

**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**

SUBJECT TO APPROVAL AT THE MARCH 11, 1997 NUAMC MEETING

I. Convene NUAMC

Roll Call:

Alan Halstead
 Roger Currier
 Jack Kriz

Ken Hughes
 Ted Lopuszynski

DRAFT
 SUBJECT TO REVISION

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.
-------------------	--

Vote on Motion #1:	The Motion carried unanimously (5-0) (Absent: Lewis, Jackson).
---------------------------	---

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.
-------------------	---

Vote on Motion #2:	The motion carried unanimously (5-0) (Absent: Lewis, Jackson).
---------------------------	--

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.
-------------------	--

Vote on Motion #3:	The motion carried (4-1) (NAY: Currier) (Absent: Lewis, Jackson).
---------------------------	---

Motion #4:	Committee members to adopt Resolution 96-1 as amended.
-------------------	--

Vote on Motion #4:	The Motion carried (4-1) (NAY: Currier) (Absent: Lewis, Jackson).
---------------------------	---

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 _____ day of _____, 1997.

AYES:

NO:

ABSTAIN:
(list names)

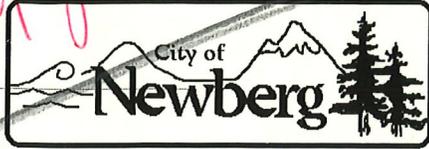
ABSENT:

ATTEST:

Recording Secretary Signature

Print Name

Date



**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**

*Drafts
 Save until approved
 on 3/97*

By Janet (Recording Sec'y)

*for approval at the ~~date~~ 1997 Nuamc meeting
 March 11,*

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} this 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.
-------------------	--

Vote on Motion #1:	The Motion carried unanimously (5-0) (Absent: Lewis, Jackson).
---------------------------	--

← Chair Kriz called the meeting to order. He reviewed the procedure for public hearing. Public wishing to speak must fill out a blue registration card. *forms.*

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.

Conced
STAFF REPORT: Ken Friday, Yamhill County Planning Division, reviewed the requirements of ORS 197. John Knight, City of Newberg Planning Division Manager, reviewed the City of Newberg staff report. He reviewed the criteria for approval and the application. He recommended approval at this time of RS 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 this issue were relevant to the application for annexation. Ken Friday, Yamhill County Planning Division, said the county wanted this issue to be addressed before the annexation was approved.

the
OPPONENT:

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

stated her
Pat Haight ~~said she has~~ a special interest regarding the school property. As a former member of the Planning Commission, she ~~remembers~~ that the school district didn't show up for the original Planning Commission meeting to present their plan for development. Ms. Haight ~~said she~~ felt the school should have been required to act like a developer and present their plans. She questioned why the city ~~is~~ the applicant instead of the Chehalem Parks and Recreation District. She pointed out the potential

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 is no water meter at the city limits which is illegal. Ms. Haight told the committee she has tried to file a complaint against Terry Mahr, City of Newberg Attorney, and Duane Cole, City of Newberg Council member, but Mr. Mahr wouldn't allow the complaint to be filed for one-time exception to law. She referred to a letter from Bob Tartiff, Chief of Police, which said he made the decision on his own to allow the extension without the approval of City Council. Ms. Haight said she feels approval will encourage growth of this area while bailing out the Chehalem Park and Recreation District. *stated was had new message*

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 ~~could not be here tonight~~ due to illnesses. Mr. Martin said he knows 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 said the goal of his department and this application is to provide opportunities for residents to use safe facilities. Mr. Martin felt the issues regarding broken ordinances should not affect this application. *stated that were absent from the mtg*

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 says there is a potential lawsuit here unless the responsibility of the city is defined before this area is annexed. *stated felt was the*

QUESTIONS TO STAFF: none

QUESTIONS FROM AUDIENCE: none

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 needs to address that plan. Chair Kriz asked John Knight, City of Newberg Planning Division Manager, to review the application. He reviewed the application, reminding the committee that this was an application to amend the Urban Growth Boundary, and that the annexation would go before the city council at a later date.

