

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

94-298

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

FILED  
YAMHILL COUNTY  
1994 MAY 19 PM 2:  
CHARLES STERN  
COUNTY CLERK  
DEPUTY

In the Matter of an Ordinance	)	
amending the Yamhill County	)	
Comprehensive Plan Map to	)	
Adopt the Northwest Newberg	)	ORDINANCE No. 572
Specific Plan; County Planning	)	
Docket PA-3-93; Declaring	)	
an Emergency.	)	

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON ("the Board") sat for the transaction of county business in special session on May 18, 1994, commissioners Dennis L. Goecks, Ted Lopuszynski and Debi Owens being present.

THE BOARD MAKES THE FOLLOWING FINDINGS:

- A. The City of Newberg has applied to the Department of Planning and Development to amend the county comprehensive plan map on an area located northwest of the city limits but within the urban growth boundary. The amendment would recognize the "Northwest Newberg Specific Plan" on the county plan map. County zoning would remain AF-10.
- B. The purpose of the proposed comprehensive plan amendment is to enable the city to establish planning standards in anticipation of future annexation and development of the area. The city planning docket number is GR-3-92, the county docket number is PA-3-93.
- C. On February 4, 1994 the Newberg Urban Area Management Commission considered the application and voted unanimously to recommend to the Board and the Newberg City Council that the application be granted.
- D. On April 19, 1994 the Newberg City Council adopted ordinance 94-2379. Ordinance 94-2379 amended the city's comprehensive plan and zoning ordinance to allow the establishment of specific plans and to adopt the Northwest Newberg Specific Plan.
- E. On April 27, 1994 the Board held a public hearing to consider the application. No testimony adverse to the application was offered. Following the public hearing, the Board voted unanimously to approved the application subject to preparation of an implementing ordinance.

NOW, THEREFORE

THE YAMHILL COUNTY BOARD OF COMMISSIONERS ORDAINS AS FOLLOWS:

Section 1. Comprehensive Plan Map Amendment.

The Yamhill County Comprehensive Plan Map is amended to adopt the City of Newberg comprehensive plan designations set forth on the map attached as Exhibit "B" within the area on the map located inside the identified boundary of the Northwest Newberg Specific Development Plan.

Section 2. Findings.

In support of the comprehensive plan map amendment made in Section 1, the Board hereby adopts the Findings attached as Exhibit "A".

Section 3. Severability Clause.

All sections, subsections and paragraphs of this ordinance are severable. If any section, subsection or paragraph is ruled invalid for any reason by the court of last resort, the other portions of this ordinance shall be unaffected.

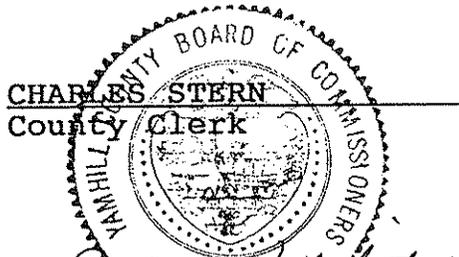
Section 4. Emergency Clause; Effective Date.

This ordinance being necessary for the health, safety and welfare of the citizens of Yamhill County, and an emergency having been declared to exist, shall be effective upon passage.

DONE at McMinnville, Oregon this 18th day of May, 1994.

ATTEST

YAMHILL COUNTY BOARD OF COMMISSIONERS



By: Jaynie Mitchell  
Deputy JAYNIE MITCHELL

Dennis L. Goecks  
Chairman DENNIS L. GOECKS

Ted Lopuszynski  
Commissioner TED LOPUSZYNSKI

FORM APPROVED BY:

John M. Gray, Jr.  
JOHN M. GRAY, JR.  
Yamhill County Counsel

Debi Owens  
Commissioner DEBI OWENS

**EXHIBIT A  
FINDINGS OF FACT**

The proposed amendments are consistent with and promote the objectives of the Comprehensive plan and Zoning Ordinance of the City by:

- A. Providing for the preservation of open space areas;
- B. Providing adequate recreational opportunities within the project site.;
- C. Designating park land on the land use plan map in areas which are suitable for active recreational uses;
- D. Locating recreational facilities throughout the project site so as to minimize distances between residential areas and recreational opportunities;
- E. Providing a neighborhood commercial area within the project site to minimize vehicular trips;
- F. Requiring special development standards for the location of convenience commercial areas within the project site;
- G. Promoting a broad range of residential uses and encouraging innovative development techniques;
- H. Ensuring that the innovative design considers site characteristics and the impact on surrounding areas;
- I. Providing for transportation improvements which are an asset to an area rather than a disruptive feature placed on it. All transportation facilities will be landscaped and designed to be aesthetically pleasing; and
- J. Identifying the location of future rights-of-way in order to facilitate acquisition and coordination of the local roadway system.

