

**CITY OF NEWBERG COUNCIL & YAMHILL COUNTY JOINT MEETING (URA)**  
**JUNE 2, 2008**  
**5:00 P.M. MEETING**  
**PUBLIC SAFETY BUILDING TRAINING ROOM**  
**401 EAST THIRD STREET**

**I. CALL MEETING TO ORDER**

Mayor Bob Andrews and County Commissioner Mary Stern called the meeting to order at 5:00 PM.

**II. ROLL CALL**

City Council Members Present:

Mayor Bob Andrews	Mike Boyes	Roger Currier	Bob Larson
Jeff Palmer	Bart Rierson	Marc Shelton	

County Commissioners Present:

Chair Mary Stern	Leslie Lewis	Kathy George
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City Staff Present:

Daniel Danicic, City Manager	Barton Brierley, Planning and Building Director
Elaine Taylor, Associate Planner	Jennifer Nelson, Recording Secretary

County Staff Present:

Rick Sanai, Legal Counsel	Ken Friday, Planning Division Manager
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**III. NEWBERG URBAN RESERVE AREA PROPOSAL**

**A. Current Status Reports – County and City staff**

Mr. Barton Brierley, Planning and Building Director, presented the City staff report and background and offered recommendations as options for Council action (see official record for full report).

County Commissioner Leslie Lewis explained the reasons Newberg Urban Area Management Commission (NUAMC) coupled the proposed Urban Reserve Area (URA) with the SE Transportation System Plan (SE-TSP). She stated they were following the recommendations of the Ad-Hoc Committee and the citizens of the area felt strongly there needed to be a plan in place for the southeast area. She stated the product adopted by City Council was quite different though and acknowledged the difficulty of doing a transportation plan at this point in the URA process.

Mr. Ken Friday, Yamhill County Planning Division Manager, presented the County staff report, reminding the Board that the URA is not required under state law and a transportation plan is also not required until the Urban Growth Boundary (UGB) is expanded.

Mr. Rick Sanai, Yamhill County Counsel, stated the County decided not to adopt the URA integrated with the SE-TSP. He also spoke of the County's concern that the City may have given

the impression the County did adopt the SE TSP in a letter sent to County residents on May 1, 2008 and asked for clarification later. He spoke of different options for the Board of County Commissioners and recommended adopting the URA with new findings that eliminated references to the SE-TSP.

Councilor Bart Rierson stated although it is important to link the SE-TSP with the URA, he did not feel it was necessary to do so until the UGB phase of the process. He felt separating the URA from the SE-TSP now would allow the URA to move forward, working on the SE-TSP further during the UGB phase. City and County staff agreed this was a viable option.

Councilor Roger Carrier argued the URA and transportation plans should be incorporated to ensure the best planning for future growth and did not feel it was best to push off needed planning until later.

Mr. Friday understood the need for a transportation plan for this area and appreciated the work that had already been done, but felt it still needed to address pre-bypass issues before he could support it.

Councilor Carrier suggested "shadow-platting" and other possibilities for setting property aside for future road areas. He reiterated the two elements should be together.

Commissioner Chair Mary Stern noted the removal of the east/west connector from the SE-TSP and also felt she could not support adopting a plan with three failed intersections. She stated the east/west connector and the three failed intersections need to be addressed. She said there was no need to approve the TSP now and the County cannot rely on the current plan.

Mayor Andrews noted the intersections failed with or without the east/west connector.

Commissioner Lewis agreed they failed either way if the Newberg-Dundee Bypass is not in place, but the main concern is how to get all the traffic from potential new homes, schools and commercial properties out to 99W before the bypass is built. She stated without a solution to this problem the SE-TSP was incomplete and could not be adopted.

Councilor Carrier asked if the removal of the east/west connector was the only item holding this SE-TSP back.

Discussion followed and it was determined other concerns outside of the east/west connector removal would still have caused the same result. It was emphasized there was still work to be done to find a solution and although the Board of Commissioners does not support the plan now, this does not mean they would not support separating it and continuing to work towards a solution.

Commissioner Lewis suggested remanding the SE-TSP back to NUAMC for further work and let the URA move on.

Councilor Marc Shelton brought up comments and concerns about the designation of the plans in the URA being a potential problem with resource lands and exception lands.

