

News of Newberg's Future

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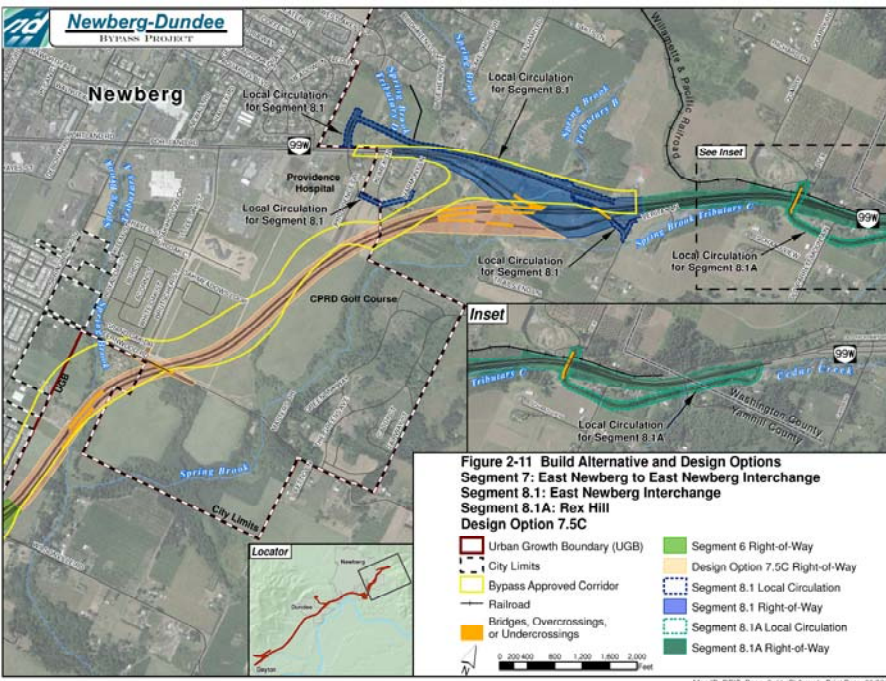
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Comprehensive Plan Amendments Related to the Newberg-Dundee Bypass

The Oregon Department of Transportation (ODOT) has requested that the City of Newberg amend certain portions of its Comprehensive Plan relating to the Newberg-Dundee Bypass. ODOT has issued a Tier 2 Draft Environmental Impact Statement for the proposed Newberg-Dundee Bypass, and has selected the Locally Preferred Alternative alignment. ODOT is requesting that Newberg amend its comprehensive plan to insure consistency with the selected alternative.

The proposed amendments would do the following:

- (1) Amend certain Newberg Comprehensive Plan policies related to the bypass. In particular, the amendments would:
 - (a) Adopt a policy supporting ODOT's locally preferred alternative alignment of the bypass.
 - (b) Amend policies relating to when the bypass will be considered a "planned improvement" for purposes of Oregon's Transportation Planning Rule.
 - (c) Adopt policies to create future Interchange Area Management Plans for areas near the bypass interchanges.



(2) Reduce the boundaries of the Bypass Interchange Overlay. This overlay specifies that certain commercial uses are not allowed in industrial areas near the Highway 219 bypass interchange.

(3) Amend the Newberg Transportation System Plan maps to show the alignment of the bypass and certain local roads near the interchanges, including Wynooski Road, a road connecting Wilsonville Road with Highway 219, a road connecting Corral Creek Road to the planned extension of Crestview Drive, and local access roads connecting to Providence Drive.

You may find more maps and information on the project website at: www.oregon.gov/ODOT/HWY/REGION2/newbergdundee2.shtml

The Newberg Planning Commission will hold a public hearing, on February 10, 2011, at 7 p.m. at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposed amendments. The City Council will consider the Planning Commission's recommendation on March 7, 2011. Submit any written comments to: City of Newberg, Written Comments: Bypass Amendments, PO Box 970, Newberg, OR 97132. Written comments should be submitted by February 3, 2011 at 5 p.m. The amendments may be seen on the City's website at: www.newbergoregon.gov

Planning Commission to Consider Street & Access Standards

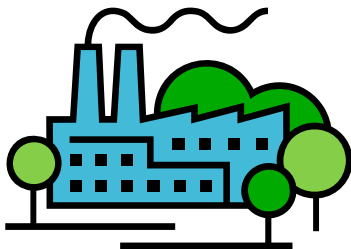
Newberg is in the process of reviewing its local street and access standards. Adequate streets and access are important for all development. Streets need to be safe, convenient, efficient, and livable. In some cases, excessive street widths can actually cause safety problems by encouraging speeding. Excess street width can unnecessarily increase land and construction costs.

The Newberg Planning Commission will hold a hearing on Thursday, January 13, 2011, 7:00 p.m. at the Newberg Public Safety Building, 401 E. Third Street, to consider changes to Newberg's local residential street and access standards.

The proposed amendments would do the following:

- (1) Create a limited residential street standard for certain low volume streets. The standard would allow these streets to be 28-foot wide (curb to curb) with parking allowed on both sides. The standard residential street width is 32 feet. This standard only could be used in limited circumstances, such as where on-street parking usage is estimated to be low, where blocks are short, or where streets are not dead-end. The proposal also would allow streets with parking one-side (24-foot width) or no parking (20-foot width) in very limited circumstances where providing parking is not feasible.
- (2) Allow three lots to share one common driveway. The current limit is two lots per driveway.
- (3) Allow alleys as access to lot in limited circumstances.
- (4) Increase block length standards.