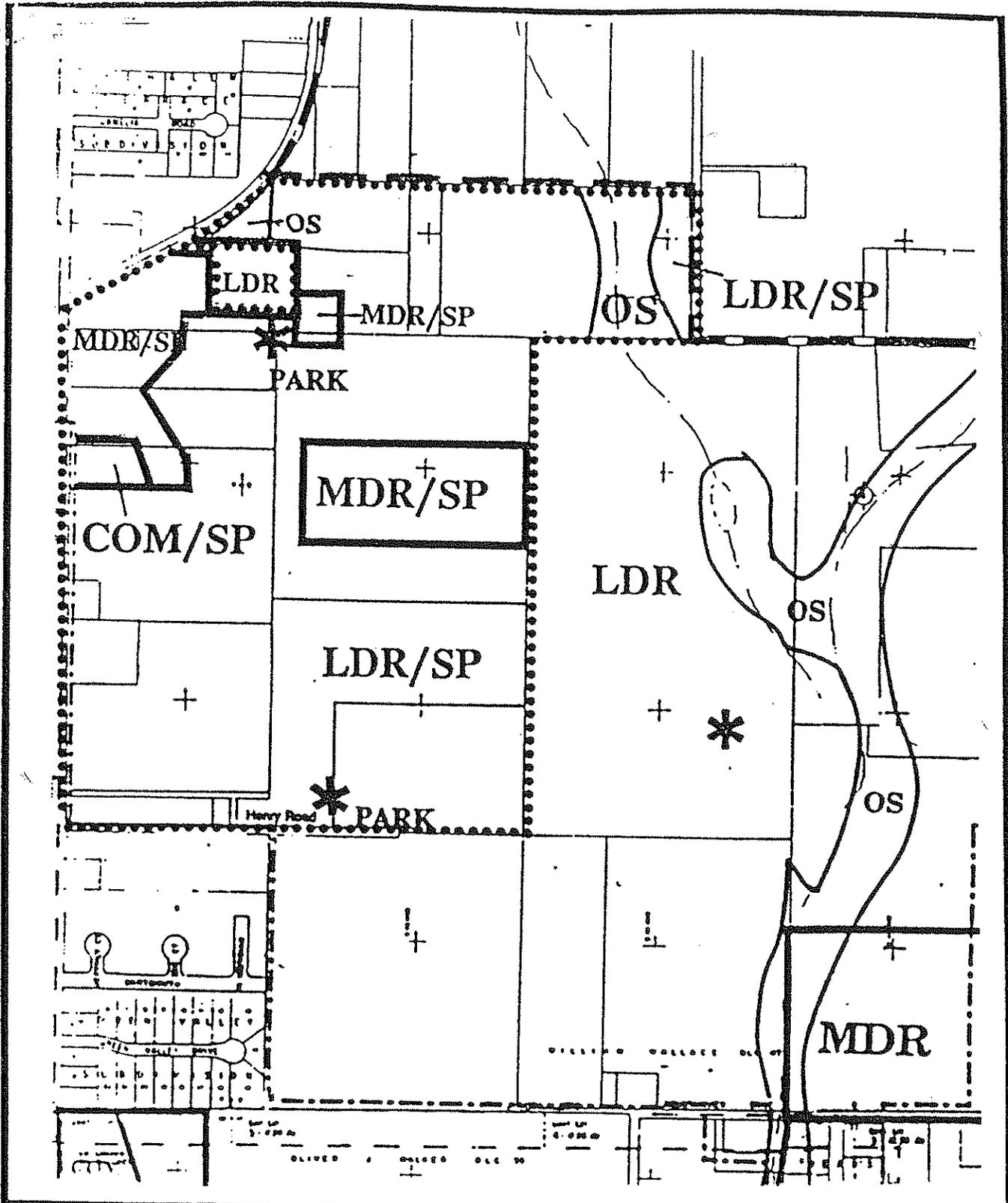
The proposed amendments are needed by the public to promote the public health, safety, and general welfare of the community by:

- A. Ensuring that adequate transportation systems and recreational facilities are developed in this area;
- B. Providing for a coordinated development pattern as this area develops in phases;
- C. Requiring that good access for fire, medical and police vehicles is developed; and
- D. Providing for a variety of housing types.

The Statewide planning goals are complied with as follows:

- A. Goal 1 Citizen Involvement
  - The plan was developed at the direction of a steering committee which included property owners, City Council and Planning Commission members, neighborhood representatives and local real estate professionals.
- B. Goal 2 Land Use Planning
  - Changes in the Comprehensive Plan and related ordinances were considered at noticed public hearings where citizens in the area and affected governmental agencies were given an opportunity to comment on the plan.
- C. Goal 5 Open Spaces, Scenic & Historical Areas, and Natural Resources
  - The plan identifies areas suitable for preservation as open space areas based on their scenic and water shed character.
- D. Goal 8 Recreational Needs

- The plan indicates areas suitable for the development of public park facilities which would provide for local recreational needs of the residences of the specific plan area.
- E. Goal 10 Housing
- The plan allows for a variety of housing styles, types and densities;
  - The plan promotes the convenient phasing of public facilities and services to support the housing development
- F. Goal 11 Public Facilities & Services
- The plan encourages the various property owners to develop a timely, orderly and efficient arrangement of public facilities to support the various land uses.
- G. Goal 12 Transportation
- The plan provides for a safe, convenient transportation system for vehicles, pedestrians and bicycles.
  - The plan is designed to promote alternative means of travel by locating a neighborhood shopping center in the project site and providing for pedestrian and bicycle linkages.
- H. Goal 14 Urbanization
- The project area has been identified as urbanizable and is located inside the City of Newberg's Urban Growth Boundary.
  - Development of this site is needed to accommodate the long range urban population growth requirements consistent with the LCDC goals.



**Legend:**  
 ●●●●● Boundary  
 File: GR-3-92  
 Date: April 1994

**EXHIBIT B**  
**NW NEWBERG**  
**SPECIFIC**  
**DEVELOPMENT**  
**PLAN**

Location: East of College (Hwy. 219), South of Bell Road, North of Henry Road