

PLANNING COMMISSION AGENDA
February 11, 2010
7 p.m. Regular Meeting
Newberg Public Safety Building, 401 E. Third Street

I. ROLL CALL

II. OPEN MEETING

III. CONSENT CALENDAR (items are considered routine and are not discussed unless requested)

- Approval of January 14, 2010 Planning Commission Meeting Minutes

IV. COMMUNICATIONS FROM THE FLOOR (5 minute maximum per person)

- For items not listed on the agenda

V. LEGISLATIVE PUBLIC HEARINGS (complete registration form to give testimony - 5 minute maximum per person, unless otherwise set by majority motion of the Planning Commission)

1. APPLICANT: City of Newberg
REQUEST: **Flood plain map adoption & flood plain management rules.** Consider changes to the Newberg Comprehensive Plan text to add flood hazard policies, changes to the Newberg Development Code to create flood plain development standards, and adoption of the most current Yamhill County Flood Insurance Study and associated National Flood Insurance Rate Maps.
FILE NO.: CPTA4-09-002. RESOLUTION NO.: 2010-277
CRITERIA: Newberg Development Code § 151.122(B)
2. APPLICANT: City of Newberg
REQUEST: **Housing Element update.** Consider updates to the Housing element of the Newberg Comprehensive Plan, including updates to residential & institutional land need and supply tables.
FILE NO.: G-09-007 RESOLUTION NO.: 2010-276
CRITERIA: Newberg Development Code § 151.122(B)
3. APPLICANT: City of Newberg
REQUEST: **Affordable Housing Plan Implementation.** Consider changes to the Newberg Development Code to support the development of more affordable housing. The changes would:
 - Add design standards for housing that promote the development of attractive, livable, and functional neighborhoods.FILE NO.: G-09-007 RESOLUTION NO.: 2009-278
CRITERIA: Newberg Development Code § 151.122(B)
4. APPLICANT: City of Newberg
REQUEST: **Affordable Housing Plan Implementation.** Consider changes to the Newberg Development Code to support the development of more affordable housing:
 - Make an overall recommendation on a set of affordable housing Development Code and Comprehensive Plan amendments to the City Council.FILE NO.: G-09-007 RESOLUTION NO.: 2009-274
CRITERIA: Newberg Development Code § 151.122(B)

VI. ITEMS FROM STAFF

1. Update on Council items
2. Other reports, letters, or correspondence
3. Next Planning Commission Meeting: March 11, 2010

VII. ITEMS FROM COMMISSIONERS

VIII. ADJOURN

FOR QUESTIONS PLEASE STOP BY, OR CALL (503) 537-1240, PLANNING & BUILDING DEPT. - P.O. BOX 970 - 414 E. FIRST STREET

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the city recorder at (503) 537-1283. For TTY service please call (503) 554-7793.

PLANNING COMMISSION MINUTES

January 14, 2010

7 p.m. Regular Meeting

Newberg Public Safety Building

401 E. Third Street

TO BE APPROVED AT THE FEB. 11, 2010 PLANNING COMMISSION MEETING

I. ROLL CALL:

Present: Lon Wall, Chair Derek Duff Thomas Barnes
 Matson Haug Philip Smith Cathy Stuhr

Absent: Nick Tri (excused)

Staff Present: Barton Brierley, Planning & Building Director
 David Beam, Economic Development Planner
 Steve Olson, Associate Planner
 Jessica Nunley, Assistant Planner
 Dawn Karen Bevel, Recording Secretary

Others Present: Denise Bacon (Councilor) Lee Does
 Sydney Wermlinger Sid Friedman
 Marvin Schneider

II. OPEN MEETING:

Chair Wall opened the meeting at 7:00 p.m. and asked for roll call.

III. ELECTIONS FOR CHAIR AND VICE CHAIR:

MOTION #1: Haug/Barnes moved to nominate Commissioner Nick Tri as Chair and Commissioner Philip Smith as Vice Chair. (6 Yes/ 0 No/ 1Absent [Tri]) Motion carried.

Vice Chair Smith continued the meeting.

IV. CONSENT CALENDAR:

Vice Chair Smith entertained a motion to accept the minutes of the December 10, 2009 meeting.

MOTION #2: Haug/Barnes to approve the minutes from the Planning Commission Meeting of December 10, 2009. (6 Yes/ 0 No/ 1Absent [Tri]) Motion carried.

V. COMMUNICATIONS FROM THE FLOOR:

Vice Chair Smith offered an opportunity for non agenda items to be brought forth. No topics were brought forward.

VI. LEGISLATIVE PUBLIC HEARING:

APPLICANT: City of Newberg

REQUEST (Hearing continued from December 10, 2009, at the point of deliberation. Public testimony was closed but may be reopened at the discretion of the Planning Commission): Consider revisions to Newberg's Economic Opportunities Analysis (EOA). The EOA, adopted in 2006, is a section of the Comprehensive Plan and also helps implement Statewide Goal 9 (Economic Development). The EOA revisions include updated buildable land inventories for commercial and industrial land, updated demographic and economic statistics, updated information regarding Newberg's economic development strategy, and updates to the Comprehensive Plan land need and supply tables.

FILE NO.: CPTA4-09-001

RESOLUTION NO.: 2009-275

Opening of the Hearing:

Vice Chair Smith opened the public hearing and asked the Commissioners for any abstentions, conflicts of interest, and objections to jurisdiction. None were brought forward. Vice Chair Smith polled those in the audience to see which legislative hearing they were present for; all of whom were in attendance for File Number CPTA4-09-001; Resolution No.: 2009-275.

MOTION #3: Haug/Stuhr moved to change the order of the Legislative Hearings on the agenda with Resolution No. 2009-275 being heard first. (6 Yes/0 No/ 1 Absent [Tri]) Motion carried.

Jessica Nunley, Assistant Planner, presented the staff report and the revised Economic Opportunities Analysis (EOA) (see official meeting packet for full report). The staff recommendation is to pass Resolution 2009-275 recommending that City Council adopt the revised Economic Opportunities Analysis as shown in Exhibit A and the accompanying Comprehensive Plan Amendments as shown in Exhibit B. Ms. Nunley presented the background on the Economic Opportunities Analysis and explained because of concerns voiced by the Planning Commissioners and during public testimony at the December 10, 2009 Planning Commission hearing, staff was prompted to do further revisions using newer data. The reason staff did not include the updated information before this hearing is due to the State Noticing Requirements, which states the draft must be sent in forty-five days prior to a public hearing. Staff sent their draft in October 2009 and the updated information did not come out until November 2009. Ms. Nunley reviewed the revisions from the December 10, 2009 Planning Commission hearing and then responded to issues that were raised at the same meeting as outlined in the official meeting packet.

David Beam passed out two updated handouts to the Planning Commissioners: pages 25 and 26 of the Economic Opportunities Analysis that have been revised.

Commissioner Duff asked how the 35 – 45 minute drive-time from Newberg to downtown Portland was calculated. Ms. Nunley replied it was her actual drive time from Portland to Newberg during the morning and evening rush hour.

Commissioner Wall asked staff to elaborate on letter (q) under General Policies in the Proposed Comprehensive Plan Amendments, Exhibit B. Barton Brierley explained Newberg needs to be innovative and look for ways that would be a positive outcome for the City as well as businesses.

Vice Chair Smith stated in terms of “small town quality of life” one detail that was not mentioned is Newberg benefits from a steep gradient from the top of the hill down, but that is all county land. Can we make it a county policy to have a green space between Washington County and the City of Newberg? Also, since McKay Road is in Marion County, can we encourage them to keep McKay Road as it is? Jessica Nunley replied Marion County was included in the entire South Industrial process and had no objections to McKay Road being the travel route to I-5. Barton Brierley stated that ultimately, Newberg ought to maintain communication with Marion County and Washington County regarding regional growth issues. Vice Chair Smith referred to Table 12-1: Site Size Distribution by Firm Employment (2010-2030). The report states there are no infill sites available in the Urban Growth Boundary (UGB) that are zoned M-4 sites. Ms. Nunley replied that is correct. Vice Chair Smith referred to page 57 of 284 in the official meeting packet. The assumption for Retail Trade and Retail & Hospitality employment was projected to grow according to Newberg population growth, which is an approved method. For other industries, employment was projected to grow for the 2008 - 2018 period at the same rate as the projected six-county change shown in Table 12 – 2 on page 56, which is also an approved rate. What is the difference in methodology on the employment projections? Barton Brierley explained the regional employment projections are lower than the estimated population growth projections for the 2008 - 2018 period.

Vice Chair Smith stated the previous hearing on this matter was held on December 10, 2009. After public testimony was closed, the Planning Commission began deliberations. Although the public record was closed at the last hearing, the Planning Commission may choose to reopen the record for additional public testimony. Commissioner Haug stated in light of the latest revisions to the Economic Opportunities Analysis, the public hearing should be re-opened.

MOTION # 4: Wall/Duff moved to re-open the public testimony on Resolution 2009-275. (6 Yes/ 0 No/ 1 Absent [Tri])
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Vice Chair Smith recessed the meeting at 7:48 PM for a four-minute break.

TIME - 7:52 PM

Proponents: Marvin Schneider congratulated Newberg on planning for the future. This should have been done 20 years ago. The surrounding cities such as Sherwood and Tualatin have known industry is where they get their tax money. Now Newberg realizes employment is needed within the city. Living close to where you work is the answer. Commissioner Haug asked Mr. Schneider how long he has lived in Newberg. Mr. Schneider replied since 1950.

Opponents: Lee Does stated that although he cannot quote exact verses from the Economic Opportunity Analysis, he has read it thoroughly as well as the state economic projections. Many do not want to live in Sherwood or Tualatin and that is the reason why many drive to other communities to work. Traffic will get worse, in time. We do need to grow to stay viable, but education and healthcare are the two areas in which Newberg can grow. Sherwood and Tualatin are not in a valley and can draw on other communities around them; Newberg cannot. The bypass will be a benefit to Newberg, as mentioned in the Economic Opportunity Analysis. In terms of planning 30 years in the future, Mr. Does hopes to grow slowly and carefully. Commissioner Smith asked Mr. Does if he is mainly concerned with the South Industrial Plan. Mr. Does explained he is concerned with industries that are failing right here in town, thus Newberg is not in need of a large amount of land to bring new in new business. There is not a sense of urgency.

Commissioner Wall stated there is urgency for the 14% of those who are unemployed. Although it is difficult to predict the future, Newberg needs to be prepared to bring business into town.

Commissioner Haug stated in his view, this document stands on its own whether the economy is good or bad. Mr. Does wants to protect farmland and does not want to condemn farmlands to growth.

Sid Friedman testified on behalf of 1000 Friends of Oregon and Friends of Yamhill County. These organizations have reviewed the revised Economics Opportunity Analysis and continue to have strong objections, especially now with the revisions. One revision Ms. Nunley did not mention is the Economic Opportunities Analysis is now forecasting more of a job growth in the manufacturing sector than it did previously and is asking for more industrial land than it did in the December 2009 version. The Oregon Employment Department is forecasting 1.7% drop in manufacturing jobs over the long-term. The organizations are pleased that in light of testimony given in December 2009, Newberg did revise the regional employment projections to reflect data that is more current. It is important that the new data be used to determine the outcome and what Newberg is asking for. The fastest growing sector is education and health services. To be clear, the overall job growth projection is not the problem in the Economic Opportunities Analysis but rather the over-allocation of those jobs to the most land consumptive sectors of the economy. The assumptions in the revised table still do not show the impact on the overall acres of which Newberg is requesting. Mr. Friedman raised the issue that it can be assumed that some jobs, which might otherwise locate on larger sites, will be accommodated through infill and through intensification of existing uses. There are so many opportunities and needs to do infill now.

Commissioner Wall asked if Mr. Friedman is suggesting the Economic Opportunities Analysis Plan is asking for more industrial land as it is now revised. Mr. Friedman replied the Ad Hoc Committee for Newberg's Future report was based on moderate population growth but they based their employment projection on the high employment growth scenario. He is unsure whether it is more land than the Ad Hoc Committee recommended but it is substantially more land than was included in the December 2009 Economic Opportunities Analysis. Commissioner Stuhr stated there are not many areas in Newberg to grow that do not include farmland. Mr. Friedman stated if the amount of land the City was asking for was more in line with what the numbers support, the various organizations would be less likely to be in opposition. Vice Chair Smith asked about the objections to job forecasting. Table 12.2 shows the State of Oregon projects a 2% decline in manufacturing jobs between the years 2008 – 2018. The Economic Opportunity Analysis is the same and the plan follows that scenario. The state projection is not past 2018, but there is a state approved way of calculating beyond and that is by using population growth. Does he object to that method of calculation? Mr. Friedman reiterated it does not make sense to say manufacturing jobs are on a decline, but suddenly for unexplained reasons, that trend will reverse itself. What is the basis for that assumption? Opinions can differ as to what will happen in the future but it makes sense if a trend is going to reverse itself there is some plausible reason why that is anticipated. The long-term forecast should be based on the best data and projections from presumed experts.

Sydney Wermlinger is a resident of Marion County and McKay Road goes through her farm. The traffic on McKay Road has gone up significantly. The freeway access is inadequate now and will be much worse in 30 years. She voiced her concerns regarding Tables 12.2 and 12.3. Table 12.2 states an increase in jobs in health and education in 10 years; Table 12.3 Newberg projects the job growth to go down 140 jobs. In order to service the population and businesses in Yamhill County, tractors need to travel McKay Road and the semi-trucks coming up behind them is already a safety concern. It is her understanding that the Marion County Commissioners do not want added traffic on that road. Vice Chair Smith urged her to be in contact with her County Commissioners. Commissioner Haug asked for her suggestions on how the traffic situation could be improved. Mrs. Wermlinger understands the

increase in traffic will continue, but local jobs will certainly help. Perhaps access or frontage roads for farm traffic would help. Commissioner Stuhr asked if Mrs. Wermlinger has any confidence in the new state law regarding not being allowed to pass a farm vehicle. Ms. Wermlinger stated she is not aware of the new law.

Vice Chair Smith closed public testimony at 8:45 PM.

Vice Chair Smith asked for final comments from staff. Jessica Nunley stated Newberg already has an adopted Economic Opportunities Analysis from 2006 that shows the land need and supply tables. While that is the basis for future land use decisions including urban land use expansions, it needs to be updated with new information and data. As Vice Chair Smith said about the data methodology staff used for the employment projections, the Urban Growth Boundary rules require a 20-year supply of land, thus a benchmark had to be chosen in order to project past the year 2018. Staff chose the Goal 9 Safe Harbor since it is a defensible method under state law in calculating projections for employment land. In addition, staff does not predict that manufacturing will continue to decline over the next 20 years. As one of the slides showed, 20 years ago the United States was entering a recession yet we have certainly seen growth in most industry sectors since then.

Barton Brierley referred to the Employment Projects on the PowerPoint and explained the education and health services numbers were not shown on the previous table, although they were in the document. He pointed out the growth of health services on the chart. The reason it shows a decline is because the most recent data he could get was from the November 2009. The 2008 education and health services number is an average number and that is why it was higher. From 2008 to 2018, there is a decline in total manufacturing. He noted that it is not just manufacturing that uses industrial land. Wholesale trade uses it, as well as transportation, warehousing and utilities, and construction. The Economic Opportunities Analysis is the explanation for preparing for the future. The entire document explains the need and predictions for the future. Also, regarding the industrial infill potential, adding second shifts can certainly happen and is factored into the table. The current Economic Opportunities Analysis (2006) projects a need for 150 acres of industrial land through the year 2025 and an additional 50 acres through the year 2030.

Commissioner Haug is concerned about what will happen if the large industrial sites attract companies outside our target industries and that offer lesser wages. That is not our vision at all. Is there anything in land use planning to guard against that problem? Barton Brierley replied the most likely method would be to offer assistance to those companies that meet the wage and style of industry Newberg is targeting and offer less assistance for those industries that do not.

Barton Brierley closed the staff summary by stating this is not a plan to greatly increase the amount of industrial land from the current plans that have been adopted. The plan is neither aggressive nor is it shaky, but rather based on sound planning practices that has been endorsed by the State of Oregon. The best professionals have been used in developing the methodologies.

Vice Chair Smith entertained a motion for Resolution 2009-275.

MOTION #5: Haug/Barnes moved to recommend adoption of Resolution 2009-275, the revised Economic Opportunities Analysis.

TIME - 9:07 PM

Deliberation:

Commissioner Barnes asked if George Fox University will be expanding. Barton Brierley replied George Fox has developed a Campus Master Plan for the future. Their vision is to accommodate the growth within their current ownership. Commissioner Barnes does not see the senior health care industry growing in Newberg since Astor House is in need of residents now. Healthcare businesses in Newberg are failing. Commissioner Barnes sees tourism expanding in the future.

Commissioner Stuhr stated the charge of the Planning Commission is to do a reasonable, justified, fact-based job on planning for the future and she does not want to see Newberg unprepared. She is confident this is a middle of the road approach in preparing for the future.

Commissioner Haug stated Newberg needs to pay attention to improving the economy with better job balance. There is no more functional land than what has been identified and presented. Commissioner Haug believes half of the congestion problem is due to traffic going through Newberg, not from within Newberg. This document is going to try to protect Newberg for the future.

Vice Chair Smith recessed the meeting for a five-minute break at 9:19 PM.

TIME - 9:24 PM

Continuation of Deliberation:

Commissioner Wall does not remember a time when staff has ever misled him or given him incorrect information. Everyone has different perceptions. He does not want to embark on projections that are not in line with what the Ad Hoc Committee for Newberg’s Future concluded, but that does not seem to be the case. Predicting the future is difficult but Newberg needs to prepare for growth.

Commissioner Duff stated he has lived in Newberg for only three years. His hope is he will be able to work in Newberg in the future instead of commuting to Portland every workday. The facts presented by the Newberg staff are good and they have done a thorough job.

Vice Chair Smith is in favor of the motion. This is an Economic Opportunity Analysis on which the Planning Commission and staff have spent much time. It identifies four main areas of Newberg’s employment now and states 80% of new employment ought to be in the areas where Newberg is strong and then develop other areas of business along the way. This is certainly a reasonable methodology for predicting the future.

Vote on Motion #5: (6 Yes/ 0 No/ 1 Absent [Tri]) Motion carried.

TIME - 9:35 PM

APPLICANT: City of Newberg
REQUEST (Hearing continued from December 10, 2009): Consider changes to the Newberg Development Code to support the development of more affordable housing. The changes would do the following:

- **Add a definition regarding “special needs housing”;**
- **Allow reduction of parking requirements where an affordable housing development is near a transit stop or where the development provides its own transit;**
- **Modify current driveway standard to allow more than two lots per driveway; and,**
- **Define the process for allowing accessory dwelling units**

FILE NO.: G-09-007

RESOLUTION NO.: 2009-273

CRITERIA: Newberg Development Code § 151.122(B)

Opening of the Hearing:

Vice Chair Smith opened the public hearing and asked the Commissioners for any abstentions, conflicts of interest, and objections to jurisdiction. None were brought forward. David Beam, Economic Development Planner, presented the staff report (see official meeting packet for full report). Staff recommends adopting the proposed amendments to the Newberg Development Code, as detailed in Exhibit A in the resolution.

TIME - 9:52 PM

Deliberation:

The Planning Commission deliberated on the proposed changes (see official meeting packet).

Commissioner Stuhr pointed out a typographical error on Exhibit A, page 20 under §151.003 Definitions under **Special Needs Housing** as follows: the word “*developmental*” should replace “*developmentally*”

Clarify the planning process for construction of accessory dwelling units:

Commissioner Haug is not comfortable with Type I and believes Type II is more appropriate. There is no reason to be so aggressive and doing this will take the rights of the local community away.

Commissioner Wall stated it may cost a lot of money to the property owner if there is an appeal. This counters our goal of more affordable housing.

Commissioner Stuhr is concerned that this particular issue is beyond the issue of affordable housing. She agrees with Commissioner Haug.

Reduce parking requirements for affordable housing projects with nearby transit access:

Commissioner Smith asked staff if 10% reduction is enough to interest a developer or would 20% be better. David Beam replied it depends on how large the project is; the bigger the project, the more of an incentive it would be for the developer. Barton Brierley stated the main cost with providing parking is space.

Commissioner Haug asked how tightly the proposed parking reduction ties into affordable housing. If we allow a reduction in parking, there should be a requirement to provide some affordable housing. Barton Brierley replied that the proposal not restricted to affordable housing projects. Granting the reduction is at the review body’s discretion. Vice Chair Smith stated there is a conflict between what Mr. Brierley stated and the actual wording on page 16 of 284 in the staff recommendation. That discrepancy was noted and will be corrected.

Commissioner Duff asked in terms of mass transit, where would such developments logistically go. He is a proponent of mass transit. Vice Chair Smith stated there needs to be a change in the language stating less than one hour regular service intervals during commuting hours. Although this change won't likely change much today, someday it will.

Modify current driveway standard to allow more than two lots per driveway:

Vice Chair Smith stated that if this comes out of a desire for affordable housing, he suggested increasing the number of houses on a driveway, thus tying the two together making it more appetizing for a developer.

The width of the driveway also needs to be taken into consideration due to the need for emergency vehicle access. Commissioner Haug clarified by stating there are currently two homes allowed per driveway. If that number is increased to 3 – 6 homes, there needs to be a requirement that some of those will be affordable units. He continued to explain he is not in favor of private streets.

Commissioner Wall stated his only objection to private streets is the accessibility of emergency vehicles. The street standards need to be changed or better yet, have a specific variance street standard. If it meets affordable housing guidelines, a public street can be just as narrow and inexpensive as putting in a private street and the City would have jurisdiction over it. He is concerned that currently there is no requirement of a maintenance agreement. Newberg has a poor record of enforcing maintenance agreements of all kinds.

Commissioner Barnes asked how alleys are classified, such as those in the Orchard Lair development. Barton Brierley replied most of them are public alleys and frontage is required on a public street for the homes in Orchard's Lair. Commissioner Haug stated there are many opportunities to develop flexibility.

Vice Chair Smith entertained a motion for Resolution 2009-273.

MOTION#6: Stuhr/Duff moved to adopt Resolution 2009-273 with the following changes: Section 151.003 make the typographical change to “*developmental*” from “*developmentally*”; Section 151.191 request the Type II process; Section 151.612 change language as follows: “At the review body’s discretion, *affordable housing* projects may reduce the required off-street parking by 10% if there is an adequate continuous pedestrian route no more than 1,500 feet in length from the development to transit service with *an* average of less than one hour regular service *intervals* during *commuting hours* or where the development provides its own transit.”; and table Section 151.703 to be reviewed further by staff. {6 Yes/ 0 No/ 1 Absent [Tri]} Motion carried.

TIME – 10:30 PM

VII. ITEMS FROM STAFF:

Update on Council items:

Barton Brierley stated Resolution 2009-275 will go before the City Council on February 1, 2010.

Other reports, letters, or correspondence:

The City has received money to do an Infrastructure Financing Plan for industrial land along Wyooski Road and other areas that may be added to the Urban Growth Boundary.

The next Planning Commission meeting is scheduled for February 11, 2010 at which time the Commission will be considering the new flood plain maps for Newberg submitted by the Federal Emergency Management Agency (FEMA) for adoption, as well as a Flood Plain Ordinance that has been drafted by staff.

Commissioner Wall learned that apparently audience members and/or interested parties can request copies of personal notes that have been written by the Commissioners because they are part of the record. Terrence Mahr, City Attorney will be explaining the guidelines in the near future. Commissioner Haug stated he sees no harm in it as long as he has a copy himself.

Commissioner Haug stated the Citizen's Rate Review Town Hall Meeting took place last evening. There will be a public hearing on January 27, 2010 at 7 pm in the Public Safety Building.

Commissioner Stuhr asked for an update on Fred Meyer. Barton Brierley has received recent correspondence from them and anticipates they will be back in the next few months.

VIII. ITEMS FROM COMMISSIONERS:

IX. ADJOURN:

Vice Chair adjourned the meeting at 10:38 PM.

Approved by the Planning Commission this 11th day of February, 2010.

AYES:

NO:

ABSENT:

ABSTAIN:

(List Name(s))

(List Name(s))

Planning Recording Secretary

Planning Commission Chair

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 4}
 - 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

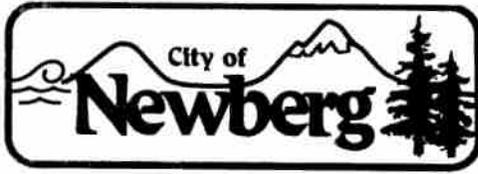
NOTE: No new public hearings will be started after 10:00 p.m. (except by majority vote of the Commission).

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.

⁴ Questions may be asked by the Commissioners thru the chair during the PUBLIC TESTIMONY (Step 4) portion of the public hearing.



Planning and Building Department

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STAFF REPORT

FLOODPLAIN MAP UPDATE AND FLOODPLAIN MANAGEMENT STANDARDS Type IV Comprehensive Plan and Development Code Amendment

FILE NUMBER: CPTA-09-002
REQUEST: Approve a recommendation to the City Council to: 1) amend the Newberg Comprehensive to include up to date flood hazard policies, 2) amend the Newberg Development Code to create floodplain development standards, and, 3) adopt the most current Yamhill County Flood Insurance Study and associated National Flood Insurance Rate Maps.
APPLICANT: City of Newberg
LOCATION: See section "B" of the staff report
CODE CRITERIA: Newberg Development Code § 151.122(B)(2)
PREPARED BY: Newberg Planning Division Staff

ATTACHMENTS:

Planning Commission Resolution 2010-277 with:

- Exhibit "A" Comprehensive Plan Amendments
- Exhibit "B" Development Code Amendments
- Exhibit "C" Findings

A. EXECUTIVE SUMMARY:

The Federal Emergency Management Agency (FEMA) prepared revised flood hazard maps for Yamhill County. These new maps become effective March 2, 2010. The revised maps are based on the same flood hazard study as previous maps, so in most cases the flood hazard boundaries have not changed. The new maps are based on more recent aerial photography and computer mapping technology, so the location of the flood hazard boundaries are easier to determine.

Newberg currently does not have floodplain development standards. Newberg must adopt the revised FEMA flood hazard maps and study, and adopt floodplain management measures in order for property owners in Newberg to be able to purchase or renew National Flood Insurance Program (NFIP) policies. In an effort to participate in the NFIP the Newberg City Council has initiated a Type IV amendment to make changes to Newberg's floodplain management standards. The initiation includes: amending the Newberg Comprehensive to include up to date flood hazard policies, 2) amending the Newberg Development Code to create floodplain development standards, and, 3) adopting the most current Yamhill County Flood Insurance Study and associated National Flood Insurance Rate Maps.

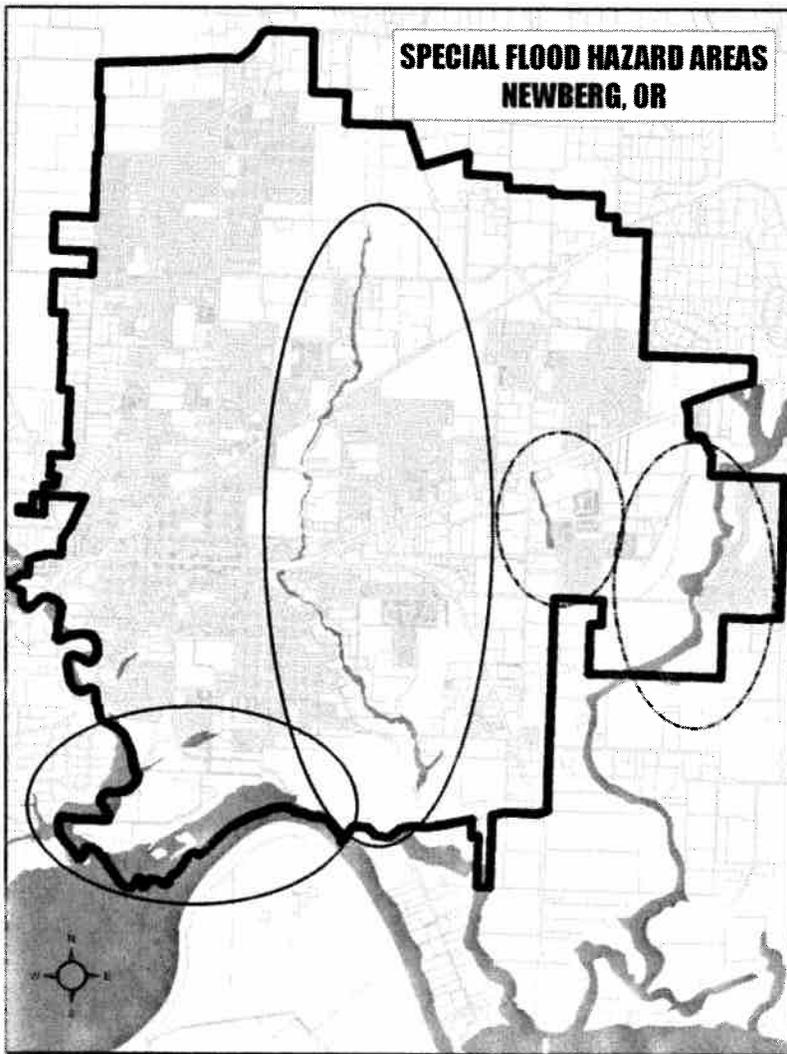
At the February, 11 2010 public hearing the Planning Commission should:

1. Review the Type IV plan, zoning map, and land use regulation criteria;
2. Consider public testimony;
3. Make findings of fact; and
4. Make a decision to adopt Resolution 2010-277, which recommends that the City Council: adopt a comprehensive plan and map amendment to include revised flood hazard policies, adopt a development code amendment to include floodplain development standards, and adopt the Yamhill County Flood Insurance Study and associated Flood Insurance Rate Maps dated March 2, 2010.

A tentative Planning Commission recommendation can be viewed in Attachment 1, Resolution 2010-277. The Planning Commission may modify the text of the tentative recommendation prior to adoption of the resolution.

B. SITE INFORMATION:

Approximately 100 properties are located in the special flood hazard zone. A map showing the flood hazard zone can be viewed below.



C. DISCUSSION:

Floodplain development in Newberg is rare because of existing local and state land use policies – the Stream Corridor Sub-District and Willamette Greenway limit most development in floodplains. There is some development that could occur in these areas such as construction of bridges or culverts. The National Flood Insurance Program was primarily established to relieve communities of the fiscal burden caused by flood relief. Amending the Development Code to provide standards for floodplain development reduces the potential for property and life loss caused by flooding. Adopting the FEMA Flood Insurance Rate Maps allows property owners within flood hazard areas to purchase flood insurance, thus reducing the potential fiscal burden for the City. Development standards will help to: minimize public and private financial losses, minimize expenditure of public money and costly flood control projects, minimize damage to public facilities, and maintain a stable tax base by providing for the sound use and development of areas of special flood hazard.

1. Floods, Floodplains, and Special Flood Hazard Area (SFHA). Flooding is a natural occurrence. Periodically rivers, streams, and lakes will overflow their banks and inundate adjacent land areas. These areas, known as floodplains, temporarily store this excess water. Special Flood Hazard Areas are locations where flood studies have determined that there is a likelihood of a base flood occurring. The base flood, sometimes referred to as the 100-year flood, has a 1% or greater chance of occurring in any given year.
2. Flooding in the Newberg Area. One early settlement in this area was Champoeg. This settlement unfortunately was constructed in a floodplain. The river flooded and washed away the settlement twice. Pioneers then focused settlement in other areas, such as Newberg, which are not as prone to flooding. Larger floods can occur, but most floods in Newberg are contained within the upper banks of the streams, and in areas adjacent to the Willamette River. Localized flooding can occur because of various factors, such as blocked stream channels or storm drains. In reviewing the latest flood hazards maps, we were not able to identify any homes within the Newberg city limits that are located in a Special Flood Hazard area, though it is possible that some may exist.
3. Proposed Floodplain Management Regulations. Flood protection is important to prevent or minimize damage to people and property. The proposed regulations do not prohibit construction in floodplain areas, but seek to lessen the economic loss and social disruption caused by flood events. The proposed floodplain management regulations would require that any new home built in a special flood hazard area be elevated so that the floor is one foot above the base flood elevation. The regulations include specific standards for anchoring, venting, and flood-proofing affected structures and utilities constructed in a floodplain. They require that any fill or alternation within the floodway be constructed so as not to increase the risk of flooding other properties. Other city, state, and federal rules already limit development near these streams, including Newberg's stream corridor overlay and Oregon's removal/fill laws. Therefore in practice very few projects inside the current city limits would be affected by the floodplain management regulations.

D. PUBLIC TESTIMONY:

As of February, 4 2010 no written public testimony was received regarding this land use matter.

E. PROCESS:

The Development Code requires certain procedures regarding public notice and application review according to Oregon Revised Statutes. The procedural requirements of the Newberg Development Code § 151.025 are met as follows:

1. On January 25, 2010: Notice of the hearing was sent to property owners within the flood hazard area, although mailed notice is not required for legislative hearings. A Measure 56 notice was sent to property owners within the flood hazard area. This notice is required by ORS 227.186 when a land use regulation *may* affect the permissible uses of a property. However, no determination has been or is expected to be made as to the effect of the proposal on property value in the flood hazard area.
2. February 11, 2010: The Newberg Planning Commission will hold a public hearing and make a recommendation to Council.
3. March 1, 2010: The Newberg City Council will hold a public hearing regarding adoption of Ordinance 2010-2719, which would adopt the flood hazard maps and flood hazard development standards.

F. STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution 2010-277 with the Comprehensive Plan amendments contained in Exhibit “A”, the Development Code amendments contained in Exhibit “B”, and findings contained in Exhibit “C”.

PLANNING COMMISSION RESOLUTION NO. 2010-277

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT A COMPREHENSIVE PLAN TEXT AMENDMENT REVISING EXISTING FLOOD HAZARD POLICIES, ADOPT A DEVELOPMENT CODE AMENDMENT TO CREATE FLOOD HAZARD AREA DEVELOPMENT STANDARDS, AND ADOPT THE YAMHILL COUNTY FLOOD INSURANCE STUDY AND ASSOCIATED NATIONAL FLOOD INSURANCE RATE MAPS DATED MARCH 2, 2010

RECITALS:

1. The flood hazard areas of Newberg are subject to periodic inundation which may result in: loss of life and property, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief.
2. Flood hazard development standards minimize the negative impacts of flooding. Currently the City of Newberg does not have development code regulations for flood hazard areas.
3. In order for local property owners to participate in the National Flood Insurance Program local governments are required to adopt the Federal Emergency Management Agency Flood Insurance Study, Flood Insurance Rate Maps, and flood hazard development regulations.

THE PLANNING COMMISSION OF THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. The Planning Commission recommends that the City Council approve the proposed Comprehensive Plan amendments shown Exhibit "A" and the proposed Development Code amendments shown in Exhibit "B". Exhibits "A" and "B" are hereby attached and by this reference incorporated.
2. This recommendation is based on the staff report, findings shown in Exhibit "C", and public testimony.

ADOPTED by the Planning Commission of the City of Newberg, Oregon, this 11th day of February, 2010

AYES:

NAYS:

ABSTAIN:

ABSENT:

ATTEST:

Planning Commission Secretary

Exhibits:

"A" Proposed Comprehensive Amendments

"B" Proposed Development Code Amendments

"C" Findings

Planning Commission Chair

EXHIBIT "A" PROPOSED COMPREHENSIVE PLAN AMENDMENTS

Resolution 2010-277/File CPTA-09-002

FEMA Map Update

The following text of the Newberg Comprehensive Plan including the Inventory of Cultural and Natural Resources shall be amended as follows:

NOTE:	Proposed text shown in <u>underline font</u> Deleted text is shown with striketrough font Existing text shown in regular font
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COMPREHENSIVE PLAN TEXT ORDINANCE 1967

II. GOALS AND POLICIES

F. AREAS SUBJECT TO NATURAL ~~DISASTERS AND~~ HAZARDS

GOAL: To protect life and property from flooding and other natural ~~disasters and~~ hazards.

POLICIES:

1. The City will coordinate with the Federal Emergency Management Agency to ensure continued compliance with federal floodplain regulations.

2. The City will adopt the most current Federal Emergency Management Agency Flood Insurance Rate Maps, the Flood Insurance for Yamhill County to ensure that property owners may participate in the National Flood Insurance Program.

3. The City will adopt floodplain development standards to:

- a. minimize public and private losses,
- b. protect human life and health,
- c. minimize expenditure of public money and costly flood control projects,
- d. minimize damage to public facilities, and
- e. help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard,
- f. to ensure property owners may participate in the National Flood Insurance Program.

~~2- 3.~~ 3. The largest floodplain area within the Urban Growth Boundary is located within the Willamette Greenway. As such, this area will be subject to Greenway plans and regulations.

3. ~~4.~~ In other areas of potential or existing hazards, development shall be subject to special conditions. Reasonable development may be permitted in these areas when it can be shown, based on sound engineering and planning criteria, that adverse impacts can be mitigated and kept to a minimum. Hazardous areas shall be considered to be lands with slopes 20% or greater, potential and existing slide areas, fault areas, and areas with sever soil limitations.

4. ~~5.~~ The City will discourage development on hazardous slope areas and natural resource areas in the Riverfront District. (Ordinance 2002-2564, April 15, 2002)

THE INVENTORY OF NATURAL AND CULTURAL RESOURCES

~~SECTION 10 AREAS SUBJECT TO HAZARDS AND NATURAL DISASTERS~~ HAZARDS

~~Flood Areas~~

~~Floodplain areas are periodically subject to hazardous conditions. Damage to development during flooding is generally caused by rapid stream velocities and by prolonged high water levels. As a standard measurement, hazardous flood conditions are considered to exist when stream velocities reach three cubic feet per second and when a depth of three feet above ground level is reached.[†] Actual damage from flood varies with stream velocity, stream height, local soil or slope conditions and the amount of advance warning time given.~~

~~The Army Corps of Engineers identifies two categories of flood situations that provide meaningful information for land use planning: (1) the Standard Project Flood and (2) the Intermediate Regional Flood (100-Year Flood).~~

~~(1) Standard Project Flood~~

~~This is the flood which can be expected as a result of the most severe combination of meteorological and hydrological conditions considered reasonably characteristic of the geographical region involved, excluding extremely rare combinations. Because of its rare occurrence, this flood has not been mapped, and no frequency is assigned. This flood could occur in any given year and generally corresponds to the Federal Insurance administration's 500-year floodplain.~~

~~(2) Intermediate Regional of 100-Year Flood~~

~~[†] Floodplain Information: Willamette River, Chehalis Creek, Newberg, Oregon. U.S. Army Engineer District, Portland Corps of Engineers, 1976.~~

~~The 100-year flood area is a commonly used concept. It is the floodplain which is mapped by the Department of Housing and Urban Development for the Federal Floodplain Insurance Program as the base flood elevation. 100-year floodplain areas have also been mapped by the Army Corps of Engineers. These areas vary slightly from those of the FIA but are based upon the same concept. In general, 100-year floodplains are areas in which flooding could occur at any time but in which the probability of such an occurrence in any given year is one percent. Due to more extensive geographic coverage and for consistency with county mapping, Army Corps 100-year floodplain boundaries have been used on the Hazardous Areas Map.~~

~~The 100-year floodplain mapped by the Army Corp and HUD were both based upon an analysis of runoff records and of general soil and other characteristics in the are. The Corps also examined records from gauging stations along the Willamette River. During an intermediate regional flood, the Corp projects that a peak flow of 285,000 cubic feet per second and a flood elevation of about 90 to 92 feet above mean sea level are likely to occur. These figures are lower than the peak discharge of 339,000 cubic feet per second and flood elevation of 95.2 feet that were recorded during a major flood in December 1964. The reduced flows and elevation projections are a result of additional flood control measures installed since that time.²~~

~~The National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973 have made flood insurance available to Newberg and other communities that apply to the Federal Insurance Administration. Under the program, communities must show that at least minimal floodplain management measures are in effect and indicate their intent to adopt additional specified measures. After acceptance, an "emergency program" is begun which enables local insurance agents to sell insurance at subsidized rates. Amounts are limited, but in some cases can equal the total value of a structure and/or its contents. A study of the community is then done to identify areas and frequency of flooding. This information is then utilized to determine rates and develop a floodplain management program. Once this is accomplished, the "emergency program" becomes a "regular program".~~

~~Newberg currently participates in the flood insurance program, but has not completed work on its management program. Once this program is implemented, an ordinance will limit future development within flood areas, reducing potential damage to life and property. To qualify for the flood insurance program, provisions of the ordinance will have to be based on the division of the 100-year floodplain into floodway and floodway fringe areas. Floodways include the channels of the streams plus adjacent areas that must be kept open in order that the heights of 100-year floods are not substantially increased. Generally, no more than one foot of additional height is permitted. Floodway fringes are those portions of floodplains that can be completely obstructed without increasing the water surface elevation of a 100-year flood more than the one foot limit. In floodway areas development is generally restricted to open space and light recreational uses. In floodway fringe areas, additional uses are frequently permitted, provided that special engineering and planning criteria are met.~~

~~Currently HUD has mapped the approximate location of the 100-Year Intermediate Regional Floodplain based on available data. The boundaries are general and certain inaccuracies are~~

² ~~Floodplain Information: Willamette River, Chehalem Creek - Newberg, Oregon. U.S. Army Engineer District, Portland Corps of Engineers, 1971.~~

~~evident. More precise mapping can be done but would require more detailed information concerning stream flow, elevations and cross sections of specific locations. To date, the 100-year floodplain has not been divided into floodway and floodway fringe areas.~~

10.2 Flood Hazard Management

10.2.1 Existing Waterways

The City of Newberg has four primary waterways and associated flood hazard areas – Hess Creek, Springbrook Creek, Chehalem Creek, and the Willamette River. Hess Creek originates in the southeastern part of the Chehalem Mountains approximately 2.5 miles north of the city center. It flows southerly, through the middle of the city draining approximately 4.4 square miles before joining Springbrook Creek south of the city. Springbrook Creek flows 1.4 miles until joining the Willamette River. Chehalem Creek flows generally southeasterly from its headwaters in hills approximately 9 miles northwest of Newberg. It flows along the southwestern corporate limits of the city to its confluence with the Willamette River. Elevations in the basin range from approximately 100 feet near Newberg to above 1,450 feet on the northeastern boundary in the Chehalem Mountains. The Willamette River flows just south of the Newberg corporate limits. Although it does not directly overflow into the city, it causes several smaller tributaries to back up within the city limits.

10.2.3 Floods, Floodplains, and Special Flood Hazard Area (SFHA)

Flooding is a natural occurrence. Periodically rivers, streams, and lakes will overflow their banks and inundate adjacent land areas. These areas, known as floodplains, temporarily store this excess water. Special Flood Hazard Areas are locations where flood studies have determined that there is a likelihood of a base flood occurring. The base flood, sometimes referred to as the 100-year flood, has a 1% or greater chance of occurring in any given year. Flooding in Newberg is rare, however flooding can occur. Most floods in Newberg are contained within the upper banks of the streams, and in areas adjacent to the Willamette River. Localized flooding can occur because of various factors, such as blocked stream channels or storm drains. In reviewing the latest flood hazards maps, the city has not identified any homes within the Newberg city limits that are located in a Special Flood Hazard area, though it is possible that some may exist.

10.2.2 The National Flood Insurance Program (NFIP)

The National Flood Insurance Program was primarily established by the U.S. Congress to relieve communities of the fiscal burden caused by potential flood relief. The NFIP is administered by the Federal Emergency Management Agency (FEMA), a component of the U.S. Department of Homeland Security (DHS). To participate in this program, local governments are required to adopt plan policies, development standards, and to adopt the most current FEMA flood insurance rate maps. Participating communities are provided with a Flood Insurance Rate Map (FIRM) and detailed engineering study, termed a Flood Insurance Study (FIS). Paper copies of the study and maps shall be made available for review at Newberg City Hall. A digital version of the flood insurance rate maps can be viewed on the internet at www.fema.gov. If Newberg does not participate in the program, under the NFIP, flood insurance is not available for property owners within Newberg. The City of Newberg recognizes the fiscal and public health benefits of participating in the NFIP, and shall take necessary steps to ensure continued participation in the program.

10.2.4 Flood Hazard Management Policies

The following policies shall guide the management of flood hazards in Newberg:

- (a) The City recognizes that development standards help to: minimize public and private financial losses, minimize expenditure of public money and costly flood control projects, minimize damage to public facilities, and maintain a stable tax base by providing for the sound use and development of areas of special flood hazard. Development regulations do not prohibit construction in floodplain areas, but seek to lessen the economic loss and social disruption caused by flood events.
- (b) The City shall periodically review existing development standards to ensure consistency with best management practices and state and federal law.
- (c) The City shall participate in the National Flood Insurance Program. This requires that the City adopt plan policies, flood hazard development standards, and adopt the most current FEMA flood insurance study and flood insurance rate maps.

EXHIBIT "B"

EXHIBIT "B" PROPOSED DEVELOPMENT CODE AMENDMENTS

Resolution 2010-277/File CPTA-09-002

FEMA Map Update

The Newberg Development Code shall be amended as follows:

NOTE: Proposed text shown in underline font
Deleted text is shown with ~~striketrough font~~
Existing text shown in regular font

151.003 DEFINITIONS.

Note: The Planning Commission recommends adding the following definitions to the section 151.003 of the Newberg Development Code. No existing definitions are recommended to be modified or deleted.

AREA OF SHALLOW FLOODING. Areas designated AO, or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident. AO is characterized as sheet flow and AH indicates ponding.

AREA OF SPECIAL FLOOD HAZARD. The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. Designation on flood maps always includes the letters A or V.

BASE FLOOD. The flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the 100-year flood. Designation on flood maps always includes the letters A or V.

BELOW- FLOOD GRADE CRAWL SPACE. An enclosed area below the base flood elevation in which the interior grade is not more than two feet below the lowest adjacent exterior grade and the height, measured from the interior grade of the crawlspace to the top of the crawlspace foundation, does not exceed 4 feet at any point.

BREAKAWAY WALL. A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

CRITICAL FACILITY. A facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

ELEVATED BUILDING. A nonbasement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

FLOOD OR FLOODING. A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters and/or
- (2) The unusual and rapid accumulation of runoff of surface waters from any source.

FLOOD INSURANCE RATE MAP (FIRM). The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY. The official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

FLOODPLAIN DEVELOPMENT. Within the floodplain, any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

FLOODWAY. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

LOWEST FLOOR. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance found at Section 151.484.2(A).

STRUCTURE, AFFECTED. A walled and roofed building including a gas or liquid storage tank that is principally above ground, that may be affected by or affect a flood.

SUBSTANTIAL DAMAGE. Damage of any origin sustained by an affected structure whereby the cost of restoring the affected structure to its before damaged condition would equal or exceed 50 percent of the market value of the affected structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction, or improvement of an affected structure, the cost of which equals or exceeds 50 percent of the market value of the affected structure either:

- (1) Before the improvement or repair is started; or
- (2) If the affected structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the affected structure.

The term does not, however, include either:

- (1) Any project for improvement of an affected structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or
- (2) Any alteration of an affected structure listed on the National Register of Historic Places

or a State Inventory of Historic Places.

WATER DEPENDENT. A structure for commerce or industry which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

151.480 AREAS OF SPECIAL FLOOD HAZARD OVERLAY (FHO)

151.481 PURPOSE

(A) It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- (1) To protect human life and health;
- (2) To minimize expenditure of public money and costly flood control projects;
- (3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) To minimize prolonged business interruptions;
- (5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;
- (6) To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- (7) To ensure that potential buyers are notified that property is in an area of special flood hazard; and,
- (8) To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

(B) In order to accomplish its purposes, this ordinance includes methods and provisions for:

- (1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- (2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- (4) Controlling filling, grading, dredging, and other development which may increase flood damage;
- (5) Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or may increase flood hazards in other areas.
- (6) Coordinating and supplementing the provisions of the state building code with local land use and development ordinances

151.482 GENERAL PROVISIONS

151.482.1 LANDS TO WHICH THIS ORDINANCE APPLIES

This ordinance shall apply to all areas of special flood hazards within the jurisdiction of Newberg, Oregon as designated in the Flood Insurance Study for Yamhill County and

Incorporated Areas and on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) dated March 2, 2010.

151.482.2 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled “The Flood Insurance Study for Yamhill County, Oregon and Incorporated Areas,” dated March 2, 2010, with accompanying Flood Insurance Maps are hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study is on file at Newberg City Hall. The best available information for flood hazard area identification as outlined in Section 151.482.6 (A)(4) shall be the basis for regulation until a new Flood Insurance Rate Map is issued which incorporates the data utilized under section 151.482.6 (A)(4).

151.482.3 PENALTIES FOR NONCOMPLIANCE

No affected structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) are subject to enforcement. Nothing herein contained shall prevent the City of Newberg from taking such other lawful action as is necessary to prevent or remedy any violation.

