

REQUEST FOR COUNCIL ACTION



Date Action Requested: May 6, 2024

Order <input type="checkbox"/>	Ordinance <input type="checkbox"/>	Resolution <input type="checkbox"/>	Motion <input type="checkbox"/>	Information <input checked="" type="checkbox"/>	Proclamation <input type="checkbox"/>
Subject: Sequential UGB Review Process Task 1: Adoption of Analysis Documents Update			Staff: Scot Siegel, James Dingwall Department: Community Development File No. CPTA22-0002		
Work Session <input type="checkbox"/> Business Session <input checked="" type="checkbox"/>			Order On Agenda: Reports and Presentations		

Is this item state mandated? Yes No

If yes, please cite the state house bill or order that necessitated this action:

Recommendation: Receive a presentation from staff regarding Task 1 of the Sequential Urban Growth Boundary (UGB) Project which will result in adoption development capacity and demand analyses.

Executive Summary: The proposed ordinance would adopt a Housing Needs Analysis (HNA), Employment Opportunities Analysis (EOA), and Public and Semi-Public Land Needs Analysis (PSP), pursuant to state land use laws. These documents evaluate development trends and inventory the City’s existing land supply and demand to determine if sufficient capacity for future growth exists. Adoption of the land need analyses is the first step in a potential UGB expansion process, and is consistent with the following City Council goals and objectives:

Council Goals:

- Goal 2: Identify industrial land and attract employers to encourage family wage jobs.
 - Objective 1. Identify land other than the Mill site to zone for Light Manufacturing.
 - Objective 2. Work to bring land into the urban growth boundary to zone for light manufacturing within 5 years.
- Goal 7: Increase land availability for housing.
 - Objective 2: Work to bring land into the urban growth boundary to zone for residential purposes within 5 years.

The proposed land needs analyses comprise Task 1 of the City’s Sequential UGB Review Process. Previously, the City Council approved a work program for this Sequential UGB Review on January 16, 2024, and the Oregon Department of Land Conservation and Development Department approved the work program on April 9, 2024. For background on the Sequential UGB Review process, please refer to the January 16, 2024, Planning staff presentation to City Council on this item. Staff have provided an Executive Summary of Land Needs Analyses (Attachment 1) to aid in general understanding of the contents of the reports associated with Task 1 of the work program. In general, the process entails the following steps that are intended to minimize risk and allow the Council options in how it carries out its growth objectives:

Task 1	Land Analysis by Adoption of <ul style="list-style-type: none">a. Housing Needs Analysisb. Economic Opportunities Analysisc. Public and Semi-Public Lands Analysis	Summer 2024
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Task 2	Identify and Adopt Land Efficiency Measures	Summer 2025
Task 3	Urban Growth Boundary Expansion	Fall 2026

In an upcoming City Council hearing, the Council will have the opportunity to formally adopt the land needs analyses as appendices to the City of Newberg’s Comprehensive Plan. The adoption by ordinance will amend the Newberg Comprehensive Plan, V. Land Need and Supply chapter.

The City Council previously accepted but did not formally adopt these land needs analyses:

- On February 16, 2021, the Newberg City Council accepted Newberg Public and Semi-Public Land Need 2021-2041 Report (Attachment 2);
- On March 1, 2021, the Newberg City Council; accepted the Newberg Housing Needs Analysis (Attachment 3);
- On April 5, 2021, the Newberg City Council accepted the Newberg Economic Opportunities Analysis Report (Attachment 4); and
- On August 1, 2022, the Newberg City Council adopted Resolution No. 2022-3858, initiating an amendment to the Newberg Comprehensive Plan, V. Land Need and Supply chapter.

Adoption by ordinance is necessary to incorporate the land needs analyses into the Comprehensive Plan as required by state land use laws.

The 2021-2041 population forecast used in this analysis indicates that over the twenty-year planning period, Newberg will see an increase of 7,995 people, growing from 25,204 to 33,119 residents. The analysis indicates that to meet this projected growth, Newberg will need an additional 34 acres of medium-density land, 44 acres of high-density land, 152 acres of industrial land, and 120.5 acres of public and semi-public land between 2021 and 2041.

Fiscal Impact: The Housing Needs Analysis, Economic Opportunities Analysis, and Public and Semi-Public Land Needs Analysis are complete. To provide support through the adoption process, a contract not to exceed \$10,000 has been initiated with EcoNorthwest. Additional funds may be required if the Sequential UGB Review Task is appealed, and funding is available through the General Fund – Planning (Fund 1) which would draw upon the Professional Services funds (Account #01-4110-580000) allocated in the FY23-24 budget.

Attachments:

1. Executive Summary of Land Needs Analyses
2. 2021-2040 Public and Semi-Public Land Needs Analysis
3. Newberg Housing Needs Analysis
4. Newberg Employment Opportunities Analysis