He offered to answer any questions.

Opponent: Michael Doss, attorney representing Mr. & Mrs. William Roth, an adjoining landowner, distributed written testimony to the Commission. He identified Mr. Roth's property as containing approximately 62 acres to the west of Chehalem Drive. He requested that the Commission keep the record open as per ORS for 7 days. He reviewed UGB amendment criteria including goals 2 and 14. He indicated that Mr. Roth's land is all in farmland and most of the land in the general vicinity is being used for farmland. He felt there was not an exception proven to the criteria requiring compatibility of the proposed urban uses with nearby agricultural activities. He felt that the agricultural uses such as spraying, fertilizing and other items relating to farming would have a potential negative impact on the site. He noted that the farming existed prior to the potential park. He added that traffic impacts have not been adequately addressed either, especially relating to parking and ingress/egress from the site. He felt that the staff report did not adequately address air quality impacts, traffic impacts, garbage, noise, parking facilities, sewer provisions, storm drainage and provision for water to the site. He noted that a culvert currently exists on the west side of Chehalem adjacent to the Roth's property and it frequently floods. He expressed concern about the runoff created from the site and how it would impact his client's property. He felt that information relating to provision of water to the site was inadequate. He expressed concern about the potential water quality. He questioned how the sewerage would be handled from the site. He then indicated that the City has not included this site in the City's Goal 11 process. LUBA has expressly rejected a very similar exception to Goal 11 in another community. Goal 11 addresses provision of urban services to an area outside the UGB. He felt the staff report did not have adequate information. He indicated that Mr. Roth is in opposition to the request.

Questions to Staff: Commissioner Currier asked Mr. Scoles how much of Chehalem Drive will be under City jurisdiction with the annexation of the land in the area. Mr. Scoles indicated that this is not an annexation or a development plan hearing. It is a UGB amendment on the parcel owned by the Park District. It does not include Chehalem Drive right-of-way.

Mr. Currier asked who would make the improvements required to upgrade Chehalem Drive. Mr. Scoles indicated that either the City or County could make improvements to the area within their jurisdiction. He noted that improvement or waiver of remonstrance would be required of the developer as part of the development plan for the area.

Commissioner Owens asked Mr. Scoles if the concerns of the opponent would be addressed through a development application. Mr. Scoles indicated that was correct and that this application is for a UGB amendment only as a potential park site. Upon annexation, a development proposal will likely come and it will be required to fit the designation "P". He noted that if annexed, the site would be required to have City sewer and City water. He noted that an annexation request is not currently pending on the site.

Mr. Currier asked about the storm drainage on the site. He noted that this area was proposed to drain into the N. Main system at previous Council discussions. Mr. Scoles noted that any development proposal for this site would be required to contain a grading and drainage plan which will have to show how the site will be drained to an approved system. Mr. Scoles noted that the current drainage pattern would continue until such a development plan were implemented. He added that the School District engineers are proposing to develop retention basins on the school site. A development plan has not yet been presented for the park site.

Commissioner Lewis asked about the previous NUAMC decision on the original application which included a residential area and this site. She asked for an update. Mr. Scoles indicated that the decision on the balance of the property involved in the original application was appealed to LUBA. The appeal is currently under mediation with the appellant and applicants.

Mr. Doss asked for confirmation about leaving the record open for 7 days. Staff indicated that once the request was made, it was required to be left open.

Question from audience: Mary Graff, 204 Foothills Drive, asked how the expansion would impact the neighborhoods to the east of the project area within the current city limits. Mr. Scoles indicated that impact should be discussed by the Commission. He noted that impacts on abutting land uses appear to be minimal given the topography of the

site; however, the level of impact would depend upon the development level that the Park District wished to pursue.

Mr. Currier asked Mr. Nicklous if development on this site was anticipated for day and night use or for day use only. Mr. Nicklous noted that it was possible the area would be in use until 10:00 pm during the summer months. He noted that part of the intent to develop adjacent to the school site was to utilize the school parking for park patrons use during non-school hours.

