

**PROPOSED WORK PROGRAM FOR  
CITY OF NEWBERG SEQUENTIAL URBAN GROWTH BOUNDARY (UGB) PROCESS  
PLANNING PERIOD: 2021-2041**

Task #	Task Name and Description	Expected Completion Date	Adoption/Review Body and Method
1a-c	<p><b>Land Analysis by Adoption of:</b></p> <p><b>a. Housing Needs Analysis (HNA),</b>  <b>b. Economic Opportunities Analysis (EOA), and</b>  <b>c. Public/Semi-Public Lands Analysis (PSP)</b></p> <p>The HNA, EOA, and PSP include a buildable land inventory (BLI) and housing, employment, and public land need analyses determining land needs over the next 20 years and capacity within the existing UGB.</p>	<p>Summer 2024</p> <p>The HNA, EOA and PSP will be adopted concurrently.</p>	<p><b>HNA/EOA/PSP</b></p> <p>1. Post Acknowledgement Plan Amendment to Comprehensive Plan, adoption by ordinance by Newberg City Council.</p> <p>2. Notice to DLCD pursuant to OAR 660-025-0140.</p> <p>3. DLCD Director review within 90 days pursuant to OAR-660-025-0150 (appealable to LCDC).</p>
2	<p><b>Identify and Adopt Land Efficiency Measures</b></p> <p>Land efficiency measures are changes the city makes to its zoning map and development code to increase land efficiency within the existing UGB in order to reduce the overall UGB expansion needs.</p> <p>The land efficiency measures can include zone changes to zone more land for residential development, to up-zone or increase densities in some areas, or other changes to standards that would provide more capacity. These measures may partially overlap with strategies identified in the Housing Production Strategy, including:</p> <ul style="list-style-type: none"> <li>• Develop pre-approved plans for Accessory Dwelling Units (ADU) and middle housing,</li> </ul>	<p>Fall 2025</p>	<p><b>Efficiency Measures</b></p> <p>1. Post Acknowledgement Plan Amendment to Comprehensive Plan and development code, adoption by ordinance by Newberg City Council.</p> <p>2. Notice to DLCD pursuant to OAR 660-025-0140.</p> <p>3. DLCD Director review within 90 days pursuant to OAR-660-025-0150 (appealable to LCDC).</p>

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	<ul style="list-style-type: none"> <li>Evaluate ways to lower system development charges without imperiling City infrastructure,</li> <li>Allow division of lots for middle housing types, or</li> <li>Provide density bonuses to support development of affordable housing.</li> </ul>		
3	<p><b>Urban Growth Boundary (UGB) Expansion</b></p> <p>Using results from the HNA, EOA, and accounting for efficiency measures, the City will determine the total amount of housing and employment land that needs to be added to the UGB. The final UGB expansion must be adopted by both the City and the County to go into effect. Sub-tasks will include:</p> <ul style="list-style-type: none"> <li>Establishing a preliminary study area, pursuant to OAR 660-024-0065,</li> <li>Evaluating lands within study area, pursuant to OAR 660-024-0067, and</li> <li>Identifying lands to be added to UGB.</li> </ul> <p>The City may opt to adopt Comprehensive Plan designations for the newly added land at this time or may complete that task separately, following expansion.</p>	Fall 2026	<p><b>UGB Expansion</b></p> <ol style="list-style-type: none"> <li>Post Acknowledgement Plan Amendment to Comprehensive Plan and development code.</li> <li>Recommendation by Newberg Urban Area Management Commission</li> <li>Decision by Newberg City Council.</li> <li>Decision by Yamhill County Board of Commissioners.</li> <li>Notice to DLCD pursuant to OAR 660-025-0140.</li> <li>DLCD Director review within 90 days pursuant to OAR-660-025-0150 (appealable to LCDC).</li> </ol>

\*None of the proposed completion dates in this program are binding; they are preliminary estimates. However, for the purposes of an urban growth boundary amendment, a task approval is valid for four years. This means that if the UGB expansion is not completed within that time period, the expired work task would need to be updated, readopted, then acknowledged. This period may be extended for up to one year by the director if the local governments show good cause for the extension. The four-year period begins on the later date of:

- (a) Director approval order;
- (b) Commission final approval order; or
- (c) Completion of judicial review of the final approval order.