151.482.4 RELATION TO OTHER REGULATIONS

Most areas of special flood hazard in Newberg are within the existing Stream Corridor Sub-District, the Willamette Greenway, or in wetlands or waterways subject to Federal and State regulations. Therefore, it is expected that floodplain development and use of these regulations will be rare. This ordinance should not be read as allowing development that is otherwise restricted or prohibited by other city, state, or federal laws.

151.482.5 WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Newberg, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

151.482.6 DUTIES OF THE LOCAL ADMINISTRATOR

The Director is hereby appointed to administer and implement this ordinance by granting or denying floodplain development permit applications in accordance with its provisions. The Director’s duties are outlined below:

(A) *Information to be Obtained and Maintained*

- (1) Where base flood elevation data is provided through the Flood Insurance Study, FIRM, or required as in Section 151.483.3, obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basements and below-flood grade crawlspaces) of all new or substantially improved affected structures, and whether or not the affected structure contains a basement.
- (2) For all new or substantially improved floodproofed affected structures where base flood elevation data is provided through the Flood Insurance Study, FIRM, or as required in Section 151.483.3:
 - (a) Verify and record the actual elevation (in relation to mean seal level), and
 - (b) Maintain the floodproofing certifications.
- (3) Maintain for public inspection all records pertaining to the provisions of this ordinance.
- (4) When base flood elevation data has not been provided (A and V Zones) in accordance with Section 151.482.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, the Director shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, in order to administer Sections 151.484.2, SPECIFIC STANDARDS, and 151.486 FLOODWAYS.

(B) Alteration of Watercourses

- (1) Notify adjacent communities, the Department of Land Conservation and Development and other appropriate state and federal agencies, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.
- (2) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

(C) Interpretation of FIRM Boundaries. Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 151.483.5.

151.483 FLOODPLAIN DEVELOPMENT PERMIT PROCEDURES

151.483.1 FLOODPLAIN DEVELOPMENT PERMIT REQUIRED.

Any person shall obtain a floodplain development permit before constructing or developing within any area of special flood hazard established in Section 151.482.2. The permit shall be for all affected structures including manufactured homes, as set forth in Section 151.003, and for all floodplain development including fill and other activities, also as set forth in the Section 151.003.

151.483.2 APPLICATION FOR FLOODPLAIN DEVELOPMENT PERMIT.

Application for a floodplain development permit shall be made on forms furnished by the Planning and Building Department and may include but not be limited to plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed affected structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- (A) Elevation in relation to mean sea level, of the lowest floor (including basement) of

all affected structures;

- (B) Elevation in relation to mean sea level of floodproofing in any affected structure;
- (C) Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential affected structure meet the floodproofing criteria in Section 151.484.2; and
- (D) Description of the extent to which a watercourse will be altered or relocated as a result of proposed floodplain development.

151.483.3 FLOODPLAIN DEVELOPMENT PERMIT APPLICATION REVIEW

The Director shall review all floodplain development permit applications. Floodplain development permits shall be reviewed as part of the review of applicable design review, building permit application, grading permit application, other application, or as a Type I review if no other application is concurrent. The review shall determine:

- (A) That the permit requirements and conditions of this ordinance have been satisfied.
- (B) That all necessary permits have been obtained from those Federal, State, or local governmental agencies from which prior approval is required.
- (C) That if the floodplain development is located in the floodway, that the encroachment provisions of Section 151.486 (1) are met.

151.483.4 FLOODPLAIN DEVELOPMENT VARIANCE PROCEDURE

(A) Procedure

- (1) Any person proposing floodplain development may request a variance to the provisions of this section. The application shall be on forms and include such information as determined by the Director. Variance requests shall be processed as a Type II land use action.
- (2) The decision shall be based upon the criteria established in Section 151.483.4(C).
- (3) Those aggrieved by the decision of the Director may appeal the decision to the Planning Commission.
- (4) The Director shall report any variances to the Federal Insurance Administration upon request.
- (5) Any applicant to whom a variance is granted shall be given written notice that the affected structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

(B) Eligibility

- (1) A variance from the elevation standard may be issued for new construction and substantial improvements.
- (2) Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece or property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare. Generally, the only condition under which a variance from the elevation standard may be issued is for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level. As the lot size

- increases the technical justification required for issuing the variance increases.
- (3) Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry-floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria, and otherwise complies with Sections 151.484.1(A) through 151.484.1(C) of the GENERAL STANDARDS.
 - (4) Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.
 - (5) The review body may approve variances may for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the Statewide Inventory of Historic Properties, notwithstanding the application may not meet all the criteria set forth in subsection C below.

(C) Criteria

The review body may approve, approve with conditions, or deny a floodplain development variance provided all the following criteria are met:

- (1) Exceptional hardship would result to the applicant if the variance is not granted.
- (2) Granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nuisances, victimization of the public, or conflict with existing local laws or ordinances.
- (3) No reasonable alternative location(s) exists which are not subject to flooding or erosion that may accommodate the proposed use.
- (4) The variance is the minimum necessary, considering the flood hazard, to afford relief.
- (5) The characteristics are compatible with neighboring development.

151.483.5 APPEAL PROCEDURE

(A) Appeal Board

The Planning Commission shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Director in the enforcement or administration of this section. Those aggrieved by the decision of the Planning Commission may appeal such decision to the City Council.

(B) Appeal Procedures

Appeals shall follow the Type III procedures outlined in Section 151.055.

(C) Scope of Review

The Planning Commission shall follow the scope of review procedures established in Section 151.057. The decision shall follow the procedures in Section 151.058.

151.484 PROVISIONS FOR FLOOD HAZARD REDUCTION

151.484.1 GENERAL STANDARDS

In all areas of special flood hazards, the following standards are required:

(A) Anchoring

- (1) All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the affected structure.
- (2) All manufactured homes must likewise be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).

(B) Construction Materials and Methods

- (1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- (2) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- (3) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(C) Utilities

- (1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
- (2) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.
- (3) On-site waste disposal systems, if allowed, shall be located to avoid impairment to them or contamination from them during flooding consistent with the Oregon Department of Environmental Quality.

(D) Tentative Subdivision & Partition Plat Proposals

- (1) Where floodplain development is proposed or reasonably likely, all tentative subdivision and partition plat proposals shall be consistent with the need to minimize flood damage.
- (2) All tentative subdivision and partition plat proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage.
- (3) All tentative subdivision and partition plat proposals shall have adequate drainage provided to reduce exposure to flood damage.
- (4) For any proposed affected structure, proposed subdivision or partition, and other proposed floodplain development which contains at least 50 lots or 5 acres (whichever is less), flood elevation data shall be provided.

(E) Review of Building Permits. Where elevation data is not available either through the Flood Insurance Study, FIRM, or from another authoritative source (Section 151.483.3(A)(2)), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

- (F) AH Zone Drainage. Adequate drainage paths are required around structures on slopes to guide floodwaters around and away from proposed affected structures. AH zones are areas that have a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet.

151.484.2 SPECIFIC STANDARDS

In all areas of special flood hazards where base flood elevation data has been provided (Zones A1-30, AH, and AE) as set forth in Section 151.482.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD or Section 151.483.3, Use of Other Base Flood Data (In A and V Zones), the following provisions are required:

(A) Residential Construction

- (1) New construction and substantial improvement of any residential affected structure shall have the lowest floor, including basement, elevated to a minimum of one foot above the base flood elevation.
- (2) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must be either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
 - (a) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - (b) The bottom of all openings shall be no higher than one foot above grade.
 - (c) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(B) Nonresidential Construction

- (1) New construction and substantial improvement of any commercial, industrial or other nonresidential affected structure shall either have the lowest floor, including basement, elevated at or above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:
 - (a) Be floodproofed so that below the base flood level the affected structure is watertight with walls substantially impermeable to the passage of water;
 - (b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
 - (c) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 151.483.3(A)(2);
 - (d) Nonresidential affected structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in 151.484.2(A)(2);
 - (e) Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g. a building floodproofed to the base flood level will be

rated as one foot below.

(C) Manufactured Homes

- (1) All manufactured homes to be placed or substantially improved on sites:
 - (a) Outside of a manufactured home park or subdivision,
 - (b) In a new manufactured home park or subdivision,
 - (c) In an expansion to an existing manufactured home park or subdivision, or
 - (d) In an existing manufactured home park or subdivision on which a manufactured home has incurred “substantial damage” as the result of a flood;

shall be elevated on a permanent foundation such that the finished floor of the manufactured home is elevated to a minimum 18 inches (46 cm) above the base flood elevation and be securely anchored to an adequately designed foundation system to resist flotation, collapse and lateral movement.

- (2) Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1-30, AH, and AE on the community’s FIRM that are not subject to the above manufactured home provisions be elevated so that either:
 - (a) The finished floor of the manufactured home is elevated to a minimum of 18 inches (46 cm) above the base flood elevation, or
 - (b) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately designed foundation system to resist flotation, collapse, and lateral movement.

(D) Recreational Vehicles

- (1) Recreational vehicles placed on sites are required to either:
 - (a) Be on the site for fewer than 180 consecutive days
 - (b) Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
 - (c) Meet the requirements of 151.484.2(C) above and the elevation and anchoring requirements for manufactured homes.

(E) Below- flood grade crawl spaces

- (1) Below- flood grade crawlspaces are allowed subject to the following standards as found in FEMA Technical Bulletin 11-01, *Crawlspace Construction for Buildings Located in Special Flood Hazard Areas*:
 - (a) The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the affected structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Hydrostatic loads and the effects of buoyancy can usually be addressed through the required openings stated in Section B below. Because of hydrodynamic loads, crawlspace construction is not allowed in areas with flood velocities greater than five (5) feet per second unless the design is reviewed by a qualified design professional, such as a registered architect or professional engineer. Other types of foundations are recommended for these areas.

- (b) The crawlspace is an enclosed area below the base flood elevation (BFE) and, as such, must have openings that equalize hydrostatic pressures by allowing the automatic entry and exit of floodwaters. The bottom of each flood vent opening can be no more than one (1) foot above the lowest adjacent exterior grade.
- (c) Portions of the building below the BFE must be constructed with materials resistant to flood damage. This includes not only the foundation walls of the crawlspace used to elevate the building, but also any joists, insulation, or other materials that extend below the BFE. The recommended construction practice is to elevate the bottom of joists and all insulation above BFE.
- (d) Any building utility systems within the crawlspace must be elevated above BFE or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions. Ductwork, in particular, must either be placed above the BFE or sealed from floodwaters.
- (e) The interior grade of a crawlspace below the BFE must not be more than two (2) feet below the lowest adjacent exterior grade.
- (f) The height of the below- flood grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall must not exceed four (4) feet at any point. The height limitation is the maximum allowable unsupported wall height according to the engineering analyses and building code requirements for flood hazard areas.
- (g) There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event. The type of drainage system will vary because of the site gradient and other drainage characteristics, such as soil types. Possible options include natural drainage through porous, well-drained soils and drainage systems such as perforated pipes, drainage tiles or gravel or crushed stone drainage by gravity or mechanical means.
- (h) The velocity of floodwaters at the site should not exceed five (5) feet per second for any crawlspace. For velocities in excess of five (5) feet per second, other foundation types should be used. For more detailed information refer to FEMA Technical Bulletin 11-01.

151.485 BEFORE REGULATORY FLOODWAY

In areas where a regulatory floodway has not been designated, no new construction, substantial improvements, or other floodplain development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed floodplain development, when combined with all other existing and anticipated floodplain development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

151.486 FLOODWAYS

Located within areas of special flood hazard established in Section 151.482.2 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

- (1) Encroachments are prohibited unless evidence is provided by a registered professional civil engineer demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- (2) If Section 151.486 (1) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 151.484, PROVISIONS FOR FLOOD HAZARD REDUCTION.
- (3) Projects for stream habitat restoration may be permitted in the floodway provided:
 - (a) The project qualifies for a Department of the Army, Portland District *Regional General Permit for Stream Habitat Restoration* (NWP-2007-1023); and,
 - (b) A qualified professional (a Registered Professional Engineer; or staff of NRCS; the county; or fisheries, natural resources, or water resources agencies) has provided a feasibility analysis and certification that the project was designed to keep any rise in 100-year flood levels as close to zero as practically possible given the goals of the project; and,
 - (c) No affected structures would be impacted by a potential rise in flood elevation; and,
 - (d) An agreement to monitor the project, correct problems, and ensure that flood carrying capacity remains unchanged is included as part of the local approval.
- (4) New installation of manufactured dwellings are prohibited (2002 Oregon Manufactured Dwelling and Park Specialty Code). Manufactured dwellings may only be located in floodways according to one of the following conditions:
 - (a) If the manufactured dwelling already exists in the floodway, the placement was permitted at the time of the original installation, and the continued use is not a threat to life, health, property, or the general welfare of the public; or
 - (b) A new manufactured dwelling is replacing an existing manufactured dwelling whose original placement was permitted at the time of installation and the replacement home will not be a threat to life, health, property, or the general welfare of the public and it meets the following criteria
 - i. As required by 44 CFR Chapter 1, Subpart 60.3(d)(3), it must be demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the manufactured dwelling and any accessory buildings, accessory affected structures, or any property improvements (encroachments) will not result in any increase in flood levels during the occurrence of the base flood discharge;
 - ii. The replacement manufactured dwelling and any accessory buildings or accessory affected structures (encroachments) shall have the finished floor elevated a minimum of 18 inches (46 cm) above the BFE as identified on the Flood Insurance Rate Map;
 - iii. The replacement manufactured dwelling is placed and secured to a foundation support system designed by an Oregon professional engineer or architect and approved by the authority having jurisdiction;
 - iv. The replacement manufactured dwelling, its foundation supports, and any accessory buildings, accessory affected structures, or property improvements (encroachments) do not displace water to the degree that it causes a rise in the water level or diverts water in a manner that causes erosion or damage to other properties;

- v. The location of a replacement manufactured dwelling is allowed by local ordinances; and
- vi. Any other requirements deemed necessary by the Director as having jurisdiction.

151.487 STANDARDS FOR SHALLOW FLOODING AREAS (AO ZONES)

Shallow flooding areas appear on FIRMs as AO zones with depth designations. The base flood depths in these zones range from 1 to 3 feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In these areas, the following provisions apply:

- (1) New construction and substantial improvements of residential affected structures and manufactured homes within AO zones shall have the lowest floor (including basement) elevated above the highest grade adjacent to the building, a minimum of one foot above the depth number specified on the FIRM (at least two feet if no depth number is specified).
- (2) New construction and substantial improvements of nonresidential affected structures within AO zones shall either:
 - (a) Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above the depth number specified on the FIRM (at least two feet if no depth number is specified); or
 - (b) Together with attendant utility and sanitary facilities, be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer or architect as in section 151.484.2(B)(1)(c).
- (3) Require adequate drainage paths around affected structures on slopes to guide floodwaters around and away from proposed structures.
- (4) If allowed, recreational vehicles placed on sites within AO Zones on the community's FIRM either:
 - (a) Be on the site for fewer than 180 consecutive days, and
 - (b) Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
 - (c) Meet the requirements of 151.487 above and the elevation and anchoring requirements for manufactured homes.

151.488 CRITICAL FACILITIES

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the Special Flood Hazard Area (SFHA) (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical

facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

EXHIBIT "C" FINDINGS
Resolution 2010-277/File CPTA-09-002
FEMA Map Update

Note: The Development Code criteria are shown in *italic font*. Findings are shown in regular font.

I. COMPREHENSIVE PLAN, ZONING MAP, AND LAND USE REGULATION AMENDMENT – CRITERIA THAT APPLY NDC § 151.122(B)(2)

The applicant must demonstrate compliance with the following criteria:

- (a) The proposed change is consistent with and promotes the goals and policies of the Newberg Comprehensive Plan and this Code;*
- (b) There is a public need for a change of the kind in question;*
- (c) The need will be best served by changing the classification of the particular piece of property in questions as compared with other available property.*
- (d) Compliance with the State Transportation Planning Rule (OAR 660-012-0060) for proposals that significantly affect transportation facilities.*

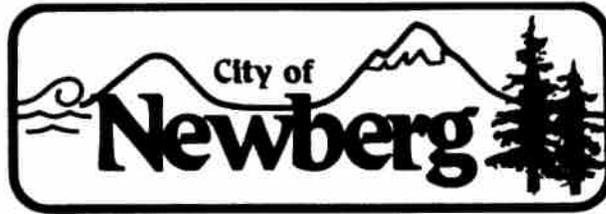
FINDINGS:

Existing goals of the Newberg Comprehensive Plan that are consistent with the amendments include:

- (a) The City will coordinate with the Federal Emergency Management Agency to ensure continued compliance with federal floodplain regulations.
- (b) To protect life and property from natural disasters and hazards.
- (c) To maintain and, where feasible, enhance air, water and land resource qualities within the community.
- (d) To retain and protect wooded areas.

The amendments promote existing plan policies and will serve the public interest by helping to: minimize public and private financial losses, minimize expenditure of public money and costly flood control projects, minimize damage to public facilities, and maintain a stable tax base by providing for the sound use and development of areas of special flood hazard. The proposed amendments will not have an effect on existing or future transportation facilities.

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CITY OF NEWBERG COMPREHENSIVE PLAN AMENDMENT – HOUSING AND INSTITUTIONAL LAND NEEDS STAFF REPORT

FILE NO: GEN FILE 09-007

REQUEST: Amend the Newberg Comprehensive Plan Housing Element and Comprehensive Plan residential and institutional land needs.

APPLICANT: City of Newberg

PREPARED BY: City of Newberg Planning Staff

DATE OF HEARING: February 11, 2010

SUMMARY

The proposed amendments would do the following:

- Amend the Comprehensive Plan Housing Element, to include:
 - Updated population, demographic and housing information.
 - A determination of future housing and residential land needs.
 - An update of residential land need and supply tables
- Amend the Comprehensive Plan text, to include:
 - Updated residential land need and supply tables, consistent with the housing element
 - Updated institutional land need and supply tables.

ATTACHMENTS:

Planning Commission Resolution No. 2010-276:

- Exhibit A: Proposed Comprehensive Plan Housing Element revision
- Exhibit B: Proposed Comprehensive Plan residential and institutional land needs
- Exhibit C: Findings

1. City of Newberg, *Buildable Lands Inventory*, November 2009
2. Michael Brandt, Yamhill County Planning Director, letter to Barton Brierley, Newberg Planning and Building Director, October 31, 2006.

ADDITIONAL DOCUMENTS INCLUDED IN THE RECORD AND AVAILABLE ELECTRONICALLY:

1. City of Newberg Ordinance 2005-2626, adopted November 25, 2009
 2. Johnson-Gardner, The Benkendorf Associates Corporation, *Newberg Housing and Residential Land Needs Report*, June 30, 2004.
 3. Ad Hoc Committee on Newberg's Future, *Report to Newberg City Council*, July 21, 2005
 4. City of Newberg, *Affordable Housing Action Plan*, May 4, 2009
 5. Edmonston, Barry - Director, Population Research Center, Portland State University, Portland, Oregon. *Population Projection for Newberg, Yamhill County, Oregon: 2000 to 2040*, March 25, 2004.
 6. Yamhill County, Oregon, *Ten Year Ending Homelessness Plan*, June 29, 2009
-

BACKGROUND

The proposal would amend the Newberg Comprehensive Plan Housing Element to incorporate the latest housing and population data. The amendments use the same methodology contained in the current comprehensive plan, with a few updates as noted below.

SUMMARY OF CHANGES

1. **Population, demographic, and housing data:** The proposal includes population and demographic data from the U.S. Census Bureau's 2006-2008 American Community Survey, the Portland State Population Research Center, and from Newberg Planning and Building Department. The proposal does *not* change existing adopted, coordinated, and acknowledged population projections.
2. **Future housing and residential land needs.** The proposal updates future housing and residential land needs using the same methodology as the current comprehensive plan, with the following modifications:
 - a. The proposal assigns 1% of housing units to mixed-use projects.
 - b. The proposal assigns 20% of single family residential units to the Medium Density Residential (R-2) district. The previous report assigned all single family residential to Low Density Residential (R-1).
 - c. Tables are updated to reflect needs through 2030 and 2040, instead of 2025 and 2040. The net effect is a slight increase in the amount of R-2 land needed, a slight decrease in the over amount of R-1 land needed and an overall slight decrease in the amount of future residential land needs.
3. **Institutional land needs.**
 - a. The proposal adds a specific institutional land need for a PCC campus.
 - b. The proposal calculates 2031-2040 institutional land needs based on a land/population ratio instead of identifying specific needs per institution.
4. **Land supply.** The proposal updates the buildable land supply tables to November 2009 data.
5. **Reference to other plans.** The proposal includes references to other housing plans, including the *Affordable Housing Action Plan*, and the Yamhill County *Ten-Year Ending Homelessness Plan*.

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, staff recommends the following motion:

Move to adopt **Planning Commission Resolution 2010-276** which recommends that the City Council adopt the proposed amendments to the Newberg Comprehensive Plan, as detailed in Exhibits A and B to the resolution.

PLANNING COMMISSION RESOLUTION NO. 2010-276

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWBERG
RECOMMENDING THAT THE CITY COUNCIL ADOPT AMENDMENTS TO THE NEWBERG
COMPREHENSIVE PLAN HOUSING ELEMENT, AND HOUSING AND INSTITUTIONAL
LAND NEEDS AND SUPPLY TABLES**

RECITALS:

1. On November 21, 2005, the Newberg City Council adopted Ordinance 2005-2626, which adopted residential and institutional land needs projections through 2040. These have been amended to some extent through several subsequent actions.
2. Additional data has become available from the U.S. Census Bureau, the Population Research Center at Portland State University, and from the Newberg Planning and Building Department.
3. The amendment updates the comprehensive plan housing element and residential and institutional land needs and supply tables to reflect this new data.
4. On February 11, 2010, the Newberg Planning Commission held a hearing to consider the proposed changes.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Newberg that it recommends that the City Council approve the amendments to the Newberg Comprehensive Plan Housing Element as shown in Exhibit A, and the Newberg Comprehensive Plan text as shown in Exhibit B.

This recommendation is based on the staff report and testimony.

DATED this 11th day of February, 2010

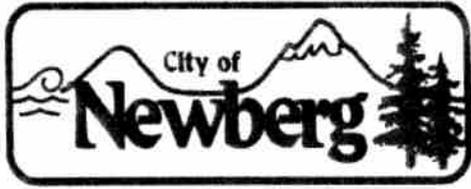
AYES: NAYS: ABTAIN: ABSENT:

ATTEST:

Planning Commission Secretary

Planning Commission Chair

- Exhibit A: Proposed Comprehensive Plan Housing Element revision
- Exhibit B: Proposed Comprehensive Plan residential and institutional land needs
- Exhibit C: Findings



Comprehensive Plan Housing Element



Section 13 of Newberg Inventory of Natural and Cultural Resources

Originally Adopted by Newberg City Council January 1978

Revised April 6, 1981

Revised November 21, 2005 by Ordinance 2005-2626

Proposed Revisions Draft February 4, 2010

City of Newberg Comprehensive Plan Housing Element

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I. Introduction

Oregon’s Statewide Planning Goal 8 is, “To provide for the housing needs of citizens of the state.” Newberg’s housing goal is “To provide for a diversity in the type, density and location of housing within the City to ensure there is an adequate supply of affordable housing units to meet the needs of City residents of various income levels.”

Newberg is home for over 23,000 people. It is expected to be home for over 42,000 by 2030, and over 54,000 by 2040. This element details Newberg’s existing demographics and housing information, and projects its needs for future housing units.

Newberg strives diligently to keep and enhance its livability. Livability starts with having a place to live.

II. Population and Demographic Information

Historic Population

Newberg grew over 450 percent from 1960 to 2009. This population growth was due to a variety of factors: regional population growth, expansion of industry and business in the area, proximity to other employment centers, and the high quality of life in the area.

Table 13- 1: Newberg City Population – 1960-2009

Year	Population
1960	4,204
1970	6,507
1980	10,394
1990	13,086
2000	18,064
2009	23,150

Sources: U.S. Census, Population Research Center, Portland, State University

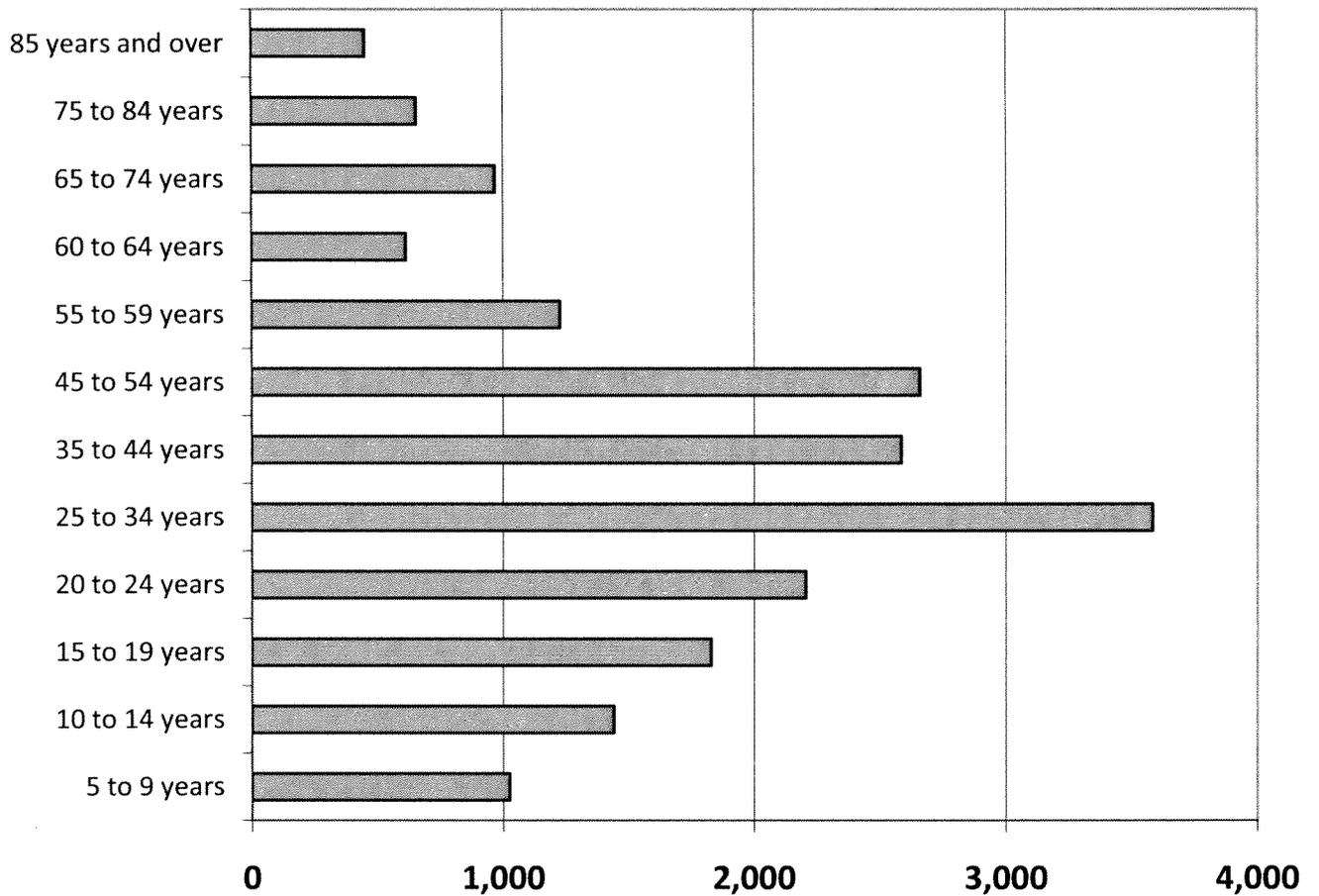
The Portland State University Population Research Center estimated Newberg’s population as of July 1, 2009 to be 23,150. In addition, approximately 432 people live in the area between the city limits and the urban growth boundary. So, as of July 1, 2009, the Urban Growth Boundary had an estimated population of 23,582.

Demographics

Age and Sex of Population

Newberg’s median age in 2006-2008 was 31.8. 10 percent of the population was 65 or older. Newberg’s population was 52 percent female, and 48 percent male. Figure 13- 1 on page 2 show the population age cohorts for Newberg.

Figure 13- 1: Age of Population, Newberg 2006-2008

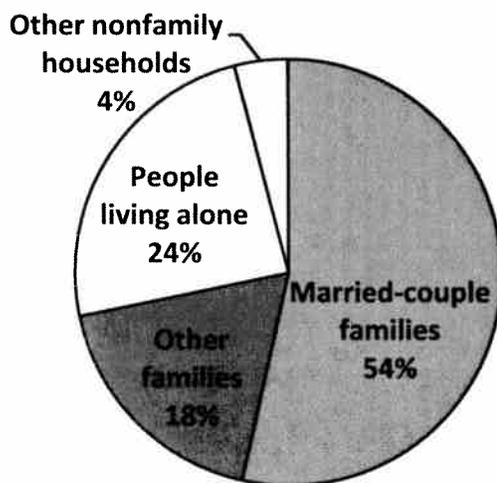


Source: American Community Survey, 2006-2008

Households and Families

In 2006-2008 there were 7,500 households in Newberg city. The average household size was 2.7 people. Families made up 71 percent of the households in Newberg city. This figure includes both married-couple families (53 percent) and other families (18 percent). Nonfamily households made up 29 percent of all households in Newberg city. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Figure 13- 2: Percent of Types of Household in Newberg, 2006-2008



Source: American Community Survey, 2006-2008

Income Levels

According to the American Community Survey, in 2006-2008 the median household income in Newberg was \$49,233. Table 13- 2 shows estimated household incomes by income level.

Table 13- 2: Household Incomes, Newberg 2006-2008

Household Income	Percent of Households	Margin of Error
Less than \$10,000	6.40%	+/-2.8
\$10,000 to \$14,999	4.40%	+/-2.0
\$15,000 to \$24,999	8.50%	+/-3.1
\$25,000 to \$34,999	10.30%	+/-3.7
\$35,000 to \$49,999	21.80%	+/-5.4
\$50,000 to \$74,999	22.10%	+/-5.5
\$75,000 to \$99,999	15.50%	+/-3.7
\$100,000 to \$149,999	9.40%	+/-2.8
\$150,000 to \$199,999	1.00%	+/-0.8
\$200,000 or more	0.50%	+/-0.6

Source: American Community Survey, 2006-2008

Homeless Population

Yamhill County has led an effort to count the homeless population. Based on the data from the Point In Time Count that was conducted in January 2008 countywide, 216 families with a combined total of 364 persons (does not include those not involved with a shelter or social services on that day) were counted as being homeless on that particular night. Of this number, approximately 5.6 percent are considered chronically homeless and have been without a home for a year or more or have had at least four episodes of homelessness in the past four years. The January 2009 Point In Time Count that included a full countywide count effort resulted in a total of 233 families with a combined total of 404 persons (does not include all school aged children).¹ The plan did not report the percentage of these found in the Newberg area, but it is clear that some percentage are living or would like to live in Newberg.

Population Projections

Population projections are the basis of comprehensive land use planning. To maintain a high quality of living, the community must plan for its future population. Population growth will require sufficient land and services.

Many of the same factors that have contributed to Newberg's historic population growth will contribute to its future growth: employment opportunities both in Newberg and nearby, high quality of life, and regional population growth. Newberg is already experiencing a great amount of population growth due to the lack of buildable land within the Portland area.

Future population projections for the City of Newberg were prepared in 2004 by Barry Edmonston, Director Population Research Center, Portland State University,² using two different methodologies: a ratio method and a cohort component method. While the two methods produced similar results, City staff and the Ad Hoc Committee on Newberg's Future³ felt that the cohort component method more accurately projected the future population of Newberg. In addition, projected population growth for the area outside the city limits but inside the UGB was added to the City population projections to yield urban area population projections. Table III-1 presents the resulting population forecasts through 2040.

¹ Yamhill County, Oregon, *Ten Year Ending Homelessness Plan*, June 29, 2009.

² Barry Edmonston, Director, Population Research Center, Portland State University, Portland, Oregon. *Population Projection for Newberg, Yamhill County, Oregon: 2000 to 2040*. March 25, 2004.

³ Ad Hoc Committee on Newberg's Future, *Report to Newberg City Council*, July 21, 2005.

Table 13- 3: Future Population Forecast – Newberg Urban Area

Year	Population Forecast
2010	24,497
2015	28,559
2020	33,683
2025	38,352
2030	42,870
2035	48,316
2040	54,097

Sources: Johnson-Gardner, Barry Edmonston

This population forecast was coordinated with Yamhill County⁴, and acknowledged by the State of Oregon in 2006. This population forecast was used to determine future land

needs within the Newberg urban area.

As of July 2009, the estimated population of the Newberg Urban area was 23,582. This estimate is within about 200 people or less than 1% difference of an interpolated 2009 population forecast. Therefore the previously adopted, coordinated, and acknowledged population forecast is appropriate for continued use.

II. Existing Housing

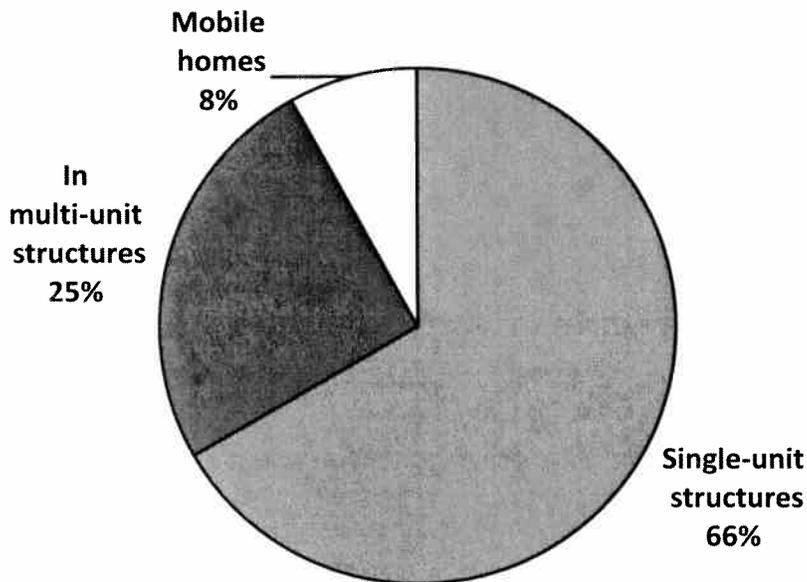
The American Community Survey (ACS), conducted by the U.S. Census Bureau, includes data about existing housing in Newberg. The 2006-2008 Survey includes average data for that three year period. The following information is derived from the ACS. It reflects information inside Newberg city limits.

Housing Characteristics

In 2006-2008, Newberg city had a total of 7,900 housing units, 6 percent of which were vacant. Of the total housing units, 66 percent were in single-unit structures, 25 percent were in multi-unit structures, and 8 percent were mobile homes. Forty percent of the housing units were built since 1990. In addition, Newberg 2009 land inventory data indicates there are 174 housing units in the unincorporated area inside the Newberg UGB.

⁴ Michael Brandt, Yamhill County Planning Director, letter to Barton Brierley, Newberg Planning and Building Director, October 31, 2006.

Figure 13- 3: Types of Housing Units in Newberg City, 2006-2008



Source: American Community Survey, 2006-2008

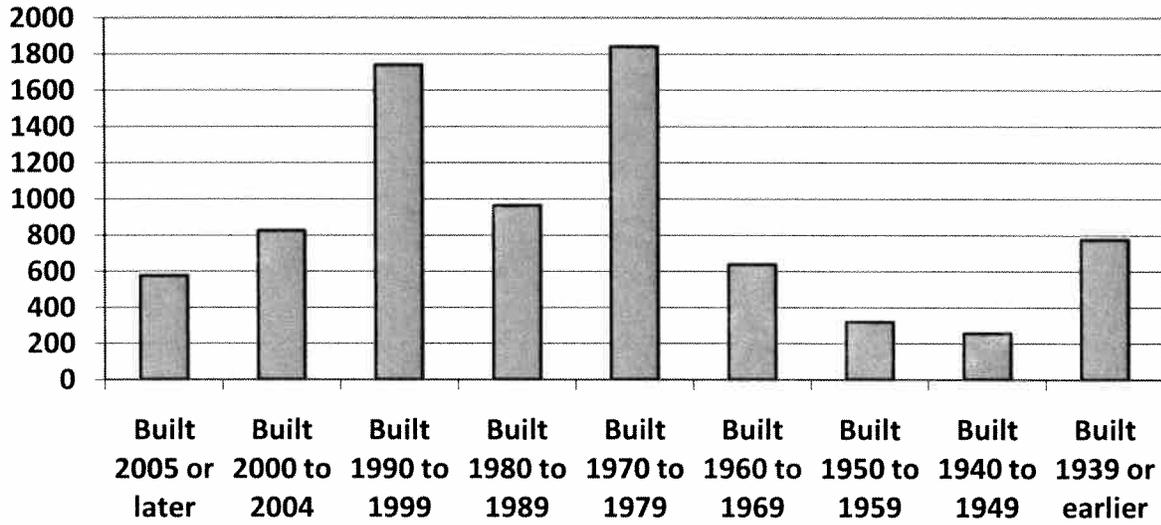
Occupied Housing Unit Characteristics

In 2006-2008, Newberg city had 7,500 occupied housing units - 4,900 (66 percent) owner occupied and 2,500 (34 percent) renter occupied. Three percent of the households did not have telephone service and 7 percent of the households did not have access to a car, truck, or van for private use. Multi-vehicle households were not rare. Forty-two percent had two vehicles and another 23 percent had three or more.

Age and condition of Housing

Three-quarters of housing units in Newberg were constructed after 1970. 13 percent were constructed prior to 1950. Comprehensive data is not available on the condition of housing in Newberg. However, with one-quarter of the housing stock exceeding 50 years age, housing maintenance and upkeep will be a growing concern for the community. In 2009, the Housing Authority of Yamhill County surveyed homeowners to solicit interest in the housing rehabilitation program. That survey yielded a waiting list of 58 owners wanting to participate in the housing upgrade program.

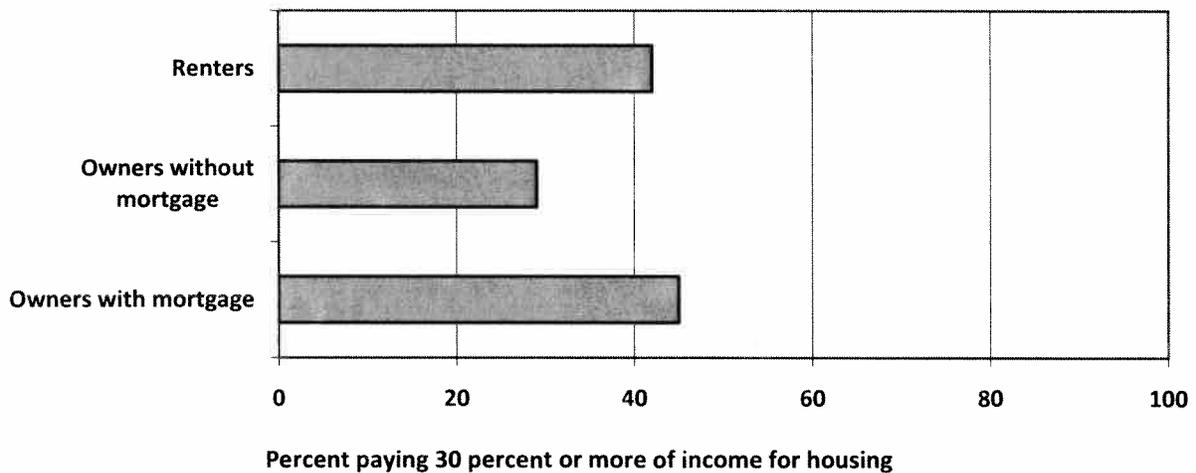
Figure 13- 4: Housing Units by Year Built - Newberg 2006-2008



Housing Costs

The median monthly housing costs for mortgaged owners was \$1,576, nonmortgaged owners \$411, and renters \$749. Forty-five percent of owners with mortgages, 29 percent of owners without mortgages, and 42 percent of renters in Newberg city spent 30 percent or more of household income on housing.

Figure 13- 5: Occupants with a Housing Cost Burden in Newberg city, Oregon in 2006-2008



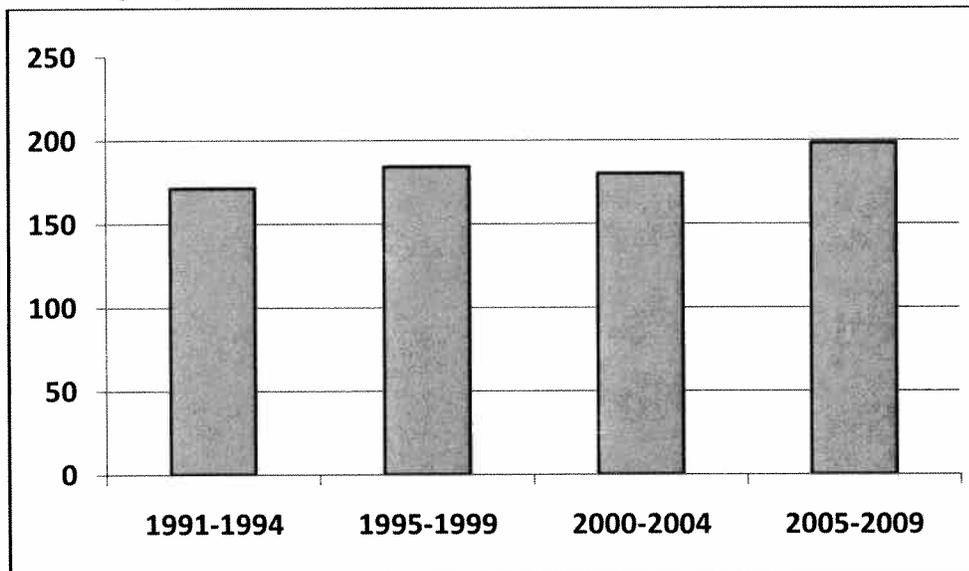
Source: American Community Survey, 2006-2008

III. Recent Trends in Housing Construction

Number of units constructed

The average number of dwelling units constructed in Newberg grew steadily through the 1990's and 2000's. Figure 13- 6 on page 8 shows the average annual number of dwelling units issued permits from 1991-2009. Note that these records show building permits issued within Newberg city limits. A few additional permits are issued each year in the unincorporated area inside the UGB. In addition, a few permits each year are issued, but the dwelling units are not actually constructed. Data for individual years vary widely, due to fluctuations in the economy and housing markets.

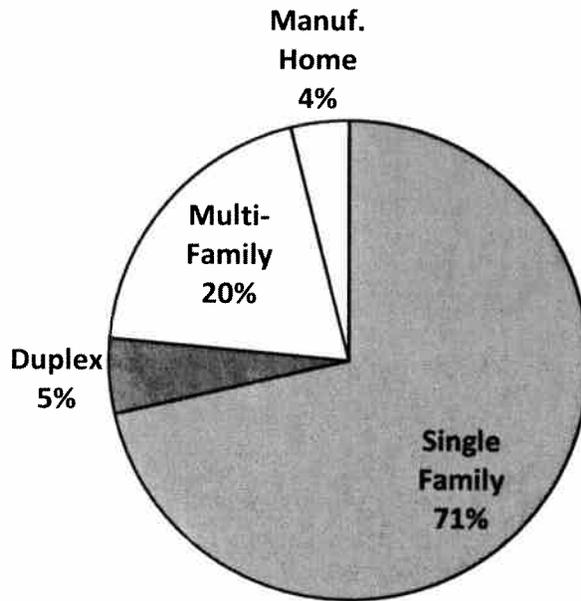
**Figure 13- 6: Average Annual Number of Housing Units Issued Permits
Newberg city limits, 1991-2009**



Types of Housing Units Constructed

Dwelling units constructed in the 2000's were predominantly single family detached units. Figure 13- 7 on page 9 shows the number of units issued permits in Newberg city limits from 2000-2009.

Figure 13- 7: Permits Issued by Dwelling Type, Newberg 2000-2009



Source: Newberg Planning and Building Department, 2009⁵

Housing Density and Lot Sizes

As part of their study, the Ad Hoc Committee on Newberg’s future looked at recent trends in housing development⁶. They found that most housing was being constructed at densities less than the planned density for the zone. Table 13- 4 shows their findings.

Table 13- 4: Recent Trends for Housing Densities

Comprehensive Plan District		Recent Trends
Single-Family	Units/Gross Acre	3.6
	Avg Lot Size	9,800 sf
Med Density Multi-Family	Units/Gross Acre	5.8
	Type	Single Family
High Density Multi-Family	Units/Gross Acre	15.4
	Type	2 story apts with surface parking
Average	Units/Gross Acre	5.4
	Units/Net Acre	6.8

⁵ Note that the term “duplex” refers to a structure with two dwelling units, and “Multi-family” refers to structures with three or more dwelling units. Duplexes and multi-family units are considered dwellings “in multi-unit structures” in the American Community Survey. A duplex is considered part of “single family attached” dwellings in the Johnson-Gardner residential land needs report.

⁶ Ad Hoc Committee on Newberg’s Future, *Report to Newberg City Council*, July 21, 2005

IV. Future Housing Needs

Housing Unit Needs

In order to determine the amount of residential land needed, Newberg used Johnson-Gardner to create a Housing Needs Analysis⁷. That analysis examined the demographic, housing cost, and household income data for the City of Newberg to determine the need for specific housing types: single-family, multi-family, and manufactured homes. Based on the future population projections, the study projected the future housing needs shown in Table 13- 5.

Table 13- 5: Needed Housing Units by Year Range - 2010-2040

Years	Housing Units Needed
2010-2015	1,830
2016-2020	1,811
2021-2025	1,862
2026-2030	2,040
2031-2035	2,140
2036-2040	2,240

Source: Johnson-Gardner

Through 2009, population estimates have been within about 200 people of adopted, acknowledged, and coordinated forecasts. The study used an estimated household size of 2.76 persons/household. The 2006-2008 ACS estimate of average household size is 2.7, which also is very close to projections. The study used a vacancy rate of 5.2%, whereas the 2006-2008 ACS estimate was 6%. Making any adjustment to the housing unit projections based on these later estimates would have a negligible effect on the housing unit estimates, therefore the housing unit projections show in Table 13- 5 are appropriate for the planning period.

Future Housing Types

The study projected also projected future household income levels. These estimates, updated to 2009 dollars, are shown in Table 13- 6.

⁷ Johnson-Gardner, The Benkendorf Associates Corporation, *Newberg Housing and Residential Land Needs Report*, June 30, 2004.

Table 13- 6: Future Housing Needs by Income Levels (2009 Dollars)

Household Income	Percent of Need
Under \$10,000	4.5%
\$10,000 - \$14,999	3.9%
\$15,000 - \$24,999	10.5%
\$25,000 - \$34,999	11.0%
\$35,000 - \$49,999	15.0%
\$50,000 - \$74,999	23.4%
\$75,000 - \$99,999	16.6%
\$100,000 - \$149,999	10.3%
\$150,000 - \$249,999	3.9%
\$250,000 - \$499,999	0.9%
\$500,000 or more	0.1%
Total	100.0%

Source: Johnson-Gardner, adjusted to 2009 Dollars

In comparing these projections with 2006-2008 American Community Survey data, all the projections are within the margin of error except two income levels: the \$35,000 to \$49,999 level (estimate is 6.8% higher than projected need, and margin of error is 5.4%), and the levels above \$150,000 (estimate is 3.3% lower than projected need, and margin of error is about 0.7%). These differences are likely a reflection of lower household incomes due to the recession that began by some accounts at the end of 2007. Assuming the recession won't continue through 2030 and Newberg's economic development strategies are successful, the income projections should hold reasonably accurate for the planning period.

Based on these household income levels, the study assigned future housing needs into housing types: single family attached, single family detached, multi-family, and manufactured homes. These needs are shown in Table 13- 7.

Two adjustments were made to the Johnson-Gardner residential land need analysis:

- 49 dwelling units displaced by the proposed Newberg-Dundee Bypass were added to the housing need.
- As an efficiency measure, 1 percent of dwellings were allocated to mixed-use developments in non-residential areas, such as upper floor dwellings in commercial areas. This adjustment also provides additional dwelling units for lower income households should the economic recovery not be as strong as projected.

The result is the future housing needs projections shown in Table 13- 7.

Table 13- 7: Future Housing Need by Housing Type (number of dwelling units)

	Single Family		Multi-Family		Manufactured		Mixed-Use	Total
	Detached	Attached	Medium Density	High Density	Parks	Sub-division		
	50%	7%	15%	23%	2%	2%	1%	100%
2010-2030	3,796	531	1,139	1,746	152	152	76	7,592
2031-2040	2,190	307	657	1,007	88	88	44	4,380
Total	5,986	838	1,796	2,754	239	239	120	11,972

Source: Johnson-Gardner, with adjustments as noted.