Mr. Currier asked Mr. Nicklous to address noise issues from the site. He asked how that would be handled. Mr. Nicklous indicated that he did not have sufficient information relating to that portion of the development to comment; however, cooperation with neighbors was anticipated in order to prevent any negative impacts on surrounding areas.

Commissioner Halstead asked where the School District access was proposed to be. Mr. Scoles noted that the plan indicated the extension of Foothills Dr. to Chehalem, and that Main Street and Crater Lane were intended to connect with Foothills. He noted that the proposed school parking would be near the middle of the school site with access from 219 and Chehalem Drive via Foothills, Crater and Main Streets.

Commissioner Kriz asked what the transportation classification was for Foothills and Chehalem Dr. Mr. Scoles indicated that Foothills is currently a local street. Mr. Hallyburton, Yamhill County Planning Department, indicated that Chehalem Dr. is a collector.

Letters/Public Agencies: None other than noted in the staff report.

Proponent Rebuttal: None

Staff Recommendation: Mr. Scoles indicated that City staff recommends approval of the request. Mr. Hallyburton indicated that the property currently carries an AF10 designation in the County and parks are an approved use in the AF10 zone. Mr. Hallyburton concurred with Mr. Scoles recommendation.

Motion: Halstead-Halbrook to close the hearing to oral testimony and leave the hearing open for 7 days for written testimony. Motion carried by voice vote.

Motion: Halstead-Halbrook to direct staff to provide comments relating to those from Mr. Roth's attorney and any additional comments received within the next 7 days for the next NUAMC meeting to be scheduled April 5. Motion carried.

IV-p17



Roll Call 11/21/96 Mtg

Save to file
Appoint
Chair & Vice
Chair

In attendance

NUAMC MEMBER LIST
NEWBERG URBAN AREA MANAGEMENT COMMISSION 1996

<u>NAME:</u>	<u>SEAT</u>	<u>REPRESENTS</u>	<u>APPOINTED BY & DATE</u>
Yamhill County Board of Commissioners Attn: Dennis Goecks 535 E. 5th Street McMinnville, OR 97128 Phone: H) W)	<i>Absent</i> (Seat #1)	Board of Commissioners	County appointed:
Roger Currier 504 Pinehurst Newberg, OR 97132 Phone: H) 538-9058 W)538-3197	<i>Absent</i> (Seat #2)	City of Newberg Mayor or Council	City appointed:
Jack Kriz 602 N. Main Street Newberg, OR 97132 Phone: H) 538-8533 W) 244-0552	✓ (Seat #3)	City of Newberg Planning Commission	City appointed:
Ken Hughes P.O. Box 451 Dundee, OR 97115 Phone: H) W)	✓ (Seat #4)	Yamhill County Planning Commission	County appointed:
Leslie Lewis P.O. Box 418 Newberg, OR 97132 Phone: H) W)	✓ (Seat #5)	Newberg/Dundee P.A.C.	County appointed:
Bill Jackson 7960 N.E. Dog Ridge Road Newberg, OR 97132 Phone: H) W)	<i>Absent</i> (Seat #6)	Newberg Citizens Advisory Committee	City appointed:
Alan Halstead 415 Mountainview Court Newberg, OR 97132 Phone: H) 538-1948 W) 226-2100	✓ (Seat #7)	Member at Large	NUAMC & ratified by City and County appointed:

NUAMC MEMBER LIST NEWBERG URBAN AREA MANAGEMENT COMMISSION 1996

<u>NAME:</u>	<u>SEAT</u>	<u>REPRESENTS</u>	<u>APPOINTED BY & DATE</u>
<p>Yamhill County Board of Commissioners Attn: Dennis Goecks 535 E. 5th Street McMinnville, OR 97128 Phone: H) W)</p>	(Seat #1)	Board of Commissioners	County appointed:
<p>Roger Currier 504 Pinehurst Newberg, OR 97132 Phone: H) 538-9058 W)538-3197</p>	(Seat #2)	City of Newberg Mayor or Council	City appointed:
<p>Jack Kriz 602 N. Main Street Newberg, OR 97132 Phone: H) 538-8533 W) 244-0552</p>	(Seat #3)	City of Newberg Planning Commission	City appointed:
<p>Ken Hughes P.O. Box 451 Dundee, OR 97115 Phone: H) W)</p>	(Seat #4)	Yamhill County Planning Commission	County appointed:
<p>Leslie Lewis P.O. Box 418 Newberg, OR 97132 Phone: H) W)</p>	(Seat #5)	Newberg/Dundee P.A.C.	County appointed:
<p>Bill Jackson 7960 N.E. Dog Ridge Road Newberg, OR 97132 Phone: H) W)</p>	(Seat #6)	Newberg Citizens Advisory Committee	City appointed:
<p>Alan Halstead 415 Mountainview Court Newberg, OR 97132 Phone: H) 538-1948 W) 226-2100</p>	(Seat #7)	Member at Large	NUAMC & ratified by City and County appointed:

**TECHNICAL ADVISORY COMMITTEE FOR
THE URBAN RESERVE PLANNING GRANT (GR-5-96)**

The technical advisory committee members will be selected from the agencies listed below. Each agency will be responsible for selecting the individuals to attend.

<u>Agency</u>	<u>No.</u>
Yamhill County	3
City of Newberg	2
C.P.R.D.	1
Newberg Fire	1
DLCD	1
ODOT	1
Utility Districts	1 per district

Approved by NUAMC on _____, 1996

Last Revised _____

STAFF REPORT

NEWBERG URBAN AREA MANAGEMENT COMMISSION

HEARING DATE: November 21, 1996

DOCKET: PA-1-93 (City File No. UGB-1-93)

REQUEST: Amend the Newberg Urban Growth Boundary (UGB) to include an additional parcel of approximately 18 acres.

LOCATION: The parcel is east of and adjacent to Chehalem Drive and is identified as Tax Lot 3207-1000

EXISTING COMPREHENSIVE PLAN AND ZONING DESIGNATIONS:

Plan-designated County Very Low Density Residential and zoned AF-10 Agriculture/Forestry Small Holding

PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS:

The City's Comprehensive Plan Designation would be P Park. The County Zoning Designation would remain AF-10 Agriculture/Forestry Small Holding until the property is annexed into the City.

FINDINGS:

A. Background Facts

The City's staff report summarizes the request and provides some background. County staff agrees with this summary.

B. Urban Growth Boundary Amendment Criteria

1. Criteria to be addressed in UGB amendment requests include the *Newberg Urban Area Growth Management Agreement*, the statewide planning goals, and the city and county Comprehensive Plans. The review standards from the first three of these are detailed in the city's staff report. However, that report did not consider the county Comprehensive Plan.
2. The reason for the request is to allow establishment of a regional park. As noted above the existing zoning on the property is AF-10 Agriculture/Forestry Small Holding. Zoning of this type does allow parks and open space as a permitted use (Section 501.02(E) of the Yamhill County Zoning Ordinance). The park is anticipated to share

facilities with the existing school to the south which is inside the city limits. This will likely include the extension of sewer services to the park. Goal 11 states:

Counties shall not allow the establishment of new sewer systems outside urban growth boundaries or unincorporated community boundaries, or allow new extensions of sewer lines from within urban growth boundaries or unincorporated community boundaries to land outside those boundaries.

Based on this, the city could not extend sewer service without the property being inside the urban growth boundary.

3. The Yamhill County Comprehensive Plan Goals and Policies, Section IV, Goal 1 directs the county:

To develop a timely, orderly and efficient arrangement of public services and facilities to serve as a framework for urban and rural development, including public lands and buildings, parks and recreation areas and facilities, schools, police and fire protection, domestic water supply, sanitary and storm sewerage and other drainage facilities, and power, gas and telephone services.