Commissioner Chair Stern agreed all were concerned and goals were weighed with citizen input.

She said they were willing to look at the URA as it is if all references to the SE-TSP were removed from the document adopting the URA.

Discussion followed with City staff about ramifications of de-coupling the SE-TSP from the URA in regards to small parcels wishing to be brought in. Two applications have been received to be included in the URA and are on hold at this point. Staff stated it would be difficult to take parcels in on a piecemeal basis without a good vision, explained the importance of having a URA, and gave reasons for why Newberg has chosen to have a URA.

Mayor Andrews clarified with the County Commissioners what actions they would agree on if Council decided to de-couple the SE-TSP from the URA and remand it back to NUAMC.

Commissioner Chair Stern replied they could offer tentative approval of the URA contingent upon the removal of all references to the SE-TSP but they have already declined the SE-TSP and would not revisit that. She added the County must adopt the URA for it to be effective.

Discussion followed concerning the necessary actions to be taken for both the County Commissioners and the City to get approval of the URA.

**MOTION: Currier/Larson** to remove Ordinance 2007-2682 and all associations of the SE Transportation System Plan conditions from Ordinance No. 2007-2681 and to reconsider it, as revised, at the July 7, 2008 City Council meeting.

Discussion followed as to language of the motion concerning the use of “remove”, “remand”, or “repeal” and what the result of this motion would be in each scenario.

Commissioner Chair Stern stated that if Ordinance 2007-2682 was not repealed, a specific statement would need to be made in the approval of the URA that the County Commissioners are not endorsing the SE-TSP.

Councilor Currier expressed concerns they were heading in a backward direction concerning progress and process of the URA and did not wish to start over at step one by repealing the ordinance.

**VOTE:** To remove **Ordinance No. 2007-2682** and all associations of the SE-TSP from **Ordinance No. 2007-2681** to be heard on July 7, 2008. (Unanimous) Motion carried.

**MOTION: Currier/Larson** to amend **Ordinance No. 2007-2682** by removing all reference of the URA/UGB conditions and tabling it for further discussion to the Newberg Urban Area Management Commission (NUAMC).

Commissioner Chair Stern stated these actions did not satisfy the Board of County Commissioners and she emphasized the ordinance would need to be repealed and remanded or the findings of the URA must state the County Commissioners do not support the SE-TSP.

**MOTION: Currier/Palmer** to remove item #5 under Ordains as follows in **Ordinance No. 2007-2682** requiring the County Commissioners approval. (2 Yes [Currier, Larson]/5 No) Motion failed.

**VOTE:** To amend **Ordinance No. 2007-2682** removing URA/UGB reference. (1 Yes [Larson]/6 No) Motion failed.

**MOTION: Rierson/Shelton** to consider at the July 7, 2008 Council meeting the repeal of **Ordinance No. 2007-2682** and remand of the SE-TSP to NUAMC for further work on access to 99W pre-bypass. (Unanimous) Motion carried.

**COUNTY COMMISSION BOARD MOTION: Commissioner Chair Mary Stern** moved to continue Docket PA-04-07, a request by the City of Newberg for expansion of the Urban Reserve Area, to July 9, 2008, at 9:00 AM in Room 32 of the Yamhill County Courthouse in McMinnville. The Board of Commissioners passed the motion unanimously. (Unanimous) Motion carried.

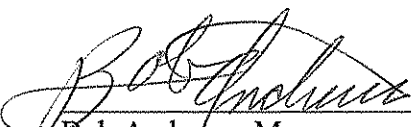
#### IV. ADJOURN

Mayor Andrews and Commissioner Stern adjourned the meeting at 6:51 PM.

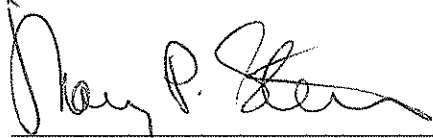
**ADOPTED** by the Newberg City Council this 7<sup>th</sup> day of July, 2008.

  
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Norma I. Alley, City Recorder

**ATTEST** by the Mayor this 10<sup>th</sup> day of July, 2008.

  
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Bob Andrews, Mayor

**ADOPTED** by the Yamhill County Board of Commissioners this 9<sup>th</sup> day of July, 2008.

  
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Mary P. Stern, County Commission Chair  
Approved by Board Order 08-2014