



Community Development Department  
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## MEMORANDUM

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TO: Ad Hoc Urban Renewal Citizens Advisory Committee  
FROM: Doug Rux, Community Development Director  
SUBJECT: May 24, 2021 CAC Meeting  
DATE: May 24, 2021

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Please find attached supplemental material for the May 24th meeting. It includes the final legal description and comments from Cassandra Ulven (not able to attend the meeting).

Updates to Tables 19 and 20 in the Report will be available at the meeting.

### Recommendation

*The Ad Hoc Urban Renewal Citizens Advisory Committee recommends the Newberg Urban Renewal Plan and Report be forwarded to the Newberg Urban Renewal Agency for referral to taxing districts and to the Newberg City Council for adoption.*

### Next Steps

The Urban Renewal Plan and Report will be presented to the Newberg Urban Renewal Agency (Agency) on June 7, 2021. The meeting will set the stage for the Agency to refer the Plan and Report to the Taxing Districts which is scheduled to occur on June 9, 2021 to commence the 45 day process contained on ORS 457.089 for the Consult/Confer process scheduled to end on July 24, 2021.

Staff has been coordinating with taxing districts to get scheduled before the respective governing bodies to present to the Plan and Report. These meeting are being scheduled between June 17 and July 15, 2021. The City Council is scheduled to hold a public hearing on August 2, 2021 on the Plan and Report. Adoption is scheduled for August 16, 2021.

Attachment: 1. Supplemental Packet 5-24-21

## URBAN RENEWAL AREA

CITY OF NEWBERG  
P.O. BOX 970  
NEWBERG, OR  
97132

CES | NW

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U.R.A. BOUNDARY MAP

SHEET

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OF

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## DESCRIPTION OF THE URBAN RENEWAL AREA OF THE CITY OF NEWBERG

Beginning at the Southwest corner of Lot 10 Block 1 of Deskin's Fourth Addition To Newberg, Oregon, a duly recorded subdivision in Yamhill County, Oregon, said point being the intersection of the east line of the 60-foot right-of-way of N. Meridian Street and north line of the 60-foot right-of-way of E. Sheridan Street;

U1001. THENCE East along said north right-of-way of E. Sheridan Street, 520 feet more or less to the east line of the 60-foot right-of-way of N. River Street.

U1002. THENCE South along said east right-of-way, 300 feet more or less to the north line of the 60-foot right-of-way of E. Hancock Street, said point also being the southwest corner of Woodward Place a\duy recorded subdivision in Yamhill County, Oregon;

U1003. THENCE South 60 feet more or less to the intersection of the south right-of-way line of E. Hancock Street and east right-of-way line of S. River Street; THENCE continuing South, along said east right-of-way, 95 feet more or less to an angle point; THENCE Southeasterly continuing along said east right-of-way, 16-feet more or less to an angle point; THENCE South continuing along said east right-of-way, 50 feet more or less to the north line of Highway 99W/E 1<sup>st</sup> Street right-of-way; THENCE South across the Highway 99W/E 1st Street right-of-way 177 feet more or less to a point on the south right-of-way of Highway 99W, said point being 10 feet east of the east line of the 60-foot right-of-way of S. River Street;

U1004. THENCE South, leaving said south right-of-way, 10-foot easterly and parallel to said east 60-foot right-of-way of S. River Street, 856 feet more or less to a point on the south line of the 60-foot right-of-way of East 4th Street, said point also being on east line of the 80-foot right-of-way line of S. River Street;

U1005. THENCE South along the said east right-of-way of S. River Street, 1,761 feet more or less to the north line of the 60-foot right-of-way of East 9th Street;

U1006. THENCE East along said north right-of-way 1,180 feet more or less to the southeast corner of Lot 14, Block 50, of Edwards Addition, a duly recorded subdivision in Yamhill County, Oregon, said point also being intersection of said north right-of-way line and extension of the east line of the plat of City Park Addition, a duly recorded subdivision in Yamhill County, Oregon;