The Chehalem Park and Recreation District plans to develop a regional park on the property. To develop a regional facility they will need to provide water and sewer facilities to the site. While this may be accomplished with a well and septic system it would be more convenient to allow the extension of the existing city service lines. As noted in the city's staff report, this property is within the designated urban reserve area. Therefore, the city and county have mutually agreed that this property will eventually be taken into the city limits. While the property may be served by on-site systems, allowing extension of city services would allow an orderly and efficient arrangement of public services and facilities.

4. In addition to public services the Yamhill County Comprehensive Plan Goals and Policies, Section IV.B.1, directs the county:

To provide adequate recreational opportunities in both the rural and urban environments to meet existing and projected needs.

Policy statements b. and d are:

Yamhill County will seek the cooperation of the cities, school districts and Chehalem Park and Recreation District in the joint acquisition, development,

operation and maintenance of combined school and neighborhood park and playground sites in harmony with projected neighborhood needs and surrounding uses.

Yamhill County will encourage the location of urban parks in scenic areas which are easily accessible to much of the urban population and which can be developed to provide recreation opportunities for a variety of age and interest groups.

Both of these goals seem to be fulfilled by the establishment of a park in this location. It would be established in close proximity to a school and would be easily accessible to much of the urban population.

STAFF RECOMMENDATION:

As of the writing of this staff report, staff recommends the Newberg Urban Area Management Commission forward a recommendation for approval of the request to the appropriate jurisdictions. This recommendation is made prior to the acceptance of public testimony at the hearing and may be modified at the hearing.

kf

Newberg Urban Area
ment Commission)
dated 10/96
NUAMC MAILING LABELS
K:\WP\PLANNING\MISC\WP5FILES\INUAMC\NUAMC.LBL

Roger Currier (#2)
504 Pinehurst
Newberg, OR 97132

Leslie Lewis (#5)
POB 418
Newberg, OR 97132

The following list is

STAFF MEMBERS: (19)
Full packets

Yamhill County Planning Department
Attn: Ken Friday
535 E. 5th Street
McMinnville, OR 97128

Duane Cole
City Manager (3 hole punch)

City Council Members (8)
(3 hole punch)
AGENDA & MINUTES ONLY
Becky please put in Friday packets

Community Development Office
(counter copy)

Newberg Graphic
POB 110
Newberg, OR 97132

Mark Radabaugh
DLCD
1175 Court Street N.E.
Salem, OR 97310

The following labels are the

NUAMC MEMBERS: (7)
Full Packets

Jack Kriz (#3)
602 N. Main Street
Newberg, OR 97132

Bill Jackson (#6)
7960 N.E. Dog Ridge Road
Newberg, OR 97132

City of Newberg
Planning Division
Attn: John Knight
414 E. First Street
Newberg, OR 97132

Yamhill County Legal Counsel
Attn: John Pinkstaff
535 E. 5th Street
McMinnville, OR 97128

Terry Mahr
City Attorney

Barb Mingay
Planning Technician

The following list is

Other parties: (9)

KYLC
POB 1099
McMinnville, OR 97128

Michael L. Doss
Robert S. Simon, P.C.
880 Lakeforest Drive
Lake Oswego, OR 97034

Yamhill County Board of
Commissioners (#1)
Attn: Dennis Goecks
535 E. 5th Street
McMinnville, OR 97128

Ken Hughes (#4)
P.O. Box 451
Dundee, OR 97115

Alan Halstead (#7)
415 Mountainview Court
Newberg, OR 97132

City of Newberg
Planning Division
Attn: Barb Mingay
414 E. First Street
Newberg, OR 97132

City of Newberg
The following city personnel should
receive a full packet:

Donna Proctor
Mayor (3 hole punch)

City of Newberg - Library
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The Benkendorf Associates
Attn: Al Benkendorf, AICP
522 S.W. 5th Avenue
Portland, OR 97204

Scott Barrie
Homebuilders Association
15555 S.W. Bangy Road #301
Lake Oswego, OR 97035

