

# NEWS OF NEWBERG'S FUTURE

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## AFFORDABLE HOUSING ACTION PLAN

The City is continuing its efforts to support affordable housing for our citizens. With the completion of our *Affordable Housing Action Plan* last May, we are now focusing on implementing the recommendations of that Plan. Since last summer, the Planning Commission has been holding a series of public hearings regarding proposed changes to the Newberg Development Code that should encourage the development of more affordable housing as well the retention of our existing affordable housing supply. In addition, the Mayor has appointed a new Ad Hoc Committee that will further develop and refine some of the tasks outlined in the Plan and then forward their work on to the City Council for consideration. Ensuring that all our citizens have safe, decent affordable housing is a tough challenge, but we are making good, steady progress towards achieving that goal.

At their next meeting on **November 12, 2009**, the Planning Commission will consider changes to the Development Code that would do the following to support the development of affordable housing:

- ▶ Permit duplexes in the R-1 (Low Density Residential) zone
- ▶ Allow greater flexibility in the use of accessory dwelling units (ADUs)
- ▶ Allow unlimited residential dwelling units above the ground floor in the C-1 (Neighborhood Commercial) zone
- ▶ Provide incentives for development of more affordable units in Planned Unit Developments (PUDs)
- ▶ Allow any legal non-conforming duplex or multi-family unit to be reconstructed if destroyed
- ▶ Reduce and provide flexibility to parking requirements for affordable housing projects.



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

## ★ STAR AWARD FOR CITIZEN INVOLVEMENT ★

Newberg's Planning Division is the first recipient of the state's newly created STAR Award for citizen involvement! The recipient of the STAR Award was decided by the state's Citizen Involvement Advisory Committee, an advisory committee to the Land Conservation Development Commission. The STAR Award recognizes exemplary efforts, by an organization or an individual, to involve citizens in a land use planning process. Newberg received the award for its 5-year effort to engage the community in *Newberg's Future*, a public outreach campaign designed to provide information and obtain feedback from citizens on how Newberg should plan for growth over the next 30 years.

"This award is a tribute to all the citizens of Newberg who took time to drop by a booth, read a newsletter, fill out a questionnaire, or just listen to a presentation," said Barton Brierley, Newberg's Planning and Building Director.

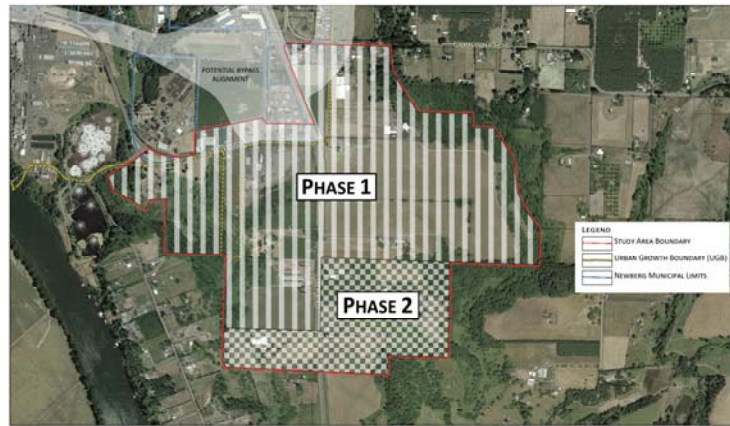
Thank you, citizens, for all of your help! For more information, visit our website: [www.newbergoregon.gov](http://www.newbergoregon.gov).

# SOUTH INDUSTRIAL AREA MASTER PLAN

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

On November 2, 2009, the Newberg City Council accepted the South Industrial Area Master Plan as a vision plan for the area south of Newberg, on either side of Highway 219. The City Council also adopted Development Code amendments that create and implement a new M-4 industrial zone, which would primarily be used within the future South Industrial Area, and a new Interim Industrial (II) overlay zoning district, which would primarily be used in places that are planned for future right-of-way

acquisition (i.e. for the Newberg-Dundee Bypass).



