

# NEWBERG PLANNING COMMISSION

REVIEW OF PROPOSED NEWBERG URBAN RENEWAL PLAN  
FOR CONFORMANCE TO THE NEWBERG COMPREHENSIVE  
AND YAMHILL COUNTY COMPREHENSIVE PLANS

July 22, 2021

# ROLE OF PLANNING COMMISSION

- Review the proposed Newberg Urban Renewal Plan and make a determination on its conformance to the Newberg Comprehensive Plan and Yamhill Comprehensive Plan

# URBAN RENEWAL 101

## NOT A NEW TAX!



# CRASH COURSE | UR 101

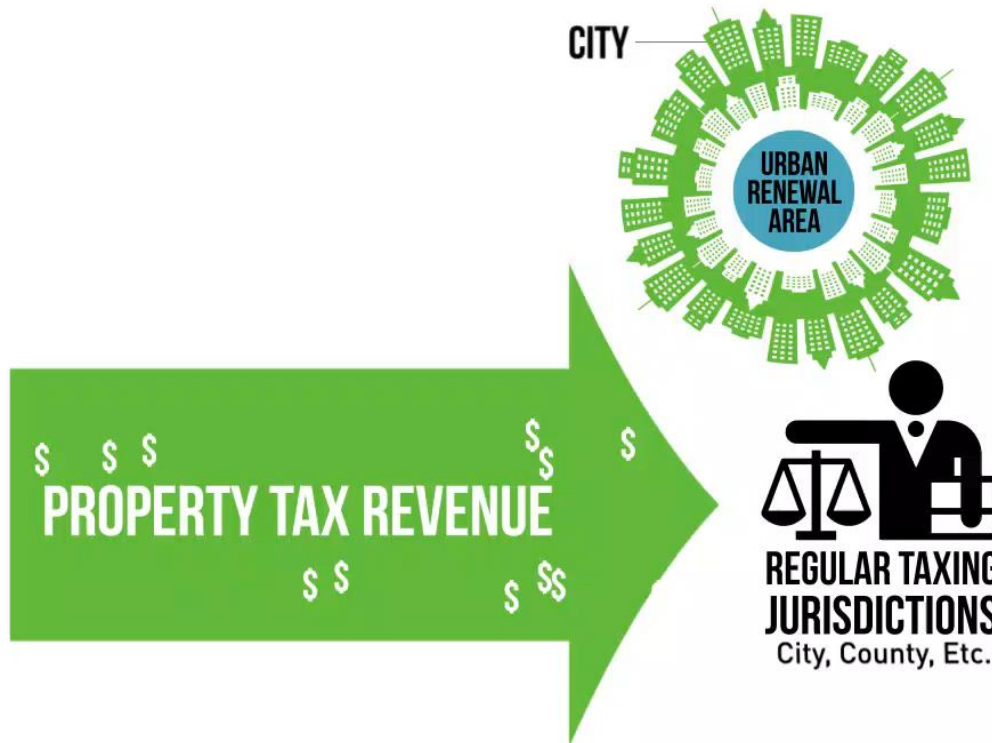




# CRASH COURSE | UR 101



# CRASH COURSE | UR 101



# IMPACTS TO TAXING DISTRICTS

- ❖ Urban Renewal does not provide new money
  - Diverts funds that would go to other property tax districts
- ❖ Continue receiving taxes on frozen base
- ❖ Temporarily forego taxes on any growth in Urban Renewal Area
- ❖ Growth may not have occurred but not for urban renewal



