



## **ORDINANCE NO. 2018-2833**

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**AN ORDINANCE APPROVING THE 2018 AMENDMENT TO THE SPRINGBROOK OAKS SPECIFIC PLAN AND THE NEWBERG MUNICIPAL CODE TO REMOVE THE RESTRICTION ON RESIDENTIAL DEVELOPMENT WITHIN THE F-1 AREA WITHIN THE RP-SP ZONE**

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### **RECITALS:**

1. On August 2, 1999, the Newberg City Council adopted Ordinance 99-2517 approving the Springbrook Oaks Specific Plan.
2. On October 16, 2006, the Newberg City Council revised Ordinance 2006-2657, amending the Springbrook Oaks Specific Plan to prohibit residential use on R-P/SP zoned property within the F-1 area.
3. MJD Development, Inc. submitted an application requesting a Specific Plan amendment to the Springbrook Oaks Specific Plan F-1 area to remove the restriction on residential development for Yamhill County Tax Lot 3216-02026.
4. After proper notice, the Newberg Planning Commission held a public hearing on July 12, 2018 to consider the application. The Commission took public testimony, closed public testimony, and deliberated.
5. The Newberg Planning Commission found that the application met the applicable criteria from the Newberg Development Code and the goals and policies of the Newberg Comprehensive Plan as shown in the findings shown in Exhibit "C".
6. On July 25, 2018, written notices of the August 6, 2018, City Council public hearing were sent by the applicant to all property owners within 500 feet of the subject property.
7. On July 25, 2018, public hearing signs were posted along the perimeter of the subject property in compliance with the Newberg Development Code Section 15.100.260.
8. After proper notice, the Newberg City Council held a public hearing on August 6, 2018 to consider the application. The Council took public testimony, closed public testimony, and deliberated.

### **THE CITY OF NEWBERG ORDAINS AS FOLLOWS:**

1. The amendment to Section 15.246.070 (B) shown in Exhibit "A" is adopted, and by this reference incorporated.

2. The amendment to the Springbrook Oaks Specific Plan Map shown in Exhibit "B" is adopted, and by this reference incorporated.
3. The findings shown in Exhibit "C" are hereby adopted. Exhibit "C" is by this reference incorporated.


➤ **EFFECTIVE DATE** of this ordinance is 30 days after the adoption date, which is: September 5, 2018.

**ADOPTED** by the City Council of the City of Newberg, Oregon, this 6<sup>th</sup> day of August, 2018, by the following votes: **AYE:** 5 **NAY:** 0 **ABSENT:** 1 **ABSTAIN:** 0

*\*District 1 seat vacant*

  
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Sue Ryan, City Recorder

**ATTEST** by the Mayor this 9<sup>th</sup> day of August, 2018.

  
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Bob Andrews, Mayor

City Council Ordinance No.2018-2833

Exhibit "A" Amendment to the Newberg Development Code Section 15.246.070(B)

Exhibit "B" Springbrook Oaks Specific Plan Map

Exhibit "C" Findings

**Exhibit "A" Springbrook Oaks Specific Area Plan  
Amendment of NMC Section 15.346.070(B) – File CPTA18-0003**

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Proposed new text is in double underline non italicized text

**15.345.070 B. Springbrook Oaks Specific Plan.**

***1. Report Adopted. The Springbrook Oaks specific plan dated August 2, 1999, is adopted by reference. The development standards listed in this section are intended to implement the policies of the Springbrook Oaks specific plan. Development of Springbrook Oaks shall follow the standards of this code section as well as the policies of the plan. If a conflict exists between the Springbrook Oaks specific plan policies and the development code, the Springbrook Oaks specific plan shall govern.***

***2. Permitted Uses and Conditional Uses. Eight development areas have been established with corresponding zones within the Springbrook Oaks specific plan. The permitted and conditional uses allowed under the SP subdistrict shall be the same as those uses permitted in the base zoning districts. Exceptions to this standard include the following:***

