

EXHIBIT B. FINDINGS FOR MISC323-0001  
SPRINGBROOK MASTER PLAN AMENDMENT DEVELOPMENT  
STANDARDS MATRIX

*NMC Chapter 15.326 Springbrook (SD) District*

*15.326.010 Description and purpose.*

*A. The Springbrook district is intended to provide for a mixture of residential uses, commercial uses, hospitality/public uses, and light industrial uses. This mixture will provide for flexibility and innovation in design.*

*B. This chapter serves as a roadmap for development applications within the Springbrook district. This chapter explains the relationship between the Springbrook master plan document and the Newberg development code. Applicants should use this chapter to determine the applicable procedures and standards for development within the Springbrook district. [Ord. 2678 § 4 (Exh. 6(1)), 9-4-07; Ord. 2451, 12-2-96. Code 2001 § 151.425.]*

**Finding:** The Springbrook Master Plan incorporated the Springbrook District into existence. Planning views this chapter as its roadmap for development within the District including the “Development Standards Matrix”. There are no proposed changes to the mixture of uses within the Springbrook District with this application.

*15.326.020 Adoption of Springbrook master plan.*

*Development within this zone shall be governed by a master plan approved and accepted by the city council, which ensures internal compatibility of use activities as well as compatibility with adjacent uses. Development within the Springbrook district shall follow the applicable standards set forth in this chapter, and those standards set forth in the “Development Standards Matrix” in the Springbrook master plan. [Ord. 2678 § 4 (Exh. 6(1)), 9-4-07; Ord. 2619, 5-16-05; Ord. 2499, 11-2-98; Ord. 2451, 12-2-96. Code 2001 § 151.426.]*

**Finding:** The Applicant has proposed changes to the “Development Standards Matrix” in the Springbrook master plan. The changes being proposed include allowing all middle housing lots to have a 20-foot lot frontage within the Springbrook district. The other proposed changes are to have Middle Housing Development Standards change west of Hess Creek including driveway separation being allowed to be reduced to 20 feet for duplex and quadplex lots and having shared driveways be in an access easement of 24 feet wide with a 16-foot-wide paved surface. These are new edits to the matrix that would otherwise have to comply with the City’s current development code (see NMC 15.326.030 below). Based on the Applicant’s submittal, the additional standards would only apply to detached quadplexes outside of the requested lot frontage. The proposed changes do not meet current development code and conditions of approval from Order No. 2023-44 and Ordinance No. 2023-2915, but those same conditions of approval provide a process by which applicant may seeks modifications.

**15.326.030 Conflict between the master plan and the Newberg development code.**  
*Except as expressly modified by the Springbrook master plan, the standards of the Newberg development code shall apply. In the case of a conflict between the Springbrook master plan (as implemented through this code) and the Newberg development code, the Springbrook master plan shall supersede. [Ord. 2678 § 4 (Exh. 6(1)), 9-4-07. Code 2001 § 151.427.]*

**Finding:** The requirements for middle housing lot frontage and design standards are limited in the current “Development Standards Matrix” for attached dwellings for lot frontage and quadplexes for certain development standards. The Applicant has proposed changes to the Development Standard Matrix for middle housing lot frontage and middle housing design standards west of Hess Creek that don’t currently exist in the Matrix other than lot frontage. The Applicant does not state that in the matrix with the three asterisks the design standards apply to all middle housing but only to detached duplexes. The rest of the narrative and matrix reflect changes to middle housing. Because of this discrepancy, the Applicant shall submit a revised Development Standards Matrix that modifies the additional design standards section with three asterisks to say “middle housing” rather than “detached quadplexes”.