U1007. THENCE South along said east line of the plat of City Park Addition and its extension thereof, 27 feet more or less to the Northwest corner of that tract of land described in Book 99 Page 1198, Yamhill County Deed Records;

U1008. THENCE East along the north line of said tract 440 feet more or less to the west line Wynyoski Street, said point being 20-feet westerly of the centerline of said Wynyoski Street;

U1009. THENCE Northeasterly, perpendicular to Wynyoski Street, 50 feet more or less to the east right-of-way of said Wynyoski Street, said point being 30 feet easterly of the centerline of said Wynyoski Street;

U1010. THENCE Southeasterly along said east right-of-way 240 feet more or less to a point on the north line of that tract of land described in Instrument No. 2003-23925, Yamhill County Deed Records, said point being 30 feet easterly from the centerline of said Wynyoski Street.

- U1011. THENCE continuing Southeasterly parallel to and 30-feet easterly of the centerline of said Wynooski Street, 368 feet more or less to a point on the south line of the tract of land described in Instrument No. 1993-3510, Yamhill County Deed Records, said point also being on the north line of the Newberg/Dundee Bypass right-of-way;
- U1012. THENCE East along the south line of said tract, 54 feet more or less to the southeast corner of said tract;
- U1013. THENCE North along the east line of said tract, 26 feet more or less to the south line of the tract of land described in Instrument No. 2003-23925, Yamhill County Deed Records;
- U1014. THENCE East along the south line of said tract, 594 feet more or less to the southeast corner of said tract;
- U1015. THENCE North along the east line of said tract, 2 feet more or less to the south line of Tract A, Highlands at Hess Creek – Phase 4, a duly recorded subdivision in Yamhill County, Oregon;
- U1016. THENCE Southeasterly along the south line of said Tract A, 580 feet more or less to an angle point, said point being on the north right-of-way of the Newberg/Dundee Bypass;
- U1017. THENCE South, departing from said south line, 264 feet more or less to the intersection point of the south right-of-way of the Newberg/Dundee Bypass and the east right-of-way line of NE Wynooski Road;
- U1018. THENCE Southeasterly along said south right-of-way line, 351 feet more or less to the northerly extension of the west line of the tract of land described in Instrument No. 2007-21167, Yamhill County Deed Records;
- U1019. THENCE South along said west line and its northerly extension, 1,055 feet more or less to the northerly right-of-way of NE Wynooski Road;
- U1020. THENCE Southeasterly along said northerly right-of-way, 679 feet more or less, to the northerly extension of the east line of Lot 27 of Wynooski Subdivision, a duly recorded subdivision in Yamhill County, Oregon;
- U1021. THENCE Southerly along the extension of said east line 121 feet more or less to the south right-of-way of NE Wynooski Road, said point also being on the north line of said Lot 27;
- U1022. THENCE Westerly along said south right-of-way and continuing along the north line of said Lot 27, 290 feet more or less to an angle point on said north line;
- U1023. THENCE Westerly continuing along said north line 325 feet more or less to the south right-of-way of NE Dog Ridge Road;
- U1024. THENCE Southwesterly along said south right-of-way 502 feet more or less to the point of intersection of the easterly extension of the north right-of-way of County Road 47;
- U1025. THENCE Westerly along the easterly extension of and north right-of-way of said County Road 47, 1,375 feet more or less to the old Wynooski Street Bridge also falling along the Yamhill County side of the Willamette River;
- U1026. THENCE Westerly along the Yamhill County side of the Willamette River 3,760 feet more or less to its confluence with the center of Chehalem Creek;

U1027. THENCE Northwesterly along the center of Chehalem creek 4,480 feet more or less to the point of intersection with the southerly extension of the east line of Lot 11 of Glen Hollow Estates, a duly recorded subdivision in Yamhill County, Oregon;

