

# News of Newberg's Future

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## Industrial Urban Growth Boundary Expansion Proposed

Newberg is proposing an Urban Growth Boundary (UGB) amendment to include industrial land. According to the recently adopted Economic Opportunities Analysis, Newberg has a shortage of 127 acres of industrial land to meet our employment needs over the next 20 years. In addition, Newberg needs approximately 10 acres of industrial type public and quasi-public land for things such as a new water treatment plant and expansion of the existing garbage transfer station.

**Proposal:** The UGB proposal is to bring in approximately 136 buildable acres (260 total acres). 125 acres would be designated Industrial (IND) and approximately 11 acres would be Public/Quasi Public (PQ). In addition, 7 acres of land already in the UGB would be redesignated IND.

**Where:** The UGB amendment would bring in land south of Wynooski Rd and Wilsonville Rd, on either side of Highway 219 (see map below).

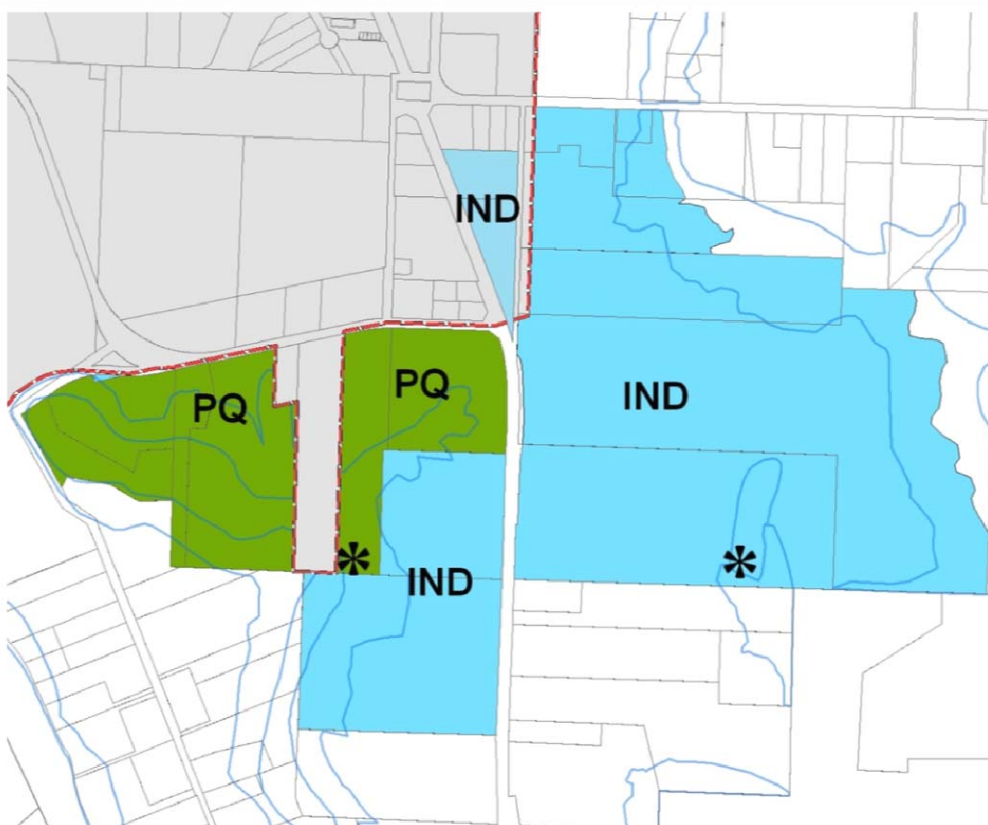
**When:** The Newberg Urban Area Management Commission will hold a hearing to consider the proposed South Industrial UGB Amendment on Tuesday, June 1, 2010 at 7 pm in the Newberg Public Safety Building, 401 E Third St.

**Please send any written comments to:**

Written Comments  
 File #UGB-09-001  
 Attn: Jessica Nunley  
 PO Box 970  
 Newberg, OR 97132

*Note: written comments must be turned in by 5 pm on May 25, 2010 to be considered by the Commission.*

You may find more information about the Industrial UGB Amendment on our website at: <http://www.newbergoregon.gov/planning/south-industrial-ugb-amendment>



## South Industrial Area Infrastructure Study

As we go through the planning process to expand Newberg's existing industrial area on the south side of town, one of the most important considerations is how to provide adequate infrastructure—sewer, water, stormwater facilities—to the area. There are several properties within the existing urban growth boundary that are designated industrial, yet that are not adequately served with city infrastructure. One of the main considerations in providing infrastructure to an area is cost—how will we pay for it?

To help us figure out our options, including identifying various infrastructure financing tools, the City sent out an RFP (Request For Proposal) seeking a consultant to help us through this process. The consultant's role will be to identify and describe infrastructure finance tools, answer questions about the tools and explain them to city staff and the public, and to develop recommendations on the best tools to use. City staff will coordinate the public process and create an infrastructure financing plan based on the public process and input from the consultant. Newberg received a grant from the Department of Land Conservation and Development (DLCD) for this infrastructure study.