Newberg School District 29J
142 Deborah Road
Newberg, OR 97132

es for Roth Trust
13 N. Chehalem Drive
Newberg, OR 97132

Don Clements
Chehalem Park and Rec.
1802 Haworth Avenue
Newberg, OR 97132

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NUMAC Meetings file

THE FOLLOWING SHOULD
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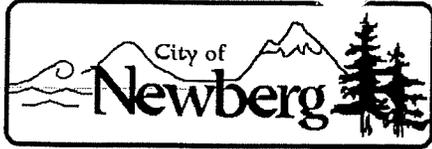
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**CITY OF NEWBERG / YAMHILL COUNTY
 NEWBERG URBAN AREA MANAGEMENT COMMISSION MINUTES
 NEWBERG PUBLIC LIBRARY - 503 E. HANCOCK STREET - NEWBERG
 THURSDAY, NOVEMBER 21, 1996
 7:00 PM**

APPROVED AT THE 1-16-97 NEWBERG URBAN AREA MANAGEMENT COMMISSION MEETING

I. Convene NUAMC

Roll Call:

Leslie Lewis
 Alan Halstead

Jack Kriz
 Ken Hughes

Absent: Dennis Goecks, Roger Currier, Bill Jackson

Staff Present:

John Knight, City of Newberg Planning Division Manager
 Ken Friday, Yamhill County Planning Division
 Terry Mahr, City of Newberg, City Attorney
 Janet Yarbrough, City of Newberg, Recording Secretary

II. General Introduction by Staff on Process (attachment)

John Knight, City of Newberg Planning Division Manager, reviewed the information contained in the Newberg Urban Area Growth Management Agreement.

III. Appoint Chairperson and Vice Chairperson

Nominations: Committee member Jack Kriz was nominated for Chair. Committee member Ken Hughes was nominated for Vice Chair.

Motion #1:	Committee members Lewis/Halstead to appoint Jack Kriz as Committee Chairperson.
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Vote on Motion #1:	The Motion carried unanimously (4-0)(Absent: Goecks, Currier, Jackson).
---------------------------	---

Motion #2:	Committee members Lewis/Halstead to appoint Ken Hughes as Committee Vice-Chairperson.
-------------------	---

Vote on Motion #2:	The Motion carried unanimously (4-0)(Absent: Goecks, Currier, Jackson).
---------------------------	---

Chair Kriz called the meeting to order at approximately 7:20 p.m.

IV. PUBLIC HEARING: (continued from March 15, 1994)

DOCKET: PA-1-943 (County)
 UGB-1-93 (City)

REQUEST: Amendment to the Urban Growth Boundary (UGB) to include an approximately 18 acre parcel within the Newberg UGB. The property is owned by Chehalem Park and Recreation District and is adjacent to Chehalem Valley Middle School and Crater Elementary School. Proposed uses for the site will be recreational in nature.

LOCATION: East of and adjacent to Chehalem Drive approximately one-eighth mile south of its intersection with North Valley Road (Tax lot 3207-1000)

APPLICANT: City of Newberg

ABSTENTIONS / EX PARTE CONTACT: Committee Member Alan Halstead indicated that his daughter attends one of the schools adjacent to the property.

STAFF REPORT: Terry Mahr, City Attorney, and John Knight, City of Newberg Planning Division Manager, reviewed the public hearing process and procedures. John Knight also reviewed the NUAMC staff report. Ken Friday, Yamhill County Planning Division, reviewed the Yamhill County staff report. He indicated that this issue had been delayed because the parties had gone into mediation instead of having additional hearings back in 1994. The issue has been brought up again at the request of the Chehalem Parks and Recreation District.

PROPONENT:

Don Clements, Superintendent
 Chehalem Parks and Recreation District
 1802 Haworth Ave.
 Newberg, OR 97132

Mr. Clements told the committee that this is a project which has voter support. He said the issue is that the park does not have all the land that is necessary for development. He also indicated that the City is in need of more park space because regional neighborhood parks are overused, which is damaging to the parks. He pointed out that the Chehalem Park and Recreation district has worked according to the Comprehensive Growth Plan. Mr. Clements said he would like for the park to connect to the City's water and sewer. He said this is possible using the existing lines in the school. He said

does not foresee any negative effects due to the increase in water use from the park.

