

# NEWS OF NEWBERG'S FUTURE

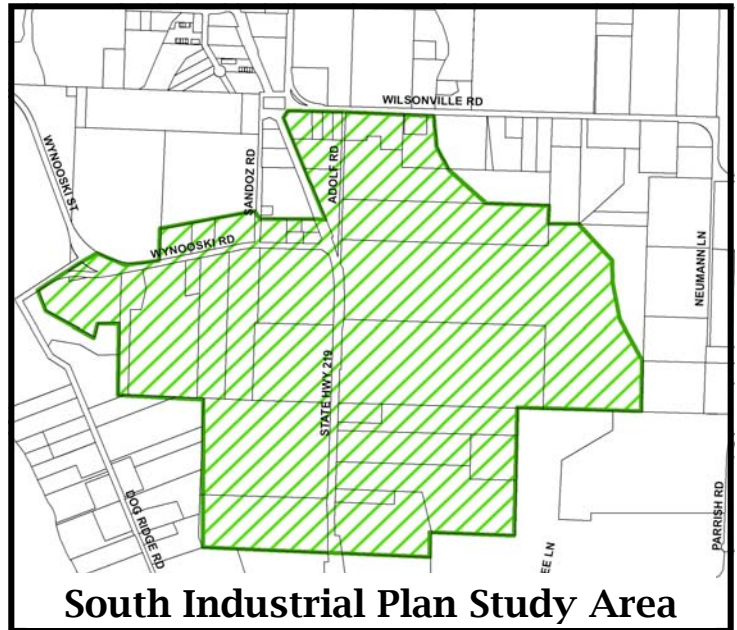
## INSIDE THIS ISSUE:

Affordable Housing	2
Southeast Transportation Plan Update	2
Periodic Review	3
Urban Reserve Update	3
South Industrial Area Open House	4
City Contact Info	4

## NEWBERG SOUTH INDUSTRIAL AREA MASTER PLAN

We are currently in the process of creating a master plan for the South Industrial Study Area. At present, Newberg offers a limited selection of industrial sites. To provide the local employment centers that will meet the growth needs of local and regional businesses over the next 30 years, Newberg must be able to offer “shovel ready” industrial sites that are the right size, in the right location. Analysis by the City’s consultants, staff, and the Ad Hoc Committee on Newberg’s Future identified this area south of Newberg, on either side of Hwy 219, as the area best suited to meet the City’s needs for large site industrial development. Accordingly, the area was added to the proposed 2007 Urban Reserve Area (see p. 3 for an update on the URA process).

The City hired a consultant, WRG Design Inc., in February 2009 to work with staff on a master plan for the proposed South Industrial Area. We kicked the process off in late February with a landowners meeting and opin-



South Industrial Plan Study Area

ion survey about their visions for the future and preferred timelines for development of their properties. The next big event was a Community Visioning Meeting on March 10 to get feedback from the community at large about their visions for the South Industrial Study Area, as well as opportunities and constraints to developing the area in the future.

Meanwhile, our Collaborative Design Team (composed of City staff, Yamhill & Marion County staff, representatives

from various State agencies and utility providers, landowners and local leaders) has been meeting to analyze the area and come up with three alternative layouts for the proposed industrial area.

The three alternative layouts will be unveiled for public comment at the **Community Open House on May 5 from 5:30—7:30 pm** (see page 4 for more information).

The Design Team will meet once more following the Open House, on May 19, to refine a preferred alternative for the area.

*Come find out more about the Newberg South Industrial Area Master Plan at our Community Open House on **May 5 from 5:30—7:30 pm.** The Open House will be held at the Newberg Public Safety Building, 401 E Third St.*

*For more information about the Newberg South Industrial Area Master Plan, contact Jessica Nunley at 503-554-7744.*

# AFFORDABLE HOUSING ACTION PLAN

On April 16, the Affordable Housing Ad Hoc Committee finalized its draft Affordable Housing Action Plan. The Plan will now be forwarded to the City Council for consideration at their May 4<sup>th</sup> meeting.