The table below compares existing code next to the Applicant’s proposed changes:

<b>For all of Springbrook District Low Density Residential Zone</b>			
<b><u>Development Standard Regulation</u></b>	<b><u>Current Requirement</u></b>	<b><u>Location of Requirement</u></b>	<b><u>Proposed Requirement in Development Matrix</u></b>
Lot frontage for middle housing lots (other than Townhouses)	32 feet except only 20 feet for attached dwellings	Springbrook Master Plan Development Standards Matrix	32 feet except only 20 feet for middle housing dwelling units
<b>For Springbrook District Low Density Residential Zone west of Hess Creek</b>			
Driveway Separation for Middle Housing Lots	22 feet	NMC 15.505.030(R)(4)(a) and Condition of Approval C(4)(bb)(2) and (3) for Order No.2023-44 and Ordinance 2023-2915	20 feet for quadplex and duplex lots
Shared Driveways	25-foot-wide access/utilities easement with a 20 ft. wide paved surface	NMC 15.405.030(D)(1)(a) and Condition of Approval C(4)(bb)(6) for Order No. 2023-44 and Ordinance No. 2023-2915	24-foot-wide easement with a 16-foot-wide paved surface.

The application materials indicate the above modifications would aid in development of the future detached quadplexes and typical attached configurations associated with the Collina at Springbrook subdivision. The application states that the proposed reduction to the driveway separation requirement, from 22 feet to 20 feet, allows for a better lot fit and the greatest preservation of on-street parking. The application materials state that text amendment changing language from “attached dwellings” to “middle housing dwelling units” is to reflect the code changes in Ordinance No. 2021-2880 and No. 2021-2889, which modified the Springbrook Master Plan by broadening the ability of developing duplexes and other middle housing types including triplexes, quadplexes, townhouses, and cottage clusters.

The Applicant further states that the 24-foot-wide easement and 16-foot-wide paving surface would allow appropriate placement of underground utilities and vehicular access as required including meeting fire code requirements.

***Springbrook Master Plan “Development Standards Matrix” Currently Approved Minimum Lot Dimensions for Springbrook District Low Density Residential:***

<p><b>MINIMUM LOT DIMENSIONS</b></p>	<p>The standard City lot frontage requirement applies          Minimum lot width shall be <del>36</del> 32 feet, except minimum 20 feet for attached dwelling units</p>
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***Applicant Response:*** This change is to reflect the changes of Ordinance No. 2021-2880 and No. 2021-2889 define quadplex dwellings as “four dwelling units on one lot or parcel in any configuration.” This definition would include configurations such as those proposed, where the quadplex units are not attached, as well as typical attached configurations.

**Finding:** Within the Springbrook Master Plan, the existing minimum lot dimension for any lot is 32 feet except for a minimum of 20 feet for attached dwelling units (as shown above from Matrix). This is higher than the requirement in NMC 15.405.030(D)(1) which requires a minimum of 25 feet except for a minimum requirement of 20 feet for townhouse dwellings pursuant to NMC 15.405.030(D)(2)(a).

The Applicant’s response that says changing the word “attached” to “middle housing” to reflect the changes in Ordinance No. 2021-2880 and No. 2021-2889 is not accurate. The only language that changed regarding the lot frontage was for townhouse dwellings that allowed the minimum lot frontage to go down to 20 feet. No other version of middle housing in any district is allowed to have less than 25 feet of lot frontage. The 20-foot lot frontage requirement provides more

flexibility for middle housing and can help meet the needs for more housing stock in the City of Newberg. The rest of the language is to help clean up inconsistencies.

This criterion is met.

**15.405.030 Lot dimensions and frontage.**

**[...]D. Frontage.**

**1. No lot or development site shall have less than the following lot frontage standards:**

- a. Each lot or development site shall have either frontage on a public street for a distance of at least 25 feet or have access to a public street through an easement that is at least 25 feet wide. No new private streets, as defined in NMC 15.05.030, shall be created to provide frontage or access except as allowed by NMC 15.240.020(L)(2).**

*Applicant Response: As provided by Ordinance 2023-2915, modification to the lot frontage width is a Type III process. The proposed access easement width would be 24 feet rather than 25 feet and would allow appropriate placement of all underground utilities and vehicular access as required.*

**Finding:** The Applicant is not proposing any private streets but is proposing private shared driveway easements that have a 24-foot width and 16-foot paved width. Vehicles need at least 8 feet to pass each other, and utilities can be put within the 24-foot easement.

This criterion is met.