# URBAN RENEWAL AND LOCAL SCHOOL DISTRICTS



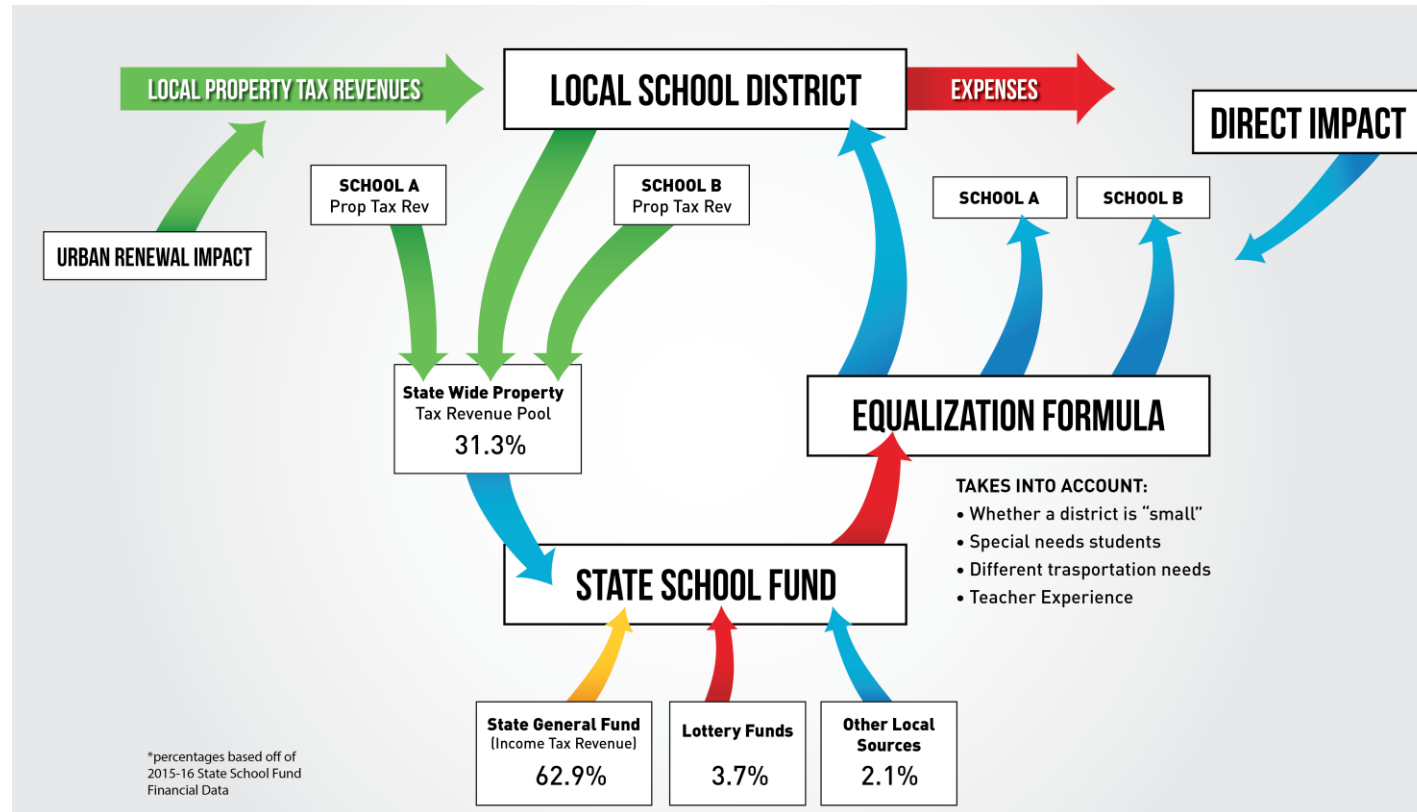
An Indirect Impact



# URBAN RENEWAL IMPACT Regular Taxing District



