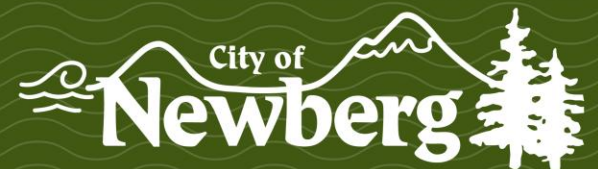


Sequential UGB Review Task 1 Update

City Council Briefing
December 4, 2023




City Council Goals

- *Goal 2: Identify industrial land and attract employers to encourage family wage jobs.*
- *Goal 7: Increase land availability for housing.*

The Sequential UGB Process

Three Tasks

1. Analysis

- a) Housing Needs Analysis
 - b) Economic Opportunities Analysis
 - c) Public/Semi-Public Lands Analysis
- 
- A light blue arrow pointing from the analysis tasks to the consolidated task description.

The City is proposing to adopt its 2021 HNA, EOA, and PSP in a consolidated task.

2. Efficiency Measures

- Changes to the zoning map and development code to increase land efficiency *within the existing UGB*.


3. UGB Amendment

- Establish a study area.
- Evaluate lands within the study area.
- Identify lands to be added to the UGB.

The City received DLCD approval to begin the Sequential UGB Review process on April 9, 2024

Analysis Document Background

- The Housing Needs Analysis (HNA) was funded by a DLCD grant and accepted by City Council in Resolution No. 2019-3582.
 - The HNA was updated to include new population forecasts and accepted by City Council in Resolution No. 2021-3718.
 - The HNA was further updated to include middle housing allocation and accepted by City Council in Resolution No. 2021-3752.
- The Economic Opportunities Analysis was funded by a DLCD grant and accepted by City Council in Resolution No. 2021-3728.

A horizontal timeline diagram with a large blue arrow pointing left on the far left and a large blue arrow pointing right on the far right. Between them are six rectangular boxes, each containing a document name and a date. The boxes are connected by small blue arrows pointing from right to left, indicating a reverse chronological order.

PSP
Feb 2021

HNA
March 2021

EOA
April 2021


RCA for Comp Plan
August 2022

Work Plan
Jan-April 2024

Task 1
April-June 2024

Analysis Document Background

- The City also prepared a Public and Semi-Public Land Need Analysis, accepted by City Council in Resolution No. 2021-3720.
- City Council initiated CPTA22-0002 Land Supply and Need in Resolution 2022-3858.
- Planning Commission recommended adoption of CPTA22-0002 in Resolution 2022-382.

A horizontal timeline diagram with six rectangular boxes connected by a central line. The boxes contain the following text: "PSP Feb 2021", "HNA March 2021", "EOA April 2021", "RCA for Comp Plan August 2022", "Work Plan Jan-April 2024", and "Task 1 April-June 2024". Large blue arrows point outwards from the left and right ends of the timeline.

PSP
Feb 2021

HNA
March 2021

EOA
April 2021

RCA for Comp Plan
August 2022

Work Plan
Jan-April 2024

Task 1
April-June 2024

Housing Needs Analysis

- Residential Buildable Lands Inventory
- Historic and Recent Development Trends
- Demographic and Other Factors Affecting Residential Development
- Housing Need in Newberg
- Residential Land Sufficiency in Newberg

