

# NEWS OF NEWBERG'S FUTURE

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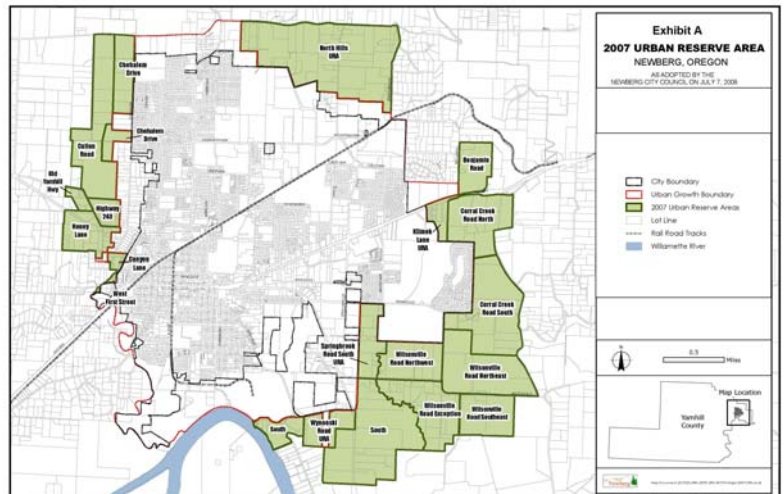
## 2007 URBAN RESERVE AREA—WHAT'S HAPPENING?

The City accepted a remand of the 2007 Urban Reserve Area (URA) Justification & Findings Report after two hearings with the Land Conservation Development Commission (LCDC). The City initially appealed the Department of Land Conservation and Development's (DLCD) remand of the report due to disagreement with their interpretation of the state URA rules. There were two main points of disagreement in regard to the determination of the URA: 1) How to determine the amount of land to include in the URA (needs analysis), and 2) Where to locate the URA (locational analysis). The LCDC decision shed light on how the URA rules are to be interpreted.

The City's findings identified a number of different categories of land needs, including livability, small and large site industrial, and institutional. DLCD staff was uncomfortable with identifying specific land needs for the URA due to a staff interpretation of the URA rule that said specific needs could only be accommodated through the Urban Growth Boundary amendment process. While the City disagreed with this new interpretation, they agreed to revise the findings to reflect a gross acreage of land needs versus identifying specific individual categories of land.

The debate on the locational analysis centered on two issues: what role the Goal 14 (Urbanization) locational factors played in the analysis, and what findings were sufficient to show that certain areas could not reasonably be served with public facilities and services. On the Goal 14 locational factors, City staff argued that factors such as "orderly and efficient" and "economic provision of public facilities and services" could be used to exclude rural residential areas from the Urban Reserve if in fact these factors were not met. DLCD staff originally interpreted that these factors could not be used to exclude rural residential areas, but eventually modified their interpretation. The Commission generally agreed that the locational factors do allow for exclusion of areas that are not "suitable" for an Urban Reserve.

The next step is for staff to prepare a revised report that will be presented to the City Council and County Commissioners later this year. We will continue to keep you informed of the progress of the URA through this newsletter.



*City accepts URA remand—will work on revising the findings over the next several months.*

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

# SOUTH INDUSTRIAL AREA MASTER PLAN

South Industrial Plan Public Hearing Schedule	
9/10/09	Planning Commission Hearing for Acceptance of the Draft Plan
10/8/09	Planning Commission Hearing on Development Code Amendments
TBA	City Council Hearing for Acceptance of the Draft Plan and Development Code Amendments

Note: Schedule is subject to change with notice

Staff has drafted a South Industrial Area Master Plan after an extensive public process that included a community visioning meeting, a community open house, and several meetings with a collaborative design team. The draft shows the proposed transportation network for the area and includes a small commercial element on the east side of Highway 219. In addition, the plan shows a possible future re-routing of Wilsonville Road. It is important to note that the dotted area showing a new Wilsonville Road alignment is outside of the plan study area and is only very preliminary in nature. More study would have to be done in the future to determine the feasibility of such a layout.