COMMISSION DELIBERATION: Committee member Alan Halstead said this committee cannot deal with the legality of the water connections. He also felt the minutes from meetings back 1993 and 1994 support that this is not an attempt to bailout the Chehalem Park and Recreation District. Committee member Ted Lopuszynski said he agrees, 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 RS 96-1 to reflect the January 16, 1997 meeting regarding this issue.

Vote on Motion #2: The motion carried unanimously (5-0) (Absent: Lewis, Jackson).

Motion #3: Committee members Lopuszynski/Hughes to amend RS 96-1 to include a phrase that the staffs of the City of Newberg and Yamhill County Planning Divisions meet to address the issue of road management and jurisdiction.

Vote on Motion #3: The motion carried (4-1) (NAY: Carrier) (Absent: Lewis, Jackson).

Motion #4: Committee members to adopt RS 96-1 as amended.

Vote on Motion #4: The Motion carried (4-1) (NAY: Carrier) (Absent: Lewis, Jackson).

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 to explain and review the project. Mr. Benkendorf said ^{the} this 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 these areas become part of the city. Mr. Benkendorf distributed to the 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 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 said this was a standard garden apartment. Committee member Roger Currier asked if this was still considered medium density. Staff said yes. The committee asked for examples of medium density areas. The staff said there were not a lot 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 will 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 is trying to push a transportation ordinance and a water capacity ordinance before 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 has 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.

Handwritten mark resembling a stylized '4' or '7'.

Handwritten word "the" in red ink.

There was some discussion as to when ~~this~~ project would end. Chair Kriz wanted to make sure there would be time to address additional issues. A meeting was tentatively scheduled for 7:00 p.m. on Tuesday, March 11, 1997. Ken Friday, Yamhill County Planning Division, mentioned that the Technical Advisory committee ~~has~~ been meeting to address some of these issues.

V. NEW BUSINESS (none)

VI. ADJOURNMENT

The meeting was adjourned at approximately 9:00 p.m.

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

AYES:

NO:

ABSTAIN:
(list names)

ABSENT:

ATTEST:

Recording Secretary Signature

Print Name

Date →

Roll Call 1/16/97 Nuamc Meeting

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

<i>Roll call</i> <u>NAME:</u>	<i>B96-1</i> <u>SEAT</u>	<u>REPRESENTS</u>	<u>APPOINTED BY & DATE</u>
<p>X Yamhill County Board of Commissioners Attn: <i>Ted LOPUSZYNSKI</i> 535 E. 5th Street McMinnville, OR 97128 Phone: H) W)</p>	(Seat #1)	Board of Commissioners	County appointed:
<p>X 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>X 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>X Ken Hughes P.O. Box 451 Dundee, OR 97115 Phone: H) W)</p>	(Seat #4)	Yamhill County Planning Commission	County appointed:
<p><i>A</i> Leslie Lewis P.O. Box 418 Newberg, OR 97132 Phone: H) W)</p>	(Seat #5)	Newberg/Dundee P.A.C.	County appointed:
<p><i>A?</i> Bill Jackson Phone: H) W)</p>	(Seat #6)	Newberg Citizens Advisory Committee	City appointed:
<p>X 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:

CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: 3 FILE No.: PA-1-93 Meeting Date: 1-16-97
County