U1028. THENCE North along said southerly extension and east line of said Lot 11, 396 feet more or less to the southwest corner of Lot 14 of Hidden Meadows, a duly recorded subdivision in Yamhill County, Oregon;

U1029. THENCE East along the south line of Hidden Meadows, 452 feet more or less to an angle point;  
THENCE Easterly along said south line 616 feet more or less to the southeast corner of Lot 15 of said Hidden Meadows;

U1030. THENCE North along the east line of said Hidden Meadows subdivision, 534 feet more or less to the Southwest corner of that tract of land described in Book 125, Page 0481, Yamhill County Deed Records;

U1031. THENCE East along the south line of said tract, 351 feet more or less to an angle point; THENCE Northeasterly along said south line, 73 feet more or less to the east line of said tract;

U1032. THENCE North along said east line, 186 feet more or less to the intersection with the center of Chehalem Creek;

U1033. THENCE Northerly, departing from said east line, along the center of Chehalem Creek, 2,020 feet more or less to a point being southwesterly 83 feet more or less from the southwest corner of Partition Plat 97-53, a duly recorded partition plat in Yamhill County, Oregon;

U1034. THENCE Northeasterly, leaving the said center of Chehalem Creek, 83 feet more or less to the Southwest corner of said Partition Plat;

U1035. THENCE North along the west line of said Partition Plat, 295 feet more or less to an angle point;  
THENCE Northwesterly along said west line 123 feet more or less to an angle point; THENCE Northeasterly along said west line 18 feet more or less to the north line of said Partition Plat;

U1036. THENCE East along said north line and the extension thereof, 369 feet more or less to the west line of the 60-foot right-of-way of Charles Street;

U1037. THENCE North along said west right-of-way, 62 feet more or less to the north line of the 60-foot right-of-way of W. 9th Street;

U1038. THENCE East along said north right-of-way, 1,205 feet more or less to the west line of the 60-foot right-of-way of S Blaine Street;

U1039. THENCE North along said west right-of-way, 517 feet more or less to the northeast corner of the tract of land described in Instrument No. 2002-14801, Yamhill County Deed Records;

U1040. THENCE West along the north line of said tract and the northerly extension thereof, 528 feet more or less to the northwest corner of the tract of land described in Instrument No. 2014-14033, said point also being on the east line of the tract of land described in Instrument No. 1997-15269, Yamhill County Deed Records;

U1041. THENCE North along said east line and the northerly extension of, 539 feet more or less to the most westerly northwest corner of the tract of land described in Instrument No. 2019-16593, Yamhill County Deed Records;

- U1042. THENCE East along the north line of said tract, 164 feet more or less to the most southeasterly northwest corner of said tract;
- U1043. THENCE North along the west line of said tract 37 feet more or less to the most northerly northwest corner of said tract; THENCE East along the north line of said tract 1 foot more or less to the southwest corner of the tract of land described in Instrument No. 2002-18241, Yamhill County Deed Records; THENCE North along the west line of said tract 147 feet more or less to the most southerly northwest corner of said tract;
- U1044. THENCE East 75 feet more or less along the along the north line of said tract to the most northerly southwest corner of said tract;
- U1045. THENCE North along the west line of said tract 45 feet more or less to the most northerly northwest corner of said tract, said point falling on the south line of that tract of land described in Instrument No. 2018-16315, Yamhill County Deed Records;
- U1046. THENCE Easterly along the South line of said tract 36 feet more or less to the southeast corner of said tract, said point is also on the west line of that tract of land described in Instrument No. 2006-09500, Yamhill County Deed Records;
- U1047. THENCE South along said west line 45 feet more or less to the southwest corner of said Instrument No. 2006-09500;
- U1048. THENCE East along the south line of said tract 84 feet more or less to the southeast corner of said tract;
- U1049. THENCE North along the east line of said tract 150 feet more or less to the south line of the 60-foot right-of-way of E. 5th Street;
- U1050. THENCE West along said south right-of-way 26 feet more or less to the intersection point of the southerly extension of the west line of the tract described in Instrument No. 2003-23268, Yamhill County Deed Records;
- U1051. THENCE North along the southerly extension of said west line of and its northerly extension thereof, 391 feet more or less to the south line of the tract described in Instrument No. 2017-06795, Yamhill County Deed Records;
- U1052. THENCE East along said south line, 41 feet more or less to the southeast corner of said tract, said point also being the southwest corner of Partition Plat 91-51, a duly recorded partition plat, in Yamhill County, Oregon;
- U1053. THENCE North along the east line of said Instrument No. 2017-06795, 141 feet more or less to the southwest corner of that tract of land described in Instrument No. 2019-15590, Yamhill County Deed Records;
- U1054. THENCE East along the south line of said Instrument No. 2019-15590, 50 feet more or less to the southeast corner of said tract;
- U1055. THENCE North along the east line of said tract, 140 feet more or less to the south line of the 60-foot right-of-way of E. 3rd Street;