V. Land Needs for Housing

Housing Types by Comprehensive Plan Designation

The residential land need is determined by assigning each housing type to a comprehensive plan designation – low density residential (LDR), medium density residential (MDR), and high density residential (HDR). One adjustment was made to the Johnson-Gardner needs analysis: 20% of the planned single family detached units were assigned to the Medium Density Residential district. The results are shown in Table 13- 8.

Table 13- 8: Housing Types by Plan and Zone Category

Single Family		Multi-Family		Manufactured		Mixed-Use
Detached	Attached	Medium Density	High Density	Park	Subdivision	
80% LDR 20% MDR	MDR	MDR	HDR	MDR	MDR	COM
80% R-1 20% R-2	R-2	R-2	R-3	R-2	R-2	C-1, C-2, C-3, R-P

Source: Johnson-Gardner

Table 13- 9 presents the 2010-2030 and 2031-2040 housing unit need by comprehensive plan category.

Table 13- 9: Housing Unit Need by Comprehensive Plan Category 2010-2040

Plan Designation	Units Needed 2010-2030	Units Needed 2031-2040
LDR	3,037	1,752
MDR	2,733	1,577
HDR	1,746	1,007
COM	76	44
TOTAL	7,592	4,380

Housing Density

Future residential land need is determined by the development density (dwelling units per gross acre) for the needed housing units. Newberg has traditionally planned for development to occur at 4.4 dwellings/gross acre in the Low Density district, 8.8 dwellings/gross acre in the Medium Density district, and 21.8 dwellings/gross acre in the High Density District⁸. However, recent residential development has occurred at densities less than those planned, particularly in the MDR designation. This is due to a variety of factors. Most importantly, zoning regulations have set the “planned density” as the “maximum density”, thus land will always be developed at or less than the planned density. Other factors have contributed such as greater profitability for single family than multi-family housing, and compound development requirements such as street and open space reserves. This trend does not use land as efficiently as desired, nor does it meet the needs for housing at the expected income levels. The City of Newberg will take steps to encourage development to occur closer to planned densities in each of the residential zoning districts. Steps to be considered are outline in the City of Newberg *Affordable Housing Action Plan*, which is discussed further in Subsection VI on page 14. These steps will lead to a 25% increase in overall residential densities. This is used to determine the future residential land need. Table IV-5 shows the densities that are the basis for determining future residential land needs.

Table 13- 10: Planned Residential Densities

Comprehensive Plan District		Recent Trends	Planned Density
Single-Family	Units/Gross Acre	3.6	4.4
	Avg Lot Size	9,800 sf	8,000 sf
Med Density Multi-Family	Units/Gross Acre	5.8	9
	Type	Single Family	Townhouses and duplexes
High Density Multi-Family	Units/Gross Acre	15.4	16.5
	Type	2 story apts with surface parking	2-3 story apts with surface parking
Average	Units/Gross Acre	5.4	6.8
	Units/Net Acre	6.8	8.5

Residential Land Need

The total amount of residential land needed for housing was calculated by dividing the dwelling units needed by the planned residential densities. The total buildable residential land needs through 2010-2040 are shown in Table 13- 11.

⁸ These densities consider that 25% of the land is within right-of-way, utilities, open space, or unbuildable areas.

Table 13- 11: Buildable Residential Land Needs

Plan Designation	Density (du/gross ac.)	Dwelling Units Needed (2010-2030)	Buildable Acres Needed (2010-2030)	Dwelling Units Needed (2031-2040)	Buildable Acres Needed (2030-2040)
LDR	4.4	3,037	690	1,752	398
MDR	9	2,733	304	1,577	175
HDR	16.5	1,746	106	1,007	61
Total		7,516	1,100	4,336	634

Residential Land Need and Supply

Comparing the residential land need the current supply, Newberg has a deficit of residential land to meet needs through 2030 in all residential categories. It also has a deficit of land within the URA to meet the needs from 2031-2040. Table 13- 12: Buildable Residential Land Needs vs. Supply compares the amount of residential land with the available supply.

Table 13- 12: Buildable Residential Land Needs vs. Supply

Plan Designation	Buildable Acres Needed 2010-2030	Buildable Acres in UGB (2009)	Surplus (Deficit) for 2010-2030	Buildable Acres Needed 2031-2040
LDR	690	585	(105)	398
MDR	304	132	(172)	175
HDR	106	45	(61)	61
Total	1,100	762	(338)	634

VI. Other Aspects of Housing Needs

Affordable Housing

Like many communities in our nation, Newberg has an affordable housing problem. Many of its citizens spend too much of their income on housing. The recent burst of the housing bubble has reduced this pressure and has made the cost of home ownership relatively more affordable. However, given the strong future growth predicted for the Newberg and the Portland region, given Oregon’s strong regulatory environment on land for housing, there is little reason to believe that future trends will provide significant relief to our community’s housing affordability issue.

There are many reasons for Newberg to be concerned about affordable housing. Perhaps foremost, it is the right thing to do. All hardworking people should be able to live in safe, decent housing and still have enough money for groceries and other basic necessities. Everyone needs a stable home to succeed in life, especially children. In addition, affordable housing for all income levels is important to our local economy. Attracting and retaining a good workforce is one of the most difficult challenges any business faces if it is to remain competitive. Poor housing availability in a community makes this a very difficult task. Those who live here contribute to the local economy by shopping and patronizing local businesses. Also, a lack of affordable housing can have a negative effect on the environment and our quality of life. If a local housing stock cannot accommodate the needs of a community's employees, then those folks will live outside of Newberg and commute to work, thereby affecting our air quality and adding to our existing traffic congestion. Finally, affordable housing can build social capital in the community. Those who live and work in Newberg can invest themselves in many ways, such as volunteering to be firefighters, police reserves, helping at their church or civic club, or simply picking up litter or helping their neighbors. Such volunteering is less likely when you commute two hours every day to a home outside the community.

If recent housing construction trends continue into future, affordable housing in Newberg will likely continue to be a significant issue.

Figure 13- 8 on page 15 shows that little if any recent construction was available to low and very-low income families and individuals. In recognition of this, the Newberg City Council established the Affordable Housing Ad Hoc Committee. The Committee's charge was to "...identify and recommend tools appropriate for the Newberg community that are intended to encourage the development of housing for working families."

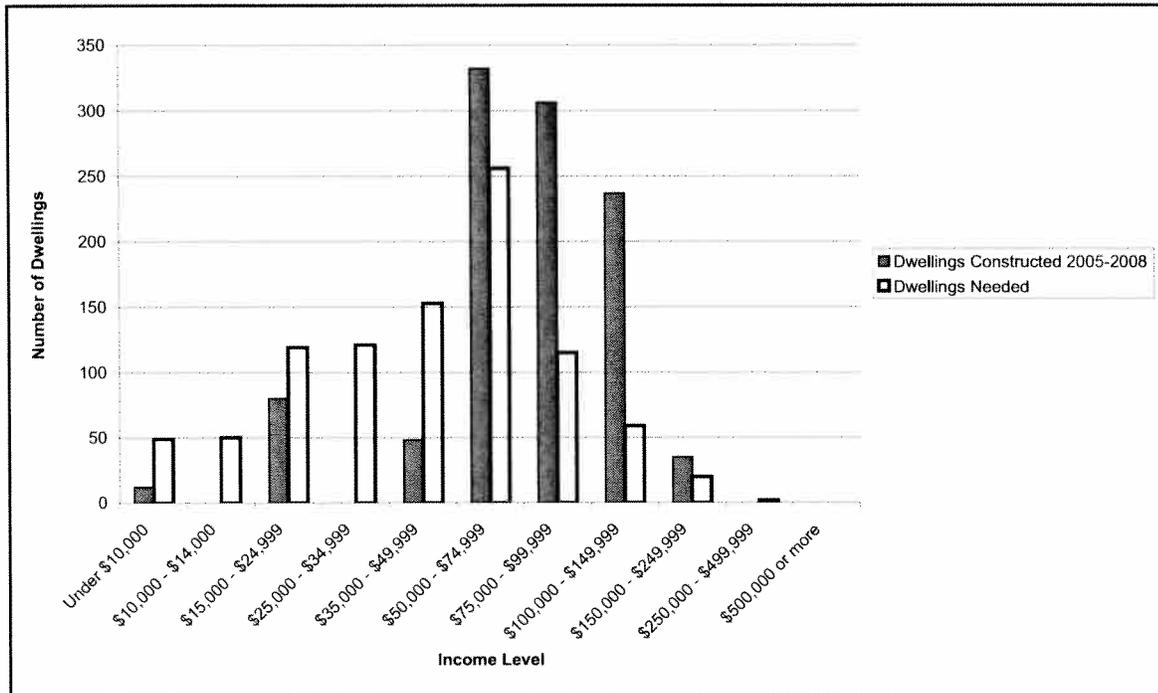
The Committee began meeting in July 2008. The Committee reviewed a broad range of actions that could be taken to encourage affordable housing in Newberg. The Committee developed a plan⁹ that includes actions considered to be appropriate for implementation within our community at this time.

The plan identified seven actions the community could take to ensure adequate affordable housing is available.

- Amend Newberg Comprehensive Plan Goals and Policies
- Retain the existing supply of affordable housing
- Insure an adequate land supply for affordable housing
- Change development code standards
- Amend the development fee schedule
- Develop and support public and private programs
- Strengthen economic development efforts

⁹ City of Newberg, *Affordable Housing Action Plan*, May 4, 2009

Figure 13- 8: Newberg Housing Constructed 2005-2008 by Affordability Level Compared to Comprehensive Plan Projected Need



The Newberg City Council accepted the plan on May 4, 2009. By following the actions contained in the plan, the community can meet its affordable housing needs for the planning period.

Manufactured Housing

As noted above, manufactured housing comprises an important part of Newberg’s current and future housing stock.

Mobile home or manufactured dwelling parks

According to ORS 197.480, local governments must determine needs for manufactured dwellings in parks, and zone sufficient land to allow manufactured dwelling parks in zones that allow 6 to 12 dwelling units per acre. The inventory must consider manufactured dwelling parks in commercial, industrial, or high density residential areas that could be displaced by more intense developments.

Manufactured home parks are an allowed use in the R-2 (Medium Density Residential) Zone and a conditional use in the R-3 (High Density Residential) Zone. Medium Density Residential allows dwelling units up to 9 units per gross acre. High Density Residential allows dwelling units up to 21.8 units per gross acre, but does allow manufactured home parks in the 6 to 12 dwelling unit per acre range. Therefore all parks in the R-2 zone and R-3 zones are zoned appropriately, and should not be planned to be displaced.

In 2009, Newberg had nine mobile home or manufactured dwelling parks with a total of 672

spaces. All are located in medium density residential districts except Sunrise Estates (50 units), which is located in a high density residential district. Thus, all parks are zoned appropriately, and no parks need to be planned to be displaced. The Newberg *Affordable Housing Action Plan* recommends taking actions to encourage the long term retention of existing parks.

Manufactured homes on individual lots

According to ORS 197.314, manufactured homes must be allowed in all areas zoned for single-family residential uses. Such homes may be allowed with certain limitations on size and design. Newberg has adopted zoning rules that comply with these standards.

Government assisted housing, farmworker housing

ORS 197.314 requires government assisted housing and farmworker housing to be allowed on basically the same terms as other single or multifamily housing. Newberg has not identified a specific need for these types of housing, though both types of housing are allowed in Newberg and could be sited on residentially zoned land. Newberg's codes comply with these laws.

Group Housing

According to ORS 197.665, group care homes ("residential homes" housing five or fewer individuals) must be permitted in any residential or commercial zone that allows a single-family dwelling. ORS 197.667 requires that group care facilities ("residential facilities" housing six to fifteen individuals) be allowed in any zone where multifamily residential uses are allowed, and be a conditional use in any zone where multifamily residential uses are allowed. Newberg amended its Development Code to comply with these statutes.

The Federal Fair Housing Act and court rulings also require local governments to allow groups of disabled individuals living together under the same terms as similar groups of non-disabled persons. Newberg amended its zoning regulations to comply with this standard.

Ending Homelessness

In 2009, Yamhill County adopted its *Ten Year Ending Homelessness Plan*. The goal of the plan is not to manage homelessness in the County, but to end it. The plan lists ten actions to achieve this goal.

Action Step 1: Complete full countywide homeless count review and update strategies and goals of the 10-Year Plan

Action Step 2: Adopt Housing First Strategy

Action Step 3: Stop Discharging People into Homelessness

Action Step 4: Improve Outreach to Persons Experiencing Homelessness

Action Step 5: Preserve and Increase the Supply of Affordable Housing in Yamhill County

Action Step 6: Review and Change Development Policies to Encourage Affordable Housing Development

Action Step 7: Prevent Homelessness Before it Starts

Action Step 8: Expand Economic Opportunities

Action Step 9: Improve and Better Assess Homelessness and Housing Data
Action Step 10: Promote Housing and Homelessness Education

The Newberg community can and should participate in these efforts. Implementing Newberg's Affordable Housing Action plan will assist with many of these steps, including Step 5 (increasing the supply of affordable housing), Step 6 (Changing Development Policies), Step 7 (Preventing homelessness).

VII. Actions Needed

In order to meet the housing needs determined above, Newberg and others will need to take the following actions:

1. Designate sufficient land with the Urban Growth Boundary to meet the identified land needs above. Where appropriate, some land within the 2009 Urban Growth Boundary might be redesignated to meet some of this need. In large part, the unmet land needs would need to be met by amending the Urban Growth Boundary and designating sufficient buildable land to 20-year needs.
2. Include sufficient land within the urban reserve area to meet needs beyond UGB planning period.
3. Provide zoning and development regulations that allow and encourage development near the planned densities.
4. Provide public facilities and services necessary to serve residential land.
5. Implement the actions recommended in the Newberg *Affordable Housing Action Plan* as appropriate.
6. Assist in implementing the Yamhill County *Ten Year Ending Homelessness Plan*.

VIII. Conclusion

Newberg can provide for diversity in the type, density and location of housing within the City. By conscientious action, Newberg can ensure there is an adequate supply of affordable housing units to meet the needs of City residents of various income levels and housing needs.

Documents Referenced

Ad Hoc Committee on Newberg's Future, *Report to Newberg City Council*, July 21, 2005
City of Newberg, *Affordable Housing Action Plan*, May 4, 2009
City of Newberg, *Buildable Lands Inventory*, November 2009
Edmonston, Barry - Director, Population Research Center, Portland State University, Portland, Oregon. *Population Projection for Newberg, Yamhill County, Oregon: 2000 to 2040*, March 25, 2004.
Johnson-Gardner, The Benkendorf Associates Corporation, *Newberg Housing and Residential Land Needs Report*, June 30, 2004.
Michael Brandt, Yamhill County Planning Director, letter to Barton Brierley, Newberg Planning and Building Director, October 31, 2006.
Yamhill County, Oregon, *Ten Year Ending Homelessness Plan*, June 29, 2009

Exhibit B:

Proposed Comprehensive Plan Amendments Housing and Institutional Land Needs

The following are revisions to the Comprehensive Plan Land Need and Supply section. Addition to the text are shown as underlined, deletions are shown as ~~strikethrough~~.

SECTION 1 – Amend the LAND NEED AND SUPPLY Section B as follows:

B. HOUSING AND RESIDENTIAL LAND NEEDS

1. Housing Needs.

In order to determine the amount of residential land needed, Newberg used Johnson Gardner to create a Housing Needs Analysis. That analysis examined the demographic, housing cost, and household income data for the City of Newberg to determine the need for specific housing types: single-family, multi-family, and manufactured homes. Two adjustments were made to the Johnson Gardner residential land need analysis:

- ~~Development projects that were in the land use approval process during the preparation of the needs analysis were subtracted from the overall 2005-2025 need.~~
- 49 dwelling units displaced by the proposed Newberg-Dundee Bypass were added to the housing need.
- As an efficiency measure, 1 percent of dwellings were allocated to mixed-use developments in non-residential areas, such as upper floor dwellings in commercial areas.

The result is the future housing needs projections shown in Table IV-2.

Table IV-2. Future Housing Need by Housing Type (number of dwelling units)

	Single Family		Multi Family		Manufactured		Total
	Detached	Attached	Medium Density	High Density	Parks	Subdivision	
	50%	7%	15%	23%	2%	2%	100%
2005 to 2025	3,377	492	1,022	1,533	140	140	6,704
2026 to 2040	3,234	471	978	1,467	135	135	6,420
Total	6,611	963	2,000	3,000	275	275	13,124

Source: Johnson Gardner

Table IV-2. Future Housing Need by Housing Type (number of dwelling units)

	<u>Single Family</u>		<u>Multi-Family</u>		<u>Manufactured</u>		<u>Mixed-Use</u>	<u>Total</u>
	<u>Detached</u>	<u>Attached</u>	<u>Medium Density</u>	<u>High Density</u>	<u>Parks</u>	<u>Sub-division</u>		
	<u>50%</u>	<u>7%</u>	<u>15%</u>	<u>23%</u>	<u>2%</u>	<u>2%</u>	<u>1%</u>	<u>100%</u>
<u>2010-2030</u>	<u>3,796</u>	<u>531</u>	<u>1,139</u>	<u>1,746</u>	<u>152</u>	<u>152</u>	<u>76</u>	<u>7,592</u>
<u>2031-2040</u>	<u>2,190</u>	<u>307</u>	<u>657</u>	<u>1,007</u>	<u>88</u>	<u>88</u>	<u>44</u>	<u>4,380</u>
<u>Total</u>	<u>5,986</u>	<u>838</u>	<u>1,796</u>	<u>2,754</u>	<u>239</u>	<u>239</u>	<u>120</u>	<u>11,972</u>

Source: Johnson Gardner

The residential land need is determined by assigning each housing type to a comprehensive plan designation – low density residential (LDR), medium density residential (MDR), and high density residential (HDR) (Table IV-3).

Table IV-3. Housing Types by Plan and Zone Category

<u>Single Family</u>		<u>Multi-Family</u>		<u>Manufactured</u>		<u>Mixed-Use</u>
<u>Detached</u>	<u>Attached</u>	<u>Medium Density</u>	<u>High Density</u>	<u>Park</u>	<u>Subdivision</u>	
<u>80% LDR</u> <u>20% MDR</u>	<u>MDR</u>	<u>MDR</u>	<u>HDR</u>	<u>MDR</u>	<u>LDR MDR</u>	<u>COM</u>
<u>80% R-1</u> <u>20% R-2 ±</u>	<u>R-2</u>	<u>R-2</u>	<u>R-3</u>	<u>R-2</u>	<u>R-2 ±</u>	<u>C-1, C-2,</u> <u>C-3, R-P</u>

Source: Johnson Gardner

Table IV-4 presents the 2010-2030 ~~2025~~ and 2031-2040 housing unit need by comprehensive plan designation.

Table IV-4. Adjusted Housing Unit Need

<u>Plan Designation</u>	<u>Units Needed 2005-2025</u>	<u>Units Needed 2026-2040</u>
<u>LDR</u>	<u>2,691</u>	<u>3,234</u>
<u>MDR</u>	<u>1,556</u>	<u>1,719</u>
<u>HDR</u>	<u>1,473</u>	<u>1,467</u>
<u>TOTAL</u>	<u>5,720</u>	<u>6,420</u>

<u>Plan Designation</u>	<u>Units Needed 2010-2030</u>	<u>Units Needed 2031-2040</u>
<u>LDR</u>	<u>3,037</u>	<u>1,752</u>
<u>MDR</u>	<u>2,733</u>	<u>1,577</u>
<u>HDR</u>	<u>1,746</u>	<u>1,007</u>
<u>COM</u>	<u>76</u>	<u>44</u>
<u>TOTAL</u>	<u>7,592</u>	<u>4,380</u>

2. Planned Residential Densities

Table IV-5 below shows the recent trends for residential density, as reported by the Ad Hoc Committee on Newberg’s Future (2005). The Table shows the planned residential densities per the Newberg Comprehensive Plan housing element. The plan is for a 25% increase in residential densities from recent trends.

Table IV-5. Planned Residential Densities

		Recent Trends	Planned Density
Single Family	<u>Units/Gross Acre</u>	3.6	4.4
	Average Lot Size	9,800 sf	8,000 sf
Med Density Multi-Family	<u>Units/Gross Acre</u>	5.8	9
	Type	Single Family	Townhouses and Duplexes
High Density Multi-Family	<u>Units/Gross Acre</u>	15.4	16.5
	Type	2 story apts with surface parking	2-3 story apts with surface parking
Average	<u>Units/Gross Acre</u>	<u>5.4</u>	<u>6.8</u>
	<u>Units/Net Acre</u>	6.8	<u>8.5</u> 3

3. Residential Land Need

The total amount of residential land needed for housing was calculated by dividing the dwelling units needed by the planned residential densities. The total buildable residential land needs through ~~2025~~ 2030 and 2040 are shown in Table IV-6.

Table IV-6. Buildable Residential Land Need

Plan Designation	Density (du/ac.)	Dwelling Units Needed (2005-2025)	Buildable Acres Needed (2005-2025)	Dwelling Units Needed (2026-2040)	Buildable Acres Needed (2026-2040)
LDR	4.4	2,694	612	3,234	735
MDR	9	1,556	173	1,719	191
HDR	16.5	1,473	89	1,367	83
Total		5,720	874	6,320	1,009

Plan Designation	Density (du/gross ac.)	Dwelling Units Needed (2010-2030)	Buildable Acres Needed (2010-2030)	Dwelling Units Needed (2031-2040)	Buildable Acres Needed (2030-2040)
LDR	<u>4.4</u>	<u>3,037</u>	<u>690</u>	<u>1,752</u>	<u>398</u>
MDR	<u>9</u>	<u>2,733</u>	<u>304</u>	<u>1,577</u>	<u>175</u>
HDR	<u>16.5</u>	<u>1,746</u>	<u>106</u>	<u>1,007</u>	<u>61</u>
Total		<u>7,516</u>	<u>1,100</u>	<u>4,336</u>	<u>634</u>

4. Residential Land Need and Supply

Comparing the residential land need the current supply, the City has a deficit of residential land to meet needs through ~~2030~~2025 in all residential categories. It also has a deficit of land within the URA to meet the needs from ~~2026-2040~~ 2031-240. Table IV-7 compares the amount of residential land with the available supply.

Table IV-7: Buildable Residential Land Needs vs. Supply

Plan Designation	Buildable Acres Needed 2005-2025	Buildable Acres in UGB (2004)	Surplus (Deficit) for 2005-2025	Buildable Acres Needed 2026-2040
LDR	612	359	(253)	735
MDR	173	142	(31)	191
HDR	89	13	(76)	83
Total	874	514	(380)	1009

Plan Designation	Buildable Acres Needed 2010-2030	Buildable Acres in UGB (2009)	Surplus (Deficit) for 2010-2030	Buildable Acres Needed 2031-2040
LDR	690	585	(105)	398
MDR	304	132	(172)	175
HDR	106	45	(61)	61
Total	1,100	762	(338)	634

SECTION 2 – Amend the LAND NEED AND SUPPLY Section E as follows:

E. INSTITUTIONAL LAND SUPPLY AND NEED

Newberg has estimated the land need for public and quasi-public institutional uses based on consultation with the Newberg School District, the Chehalem Park and Recreation District, Portland Community College, George Fox University, private schools, and per capita needs based on the future population forecast (Table IV-12).¹

Table IV-13. Summary of Institutional Land Needs (buildable acres)

Category	2025 <u>2010-2030</u>	2040
Schools	85 <u>128</u> acres	105
Parks	85 <u>115</u> acres	115
Other	79 <u>96</u> acres	128
Total	249 <u>339</u> acres	348

School needs for the 2010-2030 period include needs for one alternative high school (3-5 acres), two elementary schools (10-12 acres), one middle school (redevelop approximately 8 acres of existing 16 acre site), one high school and academic campus (30-50 acres), one or more private schools (30 acres), George Fox University athletic facilities (22 acres on currently owned site), and a Portland Community College Campus (15 acres). Veritas owns a site for a school on North College Street (5 buildable acres), George Fox University owns the athletic field site (22 acres), and Portland Community College has acquired a site

¹ Ad Hoc Committee on Newberg’s Future (2005), Report to Newberg City Council

for its campus (15 acres). As an efficiency measure, total land needs were calculated using the low end of each range, effectively reducing land needs by 15 to 20%.

Parks needs for the 2010-2030 period include needs for four to six new neighborhood parks, two to three community parks, and one city-wide park. Chehalem Park and Recreation District owns one site along Hess Creek at the end of Corinne Drive for either a large neighborhood park or small community park. The old landfill site in the riverfront area could meet the need for a city-wide park.

Other institutional needs include needs for city and public facilities, religious institutions, cemeteries, and miscellaneous private facilities. City and public facilities needs include needs for water and wastewater plant expansions, reservoirs, fire and police stations, and park and ride lots. Needs for City and public facilities include 45 acres for the 2010-2030 period. Newberg recently purchased a parcel with approximately 13 buildable acres for a wastewater treatment plant expansion, an animal shelter, and a possible public works yard.

Needs for religious institutions, cemeteries, and other private institutions were projected based on current land to population ratios. Religious institutions are projected to need 44 acres for the period 2010-2030. Cemeteries and private facilities are projected to need 7 acres for the period 2010-2030.

Public and semi-public institutions (schools, parks, churches, etc.) are often located in or near residential neighborhoods. These facilities are often developed on residential land and are only zoned for public uses after they have been acquired by the institution for a specific purpose. Newberg has not designated specific parcels for future institutions without the consent of the property owner and/or the institution. At the same time, Newberg needs to ensure an adequate supply of land for future growth of the community as complete neighborhoods with housing, parks, schools and churches. In order to provide an adequate supply of land, some of the institutional uses may locate on infill sites within the UGB and would take away from the residential or other land supply. Additional unmet need will have to be satisfied in the future growth.

For the 2031-2040 period, institutional needs were projected simply by extending the same ratio of land to population as projected for the 2010-2030 period.

Table IV-14. 2031-2040 Institutional Land Needs (Buildable Acres)

<u>Projected population growth 2010-2030</u>	<u>18,373</u>
<u>Institutional land needs 2010-2030</u>	<u>339 acres</u>
<u>Institutional land needs per 1,000 population</u>	<u>18.5 acres</u>
<u>Projected population growth 2030-2040</u>	<u>11,227</u>
<u>Projected institutional land needs 2030- 2040</u>	<u>207 acres</u>

SECTION 3 – Amend the LAND NEED AND SUPPLY Section F as follows:

F. SUMMARY OF LAND NEEDS

Table IV-15 summarizes the future land needs for the Newberg urban area.

Table IV-14. Future Land Needs and Supply, Newberg Urban Area

Plan Designation	Buildable Acres Needed 2005-2025	Buildable Acres in UGB (2004)	Surplus (Deficit) for 2005-2025	Buildable Acres Needed 2026-2040	Buildable Acres In URA (2004)	Surplus (Deficit) 2026-2040
LDR	612	359	(253)	735		
MDR	173	142	(31)	191		
HDR	89	13	(76)	83		
COM	111	105	(6)	109		
IND	50	99	49	37		
IND (Large Site)	100	60	(40)	120		
P	85	0	(85)	115		
I, PQ, or other Inst.	164	0	(164)	233		
Total	1,384	778	(606)	1,623	467	(1,156)

Table IV-15: Future Land Needs and Supply, Newberg Urban Area

Use Type	Buildable Acres Needed 2010-2030	Buildable Acres in UGB (2009)	Surplus (Deficit) for 2010-2030	Buildable Acres Needed 2031-2040	Buildable Acres In URA (2009)	Surplus (Deficit) 2031-2040
Low Density Res.	690	585	(105)	398		
Medium Density Res.	304	132	(172)	175		
High Density Res.	106	45	(61)	61		
Commercial	121	120	(1)	68		
Industrial	183	56	(127)	117		
Parks	115	41	(74)	207		
Institutional	224	92	(132)			
Total	1,743	1,071	(672)	1,027	381	(646)

Exhibit C to Planning Commission Resolution 2010-276

Findings

Housing

ORS 197.303 “Needed housing” defined.

(1) As used in ORS 197.307, until the beginning of the first periodic review of a local government’s acknowledged comprehensive plan, “needed housing” means housing types determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels. On and after the beginning of the first periodic review of a local government’s acknowledged comprehensive plan, “needed housing” also means:

(a) Housing that includes, but is not limited to, attached and detached single-family housing and multiple family housing for both owner and renter occupancy;

(b) Government assisted housing;

(c) Mobile home or manufactured dwelling parks as provided in ORS 197.475 to 197.490; and

(d) Manufactured homes on individual lots planned and zoned for single-family residential use that are in addition to lots within designated manufactured dwelling subdivisions.

(2) Subsection (1)(a) and (d) of this section shall not apply to:

(a) A city with a population of less than 2,500.

(b) A county with a population of less than 15,000.

(3) A local government may take an exception to subsection (1) of this section in the same manner that an exception may be taken under the goals.

Statewide Planning Goal 10

To provide for the housing needs of citizens of the state.

Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.

Newberg Comprehensive Plan Goal I: Housing

To provide for diversity in the type, density and location of housing within the City to ensure there is an adequate supply of affordable housing units to meet the needs of City residents of various income levels.

OAR 660-008-0010 Allocation of Buildable Land

The mix and density of needed housing is determined in the housing needs projection. * * *

Finding: The amendment determines the number and type of housing units needed through 2030 and 2040, based on professional projections of population, income levels, and types of housing units needed for the projected price ranges and rent levels. It provides for diversity in the type and density of housing within the City. It identifies needs for “needed housing” as defined above.

Recreation

Statewide Planning Goal 8: Recreational Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Newberg Comprehensive Plan Goal G.2.

To provide adequate recreational resources and opportunities for the citizens of the community and visitors.

Newberg Comprehensive Plan Policy G.4.a

Recreational facilities and services shall expand to meet growing recreational demands. In cooperation with Chehalem Park and Recreation District, these demands shall periodically be assessed and plans for programs and facilities shall be revised accordingly.

Finding: Future park needs were determined in coordination with the Chehalem Park and Recreation District and in accordance with the comprehensive plan parks needs policies. Future needs were reported by the Ad Hoc Committee on Newberg's Future Report to City Council. Needs were adopted into the comprehensive plan by Ordinance 2005-2626, adopted November 21, 2005. The current amendment adjusts future parks needs according to time periods through 2030 and 2040.

Public Facilities and Services

Statewide Planning Goal 11: Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Newberg Comprehensive Plan Goal L. Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development.

Newberg Comprehensive Plan L.5.j.

Recognizing that schools are part of a developing community, plans for future growth shall provide adequate land to meet the needs of the area's schools.

Finding: Future public institutional needs were determined in coordination with the Newberg Public Works Department and other agencies. Future school needs were determined in coordination with the Newberg School District, George Fox University, Portland Community College, and private schools. Future needs were reported by the Ad Hoc Committee on Newberg's Future Report to City Council. Needs were adopted into the comprehensive plan by Ordinance 2005-2626, adopted November 21, 2005. The current amendment adjusts future school and public facilities and services needs according to time periods through 2030 and 2040.

Land Use Planning

Statewide Planning Goal 2, PART I -- PLANNING

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Newberg Comprehensive Plan Goal B. LAND USE PLANNING

To maintain an on-going land use planning program to implement statewide and local goals. The program shall be consistent with natural and cultural resources and needs.

Finding: The proposed amendment updated residential and institutional land needs consistent with current data. The data provides an adequate factual basis for future decisions and actions.

ORS 195.036 *Area population forecast; coordination.*

The coordinating body under ORS 195.025 (1) shall establish and maintain a population forecast for the entire area within its boundary for use in maintaining and updating comprehensive plans, and shall coordinate the forecast with the local governments within its boundary.

OAR 660-024-0040 *Population Forecasts*

(1) Counties must adopt and maintain a coordinated 20-year population forecast for the county and for each urban area within the county consistent with statutory requirements for such forecasts under ORS 195.025 and 195.036. Cities must adopt a 20-year population forecast for the urban area consistent with the coordinated county forecast, except that a metropolitan service district must adopt and maintain a 20-year population forecast for the area within its jurisdiction. In adopting the coordinated forecast, local governments must follow applicable procedures and requirements in ORS 197.610 to 197.650 and must provide notice to all other local governments in the county. The adopted forecast must be included in the comprehensive plan or in a document referenced by the plan.

Finding: Newberg has adopted, acknowledged and coordinated population projections for the Newberg urban area through 2040. The proposed amendments do not change or alter those projections. Yamhill County adopted a 20-year population forecast for the county and for each urban area within the county as part of its Transportation System Plan. Newberg adopted a population forecast for the Newberg urban area in five-year increments through 2040 through Ordinance 2005-2626, adopted November 21, 2005. This forecast was acknowledged through the post acknowledgment plan amendment process in 2005.

After notice to all other local governments in the county, Yamhill County coordinated the Newberg adopted forecast on October 31, 2006. State rules require counties to coordinate population forecasts, but do not specify how that coordination must be done. Yamhill County has adopted Board Order 01-582, adopting a process for coordinating population projections. Yamhill County coordinated the population projection in accordance with the established procedures.

Note that OAR 660-024-0030 (4) provides a “safe harbor” method for creating a population forecast. This safe harbor method is not required and was not used in this case. ORS 195.034 provides an alternative method of forecasting population where a County has not yet coordinated population forecasts. This method is not required, and was not used since Yamhill County has coordinated the population forecast as required by ORS 195.036 and OAR 660-024-0040.

Land Needs

OAR 660-024-0040(1) Land Need

(1) The UGB must be based on the adopted 20-year population forecast for the urban area described in OAR 660-024-0030, and must provide for needed housing, employment and other urban uses such as public facilities, streets and roads, schools, parks and open space over the 20-year planning period consistent with the land need requirements of Goal 14 and this rule. The 20-year need determinations are estimates which, although based on the best available information and methodologies, should not be held to an unreasonably high level of precision.

OAR 660-008-0005 (4)

(4) "Housing Needs Projection" refers to a local determination, justified in the plan, of the mix of housing types and densities that will be:

(a) Commensurate with the financial capabilities of present and future area residents of all income levels during the planning period;

(b) Consistent with any adopted regional housing standards, state statutes and Land Conservation and Development Commission administrative rules; and

(c) Consistent with Goal 14 requirements.

Finding: The amendments provide need determinations through 2030 and 2040 for needed housing and other urban uses, including public facilities, some streets and roads, schools, parks and open space. These estimates are based on the best available information and methodologies. The proposed amendment does not alter the UGB: this will need to be done through a future process.

Land Inventory

660-024-0050(1) Land Inventory and Response to Deficiency

*(1) When evaluating or amending a UGB, a local government must inventory land inside the UGB to determine whether there is adequate development capacity to accommodate 20-year needs determined in OAR 660-024-0040. For residential land, the buildable land inventory must include vacant and redevelopable land, and be conducted in accordance with OAR 660-007-0045 or 660-008-0010, whichever is applicable, and ORS 197.296 for local governments subject to that statute. * * **

OAR 660-008-0005(2)

(2) "Buildable Land" means residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses. Publicly owned land is generally not considered available for residential uses. Land is generally considered "suitable and available" unless it:

(a) Is severely constrained by natural hazards as determined under Statewide Planning Goal 7;

(b) Is subject to natural resource protection measures determined under statewide Planning Goals 5, 15, 16, 17, or 18;

(c) Has slopes of 25 percent or greater;

(d) Is within the 100-year flood plain; or

(e) Cannot be provided with public facilities.

OAR 660-008-0010 Allocation of Buildable Land

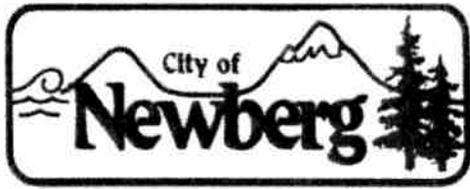
** * * Sufficient buildable land shall be designated on the comprehensive plan map to satisfy housing needs by type and density range as determined in the housing needs projection. The local buildable lands inventory must document the amount of buildable land in each residential plan designation.*

Findings: The buildable lands inventory was prepared in accordance with the rules above. It documents the amount of buildable land in each comprehensive plan designation. The Newberg Buildable Lands Inventory is maintained using a GIS data base. Buildable land excludes:

- All lands with greater than 25 percent slope
- Land within the Stream Corridor (SC) subdistrict, which includes land within the 100-year flood plain.
- Street and railroad right-of-ways that had tax lot numbers assigned.
- Permanent open space.
- Vacant lots less than 0.05 acres, except platted residential lots.
- Lots or portions of lots that, because of odd shape, topography, irregular placement of buildings, or limited accessibility could not be readily developed if urban services were available.
- Lots or portions of lots within the Newberg-Dundee Bypass corridor (Alternative Modified 3J), as shown on the “build design alternatives options” published by ODOT August 2008 and found at www.newbergdundeebypass.org.

For infill and redevelopment, it includes residential lots with single family dwellings and more than twice the minimum lot size. For these, the developed area is either 0.172 ac. (7500 sf), or the actual developed area of the lot determined by aerial photography, including the house and substantial buildings, actively used yards and enclosed areas immediately surrounding the structures, and parking areas.

The housing element reveals a deficit of buildable land to meet 20-year needs in every residential category. In order to meet the housing needs determined above, as a future action Newberg, in coordination with Yamhill County will need to designate sufficient land with the Urban Growth Boundary within each residential category. Where appropriate, some land within the 2009 Urban Growth Boundary might be redesignated to meet some of this need. In large part, the unmet land needs would need to be met by amending the Urban Growth Boundary and designating sufficient buildable land to 20-year needs.



Buildable Lands Inventory



Prepared by Newberg Planning and Building Division
Data as of November 2009

Newberg Buildable Lands Inventory

The Newberg Buildable Lands Inventory is maintained using a GIS data base. All land within the Newberg UGB and urban reserve area within designated tax lots is classified as either buildable, non-buildable, or developed according to the following definitions. Land not within tax lots, such as street right-of-ways and the Willamette River is not inventoried.

Buildable (excluding employment land)

For residential and other non-employment land, the following lots or portions of lots are considered “buildable”

- Lots or portions of lots not classified as “non-buildable” or “developed” below.
- A lot without generally sound structures, parking areas, actively used and maintained recreation areas, or other uses.
- That portion of a lot not developed for other uses, including a portion of a non-residential or multi-family lot not used or required for landscaping, lot coverage, parking, setbacks or other uses.
- Lots in agricultural use, excluding areas with generally sound structures.

Buildable (for employment land)

Employment land includes lots that have any “Industrial” or “Commercial” comprehensive plan designation. This includes land in the “Employment” Springbrook District, specific plan industrial or commercial districts, and land in the MIX comprehensive plan district zoned industrial or commercial, or Residential-Professional where the last known intended use is primarily an employment use. It includes Public/Quasi-Public land designated land with commercial or industrial zoning, or with an institutional zone near Providence Newberg Medical Center. It excludes publicly owned properties intended for city facilities such as the wastewater treatment plant expansion.

For employment land, the term “buildable land” is consistent with the terms defined in OAR 660-009-0005 as “total supply” of “vacant” or “developed” employment land that is “suitable” and “serviceable.” It includes lots that are:

- equal to or larger than one half-acre not currently containing permanent buildings or improvements; or
- between one-half and five acres that are likely to be redeveloped during the planning period; or
- equal to or larger than five acres where less than one half-acre is occupied by permanent buildings or improvements.

Non-buildable

Non-buildable lands include lots or portions of lots as follows:

- All lands with greater than 25 percent slope (or over 10 percent for employment lands).
- Land within the Stream Corridor (SC) subdistrict, which includes land within the 100-year flood plain.
- Street and railroad right-of-ways that had tax lot numbers assigned.
- Permanent open space.
- Vacant lots less than 0.05 acres, except platted residential lots.
- Lots or portions of lots that, because of odd shape, topography, irregular placement of buildings, or limited accessibility could not be readily developed if urban services were available.
- Lots or portions of lots within the Newberg-Dundee Bypass corridor (Alternative Modified 3J), as shown on the “build design alternatives options” published by ODOT August 2008 and found at www.newbergdundeebypass.org.

Developed

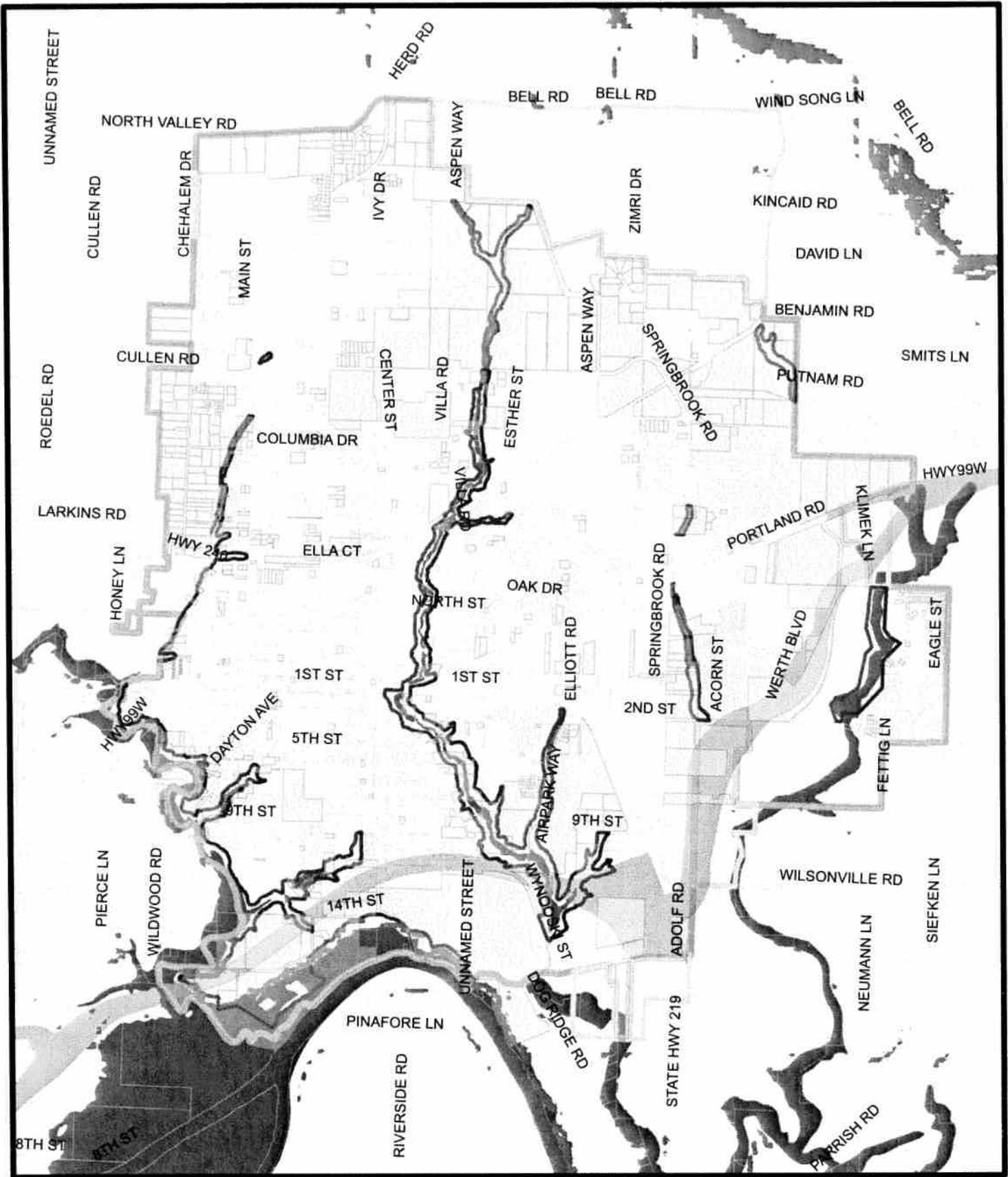
Developed land includes lots or portions of lots as follows:

- Residential lots with less than twice the minimum lot size with generally sound structures on them.
- Residential lots with single family dwellings less than twice the minimum lot size: The developed area is either 0.172 ac. (7500 sf), or the actual developed area of the lot determined by aerial photography, including the house and substantial buildings, actively used yards and enclosed areas immediately surrounding the structures, and parking areas.
- The actual developed area of non-residential or multi-family lots as determined by aerial photography or site plans, including the substantial buildings, parking areas, landscaped areas, and storage areas.
- Cemeteries.
- Park land, public and quasi-public buildings and land that has been developed and is under active use, such as play fields.
- Developed portions of the Sportsman Airpark.
- Parking lots.
- Land where a building or other permit is issued allowing development of the property. If the permit is not acted on and expires, the inventory returns the land to “buildable”.

