

**NUAMC RESOLUTION NO. 2010-22**

**A RESOLUTION OF THE NEWBERG URBAN AREA MANAGEMENT COMMISSION RECOMMENDING APPROVAL OF AN INDUSTRIAL URBAN GROWTH BOUNDARY AMENDMENT, A COMPREHENSIVE PLAN MAP AMENDMENT AND A TRANSPORTATION SYSTEM PLAN AMENDMENT, NEWBERG FILE NO. UGB-09-001.**

**RECITALS**

1. Newberg has a severe shortage of industrial land to meet its 20-year land need. The City has proposed to remedy this shortage by including approximately 131 gross buildable acres (260 total acres) of Industrial (IND) and industrial type Public/Quasi-Public (PQ) land in its Urban Growth Boundary (UGB). The proposed area for the UGB expansion is located south of Wynooski Road and Wilsonville Road, on either side of Highway 219. The proposal includes a Comprehensive Plan redesignation of two parcels of land already in the UGB from Medium Density Residential (MDR) to Industrial (IND).
2. The South Industrial Area Master Plan (accepted by Newberg City Council by Resolution 2009-2872) included a transportation layout for the future industrial area. In order to adequately plan for the future industrial area, the Transportation System Plan (TSP) must be amended to include this transportation layout. The proposal would amend the TSP to include the South Industrial Area Master Plan transportation plan text and map.
3. Notice was published in the May 3, 2010 edition of the News of Newberg's Future newsletter.
4. The Yamhill County Department of Planning and Development mailed notice to surrounding property owners on May 14, 2010.
5. The Newberg Graphic newspaper published notice of the proposal and hearing on May 22, 2010.
6. On June 1, 2010, the Newberg Urban Area Management Commission (NUAMC) held a hearing to consider the proposal.
7. NUAMC finds that the applicable criteria have been met, and that approval of the application is in the best interests of the community.

**NOW THEREFORE, BE IT RESOLVED** by the Newberg Urban Area Management Commission that it recommends that the City Council and Yamhill County Board of Commissioners:

1. Include the property shown and described in Exhibit B in the Newberg Urban Growth Boundary.
2. Amend the Comprehensive Plan map to make the following changes as shown on Map 12 of Exhibit B: change the designation of the parcels being included in the UGB from Yamhill County AFLH, AFSH, P, and IND to Newberg IND and PQ; change the designation of the two parcels already in the UGB from MDR to IND; and apply the stream corridor overlay to the designated areas of the parcels being included in the UGB.

3. Amend the Transportation System Plan to include the future transportation plan text and map for the south industrial area, as shown in Exhibit C.
4. Adopt the UGB Report and Findings (Exhibit B), and amend the Report and Findings as shown in Exhibit A.

These recommendations are based on the staff report, findings and testimony.

**ADOPTED BY THE NEWBERG URBAN AREA MANAGEMENT COMMISSION** this 15th day of June, 2010.

AYES: 6      NAYS: 0      ABSTAIN: 0      ABSENT: 1  
(Parrish)

ATTEST:

  
Recording Secretary

  
NUAMC Chair

**ATTACHED:**

Exhibit A: Amendments and Supplemental Findings to the City of Newberg Industrial UGB Expansion and Comprehensive Plan Map Amendment Report and Findings

Exhibit B: City of Newberg Industrial UGB Expansion and Comprehensive Plan Map Amendment Report and Findings, with:

- Appendix A: Ordinance 2723, Newberg Economic Opportunities Analysis (2010), EOA Comprehensive Plan Amendments & EOA Findings
- Appendix B: ODOT Build Alternative and Design Options – West Newberg to Hwy 219 Interchange
- Appendix C: Newberg South Industrial Area Master Plan – Transportation Plan
- Appendix D: Yamhill County Population Coordination Letter
- Appendix E: DLCDC Notice of Proposed Amendment
- Appendix F: Section 7 of the City of Newberg Water Treatment Facilities Plan (June 2002) – “Facilities Planning for a New Water Treatment Plant”
- Appendix G: Memo from Newberg Public Works Director regarding the future Water Treatment Plant needs and site evaluation

Exhibit C: South Industrial Area Master Plan - Future Transportation Plan Text and Map