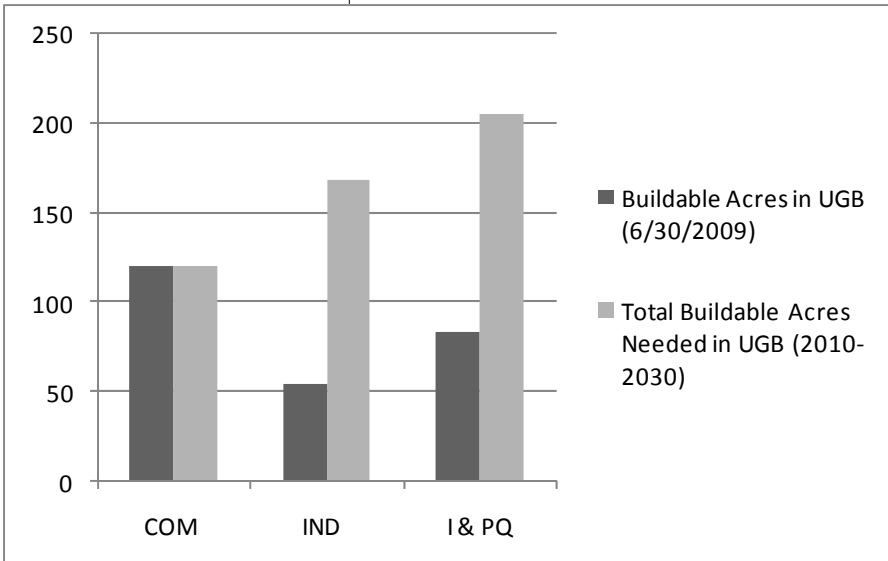
Newberg South Industrial Area Master Plan  
DEVELOPMENT PHASING PLAN  
NEWBERG, OREGON

The next step in the South Industrial process is to start work on an Urban Growth Boundary amendment for the first phase of the industrial area, approximately 114 buildable acres.

# SOUTH INDUSTRIAL AREA UGB AMENDMENT

*For more information about the Phase One UGB Amendment, contact Jessica Nunley at 503-554-7744.*

According to our buildable lands inventory (see table below), Newberg has an identified need for approximately 114 acres of industrial land over the next 20 years. The South Industrial area was identified as the appropriate area for future industrial development through the *Newberg's Future* process. In addition, the South Industrial area meets the city's adopted industrial site suitability criteria: 1) large parcel sizes, 2) flat topography, 3) proximity to transportation networks and urban services (water, sewer, etc), 4) compatibility with adjacent properties, and 5) minimal impact on adjacent agricultural land.

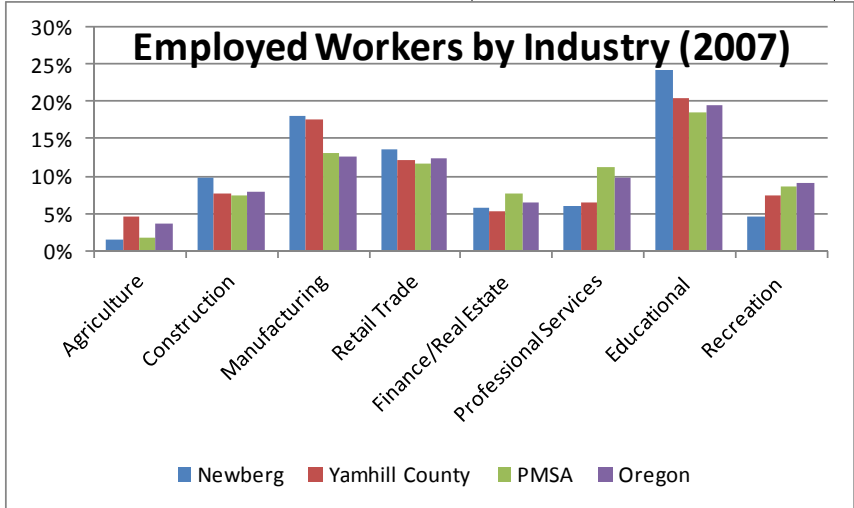


The South Industrial area meets these criteria because it is adjacent to the existing Urban Growth Boundary for easy access to urban services, it has easy access to Highway 219 & Highway 99W without going through downtown, it has large parcels with flat topography, and it has a natural stream corridor buffer on both sides of the plan area to minimize the impact on adjacent uses.