Newberg Buildable Lands Inventory

Summary Table
November, 2009

Use Type	Buildable Acres As of November 2009	Comprehensive Plan Designations Included
Low Density Res.	585	LDR, LDR/1A, LDR 6.6, LDR/RD, LDR/SP, SD/LDR
Medium Density Res.	132	MDR, MDR/RD, SD/MRR, MDR/SP
High Density Res.	45	HDR, HDR/SP, SD/V (portion allocated to residential)
Commercial	120	COM, SD/V (portion allocated to commercial), SD/NC, SD/H, COM/RD, COM/SP, MIX (Zoned C-2), MIX/SP (portion allocated to commercial)
Industrial	56	IND, IND/RD, SD/E, MIX (Zoned M-1 or M-2)
Parks	41	P, P/RD, buildable land owned by CPRD in other districts
Public/Quasi-Public	92	PQ, buildable land in other districts owned by public agency other than CPRD and intended for institutional uses
UGB Total	1,071	
Urban Reserve	381	

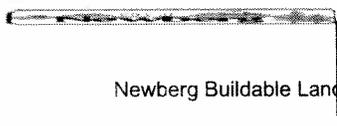


Newberg Buildable Lands Inventory

November 2009

Legend

-  Parcels with some buildable land
 -  Urban Reserve Area
 -  Steep Slopes
 -  Stream Corridor
 -  Bypass Corridor
 -  Urban Growth Boundary
- ZONE**
 Page 77 of 193
 100-year flood plain



TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3218BA 00400	2201 CHEHALEM DR N	2.018 LDR	VLDR1				0.172	1.846	0
3218BA 00301	CHEHALEM DR N	1.52 LDR	VLDR1				0.172	1.348	0
3219DB 04690	GARFIELD S / SEVENTH E	1.929 MDR	R-2				0.5	0.916	0.512
3219AC 05702	DAYTON AVE	0.499 LDR	R-1				0.172	0.327	0
3219AC 06500	521 DAYTON AVE	1.646 LDR	R-1			LDR9000	0.5	0.659	0.487
3208 04300	3201 ASPEN WAY N	20.072 SD/LDR	SD/LDR				0.3	19.772	0
3207AA 01400	909 CAMELIA DR E	0.864 LDR	VLDR1				0.172	0.692	0
3207AA 01701	GARDEN DR N	0.392 LDR	VLDR1				0	0.392	0
3207 00300	4101 TERRACE DR N	2.7 LDR	AF10				0.172	2.528	0
3207AA 01704	NORTH VALLEY ROAD	0.564 LDR	VLDR1				0	0.564	0
3207AA 01703	NORTH VALLEY ROAD	0.532 LDR	VLDR1				0.172	0.36	0
3207AA 01600	4108 GARDEN DR N	0.502 LDR	VLDR1				0.172	0.33	0
3207 00600	25300 NORTH VALLEY ROAD	13.4 LDR	AF10				0.172	12.258	0.97
3207 00700	25240 NORTH VALLEY ROAD	6.779 LDR	AF10				0.172	5.946	0.661
3207 00900	25005 NORTH VALLEY ROAD	10.778 PQ	AF10				0	10.778	0
3207 00800	25020 NORTH VALLEY ROAD	5.11 LDR	AF10				0.8	4.293	0.017
3207AA 00701	TERRACE DR N	0.414 LDR	VLDR1				0.172	0.242	0
3207AA 00800	4009 GARDEN DR N	0.414 LDR	VLDR1				0.172	0.242	0
3207 00400	4009 TERRACE DR N	2.114 LDR	AF10				0.172	1.896	0.046
3207AA 00700	TERRACE DR N	0.413 LDR	VLDR1				0.172	0.241	0
3207AA 00900	4001 GARDEN DR N	0.413 LDR	VLDR1				0.172	0.241	0
3207 00500	3805 TERRACE DR N	7.716 LDR	R-1				0.172	7.487	0
3207AA 00600	3916 TERRACE DR N	0.412 LDR	VLDR1				0.172	0.24	0
3207AA 01000	808 CAMELIA DR E	0.413 LDR	VLDR1				0.172	0.241	0
3207AA 01200	900 CAMELIA DR E	0.441 LDR	VLDR1				0.172	0.269	0
3207AA 01702	NORTH VALLEY ROAD	0.538 LDR	VLDR1				0.172	0.366	0
3207AD 00100	COLLEGE N	0.331 LDR	VLDR1				0	0.331	0
3207AD 00201	COLLEGE N	0.427 LDR	VLDR1				0.172	0.255	0
3207AD 00200	COLLEGE N	0.493 LDR	VLDR1				0.172	0.321	0
3207AA 01300	912 CAMELIA DR E	0.423 LDR	VLDR1				0.172	0.251	0
3207AA 00500	3904 TERRACE DR N	0.412 LDR	VLDR1				0.172	0.24	0
3207AA 01100	3909 GARDEN DR N	0.528 LDR	VLDR1				0.172	0.356	0
3207AD 00400	TERRACE DR N	1.342 LDR	VLDR1				0.172	1.17	0
3207AD 00300	3713 COLLEGE N	0.821 LDR	VLDR1				0.172	0.649	0
3208CB 00700	1318 OAK KNOLL CT	0.326 LDR SP	R-1 SP				0.115	0.211	0
3208BC 00304	1125 / 3701 ALEXANDRA DR	0.185 LDR SP	R-1 SP				0	0.185	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3208BC 00303	3715 KNOLL DR	0.19	LDR SP	R-1 SP			0	0.19	0
3208BC 00307	1025 ALEXANDRA DR	0.169	LDR SP	R-1 SP			0	0.169	0
3208BC 00306	1101 ALEXANDRA DR	0.169	LDR SP	R-1 SP			0	0.169	0
3208BC 00305	1115 ALEXANDRA DR	0.17	LDR SP	R-1 SP			0	0.17	0
3207AD 00900	3612 COLLEGE N	0.567	MDR SP	R-2 SP			0.172	0.395	0
3208 04000	3629 ASPEN WAY N	54.243	SD/LDR	SD/LDR			1.54	49.691	3.031
3208 04100	3413 ASPEN WAY N	12.562	SD/LDR	SD/LDR			0	8.598	3.947
3208 04200	3609 ASPEN WAY N	5.035	SD/LDR	SD/LDR			2	3.035	0
3207AC 00600	3517 COLLEGE N	0.493	LDR	AF10			0.172	0.323	0
3218DC 02800	215 NORTH W	0.598	MDR	R-2			0.172	0.426	0
3219DB 04900	715 DAYTON AVE	0.694	LDR	R-1		LDR9000	0.403	0	0.291
3219DA 00202		0.184	MDR	R-2			0	0.184	0
3218BD 00500	1500 CHEHALEM DR N	1.927	LDR	VLDR1			0.172	1.755	0
3218BD 00900		1.711	LDR	VLDR1			0	1.711	0
3216CA 00200	HADLEY RD N	0.234	LDR	R-1			0	0.234	0
3218DA 02100	1103 MERIDIAN N	3.376	LDR	R-1			0.172	3.203	0
3219DC 03704	LINDGREN DR W	0.852	MDR	R-2			0	0.494	0.358
3217CA 00600	1910 ORCHARD DR	0.208	LDR	R-1			0	0.208	0
3218DB 00605	1121 MARGUERITE WAY	0.4	HDR	R-3			0.115	0.285	0
3219BD 01000	520 THIRD W	3.821	IND	M-2		HI	3.266	0	0.555
3219BD 03790	217 OLD HWY 99W	0.34	MDR	R-2			0	0.338	0.002
3219BD 02400	521 FIFTH W	2.238	LDR	R-1		LDR9000	0	1.65	0.588
3220BC 00200	410 WYNOOSKI	0.421	MDR	R-2			0.172	0.226	0.023
3219AC 06505	525 DAYTON AVE	1.461	LDR	R-1		LDR9000	0.172	0.9	0.389
3207 03202	2900 CRATER LN	0.909	LDR	R-1			0	0.909	0
3207AC 00800	3509 COLLEGE N	0.976	LDR	R-1			0.172	0.808	0
3208 04101	3413 ASPEN WAY N	7.813	SD/LDR	SD/LDR			0	7.19	0.623
3220BD 01202	1518 THIRD E	0.172	HDR	R-3			0.115	0.209	0.628
3208 04500	MOUNTAINVIEW DR E	13.846	SD/LDR	SD/LDR			0	13.846	0
3208 04600	2913 ASPEN WAY N	4.273	SD/LDR	SD/LDR			0.48	3.793	0
3207DD 01500	713 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3207DD 01600	801 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3207DD 01700	805 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3207DD 01800	809 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3209CD 01000	SPRINGBROOK RD N	0.135	SD/H	SD/H			0	0.126	0
3207DB 04600	3000 CRATER LN	0.474	LDR	R-1			0.172	0.302	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3207DB 04700	209 EDGEWOOD DR W	0.826	LDR	R-1			0	0.826	0
3209 02400	3104 ZIMRI DR N	9.401	LDR	AF10			0.172	9.229	0
3207AA 00400	3909 COLLEGE N	0.874	LDR	VLDR1			0.172	0.702	0
3207AA 00490	916 CAMELIA DR E	0.594	LDR	VLDR1			0.172	0.422	0
3207AA 01500	917 CAMELIA DR E	0.45	LDR	VLDR1			0.172	0.278	0
3209 02500	3004 ZIMRI DR N	4.739	LDR	AF10			0.34	4.399	0
3208 04400	MOUNTAINVIEW DR E	31.464	SD/LDR	SD/LDR			0	27.627	3.835
3207AD 00700	3720 COLLEGE N	2.829	LDR	VLDR2.5			0.172	2.657	0
3208BC 00300	1010 MADISON DR	0.222	LDR SP	R-1 SP			0	0.222	0
3208BC 00301	1100 MADISON DR	0.451	LDR SP	R-1 SP			0.115	0.336	0
3207 03201	2900 CRATER LN	1.215	LDR	R-1			0.172	1.043	0
3208AD 01600	2705 ZIMRI DR N	2.118	SD/LDR	SD/LDR			2.02	0.09800002	0
3208AD 01500	2809 ZIMRI DR N	1.163	LDR	VLDR1			0.172	0.991	0
3207 04100	2709 CHEHALEM DR N	4.779	MDR	AF10			0.172	2.828	1.779
3207DD 00500	2808 COLLEGE N	0.409	LDR	R-1			0	0.409	0
3207DD 00303	902 HENRY ROAD E	0.558	LDR	R-1			0.172	0.386	0
3208 03601	1216 HENRY ROAD E	1.911	SD/LDR	SD/LDR			0	1.911	0
3208 03600	HENRY ROAD E	27.773	SD/LDR	SD/LDR			0	27.738	0
3208 03700	1317 MOUNTAINVIEW DR E	10.434	SD/LDR	SD/LDR			0.4	10.036	0
3208 03900	1421 MOUNTAINVIEW DR E	18.75	SD/LDR	SD/LDR			0	17.967	0.783
3208AD 01700	ZIMRI DR N	1.105	SD/LDR	SD/LDR			0	1.105	0
3207DD 00600	2712 COLLEGE N	0.437	LDR	R-1			0.172	0.265	0
3208 04700	MOUNTAINVIEW DR E	14.232	SD/LDR	SD/LDR			0	14.232	0
3207 04000	2605 CHEHALEM DR N	4.779	MDR	AF10			0.172	4.561	0.046
3209CD 00100	3709 SPRINGBROOK RD N	4.902	SD/H	SD/H			0	4.902	0
3209 03000	29100 BENJAMIN RD NE	3.501	SD/LDR	SD/LDR			0.57	2.891	0.04
3207 03900	2505 CHEHALEM DR N	4.779	MDR	AF10			0.172	4.607	0
3209 02702	PUTNAM RD NE	19.865	SD/LDR	SD/LDR			0	19.865	0
3217BC 00601	1701 VILLA RD	0.479	LDR	R-1	MDR	R-2	0.172	0.307	0
3209CD 00800	2525 ALLISON LN	0.513	SD/H	SD/H			0.313	0.2	0
3207DD 02700	712 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3207DD 02600	800 GREEN VALLEY DR	0.511	LDR	R-1			0.172	0.339	0
3207DD 02500	804 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3217 03600		1.117	IND	RP LU	SD/E	SD/E	0.921	0.196	0
3216BB 00400	3113 CRESTVIEW DR	11.915	SD/E	SD/E	SD/V	SD/V	3.8	8.115	0
3217BA 01804		0.299	LDR	R-1			0	0.299	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3217BC 00610	1709 VILLA RD	0.45	MDR	R-2			0.172	0.278	0
3209 02690		7.759	SD/E	SD/E	SD/V	SD/H	0	7.759	0
3217BA 00600	2304 ALICE WAY N	0.538	MDR	R-2			0.27	0.268	0
3217AD 00200	1900 EMERY DR N	0.405	LDR	R-1			0.172	0.233	0
3218BD 00200	416 COLUMBIA DR W	1.549	LDR	VLDR1			0.172	1.377	0
3218BD 00100	400 COLUMBIA DR W	1.406	LDR	VLDR1			0.172	1.234	0
3218AC 01200	316 COLUMBIA DR W	1.437	LDR	VLDR1			0.172	0.874	0.391
3218AC 01100	112 COLUMBIA DR W	0.564	LDR	LDR9000			0	0.411	0.153
3217BD 00800	1517 HESS CREEK CT	0.375	LDR	R-1			0.172	0.203	0
3217BD 00900	1521 HESS CREEK CT	0.415	LDR	R-1			0.172	0.243	0
3217BA 00800	2305 ALICE WAY N	1	MDR	R-2			0.34	0.515	0.145
3218AA 02000	512 MELODY LN	0.596	LDR	R-1			0.172	0.424	0
3218AB 01100	2119 CRATER LN N	1.014	MDR	R-2			0.172	0.843	0
3218AB 00600	2120 CRATER LN N	0.664	LDR	VLDR1			0.172	0.492	0
3209 02703	SPRINGBROOK RD N	4.749	SD/V	SD/V	SD/LDR	SD/LDR	0	4.749	0
3209 02701	PUTNAM RD NE	1.896	SD/LDR	SD/LDR			0	1.896	0
3218AB 01001	CHEHALEM DR N	0.974	MDR	VLDR1			0.172	0.802	0
3218AB 01101	CRATER LN N	0.983	MDR	VLDR1			0.172	0.811	0
3220CA 00300	WYNOOSKI	1.834	LDR	R-1	MDR	R-2	0	0.013	1.821
3218AB 00800	CRATER LN N	0.892	LDR	VLDR1			0.172	0.719	0
3217 00100		18.978	SD/LDR	SD/LDR	SD/E	SD/E	0	18.978	0
3216BB 00100	2212 SPRINGBROOK RD N	7.98	SD/V	SD/V	SD/LDR	SD/LDR	0	7.98	0
3216BA 00300	3513 CRESTVIEW DR E	2.338	SD/LDR	SD/LDR			0.34	1.998	0
3218AB 01400	CHEHALEM DR N	0.834	MDR	R-2			0.172	0.663	0
3216BA 00200	3605 CRESTVIEW DR E	4.113	SD/LDR	SD/LDR			0	4.113	0
3216BA 00100	CRESTVIEW DR E	7.458	SD/LDR	SD/LDR			0	7.458	0
3218CA 00702	MAIN N	0.211	LDR	R-1			0	0.211	0
3218AB 01401	CHEHALEM DR N	1.028	MDR	VLDR1			0.172	0.856	0
3218AB 01500	COLUMBIA DR W	2.972	MDR	VLDR1			0.172	2.8	0
3218AB 01600	421 COLUMBIA DR W	2.444	MDR	VLDR1			0.172	2.273	0
3216BB 00200	2102 SPRINGBROOK RD N	0.175	SD/V	SD/V			0	0.17	0
3218AB 01700	2009 CRATER LN N	1.039	MDR	VLDR1			0	1.043	0
3216BB 00201	CRESTVIEW DR E	1.625	SD/V	SD/V			0	1.625	0
3216BB 00202	3301 CRESTVIEW DR E	0.117	SD/V	SD/V			0	0.117	0
3216BB 00203	CRESTVIEW DR E	0.186	SD/V	SD/V			0	0.186	0
3218AA 00200	COLLEGE N	2.388	SD/NC	SD/NC	SD/MRR	SD/MRR	0	2.388	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3216BB 00702	2908 CRESTVIEW DR E	0.397	LDR	R-1			0.172	0.225	0
3216BB 00703	3002 CRESTVIEW DR E	0.441	LDR	R-1			0.172	0.269	0
3217BA 01900	CRESTVIEW CIRCLE	1.12	LDR	R-1			0	0.459	0.661
3216BB 00701	3006 CRESTVIEW DR E	0.44	LDR	R-1			0.172	0.268	0
3216BB 00700	3100 CRESTVIEW DR E	0.512	LDR	R-1			0.172	0.34	0
3216BB 00704	3104 CRESTVIEW DR E	0.48	LDR	R-1			0.172	0.308	0
3216BB 00705	3112 CRESTVIEW DR E	0.474	LDR	R-1			0.172	0.302	0
3216BB 00800	3212 CRESTVIEW DR E	0.17	LDR	R-1			0	0.17	0
3216BB 00801	2015 SPRINGBROOK RD N	0.118	LDR	R-1			0	0.118	0
3218AB 01701	COLUMBIA DR W	1.026	MDR	VLDR1			0	1.026	0
3216BA 00390	3612 CRESTVIEW DR E	0.598	LDR	R-1			0.172	0.426	0
3218AA 03401	1855 COLLEGE N	0.756	MDR	R-2			0.172	0.584	0
3218AB 01702	COLUMBIA DR W	1.034	MDR	VLDR1			0	1.034	0
3216BB 01000	1909 SPRINGBROOK RD N	0.475	LDR	R-1			0.172	0.305	0
3218AA 03500	COLUMBIA DR E	0.581	MDR	R-2			0	0.581	0
3218AA 03501	1815 COLLEGE N	0.372	MDR	R-2			0.172	0.2	0
3217BA 01700	2000 VILLA RD	1.605	LDR	R-1	IND	M-2	0	0.923	0.681
3218AA 03600	COLUMBIA DR E	0.862	MDR	R-2			0.172	0.69	0
3217BC 00200	1404 CRESTVIEW DR E	0.39	MDR	R-2			0.172	0.218	0
3218DB 00102	COLLEGE N	0.306	LDR	R-1			0	0.306	0
3218DB 00101	COLLEGE N	0.224	LDR	R-1			0	0.224	0
3217DC 06800	501 HULET	0.318	COM	C-2			0.129	0.189	0
3220AA 00900	200 ELLIOTT N	3.314	MIX	C-2			2.314	1	0
3219BA 02000	615 FIRST W	0.599	MDR	R-2			0.25	0.353	0
3217BC 00400	1801 VILLA RD	0.379	MDR	R-2			0.172	0.207	0
3217AD 00600	2715 DOUGLAS AVE	0.44	LDR	R-1			0.172	0.268	0
3217BC 00500	1715 VILLA RD	0.379	MDR	R-2			0.172	0.207	0
3229 02200	1301 WYNOOSKI	146.941	IND	HI			123.359	1.6	21.782
3217BC 01812	HOSKINS	0.226	LDR	R-1			0	0.226	0
3218AC 01704	1408-1428 PARKSIDE CT	0.23	LDR	R-1 PD			0	0.23	0
3218AC 01700	1507 MAIN N	0.318	LDR	R-1 PD			0.115	0.203	0
3218AD 06102	1506 COLLEGE N	0.383	LDR	R-1			0.172	0.211	0
3218BD 00401	1600 CHEHALEM DR N	1.683	LDR	VLDR1			0.172	1.511	0
3217CC 01600	915 VERMILLION E	0.327	PQ	R-2			0.115	0.212	0
3220AA 00100	2900 PORTLAND RD	1.696	MIX	C-2			0.3	1.396	0
3219BA 01400	SHERIDAN W	0.482	MDR	R-2		VLDR1	0.172	0.31	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3218DD 14500	717 SHERIDAN E	0.404	MDR	R-2			0.172	0.232	0
3221BB 01000	SPRINGBROOK RD N	0.935	MDR	CO			0	0.935	0
3221BB 00600	116 SPRINGBROOK RD N	0.668	MDR	VLDR1			0.172	0.497	0
3218AA 01800	2205 COLLEGE N	0.72	LDR	R-1			0.172	0.548	0
3219AB 08000	411 FIRST E	0.236	COM	C-3 CC			0	0.236	0
3220BB 03600	1003 FIRST E	0.21	COM	C-3			0	0.21	0
3230 00300	1512 COLLEGE S	1.045	COM RD	VLDR5			0.532	0.5	0.013
3219AC 08000	209 FIFTH W	0.375	LDR	R-1			0.172	0.203	0
3219AC 08401	419 MAIN S	0.196	LDR	R-1			0	0.196	0
3220BD 01602	432 WYNOOSKI	0.362	MDR	R-2	HDR	R-3	0.067	0.071	0.225
3217BC 00800		5.938	LDR	R-1			0.172	5.688	0.078
3220BB 00101		2.477	PQ	C-2		I	0.682	0.5	1.295
3220BD 01603	436 WYNOOSKI	0.364	MDR	R-2	HDR	R-3	0.069	0.027	0.267
3219AC 04301	513 BLAINE S	1.029	HDR	R-3			0.115	0.914	0
3220BD 02000	518 WYNOOSKI	2.198	LDR	R-1	MDR	R-2	0.27	0.33	1.598
3218BD 00600	1408 CHEHALEM DR N	2.237	LDR	VLDR1			0.172	2.065	0
3217BC 00924	1401 BARCLAY WAY	0.376	LDR	R-1			0.172	0.204	0
3218AD 06300	1400 COLLEGE N	0.583	LDR	R-1			0.172	0.411	0
3218DB 00611	1109 MISSION CT	0.338	HDR	R-3			0.115	0.222	0
3218CA 02500	1400 CHEHALEM DR N	0.903	LDR	VLDR1			0.172	0.731	0
3218AD 06402	1306 COLLEGE N	0.451	LDR	R-1			0.172	0.279	0
3218CA 02400	1320 CHEHALEM DR N	0.958	LDR	VLDR1			0.172	0.786	0
3218DB 00606	1120 MARGUERITE WAY	0.319	HDR	R-3			0.115	0.204	0
3218DB 02800	725 COLLEGE N	0.457	LDR	R-1			0.172	0.285	0
3218DB 02300	733 COLLEGE N	2.99	LDR	R-1			0.172	2.818	0
3218DB 00900	1111 COLLEGE N	0.675	LDR	R-1			0.172	0.503	0
3218CA 02300	1308 CHEHALEM DR N	0.959	LDR	VLDR1			0.172	0.787	0
3216CB 00200	1306 SPRINGBROOK RD N	2.596	MDR	R-2			0.92	1.178	0.498
3216CB 00100	SPRINGBROOK RD N	6.019	MDR	R-2			0	5.278	0.741
3218DB 00300	1117 COLLEGE N	0.487	LDR	R-1			0.172	0.315	0
3218CA 01400	215 ILLINOIS W	0.448	LDR	R-1			0.172	0.276	0
3218CA 00703	MAIN N	0.228	LDR	R-1			0	0.228	0
3217DA 00700	1210 ELLIOTT N	0.467	LDR	R-1			0.172	0.295	0
3218CA 02100	CHEHALEM DR N	0.48	LDR	VLDR1			0.172	0.308	0
3217DA 00800	ELLIOTT N	0.636	LDR	R-1			0	0.636	0
3218DB 02600	MAIN N	1.286	LDR	R-1			0	1.285	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3219AB 03500	201 GRANT N	0.138	COM	C-3			0	0.138	0
3218CA 02000	1220 CHEHALEM DR N	0.961	LDR	VLDR1			0.172	0.789	0
3218CA 00300	1201 MAIN N	0.533	LDR	R-1			0.172	0.361	0
3216CA 00600	1305 NEWALL RD N	0.384	LDR	R-1			0.172	0.212	0
3218CA 01900	1208 CHEHALEM DR N	1.923	HDR	VLDR1			0.115	1.797	0.011
3218DB 00502	1202 MAIN N	0.377	LDR	R-1			0.172	0.205	0
3218DA 00500	1117 MERIDIAN N	0.481	LDR	R-1			0.172	0.309	0
3218DB 00604	1120 MAIN N	0.278	HDR	R-3			0	0.278	0
3218CA 01800	1118 CHEHALEM DR N	2.768	HDR	VLDR1			0.115	2.63	0.023
3217CA 00501	1929 ORCHARD DR	0.463	LDR	R-1			0.172	0.291	0
tract "A"		0.096	HDR	R-3			0	0.096	0
		0.095	MDR	R-2			0	0.095	0
private st		0.394	LDR	R-1			0	0.394	0
3217CA 01000	1717 HAWORTH	0.533	LDR	R-P			0.115	0.418	0
3230 00200	1610 WATERFRONT S	0.998	COM RD	VLDR5			0.25	0.734	0.014
3230 00100	712 FOURTEENTH S	22.835	COM RD	HI		MR2	2	3.619	17.216
3216CB 00800	SPRINGBROOK RD N	0.823	COM	C-2			0	0.823	0
3218DB 02200	1003 COLLEGE N	0.39	LDR	R-1			0.172	0.218	0
3217CB 00700	1003 CHERRY	0.399	PQ	R-2			0.115	0.284	0
3217DB 06200	911 ELLIOTT N	0.672	LDR	R-1			0.172	0.5	0
3218DB 02700	COLLEGE N	0.294	LDR	R-1			0	0.294	0
3218CD 00702	641 MORTON N	0.363	MDR	VLDR1			0	0.286	0.077
3218DB 04800	115 ILLINOIS E	0.451	LDR	R-1			0.172	0.279	0
3218DB 04600	205 ILLINOIS E	0.452	LDR	R-1			0.172	0.28	0
3218DB 04500	209 ILLINOIS E	0.489	LDR	R-1			0.172	0.317	0
3218DB 04400	301 ILLINOIS E	0.5	LDR	R-1			0.172	0.328	0
3218DB 04200	309 ILLINOIS E	0.452	LDR	R-1			0.172	0.28	0
3218DB 03200	COLLEGE N	0.343	MDR	R-2			0	0.343	0
3218CD 00700	635 MORTON N	0.555	MDR	VLDR1			0.28	0.063	0.212
3217DB 06201	807 ELLIOTT N	0.412	LDR	R-1			0.172	0.24	0
3218CA 00900	707 MAIN N	0.462	LDR	R-1			0.172	0.29	0
3216CC 00700	904 DEBORAH RD	0.254	COM	C-2			0	0.254	0
3218CD 00701	633 MORTON N	0.275	MDR	VLDR1			0	0.156	0.119
3217DC 00100	803 ELLIOTT N	0.439	LDR	R-1			0.172	0.267	0
3218CD 00900	623 MORTON N	0.542	MDR	R-2		MDR	0.172	0.211	0.159
3217DC 00200	713 ELLIOTT N	0.662	LDR	R-1		VLDR1	0.172	0.49	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3218DC 02700	625 MAIN N	0.459	MDR	R-2			0.172	0.287	0
3218CD 01200	617 MORTON N	0.54	MDR	R-2	MDR	VLDR1	0.115	0.23	0.195
3218DC 03100	NORTH W	0.559	MDR	R-2			0.172	0.387	0
3217DC 00800	2401 PORTLAND RD	1.125	COM	C-2			0.25	0.875	0
3217CD 01500	1904 MAPLE DR	0.172	MDR	R-2			0	0.172	0
3217DC 01400	606 HULET	0.34	HDR	R-3			0.115	0.225	0
3221BB 00200	212 SPRINGBROOK RD N	2.106	MDR	VLDR1			0.172	1.355	0.578
3219BA 00700	605 SHERMAN W	0.456	MDR	R-2			0.172	0.284	0
3217DC 07000	2101 PORTLAND RD	0.42	COM	C-2			0.26	0.16	0
3220AB 00300	2414 PORTLAND RD	0.901	MIX	C-2			0.601	0.3	0
3219BA 00800	504 SHERMAN W	1.44	MDR	R-2		VLDR1	0.172	1.259	0.009
3217CD 04100	1819 PORTLAND RD	0.995	PQ	C-2			0.37	0.625	0
3217CD 04200	1901 PORTLAND RD	1.178	PQ	C-2			0.26	0.918	0
3219BA 01500	618 SHERIDAN W	0.341	MDR	R-2	CO	VLDR1	0.317	0	0.026
3220AB 00301	HANCOCK E	0.929	MIX	C-2			0	0.929	0
3221BB 00100	216 SPRINGBROOK RD N	1.216	MDR	VLDR1			0.172	0.926	0.115
3219 02500		8.096		AF10	MDR		5.337	0	2.759
3219AB 00800	312 SHERIDAN E	0.263	MDR	R-2			0.259	0.004	0
3220AA 01100	301 ELLIOTT N	3.421	MIX	C-2			0.33	3.091	0
3219AB 03900	215 HANCOCK W	0.155	COM	C-3			0	0.155	0
3219AB 03800	213 HANCOCK W	0.062	COM	C-3			0	0.06	0
3219AB 03700	211 HANCOCK W	0.074	COM	C-3			0	0.07	0
3219AC 05910	124 JOHANNA CT W	0.172	LDR	R-1			0	0.172	0
3219AB 09800	301 SECOND E	0.259	COM	C-3			0	0.259	0
3220BB 05200	SECOND E	0.31	MDR	R-2			0	0.31	0
3219CA 00300	520 FIFTH W	2.877	LDR	LDR9000			0.26	0.231	2.385
3219DB 05100	703 DAYTON AVE	0.68	LDR	R-1		LDR9000	0	0.166	0.514
3220BD 02100	600 WYNOOSKI	0.445	MDR	R-2			0.172	0.256	0.017
3219DA 04300	SIXTH E	13.38	MDR	R-2			5	8.38	0
3219BA 04600	FIRST W	0.071	COM	C-2			0	0.071	0
3219BA 01702	655 A,B,C FIRST W	0.515	MDR	R-2			0.115	0.299	0.101
3219BA 01703	665 A,B FIRST W	0.18	MDR	R-2			0.184	0	0
3220BB 04600	RIVER S	0.575	MDR	R-2			0	0.058	0.517
3220BB 04700	RIVER S	0.155	MDR	R-2			0	0.15	0.005
3219AB 17400	312 SECOND E	0.239	COM	C-3			0	0.239	0
3220BB 05600	SECOND E	1.205	MDR	R-2			0	0.062	1.143

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TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3219AB 17000	WASHINGTON S	0.13	HDR	R-3			0	0.13	0
3219AC 01400	310 DAYTON AVE	0.618	LDR	R-1			0.172	0.446	0
3220BD 01400	1500 THIRD E	0.288	HDR	R-3			0.115	0.041	0.132
3220BD 01300	1506 THIRD E	0.304	HDR	R-3			0.115	0.03	0.159
3220BD 00900	1546 THIRD E	0.457	HDR	R-3			0.207	0.25	0
3220BD 00600	1562 THIRD E	0.343	HDR	R-3			0.115	0.228	0
3219AD 01800	314 COLLEGE S	0.407	MDR	R-2			0.172	0.235	0
3219BD 02300	507 FIFTH W	0.499	LDR	R-1			0.172	0.327	0
3219AD 05200	712 FOURTH E	0.429	MDR	R-2			0.172	0.257	0
3219CA 00200	510 FIFTH W	1.762	LDR	LDR9000			0.172	0.781	0.809
3219CA 00100	412 FIFTH W	0.86	LDR	R-1			0.172	0.33	0.358
3219AC 07300	214 FIFTH W	0.41	LDR	R-1			0.172	0.238	0
3221 03800	508 SPRINGBROOK RD S	14.631	MDR	VLDR1	URA	VLDR1	1.02	5.122	8.491
3220BD 01800	500 WYNOOSKI	3.914	LDR	R-1	MDR	R-2	0.5	0.555	2.859
3219AC 04100	601 BLAINE S	1.272	HDR	R-3	MDR	R-2	0.5	0.527	0.245
3216 01000	4813 PORTLAND RD	5.884	COM	C-2	MDR	R-2	0	5.884	0
3216 01100	4505 PORTLAND RD	17.768	COM	C-2	MDR	R-2	0	17.768	0
3216AC 13800	PORTLAND RD	14.673	COM	C-2	MDR	R-2	0	14.675	0
3220CA 01200	1604 MERLIN LN	0.494	MDR	R-2			0.172	0.322	0
3219AC 06200	701 DAYTON AVE	0.53	LDR	R-1			0.172	0.358	0
3218AB 01801		1.417	LDR	VLDR1			0.172	0.922	0.323
3219DD 00600	904 COLLEGE S	0.387	MDR	R-2			0.172	0.215	0
3219DB 05000	709 DAYTON AVE	0.893	LDR	R-1		LDR9000	0.554	0	0.339
3219AC 05911	128 JOHANNA CT W	0.172	LDR	R-1	MDR		0	0.171	0.001
3220 01000	900 WYNOOSKI	5.012	PQ	AF10			0	0.488	4.524
3220CA 00900	900 WYNOOSKI	1.894	MDR	R-2			0.172	1.314	0.408
3219 01000	DAYTON AVE NE	1.362	MDR	AF10			0.536	0	0.818
3220CA 00600	712 WYNOOSKI	3.07	LDR	R-1	MDR	R-2	0.748	0.013	2.309
3219DB 04800	809 DAYTON AVE	0.927	LDR	R-1	LDR	LDR9000	0	0.554	0.373
3219DB 04792	804 DAYTON AVE	0.408	LDR	R-1		CO	0.172	0.236	0
3220CA 00800	WYNOOSKI	0.484	MDR	R-2			0	0.244	0.24
3220 00303	ST PAUL HWY S	3.221	IND	AF10			0	3.221	0
3220CB 03100	706 CENTER S	0.129	MDR	R-2			0	0.129	0
3221 01702	HWY 219	2.38	IND	M-2			0	2.38	0
3219DB 04790	806 DAYTON AVE	0.495	LDR	R-1		LDR9000	0.172	0.306	0.017
3220CA 00801	810 WYNOOSKI	0.623	MDR	R-2			0.172	0.451	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3216 00900	PORTLAND RD	5.551	COM	C-2	MDR	R-2	0	5.293	0.258
3220CA 01500	805 WYNOOSKI	0.447	MDR	R-2			0.172	0.275	0
3220 00900	918 WYNOOSKI	6.41	MDR	LDR9000			0.172	1.508	4.73
3221BB 00700	112 SPRINGBROOK RD N	3.962	MDR	R-2			0.17	2.548	1.244
3220CB 06600	WILLAMETTE S / NINTHE	0.33	MDR	R-2			0.115	0.215	0
3209 02201		1.68	LDR	AF10			0	1.68	0
3219 00800	215 NINTH W	0.976	MDR	R-2		AF10	0.172	0.256	0.556
3220CD 00300	917 WYNOOSKI	2.331	MDR	R-2	MDR	MDR5000	0.172	2.159	0
3219DD 01908	508 TENTH E	0.178	MDR	R-2			0	0.178	0
3220CD 00100	1012 WYNOOSKI	0.245	MDR	LDR9000			0.115	0.13	0
3220AD 01200	151 ELLIOTT N	1.046	IND	M-2			0	1.046	0
3209 02300		19.13	LDR	AF10			0.172	18.697	0.261
3219DD 01100	1100 COLLEGE S	1.778	MDR	R-2			0.172	0.523	1.086
3220CC 05400	1109 RIVER S	2.138	MDR	R-2			0.172	1.194	0.772
3220CD 01300	1710 ELEVENTH E	0.14	MDR	LDR6750			0	0.14	0
3219DC 00700	BLAINE S	0.164	MDR	R-2			0	0.164	0
3219DD 01800	1209 COLLEGE S	0.218	MDR	R-2			0	0.217	0.001
3220CC 05390	1301 RIVER S	0.406	MDR	R-2			0.115	0.291	0
3229 02500	1303 RIVER S	2.354	COM RD	AF10			0.9	0.646	0.808
3219DD 01500	1301 COLLEGE S	0.673	MDR RD	AF10			0.39	0.283	0
3229 00100	1409 SANDOZ RD S	19.677	IND	HI		AF10	0	13.325	6.352
3228BB 00100	ADOLF RD	3.529	MDR	AF10			0	1.134	2.395
3208 01100	2908 ASPEN WAY N	18.938	SD/LDR	SD/LDR			0	18.938	0
3221BB 00400	SPRINGBROOK RD N	0.774	MDR	VLDL1			0.19	0.222	0.362
3221BB 00500	204 SPRINGBROOK RD N	0.808	MDR	VLDL1			0.172	0.367	0.271
3221BB 00800	100 SPRINGBROOK RD N	1.17	MDR	VLDL1			0.172	0.747	0.252
3221 00900	108 SPRINGBROOK RD S	6.988	HDR	VLDL1			0.115	5.37	1.501
3221 03900	3312 FERNWOOD RDE	7.111	HDR	VLDL1			0.115	6.996	0
3229 00202		0.581	IND	CO	IND	CO	0	0	0.581
3217AD 01402	2901 DOUGLAS AVE	0.392	LDR	R-1			0.172	0.22	0
3219BA 02601	219 MORTON N	0.194	MDR	R-2			0	0.194	0
3219BA 90000	601 FIRST W	1.424	MDR	R-2			0.172	1.249	0.003
3208AD 01200	2716 ROBERTS LNE	2.049	LDR	VLDL1			0	2.049	0
3208AD 00300	2813 ROBERTS LNE	1.169	LDR	VLDL1			0.172	0.997	0
3208AD 01100	ROBERTS LNE	1.109	LDR	VLDL1			0	1.109	0
3208AD 00900	2904 ASPEN WAY N	1.354	SD/LDR	SD/LDR			0	1.354	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3208AD 00400	2713 ROBERTS LN E	1.053	LDR	VLDR1			0.172	0.881	0
3230 01300		101.828					0	0	0
3208AD 00200	ZIMRI DR N	1.523	LDR	VLDR1			0.172	1.351	0
3208AD 00800	ROBERTS LN E	0.939	LDR	VLDR1			0	0.939	0
3208AD 00100	3205 ZIMRI DR N	0.95	LDR	VLDR1			0.172	0.778	0
3208AD 00500	2611 ROBERTS LN E	1.007	LDR	VLDR1			0.172	0.835	0
3208AD 00600	ROBERTS LN E	1.006	LDR	VLDR1			0	1.006	0
3208AD 00700	ROBERTS LN E	1.036	LDR	VLDR1			0	1.036	0
3207AA 00300	COLLEGE N	1.209	LDR	VLDR1			0	1.209	0
3207AA 00200	4009 COLLEGE N	0.823	LDR	VLDR1			0.172	0.651	0
3218AB 01007	2114 LEGACY DR	0.121	MDR	R-2			0	0.121	0
3218AB 01004	2117 LEGACY DR	0.115	MDR	R-2			0	0.115	0
3218AA 02900	2115 COLLEGE N	0.636	MDR	R-2			0.172	0.464	0
3216BB 00300	1908 SPRINGBROOK RD N	8.821	SD/V	SD/V			0	8.821	0
3219AB 03990	215 HANCOCK W	0.021	COM	C-3			0	0.021	0
3209 02700		17.967	SD/V	SD/V		SD/LDR	0	17.967	0
3209 02900		2.859	SD/LDR	SD/LDR			0	2.859	0
3221 06900	336 WERTH BLVD	0.707	MIX SP	R-P SP			0	0.707	0
3230B 04100		2.17	MDR RD		CO		0.8	0	1.37
3216 02021	4010 HAYES ST	1.149	MIX SP	R-P SP			0	1.149	0
3215CC 05200	5128 LONGEST DR	0.25	LDR SP	R-1 SP			0	0.25	0
3230B 04000		2.218	MDR RD		CO		0	0.87	1.348
3220 01600	308 AIRPARK WAY	0.477	MDR	AF10			0.172	0.305	0
3215CC 05300	5120 LONGEST DR	0.119	LDR SP	R-1 SP			0	0.119	0
3215CC 05400	5116 LONGEST DR	0.119	LDR SP	R-1 SP			0	0.119	0
3230B 02000		3.783					0.878	0	2.905
3230B 01900		6.375	MDR RD		CO		1.151	0	5.224
3230B 01800		3.908	MDR RD	CO	CO	CO	1	0	2.908
3207AA 00100		5.354	LDR				0.172	5.182	0
3219CA 00600	STEPHENSON LN	1.554		AF10			0	0.631	0.922
3219 01600	809 DAYTON AVE	8.799	LDR	AF10	CO		0.172	1.768	6.859
3219CA 00400	10850 STEVENSON RD NE	6.851	CO	AF10	LDR	R-1	0	2.823	4.028
3216 01900	BRUTSCHER N	1.621	COM	C-2			0	1.621	0
3216 01905	PORTLAND RD	2.663	COM	C-2			2.163	0.5	0
3216 01902	1001 PROVIDENCE DR	40.805	PQ	I			18	17.068	5.72
3221AA 07911	4759 CLUBHOUSE LN	0.134	LDR SP	R-1 SP			0	0.134	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3207CA 00100	3115 CRATER LN	0.146 LDR 6	R-1 6.6A				0	0.145	0
3218CA 03300	1001 CHEHALEM DR N	0.407 LDR	VLDR1				0.172	0.235	0
3218CA 03200	1101 CHEHALEM DR N	0.418 LDR	VLDR1				0.172	0.246	0
3218CA 03500	24605 HWY 240 NE	0.889 LDR	VLDR1				0.172	0.717	0
3218CA 03000	1123 CHEHALEM DR N	0.946 LDR	VLDR1				0.172	0.774	0
3218CA 02900	1205 CHEHALEM DR N	0.948 LDR	VLDR1				0.172	0.776	0
3218CA 02700	1305 CHEHALEM DR N	0.948 LDR	VLDR1				0.172	0.776	0
3218CA 02600	1305 CHEHALEM DR N	0.97 LDR	VLDR1				0.172	0.798	0
3218BD 01100	1405 CHEHALEM DR N	2.73 LDR	VLDR1				0.172	2.558	0
3218BD 00800	1611 CHEHALEM DR N	4.821 LDR	VLDR1				0.172	4.649	0
3218BD 00700	1717 CHEHALEM DR N	1.316 LDR	VLDR1				0.172	1.144	0
3218BA 00900	1801 CHEHALEM DR N	1.929 LDR	VLDR1				0.172	1.757	0
3218BA 00800	1809 CHEHALEM DR N	1.929 LDR	VLDR1				0.172	1.757	0
3218BA 00600	1909 CHEHALEM DR N	1.882 LDR	VLDR1				0.172	1.71	0
3218BA 00500	CHEHALEM DR N	1.86 LDR	VLDR1				0.172	1.688	0
3218BA 00302	CHEHALEM DR N	1.517 LDR	VLDR1				0.172	1.345	0
3218BA 00303	CHEHALEM DR N	0.124 LDR	VLDR1				0	0.124	0
3218BA 00304	CHEHALEM DR N	1.174 LDR	VLDR1				0.172	1.002	0
3218BA 00300	2013 CHEHALEM DR N	0.826 LDR	VLDR1				0.172	0.654	0
3218BA 00100	2305 CHEHALEM DR N	1.785 LDR	VLDR1				0.172	1.613	0
3218BA 00200	CULLEN ROAD NE	4.902 LDR	VLDR1				0	4.902	0
3220BD 01600	430 WYNOOSKI	0.557 MDR	R-2	HDR	R-3		0.296	0.076	0.185
3207DD 01400	709 GREEN VALLEY DR	0.397 LDR	R-1				0.172	0.225	0
3207DD 02200	900 GREEN VALLEY DR	0.622 LDR	R-1				0.172	0.45	0
3217 01905	COLLEGE N	22.756 PQ	I				0	22.821	0
3220DD 00700	1000 COMMERCE PKWY	4.384 IND	M-2				3.137	1	0.247
3218DB 00602	1020 MAIN N	0.5 HDR	R-3				0.115	0.382	0
3218DB 02401	740 MAIN N	0.184 LDR	R-1				0	0.184	0
3220 01500	312 AIRPARK WAY	0.508 MDR	AF10				0.172	0.334	0
3219BA 01800	685 A,B FIRST W	0.176 MDR	R-2				0.176	0	0
3218CD 00300	314 ILLINOIS W	0.445 MDR	R-2	MDR		VLDR1	0.226	0.176	0.043
3219BA 00600	419 MORTON N	0.681 MDR	R-2	CO		VLDR1	0.481	0	0.2
3219BA 00300	501 MORTON N	0.44 MDR	R-2	CO		VLDR1	0.22	0	0.22
3219BA 00200	507 MORTON N	0.548 MDR	R-2	CO		VLDR1	0.298	0	0.25
3219 01090	DAYTON AVE NE	0.906 MDR	AF10	CO		AF10	0	0.138	0.768
3219AD 07200	SIXTH E	0.165 MDR	R-2				0	0.165	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3208 04401	MOUNTAINVIEW DR E	10.331	SD/LDR	SD/LDR			0	10.331	0
3207AA 01705		0.671	LDR				0	0.671	0
3230 01500		2.967	MDR RD	VLDR5			0.172	2.688	0.107
3218BD 00702		0.622	LDR	VLDR1			0	0.622	0
3218BD 00701		0.953	LDR	VLDR1			0	0.953	0
3218BA 00101		1.85	LDR	VLDR1			0	1.85	0
3219DB 05200		2.088	LDR	LDR9000			0.172	0.864	1.052
3219DB 04500	115 EIGHTH W	0.777	MDR	R-2			0.34	0.096	0.341
3219AC 08400	417 MAIN S	0.197	LDR	R-1			0	0.197	0
3230 01400	WATERFRONT S	33.301	MDR RD	R-2 RD	P RD	EF80	0.29	2.918	30.093
3218AD 06801	400 COLUMBIA DR E	1.43	MDR	R-2			0	1.43	0
3220BB 06300	215 CHURCH S	1.586	HDR	R-3			0.115	0.787	0.684
3218DA 02300	COLLEGE N	0.37	LDR	R-1			0	0.37	0
3218DA 02200	1018 COLLEGE N	0.6	LDR	R-1			0.172	0.428	0
3216CA 01703	1108 HADLEY RD N	0.386	LDR	R-1			0.172	0.214	0
3216CA 00500	1313 NEWALL RD N	0.666	LDR	R-1			0.172	0.494	0
3217BC 01159	1700 JOHNSON DR	0.087	MDR	R-2			0	0.087	0
3217CA 02706	1315 VILLA RD	0.902	LDR	R-1			0	0.13	0.772
3220 00304	2901 9TH ST E	4.087	IND	M-2			0	3.087	1
3217BA 00300	1800 MOUNTAINVIEW DR E	1.55	LDR	R-1			0.172	1.053	0.324
3219DD 03700	BLAINE S	0.687	MDR	AF10			0	0.278	0.409
3219DD 01600	COLLEGE S	2.229	MDR RD	AF10			0	0.745	1.484
3230 01600	1820 WATERFRONT S	41.285	P RD	VLDR5		PWS	0	32.844	8.441
3230 00500	1829 WATERFRONT S	7.683	MDR RD	R-2 RD			1.29	2.208	4.185
3230 00401	1513 COLLEGE S	5.27	COM RD	VLDR5	MDR RD		0.834	1.816	2.611
3217BA 01300	2013 ALICE WAY N	4.187	PQ	I			0.46	3.627	0.1
3219 00190	809 FOURTEENTH E	2.65	COM RD	AF10			0.25	0.61	1.79
3229 02600	1303 RIVER S	3.959	COM RD	AF10			0	3.782	0.177
3230 00400	WATERFRONT S	26.143	MDR RD	R-2 RD			0	9.937	16.206
3230 00600	WATERFRONT S	5.281	MDR RD		CO		0	0	5.281
3216CA 04601	3810 AQUARIUS BLVD	0.593	LDR	R-1			0.172	0.421	0
3216CA 04500	3808 AQUARIUS BLVD	0.418	LDR	R-1			0.172	0.246	0
3218CA 01500	217 ILLINOIS W	0.537	LDR	R-1			0.172	0.365	0
3217BD 02111	2024 CAROL AVE	0.421	LDR	R-1			0.172	0.249	0
3217DB 08708	1904 BIRCH LN	0.284	LDR	R-1			0	0.155	0.129
3207DD 02800	708 GREEN VALLEY DR	0.417	LDR	R-1			0.172	0.245	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3207DD 02900	704 GREEN VALLEY DR	0.457	LDR	R-1			0.172	0.285	0
3207DD 02000	901 GREEN VALLEY DR	0.622	LDR	R-1			0.172	0.45	0
3207DD 01900	813 GREEN VALLEY DR	0.392	LDR	R-1			0.172	0.22	0
3207DC 09700	2315 MAIN N	4.707	LDR	R-1			3.707	1	0
3207DA 00200	3018 COLLEGE N	1.83	LDR SP	R-1 SP			0.43	1.4	0
3208 02701	COLLEGE N	4.288	PQ	PA1			3.288	1	0
3208 02801	COLLEGE N	0.263	PQ	AF10			0	0.263	0
3208 03200	3705 ASPEN WAY N	15.439	LDR SP	AF10			0	15.435	0.004
3207AD 00500	3709 COLLEGE N	0.321	LDR	VLDR1			0	0.321	0
3207AD 00600	3708 TERRACE DR N	0.952	LDR	VLDR1			0.172	0.78	0
3218CA 00220	150 AARON WAY	0.517	LDR	R-1			0.172	0.302	0.043
3218CA 00400	1159 MAIN N	0.483	LDR	R-1			0.172	0.311	0
3218CA 00600	130 NICHOLAS WAY	1.877	LDR	R-1			0.172	0.597	1.108
3218CA 01700	505 HWY 240 NE	2.143	HDR	VLDR1			0.115	1.966	0.062
3218CA 02200	1310 CHEHALEM DR N	1.021	LDR	VLDR1			0.172	0.849	0
3218AC 02300	1303 MAIN N	0.373	LDR	R-1			0.172	0.201	0
3218AC 01717	1349 CREEKSIDE LN	1.25	LDR	R-1 PD			0.115	0.432	0.703
3218AC 02000	CREEKSIDE LN	0.76	LDR	R-1 PD			0	0.413	0.347
3218AC 02100	CHEHALEM DR N	0.258	LDR	LDR9000			0	0.213	0.045
3218BD 00400	1516 CHEHALEM DR N	1	LDR	VLDR1			0.172	0.828	0
3218BD 00300	1718 CHEHALEM DR N	1.147	LDR	VLDR1			0.172	0.975	0
3209CD 00900	SPRINGBROOK RD N	2.864	SD/V	SD/V			0.4	2.464	0
3221 03500	704 SPRINGBROOK RD S	6.275	MDR	VLDR1	MDR	R-2	0.89	1.254	4.131
3221 03700	518 SPRINGBROOK RD S	6.051	IND	M-1	URA	CO	6.051	0	0
3218CA 02201		1.398	LDR	VLDR1			0.172	1.226	0
3218BD 00403		0.996	LDR	VLDR1			0.172	0.824	0
3218BD 00402		1.118	LDR	VLDR1			0.172	0.946	0
3218BD 00301		0.957	LDR	VLDR1			0.172	0.785	0
3219AC 07401	310 FIFTH W	0.183	LDR	R-1			0	0.183	0
3219CB 02590	HOME ACRES RD NE	0.536	MDR	VLDR1	CO	R-2	0	0	0.536
3219CA 00902	ZARD LN NE	4.332	LDR	AF10	CO		1	2.715	0.62
3208 03500	HENRY ROAD E	4.9	LDR SP	R-1 SP			0.115	4.785	0
3207AC 00404		0.176	LDR	R-1			0	0.176	0
3217 01900	COLLEGE N	20.405	SD/NC	SD/NC	SD/MRR	SD/MRR	0	20.405	0
3218AB 02500	1801 MAIN N	0.38	LDR	LDR9000			0.172	0.208	0
3218AB 02200	119 COLUMBIA DR W	0.486	LDR	LDR9000			0.172	0.262	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3219BD 03800	217 OLD HWY 99W	4.1 MDR	R-2				2.916	0	1.199
3219BD 03700	OLD HWY 99W	2.763 MDR	R-2				1.699	0	1.064
3218CA 02800	1225 CHEHALEM DR N	0.947 LDR	VLDR1				0.172	0.775	0
3218AB 02100	1839 MAIN N	0.604 LDR	R-1		LDR		0.172	0.263	0.169
3218AB 02000	1901 MAIN N	0.956 LDR	R-1				0.172	0.721	0.063
3218AB 01900	118 LYNN DR	1.245 LDR	VLDR1				0.172	0.741	0.332
3222 02900	30445 FERNWOOD RD NE	2.955 CO	EF20		LDR SP	R-1 SP	0.556	2.399	0
3218CA 02801		0.948 LDR	VLDR1				0	0.948	0
3216 02017		10.723 MIX SP	R-P SP		COM SP	R-3 SP	0	8.47	2.259
3208 04800	MOUNTAINVIEW DR E	17.278 SD/LDR	SD/LDR				0	17.278	0
3215CC 01500	550 IRONWOOD DR	0.176 LDR SP	R-1 SP				0	0.176	0
3215CC 01600	600 IRONWOOD DR	0.179 LDR SP	R-1 SP				0	0.179	0
3215CC 02000	634 IRONWOOD DR	0.173 LDR SP	R-1 SP				0	0.173	0
3218CA 00102	304 EMMA LN	0.208 LDR	R-1				0	0.2023	0.0057
3218CA 00105	240 EMMA LN	0.144 LDR	R-1				0	0.144	0
3218CA 00101	316 EMMA LN	0.286 LDR	R-1				0	0.167	0.119
3208 02900		1.964 LDR	AF10				0.172	1.792	0
3208 02802		0.148 LDR	AF10				0	0.148	0
3218AB 00907	2140 LEGACY DRIVE	0.135 LDR 6	R-1 6.6A				0	0.135	0
3215CC 05500	5112 LONGEST DR	0.119 LDR SP	R-1 SP				0	0.119	0
3215CC 05600	5108 LONGEST DR	0.119 LDR SP	R-1 SP				0	0.119	0
3208 02700	26450 BELL ROAD NE	8.282 PQ	AF10				0	6.929	1.353
3207AC 00403	3729 DAHLIA ST	0.173 LDR	R-1				0	0.173	0
3207AC 00402	3735 DAHLIA ST	0.226 LDR	R-1				0	0.226	0
3207AC 00400	3743 DAHLIA ST	0.174 LDR	R-1				0	0.174	0
3207AC 00401	3751 DAHLIA ST	0.176 LDR	R-1				0	0.176	0
3217BA 00100	2004 MOUNTAINVIEW DR E	0.538 MDR	R-2				0.25	0.288	0
3207AC 00413	3514 DAHLIA ST	0.176 LDR	R-1				0	0.176	0
3207AC 00411	508 TULIP CT	0.176 LDR	R-1				0	0.176	0
3207AC 00412		0.172 LDR	R-1				0	0.172	0
3229 00300	2716 WYNOOSKI	1.238 IND	LI				0	0.826	0.412
3228 01800	2808 WYNOOSKI	9.606 IND					0.86	4.476	4.27
3215CC 01700	610 IRONWOOD DR	0.179 LDR SP	R-1 SP				0	0.179	0
3208 02703		3.207 PQ	AF10				0.25	2.957	0
3208 02702		4.996 PQ	AF10				0	4.833	0.163
3220 90200		1.783 IND	AI				0	1.783	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3207AC 00410	502 TULIP CT	0.247	LDR	R-1			0	0.247	0
3207AC 00414	3526 DAHLIA ST	0.174	LDR	R-1			0	0.174	0
3207AC 00415	3614 DAHLIA ST	0.175	LDR	R-1			0	0.175	0
3207AC 00407		0.173	LDR	R-1			0	0.173	0
3207AC 00409	503 TULIP CT	0.23	LDR	R-1			0	0.23	0
3207AC 00408	509 TULIP CT	0.197	LDR	R-1			0	0.197	0
3215CC 05700	5102 LONGEST DR	0.119	LDR SP	R-1 SP			0	0.119	0
3215CC 05800	5024 LONGEST DR	0.119	LDR SP	R-1 SP			0	0.119	0
3229 00203	2801 WYNOOSKI	2.924	IND	M-2			0	2.924	0
3208 02800		2.734	PQ				0	2.734	0
3217BA 00902	2310 VILLA RD	0.168	LDR	R-1			0	0.168	0
3207AC 00416	3626 DAHLIA ST	0.173	LDR	R-1			0	0.173	0
3215CC 05900	5018 LONGEST DR	0.124	LDR SP	R-1 SP			0	0.124	0
3215CC 06000	5014 LONGEST DR	0.132	LDR SP	R-1 SP			0	0.132	0
3221AA 07910	4751 CLUBHOUSE LN	0.135	LDR SP	R-1 SP			0	0.135	0
3216DD 01200	351 IRONWOOD DR	0.298	LDR SP	R-1 SP			0	0.298	0
3216DD 00600	368 IRONWOOD DR	0.213	LDR SP	R-1 SP			0	0.213	0
3216DD 01300	357 IRONWOOD DR	0.286	LDR SP	R-1 SP			0	0.286	0
3216DD 00100	414 IRONWOOD DR	0.242	LDR SP	R-1 SP			0	0.242	0
3215CC 06100	5010 LONGEST DR	0.177	LDR SP	R-1 SP			0	0.177	0
3215CC 08300	819 THE GREENS AVE	0.158	LDR SP	R-1 SP			0	0.158	0
3215CC 08200	813 THE GREENS AVE	0.171	LDR SP	R-1 SP			0	0.171	0
3217DC 00902		0.586	COM	C-2			0.386	0.2	0
3215CC 02800	414 THE GREENS AVE	0.146	LDR SP	R-1 SP			0	0.146	0
3215CC 02700	415 THE GREENS AVE	0.192	LDR SP	R-1 SP			0	0.192	0
3215CC 02300	531 THE GREENS AVE	0.165	LDR SP	R-1 SP			0	0.165	0
3215CC 02200	537 THE GREENS AVE	0.164	LDR SP	R-1 SP			0	0.164	0
3215CC 03600	544 THE GREENS AVE	0.146	LDR SP	R-1 SP			0	0.146	0
3215CC 02100	545 THE GREENS AVE	0.165	LDR SP	R-1 SP			0	0.165	0
3215CC 04200	708 THE GREENS AVE	0.126	LDR SP	R-1 SP			0	0.126	0
3215CC 05100	601 IRONWOOD DR	0.199	LDR SP	R-1 SP			0	0.203	0
3215CC 04300	641 IRONWOOD DR	0.214	LDR SP	R-1 SP			0	0.214	0
3215CC 08100	807 THE GREENS AVE	0.192	LDR SP	R-1 SP			0	0.192	0
3215CC 08000	803 THE GREENS AVE	0.217	LDR SP	R-1 SP			0	0.217	0
3215CC 07900	5131 LONGEST DR	0.182	LDR SP	R-1 SP			0	0.182	0
3215CC 07800	5127 LONGEST DR	0.153	LDR SP	R-1 SP			0	0.153	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3215CC 07700	5123 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07600	5119 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07500	5115 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07400	5111 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07300	5107 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07200	5101 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3207AC 00406		0.173	LDR	R-1			0	0.173	0
3207AC 00417	3638 DAHLIA ST	0.173	LDR	R-1			0	0.173	0
3215CC 07100	5023 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07000	5019 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 06900	5015 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 06800	5011 LONGEST DR	0.134	LDR SP	R-1 SP			0	0.134	0
3215CC 06700	5007 LONGEST DR	0.14	LDR SP	R-1 SP			0	0.14	0
3216CC 06200	721 TIN CUP WAY	0.267	LDR SP	R-1 SP			0	0.267	0
3215CC 06400	731 TIN CUP WAY	0.161	LDR SP	R-1 SP			0	0.161	0
3215CC 06600	5001 LONGEST DR	0.245	LDR SP	R-1 SP			0	0.245	0
3215CC 10000	503 EAGLE ST	0.161	LDR SP	R-1 SP			0	0.161	0
3215CC 09900	509 EAGLE ST	0.115	LDR SP	R-1 SP			0	0.115	0
3215CC 09800	515 EAGLE ST	0.115	LDR SP	R-1 SP			0	0.115	0
3215CC 09700	519 EAGLE ST	0.116	LDR SP	R-1 SP			0	0.116	0
3215CC 09600	525 EAGLE ST	0.115	LDR SP	R-1 SP			0	0.115	0
3215CC 09500	529 EAGLE ST	0.11	LDR SP	R-1 SP			0	0.11	0
3215CC 09400	535 EAGLE ST	0.112	LDR SP	R-1 SP			0	0.112	0
3215CC 09300	539 EAGLE ST	0.12	LDR SP	R-1 SP			0	0.12	0
3215CC 09200	543 EAGLE ST	0.133	LDR SP	R-1 SP			0	0.133	0
3215CC 09100	603 EAGLE ST	0.139	LDR SP	R-1 SP			0	0.139	0
3215CC 09000	609 EAGLE ST	0.144	LDR SP	R-1 SP			0	0.144	0
3215CC 08900	613 EAGLE ST	0.143	LDR SP	R-1 SP			0	0.143	0
3215CC 08800	619 EAGLE ST	0.135	LDR SP	R-1 SP			0	0.135	0
3215CC 08700	703 EAGLE ST	0.125	LDR SP	R-1 SP			0	0.125	0
3215CC 08600	709 EAGLE ST	0.117	LDR SP	R-1 SP			0	0.117	0
3215CC 08400	804 THE GREENS AVE	0.196	LDR SP	R-1 SP			0	0.196	0
3215CC 08500	812 THE GREENS AVENUE	0.161	LDR SP	R-1 SP			0	0.161	0
3215CC 10300	5222 HOOK DR	0.208	LDR SP	R-1 SP			0	0.208	0
3215CC 10200	5218 HOOK DR	0.164	LDR SP	R-1 SP			0	0.164	0
3215CC 10100	5210 HOOK DR	0.154	LDR SP	R-1 SP			0	0.154	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3207AC 00405		0.172	LDR	R-1			0	0.172	0
3207AC 00418	3659 DAHLIA ST	0.173	LDR	R-1			0	0.173	0
3218CA 00106	228 EMMA LN	0.16	LDR	R-1			0	0.16	0
3221AA 07903	4737 CLUBHOUSE LN	0.115	LDR SP	R-1 SP			0	0.115	0
3221AA 07909	4745 CLUBHOUSE LN	0.135	LDR SP	R-1 SP			0	0.135	0
3221AA 07904	4731 CLUBHOUSE LN	0.115	LDR SP	R-1 SP			0	0.115	0
3221AA 07908	4727 CLUBHOUSE LN	0.118	LDR SP	R-1 SP			0	0.118	0
3221AA 07913	4784 CLUBHOUSE LN	0.153	LDR SP	R-1 SP			0	0.153	0
3221AA 07914	4760 CLUBHOUSE LN	0.151	LDR SP	R-1 SP			0	0.151	0
3221AA 07915	4752 CLUBHOUSE LN	0.121	LDR SP	R-1 SP			0	0.121	0
3221AA 07916	4746 CLUBHOUSE LN	0.133	LDR SP	R-1 SP			0	0.133	0
3221AA 07920	4740 CLUBHOUSE LN	0.159	LDR SP	R-1 SP			0	0.159	0
3221AA 07918	4728 CLUBHOUSE LN	0.159	LDR SP	R-1 SP			0	0.159	0
3221AA 07917	4734 CLUBHOUSE LN	0.202	LDR SP	R-1 SP			0	0.202	0
3207AC 00419	3714 DAHLIA ST	0.173	LDR	R-1			0	0.173	0
3207AC 00420	3726 DAHLIA ST	0.173	LDR	R-1			0	0.173	0
3220 01101		9.046	P	CF			0	8.598	0.448
3220 01400		14.07	MDR	R-2			0	7.608	6.462
3207AC 00421	3738 DAHLIA ST	0.175	LDR	R-1			0	0.175	0
3220DB 02200	736 CORINNE DR	0.143	MDR	R-2			0	0.087	0.056
3220DB 02100	726 CORINNE DR	0.143	MDR	R-2			0	0.083	0.06
3220DB 02300		0.114	MDR	R-2			0	0.114	0
3220AC 03600	2368 3RD ST	0.081	MDR	R-2			0	0.081	0
3220AC 03400	2344 E 3RD ST	0.044	MDR	R-2			0	0.044	0
3220 04900	471 AIRPARK WAY	0.183	MDR	AR			0	0.112	0.071
3220 04800	461 AIRPARK WAY	0.155	MDR	AR			0	0.105	0.05
3220 04700	451 AIRPARK WAY	0.146	MDR	AR			0	0.105	0.041
3220 04600	441 AIRPARK WAY	0.146	MDR	AR			0	0.112	0.034
3220 03700	2552 PIPER CUB LN	0.218	MDR	AR			0	0.218	0
3220 03600		0.133	MDR	AR			0	0.133	0
3220 04500	431 AIRPARK WAY	0.145	MDR	AR			0	0.119	0.026
3220 04400	421 AIRPARK WAY	0.147	MDR	AR			0	0.124	0.023
3220 03600		0.198	MDR	AR			0	0.198	0
3220 04300	357 AIRPARK WAY	0.165	MDR	AR			0	0.125	0.04
3220 03500	334 AIRPARK WAY	0.17	MDR	AR			0	0.17	0
3220DB 02400	2304 KENNEDY DR	0.115	MDR	R-2			0	0.115	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3220 04200	337 AIRPARK WAY	0.164	MDR	AR			0	0.121	0.043
3220 03400		0.174	MDR	AR			0	0.174	0
3220 04100	317 AIRPARK WAY	0.21	MDR	AR			0	0.161	0.049
3220DB 02500	2240 KENNEDY DR	0.115	MDR	R-2			0	0.115	0
3220AC 16000	232 CONNER DR	0.097	MDR	R-2			0	0.097	0
3220AC 15400	566 CORINNE DR	0.143	MDR	R-2			0	0.106	0.037
3220AC 16400	569 CORINNE DR	0.098	MDR	R-2			0	0.098	0
3220AC 18400	535 DONNA DR	0.098	MDR	R-2			0	0.098	0
3220 00300		53.64	PQ	CO	IND	CO	42.86	10.777	0
3220DB 02600	2228 KENNEDY DR	0.115	MDR	R-2			0	0.115	0
3220DB 02700	2216 KENNEDY DR	0.115	MDR	R-2			0	0.115	0
3218BD 01000	1501 CHEHALEM DR N	1.181	LDR	VLDR1			0.343	0.838	0
3218AB 01003	2127 LEGACY DR	0.123	MDR	R-2			0	0.123	0
3218AB 01000		0.197	MDR	R-2			0	0.197	0
3218AB 01208	2034 HERITAGE WAY	0.116	MDR	R-2			0	0.116	0
3218AB 01211	2035 HERITAGE WAY	0.124	MDR	R-2			0	0.124	0
3218AB 01200	2045 CRATER LN N	0.115	MDR	R-2			0	0.115	0
3218AB 01209	2048 HERITAGE WAY	0.116	MDR	R-2			0	0.116	0
3218AB 01210	2049 HERITAGE WAY	0.124	MDR	R-2			0	0.124	0
3218AB 01005	2134 LEGACY DR	0.117	MDR	R-2			0	0.117	0
3218AB 01002	2137 LEGACY DR	0.115	MDR	R-2			0	0.115	0
3218AB 01203	327 LYNN DR	0.115	MDR	R-2			0	0.115	0
3218AB 01204	337 LYNN DR	0.115	MDR	R-2			0	0.115	0
3218AB 01205	347 LYNN DR	0.115	MDR	R-2			0	0.115	0
3218AB 01213		0.045	MDR	R-2			0	0.045	0
3218AB 01202	2017 CRATER LN N	0.115	MDR	R-2			0	0.115	0
3218AB 01212	2021 HERITAGE WAY	0.118	MDR	R-2			0	0.118	0
3218AB 01201	2031 CRATER LN N	0.115	MDR	R-2			0	0.115	0
3220DB 02000	716 CORINNE DR	0.143	MDR	R-2			0	0.082	0.061
3220DB 01900	706 CORINNE DR	0.143	MDR	R-2			0	0.094	0.049
3220DB 01800	656 CORINNE DR	0.144	MDR	R-2			0	0.105	0.039
3216 02020	3914 HAVES ST	1.173	MIX SP	R-P SP			0	1.173	0
3216 02022		1.55	MIX SP	R-P SP			0	1.55	0
3221 06500		32.895	MIX SP	R-P SP			0	11.7	21.195
3216 02001	879 PROVIDENCE DR	9.61	MIX SP	R-P SP			0	7.88	1.73
3220DB 00700	2319 KENNEDY DR	0.112	MDR	R-2			0	0.112	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3220DB 00600	2307 KENNEDY DR	0.104	MDR	R-2			0	0.104	0
3220DB 00500	2243 KENNEDY DR	0.103	MDR	R-2			0	0.103	0
3220DB 00400		0.136	MDR	R-2			0	0.136	0
3220DB 01700	646 CORINNE DR	0.141	MDR	R-2			0	0.101	0.04
3220DB 01300	649 CORINNE DR	0.096	MDR	R-2			0	0.096	0
3220DB 00800	648 DONNA DR	0.098	MDR	R-2			0	0.098	0
3220DB 00300		0.098	MDR	R-2			0	0.098	0
3220DB 01600	636 CORINNE DR	0.115	MDR	R-2			0	0.112	0.003
3220DB 01200	639 CORINNE DR	0.098	MDR	R-2			0	0.098	0
3220DB 00900	638 DONNA DR	0.098	MDR	R-2			0	0.098	0
3220DB 00200		0.098	MDR	R-2			0	0.098	0
3229DB 01500		0.859	MDR	R-2			0	0.859	0
3220DB 01100	629 CORINNE DR	0.098	MDR	R-2			0	0.098	0
3220DB 01400	626 CORINNE DR	0.115	MDR	R-2			0	0.115	0
3220DB 01000	628 DONNA DR	0.098	MDR	R-2			0	0.098	0
3220DB 00100		0.098	MDR	R-2			0	0.098	0