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

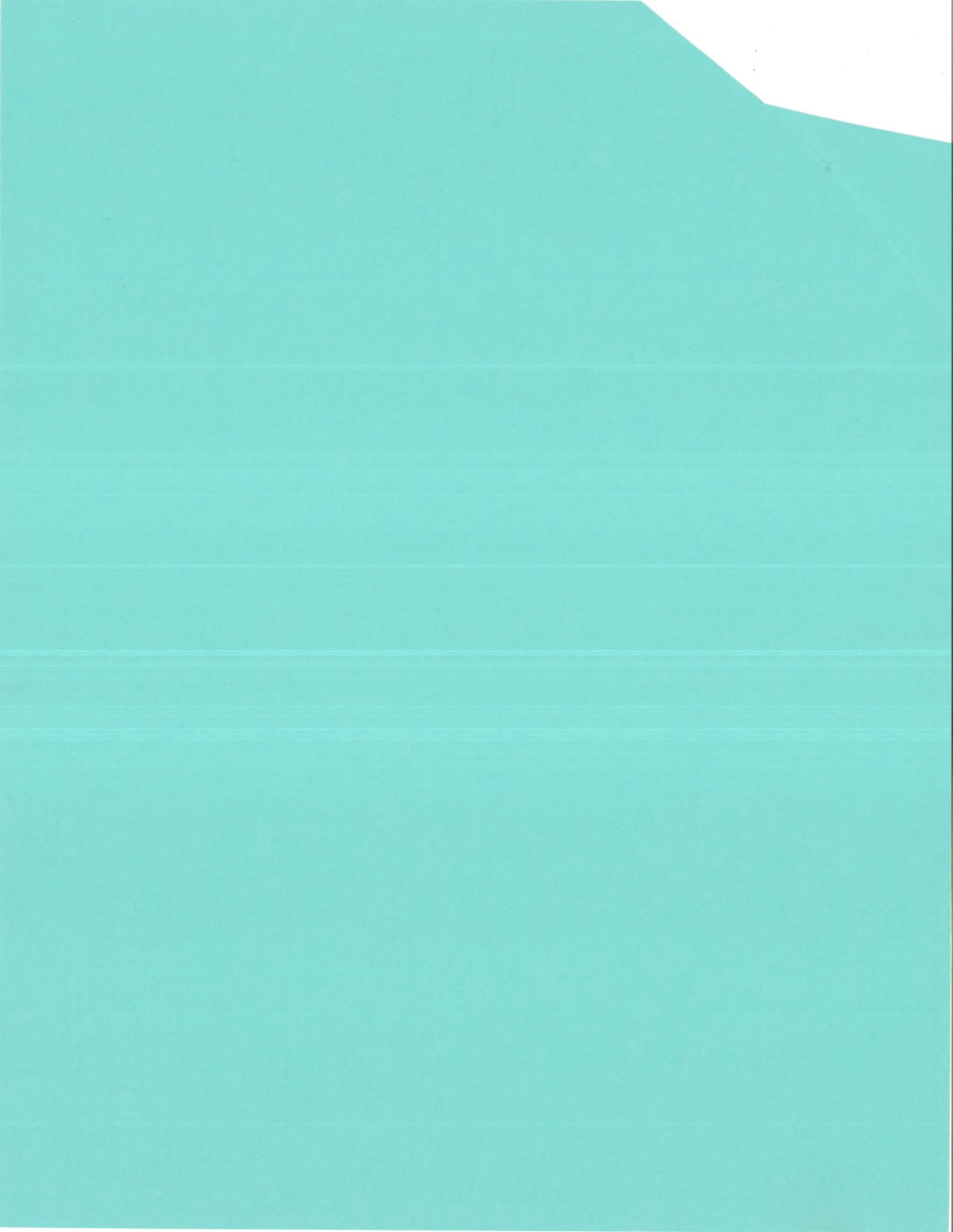
Please check one:

- PROPONENT (For)
 OPPONENT (Against)
 UNDECIDED (Testify during either Proponent or Opponent testimony)
 WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name PAT HAIGHT Phone Number 538-3650
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) 501 E Illinois #12
Newberg
Pat Haight
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Committee Members in determining time limits if there are many residents present.



CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: _____

FILE No.: UGB 1-93

Meeting Date: 1/16/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

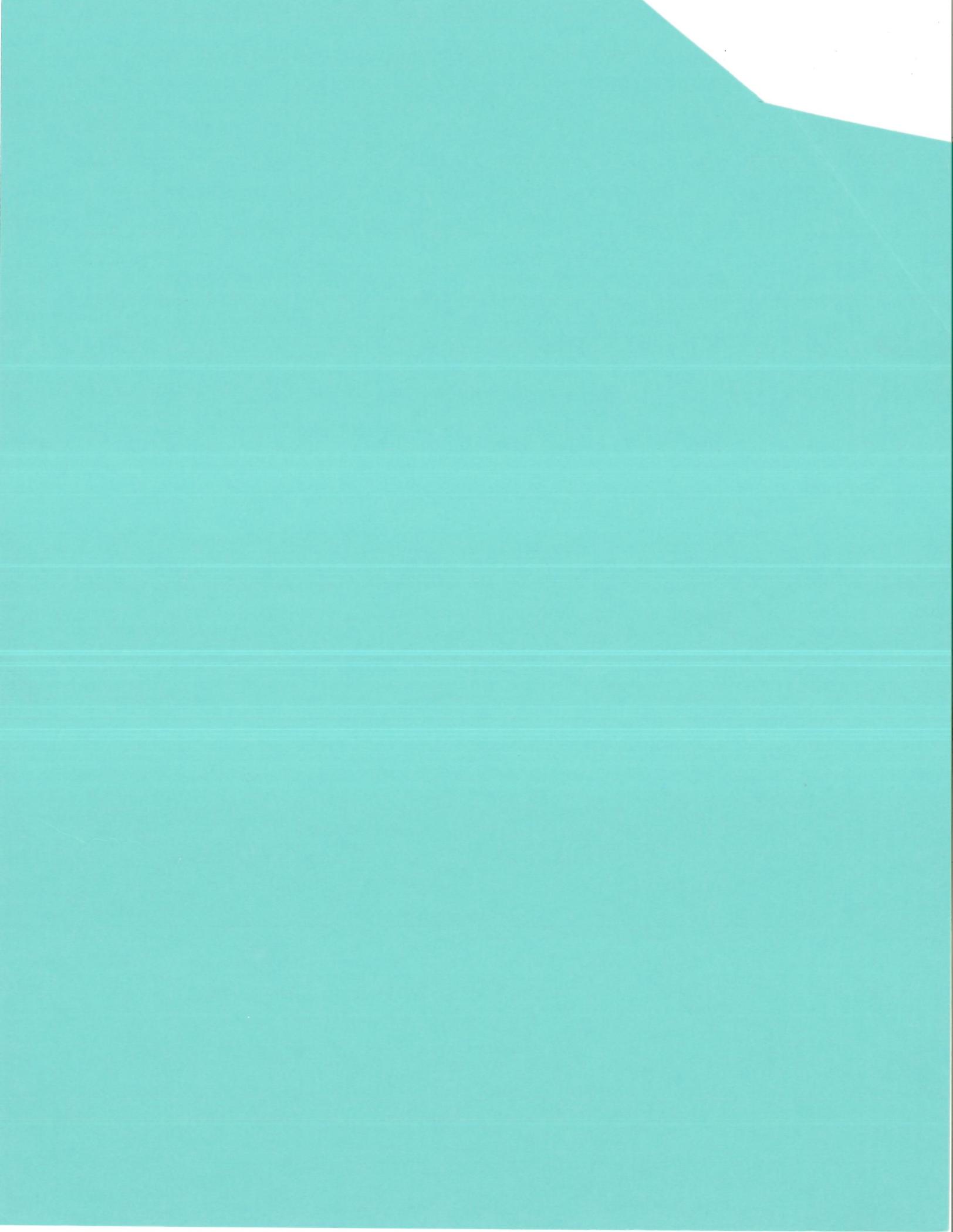
- PROponent (For)
 OPPonent (Against)
 UNDECIDED (Testify during either Proponent or Opponent testimony)
 WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name Mark MARTIN Phone Number 503 538-7932
Professional Standing (if representing someone) Cheshelan Park & Rec Dist.
Mailing Address (including Zip Code) 1802 Hawthorn Ave
NEWBERG OR 97132

Mark Martin
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Committee Members in determining time limits if there are many residents present.