***a. A golf course shall be permitted within the M-1 area, adjacent to the stream corridor; and***

***b. Densities and lot sizes shall be in accordance to the standards established in subsection (B)(8)(a) of this section.***

***c. In addition to the permitted uses in the R-P zone, area F-1 permits:***

***i. Medically related industrial uses, such as medical laboratories, manufacture and wholesale distribution of medical equipment, medical research facilities, and laundries and similar services for medical facilities.***

***ii. Medically related retail uses, such as a pharmacy, gift shop or cafe (limited to 3,000 square feet), or medical appliance sale and rental store.***

***iii. Barber and beauty shops.***

**Area F-1 ~~does not permit~~ permits residential uses.**

**8. Residential Density. Residential density is governed by the SP overlay subdistrict.**

a. The following development standards shall be applied to Springbrook Oaks (please refer to Graphic VI for map of development areas A through H of the Springbrook Oaks specific plan). See Appendix A, Figure 20. These standards shall supersede any density or density transfer standards established in the development code.

Area	Zone	Minimum Lot Size (Square Feet)	Minimum Lot Area per Dwelling Unit(Square Feet)	Maximum Density (Dwelling Units per Acre)
A	C-2	5,000	NA	NA
B	RP	1,500*	1,500*	21.8* <sup>1</sup>
C	R-3	2,500*	2,500*	13.1*
D	R-2	3,750*	3,750	8.8
E	R-2	5,000	5,000*	6.6*
F-1	RP	1,500*	NA* <u>1,500*</u>	NA* <u>21.8*</u>
F-2	RP	1,500*	None <sup>2</sup> *	None <sup>2</sup> *
F-3	RP	1,500*	1,500*	21.8*
G	M-1	20,000	NA	NA
H	R-1	5,000*	10,000* <sup>3</sup>	3.3*

\* Different than the standards established elsewhere in the development code. Residential land use only permitted on F-1 area for Yamhill County tax lot 3216-02026

<sup>1</sup> Up to 100 percent of the land zoned R-P within area B may be developed for residential use.