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

525 NE FOURTH STREET • McMinnville, Oregon 97128

Phone:(503) 434-7516 • Fax:(503) 434-7544 • TTY 1-800-735-2900 • Internet Address: <http://www.co.yamhill.or.us/plan/>

October 31, 2006

RECEIVED
NOV 14 2006

City of Newberg
Barton Brierley, Planning Director
P.O. Box 970
Newberg, OR 97132

BY:.....

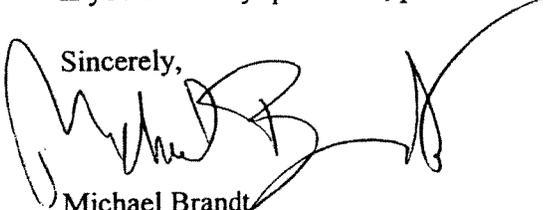
Re: City of Newberg 2040 Population Estimate

Dear Mr. Brierley:

This letter is in response to your request for a coordinated population projection between Newberg and Yamhill County as required on ORS 195.036. As you indicated, the attached population forecast was adopted by the Newberg City Council on November 22, 2005. Since then, both the City of Newberg and Yamhill County have sent these numbers to the incorporated cities of Yamhill to see if there were any objections to this extended forecast. To date, there have been no objections voiced. Therefore, pursuant to the directive of Board Order 01-582 granting the responsibility to the Planning Director to coordinate the population forecast, our office will recommend these numbers be adopted in the next appropriate amendment to the Urban Growth Boundary or Urban Reserve Area.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

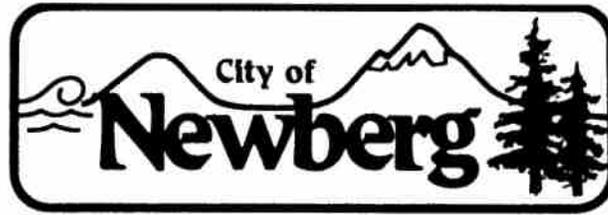


Michael Brandt
Planning Director

MB:kf

F:\Share\KF\NEWBERG POP.112

Year	Population Forecast
2000	18,438
2005	21,132
2010	24,497
2015	28,559
2020	33,683
2025	38,352
2030	42,870
2035	48,316
2040	54,097



Planning and Building Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132 • (503) 537-1240 • Fax (503) 537-1272

CITY OF NEWBERG DEVELOPMENT CODE AMENDMENT STAFF REPORT

FILE NO: GEN FILE 09-007

REQUEST: Amend the Newberg Development Code to support affordable housing through the creation of housing design standards.

APPLICANT: City of Newberg

PREPARED BY: City of Newberg Planning Staff

DATE OF HEARING: February 11, 2010

ATTACHMENTS:

Planning Commission Resolution No. 2010-278:

Exhibit A: Proposed Development Code Amendments

1. Comparison of current proposed housing design standards and December 2007 standards
2. Local subdivision housing design standards scores and pictures
3. *Newberg Affordable Housing Action Plan* (by reference)

SUMMARY

On May 4, 2009, the Newberg City Council passed Resolution No. 2009-2843, accepting the Newberg Affordable Housing Action Plan. One of the recommended actions within the Plan is for the City to consider the adoption of amendments to the Newberg Development Code that are designed to support affordable housing.

On February 11, 2010, the Newberg Planning Commission will hold a public hearing regarding the following proposed development standards intended to help support affordable housing:

- Add design standards for housing that promote the development of attractive, livable, and functional neighborhoods.

The proposed Planning Commission Resolution No. 2010-278 recommends that the City Council adopt these proposed amendments.

BACKGROUND

In recent years, the City of Newberg has been examining the community's future land needs and taking steps to accommodate the anticipated future growth. The City's analysis of future land needs has found that if current housing construction trends continue into the future, lack of affordable housing in Newberg will likely continue to be a significant issue.

On May 8, 2008, the Newberg City Council passed Resolution No. 2008-2781, establishing the Housing for Working Families Ad Hoc Committee. The charge of the Committee was to "... identify and recommend tools appropriate for the Newberg community that are intended to encourage the development of housing for working families." The Committee met twice a month from July 2008 to April 2009 with the goal to create an action plan to support the development and retention of affordable housing. On May 4, 2009, the Committee presented the *Newberg Affordable Housing Action Plan* to the City Council. At that meeting, City Council passed Resolution No. 2009-2843, stating their acceptance of the Plan.

On February 11, 2010, the Newberg Planning Commission will hold a public hearing regarding various proposed *Newberg Development Code* amendments supporting affordable housing. The following describes the proposed changes.

Create design standards that promote the development of attractive, livable, and functional neighborhoods, taking care not to increase costs of housing or reduce the number of dwellings. This recommendation is Action 4.2J of the *Newberg Affordable Housing Action Plan*. The Affordable Housing Ad Hoc Committee felt that good design need not necessarily create additional costs. However, care should be taken not to require items that do increase development costs or reduce the amount of housing that can be created. Design standards should provide a wide menu design options to choose from, rather than prescribing that certain elements be used. Some elements which may be feasible in larger developments, such as creating common areas or walking paths, may not be feasible in smaller developments. Thus, the Committee recommended a two-tier approach to design standards: one for smaller and one for larger developments.

The proposed standards provide a menu of choices, such as:

- In larger developments, incorporating pathways or common areas.
- Narrowing driveways to provide greater front yard greenspace and additional on-street parking.
- De-emphasizing the garage on the front façade to promote human scale and feel in the neighborhood.
- Orienting the building and entrances toward the street and minimizing the front setback to promote human scale neighborhoods, neighbor interaction and eyes on the street.
- Using entry features and accents, such as porches or recessed entries, to make buildings inviting.
- Using historical architectural styles to blend with Newberg.
- Varying dwelling designs to create interest and avoid monotony.
- Creating small, useable yards for outdoor living space.
- Adding interest to building architecture by incorporating features such as pitched roofs, contrasting siding materials, and interesting window designs.
- Limiting heights of buildings near neighboring property boundaries.

The proposed design standards were presented to the Planning Commission in a workshop at their July 11, 2009 meeting. Staff has revised the proposed design standards to address comments made by the Commission at that meeting as follows:

- The Commission asked how the points from the residential design system would be applied. Staff is recommending that of the total number of design points required for a project, at least at least 20% of those points should be achieved through the use of subdivision design elements and/or site design elements. In addition, each individual dwelling unit in a project shall achieve at least 3 design points from the building design elements. The intent of this distribution is to ensure that all projects will achieve a more balanced design, having some attention paid to good design of the subdivision, site, and building elements.

- Under the subdivision design elements section, one option to achieve points is through the preservation of natural features on the site. The Commission asked how points would be awarded regarding this option. Staff proposes two options for the Commission. Language for Option 1 would be as follows: *The review body may award design points of 0.1 to 1 point per dwelling unit, base upon the quality of those natural features and relative size of the preserved area to the project.* Option 2 would be as follows: *1 point per 1,000 square feet of natural area, up to 20% of the required design point total.* This language was the same as was proposed in December 2007.

In addition, Commissioner Barnes made a presentation to the Commission on October 8th showing design elements of existing developments in Newberg and nearby communities.

The proposed Planning Commission Resolution No. 2010-278 recommends that the City Council adopt the proposed amendments.

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, staff recommends the following motion:

Move to adopt **Planning Commission Resolution 2010-278** which recommends that the City Council adopt the proposed amendments to the Newberg Development Code, as detailed in Exhibit A in the resolution.

PLANNING COMMISSION RESOLUTION NO. 2010-278

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWBERG RECOMMENDING THAT THE CITY COUNCIL AMEND THE NEWBERG DEVELOPMENT CODE STANDARDS REGARDING NEW HOUSING DESIGN STANDARDS

RECITALS:

1. On May 8, 2008, the Newberg City Council passed Resolution No. 2008-2781, establishing the Housing for Working Families Ad Hoc Committee. The charge of the Committee was to "... identify and recommend tools appropriate for the Newberg community that are intended to encourage the development of housing for working families."
2. On May 4, 2009, the Housing for Working Families Ad Hoc Committee presented the *Newberg Affordable Housing Action Plan* to the City Council. At that meeting, City Council passed Resolution No. 2009-2843, stating their acceptance of the Plan.
3. The *Newberg Affordable Housing Action Plan* recommends that the City should consider the adoption of various amendments to the Newberg Development Code regarding new housing design standards.
4. On January 30, 2010, notice of a public hearing on the proposed amendments was published in the Newberg Graphic. The same notice was posted in four public places on January 26, 2010 and mailed/emailed to interested parties on January 25, 2010.
5. On February 11, 2010, the Newberg Planning Commission held a public hearing on the proposed amendments.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Newberg that it recommends that the City Council approve the amendments to the Newberg Development Code as shown in Exhibit A, contingent upon the Planning Commission's review of additional proposed Development Code amendments described in the Newberg Affordable Housing Action Plan.

This recommendation is based on the staff report and testimony.

DATED this 11th day of February, 2010

AYES:

NAYS:

ABTAIN:

ABSENT:

ATTEST:

Planning Commission Secretary

Planning Commission Chair

Exhibit A: Proposed Newberg Development Code Amendments

Exhibit A to Resolution 2010-278 Proposed Newberg Development Code Amendments

Editorial Key:

Normal = existing text

~~Strikethrough~~ = proposed text deletion

Underline = proposed text additions

DEVELOPMENT CODE DESIGN STANDARDS

§ 151.195.1 SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS

The purpose of this section is to ensure that residential developments provide good design, provide a healthy and attractive environment for those who live there, and are compatible with surrounding development. As part of the review process, an applicant for a residential subdivision must demonstrate that some of the following site and building design elements, each of which has a point value, have been incorporated into the design of the project. For more information and illustrations of the following design elements, refer to *Newberg Residential Development Design Guidelines (July 1997)*.

Developers of attached single family projects, projects with multiple single family dwelling on one lot, or projects with combinations of single family attached, single family detached, and multi-unit developments may elect to use either the standards in § 151.195 or § 151.195.1.

Projects subject to these design standards shall achieve at least the minimum number of design points describe below. Each project shall achieve at least 20% of its required minimum total project design points through the use of subdivision design elements and/or site design elements listed below. Each individual dwelling unit in a project shall achieve at least 3 design points from the building design elements listed below.

Projects of 20 dwelling units or more must achieve at total number of design points equal to 10 design points multiplied by the number of dwelling units (10 points x # of dwelling units).

Projects of 19 dwelling units or fewer must achieve at total number of design points equal to 7 design points multiplied by the number of dwelling units (7 points x # of dwelling units).

Where the applicant is using design elements that will be achieved when future building permits are issued, the applicant shall submit a design sheet with the subdivision preliminary plat that explains which design elements must be incorporated into the dwellings when they are constructed.

The applicant shall develop appropriate Covenants, Codes and Restrictions which include design requirements that meet the standards of this section of the Code to be recorded at the time of final plat.

(A) Subdivision design elements

(1) The project achieves over 80 percent of the target density for the zone. (5 design points for each dwelling above 80% of target density using the following formula: (Proposed # of dwellings – (Target # of dwellings x 80%)) x 5 points = # points, rounded to nearest whole number.)

- (2) Use public walkways or multi-use paths not adjacent to streets in side yards or common areas connecting to a park or collector or arterial street (1 design point per 100 linear feet of walkway or path)
- (3) Provide additional on-street parking (1 design point per on-street parking space provided beyond 1 per unit)
- (4) Use antique street lighting styles as approved by City (1 design point per lighting fixture used.)
- (5) Use site furnishings to enhance open space. Communal amenities such as benches, gazebos, playground equipment, fountains, and/or common patios enhance the outdoor environment and comprise not less than one-half percent of the estimated construction cost of all building(s). Estimated costs are subject to city review and approval. (1 design point per \$1,000 in furnishings)
- (6) Provide usable common recreational area, including but not limited to play fields, walking trails, exercise circuit, playgrounds, common patios, gardens, and/or similar functional and age-appropriate common facilities, a central green or pocket park(s) in a subdivision. (1 design point per 500 square feet of area)
- (7) Provide a natural feature and tree preservation/replacement plan, including provisions for its future maintenance. (?? design points ????).

(B) Site design elements

- (1) Bring dwelling close to street by keeping dwelling at most 25 feet from the front property line. (1 design point per dwelling)
- (2) Use a single narrow (10 to 14 feet width) driveway per unit, or single shared driveway (20 feet to 24 feet width) for two units (1 design points per dwelling)
- (3) Provide increased setbacks between buildings. Increase side yard setbacks (perpendicular to street) so that there is minimum 15-foot separation between buildings on at least one side. (1 design points per separation)
- (4) Provide a useable interior yard or courtyard of at least 1000 square feet. (1 design point per dwelling)
- (5) Use a uniform front yard fence design for the development. (1 design point per lot with fence design)

(C) Building design elements

- (1) Use entry features and accents such as distinctive building or paving materials and detailing (e.g., unenclosed and covered porch (minimum depth of 6 feet and minimum width of 8 feet), roof overhang or, recessed entry with distinctive arch or gable, pergola, arbor, pathway pavers, or similar feature) to mark major entries to multi-unit buildings or individual units. (1 design point per dwelling)
- (2) De-emphasize the garage on the front façade
 - (a) If on front façade, limit garage to single car entrance (16 feet entrance width or less) (2 design points per dwelling)
 - (b) If on front façade, limit garage to two car entrance (28 feet entrance width or less) (1 design points per dwelling)

(c) Garage even with or setback up to 10 feet from front façade of dwelling. (1 design point per dwelling)

(d) Garage setback 10-19 feet from front façade of dwelling (2 design point per dwelling)

(e) Garage setback 20 or more feet from front façade. (3 design point per dwelling)

(f) Garage entrance not facing street. If side of garage faces the street, then windows, doors, shutters, or similar architectural features are placed that comprise at least 20 percent of the side wall, or landscaping that will upon maturity obscure at least 30 percent of the side wall (2 design point per dwelling)

(3) Orient buildings toward the street. This means orienting individual entries and porches to the street, with front entry not more than 25 feet from the street. In cluster cottage developments with internal circulation and grounds, this means that at least 50% of the units have main entries facing a street or common private drive, rather than be oriented toward a parking lot or the interior. (1 design point per dwelling)

(4) Incorporate architectural elements of one of the city's historical styles (Queen Anne, Dutch Colonial Revival, or Bungalow style) into the design to reinforce the city's cultural identity. Typical design elements which should be considered include, but are not limited to, "crippled hip" roofs, Palladian-style window, roof eave brackets, dormer windows, and decorative trim boards. (1 design point per dwelling)

(5) Use roof pitches 5:12 to 6:12 (1 design point per dwelling)

(6) Use at least two (2) different types of contrasting siding materials on the front street-facing elevation. Siding materials may including, but are not limited to wood, wood composite (wood-appearance siding), board and batten (not more than 24 inches between batts), brick masonry, stone masonry, shake (cedar or concrete-fiber shake applied on upper portions of exterior walls and gable ends), stucco, and similar materials at the discretion of the review body. Each material or pattern used to meet this standard shall comprise at least 20 percent of the subject elevation (1 design point per dwelling).

(7) Use architectural features to create interest in the façade such exterior wood or wood-appearance shutters or false shutters, pergolas or trellis work, curved windows or windows with divided or simulated divided lights. (1 design point per dwelling).

(8) On boundaries with lots outside the development that have existing dwellings, limit the height of new dwellings to not more than 5 feet higher than the existing dwelling, unless new dwelling or portion of the new dwelling would be separated from the existing dwelling by 15 feet or more (2 design points per dwelling on the boundary).

(9) To promote privacy, on upper floors facing and within 10 feet of an interior property line outside the development, any windows must be either placed above the sight line from interior, or must be of a frosted or opaque type (1 design point per dwelling).

(10) Use multiple, non-repetitive dwelling designs. Where substantially similar dwelling designs are repeated within a subdivision, they are separated by at least two dwellings of different designs on the same side of any street frontage. Dwellings designs that vary at least three dominant façade features (such as façade materials, roof orientation, reversed orientation, porch or garage features) are not considered substantially similar (1 design point per dwelling).

Residential Design Points - Example Scoring

Updated 2/6/10

	Development # Dwellings	Creekside 48		Clifford Court 12		Mary Lou Lane 16		Arlington 36		Deborah/Douglas 14		Bur Oak Ct. 24		Twin Cedars 6	
		# Elements	Total Points	# Elements	Total Points	# Elements	Total Points	# Elements	Total Points	# Elements	Total Points	# Elements	Total Points	# Elements	Total Points
(A) Subdivision design elements															
1	The subdivision achieves at least 80 percent of the target density for the zone (5 design points for each dwelling above 80% of target density, using the following formula: Proposed # of dwellings - Target # of dwellings x 80% = x 5 points = # points, rounded to nearest whole number)	5	115	-3	0	1	5	10	50	5	25	0	0	0	0
2	Use public walkways or multi-use paths not adjacent to streets in side yards or common areas connecting to a park or collector or arterial street (1 design point per 100 linear feet of walkway or path)	1	1	0	0	0	0	0	0	0	0	1	1	0	0
3	Provide additional on-street parking (1 design point per on-street parking space provided beyond 1 per unit)	1	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Use antique street lighting styles as approved by City (Note we will investigate whether there is a cost effective design available) (1 design point per lighting fixture used)	1	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Use site furnishings to enhance open space. Communal amenities such as benches, gazebos, playground equipment, fountains, and/or common patios enhance the outdoor environment and comprise not less than one-half percent of the estimated construction cost of all building(s). Estimated costs are subject to city review and approval (1 design point per \$1,000 in furnishings)	1	1	0	0	0	0	0	0	0	0	2	2	0	0
6	Provide usable common recreational area, including but not limited to play fields, walking trails, exercise circuit, playgrounds, common patios, gardens, and/or similar functional and age-appropriate common facilities, a central green or pocket park(s) in a subdivision. (1 design point per 500 square feet of area)	1	4	0	0	0	0	0	0	0	0	13	13	0	0
9 (Opt. 1)	Provide a natural feature and tree preservation/replacement plan. (0.1 to 1 pt. per dwelling unit, based on upon the quality of those natural features and the size of the preserved area to the project)	1	48	1	1	3	3	0	0	0	0	0	0	1	1
9 (Opt. 2)	(1 pt. per 1,000 sq. ft. of natural area, up to 20% of the required point total.)	1	46	1	1	1	1	0	0	0	0	0	0	1	1
(B) Site design elements															
1	Bring dwelling close to street by keeping dwelling at most 25 feet from the front property line (1 design point per dwelling)	1	48	11	11	16	16	36	36	7	7	24	24	0	0
2	Use a single narrow (10 to 14 feet width) driveway per unit, or single shared driveway (20 feet to 24 feet width) for two units (1 design points per dwelling)	1	44	0	0	16	16	20	20	0	0	0	0	6	6
3	Provide increased setbacks between buildings. Increase side yard setbacks (perpendicular to street) so that there is minimum 15-foot separation between buildings on at least one side (1 design points per separation)	1	2	1	1	0	0	0	0	0	0	0	0	1	1
4	Provide a useable interior yard or courtyard of at least 1000 square feet. (1 design point per dwelling)	1	9	7	7	0	0	0	0	0	0	24	24	5	5
5	Use a uniform front yard fence design for the development. (1 design point per lot with fence design)	1	40	0	0	0	0	0	0	0	0	0	0	0	0

Development # Dwellings	Creekside 48		Clifford Court 12		Mary Lou Lane 16		Arlington 36		Deborah/Douglas 14		Bur Oak Ct. 24		Twin Cedars 6	
	# Elements	Total Points	# Elements	Total Points	# Elements	Total Points	# Elements	Total Points	# Elements	Total Points	# Elements	Total Points	# Elements	Total Points
(C) Building design elements														
1	1	48	12	12	16	16	36	36	0	0	24	24	6	6
2	2	80	0	0	16	32	20	40	0	0	0	0	0	0
	1	8	12	12	0	0	30	30	0	0	24	24	0	0
	1	48	0	0	16	16	30	30	0	0	24	24	0	0
	2	0	0	0	0	0	0	0	0	0	0	0	0	0
	3	0	0	0	0	0	0	0	0	0	0	0	0	0
	2	0	0	0	0	0	0	0	0	0	0	0	5	10
3	1	48	11	11	16	16	36	36	0	0	24	24	1	1
4	1	0	0	0	0	0	0	0	0	0	0	0	1	1
5	1	48	12	12	16	16	36	36	0	0	23	23	6	6

Development # Dwellings	Points per Element	Creekside 48		Clifford Court 12		Mary Lou Lane 16		Arlington 36		Deborah/Douglas 14		Bur Oak Ct. 24		Twin Cedars 6	
		# Elements	Total Points	# Elements	Total Points	# Elements	Total Points	# Elements	Total Points	# Elements	Total Points	# Elements	Total Points	# Elements	Total Points
6	1	0	0	0	0	16	16	36	36	0	0	22	22	0	0
7	1	44	44	0	0	16	16	36	36	0	0	24	24	6	6
8	2	0	0	7	14	16	32	0	0	0	0	0	0	4	8
9	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	1	0	0	12	12	0	0	0	0	0	0	24	24	6	6
Total Points (Option 1)		636		93		200		386		32		256		57	
Total Points (Option 2)		634		93		198		386		32		256		57	
Percent of Required pts. in Subdivision and Site Design		65%		24%		36%		29%		33%		28%		31%	
Building Design Points per unit		6.8		6.1		10.0		7.8		0.0		7.9		7.3	
Required Points Minimum Met		480		84		112		360		98		240		42	
		TRUE		TRUE		TRUE		TRUE		FALSE		TRUE		TRUE	

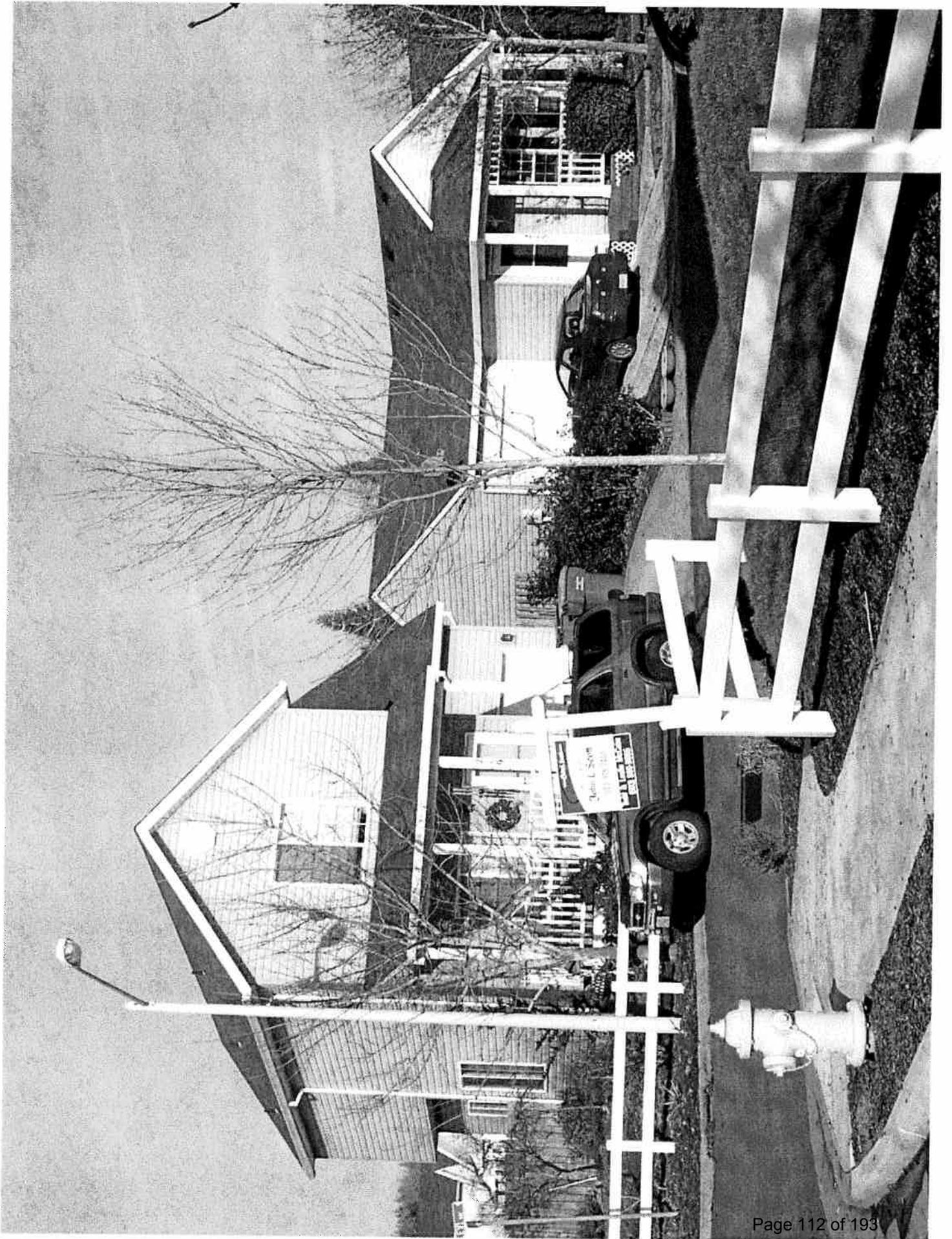
Single Family Residential Design Standards