Newberg South Industrial Area Master Plan  
Conceptual Plan - Preferred Alternative

The draft plan contains elements such as proposed utility and transportation plans, analysis of opportunities and constraints in the area, and proposed Development Code amendments to support a new industrial zoning district. The Development Code amendments create standards for a new M-4 Industrial zone which would primarily be used within the future South Industrial Area. Our next steps are as follows:

- ◆ Present the Draft South Industrial Area Master Plan to the Planning Commission on September 10, 2009 for their acceptance. Present the Development Code Amendments to the Planning Commission for their recommendation on October 8, 2009.
- ◆ Present the Draft South Industrial Area Master Plan and proposed Development Code amendments to the City Council for their acceptance and approval at a date to be determined following the Planning Commission process.
- ◆ Kick-off a project to bring industrial land into our Urban Growth Boundary to support the future industrial area (see news item below).

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

# INDUSTRIAL AREA URBAN GROWTH BOUNDARY AMENDMENT

*For more information about the Phase One Urban Growth Boundary Amendment, contact Barton Brierley at 503-537-1212.*

The City recently contracted with a consultant (Winterbrook Planning) to draft findings to support bringing industrial land into the Urban Growth Boundary. The industrial land would represent the first phase of the South Industrial Area. According to our land needs analysis, we have a need for approximately 110 acres of industrial land to be added to our Urban Growth Boundary. We are just beginning work on this project and expect the public process to start sometime in late fall 2009 or early winter 2010. We will continue to keep you informed of hearing dates and public meetings for this project.

## PERIODIC REVIEW UPDATE

Periodic Review is currently on hold until sometime after November. Due to budgetary concerns, the Department of Land Conservation and Development (DLCD) suspended and is currently reviewing the Periodic Review program. We will still go through the Periodic Review process at some point in the future and will hear from the State sometime after November regarding our process and what it will look like. Stay tuned!

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

## AFFORDABLE HOUSING ACTION PLAN

The Newberg City Council adopted an Affordable Housing Action Plan on May 4, 2009. The plan was the result of a year long effort of the Affordable Housing Ad Hoc Committee. The Plan includes a broad range of recommended actions to provide housing for all households of all income levels in Newberg. 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

The Newberg Planning Commission already has begun reviewing the proposed Development Code and Comprehensive Plan goals and policies. The Commission will continue its review at its September 10, 2009 hearing.

The Council authorized creation of an Affordable Housing Action Committee to implement the recommendations in the plan. The committee will consist of an overall umbrella committee, with specific subcommittees dealing with each of the recommended action items. Anyone interested on being on the committee should contact David Beam at 503-537-1213.



*For more information about the Newberg Affordable Housing Action Plan or if you are interested in serving on the Affordable Housing Action Committee, contact David Beam at 503-537-1213.*

## SOUTHEAST TRANSPORTATION PLAN UPDATE

Staff applied for a grant to the state Transportation and Growth Management Division (TGM) last spring to continue work on the Southeast Transportation Plan. Unfortunately, the grant was denied. We are now considering other options to continue this important planning work.

We will keep you updated on the progress of this project. Stay tuned for future updates in upcoming newsletters.

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

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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**

8/17/09 City Council

8/19/09 Newberg  
Downtown  
Revitalization  
Committee

9/8/09 City Council

9/10/09 Planning  
Commission

10/8/09 Planning  
Commission

Note: Meeting schedule is subject to change with notice

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

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

*Helping to Shape A Well-Rounded Community*

**JULY 2009 DEVELOPMENT REPORT HIGHLIGHTS**

Here are a few highlights from our latest Development Report dated July 2009:

- ◆ Despite a sudden slowing of the economy at the end of 2008, non-residential construction in Newberg was actually very active. The Planning and Building Department issued permits for non-residential construction that totaled over 19.1 million dollars in value.
- ◆ Residential construction activity for FY08-09 was very close to levels for the previous two years. The City issued permits for 138 dwellings in FY08-09. This compares with 137 permits for dwellings issued in FY07-08.
- ◆ During FY08-09, the City Building Division averaged 43 building inspections per day. This was equal to the average inspections in FY07-08. The Building Division averaged 48 plan reviews per month during FY08-09. This was down from a median of 74 plan reviews per month in FY07-08.
- ◆ The acres of buildable land in the city limits and in the Urban Growth Boundary (UGB) are shown on the chart to the right. Note that the UGB area includes the city (UGBs typically hold approximately 20 years of buildable land supply for the city).

Use the following link to view the full Development Report on our website:

<http://ci.newberg.or.us/website/Community%20Development/Planning/Development%20Report%20July%202009.pdf>