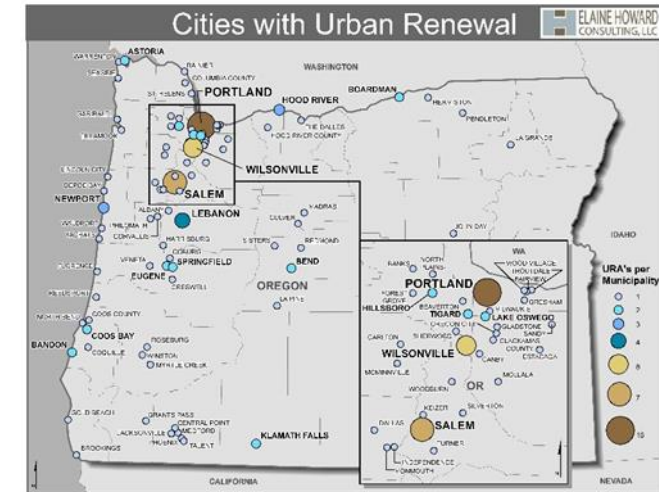
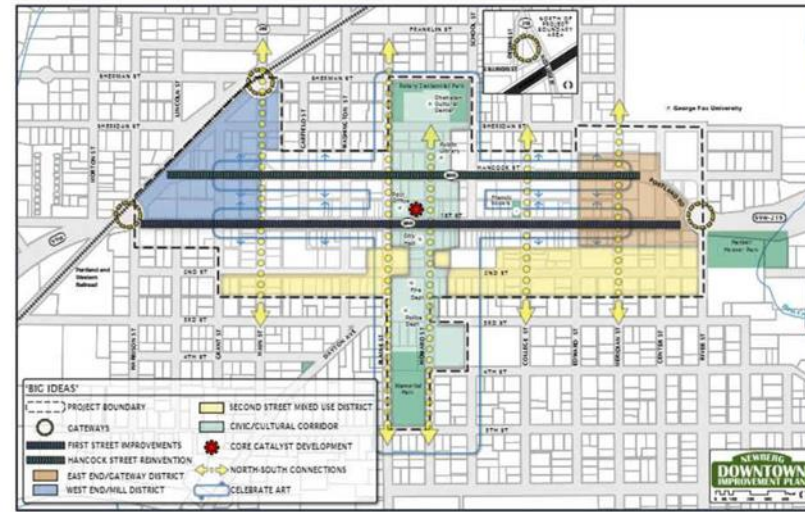
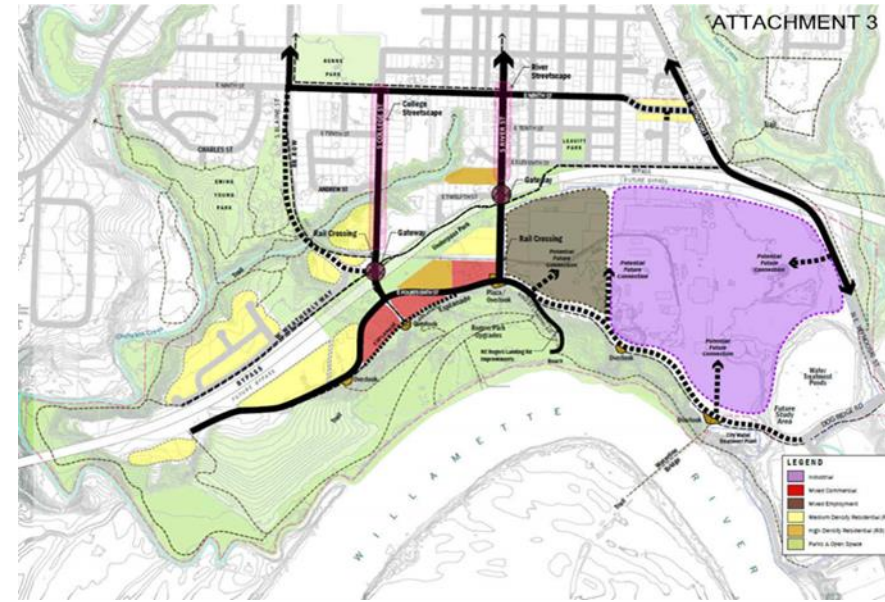
# URBAN RENEWAL IMPACT LOCAL SCHOOLS



