

# NEWS OF NEWBERG'S FUTURE

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### HIGH SCHOOL STUDENT NEEDED! PLANNING COMMISSION

The Newberg Planning Commission includes a student from a local high school. The student is a non-voting member, but otherwise serves all the duties of a Planning Commissioner. This is a great opportunity for a student to gain real world experience, and for the community to hear from youth. For an application, contact the Planning Division at the address on back, or visit the City's website at:

[www.newbergoregon.gov](http://www.newbergoregon.gov)

## NEWBERG TO CONSIDER NEW POPULATION FORECAST

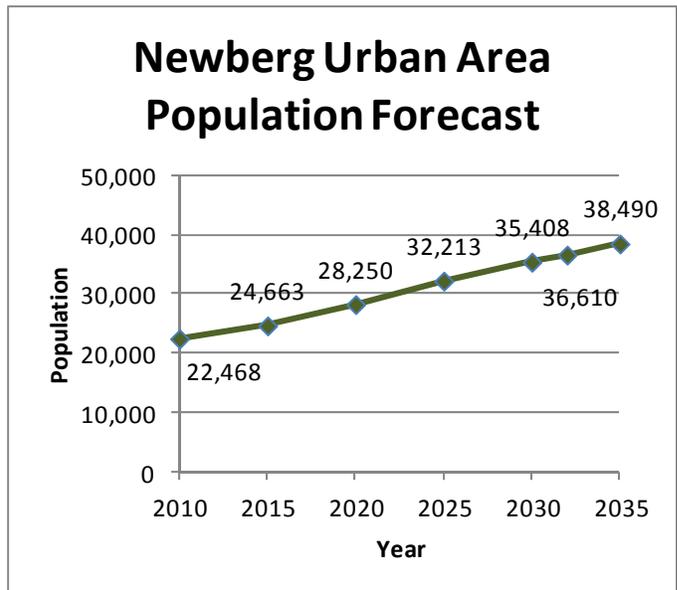
The Newberg City Council will consider adopting a new population forecast for the Newberg urban area. Portland State University's (PSU) Population Research Center recently created a population forecast for Yamhill County and each urban area within the county. Yamhill County adopted this forecast in November, 2012.

The PSU population forecast predicts that the Newberg urban area population will grow to 38,490 persons by 2035. This represents a 2.2% average annual growth rate. As a comparison, Newberg's population grew by an average of 2.6% annually from 1990-2010.

If adopted, the forecast would be included in the Newberg Comprehensive Plan, the Newberg Economic Opportunities Analysis, and the findings for the South Industrial UGB amendment.

**The Newberg City Council will hold a public hearing to consider adopting this forecast on Tuesday, January 22, 2013, 7:00 p.m.** The hearing will be held at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR.

We invite you to participate in the City Council's review of this proposal by speaking at the



hearing, or by sending in written comments. Oral testimony is normally limited to five minutes per speaker. You may submit written comments to the Newberg Planning Division at 414 E. First Street, or by mail to: PO Box 970, Newberg, OR, 97132.

The City Council asks that written testimony be submitted to the City Recorder before 4:30 p.m. on the preceding Wednesday. Written testimony submitted after that will be brought before

the Council on the night of the hearing.

A staff report relating to the proposal will be available at the Planning office and on the website seven days prior to the public hearing. You may also buy copies of the information for a cost of 25 cents a page. If you have any questions, please call the Newberg Planning Division at 503-537-1240.

**For more information on the Newberg Urban Area Population Forecast, visit**

**[www.newbergoregon.gov/planning](http://www.newbergoregon.gov/planning)**

**City of Newberg**

414 E. First Street  
 PO Box 970  
 Newberg, OR 97132  
[www.newbergoregon.gov](http://www.newbergoregon.gov)

Phone: 503-537-1240  
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**Upcoming  
 Public  
 Meetings**

1/10/2013—Newberg  
 Planning Commission 7 pm

1/22/2013—Newberg City  
 Council 7 pm

**WHERE SHOULD  
 THESE USES BE  
 ALLOWED?**

- Vacation rental homes
- Dance, music, and art schools
- Prisons
- Cemeteries
- Day care centers
- Race tracks
- Amusement parks
- Beauty salons, barber shops, and tattoo studios
- Nursing homes
- Private clubs, lodges, and meeting halls
- Parks
- Gyms and athletic facilities

Complete the [online survey](#) to share with us your thoughts! More information is available on the city's website at [www.newbergoregon.gov/planning](http://www.newbergoregon.gov/planning)

**CHANGING THE ZONING TABLES  
 PLANNING COMMISSION WORKSHOP  
 JANUARY 10, 2013**

An important part of any zoning ordinance is the list of uses that are allowed in a particular zone. Newberg has had a zoning ordinance since the 1950s. While that ordinance has evolved many times, the list of uses per zone retains many relics from the past (“reducing salons,” “blood banks”), while not addressing many more modern uses (“wineries,” “data centers”).

The Newberg Planning Commission is considering modernizing the zoning lists to do the following:

- Organize the uses into a single table that would tell exactly which zones particular uses are allowed in.
- Replace the long lists of individual allowed uses with more general categories. For example, the code currently lists 60 types of retail sales uses. These would be combined into just three categories: General Retail Sales, Bulk Outdoor Sales, and Convenience Retail Sales. See a sample of the groupings in the table to the right.
- Modernize outdated categories and definitions.
- Make several changes necessary because of new state or federal laws.

The intent is to modernize the code and make it clearer and easier to use. While it mostly would not change what is or isn't allowed in particular zones, the update process has raised a number of questions about whether some uses **should** be changed. See a partial list in the box to the left.

Current Classifications	Possible New Classifications
Offices for the following: <ul style="list-style-type: none"> <li>• Accountants.</li> <li>• Attorneys.</li> <li>• Engineers, architects, landscape architects, surveyors and those engaged in the practice of drafting or graphics.</li> <li>• Insurance brokers.</li> <li>• Lumber brokers.</li> <li>• Real estate brokers.</li> </ul>	<ul style="list-style-type: none"> <li>• Local Business Offices</li> </ul>
<ul style="list-style-type: none"> <li>• Antique Shops</li> <li>• Art Supplies</li> <li>• Automobile Parts</li> <li>• Hardware Stores</li> <li>• Plus 55 more</li> </ul>	<ul style="list-style-type: none"> <li>• Retail Sales—General</li> <li>• Retail Sales—Bulk Outdoor</li> <li>• Retail Convenience Sales</li> </ul>
<ul style="list-style-type: none"> <li>• Billiards and Pool Halls</li> <li>• Bowling Alleys</li> <li>• Dance Halls</li> <li>• Museums</li> <li>• Skating Rinks</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial Indoor Recreation</li> </ul>

**We would like your input on the changes.**

You can give us feedback in several ways:

- (1) **Attend a Planning Commission workshop on Thursday, January 10, 2013, 7:00 p.m. at the Newberg Public Safety Building (414 E. First Street).**
- (2) **Take an [online survey](#) about the changes. You can access the survey at [www.newbergoregon.gov/planning](http://www.newbergoregon.gov/planning). It should take about 10 minutes to complete.**
- (3) **Contact the Planning Division and share with us your thoughts.**

**Contact Information for the City of Newberg Planning Division**

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