- U1056. THENCE West along said south right-of-way, 958 feet more or less to the west line of the 60-foot right-of-way of S. Grant Street;
- U1057. THENCE North along said west right-of-way, 300 feet more or less to the south line of the 60-foot right-of-way line of W. 2nd Street;
- U1058. THENCE West along said south right-of-way and the westerly extension of, 520 feet more or less to the west line of the 60-foot right-of-way of S. Harrison Street;
- U1059. THENCE North along said west right-of-way, 282 feet more or less to the northeast corner of that tract of land described in Instrument No. 2004-05850, Yamhill County Deed Records;
- U1060. THENCE Southwesterly along the north line of said Instrument No. 2004-05850 and continuing along the north line of the tract described in Instrument No. 2008-03366, Yamhill County Deed Records, 147 feet more or less to the easterly right-of-way of the Southern Pacific Railroad;
- U1061. THENCE Northeasterly along said easterly right-of-way, 724 feet more or less to an angle point; THENCE Easterly along said easterly right-of-way 20 feet more or less to an angle point; THENCE Northeasterly along said easterly right-of-way 628 feet more or less to the south line of the 60-foot right-of-way E. Sherman Street;
- U1062. THENCE East along said south right-of-way, 107 feet more or less to the east line of the 14 foot wide alley, said point being the northwest corner of Lot 5, Block 3 of Deskins Addition to Newberg, a duly recorded subdivision in Yamhill County, Oregon;
- U1063. THENCE South along said east line, 240 feet more or less to the north line of the 60-foot right-of-way line of E. Sheridan Street;
- U1064. THENCE East along said north right-of-way, 613 feet more or less to the west line of the 60-foot right-of-way line of N. Blaine Street;
- U1065. THENCE North along said west right-of-way, 300 feet more or less to the north line of the 60-foot right-of-way of E. Sherman Street;
- U1066. THENCE East along said north right-of-way, 580 feet more or less to the east line of the 60-foot right-of-way N. School Street;
- U1067. THENCE South along said east right-of-way, 300 feet more or less to the north line of the 60-foot right-of-way of E. Sheridan Street;
- U1068. THENCE East along said north right-of-way, 905 feet more or less to the east line of the 60-foot right-of-way line of N. Meridian Street and the point of beginning.

Excepting the following described area:

Beginning at a point on the south line of the 60-foot right-of-way of E. 3rd Street, said point being 10 feet west of the west line of the 60-foot right-of-way of S. River Street;

U2001. THENCE South, parallel to and 10-feet west of the said west right of way of S. River Street, 300 feet more or less to the south line of the 60-foot right-of-way line of E. 4th Street, said point being also the west line of the 80-foot right-of-way for S. River Street;;

U2002. THENCE South along said west right-of-way, 1,761 feet more or less to the north line of the 60-foot right-of-way line of E. 9th Street;

U2003. THENCE West along said north right-of-way line, 1,865 feet more or less to the east line of the 60-foot right-of-way line of S. Blaine Street;