**15.505.030 Street standards.**

**[...]R. Vehicular Access Standards.**

**[...]4. Driveways. More than one driveway is permitted on a lot accessed from either a minor collector or local street as long as there is at least 40 feet of lot frontage separating each driveway approach. More than one driveway is permitted on a lot accessed from a major collector as long as there is at least 100 feet of lot frontage separating each driveway approach.**

- a. For a duplex, triplex or quadplex dwelling or a cottage cluster project, more than one driveway is permitted on a lot accessed from either a minor collector or local street as long as there is at least 22 feet of lot frontage separating each driveway approach.**

*Applicant Response: The Typical Quadplex Utility Layout (Exhibit C) outlines how the lots can be developed to provide the intended needed middle housing. A modification is required for the design, which accommodates utilities and fire access within an alternative reduced-width driveway, can aid in reducing home costs through the reduction of unnecessary paved surface and lot width, while better grouping driveways to better preserve on-street parking and prevent vehicle backing conflicts. As planned, the homes would access the adjacent street via a 3-1 configuration, where three homes access the street via a shared driveway and the remaining*

*home accesses the street via an individual private driveway. This configuration preserves at least 40 feet of frontage per lot. When combined with the adjacent lot (arranged as shown within Exhibit C), up to 80 feet of on-street parking can be preserved. Here, the driveways provide 10 feet minimum of separation (between driveways on two individual parent lots) and a minimum of 20 feet of separation between driveways on the same lot. The applicable standard requires a minimum of 22 feet separating each driveway approach on the same lot.*

**Finding:** In staff's opinion, the Applicant's proposed 3-1 configuration (three homes access the street via a shared driveway and the remaining home accesses the street via an individual private driveway) as seen in Attachment 4, does not preserve 40 feet of frontage per lot. The arrangement reduces the amount of available on-street parking with having another curb cut. There may be no off-street parking on the shared driveway per Newberg Municipal Code 15.55.030(R)(7)(d) as determined by the fire marshal.

The Applicant's proposed typical quadplex layout to provide middle housing is comprised of four homes in a detached quadplex where three homes would share a driveway, and the fourth home would be accessed by a second driveway on each quadplex lot. This results in two driveways on each quadplex lot as allowed by NMC 15.505.030(R)(4)(a) as long as there is at least 22 feet of lot frontage separating each driveway approach. While two driveways on each proposed quadplex lot is allowed if the driveway spacing is in accordance with NMC 15.505.030(R)(4)(a), more on street parking would be provided if all four homes of each detached quadplex lot were to be accessed by a shared driveway as allowed in NMC 15.505.030(R)(7)(c).

This criterion is not met.

*[...] 7. Shared Driveways.*

*a. The number of driveways onto arterial streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The city shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes. Where there is an abutting developable property, a shared driveway shall be provided as appropriate. When shared driveways are required, they shall be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway temporarily ends at the property line, but may be accessed or extended in the future as the adjacent parcel develops. "Developable" means that a parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).*

*b. Access easements (i.e., for the benefit of affected properties) and maintenance agreements shall be recorded for all shared driveways, including pathways, at the time of final plat approval or as a condition of site development approval.*

*c. No more than four lots may access one shared driveway, with the exception of cottage dwellings on individual lots that are part of a cottage cluster.*

**Finding:** Staff’s opinion is that the allowed 22 feet of separation between driveway approaches on a single duplex, triplex, quadplex or a cottage cluster project lot is the minimum that might allow parking of a smaller vehicle between driveways with limited potential for negative impacts. Staff recommends that the Applicant is conditioned to submit plans with permit applications that clearly show the lot frontage separation between driveway approaches on each duplex and quadplex lot as a minimum of 22 feet.

This criterion will be met if the aforementioned condition of approval is adhered to.

*d. Shared driveways shall be posted as no parking fire lanes where required by the fire marshal.*

**Finding:** Because the application materials fail to address how the shared driveways would have addressed no parking fire lanes, The Applicant shall contact Tualatin Valley Fire & Rescue (TVFR) as to where no parking fire lanes shall be posted on shared driveways.

This criterion will be met if the aforementioned condition of approval is adhered to.

*e. Where three or more lots share one driveway, one additional parking space over those otherwise required shall be provided for each dwelling. Where feasible, this shall be provided as a common use parking space adjacent to the driveway. However, duplex, triplex, quadplex, townhouse and cottage dwellings with shared driveways shall be exempt from this standard.*

**Finding:** The additional parking space requirement does not apply because the proposed shared driveway is for middle housing lots (duplex, triplex, quadplex, cottage cluster) only.