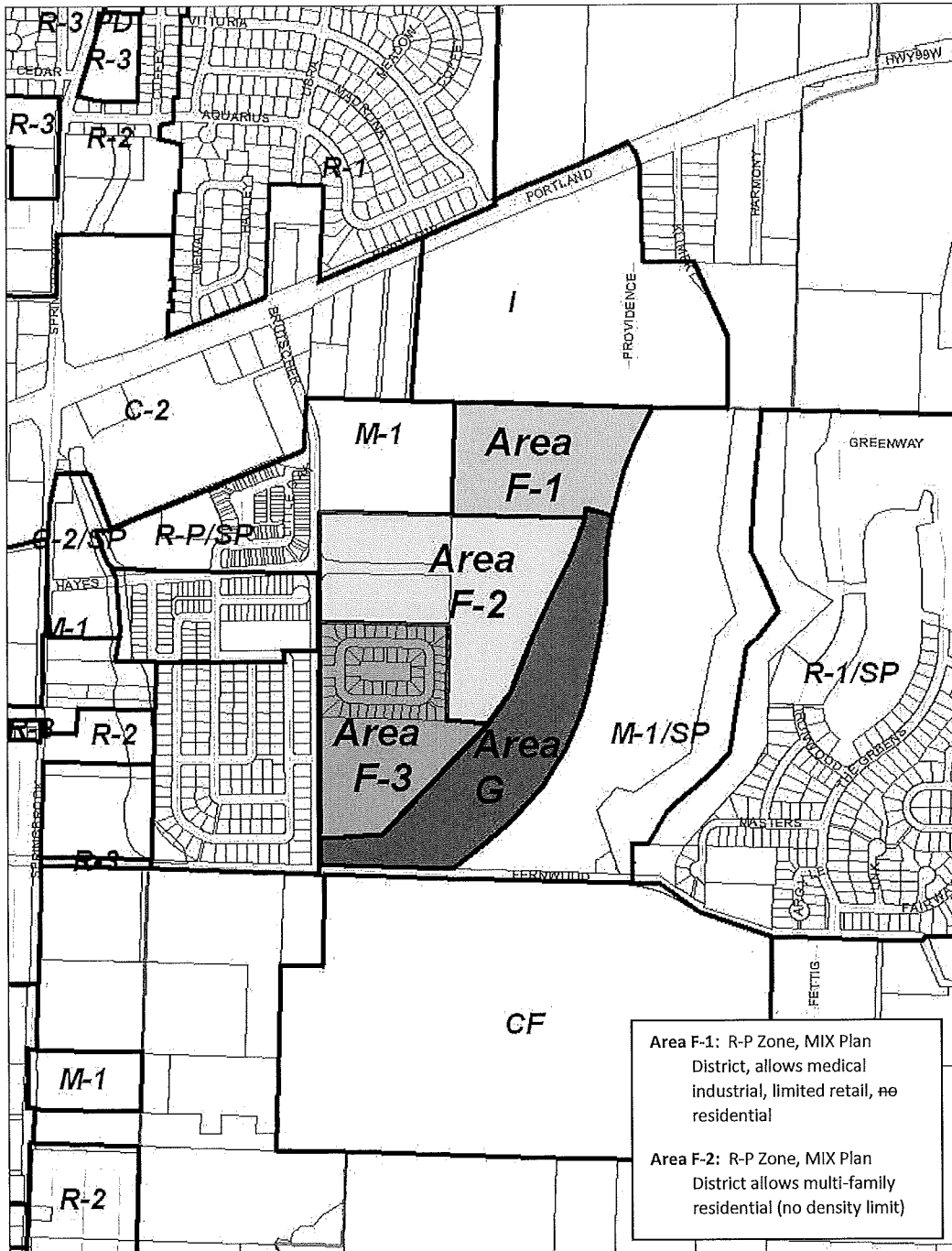
<sup>2</sup> There is no limit on the number of dwelling units allowed in area F-2.

<sup>3</sup> Average lot area per dwelling in any one subdivision.

**Finding:** As found in Exhibit "C" Findings, City staff concur with the applicants request to remove the restriction of residential land use on Yamhill County Tax Lot R3216-02026 and the findings that have been presented within this report support the request.

**Exhibit "B":**  
**File CPTA18-0003 – Springbrook Oaks Specific Plan Map Amendment**

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## Exhibit “C” Findings for the Springbrook Oaks Specific Plan Amendment to the F-1 Area– File CPTA18-0003

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### 15.302.030 Procedures for comprehensive plan map and zoning map amendments.

*This section describes the procedures and criteria that apply to any application to amend the land use designations identified on the comprehensive plan map, zoning map and land use regulations.*

#### ***A. Type III Plan and Zoning Map Amendments – One Parcel or Small Group of Parcels.***

***1. Property owners or the city may initiate a map amendment for one parcel or a small group of parcels under the Type III procedure. May be initiated by a resolution of the planning commission or city council. Unlike other Type III procedures, the decision of the planning commission on a Type III plan map amendment shall be in the form of a recommendation to the city council. The city council shall hold another new hearing and make a final decision.***

***2. Where an application has been denied, no new application for the same purpose shall be filed within one year of the date of the previous denial unless the city council for good cause shall grant permission to do so.***

**Finding:** The owner of the property, Werth Family LLC, initiated the process for a Comprehensive Plan Specific Plan (SP) amendment to the Springbrook Oaks Specific Plan F-1 Area. Therefore, the application is processed as a Type III process, which requires the Planning Commission hold a public hearing and make a recommendation to City Council. The City Council will hold a second public hearing to make a final decision on the applicants’ request. City staff concur with the applicants findings.

