

**Newberg Planning and Building Department**

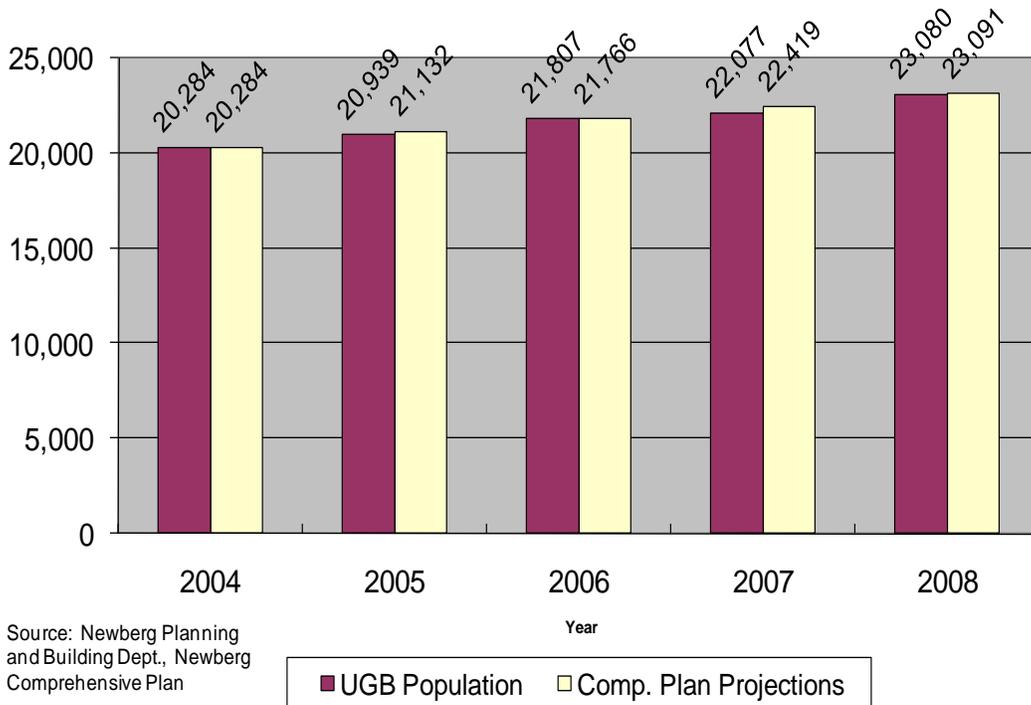
503-537-1240      414 E. First Street  
 www.ci.newberg.or.us      P.O. Box 970  
 Newberg, OR 97132

**DEVELOPMENT REPORT FOR FY08-09**  
 July 31, 2009

**Population**

Portland State University estimated the Newberg City population to be 22,645 as of July 1, 2008. Newberg's Urban Growth Boundary (UGB) had an estimated population of 23,080 as of July 1, 2008. This nearly matches the Newberg Comprehensive Plan projection for a UGB population of 23,091 in 2008. July 1, 2009 estimates will be released in November.