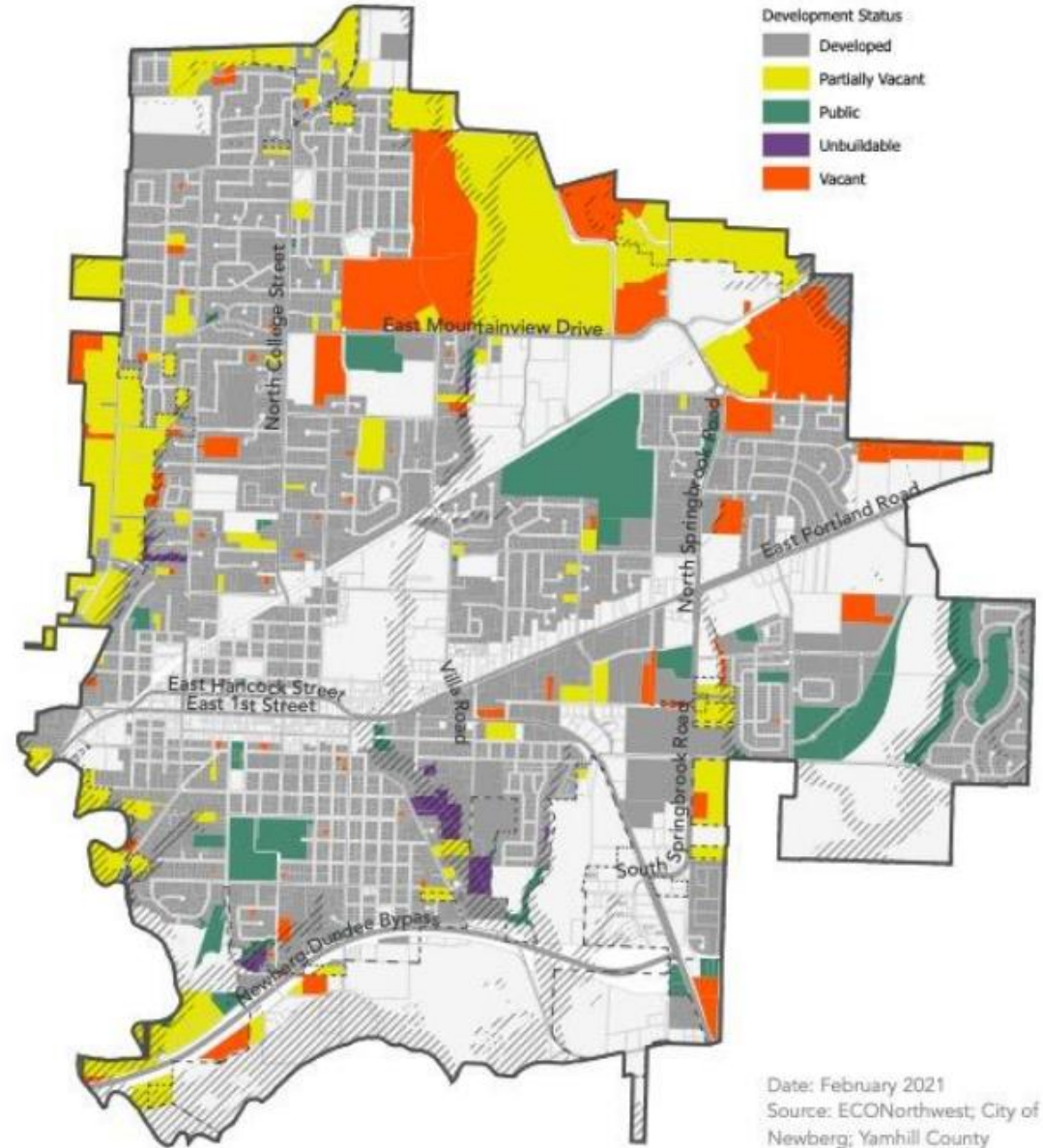
Projected population growth: 7,995 residents

2021: 25,206

2041: 33,199

Newberg Buildable Lands Inventory

Residential Land Development Status



Date: February 2021
Source: ECONorthwest; City of Newberg; Yamhill County

0 0.5 Miles

Housing Needs Analysis

Designation	Capacity (Dwelling Units)	Demand for New Housing	Comparison (Supply-Demand)	Land Sufficiency (Gross Acres)
Low-density	933	491	442	89
Medium-density	705	621	84	11
High-density	308	524	(216)	(11)
NW Specific	68	68	0	n/a
Springbrook	1,345	1,345	0	n/a
Total	3,359	3,049		

Designation	Land Sufficiency (Gross Acres)	Employment Uses (GA)	Public/Semi-Public Uses (GA)	Land for Group Quarters (GA)	Land Sufficiency (GA)
Low-density	89	(8)	(46)		35
Medium-density	11	(9)	(36)		(34)
High-density	(11)	(1)	(24)	(8)	(44)
NW Specific	0				n/a
Springbrook	0				n/a

Economic Opportunities Analysis

- Factors Affecting Future Economic Growth
- Employment Growth and Site Needs
- Buildable Lands Inventory
- Land Sufficiency

