

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: October 18, 2021

Order ____ Ordinance XX Resolution ____ Motion ____ Information ____
No. No. 2021-2885 No.

SUBJECT: An Ordinance Making Certain Determinations and Findings Relating to and approving the Newberg Urban Renewal Plan and Directing that Notice of Approval be Published

Staff: Doug Rux, Director; Elaine Howard
Department: Community Development
File Number: GEN19-0017

Business Session

Order on Agenda: Public Hearing

HEARING TYPE: ☒ LEGISLATIVE ☐ QUASI-JUDICIAL ☐ ADMINISTRATIVE
☐ NOT APPLICABLE

RECOMMENDATION:

Not adopt Ordinance No. 2021-2885. (I motion to not adopt Ordinance 2021-2885 and conducting the second reading of the ordinance)

EXECUTIVE SUMMARY:

A. SUMMARY:

On August 2, 2021, the City Council held a noticed public hearing on the proposed Newberg Urban Renewal Plan and accompanying Report. Public testimony opportunity was provided. The Yamhill County Board of Commissioners Order/Resolution was included in the hearing (Attachment 1). That Order/Resolution approving the Plan was conditioned the Plan first having been approved by the voters of the City of Newberg at an upcoming election.

The Council continued the second reading of the Ordinance to October 18, 2021.

Later at the August 2, 2021, meeting, the City Council adopted Resolution No. 2021-3762 indicating their intent to go to an election on November 2, 2021, on the proposed Newberg Urbana Renewal Plan. On August 16, 2021, the City Council reconsidered their action of Resolution No. 2021-3762 and chose not to go to an election on November 2, 2021.

Rather than going to an election the city will be revising the urban renewal proposal. This revision will encompass completing the annexations underway for 5 properties in the Riverfront Master Plan Area, and a subsequent second annexation package for the ODOT Bypass and for the Newberg OR LLC (CDC) mill site.

Based on the direction the City is taking a second reading of Ordinance No. 2021-2885 is not necessary. A revised proposal will be prepared for creating an urban renewal plan and report in accordance with ORS 457 procedures and will proceed through the consult and confer process and noticed public hearings before the Planning Commission and Newberg City Council.

FISCAL IMPACT:

The urban renewal program development spanned several fiscal years. The total funds allocated for FY 19/20, 20/21, and 21/22. The urban renewal consultant project cost is \$97,891.00. The Community Development Department's 2019-2020 through 2021-2022 budgets in Fund 14 Economic Development included \$110,500 to fund the feasibility study, plan, and report, along with separate consultant services to prepare an urban renewal district legal description at \$12,558.00. The City Council was asked on October 18, 2021, to provide additional funding in the amount of \$20,000 to revise the proposed Newberg Urban Renewal Plan and accompanying Report based on the Yamhill County Board of Commissioners Order/Resolution requirements. Work began in December 2019 and will go through spring/summer 2022. Funding for the project was carried over to complete work in the 2021-2022 fiscal year.

STRATEGIC ASSESSMENT:

2020 Council Goals:

1. Change operational culture to one focused on Customer Service and act to Resolve Ongoing Legal Disputes.

Not applicable.

2. Further develop an operational culture that adopts and cherishes Diversity, Equity, and Inclusion as core values.

Not applicable.

3. Promote development of housing affordability such as houselessness, transitional housing, workforce housing.

Not applicable.

4. Create and support an Urban Renewal Plan and Authority

An initial Newberg Urban Renewal Plan and accompanying Report were prepared. Based on the Yamhill County Board of Commissioners Board Order 21-317/Resolution 21-07-29-01 revisions will be necessary to the proposal. Those revisions will take additional time and financial resources. Staff will be reconvening the Urban Renewal Ad Hoc Committee, amending consultant contracts, and repackaging the proposal per requirements of ORS 457.

5. Collaborate with local partners and with entities like ICLEI in the development of a Sustainability program.

Not applicable.

Attachments: 1. Yamhill County Board of Commissioners Board Order 21-317/Resolution 21-07-29-01

**Attachment 1: Yamhill County Board of Commissioners
Board Order 21-317/Resolution 21-07-29-01**

THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON
FOR THE COUNTY OF YAMHILL
SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of Approving the
Newberg Urban Renewal Plan

) Board Order 21-317
) Resolution 21-07-29-1

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON ("the Board") sat for the transaction of county business in formal session on July 29, 2021, at 10:00 a.m. in a virtual meeting via Zoom. Commissioners Mary Starrett, Lindsay Berschauer and Casey Kulla being present.

THE BOARD MAKES THE FOLLOWING FINDINGS.

- A. The Newberg Urban Renewal Agency (the "Agency") has proposed to the City of Newberg an urban renewal plan for the Newberg Urban Renewal area (the "Plan"); and
- B. A portion of the proposed Plan area extends beyond the boundaries of the City of Newberg to include unincorporated properties in Yamhill County; and
- C. The Agency has therefore sought Board approval of the Plan pursuant to ORS 457.105; and
- D. On July 22, 2021 the City of Newberg Planning Commission reviewed the Plan and determined it to be in conformance with applicable law; NOW THEREFORE,

IT IS HEREBY ORDERED BY THE BOARD AS FOLLOWS:

- 1. That the Plan as presented to the Board by the Agency and updated following comments from other taxing districts is hereby approved in accordance with ORS 457.105, conditioned upon the Plan first having been approved by the voters of the City of Newberg at an upcoming election; and
- 2. That the County Administrator take all steps necessary to implement this Board Order and Resolution, including but not limited to sending a copy to the Agency as required by ORS 457.125.

DONE at McMinnville, Oregon this 29th day of July, 2021.

ATTEST

BRIAN VAN BERGEN
County Clerk

By: Carolina Rook
Deputy Carolina Rook



YAMHILL COUNTY BOARD OF COMMISSIONERS

Chair

MARY STARRETT

Commissioner

LINDSAY BERSCHAUER

FORM APPROVED BY:

Christian F. Boenisch
CHRISTIAN F. BOENISCH
County Counsel

Voted "No"

Commissioner

CASEY KULLA