Rec'd into the record
 Name 1-16-97

Data/Information

Population Estimates

year 1996	16,160
2000	18,885
2010	27,000
2020	33,200

Avg. House-hold size	2.3
Single-family	2.6
Multi-family	1.9
Infrastructure Factor	0.25
Market Factor	0
Redevelop/infill Factor	0

Land Use Needs Analysis

Land Use	Comprehensive Plan		Existing Land Use		Less New	Net Vacant/	Future Land Needs (2010)		Future Land Needs (2020)	
	UGB Available	Land Use Needs (2010)	Committed & Dev	Vacant/Buildable (1)	Infrastructure (25%)	Buildable	Projected Needs	Surplus/Deficit	Projected Needs	Surplus/Deficit
LDR	1147		530	617	154	463	530	(67)	819	(356)
MDR	696		407	288	72	216	277	(61)	342	(126)
HDR	91		70	21	5	16	35	(19)	53	(37)
Residential Total	1934	2,140	1007	926	231	695	842	(147)	1214	(519)
Commercial	255	324	146	108	27	81	NA	81	238	(157)
Industrial	766	709	292	474	118	356	NA	356	197	159
Public	208	299	185	23	NA	NA	NA	NA	NA	NA
Parks	40	100	25	16	NA	NA	NA	NA	NA	NA
Unbuildable	314	462	---	---	NA	N/A	NA	NA	NA	NA
Infrastructure (Existing)	413									
TOTAL	3930	4,034	1655	1547	376	1132	642	290	1649	(517)

Notes: NA = Not Applicable

(1) Updated by City of Newberg, Fall 1996.

Rec'd into the
record 1-16-97
Name

**Vacant Buildable
Urban Reserve Area Acreages**

<u>Area</u>	<u>Total Area</u>	<u>Committed Acres</u>	<u>Vacant Acres</u>	<u>Buildable % of Area</u>
A	260	39.76	220.24	85%
B	182	21.97	160.03	88%
C	92	32.50	59.50	65%
D	86	22.18	63.82	74%
E	81	58.94	22.06	27%
F	<u>214</u>	<u>50.42</u>	<u>163.58</u>	<u>76%</u>
Total	915	225.77	689.23	75%

Prepared by: The Benkendorf Associates Corp.

12/19/96

**City of Newberg
Newberg/Yamhill County Urban Growth Project
Alternative 1**

Use (2020 Needs)	Acres ¹	DU/Acre	DU's	Population
LDR (356)	343.1	4.4	1,509.6	3,925 ²
MDR (126)	128.6	8.8	1,131.7	2,150 ³
HDR (37)	4.3	21.8	93.7	178
Comm. (157)	13.2			
Indust. 159	17.5			
Public				
Parks	10.7			
Total (517)	517.4		2,735	6,253

Notes:

- 1) Net Acres = Gross less committed and 25% for infrastructure.
- 2) 2.6 persons per unit.
- 3) 1.9 persons per unit.

**City of Newberg
Newberg/Yamhill County Urban Growth Project
Alternative 2A**

Use (2020 Needs)	Acres ¹	DU/Acre	DU's	Population
LDR (356)	239.9	4.4	1,055.5	2,744 ²
MDR (126)	169.4	8.8	1,490.7	2,832 ³
HDR (37)	59.7	21.8	1,301.5	2,472
Comm. (157)	17.2			
Indust. 159	20.5			
Public				
Parks	10.7			
Total (517)	517.4		3,847.7	8,048

Notes:

- 1) Net Acres = Gross less committed and 25% for infrastructure.
- 2) 2.6 persons per unit.
- 3) 1.9 persons per unit.