You may examine information regarding this proposal at the Newberg Planning and Building Department, 414 E. First Street, Newberg, OR 97132, or on the city's website at www.newbergoregon.gov. If you have any questions, please call the Newberg Planning Division at 503-537-1240. All interested persons may appear and provide testimony. Only those persons who participate either orally or in writing in the hearing proceedings leading to the adoption of the action may appeal the decision.



Status of Economic Opportunities Analysis & South Industrial UGB

The Newberg City Council adopted Ordinance 2010-2723 in February 2010, adopting revisions to the City's Economic Opportunities Analysis (EOA). The revisions and updates to the EOA include the following: population, demographic, economic and employment statistics; an economic trends analysis section; an assessment of our community economic development potential; a discussion of Newberg's economic development strategy; and updated buildable land inventories and the addition of maps that illustrate the available industrial and commercial buildable land by area. The EOA contains the commercial and industrial buildable land supply and need data that is relied upon for future urban growth boundary amendments.

Friends of Yamhill County and several area residents appealed the Council decision to the State Land Use Board of Appeals (LUBA). LUBA heard the matter in July and issued a remand to the City in August. The remand order contained items that the City needed to clarify or revise for approval. The original petitioners of the appeal to LUBA appealed LUBA's remand decision to the State Court of Appeals. The Court of Appeals heard the case in late November, and a decision is expected at the end of February 2011. Once a court decision is issued, staff will resume work on EOA revisions and the south industrial urban growth boundary amendment.

For more information about the EOA and South Industrial UGB, contact Jessica Nunley at 503-554-7744

LUBA Issues Remand of Housing Element

The Oregon Land Use Board of Appeals (LUBA) has remanded Newberg's decision to adopt an update to its comprehensive plan housing and institutional land needs analysis (the Housing Element of the Comprehensive Plan). The decision means that Newberg will need to provide additional information and clarification on a few items before the updates will be officially acknowledged as complying with Oregon's statewide planning goals.

Newberg adopted its housing and institutional land needs in 2005. The plan projects the amount and type of land Newberg will need to accommodate houses, schools, parks, churches, and other uses. The analysis at that time was approved and acknowledged by the state as complying with Oregon's statewide planning goals. In April 2010, the Newberg City Council adopted updates to the analysis, using updated information, but largely the same methods as were acknowledged in 2005. A local land use group, Friends of Yamhill County, and two area residents appealed the 2010 decision to LUBA.

LUBA issued an order remanding the decision to Newberg for changes on November 8, 2010. While LUBA upheld Newberg's decision on many issues, they identified a few technical issues that needed additional clarification or revision before the plan ultimately could be accepted. One of the main revisions will be to get Newberg's population projections adopted by Yamhill County. The County had agreed with Newberg's population projections and said they were properly coordinated. However, LUBA ruled that the population projections were not officially adopted into the Yamhill County Comprehensive Plan. Other clarifications will be made to the park land need determinations, housing needs projections and land suitable for housing. A new hearing will be scheduled at a future date to consider the revised information.

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

Housing Code Amendments

The Newberg City Council adopted Ordinance 2010-2730 at their October 18, 2010 meeting. The ordinance makes a number of changes to meet the housing targets set forth in the Newberg Development Code to meet planned densities and provide needed housing types in the city. The code changes include:



- Reductions in the minimum lot sizes.
- An alternate building height limit.
- An alternate flexible development process.
- Greater allowances for duplexes and accessory dwelling units.
- Modified parking standards for special needs housing.

A copy of the adopted ordinance can be found on our website at:

<http://www.newbergoregon.gov/sites/default/files/ordinances/2500-2749/Ord2730.pdf>

For more information about the housing code amendments, contact David Beam at 503-537-1213

City of Newberg

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

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

To receive this newsletter electronically, email Tami Bergeron at tami.bergeron@newbergoregon.gov

Contact Information for the City of Newberg Planning Division:

Barton Brierley, AICP, Planning & Building Director: 503-537-1212, barton.brierley@newbergoregon.gov

David Beam, AICP, Economic Development Planner: 503-537-1213, david.beam@newbergoregon.gov

Steve Olson, AICP, Associate Planner: 503-537-1215, steve.olson@newbergoregon.gov

Jessica Nunley, AICP, Assistant Planner: 503-554-7744, jessica.nunley@newbergoregon.gov

Luke Pelz, AICP, Assistant Planner: 503-554-7728, luke.pelz@newbergoregon.gov

Quote of the Day...

Planning is bringing the future into the present so that you can do something about it now.

-Alan Lakzin

Upcoming Public Meetings

12/20/10 City Council

1/3/11 City Council

1/13/11 Planning Commission

1/18/11 City Council

2/7/11 City Council

2/10/11 Planning Commission

Note: Meeting schedule is subject to change

PSU Population Estimate and 2010 Census Data

Portland State University released its preliminary population estimates for Oregon cities. The preliminary July 1, 2010 population estimate for Newberg is 23,570. This represents a 1.8% growth rate since 2009.

The 2010 Census Data will be out sometime in February. We look forward to seeing what the data tells us about the Newberg population and how it might have changed over the past decade.

Planning Commissioners Appointed by Council

The City Council appointed four Planning Commissioners at their December 6, 2010 meeting. The open positions were due to three term appointments being up (Commissioners Nick Tri, Derek Duff, and Thomas Barnes) and one Commission resignation (Matson Haug). Thomas Barnes reapplied for his position and was accepted. The other three positions were filled with citizens new to the Newberg Planning Commission—Allyn Edwards, Gary Bliss, and Art Smith. Congratulations to all of the new (and reappointed) Planning Commission members!