We will be holding public meetings to discuss the necessary infrastructure for the area and the options to pay for it, so stay tuned for more notice about those meetings. For more information about the infrastructure study, contact David Beam at 503-537-1213.



## LCDC Issues Remand on Urban Reserve

Newberg received the remand order of its urban reserve area designation. The Land Conservation and Development Commission (LCDC) issued its written remand order on April 22, 2010, after hearing the application in July, 2009. The order directs Newberg as follows:

1. The City's decision designating URAs is remanded to remove identification of specific industrial, commercial, institutional, and livability needs.
2. The City's decision designating URAs is remanded to adopt findings based on the overall acreage of land needed for the planning period.
3. The City's decision designating URAs is remanded to make new determinations regarding inclusion or exclusion of specific study areas, consistent with this order.

The Commission has determined that the URA process is not the appropriate place to specify site characteristics for specific types of land needs (i.e. residential, industrial, etc). Those details are part of the Urban Growth Boundary amendment process and should happen at that time. In the meantime, the Commission would like to see findings that only address overall land need for all categories, with the appropriate locations for specific use types to be determined later. Staff will be working on the revised findings and hope to go back to the City Council and County Commission for consideration later this year.

***For more information about the URA Remand, contact Barton Brierley at 503-537-1212***

# Affordable Housing Action Plan Update

The Affordable Housing Action Committee has been hard at work over the last few months exploring ways that the City can implement the action items listed in the Plan. Some of the items being examined include:

- Creation of a Housing Trust Fund to provide financial support for affordable housing projects
- Reductions in fees for low-income housing projects
- Changes in street and access standards to reduce housing construction costs
- Creating stronger partnerships with existing organizations working on low-income housing as well as transitional/group housing

Implementation of the Plan is also being worked on by our Planning Commission. For about nine months, the Commissioners spent a great deal of time crafting a large body of changes to the City's Development Code as well as to the policies in our Comprehensive Plan to help support affordable housing. The process is now complete and the Commission now has now forwarded a series of recommended changes on to the City Council for their consideration. If the recommendations are adopted, it will represent a significant milestone in the affordable housing effort.

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

## Affordable Housing Town Hall Meeting

**The City is planning to hold a public Town Hall meeting Wednesday, June 9<sup>th</sup> to provide our citizens with more information about the current actions of the affordable housing project and to solicit their comments and suggestions. The meeting will begin at 7 p.m. and will be held at the Newberg Public Safety Building (401 E. Third Street.) Please come join us!**

# Updates to the Comprehensive Plan Housing Element & Land Need and Supply Data

The Newberg City Council adopted amendments to the Comprehensive Plan Housing Element and updated residential and institutional land need and supply data on April 7, 2010. The Housing Element is a comprehensive look at Newberg's population and housing dynamics, and includes the following information:

- ◆ Updated population and demographic data
- ◆ Data on existing housing
- ◆ Recent trends in housing construction
- ◆ Data on future housing needs
- ◆ Land needs for housing
- ◆ Other aspects of housing needs, including affordable housing, manufactured housing, government assisted housing, farmworker housing, group housing, and strategies for ending homelessness.

***For more information about the Housing Element, contact Barton Brierley at 503-537-1212***

For more information, please visit our website at:  
<http://www.newbergoregon.gov/planning/housing-element-comprehensive-plan>

**City of Newberg**

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

**Upcoming Public Meetings**

<b>5/13/10</b>	Planning Commission
<b>5/17/10</b>	City Council
<b>5/19/10</b>	Newberg Downtown Revitalization Committee
<b>6/1/10</b>	Newberg Urban Area Management Commission
<b>6/7/10</b>	City Council
<b>6/9/10</b>	Affordable Housing Town Hall
<b>6/10/10</b>	Planning Commission

Note: Meeting schedule is subject to change

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

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**Quote of the Day...**

“Heroes are not statues framed against a red sky; they are people who say...*this is my community and it’s my responsibility to make it better.*”  
 - Former Oregon Governor Tom McCall

**Affordable Housing Action Plan Wins An Award!**

The Oregon’s chapter of the American Planning Association announced it is awarding the City of Newberg Planning Division this year’s Betty Niven Award for Distinguished Leadership in Affordable Housing Advocacy. The award is in recognition of the Newberg Affordable Housing Action Plan that Newberg developed in 2009. Congratulations to all who worked so hard to create this important plan, especially the volunteer citizens on the Affordable Housing Ad Hoc Committee. This is a great honor for the City and it is a symbol of the wonderful sense of community we have as well as our strong commitment to keeping Newberg a great place to grow. The award will be presented at the Oregon APA Conference on May 13, 2010.