#### ***3. Amendment Criteria. The owner must demonstrate compliance with the following criteria:***

***a. The proposed change is consistent with and promotes the goals and policies of the Newberg comprehensive plan and this code;***

**Finding:** The Newberg Comprehensive Plan (NCP) has been drafted to meet the Statewide Planning Goals (SPG). The following text illustrates how both the Newberg Comprehensive Plan and State of Oregon Planning Goals are being met by the applicant.

#### ***A. GOAL 1: CITIZEN INVOLVEMENT (SPG 1/NCP)***

***To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.***

**Finding:** This application is subject to the Type III quasi-judicial review process, which requires public notification and public hearings before the Planning Commission and the City Council. This process has been established by the City and determined to be consistent with this Goal. A

public hearing notice of the action and decision, and the hearings on this case before the Planning Commission and the City Council are all recognized as opportunities for citizen participation.

On July 25, 2018, the applicant mailed a public hearing notice to all property owners within 500 feet of the subject property. On July 25, 2018, signs were posted on the subject property further providing public notice of the proposed amendment. On July 25, 2018, planning staff placed public hearing notices in 4 public buildings. On July 25, 2018, a public hearing notice was published in the Newberg Graphic newspaper.

At both the planning commission and city council meetings the public will be provided the opportunity to provide public testimony on the applicants' proposal. City staff concurs with the applicants' findings and the request is consistent with Goal "A" of the comprehensive plan.

***B. LAND USE PLANNING (SPG 2/NCP)***

***GOAL: To maintain an on-going land use planning program to implement statewide and local goals. The program shall be consistent with natural and cultural resources and needs.***

**Finding:** The City of Newberg Comprehensive Plan complies with DLCDC Statewide Planning Goals. The Springbrook Oaks Plan is considered a Specific Plan (SP) or a subarea plan and is considered a subsection of the Comprehensive Plan. The applicants request does not conflict with natural or cultural resources and needs of the City. City staff concur with the applicants findings and the application is consistent with Goal "B" of the Comprehensive Plan.

***C. AGRICULTURAL LANDS (SPG 3/NCP)***

***GOAL: To provide for the orderly and efficient transition from rural to urban land uses.***

**Finding:** Not applicable because the proposal does not affect any agricultural uses either within the City of Newberg or in the rural areas of Yamhill County.

***D. WOODED AREAS (SPG 4/NCP)***

***GOAL: To retain and protect wooded areas.***

**Finding:** Not applicable because the proposal is for land that is already cleared and does not have any wooded areas within the confines of the subject property.



***E. AIR, WATER, AND LAND RESOURCE QUALITY (SPG 6/NCP)***

***GOAL: To maintain and, where feasible, enhance the air, water and land resource qualities within the community.***

**Finding:** The NCP is acknowledged by the Oregon Department of Land Conservation and Development. The proposed Springbrooks Oaks Specific Plan amendment will allow the development of residential land use on the subject property. For this application there is no development being proposed. If residential housing is provided and those who reside in these units work within or close to the City of Newberg then the impact to air quality could be lessened if people are not driving their combustible engine cars as far or are walking to work. Because there is no development application at this time the impact to air, water and land resource quality cannot be assessed. This SPC and NCP goal is not applicable.

***F. AREAS SUBJECT TO NATURAL HAZARDS (SPG Goal 7/NCP)***

***GOAL: To protect life and property from flooding and other natural hazards.***

**Finding:** The Newberg Development Code Section 15.343 Areas of Special Flood Hazard overlay is intended to protect areas that are prone to flooding. The City's GIS provides a layer that illustrates areas prone to flooding. A review of the City's GIS showed that the subject property is not prone flooding. There are no other known natural hazards within the area that could affect the subject property. Because the property is not within an area prone to flooding and there are no other known natural hazards the NCP and SPG Goals do not apply.