OPPONENTS: none

PROPONENT REBUTTAL: none

QUESTIONS TO THE PROPONENT: Committee member Hughes asked if the annexation would come before the public for a vote. Mr. Clements said yes. Committee member Lewis asked why this parcel was exempt from the original annexation. Mr. Clements said he was not sure of the reason, other than that there had been confusion over who owned the land. Terry Mahr, City of Newberg Attorney, said the parcel was pulled out because the issues surrounding this parcel needed to be dealt with separately. Terry Mahr, City of Newberg Attorney, said the City and the park district have resolved these issues. Chair Kriz asked if the proponent was aware that the comprehensive growth plan would allow the city to supply water to parcels outside the city but within the Urban Growth Boundary. Mr. Clements replied that the park district believed entering the City would be the best approach, and that the park district has set criteria under which it would be treated like a normal water customer. Chair Kriz asked if this was the cheapest method. Mr. Clements responded that the district could probably save money by sinking their own well, but he did not believe this would be in the best interest of the City.

QUESTIONS TO STAFF: Mr. Clements asked if the land owned by the school district was excluded in this annexation? Terry Mahr, City of Newberg Attorney, said land owned by the school board was excluded.

QUESTIONS FROM AUDIENCE: none

LETTERS/PUBLIC AGENCIES: none

STAFF RECOMMENDATION: John Knight, City of Newberg Planning Division Manager, said the hearing would have to be continued due to an error in the public notice procedure.

COMMISSION DELIBERATION: The committee discussed possible dates for continuing the hearing.

Motion #3:	Committee members Hughes/Halstead to continue the hearing on January 16, 1997, at 7:30 p.m. in the Newberg Public Library, assuming the meeting room is available.
-------------------	--

Vote on Motion #3:	The Motion carried unanimously (4-0) (Absent: Goecks, Currier, Jackson).
---------------------------	---

V. OLD BUSINESS

none

VI. NEW BUSINESS

- 1. Urban Reserve Area (URA) presentation regarding completion of the URA Project

John Knight, City of Newberg Planning Division Manager, gave a brief history of the project. The city would like NUAMC to be the formal advisory body to deal with the issues of the URA project. Al Benkendorf gave a brief history of the management agreement, and he emphasized the importance of having a final agreement in place by June 30, 1997, in order to ensure the protection of these areas. The public's involvement in the process would be through workshops early next year.

- 2. Appoint Technical Advisory Committee for URA Project (attachment)
- John Knight, City of Newberg Planning Division Manager, explained the role of the technical advisory committee, which would allow each jurisdiction to send a member to the meetings. Chair Kriz suggested the school district be a part of the committee.

Motion #4:	Committee members Halstead/Hughes to approve the Technical Advisory Committee with the addition of the School Board.
-------------------	--

Vote on Motion #4:	The Motion carried unanimously (4-0) (Absent: Goecks, Currier, Jackson).
---------------------------	---

- 3. John Knight, City of Newberg Planning Division Manager, asked staff and the committee to check the accuracy and confirm the appointments of the current list of committee members. Ken Friday, Yamhill County Planning Division, said he had the county information. Mr. Clements asked for the inclusion of special districts in the NUAMC. Staff said the commission intends to look at that issue.

VII. ADJOURNMENT

The meeting was adjourned at approximately 8:05 p.m.

Passed by the Newberg Urban Area Management Commission this 16 day of January, 1997.

