As the resort was originally conceived, the development of the golf course was to be delayed until the second stage of the resort buildout. Including the subject property as a part of the Wolf Tree Destination Resort at this time will facilitate placement of the golf course in the first stage, while maintaining the appropriate residential density in Stage One. Accordingly, with a golf course in place, the resort will be more attractive to a greater number of people and further increase Newport's tourism potential at an earlier date.

The Department of Land Conservation and Development (DLCD) in its letter of June 22, 1988 requested that the following questions be addressed and incorporated into the findings regarding the request to amend the urban growth boundary to accommodate the golf course:

1. Why is the golf course integral to the resort?

Statewide Goal 8 requires that certain key recreational facilities be provided as a part of Destination Resort development. The proposed golf course has been identified as an essential recreational facility for the success of the Wolf Tree Destination Resort. In the public hearings on the Wolf Tree Resort in 1987, there was considerable public testimony about the need for the resort to provide in its initial phase of development an 18-hole golf course. At that time, TCDC had determined that a golf course could not be physically located in Stage One due to the creation of the lake and the surrounding topography. Subsequently, however, TCDC has determined that an 18-hole golf course is essential and can be accommodated in Stage One if the additional land is added as a part of this urban growth boundary amendment.

2. Why is this particular 68 acres needed to accommodate the golf course?

TCDC retained a well-known golf course architect who has designed the proposed golf course in a manner compatible with the existing terrain and topography of the site. Further, the golf course has to be designed in such a way as to be compatible with the development of the lake and its extensions into areas in Stage One. As a result, the only location to design and construct the golf course, and still provide in for the other key facilities required by Goal 8 and the City's PDR overlay ordinance, is in the area propsed, which necessitates adding 68 acres to the urban growth boundary.

3. Why is it not practical to construct a golf course on lands that are already a part of the resort?

The golf course was initially proposed to be developed as a part of Stage 2 located northeast of the airport. However, TCDC has determined, through a market analysis and public testimony, the essential need to provide the golf course in the first phase of development of Stage One. This information confirms that the Wolf Tree Resort will be able to attract more tourists to the resort at the outset if the 18-hole golf course is provided as one of the Goal 8 key facilities.

CRITERIA 2: Are there reasons why the state policy embodied in Goals 3 and 4 should not apply?

CRITERIA 3: Are there locations inside or outside the UGB that are more appropriate and can accommodate the proposed destination resort?

CRITERIA 4: What are the long term environmental, economic, social and energy consequences if the UGB is or is not amended to allow the destination resort to develop?

CRITERIA 5: Will the destination resort be compatible with adjacent uses or will it be so rendered through measures designed to reduce adverse impacts?

CRITERIA 6: Does this proposal comply with other relevant Statewide Planning Goals?

Finding: Through Ordinance No. 1492, the City of Newport has determined that the Wolf Tree Destination Resort has satisfied all of these criteria. Findings and Conclusions in support of City of Newport Ordinance No. 1492, pages 29-40. Those findings and conclusions are equally applicable to support this request to extend the boundaries of the Wolf Tree Destination Resort to include the subject property.

CRITERIA 7: Does the proposal to amend the City's UGB demonstrate compliance with the City's urbanization policies and requirements for a change to the UGB?

Finding No. 1: The City of Newport has previously determined that the proposed Wolf Tree Destination Resort complies with the City's urbanization policies and

requirements. Findings and Conclusions in Support of Ordinance No. 1492, pages 40-41. Those findings are equally applicable to support extension of the Wolf Tree Destination Resort boundaries to include the subject property.

Finding No. 2: Amendment of the urban growth boundary in order to extend the boundaries of the Wolf Tree Destination Resort furthers the City's urbanization policies because it will provide an orderly expansion of the urban growth boundary.

Newport's urbanization policies call for orderly and efficient growth so that services can be provided in a logical and cost efficient manner. They also require consideration of the current zoning patterns in order to avoid excessive amounts of land in any given zone.

Amending the urban growth boundary to provide for expansion of the Wolf Tree Destination Resort boundaries will allow for more orderly and efficient growth. It will allow the entire first stage of the resort to be developed as a single entity. Additionally, it will allow for placement of the planned 18-hole golf course and adjacent residential units in Stage One property which is well suited for golf course and residential development.

Finding No. 3: Public facilities and services can be provided to the additional resort property in an orderly and efficient manner.