This criterion is met.

#### **15.326.040 Review process.**

***Proposed development applications and land divisions within the Springbrook district shall follow the established City of Newberg approval process, as set forth below:***

##### ***A. Site Design Review.***

***1. Applicability. All new development proposals are subject to the Type I and II site design review procedures set forth in NMC 15.220.020.***

***2. Requirements. Development proposals subject to site design review shall follow the application requirements set forth in NMC 15.220.030.***

***3. Criteria. All proposals subject to site design review are subject to the criteria set forth in the Newberg development code, subject to the exceptions set forth in the “Development Standards Matrix” in the Springbrook master plan.***

*a. All multi-unit residential development shall follow the standards set forth in NMC 15.220.060.*

*b. The requirements of NMC 15.220.070 and NMC 15.220.080 (additional requirements for development in the C-2 and C-3 districts) shall not apply to development within the hospitality or village districts.*

**Finding:** Because the application requests a text amendment of the Development Standards Matrix portion of the Master Plan and no new development is proposed as part of this application, the application's proposed project does not require a site design review. This criteria is not applicable.

***B. Land Division.***

*1. Applicability. All land division proposals will follow the Type II procedure identified in NMC 15.100.030.*

*2. Requirements and Criteria.*

*a. Partition applications shall meet the criteria set forth in NMC 15.235.030 and 15.235.050, Type II process and criteria.*

*b. Subdivision applications shall meet the criteria set forth in NMC 15.235.030 and 15.235.050, Type II, or NMC 15.235.030(F) and 15.235.050(B) for middle housing land divisions, unless otherwise set forth in the "Development Standards Matrix" in the Springbrook master plan with the following exceptions:*

*i. Subdivisions within the Springbrook district are subject to the lot area and dimensional requirements set forth in the Springbrook master plan.*

*ii. Subdivisions within the Springbrook district are not subject to development standards otherwise administered by the site design review process in this section. [Ord. 2912 § 1 (Exh. A § 11), 5-1-23; Ord. 2678 § 4 (Exh. 6(1)), 9-4-07. Code 2001 § 151.429.]*

**Finding:** The Collina at Springbrook subdivision would be affected by the Matrix proposal but only lot frontage, driveway separation and shared driveway width are proposed to be modified. Further requirements can be seen in the findings of the Collina at Springbrook subdivision application (SUB322-0002).

Because the application does not propose further or additional land divisions, the criterion is not applicable.

*15.326.050 Certification of compliance with Springbrook design guidelines handbook. Development proposals within the Springbrook district shall meet the private standards established by the property owner. Due to the special nature and coordinated approach of the Springbrook district, it is expected that such design standards will far exceed those that would otherwise be required for development. The applicant shall submit the design guidelines for*

*city review and acceptance. The director may require modifications to the handbook prior to acceptance. After acceptance, the applicant shall provide written documentation to the City of Newberg demonstrating that each standard has been met. Compliance will be certified by the review authority through the Type I administrative process. The certification process shall exclude requirements of the City of Newberg development code and comprehensive plan. Conditions shall not be placed on certification approvals required by this section. [Ord. 2678 § 4 (Exh. 6(1)), 9-4-07. Code 2001 § 151.430.]*

**Finding:** Design guidelines and draft CCR's were submitted as part of the Collina at Springbrook subdivision application (SUB322-0002). Because the application was submitted by representatives associated with the established property owner, it is staff's understanding that coordination amongst ownership has occurred.

The criterion is met.

***NMC Section 15.326.060 Modification to the master plan***

***A. The following modifications to the master plan shall follow the Type I administrative procedure identified in NMC 15.100.020:***

***1. Land use district boundary modifications prior to development within that phase of no more than one acre that adjust a boundary no more than 50 feet.***

***B. The following modifications to the master plan shall follow a Type II procedure identified in NMC 15.100.030:***

***1. Land use district boundary modifications prior to development within that phase greater than one acre and less than five acres that adjust a boundary no more than 100 feet.***

***2. Modifications to the "Trip Cap" established with approval of the master plan.***

***C. The following modifications to the master plan shall follow a Type III procedure identified in NMC 15.100.050:***

***1. Modifications other than those noted above.***

***2. Modifications to the Springbrook district boundary.***

**Finding:** The modification to the "Development Standards Matrix" in the Master Plan is not noted in NMC 15.326.060(A) or (B) and as such is subject to NMC 15.236.060(C)(1) as the Springbrook District boundary is not changing.