We are working on findings to support the Urban Growth Boundary amendment and expect to start the public process in early 2010. We will keep you posted of the upcoming public meetings for this project.

## ECONOMIC OPPORTUNITIES ANALYSIS

We are currently working on a revision and update of the Economic Opportunities Analysis (EOA). The EOA is part of the Comprehensive Plan and also helps implement Statewide Planning Goal 9, Economic Development. The current version of the EOA was adopted in 2006. Many things have changed since 2006, including development of available land and other economic statistics, which resulted in the need to update the EOA with new information. In addition to Newberg population and economic statistics, the EOA also has data on Newberg's comparative advantages & disadvantages, our economic development strategy, and Newberg's industrial and commercial land needs and supply. The graph at the right shows Newberg's employed workers by industry.



Newberg residents have made it clear that they value the “live here, work here, shop here” values and way of life. To keep up the City's commitment to the values of its residents, Newberg must strengthen its economic base and provide adequate industrial and commercial land for

current and future populations. The buildable land supply table on the previous page shows a shortage of both types of land in the current UGB. The City cannot help provide enough jobs for current and future residents without adequate land to locate new businesses on, and without adequate land for existing businesses to expand onto.

Fortunately, Newberg has many advantages that make it stand out in the regional marketplace and that make it attractive to businesses, including the following:

- Small town quality of life
- Access to quality education and skills training
- Strong established and growing industry clusters
- Strong local support for business and employment opportunities
- Proximity to the Portland Metropolitan Region
- Future Newberg-Dundee Bypass

Therefore, if Newberg can provide enough suitable industrial and commercial land, we believe that current businesses will stay and expand here and that new businesses will want to locate here.

**The Newberg Planning Commission will hold a hearing on December 10, 2009 at 7 p.m. at the Newberg Public Safety Building (401 E Third Street) to consider the revised Economic Opportunities Analysis and make a recommendation to the City Council regarding its adoption.** The revised EOA is then tentatively scheduled to be considered by the City Council at their January 4, 2010 meeting.

*For more information about the Economic Opportunities Analysis, contact Jessica Nunley at 503-554-7744.*

## URBAN RESERVE AREA UPDATE

Staff is currently working on revising the findings for the proposed Urban Reserve Area amendment in accordance with the accepted rule interpretations in the remand decision. We expect to submit the revised findings to the Department of Land Conservation & Development (DLCD) sometime in early 2010.

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

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

**City of Newberg**

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**We have a new website!**  
Visit us on the web at:  
[www.newbergoregon.gov](http://www.newbergoregon.gov)

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**

11/12/09	Planning Commission
11/16/09	City Council
11/18/09	Newberg Downtown Revitalization Committee
12/7/09	City Council
12/10/09	Planning Commission

Note: Meeting schedule is subject to change

**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*

**DOWNTOWN DEVELOPMENT PROJECTS**

The Newberg Downtown Revitalization Committee (NDRC) is coming very close to seeing some important projects come to fruition.

- First, the designs for the **downtown welcome sign** have received planning and building permits, so construction of the sign is expected to begin soon. The sign will be located near the flagpole at the eastern end of our downtown and will be a beautiful addition to this historic district.
- Second, the designs for the **downtown demonstration block project** are expected to be approved soon. After design approval, the City will solicit bids on the project and then hire a firm to begin construction. This project is located on the south side of First Street between College Street and School Street and will include multiple pedestrian improvements, such as bulb-outs, improved landscaping, benches, trash cans, and bike racks.
- Third, we are in the process of getting **new signs identifying the breezeway path** between First Street and the public parking lot off of Second Street behind the First Street businesses. Both the breezeway path and the public parking lot are often underutilized, and this is a way to call attention to them both. The sign on First Street will be a fin type sign, hanging from the brick wall above the breezeway path. The sign on the parking lot side will be a flat wall sign located above the entrance to the breezeway. Look for these signs to be installed in the next month or two!