The City has determined that public facilities services, including water, sewer, roads, fire and police, schools and other community services, can be provided in an orderly and efficient manner to the destination resort site. Findings and Conclusions in Support of Ordinance No. 1492, pgs. 18-22. The services can be provided to the proposed additional resort properties in a similar manner and, therefore, those findings and conclusions are equally applicable to support inclusion of the subject property into the UGB.

CRITERIA 8: Are there compelling reasons and facts to amend the City's urban growth boundary to accommodate the proposed additional destination resort property?

Finding: The City has previously determined that compelling reasons and facts exist to justify extending the Newport urban growth boundary to accommodate the proposed

destination resort. Findings and Conclusions in Support of Ordinance No. 1492, pg. 45. Those findings are equally applicable to support inclusion of the subject property into the UGB. The inclusion of the 18-hole golf course and adjacent residential development are essential for a successful and cohesively planned destination resort as required by the City's Comprehensive Plan policies regarding the development of a destination resort.

CRITERIA TO AMEND THE CORPORATE LIMITS OF THE CITY OF NEWPORT (ANNEXATION)

In July, 1987, the City of Newport adopted Ordinance No. 1493 which annexed certain territory into the City of Newport. The annexation of that property was necessary in order to provide urban services for the development of Newport's South Beach area and Stage One of the Wolf Tree Destination Resort.

Since the original annexation, TCDC was able to purchase the former "Ashley" property, which TCDC desires to include within the destination resort. Additionally, detailed design and marketing studies revealed the feasibility of developing the golf course in Stage One, while still maintaining the appropriate residential densities, if the southern and eastern boundaries of the resort were extended and included within the City.

This request is necessary in order to extend the provision of urban services to the entire, expanded destination resort site. Those properties subject to this request are depicted in Exhibit 4 and described in Appendix B.

CRITERIA 1: Does the proposed annexation comply with the City's annexation policies?

The City's Comprehensive Plan provides that annexation or changes in the urban growth area of the City shall be (1) carried out in accordance with the procedures and requirements of the Statewide Goal 2 Exceptions Process and (2) with adequate findings of fact adopted by the City and Lincoln County that the following factors were considered:

A. A demonstrated need to accommodate long range growth consistent with the State Goals and acknowledged Comprehensive Plan of the City;

B. A need for housing or employment opportunities;

C. The orderly, economic and efficient provision of public facilities and services;

D. The retention of forest land;

E. The compatibility of the proposed uses with nearby forest lands;

F. A change in growth patterns which requires greater land area, or the commitment of land to other purposes, such as open space, so that maximum efficiency and land uses within and on the fringe of the existing urban area be achieved;

G. The long-range environmental, energy, economic and social consequences of the proposed change; and

H. Alternative locations within the area which have been considered for the proposed needs.

Finding: Through Ordinance 1493, the City previously found that the original petition for annexation satisfied all the applicable criteria. Those findings are equally applicable to this request to expand the City's corporate limits. Additionally, these requirements have been addressed as part of the "Criteria to Amend the City's UGB" herein. The City Comprehensive Plan requirements for an amendment to the UGB are identical to the requirements for an annexation. (City Comprehensive Plan, Section 1-2-4.410 (A) through (H)).

CRITERIA TO AMEND THE CITY OF NEWPORT'S COMPREHENSIVE PLAN AND ZONING MAP

In this request TCDC seeks to extend the zoning designations previously adopted for the Wolf Tree Destination Resort to include the expanded boundaries of the Wolf Tree Destination Resort. Specifically, as depicted on Exhibit 4, TCDC requests that all of the subject property be zoned R-4 with a PDR overlay zone.

Finding: The City has previously found that the Destination Resort site meets all the applicable requirements to justify the text and map amendments. Findings and Conclusions in Support of City of Newport Ordinance No. 1493, at pages 49-50. Those requirements are equally applicable and satisfied in this case to support approval of an amendment to the plan text and zoning map to incorporate the expanded boundaries of the Wolf Tree Destination Resort. The application of these plan and

zone designations to the expanded Wolf Tree Resort are consistent with the City's Comprehensive Plan Policy 1-201.221.

IV

CONCLUSION

The Petitioner has addressed all relevant criteria for amendment of the City of Newport's Urban Growth Boundary, annexation to the City and replanning and rezoning the property which requires an amendment to the City's Comprehensive Plan and Zoning map. Based on the above findings, the City of Newport's Comprehensive Plan and Zoning map should be amended accordingly.