AYES: 5
4

NO: 0

ABSTAIN: 0
(list names)

ABSENT: 3
Currier
Jackson, Lewis
Goecks

ATTEST:

Janet C. Yarbrough
Recording Secretary Signature

Janet C. Yarbrough 1/16/97
Print Name Date

Newberg Urban Area
Management Commission)

created 10/96

NUAMC MAILING LABELS

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Roger Currier (#2)
504 Pinehurst
Newberg, OR 97132

Leslie Lewis (#5)
POB 418
Newberg, OR 97132

The following list is

STAFF MEMBERS: (3)

Yamhill County Legal Counsel
Attn: John Pinkstaff
535 E. 5th Street
McMinnville, OR 97128

Newberg Graphic
POB 110
Newberg, OR 97132

Mark Radabaugh
DLCD
1175 Court Street N.E.
Salem, OR 97310

Roth, W & F
Trustees for Roth Trust
3113 N. Chehalem Drive
Newberg, OR 97132

The following labels are the

NUAMC MEMBERS: (7)

Jack Kriz (#3)
602 N. Main Street
Newberg, OR 97132

Bill Jackson (#6)
7960 N.E. Dog Ridge Road
Newberg, OR 97132

City of Newberg
Planning Division
Attn: John Knight
414 E. First Street
Newberg, OR 97132

The following list is

Other parties:

KYLC
POB 1099
McMinnville, OR 97128

Michael L. Doss
Robert S. Simon, P.C.
880 Lakeforest Drive
Lake Oswego, OR 97034

Don Clements
Chehalem Park and Rec.
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Newberg, OR 97132

Yamhill County Board of
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Dundee, OR 97115

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Portland, OR 97204

Scott Barrie
Homebuilders Association
15555 S.W. Bangy Road #301
Lake Oswego, OR 97035

Newberg School District 29J
142 Deborah Road
Newberg, OR 97132

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~~Alan Halbrook
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Newberg OR 97132~~

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P.O. Box 418
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~~Shirley Lewis
POB 271
Newberg OR 97132~~

~~Jack Kriz
602 N. Main
Newberg OR 97132~~

#3

~~Alan Halstead
415 Mountainview Court
Newberg OR 97132~~

#7

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~~Roger Currier
504 Pinehurst Dr.
Newberg OR 97132~~

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POB 110
NEWBERG OR 97132~~

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~~KLYC
POB 1099
MCMINNVILLE OR 97128~~

(O)

~~ROB HALLYBURTON
YAMHILL COUNTY PLANNING DEPT.
5TH & EVANS
MCMINNVILLE OR 97128~~

~~NEWBERG HUMAN RESOURCES
CENTER
408 E. THIRD
NEWBERG OR 97132~~

~~CHAMBER OF COMMERCE
115 N. WASHINGTON
NEWBERG OR 97132~~

~~SCOTT BARRIE
HOMEBUILDERS ASSOC.
15555 SW BANGY ROAD #301
LAKE OSWEGO OR 97035~~

(O)

~~STATESMAN-JOURNAL
POB 13009
SALEM OR 97309~~

~~ATTN: DONNA LEE GUFFEY
STAR KAY PUBLICATIONS
7017 NE HIGHWAY 99 #12501 NE 99TH
ST.
VANCOUVER WA 98682~~

~~GTE
POB 110
Beaverton OR 97005~~

~~JIM HINMAN
DLCD
1175 COURT STREET NE
SALEM OR 97132-97310~~

Mark Radabaugh

~~MICHAEL L. DOSS
ROBERT S. SIMON, P.C.
880 LAKEFOREST DRIVE
LAKE OSWEGO OR 97034~~

*oops-
yes*

~~NEWBERG SCHOOL DIST 29J
142 DEBORAH RD
NEWBERG OR 97132~~

(O)

~~ROTH, W & F
TRUSTEES FOR ROTH TRUST
3113 N CHEHALEM DR
NEWBERG OR 97132~~

Sam

~~Yamhill County Planning Dept.
Yamhill County Courthouse
5th & Evans Streets
McMinnville OR 97128~~

~~Don Clements
Chehalem Park and Rec.
1802 Haworth Avenue
Newberg OR 97132~~

(O)