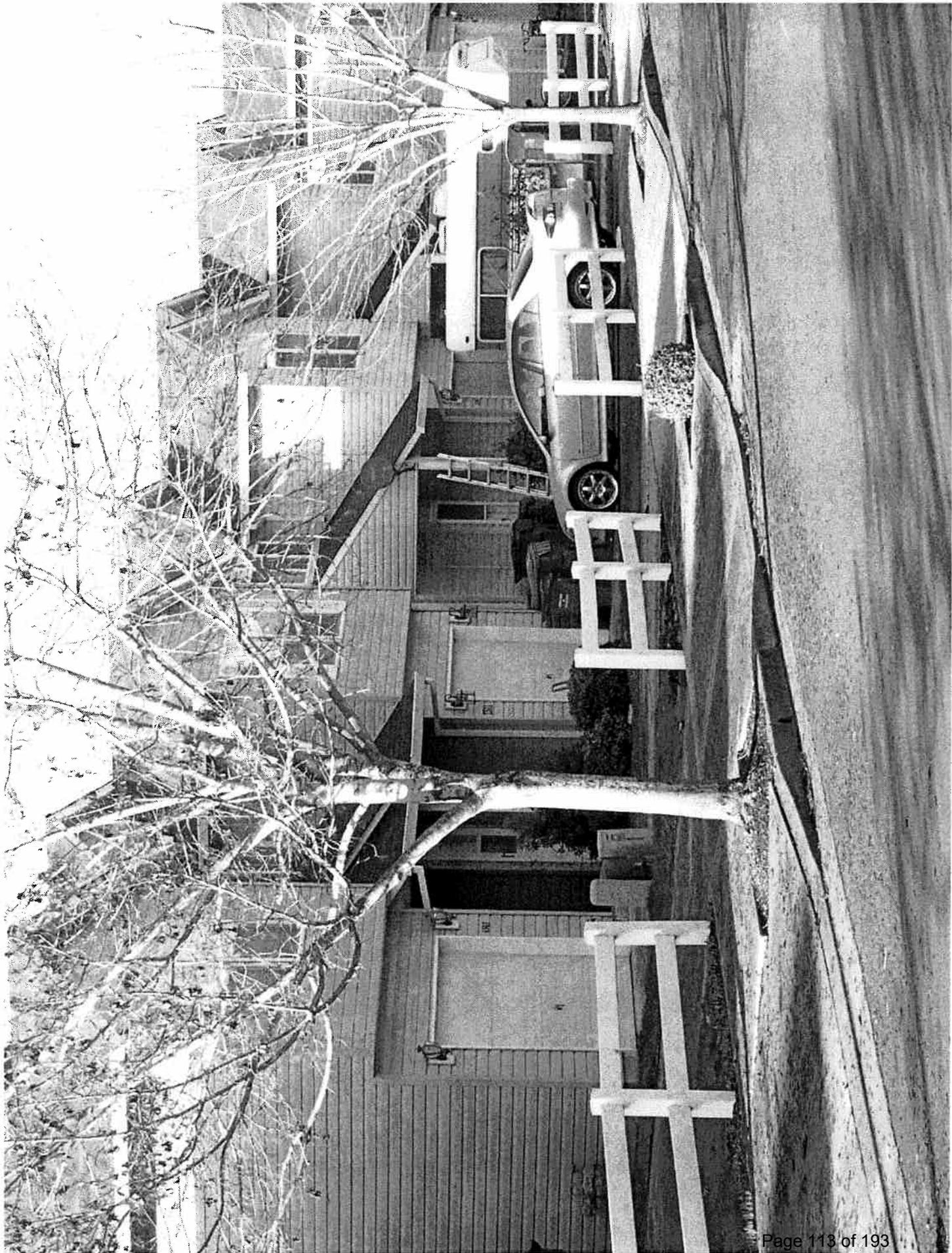
Subdivision Examples

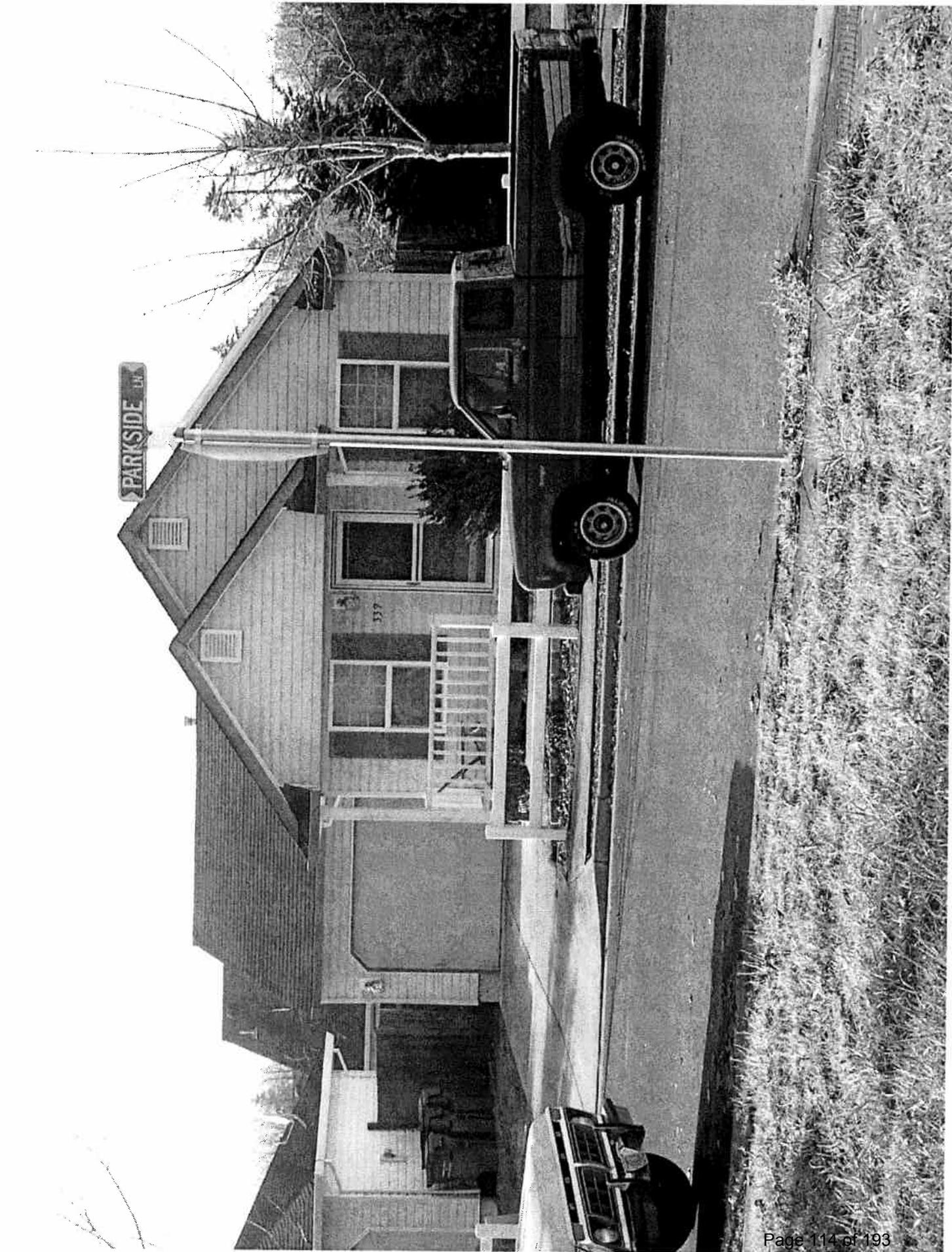
February 11, 2010

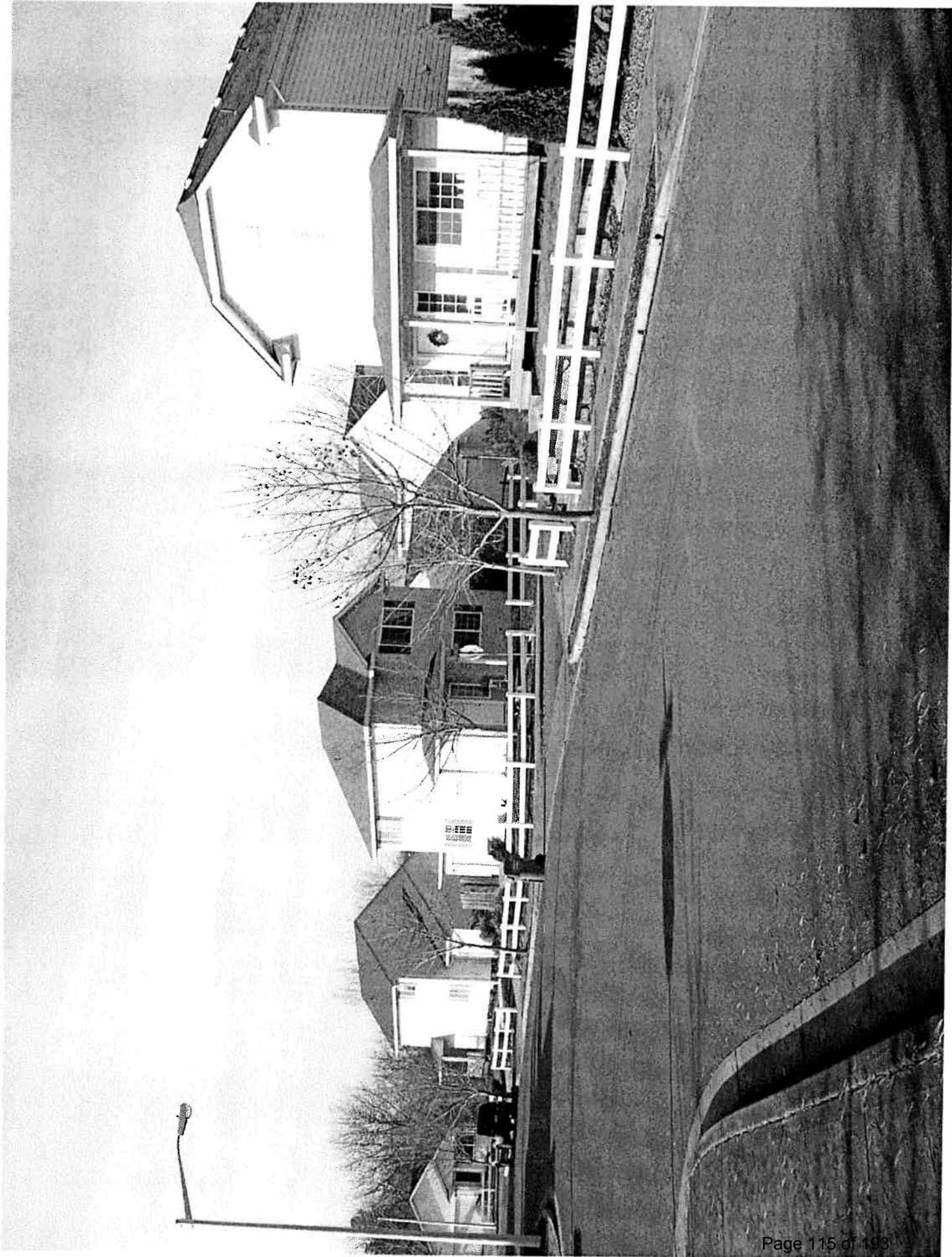


Creekside







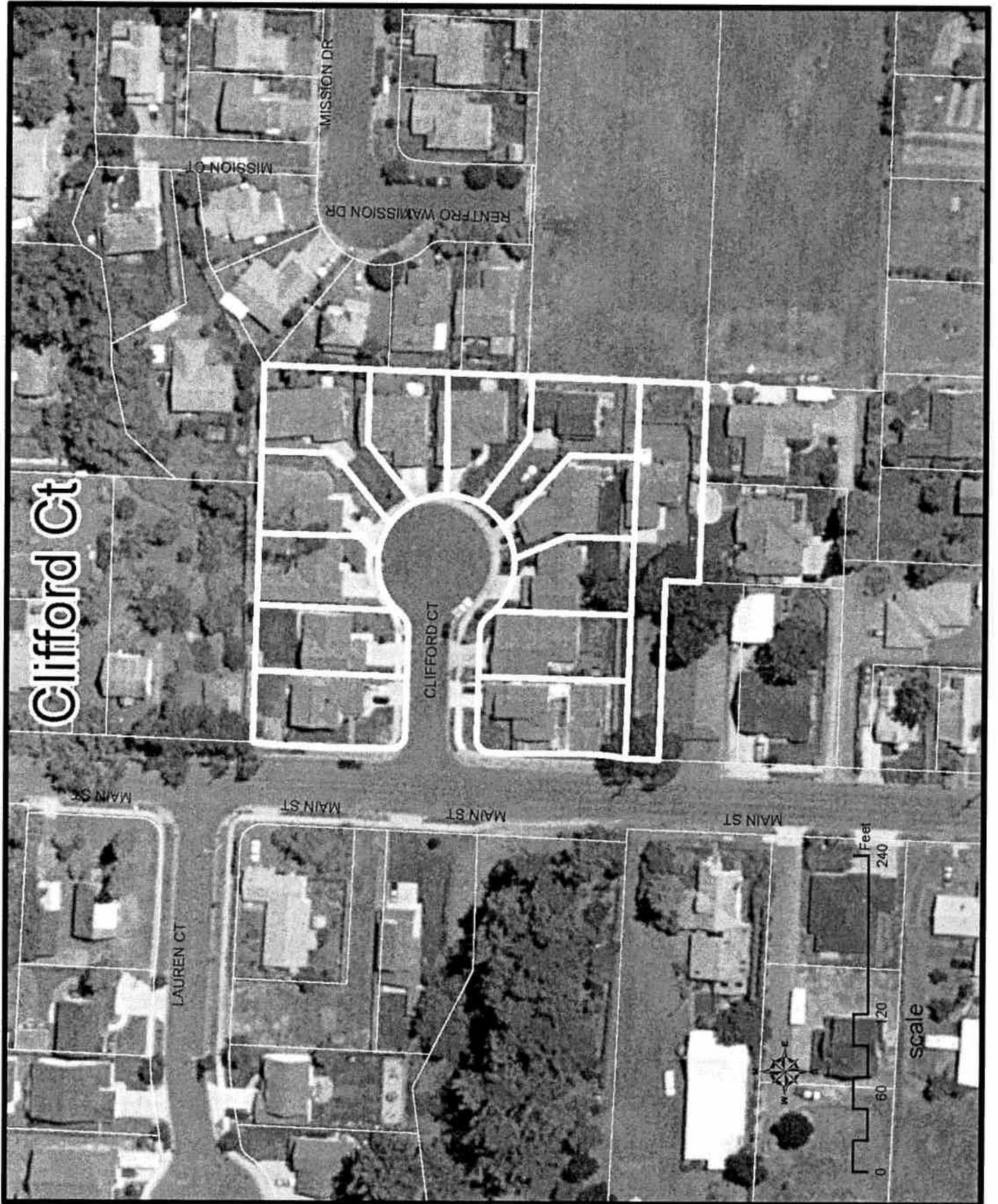


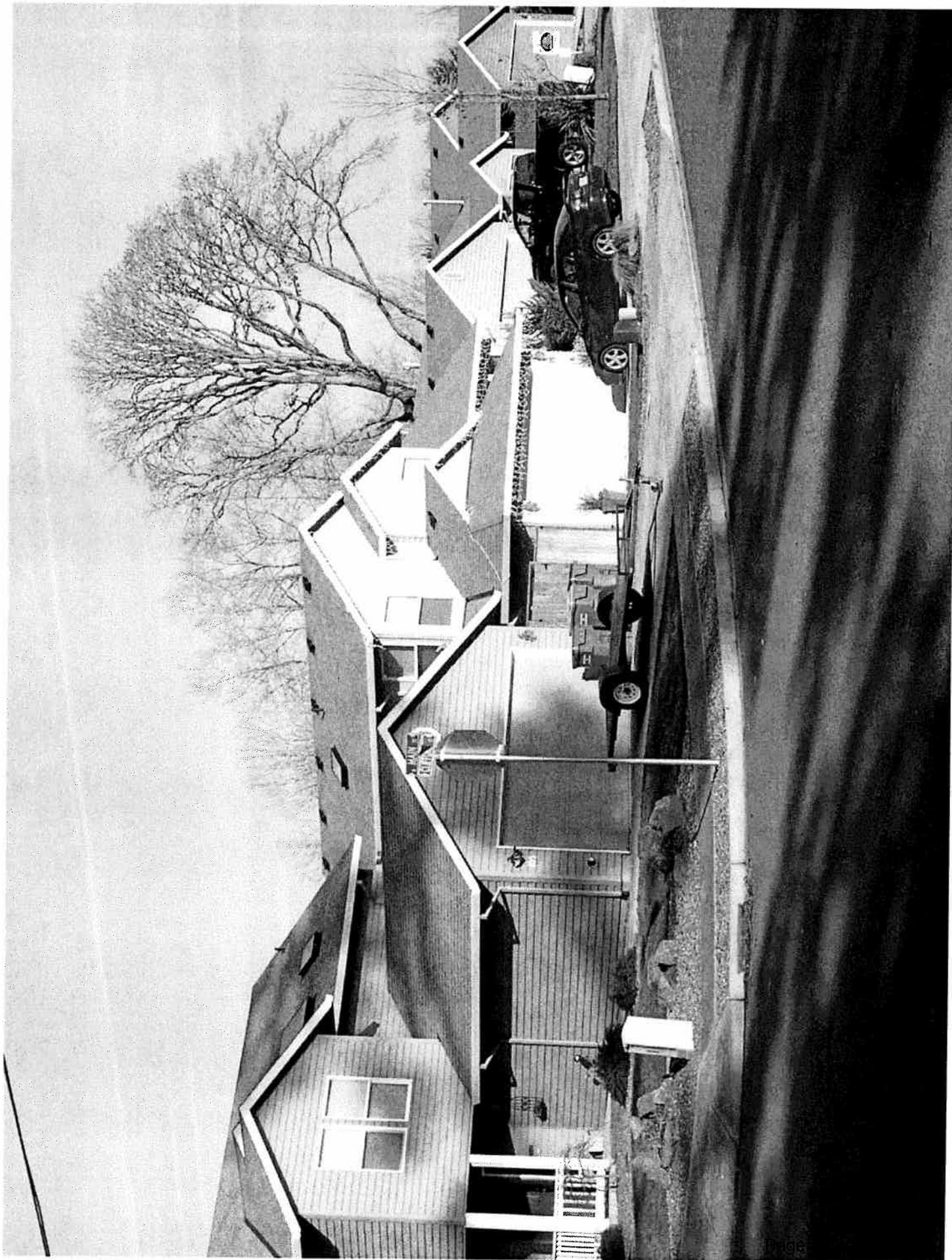


Scoring - Creekside

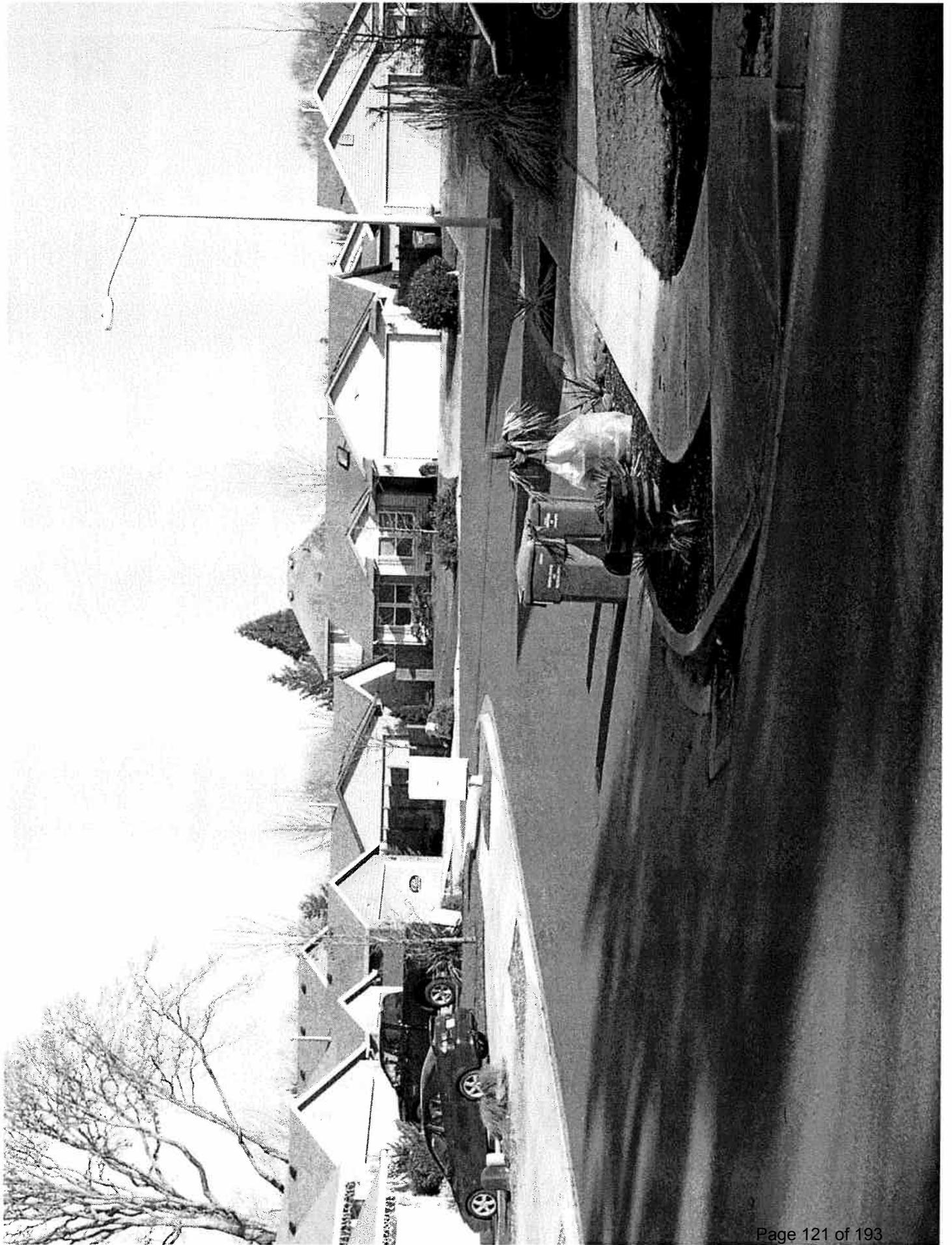
- 48 units
- Subdivision design pts: 169
- Site design pts: 143
- Building design pts: 324
- Total pts: 636
- Required pts: 480

✓ Meets design standards









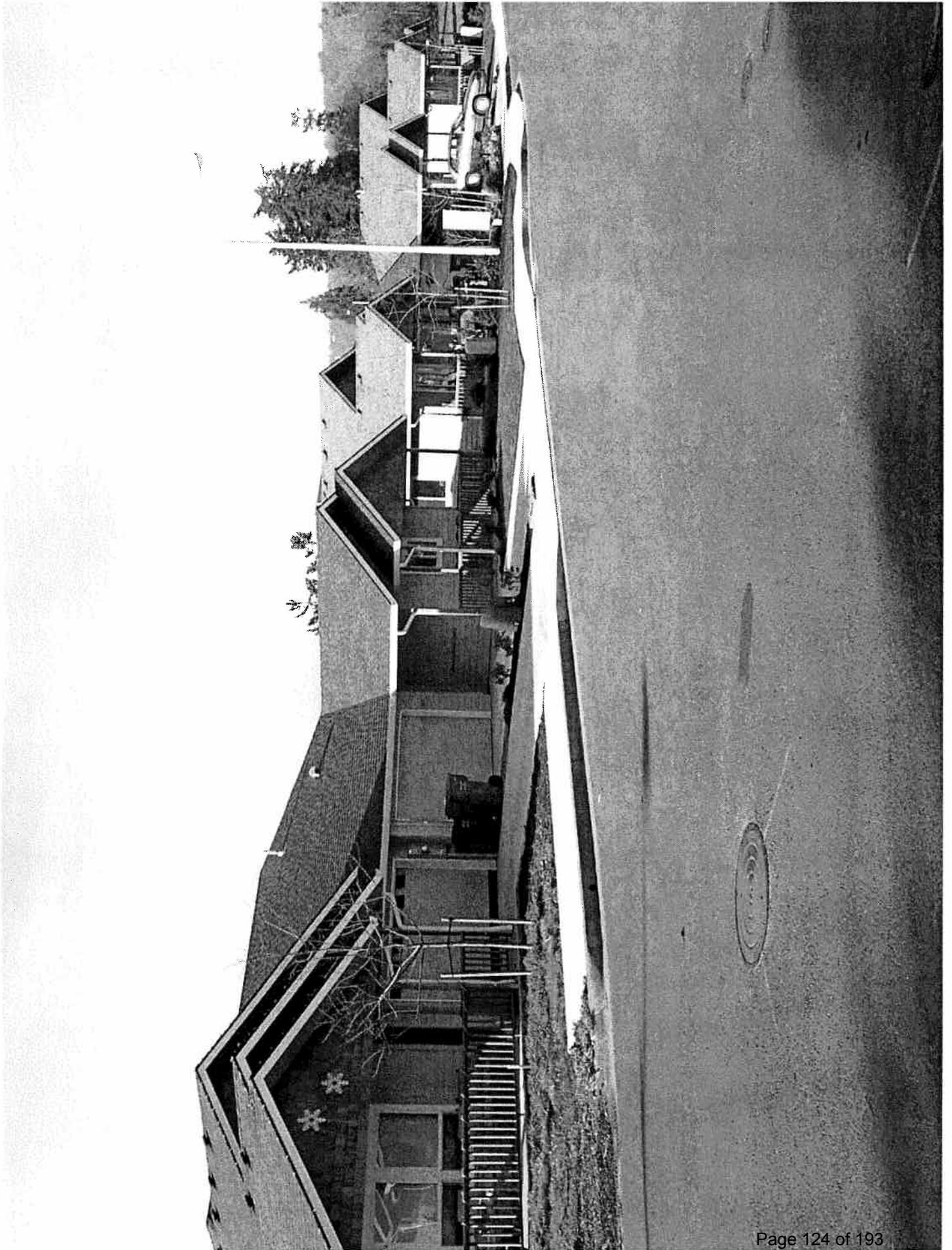
Scoring – Clifford Court

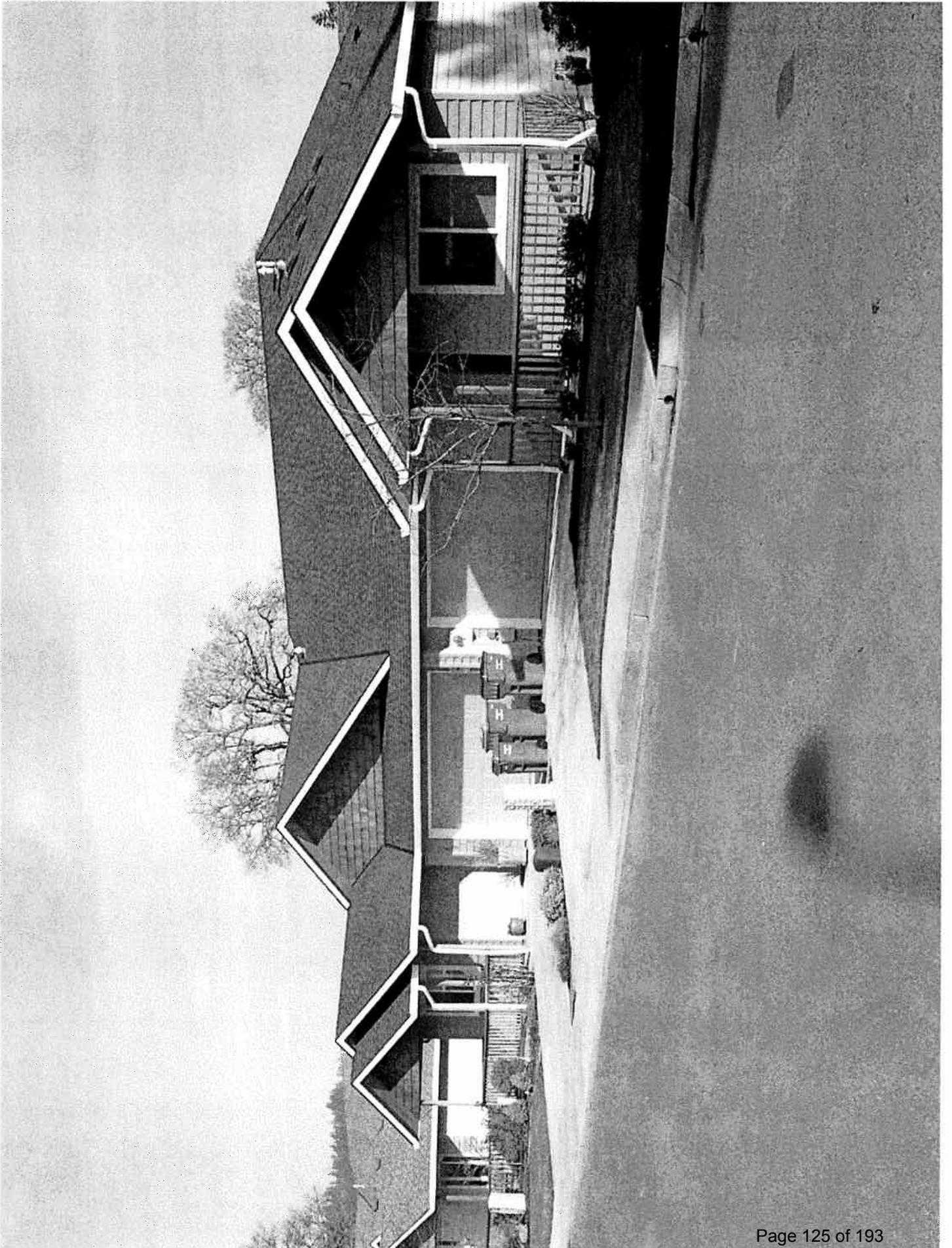
- 12 units
- Subdivision design pts: 1
- Site design pts: 19
- Building design pts: 73
- Total pts: 93
- Required pts: 84

✓ Meets design standards



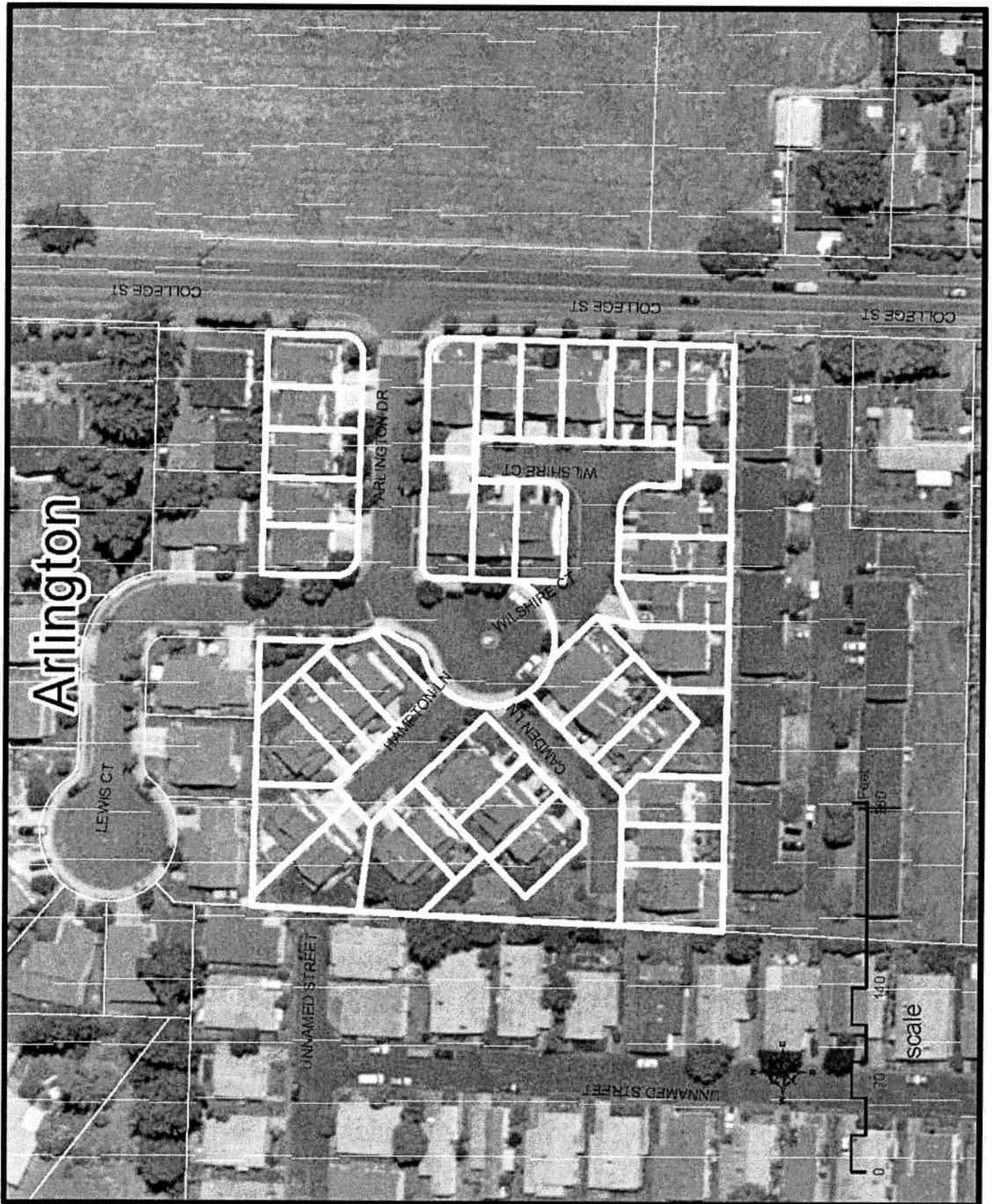
Mary Lou Lane

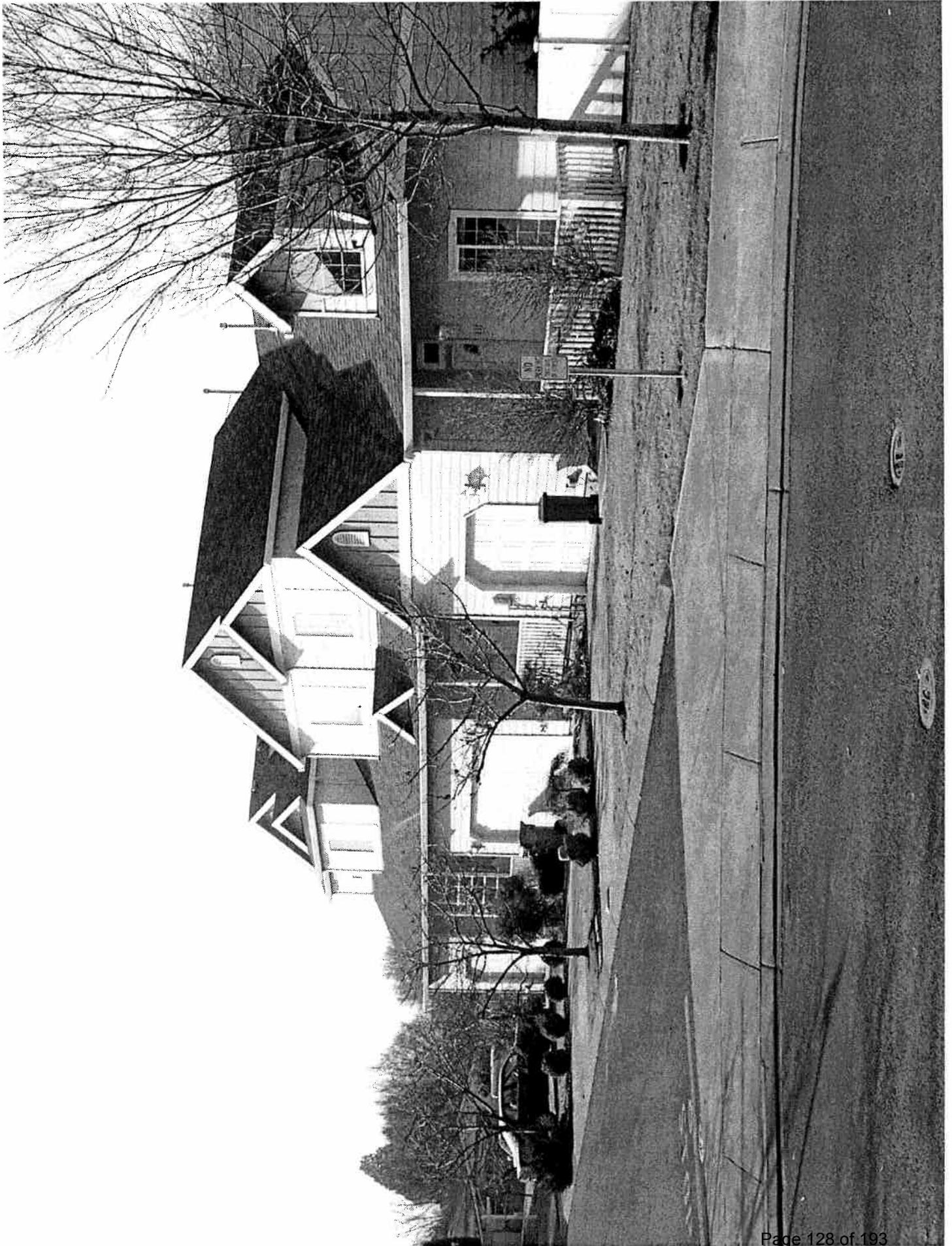


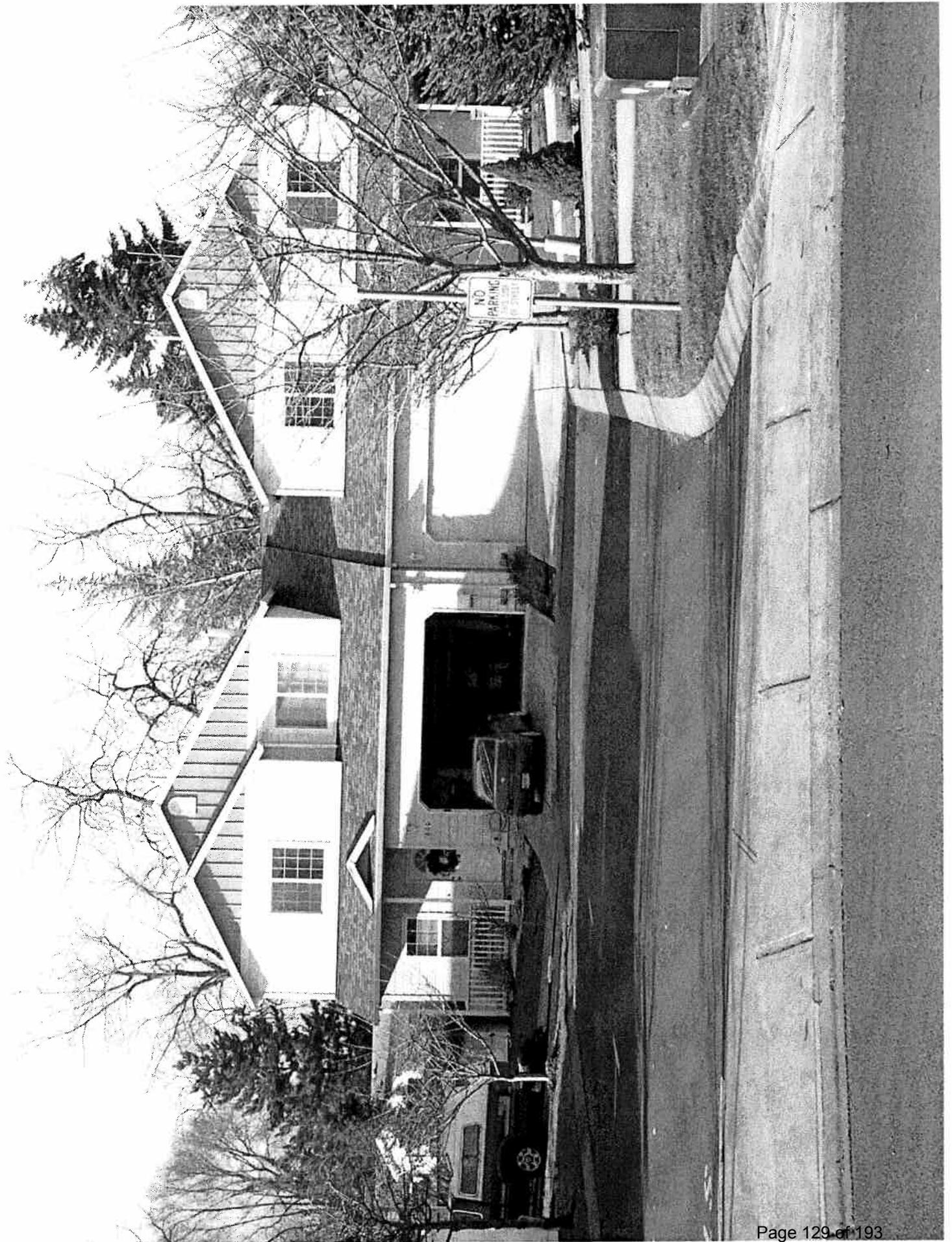


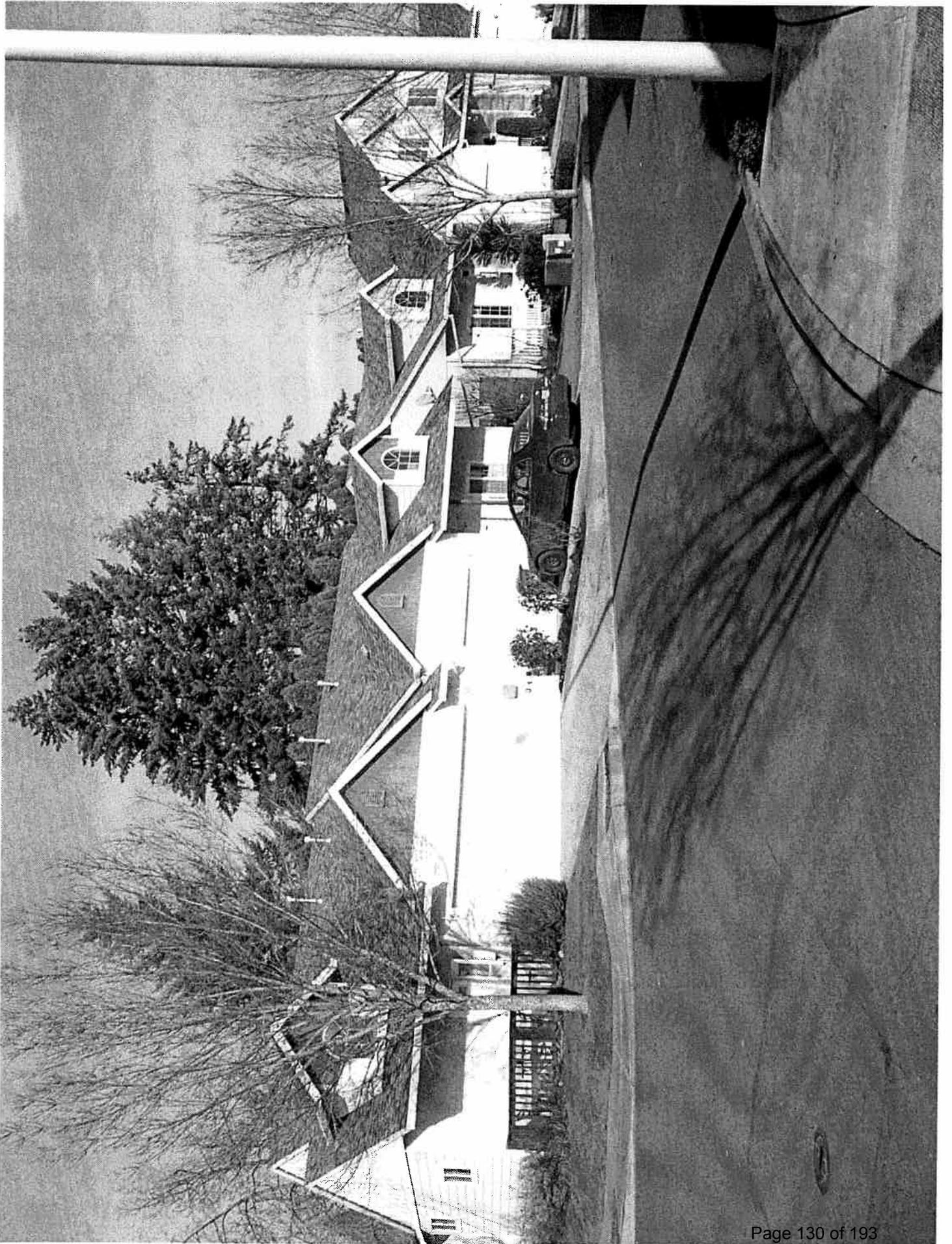
Scoring – Mary Lou Lane

- 16 units
 - Subdivision design pts: 8
 - Site design pts: 32
 - Building design pts: 160
 - Total pts: 200
 - Required pts: 112
- ✓ Meets design standards





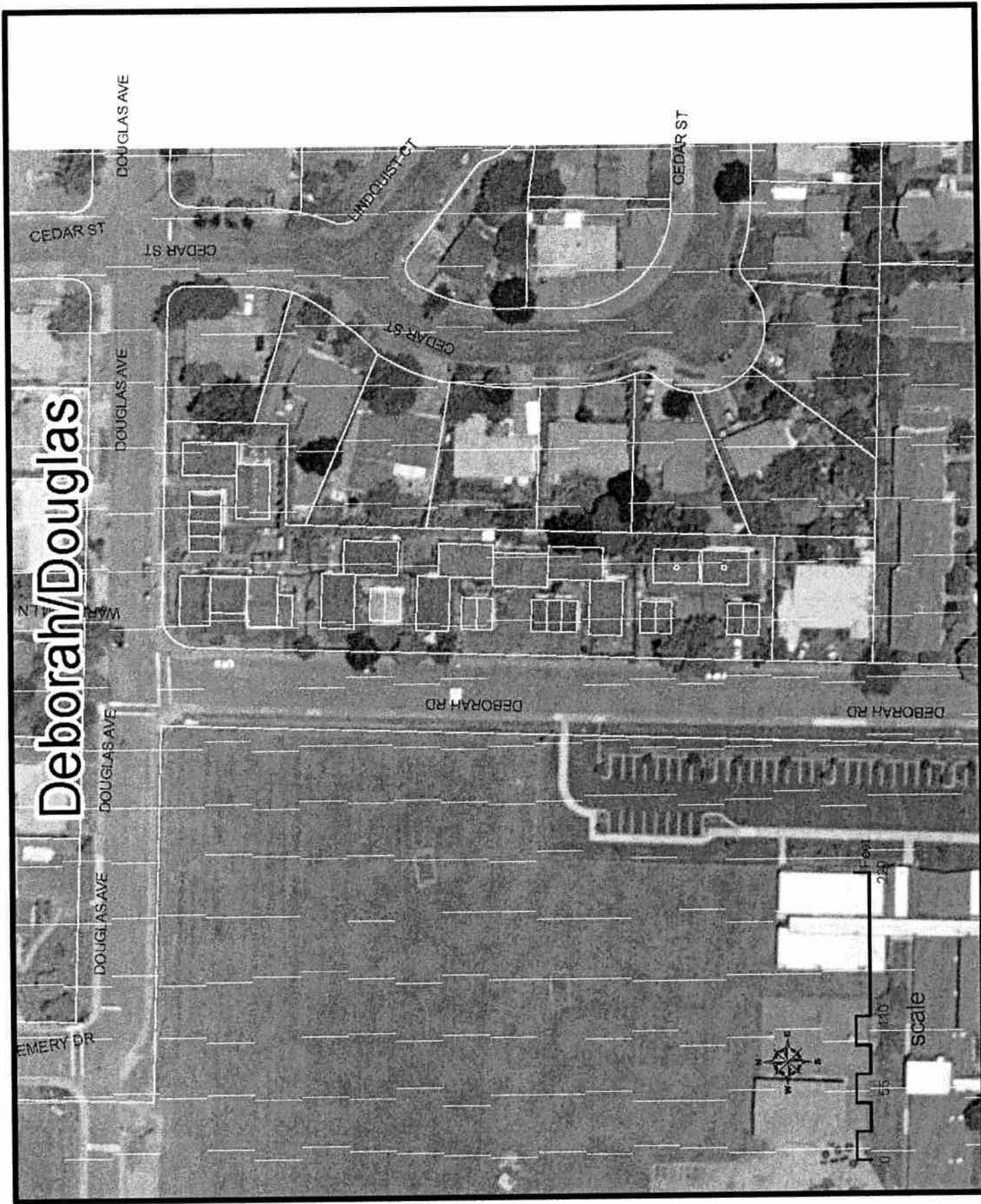




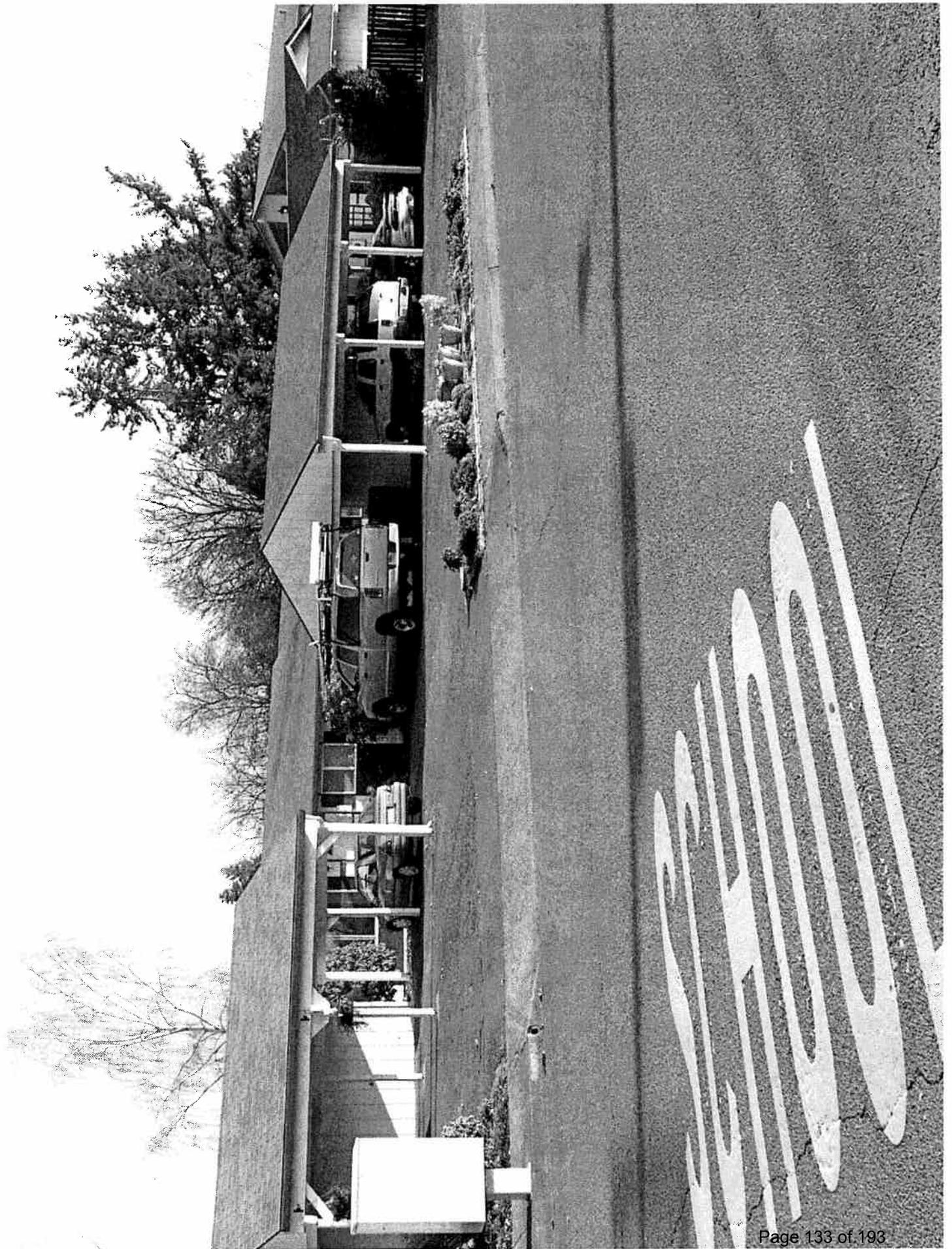
Scoring – Arlington

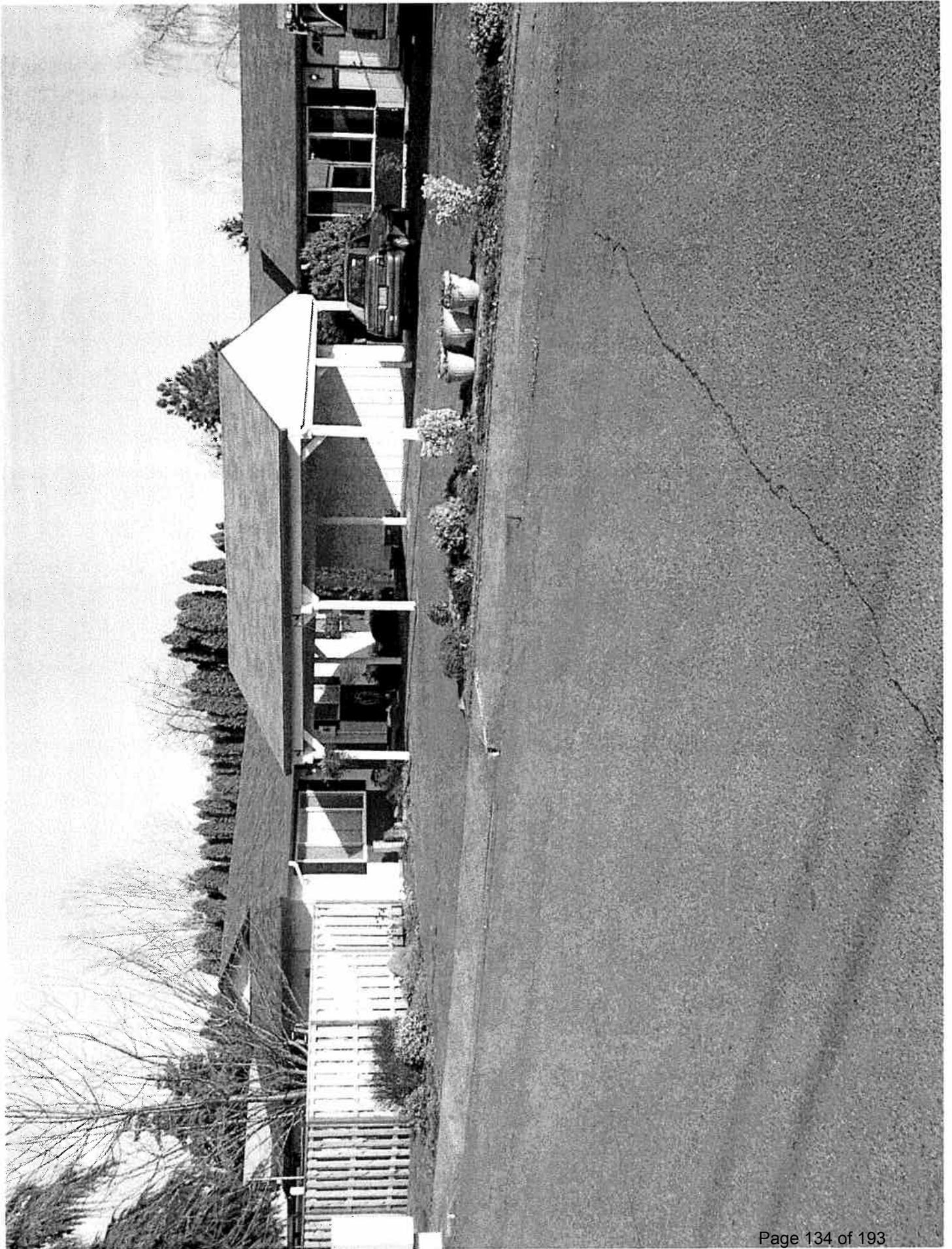
- 36 units
- Subdivision design pts: 50
- Site design pts: 56
- Building design pts: 280
- Total pts: 386
- Required pts: 360