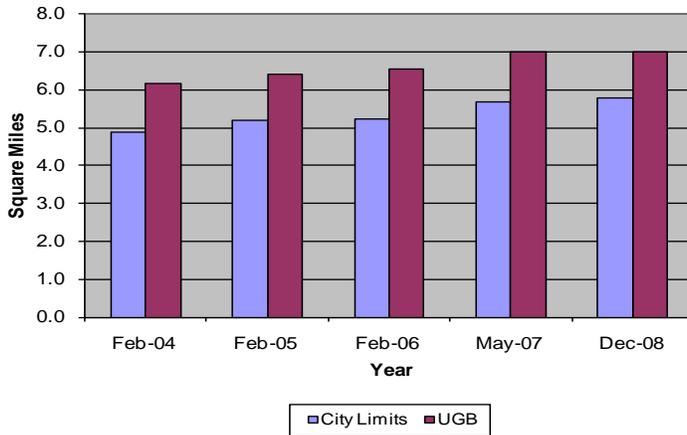
**Newberg UGB Population**



## City and UGB Area

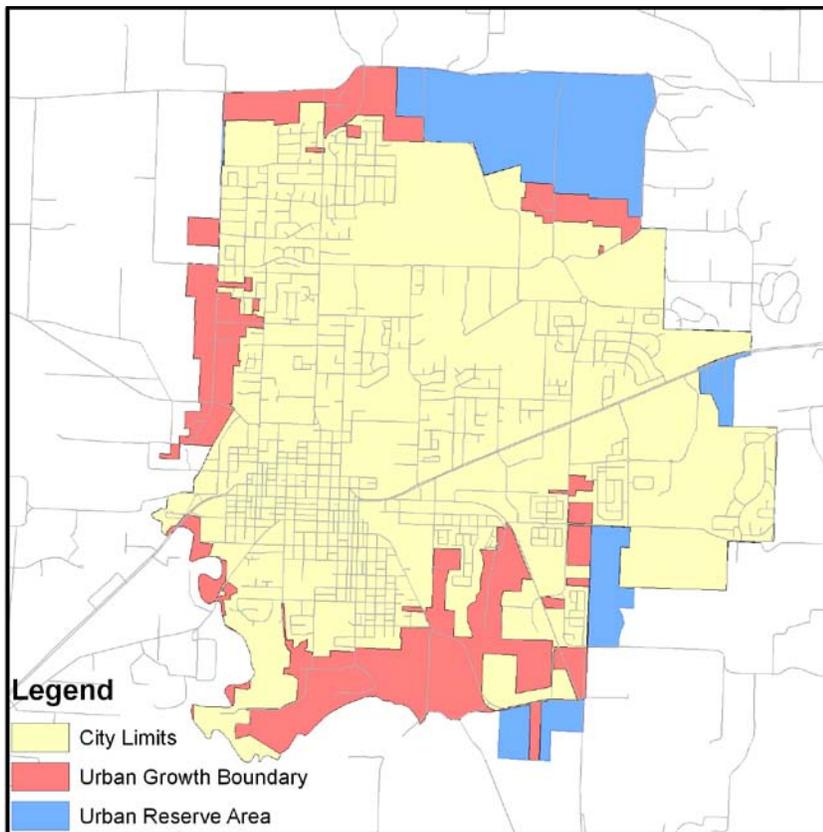
Newberg's city limits encompass approximately 5.8 square miles. The Newberg Urban Growth Boundary contains approximately 7.0 square miles. The city limits grew by 37 acres (0.06 square miles) in FY08-09, as four annexations (Terrace Drive, Gish, Kimball, and Thomas) were approved by voters.

**Total Area of Newberg City Limits and Urban Growth Boundary**



Note that these amounts show the total areas within these boundaries, including right-of-ways, streams, parks, open spaces, and other areas. Increases in area do not necessarily indicate increases in development.

The map below shows the Newberg city limits, Newberg UGB, and Newberg Urban Reserve Areas as of January 1, 2009. It does not include areas added to the Urban Reserve Area in 2008 through joint City and Yamhill County action, due to pending approval from the State of Oregon.