***G. OPEN SPACE, SCENIC, NATURAL, HISTORIC AND RECREATIONAL RESOURCES (SPG 8 and 9/NCP)***

***GOALS:***

- 1. To ensure that adequate land shall be retained in permanent open space use and that natural, scenic and historic resources are protected.***
- 2. To provide adequate recreational resources and opportunities for the citizens of the community and visitors.***
- 3. To protect, conserve, enhance and maintain the Willamette River Greenway.***

**Finding:** The Newberg Development Code (NDC) provides protection for natural resources, scenic and historic areas and open spaces. The NDC provides for protection of stream corridors, historic landmarks (buildings and sites) and requires open space for many types of land development. The City utilizes a Stream Corridor (SC) overlay subdistrict, Historic Landmarks subdistrict and the NDC has requirements for developments to provide open space that can be utilized for both passive and active recreation. This application is for amending area F-1 area of the Springbrook Oaks Specific Plan to allow residential use. There are no stream corridors or historic buildings or sites within the subject property. Because there are no natural resources, scenic or historic areas within the confines of the property this goal is not applicable to the current application. When a development application is submitted then City staff will review the project and determine the need for open space required by the NDC, SPG 8 and 9 and the NCP.

#### **H. THE ECONOMY (SPG 9/NCP)**

**GOAL:** *To develop a diverse and stable economic base.*

##### **POLICIES:**

##### **1. General Policies**

- a.** *In order to increase the percentage of persons who live in Newberg and work in Newberg, the City shall encourage a diverse and stable economic base. Potential methods may include, but are not limited to, land use controls and capital improvement programs. (Ordinance 2006-2634, January 3, 2006)*
- b.** *The City shall encourage economic expansion consistent with local needs*

**Finding:** In order to encourage a diverse and stable economic base, the city needs sufficient housing for both consumers and workers. The City of Newberg is currently experiencing a shortage in housing types and availability. The removal of the prohibition of residential development on the subject property will create the opportunity for needed housing, which will help fuel the economy in both making additional housing available and construction jobs. The Comprehensive Plan identifies a long-term shortage of residential land in Newberg in the Land Need and Supply analysis section of the Plan. City staff concur with the applicants findings and the application is consistent with Goal "H" of the Comprehensive Plan.

#### **I. HOUSING (SPG 10/NCP)**

**GOAL:** *To provide for diversity in the type, density and location of housing within the City to ensure there is an adequate supply of affordable housing units to meet the needs of City residents of various income levels (Ordinance 2006-2634)*

##### **2. Location Policies**

- a.** *Medium and high density areas should be located for immediate access to collector streets or minor arterials and should not cause traffic to move through low density areas. High density areas should be easily accessible to arterial streets. They should also be located near commercial services and public open spaces.*

**Finding:** City staff find that the aforementioned Comprehensive Plan Goal and Policy (2)(a) are applicable to the request to amend the F-1 area meant to provide additional housing. As stated above, sufficient housing of varying types and densities are necessary to meet the needs of the City of Newberg and its residents. The Comprehensive Plan identifies a long-term shortage of residential land in Newberg in the Land Need and Supply analysis section of the Plan. The removal of the prohibition on residential development on the subject property increases the amount of available residential land providing additional potential housing in the City. The subject property is located adjacent to Providence Drive, designated as a Major Collector, as well as the Highway 99 Corridor and associated commercial services and public amenities of the

City. City staff concur with the applicants findings and the application is consistent with Goal "I" of the Comprehensive Plan.

