

## Exhibit “C” Comprehensive Plan Text Amendment

### Comprehensive Plan Amendments – Track Changes Version CPTA-17-002– 2014 Stormwater Master Plan Resolution No. 2017-330

[Excerpted from the Newberg Comprehensive Plan Index]

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#### L. PUBLIC FACILITIES AND SERVICES

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

#### POLICIES:

##### 1. All Facilities & Services Policies

- a. The provision of public facilities and services shall be used as tools to implement the land use plan and encourage an orderly and efficient development pattern.
- b. The extension of publicly-owned facilities and services into currently undeveloped areas shall occur only in accordance with the Water Master Plan, Wastewater Master Plan, Stormwater Drainage Master Plan and the Newberg Design and Construction Standards.
- c. New public facilities and services shall be designed at levels consistent with planned densities and designated land uses for the area.
- d. Services shall be planned to meet anticipated community needs.

- e. Owners of properties which are located on unimproved streets should be encouraged to develop their streets to City standards.
- f. Maximum efficiency for existing urban facilities and services will be encouraged through infill of vacant land within the Urban Growth Boundary.
- g. Public facilities and services necessary to meet the special needs of industrial activities should be planned for those areas designated industrial on the comprehensive plan map and should be provided at a level sufficient to support proposed activities, if public funds are available.
- h. New residential areas shall have: paved streets, curbs, pedestrian ways, water, sewer, storm drainage, street lights and underground utilities.

## **2. Sewers and Water Policies**

- a. All existing development within the City limits shall connect to public sewer, stormwater and water systems as soon as they become available.
- b. Water systems within the planning area will be designed to provide an adequate peak flow for fire protection.
- c. Developments with urban densities should be encouraged to locate within the area which can be serviced by Newberg's present sanitary sewer system.
- d. Sewer and water service shall not be provided outside the City limits except for cases of health hazards, where no other alternative exists, and where property owners agree to annex upon request of the City.
- e. Individual water service may be provided to properties within the Urban Reserve Area on a case-by-case basis, with review and approval by both the City Council and the City Engineer. New connections will only be allowed where service to existing users will not be diminished.
- f. Additional sewer and water connections should be discouraged in the floodplain. Any new sewer and water connections in the flood plain will be required to be flood proofed in order to prevent inundation. (Ordinance 2002-2564, April 15, 2002.)
- g. Stormwater systems should be designed to convey stormwater based on impervious area within the Urban Growth Boundary to protect, maintain, and enhance the public health, safety, and general welfare.
- h. The design of the stormwater system should provide for the drainage of surface water from development, minimize erosion, and reduce degradation of water quality due to sediments and pollutants in stormwater runoff.

- i. Encourage new development to maximize infiltration of stormwater runoff when soil conditions allow.

### **3. Street Lighting Policies**

- a. Adequate street lighting shall be provided with priority given to arterial and collector streets, intersections, pedestrian paths, and bikeways.
- b. New street lights shall use high pressure sodium or other energy efficient lamps.

### **4. Fire Protection Policies**

- a. Fire protection should be provided in accordance with the suggested guidelines of the National Board of Fire Underwriters and the Insurance Services Office.
- b. Fire stations shall have good access to arterial streets.
- c. Adequate warning signals should be installed where emergency vehicles gain access to the street.

### **5. Schools Policies**

- a. Elementary schools should be centrally located with reference to their service areas.
- b. In accordance with the land use plan, the school district should anticipate development and acquire the best sites in advance of urbanization.
- c. Elementary schools should not be located on arterial streets.
- d. Schools should be built with parks wherever possible. To this end, the City together with the School and Park Districts should coordinate development plans.
- e. The location of schools should be used as a major tool for directing future residential growth.
- f. Schools shall be encouraged to serve as centers for neighborhood and community activities.
- g. New schools shall be located in such a manner as to provide adequate and safe pedestrian, bicycle, and automobile access. Streets shall be fully improved and major intersections shall provide signalization where necessary.
- h. Access to existing schools should be upgraded to levels required for new school facilities.
- i. The City shall encourage and support George Fox College as a community asset.

- 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. (Ordinance 2006-2634, Jan. 3, 2006.)

## **6. Civic Center Policies**

- a. The City shall actively pursue acquisition of lands and the development of a civic center.
- b. The Civic Center shall be located to serve the entire planning area.

## **7. Park Facilities Policies**

- a. In conjunction with Chehalem Park and Recreation District, park facilities shall be provided consistent with recreational needs.
- b. New residential development shall contribute to the Public Lands Fund or shall donate land for public parks or facilities when appropriate and acceptable to the City.

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## **VII. TRANSPORTATION SYSTEM PLAN**

Under separate cover.

## **VIII. 2017 WATER MASTER PLAN**

Under separate cover.

## **IX. 2014 STORMWATER MASTER PLAN**

Under separate cover.