## Residential Construction Activity

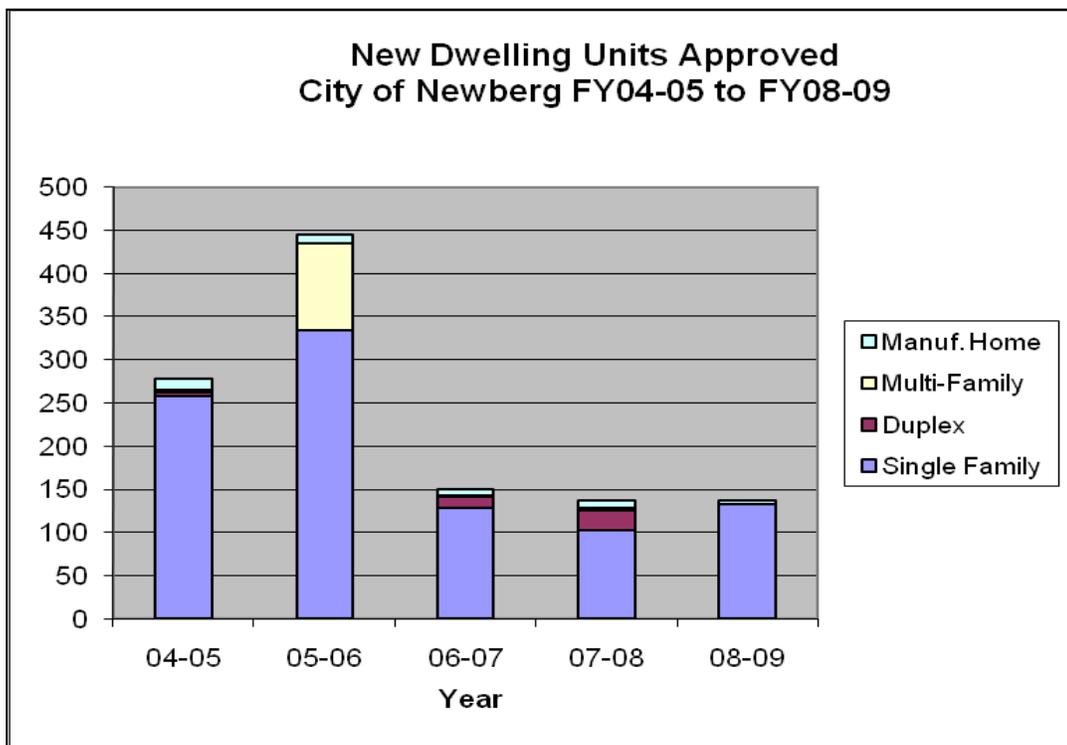
Residential construction activity for FY08-09 was very close to levels for the previous two years. The City issued permits for 138 dwellings in FY08-09. This compares with 137 permits for dwellings issued in FY07-08.

Residential construction activity was bolstered by a development fee reduction offered to the Orchard Lair II subdivision.

Residential construction during FY08-09 was almost entirely single family residential development. Four manufactured dwelling permits were issued.

### New Dwelling Units Approved City of Newberg - FY04-05 to FY08-09

Fiscal Year	04-05	05-06	06-07	07-08	08-09
Single Family	0	0	129	103	134
Duplex	0	0	13	23	0
Multi-Family	0	80	1	3	0
Manuf. Home	0	0	8	8	4
<b>Total</b>	<b>0</b>	<b>80</b>	<b>151</b>	<b>137</b>	<b>138</b>



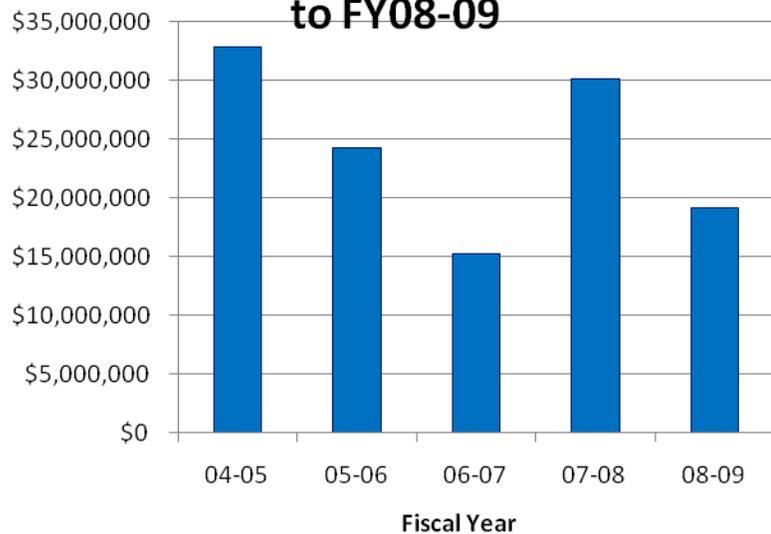
## Non-residential Construction Activity

Despite a sudden slowing of the economy at the end of 2008, non-residential construction in Newberg was actually very active. The Planning and Building Department issued permits for construction that totaled over 19.1 million dollars in value.