U2004. THENCE North along said east right-of-way, 1,399 feet more or less to the south line of the 60-foot right-of-way line of E. 5th Street;

U2005. THENCE East along said south right-of-way line, 260 feet more or less to the east line of the 60-foot right-of-way line of S. Howard Street;

U2006. THENCE North along said east right-of-way, 360 feet more or less to the south line of the 60-foot right-of-way of E. 4th Street;

U2007. THENCE East along said south right-of-way, 200 feet more or less to the west line of the 60-foot right-of-way of S. School Street;

U2008. THENCE North 60-feet more or less to the north right of way line of S. School St, said point being the southwest corner of the tract described in Instrument No. 1993-13456, Yamhill County Deed Records;  
THENCE North along the west line of said Instrument No. 1993-13456, 240 feet more or less to the south line of the 60-foot right of way of E. 3rd Street;

U2009. THENCE East along said south right-of-way 1,414 feet more or less to the point of beginning.

Containing approximately 600 acres, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 18, 1994  
ANTHONY R. WELLER  
2649

RENEWS: 6/30/22



## Doug Rux

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**From:** Ulven, Cassandra A. <Cassandra.Ulven@tvfr.com>  
**Sent:** Thursday, May 20, 2021 1:33 PM  
**To:** Doug Rux  
**Cc:** Elaine Howard  
**Subject:** RE: May 24 Urban Renewal Committee

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Doug,

I'm sorry I will not be able to attend the May 24 meeting. As requested, I'm submitting written feedback about the proposed plan in case it's useful for you, staff or members of the committee. (Sorry for the very long email.) I will also convey my perspective to our board of directors during the June 22 meeting you will be visiting virtually, and I've had some individual conversations with board members about the plan over the past year.

I really appreciate all the work you have done and the thoughtful approach you're taking to revitalize Newberg. Outstanding job Doug, Elaine and your teams!

My comments are organized per plan section.

**III. MAXIMUM INDEBTEDNESS:** The proposed Newberg Urban Renewal Plan's maximum indebtedness of \$106,400,000 is reasonable based on the projected growth rates and critical projects that need to be completed to spur economic development in the area.

**IV. PLAN GOALS:** It is clear that staff has done a tremendous amount of analysis and planning to inform the proposed Newberg Urban Renewal Plan including the Community Vision, Riverfront Master Plan and Newberg Downtown Improvement Plan.

**V. URBAN RENEWAL PROJECT CATEGORIES:** The categories depicted in the plan (i.e. public transportation, infrastructure, riverfront trails, undergrounding utilities, acquisition/disposition and administration) are reasonable and necessary for redevelopment and improvements to occur. If completed, it is far more likely that business will want to locate in the area, commerce and tourism will increase, and livability will improve. The 20 years of stagnation since the first urban renewal plan was proposed (but not approved) is evidence that redevelopment is unlikely in the absence of organized planning and public investments.

**VI. URBAN RENEWAL PROJECTS:** I appreciate that the specific projects in the plan sub-areas A-I are largely infrastructure, including: street improvements, undergrounding of utilities, surface water management, water line replacement and signal/intersection improvements. Some of these improvements will also directly improve emergency response with better street connectivity and reliable water supply for fire suppression.

**VII. AMENDMENTS TO PLAN:** I appreciate the city's willingness to include this third criteria in the "Substantial Plan Amendment" section: "Increase in duration or the time to retire Plan debt unless the increase is necessary to avoid a default on previously-issued indebtedness." Even though members of staff and this committee will no longer be engaged with the plan, I am hopeful that the city will maintain good communications with overlapping taxing districts as the plan matures and that debt will be retired within the 30-year plan life.

**SECTIONS VIII- XIV.** I do not have specific comments, though the sections make sense.

**Cassandra Ulven | Public Affairs Chief**

Tualatin Valley Fire & Rescue

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