# SETTING THE STAGE

# URBAN RENEWAL IN NEWBERG

## How and Why We Developed the Newberg Urban Renewal Plan



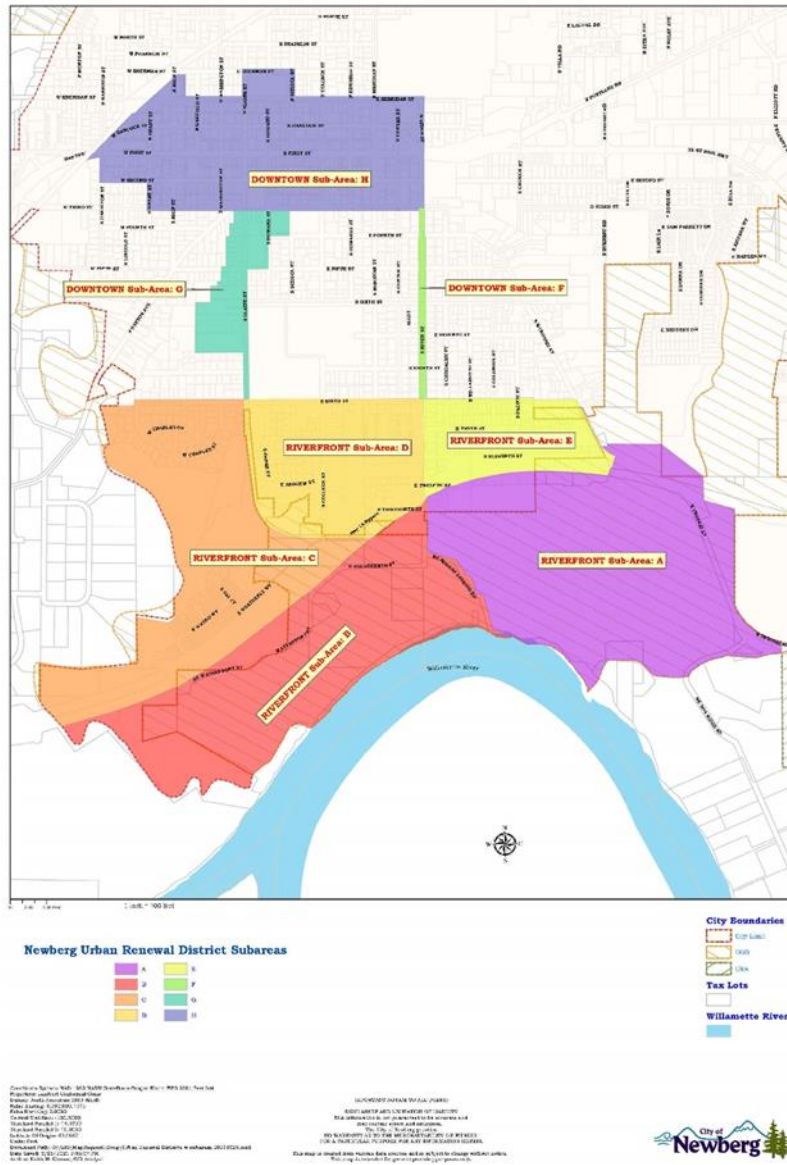
# URBAN RENEWAL PLAN & REPORT

- Ad Hoc Citizens Advisory Committee – met 8 times
- Public Engagement: Web page, fact sheets, videos, community presentations, social media
- Planning Commission/City Council Briefings
- Informing Taxing Districts on Plan & Report status



# URBAN RENEWAL DISTRICT SUBAREAS

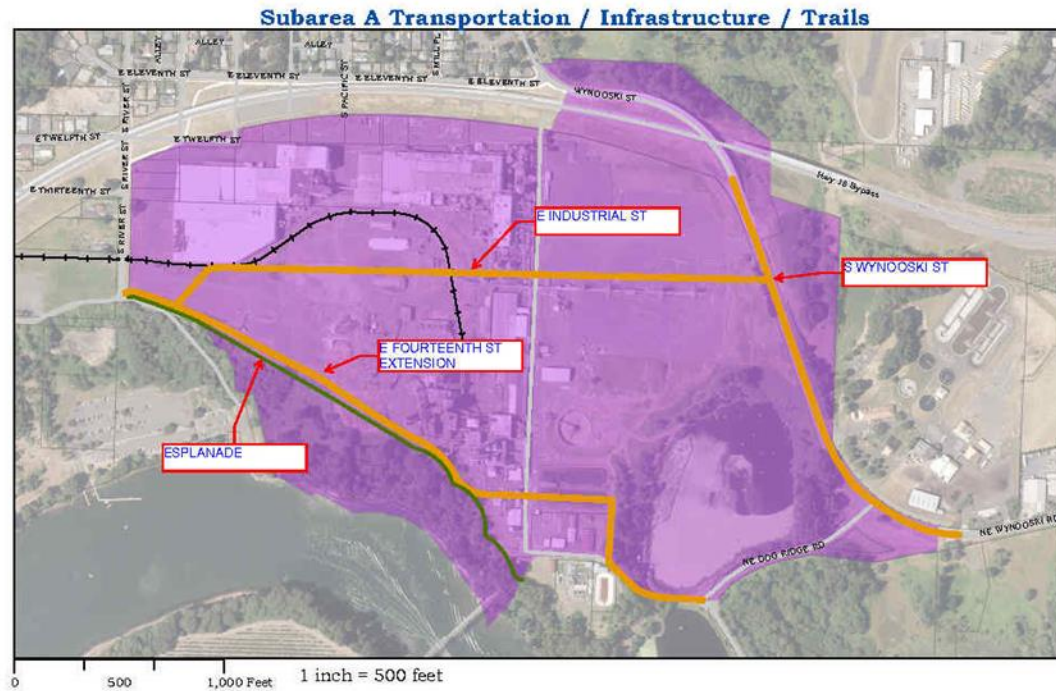
- 600 acres
- \$106.4M Maximum Indebtedness
- Downtown & Riverfront
- Connections – Blaine St & River St