The Plan includes a broad range of recommended actions that the Committee considers to be appropriate for implementation within our community at this time. The actions in this Plan are grouped under the following seven affordable housing strategies:

- **Amend Newberg Comprehensive Plan Goals and Policies**
- **Retain the existing supply of affordable housing**
- **Insure an adequate land supply for affordable housing**
- **Change development code standards**
- **Amend the development fee schedule**
- **Develop and support public and private programs**
- **Strengthen economic development efforts**

This Plan is just Phase One of a longer process to help bring more affordable housing to Newberg. Phase Two of the process will involve the further development of some of the affordable housing tools identified in the plan by various organizations in the community. Other actions in the Plan should be able to be put to work almost immediately. Finally, Phase Three will involve the implementation of the tools requiring further development in Phase Two.

The Committee began meeting in July 2008. Members of the Committee were appointed by Mayor Bob Andrews, consisting of local community citizens that represent a wide range of interests on the affordable housing issues.

## Upcoming Housing Fair!

**Saturday, May 16, 2009 from 10:00 am - 2:00 pm at the George Fox University Wheeler Sports Complex**

Come talk with professionals that can help you get into a home: credit counselors, property managers, mortgage brokers, real estate brokers, non-profit organizations, and savings and financial managers.

There will also be door prizes, refreshments & activities for children.

*The draft Affordable Housing Action Plan will be forwarded to the City Council for consideration at their May 4, 2009 meeting.*

*For more information about the Newberg Affordable Housing Action Plan or Housing Fair, contact David Beam at 503-537-1213.*

# SOUTHEAST TRANSPORTATION PLAN UPDATE

We are still working on the Southeast Transportation Plan. The State withdrew funding for this fiscal year that we would have used to complete transportation engineering studies for the north-

ern portion of the study area.

However, we have applied for a grant to be able to continue work on the plan for the next fiscal year and we hope to

resume work on the plan in the fall.

We will continue to keep you informed of our progress through this newsletter.

*For more information about the Newberg Southeast Transportation Plan, contact Barton Brierley at 503-537-1212.*

## PERIODIC REVIEW-IT'S OUR TURN

Cities & counties are required by the state to complete a thorough review and update of their Comprehensive Plans on a regular basis (approx. every 10 years). Our environment, goals & priorities change, so our plans need to be updated to stay relevant.

The purpose of Periodic Review is to ensure that comprehensive plans and land use regulations remain in compliance with the adopted statewide planning goals, and that adequate provision for needed housing, economic development, transportation, public facilities and services, and urbanization are coordinated as required by state law. Periodic review is a cooperative process between the state, local governments, and other interested persons.

It's our turn. We expect to be notified in April 2009 by the state agency that oversees planning, the Department of Land Conservation and Development (DLCD), to begin the process.

The process consists of two phases:

1. Evaluation of the existing comprehensive plan, land use regulations and citizen involvement program, and, if necessary, the development of a work program to make needed changes to the comprehensive plan or land use regulations. This must be completed within 6 months of receipt of notice to start.
2. Completion of work tasks outlined in the work program. Some grants are available. This must be completed within 3 years of approval of work program by DLCD.

In preparation for Periodic Review, the Ad Hoc Committee on Newberg's Future assisted with the completion of several important tasks, including: the Economic Opportunities Analysis (2006), housing needs projections (2005), Transportation System Plan (2005), Phase 1 UGB expansion (2006), and several utility plans. All of this preparatory work narrows the scope of what we will be required to accomplish in Periodic Review. A few projects we have identified to complete during Periodic Review include: a Phase 2 UGB expansion to complete our needed 20-year supply; miscellaneous plan and zone changes within the UGB; and revising and republishing the Comprehensive Plan.

Public involvement is very important throughout the whole process. The meetings shown in the table offer a good opportunity for public comment. In addition, we will continue to send out the Newberg's Future newsletter when we have news and have project-specific meetings with the public as necessary to keep everyone informed.

Tentative Periodic Review Schedule	
4/9/09	Planning Commission Workshop
6/1/09	City Council Workshop
7/9/09	Planning Commission Hearing on Work Program
9/21/09	City Council Hearing for Adoption of the Work Program
Note: Schedule is subject to change with notice	

*For more information about Periodic Review, contact Steve Olson at 503-537-1215.*

## 2007 URBAN RESERVE AREA—WHAT'S HAPPENING?

The City submitted the 2007 Urban Reserve Area (URA) Justification & Findings Report to the Department of Land Conservation and Development (DLCD) on August 28, 2008 for their review and approval. After reviewing the Report, DLCD has

remanded the URA Report back to the City for additional work or revision of certain elements.