~~TCI
4025 Nimbus Loop
McMinnville OR 97128~~

*Roger Currier #2
504 Pinehurst
NUA MC mailing list*

*(M) #6
Bill Jackson
7960 NE Dos Ridge Rd.
Newberg*

*Bring to Mtg. on
10/1 w/ Ken Friday*

Newberg Urban Area
Management Commission)
created 10/96 NUAMC MAILING
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Yamhill County Board of
Commissioners #1
Attn: Dennis Goecks
535 E 5th Street
McMinnville, OR 97128

Leslie Lewis
610 E. 1st Street
Newberg, OR 97132

Ken Hughes
P.O. Box 451
Dundee, OR 97115 #4

Yamhill County Planning Department
Attn: Ken Friday
535 E. 5th Street
McMinnville, OR 97128

The Benkendorf Associates
Attn: Al Benkendorf, AICP
522 SW 5th Avenue
Portland, OR 97204

Yamhill County Legal Counsel
Attn: John Pinkstaff
535 E 5th Street
McMinnville, OR 97128

~~Newberg Community Development~~
City of Newberg
Planning Division
attn: John Knight 44 E. First
10/14/96
P.L.C. Group Sy:

Save to Ken's Disk when Done
full packets { M = member
S = Staff
O = other

Also,
I need
a separate
member
list like
we do for P.C.
on disk
and hard copies

- 1. labels agenda only
- 2. agenda
- 3. letterhead (Combined)

10/14

Rob:
I need to blend
this with the NUAMC
list you gave me a couple
weeks ago. I lost it!
Sorry, SK.

Yamhill County
DEPARTMENT OF PLANNING
AND DEVELOPMENT

535 EAST FIFTH STREET • McMINNVILLE, OREGON 97128-4523 • (503) 434-7516

October 10, 1996

MEMORANDUM

Row 10/14/96

To: Darla Baldoni, Office Manager
From: Kenneth Friday, Senior Planner
Re: **Newberg/Yamhill County Urban Growth Coordination Project**

Attached is the Yamhill County logo and letterhead that you requested. I also included the mailing list of County representatives who should be notified of the Newberg Urban Area Management Commission (NUAMC) meetings. If you could, please combine these names with your list and mail it back to this office. That way we will have a complete mailing list of NUAMC members. Also please include the combined letterhead so that we may use it for future mailings. I have enclosed a mailing label for your convenience.

Please call me at (503) 434-7516 Ex 3630 if you have any questions.



ycnuamc.1b1

Letterhd.wpd

Yamlogo.bmp

Yamhill.tif



Department of Planning and Development

535 East Fifth Street, Rm 17

McMinnville, Oregon 97128-4523

Telephone: (503) 434-7516 • Fax: (503) 434-7544



*need
Signed Copy*

REQUEST FOR COUNCIL ACTION		
DATE SUBMITTED: October 18, 1996	√	MOTION
DATE ACTION REQUESTED: November 4, 1996		RESOLUTION
SUBJECT: Newberg Urban Area Management Commission (NUAMC) - Membership		ORDINANCE
		INFORMATION

RECOMMENDATION: Ratify NUAMC membership

BACKGROUND: NUAMC has not met in approximately 3 years and it is unclear who the current members are. Confirmation is needed as a NUAMC meeting has been scheduled on November 21, 1996. Attached is a list of names of those believed to be NUAMC members.

FISCAL IMPACT: None



John Knight, Planning Manager

Duane R. Cole, City Manager

**NUAMAC MEMBER LIST
NEWBERG URBAN AREA MANAGEMENT COMMISSION
1996**

Seat	Position	Name	Appointed By:
#1	County Board of Commissioners	Dennis Goecks	County
#2	Mayor or Council Member of Newberg	Roger Currier	City
#3	Newberg Planning Commission	Jack Kriz	City
#4	Yamhill County Planning Commission	Ken Hughes (was Don Halbrook)	County
#5	Newberg/Dundee P.A.C.	Leslie Lewis	County
#6	Newberg Citizens Involvement Advisory Committee	Bill Jackson	City
#7	Member at Large	Alan Halstead	NUAMC & Ratified by City & County

Possible Alternates:

Leonard Rydell
Rob Molzahn
Marty McIntosh
Debbie Owens