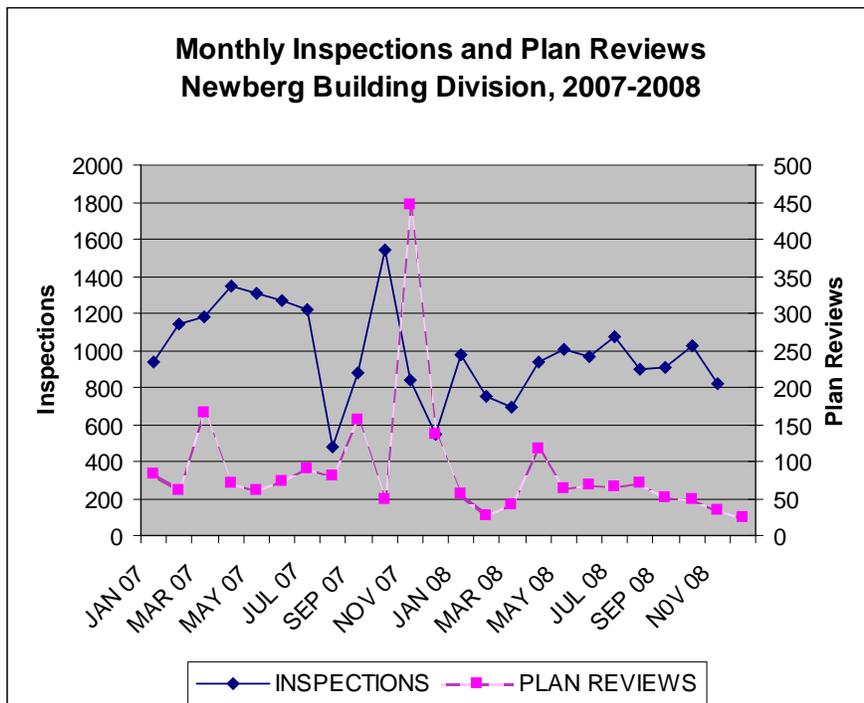
Major construction projects begun in FY08-09 include:

- An addition/expansion to Hazelden Springbrook
- The Sherwin Williams commercial complex
- The Hottman insurance office building in downtown
- A new Subway restaurant building downtown
- An expansion and remodel of The Church of Jesus Christ of Latter-day Saints
- A major expansion of the Friendsview building
- A major expansion of the Rivermark Credit Union building

### Value of Non-Residential Construction Newberg FY04-05 to FY08-09



## Plan Review and Inspection Activity



During FY08-09, the City Building Division averaged 43 building inspections per day. This was equal to the average inspections in FY07-08. The Building Division averaged 48 plan reviews per month during FY08-09. This was down from a median of 74 plan reviews per month in FY07-08.

## ***Buildable Land Supply***

The acres of buildable land in the city limits and in the Urban Growth Boundary (UGB) are shown on the table below and the chart on the following page. As can be seen, the city limits contains an approximate 9 year supply of buildable land, and the UGB contains an approximate 13 year supply.

### **Buildable Land In Newberg UGB, City Limits**

Compared to Comprehensive Plan Projected Needs, as of June 30, 2009

<b>Plan Designation</b>	<b>Total Buildable Acres Needed 2009-2029**</b>	<b>Buildable Acres in UGB* 6/30/2009</b>	<b>Est. Years Supply in UGB</b>	<b>Buildable Acres in City 6/30/2009</b>	<b>Est. Years Supply in City</b>
LDR	664	599	18	419	13
MDR	155	115	15	83	11
HDR	105	45	9	31	6
COM	97	92	19	60	12
IND	158	44	6	21	3
P	105	13	2	13	2
I, PQ, or other Inst.	205	84	8	54	5
<b>Total</b>	<b>1,489</b>	<b>992</b>	<b>13</b>	<b>681</b>	<b>9</b>

<b><u>Abbreviation</u></b>	<b><u>Definition</u></b>	<b><u>Corresponding Zone(s)</u></b>
LDR	Low Density Residential	R-1
MDR	Medium Density Residential	R-2
HDR	High Density Residential	R-3
COM	Commercial	C-1, C-2, C-3, C-4, SD/H, SD/V
IND	Industrial	M-1, M-2, M-3
P	Parks	CF or others
PQ	Public/Quasi-Public	I or others

\*The Urban Growth Boundary (UGB) includes the city

\*\*Estimated as need from 1/1/2009 to 1/1/2029

Source: Newberg Planning and Building Department

Data subject to change

**Years of Land Supply  
Newberg City Limits and UGB  
by Comprehensive Plan District  
as of June 30, 2009**