The criterion is met for the proposed project to be modify using a Type III procedure as identified within NMC 15.100.050.

## NEWBERG COMPREHENSIVE PLAN – GOALS AND POLICIES

### ***A. CITIZEN INVOLVEMENT***

***GOAL: To maintain a Citizen Involvement Program that offers citizens the opportunity for involvement in all phases of the planning process.***

**Finding:** The application was mailed out to citizens within 500 feet of the Springbrook District and citizens have an opportunity to provide comments before and during the Planning Commission Hearings (April 11, 2024 and May 1<sup>st</sup>, 2024) as well as a future City Council hearing.

This goal is met.

### ***B. LAND USE PLANNING***

***GOAL: To maintain an on-going land use planning program to implement statewide and local goals. The program shall be consistent with natural and cultural resources and needs.***

**Finding:** The application is not proposing any new land use or extensions of sewer or other streets. It will modify the existing development regulations within the Springbrook District related to certain standards for lot frontage and driveway widths and separation.

This goal is met.

### ***C. AGRICULTURAL LANDS***

***GOAL: To provide for the orderly and efficient transition from rural to urban land uses.***

**Finding:** Not applicable because the proposal does not propose any land use regulation changes to agricultural lands outside of the Newberg Urban Growth Boundary.

### ***D. WOODED AREAS***

***GOAL: To retain and protect wooded areas.***

**Finding:** Not applicable because the proposal does not propose any land use regulation changes to the Stream Corridor that protects wooded areas within the Newberg Urban Growth Boundary.

### ***E. AIR, WATER, AND LAND RESOURCE QUALITY***

***GOAL: To maintain and, where feasible, enhance the air, water and land resource qualities within the community.***

**Finding:** The air, water and land resources qualities will not be affected with the current

proposal as it does not change any soil, water or resources in the community.

This goal is met.

#### ***F. AREAS SUBJECT TO NATURAL HAZARDS***

***GOAL: To protect life and property from flooding and other natural hazards.***

**Finding:** The application does propose any modification that will impact flooding or other natural hazards.

The goal is met.

#### ***G. OPEN SPACE, SCENIC, NATURAL, HISTORIC AND RECREATIONAL RESOURCES***

##### ***GOALS:***

- 1. To ensure that adequate land shall be retained in permanent open space use and that natural, scenic and historic resources are protected.***
- 2. To provide adequate recreational resources and opportunities for the citizens of the community and visitors.***
- 3. To protect, conserve, enhance and maintain the Willamette River Greenway.***

**Finding:** The proposed amendments do not alter any open space, natural or historic resources within the approved subdivision or elsewhere in the Springbrook Master Plan Area.

This goal is met.

#### ***H. THE ECONOMY***

***GOAL: To develop a diverse and stable economic base.***

**Finding:** The application materials indicate that the proposed amendments will help create more housing opportunities which could help increase the economic base of the City.

The goal is met.

#### ***I. HOUSING***

***GOAL: To provide for diversity in the type, density and location of housing within the City to ensure there is an adequate supply of affordable housing units to meet the needs of City residents of various income levels. (Ordinance 2006-2634)***

**Finding:** The proposed amendments do not increase or decrease permitted housing types or

densities in the Springbrook Master Plan area but give more flexibility to how homes and middle housing options are oriented within the Master Plan in regard to access and lot frontage.

This goal is met.

## ***J. URBAN DESIGN***

***GOAL 1: To maintain and improve the natural beauty and visual character of the City.***

***GOAL 2: To develop and maintain the physical context needed to support the livability and unique character of Newberg.***

**Finding:** The proposed amendments to the lot frontage and shared driveway standards and separation are an alternative way to have a flexible design that the Applicant believes will help support the livability and character of Newberg.

These goals are met.