*Does Not Increase Property Taxes*

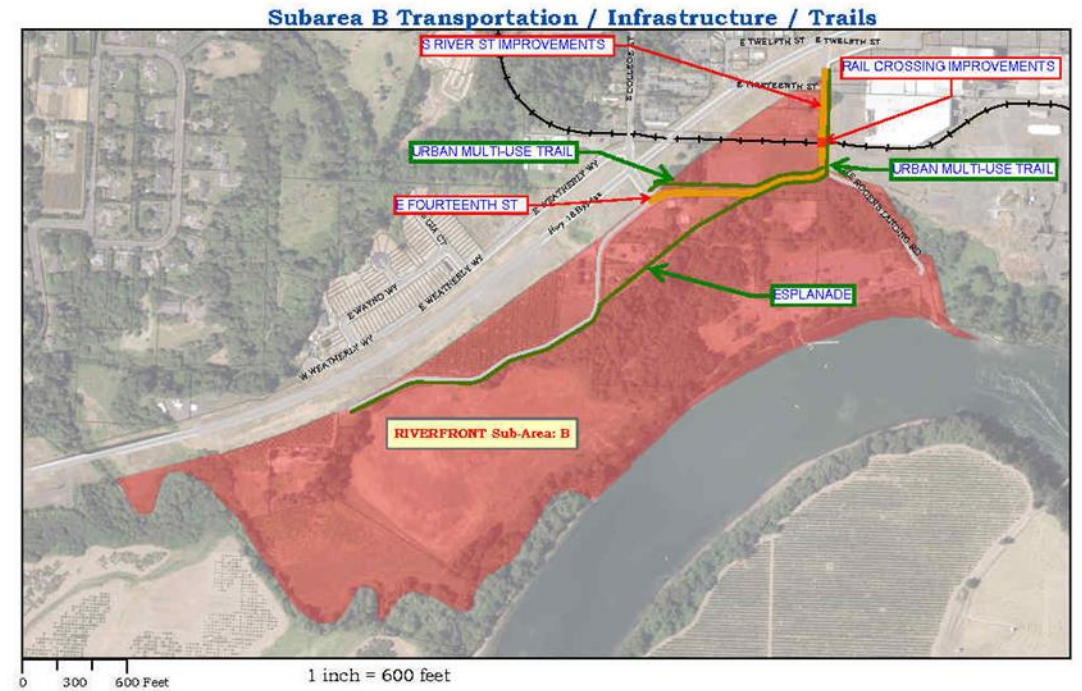


# SUBAREAS A & B



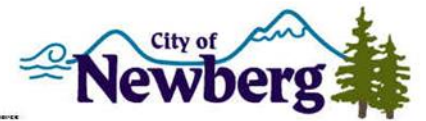
Current as of: 10/13/2021  
 Prepared by: Elaine Howard Consulting LLC  
 Project: Subarea A Transportation Infrastructure / Trails  
 Date: 10/13/2021  
 Scale: 1 inch = 500 feet  
 City of Newberg: 10/13/2021  
 Project: Subarea A Transportation Infrastructure / Trails  
 Date: 10/13/2021  
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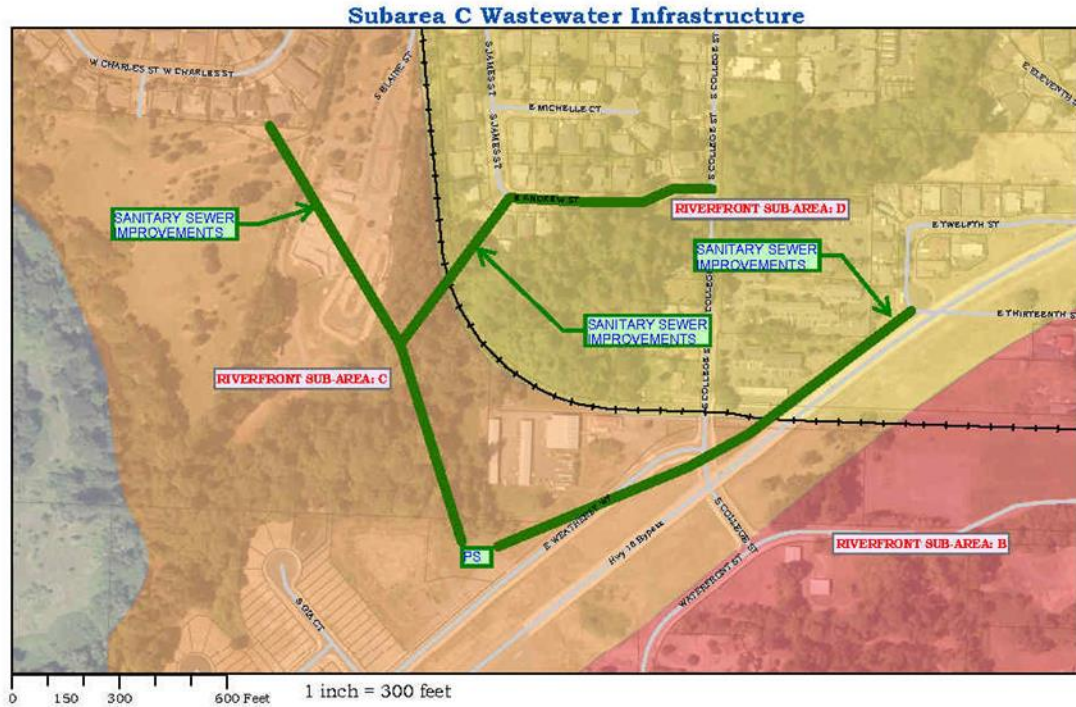
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 Prepared by: Elaine Howard Consulting LLC  
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 Scale: 1 inch = 600 feet  
 City of Newberg: 10/13/2021  
 Project: Subarea B Transportation Infrastructure / Trails  
 Date: 10/13/2021  
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# SUBAREAS C & D