**City of Newberg
Newberg/Yamhill County Urban Growth Project
Alternative 2B**

Use (2020 Needs)	Acres ¹	DU/Acre	DU's	Population
LDR (356)	239.9	4.4	1,055.5	2,744 ²
MDR (126)	169.4	16.0	2,710.4	5,149 ³
HDR (37)	59.7	21.8	1,301.5	2,472
Comm. (157)	17.2			
Indust. 159	20.5			
Public				
Parks	10.7			
Total (517)	517.4		5,067.4	10,365

Notes:

1) Net Acres = Gross less committed and 25% for infrastructure.

2) 2.6 persons per unit.

3) 1.9 persons per unit.

RCUP into the record
 NAMEC-7-16-97

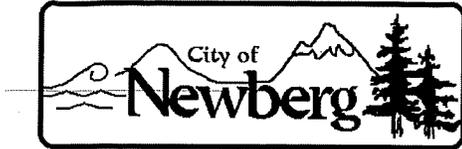
Data/Information

Population Estimates

year 1996	16,160
2000	18,885
2010	27,000
2020	33,200
Avg. House-hold size	2.3
Single-family	2.6
Multi-family	1.9
Infrastructure Factor	0.25
Market Factor	0
Redevelop/infill Factor	0

Land Use Needs Analysis

Land Use	Comps (2020)	
	UGB Available	plus/Deficit
LDR	114	(356)
MDR	69	(126)
HDR	9	(37)
Residential Total	193	(519)
Commercial	25	(157)
Industrial	76	159
Public	20	NA
Parks	4	NA
Unbuildable	31	NA
Infrastructure (Existing)	41	
TOTAL	393	(517)
Notes: NA = Not Applicable		
(1) Updated by City of Newberg, Fall 1996.		



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

- I. Convene NUAMC
- II. Minutes from November 21, 1996 (attached)
- III. PUBLIC HEARING: (continued from November 21, 1996 Meeting)
DOCKET: PA-1-93 (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
- IV. OLD BUSINESS
 1. Urban Reserve Area (URA) presentation regarding completion of the URA Project (mapping and alternative land use strategies)
- V. NEW BUSINESS (none)
- VI. STAFF AND COMMISSION REPORTS
 1. Report from Technical Advisory Committee
 2. Other reports, letters, or correspondence
- VII. ADJOURNMENT

K:\WP\PLANNING\MISC\WP5\FILES\NUAMC\AGENDA\1-97.AGD

NUAMC (Newberg Urban Area Management Commission)

created 10/96

NUAMC MAILING LABELS

K:\WP\PLANNING\MISC\WP5FILES\NUAMC\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
(Alan & Roger rcvd packets already)

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)

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: *Fred Co.*
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
Counter Copy

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

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

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

Original: to the City of Newberg
NUMAC Meetings file

THE FOLLOWING SHOULD
RECEIVE AGENDAS ONLY
(25)

Copy of agenda to meetings notebook

City of Newberg City Hall
Please post agenda until:
4/17/97

City of Newberg Library
Please post agenda until:

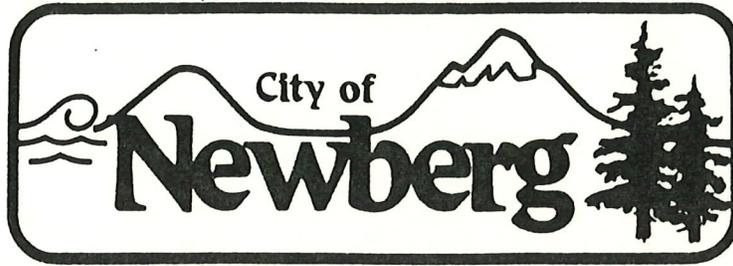
City of Newberg Fire Department
Please post agenda until:
4/17/97