## ***K. TRANSPORTATION***

***GOAL 1: Establish cooperative agreements to address transportation based planning, development, operation and maintenance.***

***GOAL 2: Establish consistent policies which require concurrent consideration of transportation/land use system impacts.***

***GOAL 3: Promote reliance on multiple modes of transportation and reduce reliance on the automobile.***

***GOAL 4: Minimize the impact of regional traffic on the local transportation system.***

***GOAL 5: Maximize pedestrian, bicycle and other non-motorized travel throughout the City.***

***GOAL 6: Provide effective levels of non-auto oriented support facilities (e.g. bus shelters, bicycle racks, etc.).***

***GOAL 8: Maintain and enhance the City's image, character and quality of life.***

***GOAL 9: Create effective circulation and access for the local transportation system.***

***GOAL 10: Maintain the viability of existing rail, water and air transportation systems.***

***GOAL 11: Establish fair and equitable distribution of transportation improvement costs.***

***GOAL 12: Minimize the negative impact of a Highway 99 bypass on the Newberg community.***

***GOAL 13: Utilize the Yamhill County Transit Authority (YCTA) Transit Development Plan (TDP) as a Guidance Document.***

***GOAL 14: Coordinate with Yamhill County Transit Area.***

***GOAL 15: Implement Transit-Supportive Improvements.***

**Finding:** The proposed amendments will not affect the transportation system in the City of Newberg because the proposed application is limited to potentially changing driveway locations. There are required sidewalks throughout the development.

These Goals are met.

#### ***L. PUBLIC FACILITIES AND SERVICES***

***GOAL: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development.***

**Finding:** Public facilities are not impacted by this amendment proposal.

This goal is met.

#### ***M. ENERGY***

***GOAL: To conserve energy through efficient land use patterns and energy- related policies and ordinances.***

**Finding:** The proposed amendments would help create a compact urban development which could be more energy efficient.

This goal is met.

#### ***N. URBANIZATION***

##### ***GOALS:***

- 1. To provide for the orderly and efficient transition from rural to urban land uses.***
- 2. To maintain Newberg's identity as a community which is separate from the Portland Metropolitan area.***
- 3. To create a quality living environment through a balanced growth of urban and cultural activities.***

**Finding:** The proposed amendments are within City Limits and do not bring any land into the City. There are no zone changes and the amendments are limited to modifications of lot and street requirements that do not require additional transportation evaluation throughout the City.

The goals are met.

***From the Comprehensive Plan under III. Plan Classifications:***

#### **11. Springbrook District (SD)**

*The objective of this designation is to provide a compatible mixture of residential, hospitality/public, commercial, and industrial uses, governed by a master development plan. Residential uses will be primarily single-family dwellings and multi-plexes. Hospitality/public uses will be hotels and recreational facilities. Commercial uses are intended to include general commercial and neighborhood convenience uses such as retail businesses, retail food establishments, personal service establishments, and offices. Light industrial uses which are compatible with the general character of the area are also permitted. Proposals for development shall be consistent with the master plan and the availability of services, and should not adversely impact existing or potential development of adjacent lands. (Ordinance 2007-2678, September 4, 2007)*

**Finding:** The proposed modifications to the Springbrook Master Plan do not change any residential uses but rather just the design standards for certain residential uses. The residential uses would still be primarily single-family dwellings with quadplexes and duplexes also in the mix which is consistent with the district and master plan. The proposed new development standards would not adversely impact existing or potential development of adjacent lands.

## STATEWIDE PLANNING GOALS

### ***GOAL 1: CITIZEN INVOLVEMENT***

***To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.***

**Finding:** The City of Newberg Development Code implements the Newberg’s LCDC-acknowledged Comprehensive Plan, including provisions for public involvement. All requirements for a Type III application have been met, pursuant to Newberg Municipal Code Section 15.100.050. The application was mailed out to citizens within 500 feet of the Springbrook District and citizens have an opportunity to provide comments before and during the Planning Commission Hearings (April 11, 2024 and May 1, 2024) as well as the City Council hearing. The application was also sent to the Department of Land Conservation and Development (DLCD) which provides public notice.

The Goal is met.

### ***GOAL 2: LAND USE PLANNING***

***To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.***

**Finding:** The City of Newberg’s Development Code (NMC Title 15) implements the Newberg’s LCDC-acknowledged Comprehensive Plan, including compliance with Goal 2. This Goal requires that land use decisions 1) have an adequate factual base, 2) that alternatives have been considered, and 3) that implementation measures are consistent with and adequate to carry out comprehensive plan policies and designations.