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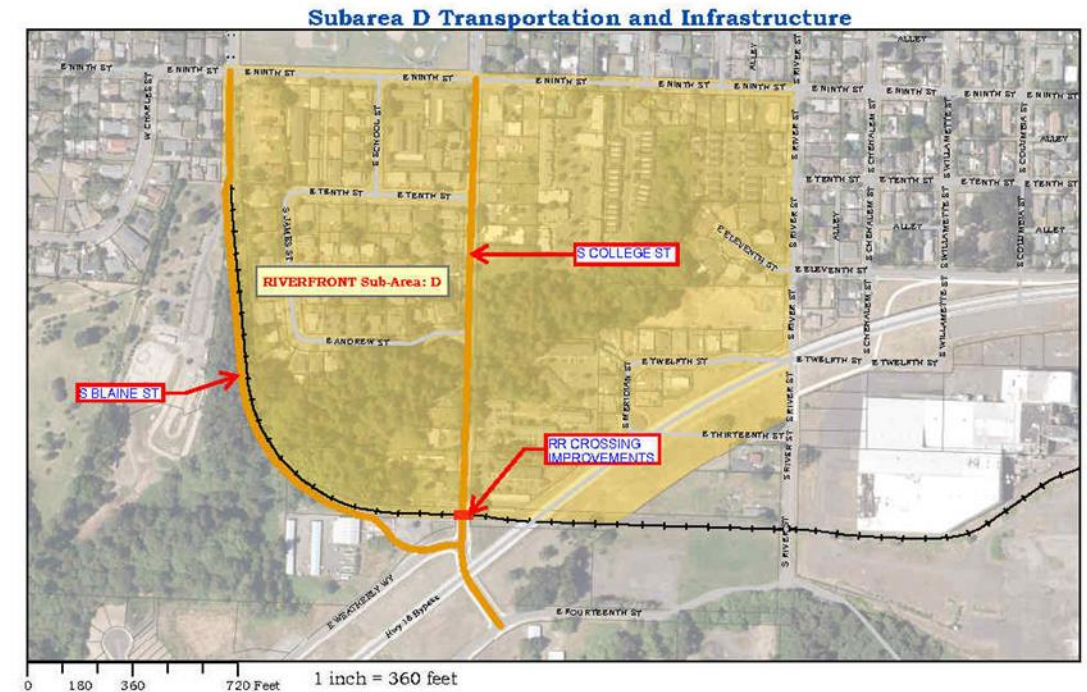
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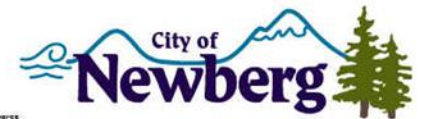
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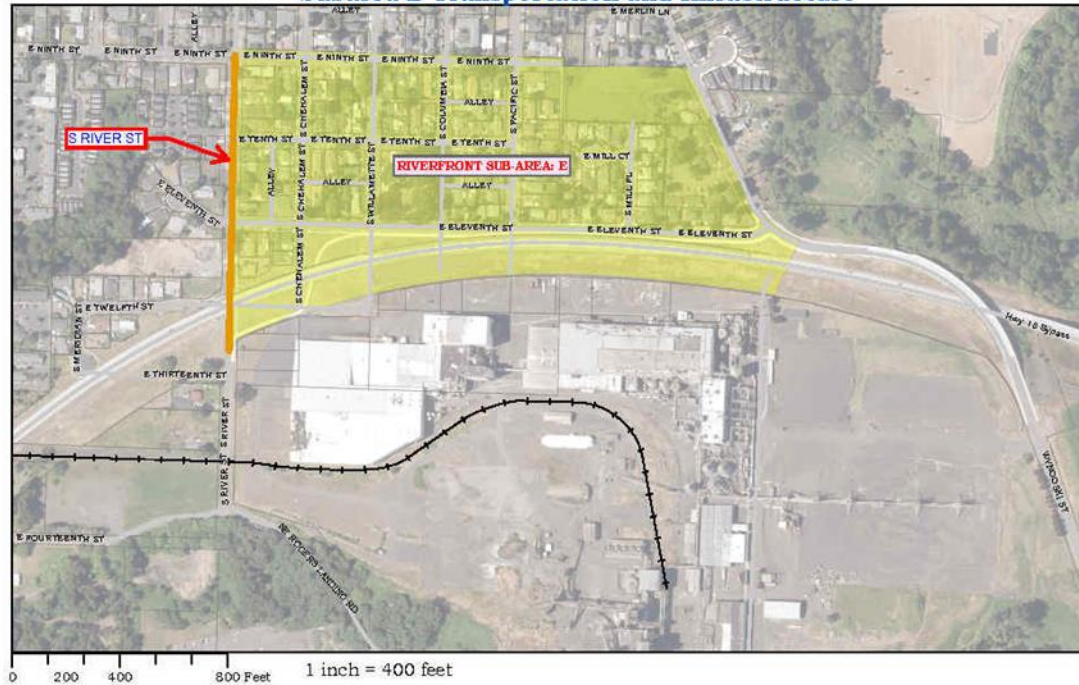
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# SUBAREAS E & F