City of Newberg
Community Development Office
Please post agenda until:
4/17/97

4/17/97

20 copies to take to the meeting

Make 15 extra copies of the staff
report to take to the meeting



*1/23/97
packet as
sent to
Ken Friday*

City Manager
(503) 538-9421

414 E. First St.
Newberg, Oregon 97132

City Attorney
(503) 537-1208

City FAX
(503) 538-5393

Community Development Office

719 E. FIRST STREET • NEWBERG, OREGON 97132 • 503-537-1210 • FAX: 503-537-1272

January 23, 1997

Ken Friday
Yamhill County Planning Department
535 E. Fifth Street
McMinnville, OR 97128

Dear Ken:

Enclosed are hard copies and a disk copy of all the lists and January minutes I have on the NUAMC Meetings. I have labeled each document on the file list for your reference. This should be all you need to do the next meeting.

Be sure to enclose in your March packet, the January "draft" minutes for approval by the commission. Once approved, you will need to change the line "subject to approval" and have signed by the recording secretary. Please be sure to send us a signed copy of those approved minutes.

We will also need the March "draft" minutes back on disk and hard copy when you have them completed, as we will be taking them to the next meeting for approval.

Sincerely,

Darla Baldoni
Office Manager

cc: John Knight
file

K:\WPADMIN\MISC\DARLA\LETTERS\FRIDAY.LTR

Building: 537-1240 • Community Development: 537-1210 • Finance: 537-1201 • Fire: 537-1230
Library: 538-7323 • Municipal Court: 537-1203 • Police: 538-8321 • Public Works: 537-1214 • Utilities: 537-1205
Municipal Court Fax: 537-1277 • Community Development Fax: 537-1272 • Library Fax: 538-9720

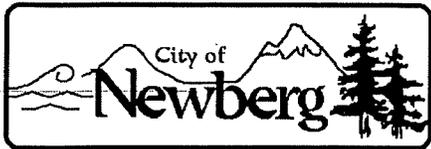
"Working Together For A Better Community-Serious About Service"

Print File List
1/23/97 12:30PM
A:\

Total Files: 5
Total Bytes: 1,192,111

master.agd	576,968	11/19/96	12:52PM-	agenda template to use to <i>draft agendas</i>
nu-1-97.min	593,136	1/22/97	12:59PM	Jan. minutes - awaiting <i>approval in March</i>
nuamc.lbl	7,377	1/23/97	10:58AM	mailing labels for packets and agendas
nuamcmtg.frm	6,674	11/22/96	11:12AM	Public testimony form
seat96.lst	7,956	1/23/97	11:02AM	Member list (and we used as the roll call sheet)

files on floppy



**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**

SUBJECT TO APPROVAL AT THE MARCH 11, 1997 NUAMC MEETING

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

*full pkt
 in Jan
 NUAMC mtg
 file*

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.
-------------------	--

Vote on Motion #1:	The Motion carried unanimously (5-0) (Absent: Lewis, Jackson).
---------------------------	--

CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM

*You may
Copy*

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING
(Agendas available at entrance)

Agenda Item No.: _____ FILE No.: _____ Meeting Date: _____

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name _____ Phone Number _____

Professional Standing *(if representing someone)* _____

Mailing Address *(including Zip Code)* _____

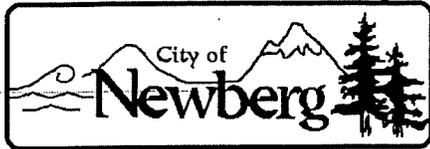
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Committee Members in determining time limits if there are many residents present.