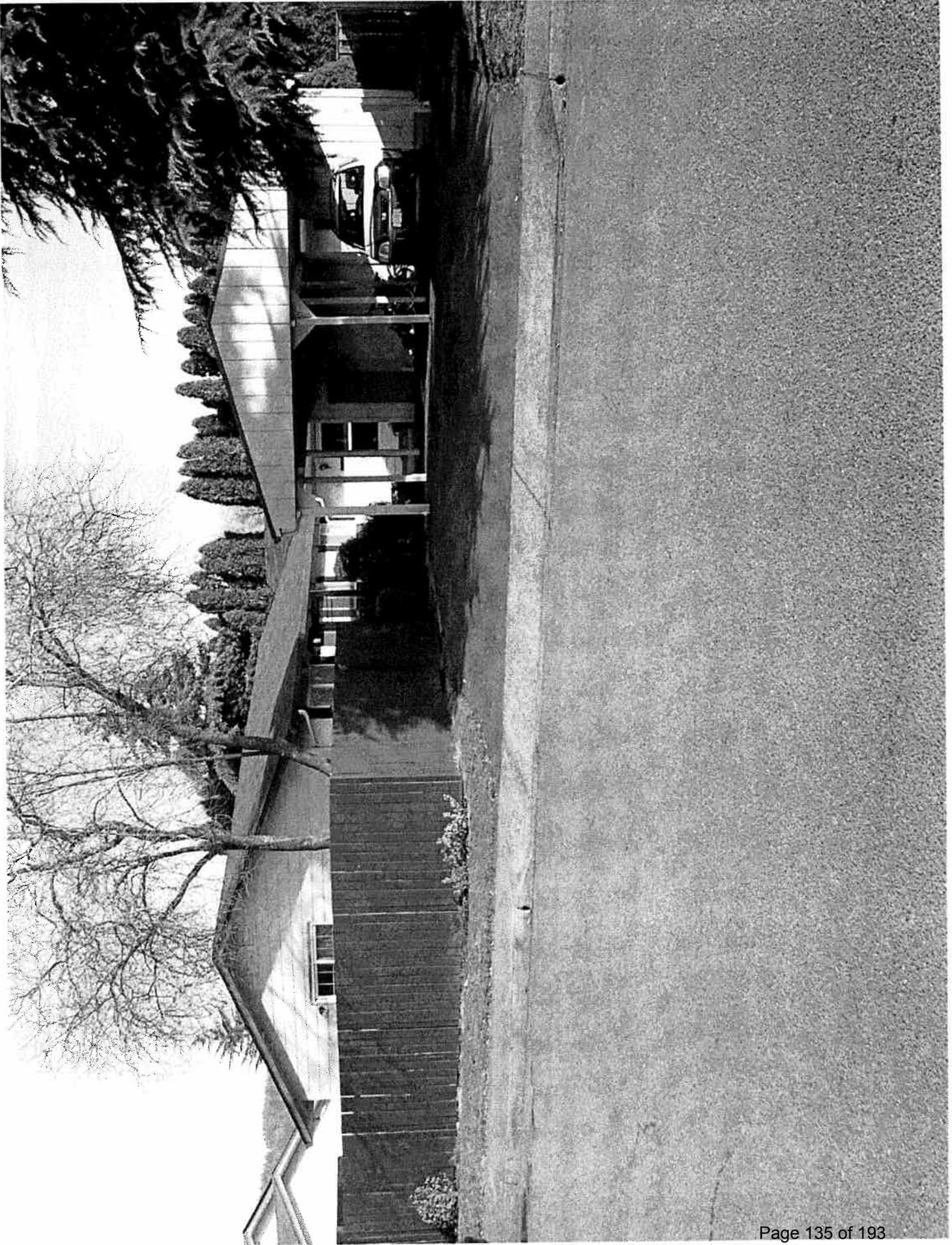
✓ Meets design standards



Deborah/Douglas



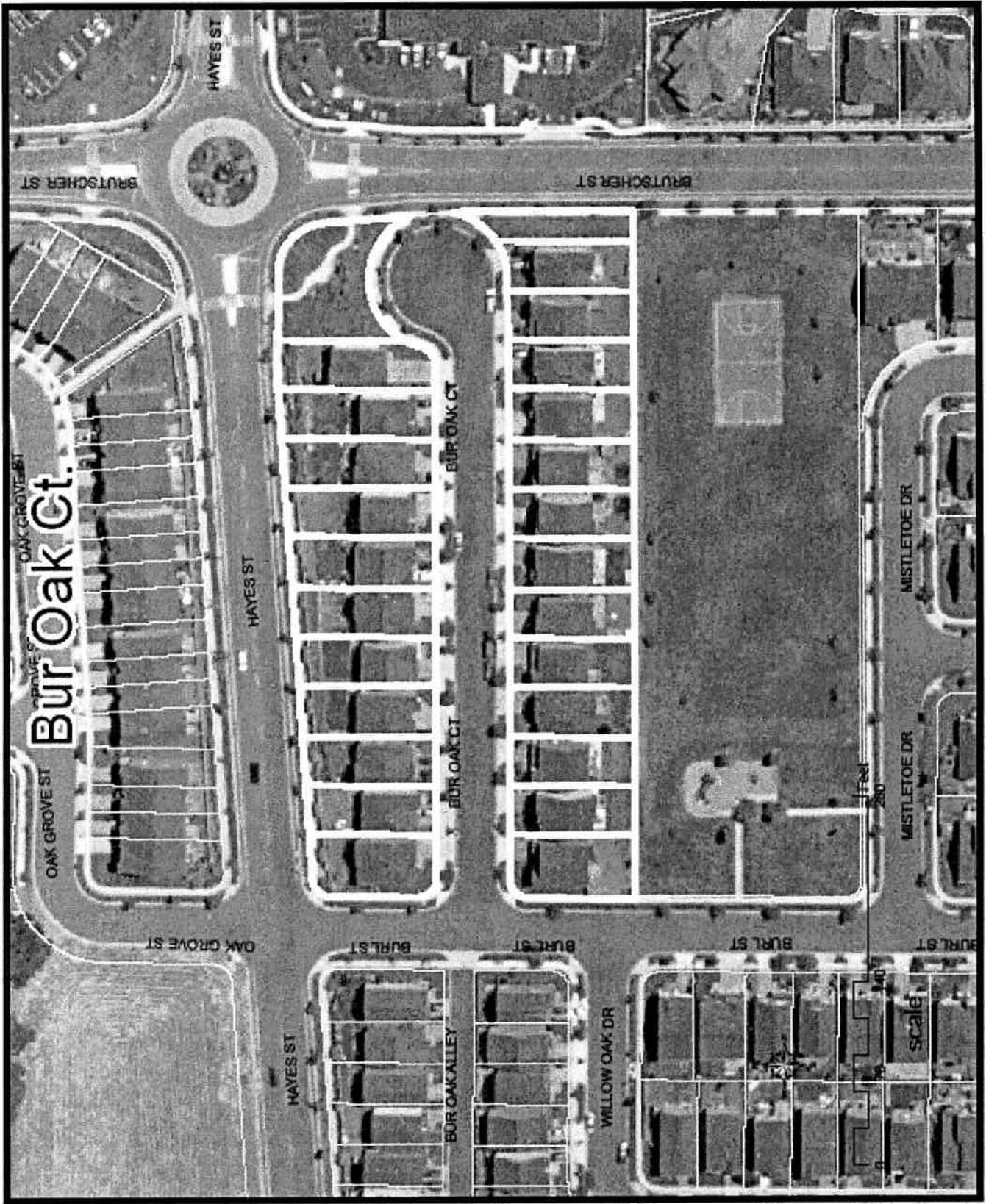


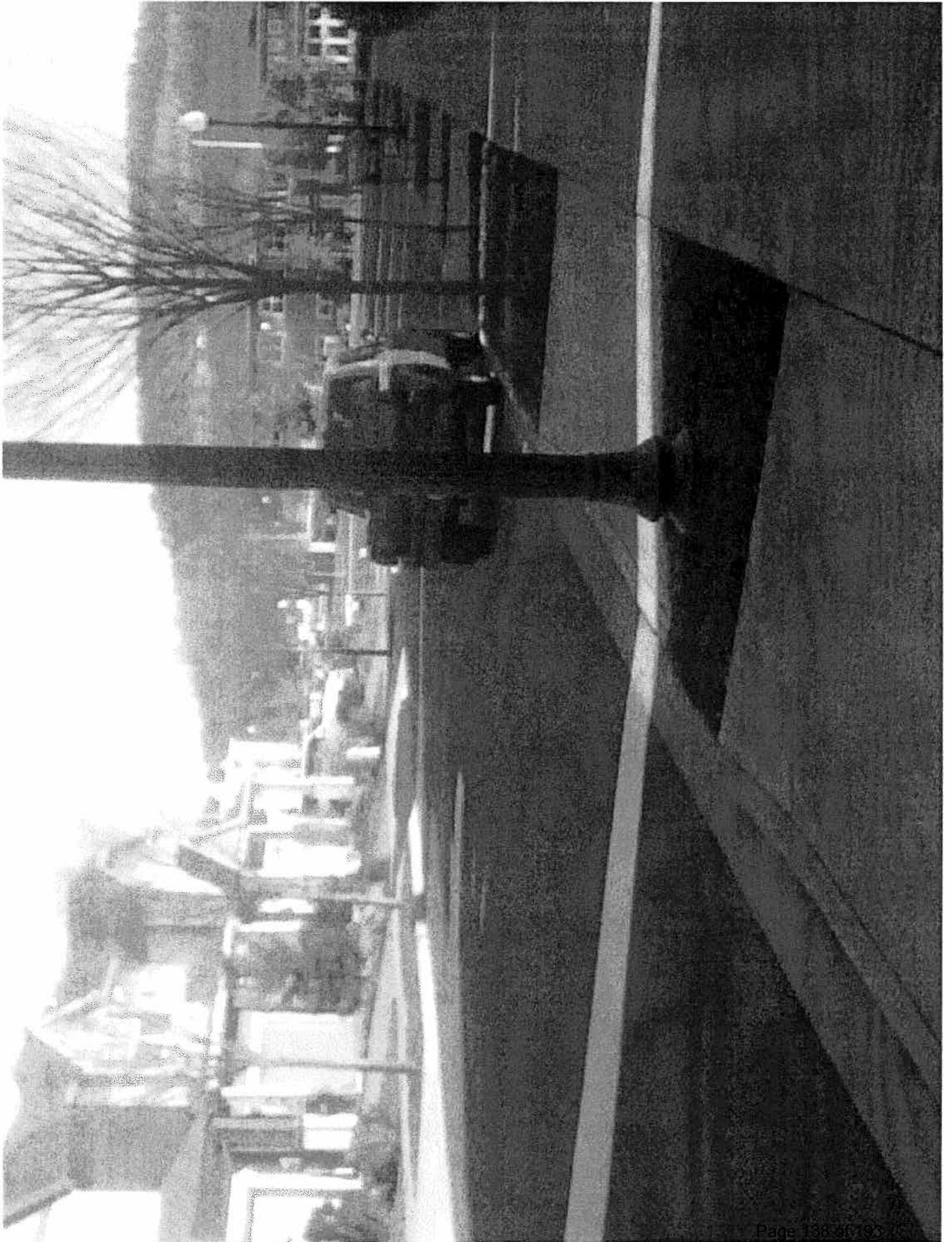


Scoring – Deborah/Douglas

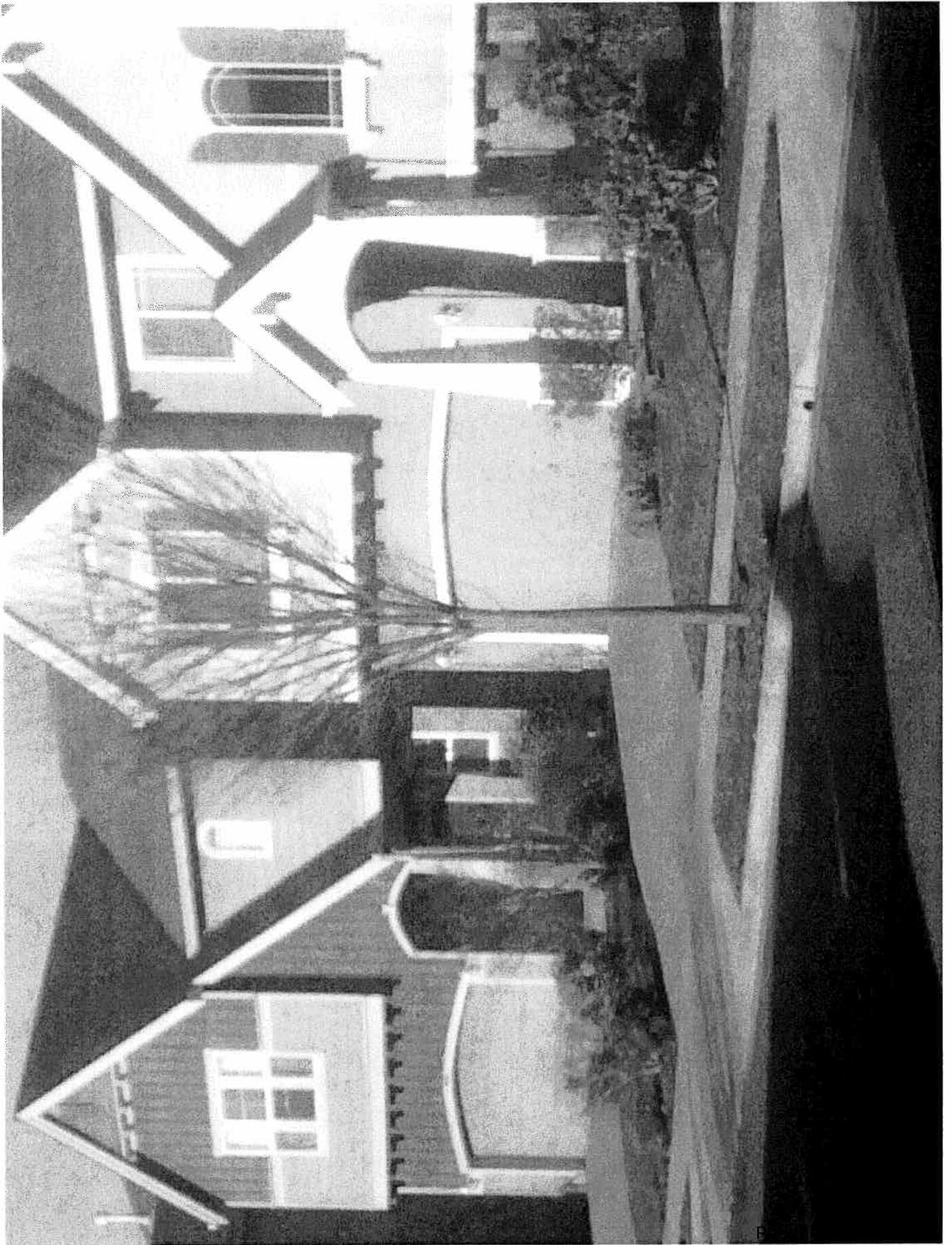
- 14 units
- Subdivision design pts: 25
- Site design pts: 7
- Building design pts: 0
- Total pts: 32
- Required pts: 98

X Does not meet standards











Scoring – Bur Oak Court

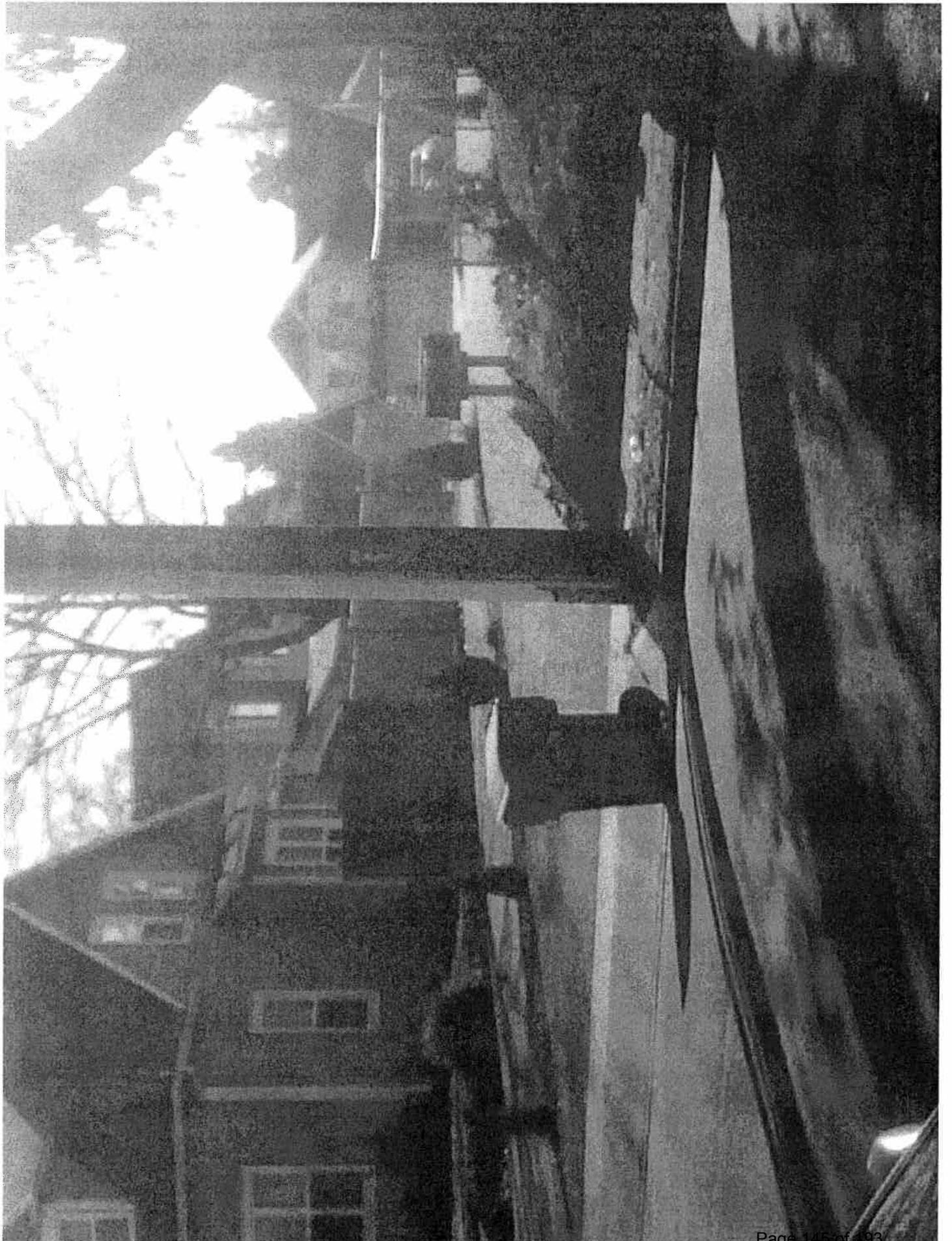
- 24 units
- Subdivision design pts: 19
- Site design pts: 48
- Building design pts: 189
- Total pts: 256
- Required pts: 240

√ Meets design standards



Twin Cedars





Scoring – Twin Cedars

- 6 units
 - Subdivision design pts: 1
 - Site design pts: 12
 - Building design pts: 44
 - Total pts: 57
 - Required pts: 42
- ✓ Meets design standards

COMPARISON OF PROPOSED DECEMBER 2007 VERSUS
CURRENT PROPOSED HOUSING DESIGN STANDARDS

DEVELOPMENT CODE DESIGN STANDARDS

§ 151.253.7—XXX195.1 SINGLE FAMILY RESIDENTIAL DESIGN—POINTSDESIGN STANDARDS

The purpose of this section is to ensure that residential developments taking advantage of the flexible development standards under § 151.253.5 provide good design, provide a healthy and attractive environment for those who live there, and are compatible with surrounding development. As part of the review process, an applicant for a residential subdivision, multi-unit residential project, or planned unit development project that is subject to § 151.253.5, must demonstrate that some of the following site and building design elements, each of which has a point value, have been incorporated into the design of the project. For more information and illustrations of the following design elements, refer to *Newberg Residential Development Design Guidelines (July 1997)*.

—(A) Multi-unit projects shall use the design standards in § 151.195. Projects with six or fewer units shall achieve at least 16 points using the elements in that section. Projects with seven or more units shall achieve at least 22 points using the elements in that section.

—(B) Single family subdivisions shall use the design standards in § 151.XXX below.

—(C) Developers of attached single family projects, projects with multiple single family dwelling on one lot, or projects with combinations of single family detached, single family detached, and multi-unit developments may elect to use either the standards in § 151.195 or § 151.XXX195.1.

§ 151.XXX SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS

Projects subject to these design standards shall achieve at least the minimum number of design points describe below. Each project shall achieve at least 20% of its required minimum total project design points through the use of subdivision design elements and/or site design elements listed below. Each individual dwelling unit in a project shall achieve at least 3 design points from the building design elements listed below.

Projects of 20 dwelling units or more must achieve at total number of design points equal to 10 design points multiplied by the number of dwelling units (10 points x # of dwelling units).

Projects of 19 dwelling units or fewer must achieve at total number of design points equal to 7 design points multiplied by the number of dwelling units (7 points x # of dwelling units).

Where the applicant is using design elements that will be achieved when future building permits are issued, the applicant shall submit a design sheet for with the subdivision preliminary plat that explains which design elements must be incorporated into the dwellings when they are constructed.

The applicant shall develop appropriate Covenants, Codes and Restrictions which include design requirements that meet the standards of this section of the Code to be recorded at the time of final plat.

~~Multi-unit developments~~—the number of residential design points accumulated shall be determined using the following formula: ~~Number of points scored using § 151-195 x number of dwelling units x 0.25.~~

~~Residential subdivisions and Planned Unit Developments~~—the number of residential design points (known as “design points”) shall be determined as follows:

(A) Subdivision design elements

~~(1) The subdivision project achieves at least over 80 percent of the target density for the zone. (5 design points for each dwelling above 80% of target density using the following formula: (Proposed # of dwellings – (Target # of dwellings x 80%)) x 5 points = # points, rounded to nearest whole number.)~~

~~(2) Use public walkways or multi-use paths not adjacent to streets in side yards or common areas connecting to a park or collector or arterial street (1 design point per 100 linear feet of walkway or path)~~

~~(3) Use extra width (6 feet or wider) planter strips between sidewalks and streets (1 design point for each 100 square feet of additional planter strip area)~~

~~(4) Use alleys for access (3 design points per lot with alley access)~~

~~(5) Provide additional on-street parking (1 design point per on-street parking space provided beyond 1 per unit)~~

~~(6) Use antique street lighting styles as approved by City (1 design point per lighting fixture used.) (NOTE: City will research cost effective designs available).~~

~~(7) Use site furnishings to enhance open space. Communal amenities such as benches, gazebos, playground equipment, fountains, and/or common patios enhance the outdoor environment and comprise not less than one-half percent of the estimated construction cost of all building(s). Estimated costs are subject to city review and approval. (1 design point per \$1,000 in furnishings)~~

~~(8) Provide usable common recreational area, including but not limited to play fields, walking trails, exercise circuit, playgrounds, common patios, gardens, and/or similar functional and age-appropriate common facilities, a central green or pocket park(s) in a subdivision. (1 design point per 500 square feet of area)~~

~~(9) Preserve existing natural features, including topography, water features, and/or native vegetation. (1 design point per 1,000 square feet of natural area, up to 20% of required design point total)~~

~~(10) Preserve and protect existing healthy, attractive trees with a trunk diameter of 8 inches or larger. (1 design point per tree 8 to 16 inches diameter, 2 design points per tree above 16 inches diameter)~~

~~(11) Provide maintenance contracts for common areas and planter strips. (1 design point per lot fronting a planter strip or common area with maintenance contract)~~

~~(7) Provide a natural feature and tree preservation/replacement plan, including provisions for its future maintenance. Plan shall specify replacement tree caliper and maintenance of natural features. (?? design points) (?? design points — to be determined).~~

(B) Site design elements

~~(1) Bring dwelling close to street by keeping dwelling at most 25 feet from the front property line. (1 design point per dwelling)~~

~~-(2) Use a single narrow (10 to 14 feet width) driveway per unit, or single shared driveway (20 feet to 24 feet width) for two units (1 design points per dwelling)~~

~~-(3) Provide increased setbacks between buildings. Increase side yard setbacks (perpendicular to street) so that there is minimum 15-foot separation between buildings on at least one side. (1 design points per separation)~~

~~-(4) Provide a useable interior yard or courtyard (minimum width and depth of 20 feet at all points) of at least 1000 square feet. (1 design point per dwelling)~~

~~-(5) Reduce percent total lot and building coverage. (1 design point per each 2 percent lot coverage reduction)~~

~~-(6) Use a uniform front yard fence design for the development. (1 design point per lot with fence design)~~

(C) Building design elements

~~-(1) Use entry features and accents such as distinctive building or paving materials and detailing (e.g., unenclosed and covered porch (minimum depth of 6 feet and minimum width of 8 feet), roof overhang or, recessed entry with distinctive arch or gable, pergola, arbor, pathway pavers, or similar feature) to mark major entries to multi-unit buildings or individual units. (1 design point per dwelling)~~

~~-(2) De-emphasize the garage on the front façade~~

~~——(a) If on front façade, limit garage to single car entrance (16 feet entrance width or less) (2 design points per dwelling)~~

~~——(b) If on front façade, limit garage to two car entrance (28 feet entrance width or less) (1 design points per dwelling)~~

~~(c) Garage even with or setback up to 10 feet from front façade of dwelling. (1 design point per dwelling)~~

~~(d) Garage setback 10-19 feet from front façade of dwelling (2 design point per dwelling)~~

~~(e) Garage setback 20 or more feet from front façade. (3 design point per dwelling)~~

~~(f) Garage entrance not facing street. If side of garage faces the street, then windows, doors, shutters, or similar architectural features are placed that comprise at least 20 percent of the side wall, or landscaping that will upon maturity obscure at least 30 percent of the side wall (2 design point per dwelling)~~

~~-(3) Orient buildings toward the street. This means orienting individual entries and porches to the street, with front entry not more than 25 feet from the street. In cluster cottage developments with internal circulation and grounds, this means that at least 50% of the units have main entries facing a street or common private drive, rather than be oriented toward a parking lot or the interior. (1 design point per dwelling)~~

~~-(4) Use appropriate outdoor lighting which enhances the nighttime safety and security of pedestrians without causing glare in nearby buildings. (1 design point per 5 dwellings)~~

~~-(5) Incorporate architectural elements of one of the city's historical styles (Queen Anne, Dutch Colonial Revival, or Bungalow style) into the design to reinforce the city's cultural~~

identity. Typical design elements which should be considered include, but are not limited to, "crippled hip" roofs, Palladian-style window, roof eave brackets, dormer windows, and decorative trim boards. (1 design point per dwelling)

~~(6)(5) Use roof pitches 6:5:12 or greater to 6:12 (1 design point per dwelling)~~

(76) Use at least two (2) different types of contrasting siding materials on each the front street-facing elevation. Siding materials may including, but are not limited to wood, wood composite (wood-appearance siding), board and batten (not more than 1/24 inches between batts), brick masonry, stone masonry, shake (cedar or concrete-fiber shake applied on upper portions of exterior walls and gable ends), stucco, and similar materials at the discretion of the Director review body. Each material or pattern used to meet this standard shall comprise at least 20 percent of the subject elevation (1 design point per dwelling).

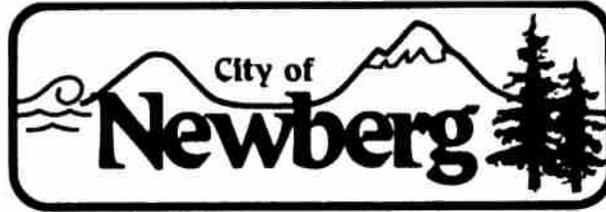
~~(8)(7) Use architectural features to create interest in the façade such as bay windows, exterior wood or wood-like sash windows with divided lights, curved windows, exposed wooden window appearance shutters, wood or wood-like sash windows, and wood or wood-like trim, balconies, eucolas, rounded arches, and false shutters, pergolas/ or trellis work integrated into building facades, curved windows or windows with divided or simulated divided lights. (1 design point per dwelling).~~

(98) On boundaries with lots outside the development that have existing dwellings, limit the height of new dwellings to not more than 5 feet higher than the existing dwelling, unless new dwelling or portion of the new dwelling would be separated from the existing dwelling by 30-15 feet or more (2 design points per dwelling on the boundary).

~~(10)(9) To promote privacy, on upper floors facing and within 10 feet of an interior property line outside the development, any windows must be either placed above the sight line from interior, or must be of a frosted or opaque type (1 design point per dwelling).~~

(110) Use multiple, non-repetitive dwelling designs. Where substantially similar dwelling designs are repeated within a subdivision, they are separated by at least two dwellings of different designs on the same side of any street frontage. Dwellings designs that vary at least three dominant façade features (such as façade materials, roof orientation, reversed orientation, porch or garage features) are not considered substantially similar (1 design point per dwelling).

City of Newberg
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(503) 538-9421
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Planning and Building Department

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CITY OF NEWBERG DEVELOPMENT CODE AMENDMENT STAFF REPORT

FILE NO: GEN FILE 09-007

REQUEST: Adopt Resolution 2009-274, which summarizes the Planning Commission's actions in 2009 and 2010 recommending Comprehensive Plan Text and Newberg Development Code changes to support affordable housing.

APPLICANT: City of Newberg

PREPARED BY: City of Newberg Planning Staff

DATE OF HEARING: February 11, 2010

ATTACHMENTS:
Planning Commission Resolution No. 2009-274:
Exhibit A: Proposed Comprehensive Plan Text and Development Code Amendments
1. *Newberg Affordable Housing Action Plan* (by reference)

SUMMARY

On May 4, 2009, the Newberg City Council passed Resolution No. 2009-2843, accepting the Newberg Affordable Housing Action Plan. One of the recommended actions within the Plan is for the City to consider the adoption of amendments to the Newberg Comprehensive Plan Text and Newberg Development Code that are designed to support affordable housing.

In 2009 and 2010, the Planning Commission held a series public hearings regarding recommended Comprehensive Plan Text and Development Code changes from the Newberg Affordable Housing Action Plan intended to support affordable housing. As a result of those public hearings, the Planning Commission passed the following resolutions recommending that the City Council adopt the following changes:

Resolution No. 2009-265 (passed June 11, 2009)

Recommended changes: Amend the Newberg Comprehensive Plan Text goals and policies

Resolution No. 2009-266 (passed July 9, 2009)

Recommended changes: Amend the Newberg Development Code regarding residential lot dimensions, sizes, setbacks and building heights.

Resolution No. 2009-267 (passed September 10, 2009)

Recommended changes: Amend the Newberg Development Code regarding an optional “Flexible Development Track” that would allow developers flexibility in some development standards, provided they commit to providing some affordable housing. Under this proposal, a developer who voluntarily chooses to use this track would be given flexibility in development standards intended to make it easier and less expensive to create housing. In exchange for this flexibility, the developer would have to provide at least a certain amount of affordable housing. The obligation to provide affordable housing can be achieved with market-rate housing, provision of affordable housing units remain affordable in the long-term, and/or in-lieu credits though cash contributions to a City of Newberg Housing Trust Fund.

Resolution No. 2009-272 (passed November 12, 2009)

Recommended changes: Amend the Newberg Development Code as follows:

- Permit duplexes in the Low Density Residential (R-1) zone as an allowed use;
- Allow greater flexibility to the use of accessory dwelling units (ADUs);
- Allow unlimited residential dwelling units above the ground floor in the Neighborhood Commercial (C-1) zone, provided private parking (one space per unit) is provided;
- Provide incentives for the development of more affordable dwelling units in Planned Unit Developments (PUDs);
- Allow any legal non-conforming duplex or multi-family dwelling unit to be reconstructed if destroyed; and,
- Reduce and provide flexibility to parking requirements for affordable housing projects.

Resolution No. 2009-273 (passed January 14, 2010)

Recommended changes: Amend the Newberg Development Code as follows:

- Add a definition regarding “special needs housing”;
- Clarify that the planning process for the recommendation that accessory dwelling units be an allowed use in the R-1 and R-P zones instead of the current conditional use would be an administrative Type II.
- Allow reduction of parking requirements where an affordable housing development is near a transit stop or where the development provides its own transit.

Resolution No. 2009-278 (passed February 11, 2010)

Recommended changes: Amend the Newberg Development Code as follows:

- Add design standards for housing that promote the development of attractive, livable, and functional neighborhoods.

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, staff recommends the following motion:

Move to adopt **Planning Commission Resolution 2009-274** which recommends that the City Council adopt the proposed amendments to the Newberg Development Code, as detailed in Exhibit A in the resolution.

PLANNING COMMISSION RESOLUTION NO. 2009-274

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWBERG RECOMMENDING THAT THE CITY COUNCIL AMEND THE NEWBERG COMPREHENSIVE PLAN TEXT AND NEWBERG DEVELOPMENT TO SUPPORT AFFORDABLE HOUSING

RECITALS:

1. On May 8, 2008, the Newberg City Council passed Resolution No. 2008-2781, establishing the Housing for Working Families Ad Hoc Committee. The charge of the Committee was to "... identify and recommend tools appropriate for the Newberg community that are intended to encourage the development of housing for working families."
2. On May 4, 2009, the Housing for Working Families Ad Hoc Committee presented the *Newberg Affordable Housing Action Plan* to the City Council. At that meeting, City Council passed Resolution No. 2009-2843, stating their acceptance of the Plan.
3. The *Newberg Affordable Housing Action Plan* recommends that the City should consider the adoption of various amendments to the Newberg Comprehensive Plan Text and Newberg Development Code.
4. In 2009 and 2010, the Planning Commission held a series public hearings regarding recommended development code changes intended to support affordable housing from the Newberg Affordable Housing Action Plan. As a result of those public hearings, the Planning Commission the following resolutions:

Resolution No. 2009-265 (passed June 11, 2009)

Recommended changes: Amend the Newberg Comprehensive Plan Text goals and policies

Resolution No. 2009-266 (passed July 9, 2009)

Recommended changes: Amend the Newberg Development Code regarding residential lot dimensions, sizes, setbacks and building heights.

Resolution No. 2009-267 (passed September 10, 2009)

Recommended changes: Amend the Newberg Development Code regarding an optional "Flexible Development Track" that would allow developers flexibility in some development standards, provided they commit to providing some affordable housing. Under this proposal, a developer who voluntarily chooses to use this track would be given flexibility in development standards intended to make it easier and less expensive to create housing. In exchange for this flexibility, the developer would have to provide at least a certain amount of affordable housing. The obligation to provide affordable housing can be achieved with market-rate housing, provision of affordable housing units remain affordable in the long-term, and/or in-lieu credits though cash contributions to a City of Newberg Housing Trust Fund.

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- Allow reduction of parking requirements where an affordable housing development is near a transit stop or where the development provides its own transit.

Resolution No. 2009-278 (passed February 11, 2010)

Recommended changes: Amend the Newberg Development Code as follows:

- Add design standards for housing that promote the development of attractive, livable, and functional neighborhoods.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Newberg that it recommends that the City Council approve the amendments to the Newberg Comprehensive Plan Text and the Newberg Development Code as shown in Exhibit A.

This recommendation is based on the staff report and testimony.

DATED this 11th day of February, 2010

AYES:

NAYS:

ABTAIN:

ABSENT:

ATTEST:

Planning Commission Secretary

Planning Commission Chair

Exhibit A to Resolution 2009-265
Proposed Newberg Comprehensive Plan Goal and Policy Amendments

Editorial Key:

Normal = existing text

~~Strikethrough~~ = proposed text deletion

Underline = proposed text additions

Italicized = comment

I. Housing

GOAL: To provide for a diversity in the type, density and location of housing within the City to ensure there is an adequate supply of affordable housing units to meet the needs of City residents of various income levels. (Ordinance 2006-2534)

1. Density Policies

a. *(no change)*

b. Target densities shall be as follows

<u>Classification</u>	<u>Units Per Gross Acre*</u>
Urban Low Density	4.4
Urban Medium Density	9
Urban High Density	16.5

*Includes a 25 percent allowance for streets, walkways and other right-of-ways, utilities, small open spaces, preservation of resources, and similar features.

c. In determining net residential densities, developers may be given density credit for land donated and accepted by the City for needed public facilities.

d. The City encourages the creation of affordable housing through density bonuses. Developers may be given density bonuses for projects meeting minimum City standards for housing affordability and design, as defined under subsection 3, Housing Mix and Affordability.

2. Location Policies *(no change)*

3. Housing Mix and Affordability Policies

AFFORDABLE HOUSING means a dwelling unit that provides housing for a family or individual(s) with a household income less than the median household income for the Newberg area, such that a household pays no more than 30 percent of its annual income on housing (rent/mortgage, utilities, property taxes). Affordable housing may include a care home for low-income individuals. Affordability can be assured through deed-restriction or other recorded documents that specify qualifying income of

buyers or renters, and limiting sales price, rent levels and appreciation. Affordable housing may also include small, market-rate dwelling units (e.g., studios, apartments and accessory dwelling units).

a. – h. *(no change)*

i. The City shall encourage the provision of affordable subsidized housing for low- and very low-income households, which are defined as those earning between 50 percent and 80 percent, and those earning 50 percent or less, of the median household income in Newberg. low income people

j. – n. *(no change)*

~~o. The City shall encourage incentive-based affordable* housing for low and very low income households in the R-2 and R-3 zones.* (Ordinance 2006-2634, January 3, 2006) The City has adopted a comprehensive approach to meeting local housing needs that balances density, design, and flexibility in code standards and procedures. The City shall use development incentives such as density bonuses, flexible development standards, and streamlined review procedures to stimulate or require the production and preservation of affordable housing. (replaces old policy "o")~~

p. The City shall create a local housing trust fund for the purpose of encouraging the production and retention of affordable housing in Newberg.

~~_____ * Affordable housing is generally considered to cost no more than 30% of gross household income. Low and very low income households are generally defined as those earning 80% and 60%, respectively, of the median gross household income of an area.~~

q. The City shall provide financial incentives for affordable housing, such as system development charge deferrals or waivers, permit application fee reductions or waivers, and land cost write-downs or donations for qualified affordable housing developments. These incentives could be paid by a housing trust fund.

r. The City shall support the retention of affordable housing through public education, planning, zoning and community development programs.

s. The City shall support state legislative efforts that strengthen tenant rights, for example, by ensuring relocation costs and replacement housing are addressed when manufactured home parks close and when low-income housing is converted to other uses.

t. The City shall support state legislative efforts to expand the range of regulatory tools (e.g., inclusionary housing) and non-regulatory tools available to cities in meeting local housing needs.

u. The City shall build understanding and support for affordable housing through educational forums with residents and employers, pre-application consultations with developers, and through local housing studies.

v. The City shall work with local affordable housing providers in developing an overall strategy for meeting Newberg's housing needs.

w. City resources shall be directed toward assisting public and private entities in producing and preserving affordable housing throughout the community.

- x. Where large residentially designated parcels are to be annexed, the City shall apply a mixture of zoning, to include some R-3 zoned lands, consistent with the policy of distributing affordable housing throughout the community. Such zoning shall be applied to portions of the property that are most suitable for high density development.
- y. The City shall promote and support employer programs that assist employees to secure affordable housing.
- z. To the extent possible, the City shall zone residential housing near employment centers.
- aa. The City shall promote and support public and/or private transit systems that connect housing to employment centers.

PLANNING COMMISSION RESOLUTION NO. 2009-266

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWBERG RECOMMENDING THAT THE CITY COUNCIL AMEND THE NEWBERG DEVELOPMENT CODE STANDARDS REGARDING RESIDENTIAL LOT DIMENSIONS, SIZES, SETBACKS AND BUILDING HEIGHTS TO SUPPORT AFFORDABLE HOUSING

RECITALS:

1. On May 8, 2008, the Newberg City Council passed Resolution No. 2008-2781, establishing the Housing for Working Families Ad Hoc Committee. The charge of the Committee was to "... identify and recommend tools appropriate for the Newberg community that are intended to encourage the development of housing for working families."
2. On May 4, 2009, the Housing for Working Families Ad Hoc Committee presented the *Newberg Affordable Housing Action Plan* to the City Council. At that meeting, City Council passed Resolution No. 2009-2843, stating their acceptance of the Plan.
3. One of the recommended actions within the *Newberg Affordable Housing Action Plan* is that the City consider the adoption of amendments to the Newberg Development Code that are designed to support affordable housing, including standards regarding residential lot dimensions, sizes, setbacks and building heights.
4. On June 24, 2009, notice of a public hearing on the proposed amendments was published in the Newberg Graphic. The same notice was posted in four public places on June 18, 2009 and mailed to interested parties on June 18, 2009.
5. On July 9, 2009, the Newberg Planning Commission held a public hearing on the proposed amendments.

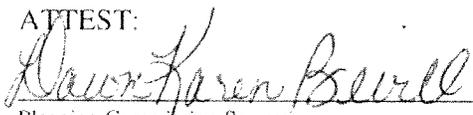
NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Newberg that it recommends that the City Council approve the amendments to the Newberg Development Code as shown in Exhibit A, contingent upon the Planning Commission's review of additional proposed development code amendments described in the Newberg Affordable Housing Action Plan.

This recommendation is based on the staff report and testimony.

DATED this 9th day of July, 2009

AYES: 7 NAYS: 0 ABTAIN: 0 ABSENT: 0

ATTEST:



Planning Commission Secretary



Planning Commission Chair

Exhibit A: Proposed Newberg Development Code Amendments

Exhibit A to Resolution 2009-266
Proposed Newberg Development Code Amendments

Editorial Key:

Normal = existing text

~~Strikethrough~~ = proposed text deletion

Underline = proposed text additions

LOT REQUIREMENTS

151.565 LOT AREA; LOT AREAS PER DWELLING UNIT.

(A) In the following districts, each lot or development site shall have an area as shown below except as otherwise permitted by this code.

(1) In the R-1 District, each lot or development site shall have a minimum area of ~~7,500~~ 5,000 square feet or as may be established by a sub-district. The average size of lots in a subdivision intended for single family development shall not exceed 10,000 square feet.

(2) In the ~~AI, AR,~~ R-2, R-3, and RP, C-1, C-2, and C-3 Districts, each lot or development site shall have a minimum area of ~~5,000~~ 3,000 square feet or as may be established by a sub-district. In the R-2 and R-P Districts, the average size of lots in a subdivision intended for single family development shall not exceed 5,000 square feet.

(3) In the AI, AR, C-1, C-2, and C-3 Districts, each lot or development site shall have a minimum area of 5,000 square feet or as may be established by a sub-district.

~~(3)~~ (4) In the M-1, M-2 and M-3 Districts, each lot or development site shall have a minimum area of 20,000 square feet.

~~(4)~~ (5) Institutional Districts shall have a minimum size of five contiguous acres in order to create a large enough campus to support institutional uses; however, additions to the district may be made in increments of any size.

~~(5)~~ (6) Within the commercial zoning district(s) of the Riverfront Overlay Sub-district, there is no minimum lot size required, provided the other standards of this code can be met.

(B) Lot or development site area per dwelling unit.

(1) In the R-1 District, there shall be a minimum of 5,000 square feet per dwelling unit.

(2) In the R-2, AR, and R-P Districts, there shall be a minimum of ~~3,750~~ 3,000 square feet of lot or development site area per dwelling unit. In the R-2 and R-P Districts, lots or development sites in excess of 15,000 square feet used for multiple single family, duplex or multiple family dwellings shall be developed at a minimum of one dwelling per 5,000 square feet lot area.

(3) In the R-3 District, there shall be a minimum of 1,500 square feet of lot or development site area per dwelling unit. Lots or development sites in excess of 15,000 square feet used for multiple single family, duplex or multiple family dwellings shall be developed at a minimum of one dwelling per 2,500 square feet lot area.

(C) In calculating lot area for this section, lot area does not include land within public or private streets. In calculating lot area for maximum lot area/minimum density requirements, lot area does not include land within stream corridors, land reserved for public parks or open spaces, commons buildings, land for preservation of natural, scenic, or historic resources, land on slopes exceeding 15 percent or for avoidance of identified natural hazards, land in shared access easements, public walkways, or entirely

used for utilities, land held in reserve in accordance with a future development plan, or land for uses not appurtenant to the residence.

(D) Lot size averaging is allowed for any subdivision. Some lots may be a under the minimum lot size required in the zone where the subdivision is located, as long as the average size of all lots is at least the minimum lot size.

(Ord. 96-2451, passed 12-2-96; Am. Ord. 99-2507, passed 3-1-99; Am. Ord. 2002-2564, passed 4-15-02; Am. Ord. 2006-2647, passed 6-5-06) Penalty, see § 151.999

151.567 LOT DIMENSIONS AND FRONTAGE.

(A) Width. Widths of lots shall conform to the standards of this code.

(B) Depth to width ratio. Each lot and parcel shall have an average depth between the front and rear lines of not more than two and one-half times the average width between the side lines. Depths of lots shall conform to the standards of this code. Development of lots under 15,000 square feet are exempt from the lot depth to width ratio requirement.

(C) Area. Lot sizes shall conform to standards set forth in this code. Lot area calculations shall not include area contained in public or private streets as defined by this code.

(D) Frontage.

(1) No lot or development site shall have less than the following lot frontage standards:

(a) Each lot or development site shall have either frontage on a public street for a distance of at least 25 feet or have access to a public street through an easement that is at least 25 feet wide. No new private streets, as defined in § 151.003, shall be created to provide frontage or access.

(b) Each lot in an ~~R-1, R-2, and R-3, AI, or RP~~ Zone shall have a minimum width of ~~50~~ 30 feet at the front building line.

(c) Each lot in an R-1, AI, or RP Zone shall have a minimum width of 50 feet at the front building line.

~~(d)~~ Each lot in an AR Zone shall have a minimum width of 45 feet at the front building line.

(2) The above standards apply with the following exceptions:

(a) Legally created lots of record in existence prior to the effective date of this code.

(b) Lots or development sites which as a process of their creation, were approved with sub-standard widths in accordance with provisions of this code.

(c) Existing private streets may not be used for new dwelling units, except private streets that were created prior to March 1, 1999, including paving to fire access roads standards and installation of necessary utilities, and private streets allowed in the Airport Residential and Airport Industrial Districts.

(Ord. 96-2451, passed 12-2-96; Am. Ord. 99-2507, passed 3-1-99; Am. Ord. 2006-2647, passed 6-5-06) Penalty, see § 151.999

151.568 LOT COVERAGE AND PARKING COVERAGE REQUIREMENTS.

(A) For all buildings and uses the following shall mean the maximum permitted lot coverage, maximum coverage of public or private parking areas or garages, and/or combined maximum lot and parking combined coverage required in the various districts expressed in percentage of the area of the lot or development site in which district such coverage is permitted or required (Fig. IV).

(1) Maximum lot coverage.

(a) R-1: 30%.

(b) R-2 and RP: ~~40%~~ 50%.

- (c) AR and R-3: 50%.
- (2) Maximum coverage for parking lots; aisles and access; and parking structures, where 50% or more of the perimeter of such structure is open on its sides: R-1, R-2, R-3, and RP: 30%.
- (3) Combined maximum lot and parking area coverage:
 - (a) R-1, R-2 and RP: 60%.
 - (b) R-3: 70%.

(B) All other districts not listed in division (A) of this section shall not be limited as to lot coverage and parking area coverage.

(Ord. 96-2451, passed 12-2-96; Am. Ord. 2006-2647, passed 6-5-06) Penalty, see § 151.999

151.552 INTERIOR YARD SETBACK.

(A) Residential:

(1) All lots or development sites in the AR, R-1, R-2, ~~and~~ R-3, and R-P Districts shall have interior yards of not less than five feet, except that where a utility easement is recorded adjacent to a side lot line, there shall be a side yard no less than the width of the easement.