At their April 20 meeting, City Council authorized an appeal of the DLCD decision to the Land Conservation Development Depart-

ment (LCDC). We will proceed with the appeal to LCDC. The appeal will be heard by LCDC this summer.

We will continue to keep you informed about this process. Stay tuned!

*For more information about the Newberg Urban Reserve Area, contact Barton Brierley at 503-537-1212.*

**City of Newberg**

414 E First Street  
P.O. Box 970  
Newberg, OR 97132

Phone: 503-537-1240  
Fax: 503-537-1272

Visit us on the web at:  
[www.ci.newberg.or.us](http://www.ci.newberg.or.us)

To receive this newsletter electronically, email Tami at [tami.bergeron@ci.newberg.or.us](mailto:tami.bergeron@ci.newberg.or.us) and let her know!

**Upcoming Public Meetings**

5/4/09	City Council
5/5/09	South Industrial Area Master Plan Open House
5/14/09	Planning Commission
5/16/09	Housing Fair
5/18/09	City Council
5/20/09	NDRC Meeting

Note: Meeting schedule is subject to change with notice

**Contact Information for the City of Newberg Planning & Building Department:**

Barton Brierley, Planning & Building Director: 503-537-1212,  
[barton.brierley@ci.newberg.or.us](mailto:barton.brierley@ci.newberg.or.us)

David Beam, Economic Development Coordinator/Planner: 503-537-1213,  
[david.beam@ci.newberg.or.us](mailto:david.beam@ci.newberg.or.us)

Steve Olson, Associate Planner: 503-537-1215, [steve.olson@ci.newberg.or.us](mailto:steve.olson@ci.newberg.or.us)

Jessica Nunley, Assistant Planner: 503-554-7744, [jessica.nunley@ci.newberg.or.us](mailto:jessica.nunley@ci.newberg.or.us)

Luke Pelz, Assistant Planner: 503-554-7728, [luke.pelz@ci.newberg.or.us](mailto:luke.pelz@ci.newberg.or.us)

Tami Bergeron, Office Manager: 503-554-7788, [tami.bergeron@ci.newberg.or.us](mailto:tami.bergeron@ci.newberg.or.us)

Feel free to contact us with any planning or building related questions you have!

**\*Elaine Taylor has officially retired! We wish her well in retirement and urge you to pass on your well wishes when you see her out and about!\***

*Helping to Shape A Well-Rounded Community*

**SOUTH INDUSTRIAL AREA MASTER PLAN—COMMUNITY OPEN HOUSE**

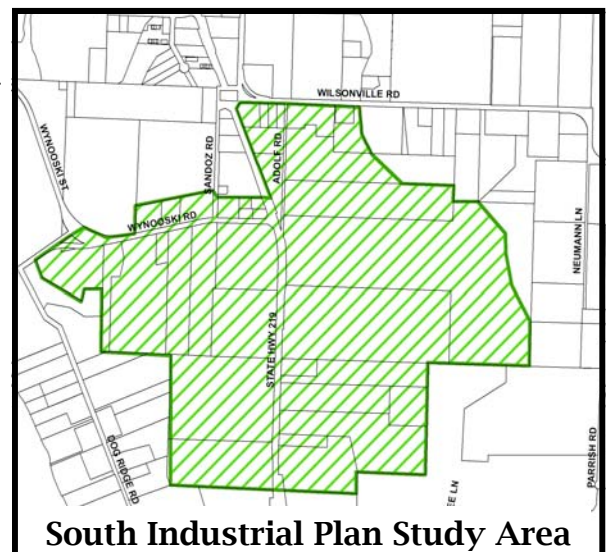
**When: Tuesday, May 5, 2009 from 5:30–7:30 pm, presentation at 6:00 pm.**

**Where: Newberg Public Safety Building, 401 E Third Street**

**Why:** We will present the three alternative layouts for the future industrial area for public comment and feedback. Come give us your opinion on the road layouts, lot layouts, design guidelines for the area and more. We will take your feedback and combine the best elements of the three alternative layouts into one preferred layout for the future industrial area.

The Open House will primarily be a self-guided event, with different stations set up around the room—one for each alternative, one for financing and implementation strategies, and one for design guidelines for the area. **However, we will have an official presentation of the three alternatives at 6:00 pm with a question & answer period.**

For more information, please call Jessica Nunley at 503-554-7744.



**South Industrial Plan Study Area**