Because the proposed amendments are consistent with Newberg’s acknowledged Comprehensive Plan Goals and Policies, the proposed project will be consistent with Goal 2.

The Goal is met.

### ***GOAL 3: AGRICULTURAL LANDS***

***To preserve and maintain agricultural lands.***

**Finding:** Not applicable because the proposal does not propose any land use regulation changes to agricultural lands outside of the Newberg Urban Growth Boundary.

The Goal does not apply.

### ***GOAL 4: FOREST LANDS***

*To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.*

**Finding:** Not applicable because the proposal does not propose any land use regulation changes to the Stream Corridor that protects wooded areas within the Newberg Urban Growth Boundary.

This Goal does not apply.

#### ***GOAL 5: NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES***

*To protect natural resources and conserve scenic and historic areas and open spaces.*

**Finding:** The proposed amendment does not affect any Goal 5 resource or protections that already exist in the Newberg Municipal Code, Specific Plan or the Springbrook Master Plan to protect these resources.

This Goal is met.

#### ***GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY***

*To maintain and improve the quality of the air, water and land resources of the state.*

**Finding:** The air, water and land resources qualities will not be affected by the current proposal as it does not change any soil, water or resources in the community.

This Goal is met.

#### ***GOAL 7: AREAS SUBJECT TO NATURAL HAZARDS***

*To protect people and property from natural hazards.*

**Finding:** Newberg has an acknowledged Comprehensive Plan that complies with this goal. This proposal does not modify the City's natural hazards requirements such as flood plain or landslide areas. This proposal does not modify the existing goals and policies.

This Goal is met.

#### ***GOAL 8: RECREATIONAL NEEDS***

*To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*



**Finding:** Newberg has an acknowledged Comprehensive Plan that complies with this goal. This proposal does not modify the City's recreational goals and policies.

This Goal is met.

#### ***GOAL 9: ECONOMIC DEVELOPMENT***

*To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

**Finding:** The proposed amendments are proposed to help create more housing opportunities which could help increase the economic base of the City.

The Goal is met.

#### ***GOAL 10: HOUSING***

*To provide for the housing needs of citizens of the state.*

**Finding:** The proposed amendments do not increase or decrease permitted housing types or densities in the Springbrook Master Plan area but give more flexibility to how homes and middle housing options are oriented within the Springbrook Master Plan in regard to access and lot frontage.

The Goal is met.

#### ***GOAL 11: PUBLIC FACILITIES AND SERVICES***

*To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

**Finding:** Public facilities are not likely impacted by this amendment proposal. The modification to easement widths will modify the area in which utilities can be placed in shared driveways but the City's Engineering Department has found the changes to be acceptable and promoting orderly and efficient development.

This Goal is met.

#### ***GOAL 12: TRANSPORTATION***

*To provide and encourage a safe, convenient and economic transportation system.*

**Finding:** The proposed amendments as recommended by staff will not affect the transportation system in the City of Newberg with only potentially changing driveway locations. There are

required sidewalks throughout the development.

This Goal is met.

### ***GOAL 13: ENERGY CONSERVATION***

*To conserve energy.*

**Finding:** The proposed amendments would help create a compact urban development which could be more energy efficient.

This Goal is met.

### ***GOAL 14: URBANIZATION***

*To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.*

**Finding:** The proposed amendments are within City Limits and do not modify the Urban Growth Boundary or City Limits. They do not modify zoning or the city's supply of buildable lands.

This Goal is met.

### ***GOAL 15: WILLAMETTE RIVER GREENWAY***

*To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.*

**Finding:** The proposed amendment does not include or impact lands along the Willamette River or the Willamette River Greenway.

The Goal does not apply.

## **CONCLUSION**

The proposed modifications to the Springbrook Master Plan Development Standards Matrix can meet most of the applicable criteria if the aforementioned conditions of approval are adhered to. Staff **recommend partial approval** of the proposed Development Standards Matrix modifications to the Springbrook Master Plan subject to the conditions of approval seen in Exhibit "D".