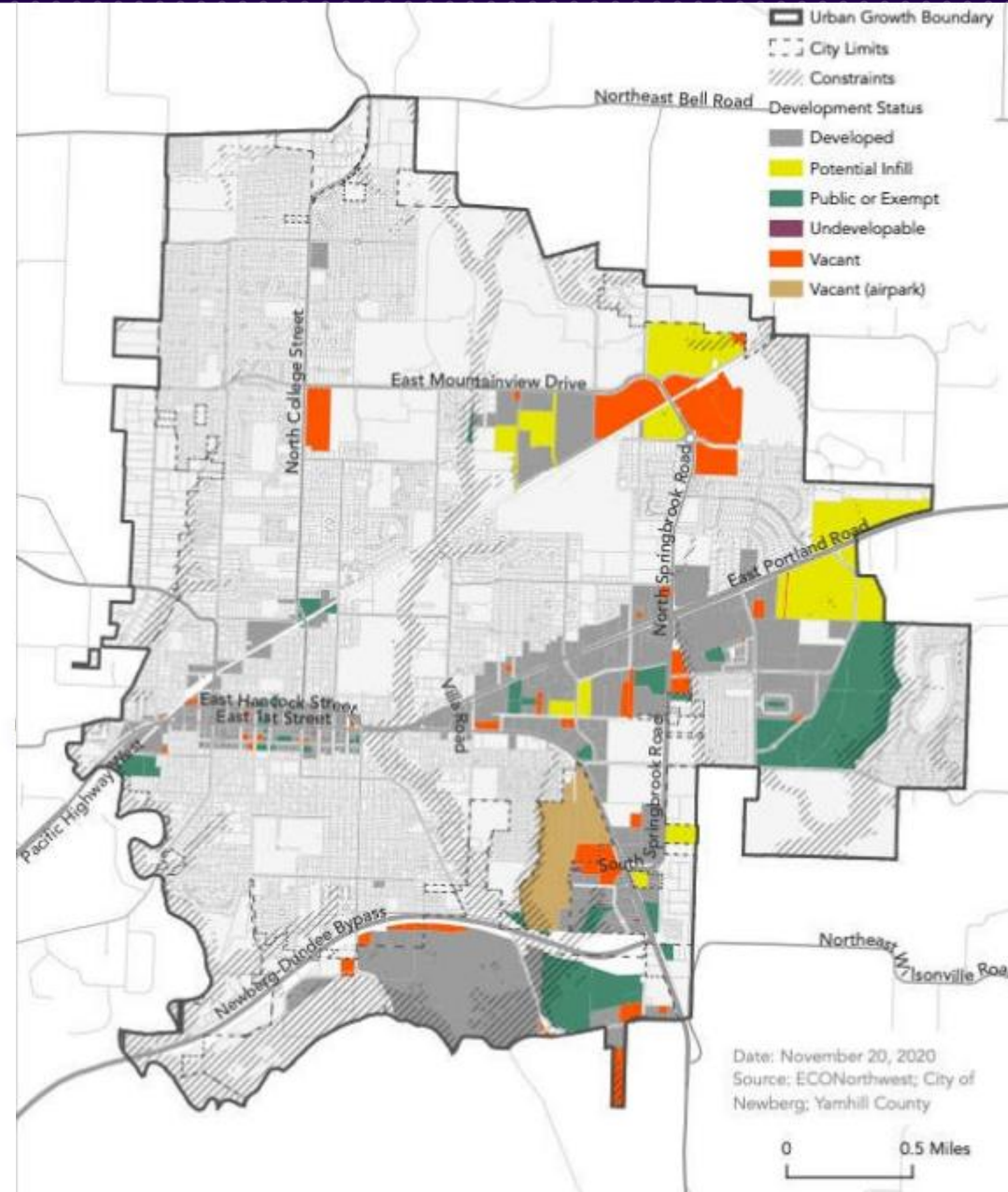
Projected Employment Growth: 4,452 employees

2021: 14,034

2041: 18,486

Newberg Buildable Lands Inventory

Employment Land Development Status



Economic Opportunities Analysis

Land Use Type	Land Supply (Suitable Gross Acres)	Land Demand (Gross Acres)	Land Sufficiency (Gross Acres)
Commercial	104	83	21
Total	104	83	21

<i>Industrial</i>	Site Size (acres)				Total
	< 5 acres	5-25 acres	25-50 acres	> 50 acres	
Number of Vacant Sites (BLI)	33	1	-	1	35
New Sites Needed	122	7	1	1	131
Comparison of Land Supply and Need (Land Surplus or Deficit)	(89)	(6)	(1)	-	(96)
Acres of Land Needed	(62)	(55)	(35)	-	(152)

Public and Semi-Public Land Need

- **Public Land Needs**
 - Municipal (City, County State)
 - Parks
 - Schools
- **Semi-Public Land Needs**
 - Churches, non-profit organizations, and related semi-public uses.

Public and Semi-Public Land Need

	Estimated Land Need					
	Residential					
Use	Low Density	Medium Density	High Density	Commercial	Industrial	Total
Municipal	7.0	9.3	-	2.2	10.0	28.5
Parks	20.0	20.0	20.0	-	-	60.0
Semi-Public	19.1	6.4	3.5	0.7	2.3	32.0
Total	46.1	35.7	23.5	2.9	12.3	120.5

Thank you!

Questions?