~~(2) All lots or development sites in the RP District shall have interior yards of not less than eight feet.~~

151.536 BUILDING HEIGHT LIMITATION.

(A) Residential:

(1) In the R-1, R-2, AR, and RP Districts, no main building shall exceed ~~two and one-half stories or 30 feet in height, whichever is lesser.~~ Accessory buildings in the R-1, R 2, R-3, AR, and RP Districts are limited to ~~one story, or 16 feet in height, whichever is lesser, except that as follows:~~

(a) up to 800 square feet of an accessory building may have a height of up to 24 feet.

(b) aircraft hangars in the AR District may be the same height as the main building.

(2) In the R-3 District, no main building shall exceed ~~three stories or 45 feet in height, whichever is lesser,~~ except where an R-3 district abuts upon an R-1 District, the maximum permitted building height shall be limited to ~~two and one-half stories or 30 feet, whichever is the lesser,~~ for a distance of 50 feet from the abutting boundary of the aforementioned district.

(3) Single family dwellings permitted in commercial or industrial districts shall not exceed ~~two and one-half stories or 30 feet in height, whichever is the lesser.~~

(B) Commercial and industrial:

(1) In the C-1 District no main building or accessory building shall exceed ~~two and one-half stories or 30 feet in height, whichever is the lesser.~~

(2) In the A1, C-2, C-3, M-1, M-2, and M-3 Districts there is no building height limitation, ~~except when~~ where said districts abut upon a residential district, the maximum permitted building height shall not exceed the maximum building height permitted in the abutting residential district for a distance of 50 feet from the abutting boundary.

(3) In the C-4 District, building height limitation is described in § 151.527.4(J)(1) of this code.

(C) The maximum height of buildings and uses permitted conditionally shall be stated in the conditional use permits.

(D) Institutional:

(1) The maximum height of any building or structure will be 75 feet except as follows:

(a) Within 50 feet of an interior property line abutting a C-1, R-1, R-2 or R-P District, no main building may exceed 30 feet.

(b) Within 50 feet of an interior property line abutting an R-3 District, no main building may exceed 45 feet.

(c) Within 100 feet of a property line abutting a public street or railroad right-of-way, or within 100 feet of property lines abutting parcels with an R-1, R-2, R-3, R-P, C-1, C-2, C-3, M-1, M-2, or M-3 zoning designation, no main building may exceed 50 feet in height.

(d) To utilize the maximum permitted height standard, at least 80% of the building's ground coverage must be beyond the setback area designated in subdivision (c) above. The maximum encroachment may not exceed 25 feet.

(E) Alternative building height standard: As an alternative to the building height standards above, any project may elect to use the following standard (See Figure XXIV). To meet this standard:

(1) Each point on the building must be no more than 20 feet higher than the ground level at all points on the property lines, plus one vertical foot for each horizontal foot of distance from that property line; and

(2) Each point on the building must be no more than 20 feet higher than the ground level at a point directly north on a property line, plus one vertical foot for each two horizontal feet of distance between those points. This second limit does not apply if the property directly to the north is a right-of-way, parking lot, protected natural resource, or similar unbuildable property.

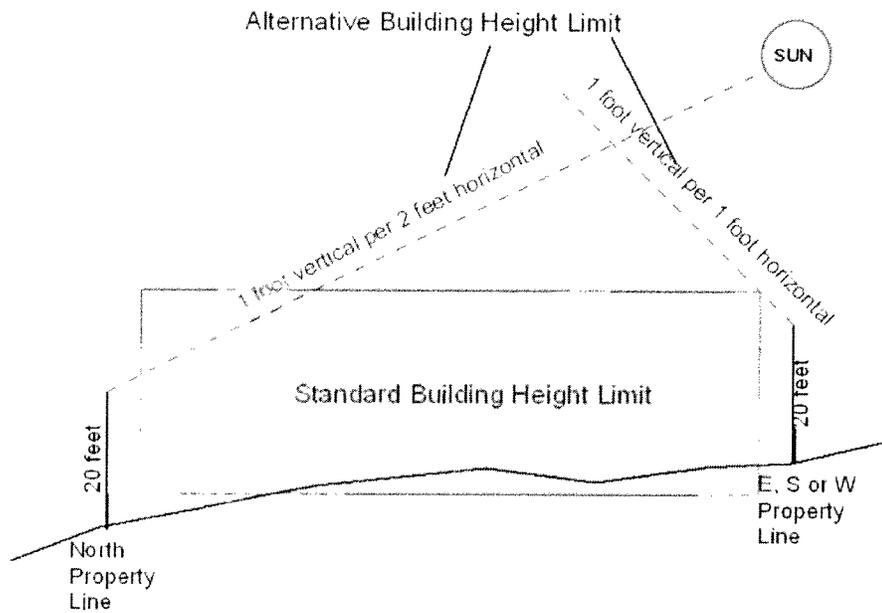
(F) Buildings within the Airport Overlay Sub-district are subject to the height limits of that sub-district.

151.537 BUILDING HEIGHT EXEMPTIONS.

Roof structures and architectural features ~~For~~ for the housing of elevators, stairways, tanks, ventilating fans and similar equipment required to operate and maintain the building, fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, wireless masts, T.V. antennas, steeples and similar structures may be erected above the height limits prescribed in this code, provided that no roof structure, feature or any other device above the prescribed height limit shall be allowed or used for the purpose of providing additional floor space. ~~Provided, further, that~~ Further, no roof structure or architectural feature under this exemption shall be erected more than 18 feet above the height of the main building, whether such structure is attached to it or freestanding, nor shall any such structure or feature exceed the height limits of the Airport Overlay Sub-district.

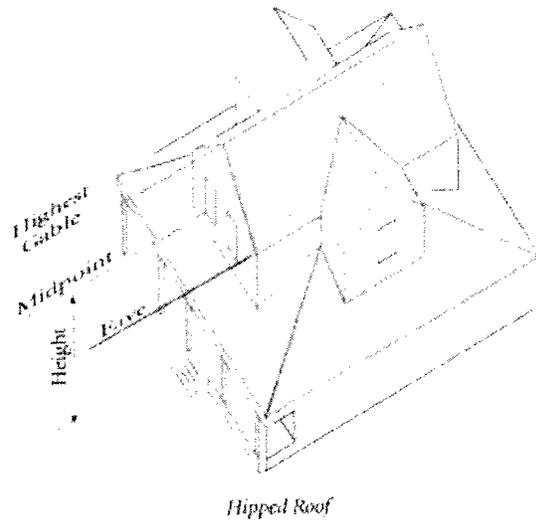
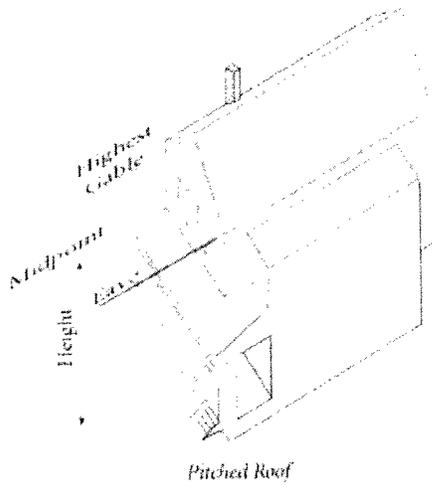
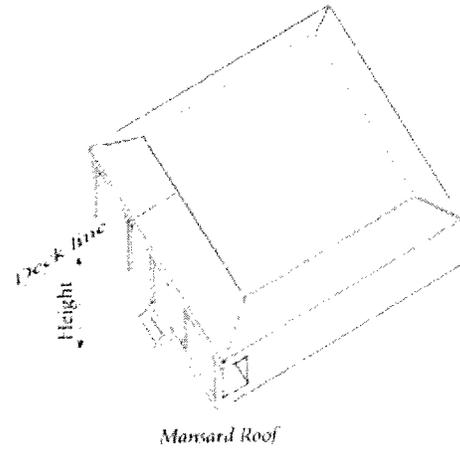
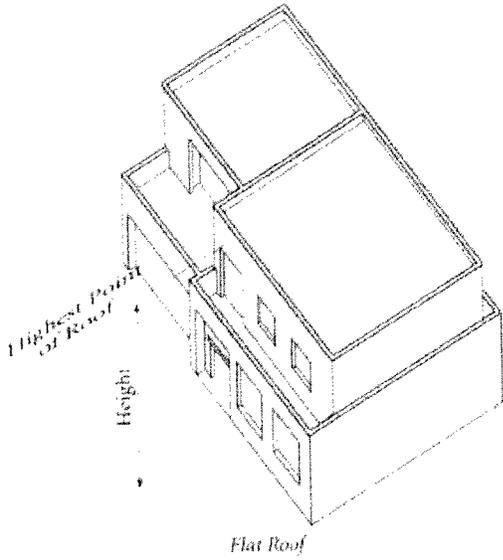
[Note: Figure XXIV below would be added to the Development Code]

XXIV. ALTERNATIVE BUILDING HEIGHT STANDARD



BUILDING HEIGHT. The vertical distance from the grade to the highest point of the coping of a flat roof or the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof. See Figure XXIII.

[Note: Figure XXIII below would be added to the Development Code]

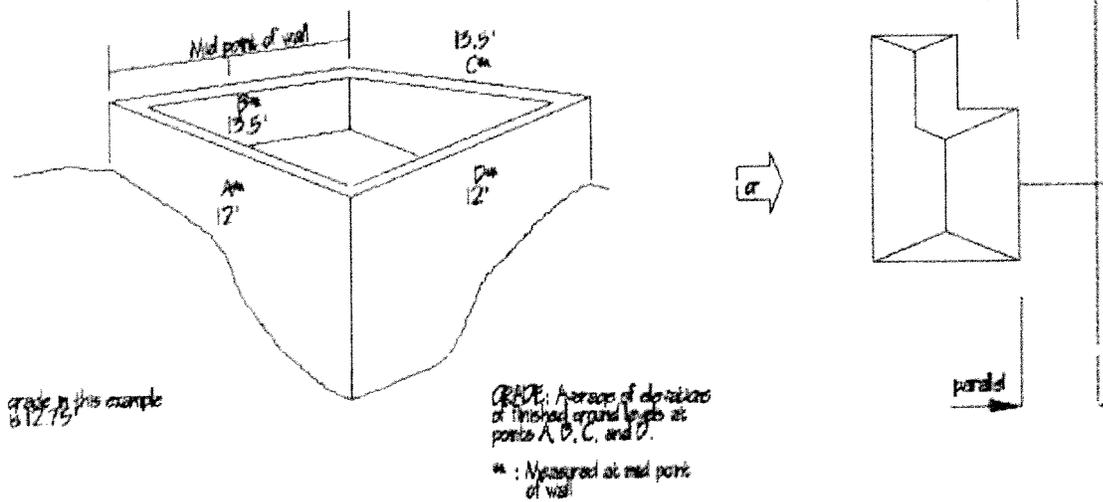


XXIII. BUILDING HEIGHT.

GRADE (ADJACENT GROUND ELEVATION): The average elevation of the finished surface of the ground at the midpoints of all walls or edges of a structure, or ~~The the~~ lowest point of elevation of the finished surface of the ground between the exterior wall of a building or edge of a structure and the property line, if it is less than five feet distance from said wall or edge. In case walls are parallel to and within five feet of, or the edge of a structure with no walls is within five feet of a public sidewalk, alley or public way, the grade shall be the elevation of the sidewalk, alley or public way.

[Note: Figure III below is existing in the Development Code]

III. GRADE.



PLANNING COMMISSION RESOLUTION NO. 2009-267

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWBERG RECOMMENDING THAT THE CITY COUNCIL AMEND THE NEWBERG DEVELOPMENT CODE STANDARDS BY ADDING AN OPTIONAL "FLEXIBLE DEVELOPMENT TRACK" THAT WOULD ALLOW DEVELOPERS FLEXIBILITY IN SOME DEVELOPMENT STANDARDS, PROVIDED THEY COMMIT TO PROVIDING SOME AFFORDABLE HOUSING

RECITALS:

1. On May 8, 2008, the Newberg City Council passed Resolution No. 2008-2781, establishing the Housing for Working Families Ad Hoc Committee. The charge of the Committee was to "... identify and recommend tools appropriate for the Newberg community that are intended to encourage the development of housing for working families."
2. On May 4, 2009, the Housing for Working Families Ad Hoc Committee presented the *Newberg Affordable Housing Action Plan* to the City Council. At that meeting, City Council passed Resolution No. 2009-2843, stating their acceptance of the Plan.
3. One of the recommended actions within the *Newberg Affordable Housing Action Plan* is that the City should consider the adoption of various amendments to the Newberg Development Code. Action 4.1 of the Plan proposes an optional "Flexible Development Track" that would allow developers flexibility in some development standards, provided they commit to providing some affordable housing.
4. On July 29, 2009, notice of a public hearing on the proposed amendments was published in the Newberg Graphic. The same notice was posted in four public places on July 23, 2009 and mailed to interested parties on July 23, 2009.
5. On August 13, 2009, the Newberg Planning Commission held a public hearing on the proposed amendments. At that meeting, the Planning Commission decided to continue the public hearing at their September 9, 2009 meeting.
6. On August 26, 2009, notice of the continued public hearing on the proposed amendments was published in the Newberg Graphic. The same notice was posted in four public places on August 19, 2009 and mailed to interested parties on August 20, 2009.
7. On September 10, 2009, the Newberg Planning Commission held the continued public hearing on the proposed amendments.

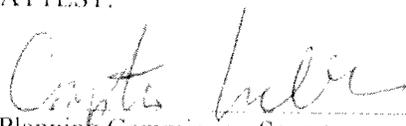
NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Newberg that it recommends that the City Council approve the amendments to the Newberg Development Code as shown in Exhibit A, contingent upon the Planning Commission's review of additional proposed development code amendments described in the Newberg Affordable Housing Action Plan.

This recommendation is based on the staff report and testimony.

DATED this 10th day of September, 2009

AYES: 4 NAYS: 0 ABTAIN: 0 ABSENT: 3

ATTEST:



Planning Commission Secretary



Planning Commission Chair

Exhibit A: Proposed Newberg Development Code Amendments

**Exhibit A to Resolution 2009-267
Proposed Newberg Development Code Amendments**

§ 151.230 FLEXIBLE DEVELOPMENT TRACK PURPOSE AND INTENT

The purpose of this section is to provide an optional “Flexible Development Track” that would allow developers flexibility in some development standards, provided they commit to providing some affordable housing. Under this proposal, a developer who voluntarily chooses to use this track would be given flexibility in development standards intended to make it easier and less expensive to create housing. In exchange for this flexibility, the developer would have to provide at least a certain amount of affordable housing. The obligation to provide affordable housing can be achieved with any combination of market-rate housing, provision of affordable housing units guaranteed to remain affordable in the long-term, and/or in-lieu credits through cash contributions to the City of Newberg Housing Trust Fund.

§ 151.231 FLEXIBLE DEVELOPMENT STANDARDS

Developers choosing this option may elect to use any/all of the following flexible development standards. Use of this option will require the developer to make provisions for affordable housing as described in § 151.232.

(A) Lot Standards:

(1) *Street frontage.* Lot frontage or easement width required may be reduced from 25 feet to 20 feet.

(2) *Lot depth to width ratio.* Lot depth to width ratio may exceed standards otherwise permitted.

(3) *Other lot dimensions.* Other required lot dimensions, such as lot width, may be reduced without limit.

(4) *Rounding up credit for “partial” lots.* Where the maximum number of lots allowed is a fraction the number of lots allowed may be rounded (with decimals 0.5 or over rounded up). For example, where zoning allows 10.8 lots, applicant may round up to 11 lots. Lot sizes within the development may be reduced by up to 25% in order to attain the partial lot.

(5) *Multi-unit density bonus.* Multi-unit residential developments may increase the allowed number of units by up to 5 percent beyond the maximum density otherwise allowed in the zone.

(6) *Minimum lot size.* Minimum lot sizes may be reduced as follows:

(a) R-2: Reduce from 3,000 square feet to 2,500 square feet

(b) R-3: Reduce from 3,000 square feet to 1,500 square feet

(c) R-P: Reduce from 3,000 square feet to 2,500 square feet

(B) Site Design Standards.

(1) *Side yard setback.* Side yard setback may be reduced to 3 feet.

(2) *Front yard setback.* Front yard setbacks may be reduced to 10 feet.

(3) *Coverage.* Lot coverage, parking coverage or combined coverage may be increased an additional 10% beyond the applicable standard (for example, from 30% to 40%).

(C) Street and Sidewalk Standards.

(1) *Sidewalk location.* Sidewalks may be constructed on one side only of local streets.

(2) *Sidewalk type.* Curb-side sidewalks, 6-feet in width, may be constructed on local streets, eliminating required planter strips.

(3) *Street width.* Subject to Fire Marshal and City Engineer approval, street width may be reduced to 28-feet with parking on both sides where, in their determination, adequate emergency access, large vehicle access, and parking can be maintained.

(4) *Right-of-way width.* Right-of-way width may be reduced, depending upon the street/planter strip/sidewalk configuration. In no case shall the right-of-way width be less than 38 feet.

§ 151.232 FLEXIBLE DEVELOPMENT STANDARDS – AFFORDABLE HOUSING PROVISION

A developer that chooses to utilize the flexible development standards described in § 151.231 shall provide affordable housing, as detailed below. The required amount of affordable housing to be provided will be at least 50% of the extra units above what would normally be expected in the development. “What would normally be expected” would be calculated as 80% of the target density. The formula is as follows:

$50\% \times [\# \text{dwelling units in development} - (\text{target density in zone } \{ \text{du/ac} \} \times \text{lot size in acres} \times 80\%)] =$
required Equivalent Affordable Dwelling Units (EADUs).

The following describe affordable dwelling units:

(A) *Long-term Affordable Dwellings*

(1) *Moderate income units.* One moderate income unit equals 0.75 EADUs. Moderate income units are defined as residential units on the subject property reserved for qualifying buyers or renters with incomes at or below one hundred percent (100%) of Newberg area median income.

(2) *Low income units.* One low income unit equals 1.0 EADUs. Low income units are defined as residential units on the subject property reserved for qualifying buyers or renters with incomes at or below eighty percent (80%) of Newberg area median income.

(3) *Very low income units.* One very low income unit equals 1.25 EADUs. Very low income units are defined as residential units on the subject property reserved for qualifying buyers or renters with incomes at or below fifty percent (50%) of Newberg area median income.

(4) In order to use this option, the applicant must ensure a legal mechanism is in place to guarantee that the requisite long-term affordable housing units remain affordable for a period of not less than 25 years. Potential tools to guarantee long-term affordability of the units include deed restrictions, mortgage encumbrances, or agreements made in order to receive federal funding. The agreement must be approved by the City Attorney.

(5) The applicant also may meet this obligation by transferring title to a sufficient amount of buildable land for development of equivalent number of affordable housing units, as prescribed in subsections (A)(1), (A)(2) and/or (A)(3) above, to a non-profit (IRC 501(c)(3)) affordable housing developer or comparable development corporation for the purpose of complying with subsections (A)(1), (A)(2) and/or (A)(3), above. The land shall be located within the project, except as provided in § 151.232 (C), and all needed public facilities shall be extended to the area or areas proposed for transfer. If to be transferred, ownership of the land shall be transferred to the affordable housing developer or development corporation in accordance with said development agreement.

(6) The Director shall determine the Newberg area median income, using the best available data.

(7) The maximum monthly rental rates for moderate, low, and very low income units shall be determined as follows:

(a) For moderate income units, the maximum monthly rental rate shall be 30 percent of the area monthly median income minus estimated average monthly tenant paid utility costs.

(b) For low income units, the maximum monthly rental rate shall be 24 percent of the area monthly median income minus estimated monthly tenant paid utility costs.

(c) For very low income units, the maximum monthly rental rate shall be 15 percent of the area monthly median income minus estimated monthly tenant paid utility costs.

(8) For for-sale, long term affordable dwelling units, the seller shall demonstrate that the sales price does not exceed the following:

(a) For moderate income units, the maximum sales price shall be set such that a typical purchaser's total annual mortgage, homeowner's insurance, and property tax payments will not exceed 30 percent of the annual area median income.

(b) For low income units, the maximum sales price shall be set such that a typical purchaser's total annual mortgage, homeowner's insurance, and property tax payments will not exceed 24 percent of the annual area median income.

(c) For very low income units, the maximum sales price shall be set such that a typical purchaser's total annual mortgage, homeowner's insurance, and property tax payments will not exceed 15 percent of the annual area median income.

(9) The maximum rental rates and maximum sales prices described in (A)(7) and (A)(8) above shall be adjusted for inflation. In addition, they may be adjusted uniformly each year such that the rates/prices equal market value at the end of the 25-year period. For example, the price of a unit that initially has a maximum sales price that is 75 percent of market value may be sold at 85 percent of market value after 10 years, and at 95 percent of market value after 20 years.

(B) *Market rate affordable units.* Market rate affordable units are dwellings on the subject property that, by virtue of their size, are more likely to be affordable on the open market. Such market rate units must meet one or more of the following criteria:

(1) studio or one-bedroom dwellings with less than 600 square feet gross floor area.

(2) two-bedroom dwellings with less than 800 square feet gross floor area.

(3) dwellings containing three or more bedrooms and containing less than 1,000 square feet floor area.

(4) accessory dwelling units.

Market rate affordable units equal 0.5 EADUs.

(C) *Construction of off-site units.* At the Planning and Building Director's discretion, long-term affordable dwellings or market rate affordable units may be constructed at an alternate location in the City and equal 75% of the EADUs of on-site units. The off-site unit may not be used as affordable dwelling points for any other project. If this option is selected, the applicant shall file an agreement with the City stating the election to use the off-site unit as credit for the applicant's project. A property for construction of the off-site units must be secured and platted in a reasonable time frame, as determined at the Planning and Building Director's discretion. The off-site units must be constructed within 2 years of the completion of the principal on-site development.

(D) *Purchase of affordable dwelling in-lieu credits.* In-lieu of constructing affordable dwelling units, the applicant may purchase affordable dwelling in-lieu credits by paying a fee to the City of Newberg Housing Trust Fund. The fee shall be assessed at the time of final plat for a subdivision, or at time building permit issuance for other projects. The price of each credit shall be established by resolution of the City Council. The price of a credit shall be calculated based on the following:

The estimated average purchase price for a market-rate dwelling unit suitable for a median sized family in Newberg, minus the estimated average purchase price affordable to a median sized low-income family in Newberg.

PLANNING COMMISSION RESOLUTION NO. 2009-272

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWBERG RECOMMENDING THAT THE CITY COUNCIL AMEND THE NEWBERG DEVELOPMENT CODE STANDARDS REGARDING DUPLEXES IN THE R-1 ZONE, ACCESSORY DWELLING UNITS (ADUs), HOUSING IN THE C-1 ZONE, PLANNED UNIT DEVELOPMENTS (PUDs), LEGAL NON-CONFORMING HOUSING RECONSTRUCTION, AND PARKING REQUIREMENTS

RECITALS:

1. On May 8, 2008, the Newberg City Council passed Resolution No. 2008-2781, establishing the Housing for Working Families Ad Hoc Committee. The charge of the Committee was to "... identify and recommend tools appropriate for the Newberg community that are intended to encourage the development of housing for working families."
2. On May 4, 2009, the Housing for Working Families Ad Hoc Committee presented the *Newberg Affordable Housing Action Plan* to the City Council. At that meeting, City Council passed Resolution No. 2009-2843, stating their acceptance of the Plan.
3. The *Newberg Affordable Housing Action Plan* recommends that the City should consider the adoption of various amendments to the Newberg Development Code regarding duplexes in the R-1, accessory dwelling units (ADUs), housing in the C-1 zone, planned unit developments (PUDs), legal non-conforming housing reconstruction, and parking requirements.
4. On October 24, 2009, notice of a public hearing on the proposed amendments was published in the Newberg Graphic. The same notice was posted in four public places on October 22, 2009 and mailed to interested parties on October 22, 2009.
5. On November 12, 2009, the Newberg Planning Commission held a public hearing on the proposed amendments.

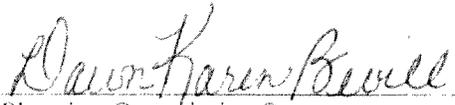
NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Newberg that it recommends that the City Council approve the amendments to the Newberg Development Code as shown in Exhibit A, contingent upon the Planning Commission's review of additional proposed Development Code amendments described in the Newberg Affordable Housing Action Plan.

This recommendation is based on the staff report and testimony.

DATED this 12th day of November, 2009

AYES: 5 NAYS: 2 ABTAIN: 0 ABSENT: 0
(Haug, Stahr)

ATTEST:



Planning Commission Secretary



Planning Commission Chair

Exhibit A: Proposed Newberg Development Code Amendments

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**Exhibit A to Resolution 2009-272
Proposed Newberg Development Code Amendments**

Editorial Key:

Normal = existing text

Strikethrough = proposed text deletion

Underline = proposed text additions

SECTION 1: Newberg Development Code § 151.145 shall be amended as follows:

151.145 SINGLE FAMILY NON-CONFORMING USE EXEMPTION.

(A) Where a single family, duplex, or multi-family dwelling is a legal, non-conforming use in any zoning district, it may be rebuilt if partially or completely destroyed. ~~This does not apply to any other type of residential use or other non-single-family use (see § 151.146 for other types of uses).~~ If a single family, duplex, or multi-family dwelling is completely or partially destroyed, it may be rebuilt either in conformance with the setback, height restriction, and other regulations of the district in which it is located or with the standards of the R-2 Zoning District. The minimum lot area requirement does not apply.

SECTION 2: Newberg Development Code § 151.226 (F) shall be amended as follows:

PD PLANNED UNIT DEVELOPMENT REGULATIONS

§ 151.226 GENERAL PROVISIONS.

(F) Density. Except as provided in § 151.123 relating to sub-districts, dwelling unit density provisions for residential planned unit developments shall be as follows:

(1) Maximum density.

(a) Except as provided in adopted refinement plans, the maximum allowable density for any project shall be as follows:

<u>District</u>	<u>Maximum Density per Gross Acre</u>	<u>Density Points</u>
R-1	175 density points as calculated below <u>per gross acre, as calculated in section (b) below</u>	
R-2	310 density points as calculated below <u>per gross acre, as calculated in section (b) below</u>	
R-3	640 density points as calculated below <u>per gross acre, as calculated in section (b) below</u>	

- RP 310 density points ~~as calculated below~~ per gross acre, as calculated in section (b) below
- C-1 As per required findings
- C-2 As per required findings
- C-3 As per required findings

(b) Density point calculations in the following table are correlated to dwellings based on the number of bedrooms, which for these purposes is defined as an enclosed room which is commonly used or capable of conversion to use as sleeping quarters. Accordingly, family rooms, dens, libraries, studios, studios, and other similar rooms shall be considered bedrooms if they meet the above definitions, are separated by walls or doors from other areas of the dwelling and are accessible to a bathroom without passing through another bedroom. Density points may be reduced at the applicant's discretion by 25% for long term affordable dwelling units as follows:

Density Point Table

Dwelling Type	Density Points: Standard Dwelling	<u>Density Points:</u> <u>Long Term Affordable Dwelling Unit</u>
Studio and efficiency	12	<u>9</u>
One bedroom	14	<u>11</u>
Two bedroom	21	<u>16</u>
Three bedroom	28	<u>21</u>
Four or more bedrooms	35	<u>26</u>

The density points in the right hand column are applicable to long term affordable dwelling units, provided the dwelling units meet the affordability criteria under § 151.232 (A) for developments using the Flexible Development Standards.

SECTION 3: Newberg Development Code § 151.281 shall be amended as follows:

ZONING DISTRICTS

Part 1. R-1 LOW DENSITY RESIDENTIAL DISTRICT

151.281 PERMITTED BUILDINGS AND USES.

In the R-1 Low Density Residential District the following buildings and uses are permitted as hereinafter specifically provided, subject to the general provisions and exceptions set forth in this code:

(A) Accessory buildings and uses normal and incidental to the uses permitted in this section and § 151.282.

(B) Accessory dwelling units (subject to the provisions of § 151.678).

(~~BC~~) Agricultural uses, limited to the following:

- (1) Berry and bush crops.
- (2) Flower gardening.
- (3) Orchards, tree crops, the raising and harvesting of.
- (4) Truck gardening, the raising and harvesting of vegetables for home consumption.

(~~CD~~) Churches, subject to the following conditions:

- (1) Dedication and improvements of public streets.
- (2) Conveyance or dedication of public utility easements, as determined by the city.

(~~DE~~) Churches, when using existing buildings.

(~~FE~~) Day nurseries.

(~~BG~~) Duplex, one per lot subject to density restrictions.

(~~HH~~) Group care homes.

(G) Home occupation.

(~~HJ~~) Manufactured homes on individual lots provided the homes meet the development standards set forth in §§ 151.640 through 151.642.

(~~HK~~) Modular homes.

(~~JL~~) Open space.

(~~KM~~) Private and public parks, playgrounds and golf courses.

(~~LN~~) Public and semi-public buildings essential to the physical and economic welfare of an area, such as fire stations, substations and pump stations. Interior yards for these uses shall be a minimum of 25 feet in width. No stockpiling or storage of materials shall be allowed.

(~~MO~~) Single family dwellings (one per lot).

(~~NP~~) Schools; elementary, junior high and high schools and colleges, and related buildings in conjunction therewith, subject to the following conditions:

- (1) Dedication and improvement of public streets.

(2) Conveyance or dedication of public utility easements as determined by the city.

(OQ) Transportation facilities and improvements.

(PR) Any other building or uses determined to be similar to those listed in this section. Such other uses shall not have any different or more detrimental effect upon the adjoining neighborhood area than the buildings and uses specifically listed in this section.

(Ord. 96-2451, passed 12-2-96; Am. Ord. 99-2505, passed 2-1-99; Am. Ord. 99-2513, passed 8-2-99; Am. Ord. 2000-2537, passed 11-6-00; Am. Ord. 2005-2619, passed 5-16-05)

SECTION 4: Newberg Development Code § 151.282 shall be amended as follows:

151.282 BUILDING AND USES PERMITTED CONDITIONALLY.

In addition to the buildings and uses permitted conditionally, listed in § 151.211, the Planning Commission may grant a conditional use permit for the following buildings and uses in accordance with a Type III procedure.

~~(A) Accessory dwelling units (subject to the provisions of § 151.678).~~

~~(BA) Ambulance service (satellite facility only, excluding central dispatch and maintenance functions).~~

~~(CB) Bed and breakfast establishments.~~

~~(CC) Community centers.~~

~~(CD) Driving range.~~

~~(CE) Duplex and m~~Multi-family housing, including multiple single family dwellings or duplexes on a single lot, subject to density restrictions and permanent open space provisions of the comprehensive plan.

~~(CF) Group care facilities.~~

~~(CG) Hospitals.~~

~~(CH) Nursing homes.~~

~~(CI) Planned unit developments.~~

(KJ) Telecommunication facility, including radio towers and transmitters which are incorporated into an existing structure or an existing utility pole, and which will not extend above the existing structure or utility pole more than 18 feet. Top hat antenna installations are prohibited.

~~(I-K)~~ Any building or uses determined to be similar to those listed in this section. Such other uses shall not have any different or more detrimental effect upon the adjoining neighborhood area than the buildings and uses specifically listed in this section.

(Ord. 96-2451, passed 12-2-96; Am. Ord. 99-2505, passed 2-1-99; Am. Ord. 2000-2536, passed 11-6-00; Am. Ord. 2000-2537, passed 11-6-00)

SECTION 5: Newberg Development Code § 151.326 shall be amended as follows

Part 4. RP RESIDENTIAL-PROFESSIONAL DISTRICT

151.326 PERMITTED BUILDINGS AND USES.

In the RP Residential-Professional District, the following buildings and uses are permitted as hereinafter specifically provided, subject to the general provisions and exceptions set forth by this code. All uses permitted in this district except parking areas shall be contained entirely within an enclosed building.

(A) Accessory buildings and uses normal and incidental to the buildings and uses permitted in this section and § 151.327.

(B) Accessory dwelling units (subject to the provisions of § 151.678).

~~(B)~~ Ambulance service (satellite facility only, excluding central dispatch and maintenance functions).

~~(C)~~ Bed and breakfast establishment (two or fewer guest sleeping rooms).

~~(D)~~ Churches; subject to the following conditions:

(1) Dedication and improvement of public streets.

(2) Conveyance or dedication of public utility easements as determined by the city.

~~(E)~~ Clinics.

~~(F)~~ Day nurseries.

~~(G)~~ Dormitories.

~~(H)~~ Duplexes.

~~(I)~~ General office use, provided that the use does not involve any retail activities.

~~(J)~~ Group care homes.

~~(K)~~ Home occupations.

(LM) Laboratories, biochemical and X-ray.

(MN) Manufactured homes on individual lots provided the homes meet the development standards as set forth in §§ 151.640 through 151.642.

(NO) Multiple family dwellings.

(OP) Offices for the following:

(1) Accountants.

(2) Attorneys.

(3) Physicians, osteopaths, dentists, optometrists, opticians, chiropractors and others licensed by the state to practice the healing arts.

(4) Engineers, architects, landscape architects, surveyors and those engaged in the practice of drafting or graphics.

(5) Insurance brokers.

(6) Lumber brokers.

(7) Real estate sales.

(8) Stockbrokers.

(PQ) Open space.

(QR) Planned unit developments.

(RS) Private and public parks, playgrounds or community centers.

(ST) Private parking area. These areas shall exist only as an accessory to a use already provided for within the RP District.

(TU) Public and semi-public buildings essential to the physical and economic welfare of an area, such as fire stations, substations, and pump stations. Interior yards for these uses shall be a minimum of 25 feet in width. No stockpiling or storage of materials shall be allowed.

(UV) Single family dwellings (one or more per lot subject to density restrictions).

(VW) Studios for the following:

(1) Interior decorating.

(2) Photographers.

(3) Artists.

(~~WX~~) Schools; elementary, junior high and high schools and colleges, subject to the following conditions:

(1) Dedication and improvement of public streets.

(2) Conveyance or dedication of public utility easements as determined by the city.

(~~XY~~) Transportation facilities and improvements.

(YZ) Any other building or uses determined to be similar to those listed in this section. Such other uses shall not have any a different or more detrimental effect upon the adjoining neighborhood area than the buildings and uses specifically listed in this section.

(Ord. 96-2451, passed 12-2-96; Am. Ord. 2000-2537, passed 11-6-00; Am. Ord. 2005-2619, passed 5-16-05)

SECTION 6: Newberg Development Code § 151.341 shall be amended as follows

Part 5. C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

151.341 PERMITTED BUILDINGS AND USES.

In the C-1 Neighborhood Commercial District, the following buildings and uses are permitted as hereinafter specifically provided, subject to the general provisions and exceptions set forth in this code:

(A) Accessory buildings and uses normal and incidental to the buildings and uses permitted in this section and § 151.342.

(B) Ambulance service (satellite facility only, excluding central dispatch and maintenance functions).

(C) Bakeries (retail only).

(D) Banks.

(E) Barber and beauty shops.

(F) Bed and breakfast establishments (two or fewer guest sleeping rooms).

(G) Bicycle shops.

(H) Book stores.

(I) Chapels.

(J) Christmas tree sales (outdoor sales) in accordance with this code.

- (K) Churches; subject to the following conditions:
 - (1) Dedications and improvements of public streets.
 - (2) Conveyance or dedication of public utility easements as determined by the city.
- (L) Clinics.
- (M) Confectionery stores with fountains (no drive-ins or walk-ups).
- (N) Dairy products stores (retail only).
- (O) Day nurseries.
- (P) Delicatessen stores.
- (Q) Dry cleaners, coin operated.
- (R) Dwelling units - (On the ground floor, one per lot in conjunction with any other use permitted or conditional use in the C-1 zone). On upper floors, dwelling units are unlimited and one parking space per dwelling unit is required.
- (S) Fireworks sales (outdoor sales) from June 24 to July 6.
- (T) Florist shops.
- (U) Gift shops.
- (V) Grocery stores or markets.
- (W) Group care homes.
- (X) Laundromats, hand laundries, and self-service laundries.
- (Y) Meat markets.
- (Z) Offices for the following:
 - (1) Accountants.
 - (2) Attorneys.
 - (3) Physicians, osteopaths, dentists, optometrists, opticians, chiropractors and others licensed by the state to practice the healing arts.
 - (4) Engineers, architects, landscape architects, surveyors and those engaged in the practice of drafting or graphics.

- (5) Insurance brokers.
- (6) Lumber brokers.
- (7) Real estate brokers.
- (8) Savings and loans.
- (9) Stockbrokers.
- (AA) Open space.
- (BB) Pharmacy or drug stores.
- (CC) Planned unit developments.
- (DD) Post offices.
- (EE) Public and semi-public buildings essential to the physical and economic welfare of an area such as fire stations, substations and pump stations. Interior yards for these uses shall be a minimum of 25 feet in width. No stockpiling or storage of materials shall be allowed.
- (FF) Restaurants, except drive-through.
- (GG) Shoe repair shops.
- (HH) Small animal clinics.
- (II) Studios for the following:
 - (1) Interior decorators.
 - (2) Photographers.
 - (3) Artists.
- (JJ) Tailor or dressmaking shops.
- (KK) Telecommunication facility, including radio towers and transmitters which are incorporated into an existing structure or an existing utility pole, and which will not extend above the existing structure more than 18 feet.
- (L.L.) Telephone and telegraph exchanges.
- (MM) Transportation facilities and improvements.
- (NN) Variety shops.

(OO) Any other building or uses determined to be similar to those listed in this section. Such other uses shall not have any different or more detrimental effect upon the adjoining neighborhood area than the buildings and uses specifically listed in this section.

(Ord. 96-2451, passed 12-2-96; Am. Ord. 2000-2536, passed 11-6-00; Am. Ord. 2005-2619, passed 5-16-05)

SECTION 7: Newberg Development Code § 151.612 shall be amended as follows

OFF-STREET PARKING REQUIREMENTS

151.612 PARKING SPACES REQUIRED

Use	Minimum Parking Spaces Required
RESIDENTIAL TYPES	
<p>Dwelling, multiple or two family or single family</p> <p>Studio or 1 bedroom unit 2 bedroom unit 3 and 4 bedroom unit 5 or more bedroom unit</p> <p>Unassigned spaces</p> <p>Visitor spaces</p> <p>On-street parking credit</p>	<p>2 for each dwelling unit; where fractioned, next highest full unit</p> <p>1 per dwelling unit 1.5 per dwelling unit 2 per dwelling unit 0.75 spaces per bedroom</p> <p>If a development is required to have more than 10 spaces on a lot then it must provide some unassigned spaces. At least 15% of the total required parking spaces must be unassigned and be located for convenient use by all occupants of the development. The location shall be approved by the Director.</p> <p>If a development is required to have more than 10 spaces on a lot then it must provide at least 0.2 visitor spaces per dwelling unit.</p> <p>On-street parking spaces may be counted toward the minimum number of required spaces for developments required to have more than 10 spaces on a lot. The on-street spaces must be directly adjoining and on the same side of the street as the subject property, must be legal spaces that meet all City standards, and cannot be counted if they could be removed by future street widening or a bike lane on the street.</p>
<p><u>Dwellings in Neighborhood Commercial District (C-1), and Central Business District (C-3)</u></p>	<p>1 for each dwelling</p>

Dwelling, single family or two family	2 for each dwelling unit on a single lot
Fraternalities, sororities, cooperatives and dormitories	1 for each three occupants for which sleeping facilities are provided
Hotels, motels, motor hotels, etc.	1 for each guest room
Rooming or boarding houses	1 for each guest room
Special needs housing	1 space per 3 beds or actual parking needs as demonstrated through a parking analysis.

SECTION 8: Newberg Development Code § 151.615 shall be amended as follows:

151.615 PARKING AREA AND SERVICE DRIVE IMPROVEMENTS.

All public or private parking areas, outdoor vehicle sales areas, and service drives shall be improved according to the following:

(A) All parking areas and service drives shall have surfacing of asphaltic concrete or portland cement concrete or other hard surfacing such as brick or concrete pavers. Other durable and dust-free surfacing materials may be approved by the Director for infrequently used parking areas. All parking areas and service drives shall be graded so as not to drain storm water over the public sidewalk or onto any abutting public or private property.

(B) All parking areas shall be designed not to encroach on public streets, alleys, and other right-of-ways. Parking areas shall not be placed in the area between the curb and sidewalk or, if there is no sidewalk, in the public right-of-way between the curb and the property line. The Director may issue a permit for exceptions for unusual circumstances where the design maintains safety and aesthetics.

(C) All parking areas, except those required in conjunction with a single family or two family dwelling, shall provide a substantial bumper which will prevent cars from encroachment on abutting private and public property.

(D) All parking areas, including service drives, except those required in conjunction with single family or two family dwellings shall be screened in accordance with § 151.580(B).

(E) Any lights provided to illuminate any public or private parking area or vehicle sales area shall be so arranged as to reflect the light away from any abutting or adjacent residential district.

(F) All service drives and parking spaces shall be substantially marked and comply with § 151.616.

(G) Parking areas for residential uses shall not be located in a required front yard, except as follows:

(1) Attached or detached single family or two family - parking is authorized in a front yard on a service drive which provides access to an improved parking area outside the front yard.

(2) Three or four family - parking is authorized in a front yard on a service drive which is adjacent to a door at least seven feet wide intended and used for entrance of a vehicle (Fig. XII).

(H) A reduction in size of the parking stall may be allowed for up to a maximum of 30% of the total number of spaces to allow for compact cars. For high turn-over uses, such as convenience stores or fast-food restaurants, at the discretion of the Director, all stalls will be required to be full-sized.

(I) The review body may approve use of tandem parking where such such tandem spaces would reasonably be accessible to a single tenant.

SECTION 8: Newberg Development Code § 151.615 shall be amended as follows

Part 5. ACCESSORY DWELLING UNITS

151.678.2 DEVELOPMENT STANDARDS.

(A) Location. Accessory dwelling units are permitted ~~as conditional uses in the R-1 zone and as outright permitted uses in the R-1, R-2 and R-3, and R-P zones.~~

(B) Limitations. An accessory dwelling unit is permitted providing there is compliance with all of the following standards:

(1) An accessory dwelling unit may be created within or as an addition to a detached or attached single family structure or as a free-standing accessory building.

(2) An accessory dwelling unit may not exceed 50% of the size of the primary unit, up to a maximum of ~~800~~ 1,000 square feet.

(3) The number of residents permitted to inhabit the accessory dwelling unit is regulated by the Uniform Building Code.

~~(4) Either the primary or accessory dwelling unit must be owner-occupied.~~

~~(5)~~ In addition to the number of parking spaces required for the primary residence, as established in § 151.612, one on-site parking space shall be provided for the accessory dwelling unit. This parking space shall be paved and/or covered.

~~(6)~~ The front door of the accessory dwelling unit shall not be located on the front facade of the primary residence unless the door is already existing.

~~(7)~~ Second story windows 10 feet or less from the property line must be opaque.

(8) There shall be compliance with all of the development standards established in the base zone.

(Ord. 99-2505, passed 2-1-99)

PLANNING COMMISSION RESOLUTION NO. 2009-273

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWBERG RECOMMENDING THAT THE CITY COUNCIL AMEND THE NEWBERG DEVELOPMENT CODE STANDARDS REGARDING THE ADDITION OF A DEFINITION OF “SPECIAL NEEDS HOUSING”; CHANGE THE PLANNING REVIEW PROCESS FOR ACCESSORY DWELLING UNITS TO TYPE II; AND ADD AN OPTION TO REDUCE PARKING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS NEAR TRANSIT.

RECITALS:

1. On May 8, 2008, the Newberg City Council passed Resolution No. 2008-2781, establishing the Housing for Working Families Ad Hoc Committee. The charge of the Committee was to “... identify and recommend tools appropriate for the Newberg community that are intended to encourage the development of housing for working families.”
2. On May 4, 2009, the Housing for Working Families Ad Hoc Committee presented the *Newberg Affordable Housing Action Plan* to the City Council. At that meeting, City Council passed Resolution No. 2009-2843, stating their acceptance of the Plan.
3. The *Newberg Affordable Housing Action Plan* recommends that the City should consider the adoption of various amendments to the Newberg Development Code. The Planning Commission has considered amendments regarding the following: the addition of a definition of “special needs housing”; a change to the planning review process for accessory dwelling units in the R-1 and R-P zones; and, the addition of an option to reduce parking requirements for affordable housing developments near transit.
4. On November 25, 2009, notice of a public hearing on the proposed amendments was published in the Newberg Graphic. The same notice was posted in four public places on November 19, 2009 and mailed to interested parties on November 19, 2009.
5. On December 10, 2009, the Newberg Planning Commission held a public hearing on the proposed amendments. The Newberg Planning Commission continued that public hearing on the proposed amendments at the January 14, 2010 meeting.

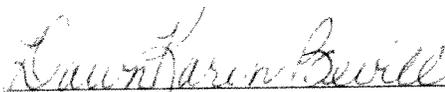
NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Newberg that it recommends that the City Council approve the amendments to the Newberg Development Code as shown in Exhibit A, contingent upon the Planning Commission's review of additional proposed Development Code amendments described in the Newberg Affordable Housing Action Plan.

This recommendation is based on the staff report and testimony.

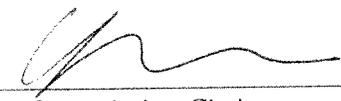
DATED this 14th day of January, 2010

AYES: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 1 (Tri)

ATTEST:



Planning Commission Secretary



Planning Commission Chair

Exhibit A: Proposed Newberg Development Code Amendments

Exhibit A to Resolution 2009-273 Proposed Newberg Development Code Amendments

Editorial Key: Normal = existing text
~~Strikethrough~~ = proposed text deletion
Underline = proposed text additions

§ 151.003 DEFINITIONS

SPECIAL NEEDS HOUSING. Group housing specially designed or adapted for those with particular physical, developmental disability, or social needs.

151.191 SITE DESIGN REVIEW APPLICABILITY.

(A) Applicability of requirements. Site design review shall be required prior to issuance of building permits or commencement of work for all improvements noted below. Site design review permits shall be processed as either a Type I or Type II, as noted below.

(2) Type II.

- (a) Any new development or remodel which is not specifically identified within § 151.191(A)(1) above.
- (b) Telecommunication facilities.
- (c) Accessory dwelling units.

Part 5. ACCESSORY DWELLING UNITS

151.678.3 APPROVAL.

To obtain approval to create an accessory dwelling unit, the applicant must demonstrate compliance with all of the requirements of § 151.678.2. ~~If the proposed use is outright permitted in the zone, the application shall be processed as a Type I procedure as regulated by § 151.044. If the proposed use is conditionally permitted in the zone, the application shall be processed as a Type III procedure as regulated by § 151.046 and subject to conditional use criteria identified in § 151.046.~~

OFF-STREET PARKING REQUIREMENTS

§ 151.612 PARKING SPACES REQUIRED

Use	Minimum Parking Spaces Required
RESIDENTIAL TYPES	
Dwelling, multiple or two family or single family	2 for each dwelling unit; where fractioned, next highest full unit

<p>Studio or 1 bedroom unit 2 bedroom unit 3 and 4 bedroom unit 5 or more bedroom unit</p>	<p>1 per dwelling unit 1.5 per dwelling unit 2 per dwelling unit 0.75 spaces per bedroom</p>
<p>Unassigned spaces</p>	<p>If a development is required to have more than 10 spaces on a lot then it must provide some unassigned spaces. At least 15% of the total required parking spaces must be unassigned and be located for convenient use by all occupants of the development. The location shall be approved by the Director.</p>
<p>Visitor spaces</p>	<p>If a development is required to have more than 10 spaces on a lot then it must provide at least 0.2 visitor spaces per dwelling unit.</p>
<p>On-street parking credit</p>	<p>On-street parking spaces may be counted toward the minimum number of required spaces for developments required to have more than 10 spaces on a lot. The on-street spaces must be directly adjoining and on the same side of the street as the subject property, must be legal spaces that meet all City standards, and cannot be counted if they could be removed by future street widening or a bike lane on the street.</p>
<p><u>Available transit service</u></p>	<p><u>At the review body's discretion, affordable housing projects may reduce the required off-street parking by 10% if there is an adequate continuous pedestrian route no more than 1,500 feet in length from the development to transit service with an average of less than one hour regular service intervals during commuting periods or where the development provides its own transit. A developer may qualify for this parking reduction if improvements on a proposed pedestrian route are made by the developer, thereby rendering it an adequate continuous route.</u></p>
<p>Commercial Neighborhood District (C-1)</p>	<p>1 for each dwelling</p>
<p>Dwelling, single family or two family</p>	<p>2 for each dwelling unit on a single lot</p>
<p>Fraternities, sororities, cooperatives and dormitories</p>	<p>1 for each three occupants for which sleeping facilities are provided</p>
<p>Hotels, motels, motor hotels, etc.</p>	<p>1 for each guest room</p>
<p>Rooming or boarding houses</p>	<p>1 for each guest room</p>
<p>Special needs housing</p>	<p>1 space per 3 beds or actual parking needs as demonstrated through a parking analysis.</p>