Subarea E Transportation and Infrastructure



Cartography System: NAD 1983 NAD83 StatePlane Oregon North FIPS 5001 Feet 1101  
 Projection: Lambert Conformal Conic  
 Datum: North American 1983 NAD83  
 Prime Meridian: 270° 0' 0" W  
 False Easting: 500000  
 Central Meridian: -120.0000  
 Standard Parallel 1: 44.2222  
 Standard Parallel 2: 49.0000  
 Latitude of Origin: 42.0000  
 Units: Feet  
 Data Source: City of Newberg  
 Date: 10/1/2021 10:23 PM  
 Author: Elaine Howard

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Subarea F Transportation and Infrastructure



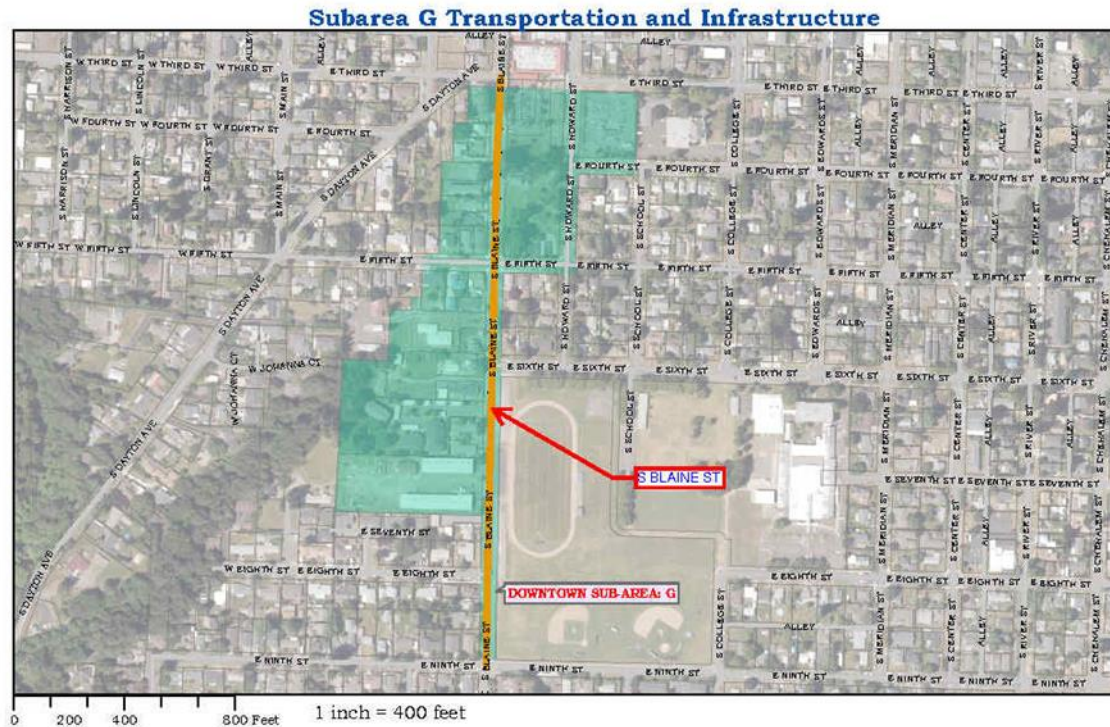
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# SUBAREAS G & H