NUAMC MEMBER LIST
NEWBERG URBAN AREA MANAGEMENT COMMISSION 1996/97

<u>NAME:</u>	<u>SEAT</u>	<u>REPRESENTS</u>	<u>APPOINTED BY & DATE</u>
Yamhill County Board of Commissioners Attn: Ted Lopuszynski appointed: 535 E. 5th Street McMinnville, OR 97128 Phone: H) W)434-7501 F)434-7520	(Seat #1)	Board of	County Commissioners
Roger Currier 504 Pinehurst Newberg, OR 97132 Phone: H) 538-9058 W)538-3197	(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 TBA Phone: H) W)	(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:

Agenda Template



**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.

III. 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

IV. OLD BUSINESS

none

V. NEW BUSINESS

1. Urban Reserve Area (URA) presentation regarding completion of the URA Project
2. Appoint Technical Advisory Committee for URA Project (attachment)

VI. ADJOURNMENT

K:\WP\PLANNING\MISC\WP5\FILES\NUAMC\AGENDAMASTER.AGD

Newberg Urban Area
Management Commission)
Created 10/96 updated 1/17/97
NUAMC MAILING LABELS
K:\WPI\PLANNING\MISC\WP5FILES\NUAMC\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
(Alan & Roger rcvd packets already)

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)

(1/9/97) replacement not appointed by
CC yet.

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)
agenda & minutes only**

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: Ted Lopuszynski
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
Counter Copy

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
714 E. 6th Street
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

Original: to the City of Newberg
NUMAC Meetings file

THE FOLLOWING SHOULD
RECEIVE AGENDAS ONLY
(25)

Copy of agenda to meetings notebook

City of Newberg City Hall
Please post agenda until:

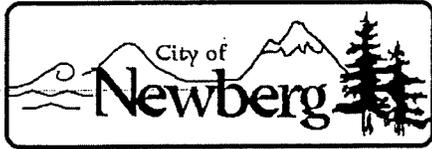
City of Newberg Library
Please post agenda until:

City of Newberg Fire Department
Please post agenda until:

City of Newberg
Community Development Office
Please post agenda until:

20 copies to take to the meeting

Make 15 extra copies of the staff
report to take to the meeting



**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	Jack Kriz
Alan Halstead	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.
-------------------	---

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

he 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

Post-it® Fax Note	7671	Date	1/24/97	# of pages ▶	1
To	Ken Friday	From	Darla B.		
Co./Dept.	County	Co.	City of Newberg		
Phone #		Phone #	537-1210		
Fax #	434-7520	Fax #	537-1272		

Ken,
 please add this name to the Nuamc
 list cl sent you (replacing Bill Jackson).
 Don't forget to add him to the mailing list as
 well.

Thanks

APPLICATION FOR

COMMISSION OR COMMITTEE Urban Area Mgmt Commission

NAME: JEFF Klohk Klohk

ADDRESS: 1816 Valerie Drive

HOME PHONE: 538-6486 WORK PHONE: 774-0614

Are you a registered voter? yes

Appointed
 at 1/21 at City
 Council
 mtg

cc: J. Knight
 Nuamc file

Bob & Kaye Knight 1/24/97

REC 1/21/97

D.1 Plz call date
RVA NE 6th St.

Appt. 1/21/97

APPLICATION FOR CITY COMMISSIONS

COMMISSION OR COMMITTEE Urban Area Mgt Commission

Appointed

NAME: JEFF KLEBK Klwbk

at 1/21

ADDRESS: 1816 Wales Drive

Council

HOME PHONE: 538-6486 WORK PHONE: 774-0614

Are you a registered voter? yes

Do you live within the City limits of Newberg? yes How long? 3 years

How long have you lived at the above address? 3 years month

Previous Address? 10650 SW 121st #41 Tigard How long? 4 years

Occupation: Landscape Design/sales Employer: Henderson Tr

Spouse's Name: Chris Klebk

Spouse's Occupation: Agency Field Specialist Employer: State Farm Insurance

1-19-97 _____
Date Signature

Why do you want this position? (Continue on back or separate sheet if needed.)

I + provides the opportunity to have a voice in matters that strongly affect the community, as well as myself. To give back for what the Community has rewarded our family with, that being a sense of caring, through neighborhood events

PLEASE RETURN TO THE OFFICE OF THE CITY RECORDER

and resulting friendships, making Newberg one of the more attractive areas to settle.