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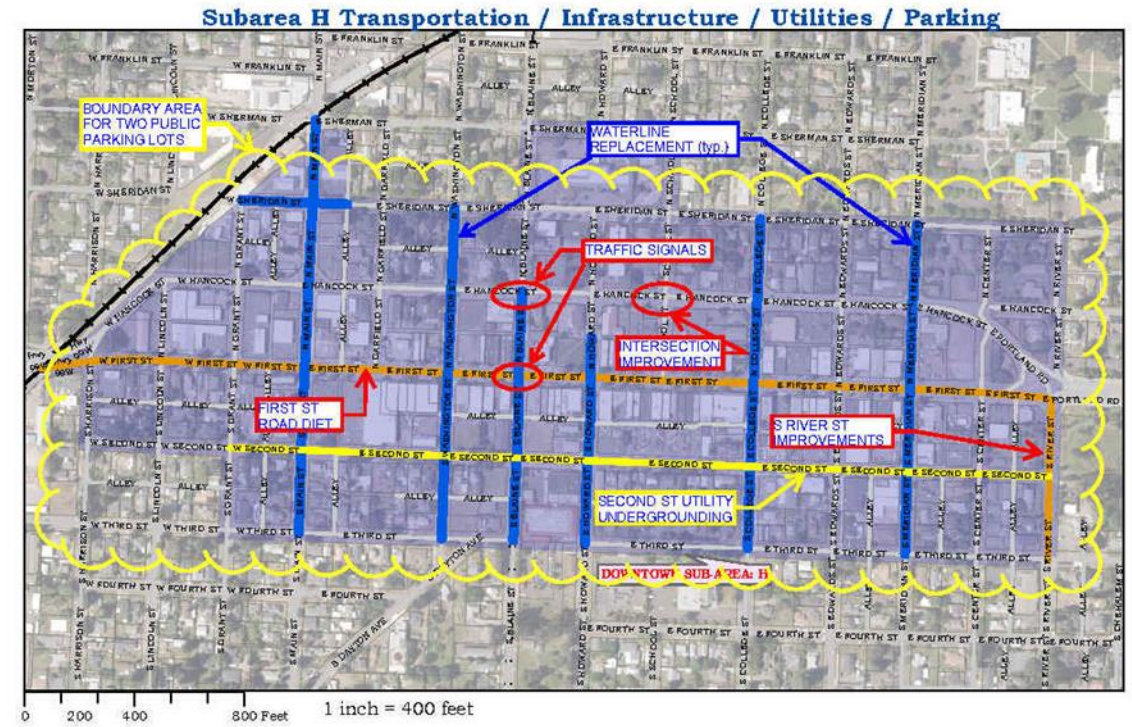
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Chomsky's System: GND 972.1 MAR3 50 Scholten's Organ: GND 972.1 MAR 100  
 Projection: Lammert's Organ: GND 972.1 MAR 100  
 Durrer: Non-American 1982 MAR  
 First Reading: 9 202 6 94 73 75  
 First Reading: 9 2000  
 Central Reading: 175 1000  
 Second Reading: 1 44 1111  
 Second Reading: 2 48 1000  
 Lammert's Organ: 42 667  
 Organ: 972  
 Durrer: Non-American 1982 MAR  
 First Reading: 9 202 6 94 73 75  
 First Reading: 9 2000  
 Central Reading: 175 1000  
 Second Reading: 1 44 1111  
 Second Reading: 2 48 1000  
 Lammert's Organ: 42 667  
 Organ: 972

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# IMPACT TO CITY OF NEWBERG

Urban renewal projects will be used to spur development which will increase Newberg's tax revenue in the future

Over 30 years: \$23,816,275

Does not reduce existing revenues, just impacts future revenues on increased growth

Leverages city tax rate with other permanent rate taxes to create larger funding source for project implementation



FYE	City of Newberg
2023	(46,399)
2024	(72,579)
2025	(100,103)
2026	(129,416)
2027	(160,634)
2028	(193,881)
2029	(229,290)
2030	(267,000)
2031	(307,161)
2032	(349,932)
2033	(395,484)
2034	(443,996)
2035	(495,662)
2036	(550,686)
2037	(609,287)
2038	(671,697)

FYE	City of Newberg
2039	(738,163)
2040	(808,950)
2041	(884,338)
2042	(964,626)
2043	(1,050,132)
2044	(1,141,197)
2045	(1,238,181)
2046	(1,341,469)
2047	(1,451,470)
2048	(1,568,622)
2049	(1,693,388)
2050	(1,826,265)
2051	(1,967,778)
2052	(2,118,489)
<b>TOTAL:</b>	<b>(23,816,275)</b>

# DURATION PROVISION

- Plan will not exceed 30 years
- Review of Plan every 5 years with required consult and confer

# NEWBERG COMPREHENSIVE PLAN CHAPTERS REVIEWED

- Citizen Involvement
- Air, Water, and Land Resource Quality
- Areas Subject to Natural Hazards
- Open Space Scenic, Natural, Historic and Recreational Resources
- The Economy
- Housing
- Urban Design
- Transportation
- Public Facilities and Services
- Energy

# ADDITIONAL DOCUMENTS REVIEWED

- Transportation System Plan
- Wastewater Master Plan
- Water Master Plan
- Stormwater Master Plan
- Economic Development Strategy

# YAMHILL COUNTY COMPREHENSIVE PLAN

- Urban Area Development
- Alternative Development
- Housing
- Economic Development
- Commercial Development
- Industrial Development
- Agricultural Lands



# YAMHILL COUNTY COMPREHENSIVE PLAN

- Water Resources
- Open Space
- Ecologically and Scientifically Significant Natural Areas
- Historic Areas, Sites, Structures and Objects and Cultural Areas
- Transportation
- Public Facilities and Services

# YAMHILL COUNTY COMPREHENSIVE PLAN

- Parks and Recreation
- Willamette Greenway
- Air, Water and Land Resources Quality
- Citizen Involvement

# ADDITIONAL DOCUMENTS REVIEWED

- Yamhill County Transportation System Plan
- Grow Yamhill County – Yamhill County Economic Development Plan

# CONSIDERATION OF RESOLUTION

Resolution No. 2021-373