**J. URBAN DESIGN (SPG 14/NCP)**

**GOAL 1:** *To maintain and improve the natural beauty and visual character of the City.*

**7. Specific Plans**

*a. The City should encourage the use of specific plans to coordinate development and create neighborhood identity. Specific plans are intended to serve as master plans for land development or redevelopment and may be applied to one parcel or multiple parcels. Specific Plans are used to promote coordinated planning concepts and pedestrian oriented mixed use development. (Ordinance 2379, April 19, 1994; Ordinance 2016-2810, December 19, 2016)*

*b. The Zoning Ordinance shall set forth the process and procedure for adoption of and amendments to specific plans. Approval of new specific plans will require Comprehensive Plan Map amendments to apply the SP (Specific Plan) plan district overlay to the affected property. (Ordinance 2379, April 19, 1994).*

**Finding:** Planning staff find the aforementioned Goal and Specific Plan (SP) Policies are applicable to the applicants' request. The Springbrook Oaks SP is a SP that is encompassed in the Comprehensive Plan and Section 15.346.070 (B) of the Newberg Development Code (NDC). The NDC has design standards for the Springbrook Oaks SP dealing with setbacks, street trees and densities. Natural beauty and visual character tend to be a subjective standard. Permitting of residential use on the subject property will back the property owners' ability to development residential use on the subject property, which was the original intent of the F-1 Area. The process to amend SPs is described in the NDC and the applicant is following said procedure. City staff concur with the applicants' findings, in addition policy 7.b. of the Comprehensive Plan is applicable, and the application is consistent with Goal "J" of the Comprehensive Plan.

**K. TRANSPORTATION (SPG 12/NCP)**

**GOAL 4:** *Minimize the impact of regional traffic on the local transportation system.*

**POLICIES:**

*d. Minimize the use of local and minor collector streets for regional traffic through application of traffic calming measures as traffic operations and/or safety problems occur. (Ordinance 99-2513, August 2, 1999, Ordinance 2016-2810, December 19, 2016)*

*p. Special planning and efforts should be made to retain and create livable and desirable neighborhoods near the bypass. This should include retaining or creating street connections, pedestrian paths, recreational areas, landscaping, noise attenuation, physical barriers to the bypass, and other community features. (Ordinance 2016-2810,*

**December 19, 2016)**

**Finding:** The subject property is located adjacent to Providence Drive, designated by the Newberg Transportation System Plan (TSP) as a major collector. Any future access to the site will likely be from Providence Drive because the adjacent uses and circulation are established and the subject property directly accesses Providence Drive. Maintaining livability of the neighborhood is a priority and that a thorough site plan review will be conducted for any proposed residential development on the subject property. Through the development application review process a review of a developments connectivity, pedestrian paths, noise attenuation, screening and other aspects of land development will be assessed and a report drafting findings and conditions of approval will be produced. City staff concur with the applicants' findings and the application is consistent with Goal "K" and policies "d" and "p" of the Comprehensive Plan.

**L. PUBLIC FACILITIES AND SERVICES GOALS AND POLICIES (SPG 11/NCP)**

*Goal: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development.*

*1. All Facilities & Services Policies. f: Maximum efficiency for existing urban facilities and services will be encouraged though infill of vacant City land.*

*2. Sewers and Water Policies. c: Developments with urban densities should be encouraged to locate within the area which can be serviced by Newberg's present sanitary sewer system.*

**Finding:** The subject property has stormwater, wastewater and potable water services available within the Providence Drive area and one 8-inch water line that extends into the property from the west. The City of Newberg has adopted Wastewater, Stormwater and Water Master Plans to address the needs of the community and future development. These plans incorporate all properties within the City into their analysis and provide direction for these services. Because the subject property is vacant and located within the City's UGB, any future development will be infill development. Because the subject property is located within the City of Newberg and there are services that can be utilized by any future development, the SPG and NCP goals are satisfied.

**M. ENERGY (SPG 13/NCP)**

*GOAL: To conserve energy through efficient land use patterns and energy-related policies and ordinances.*

**Finding:** The subject property is located within the City near services such as grocery stores, gas stations and employers. Although the current application is not for development of the subject property, when the subject property is developed it is located within the UGB. The UGB provides for urban development within its confines and encourages efficient land use patterns. Additionally, the NDC has various zones that provide for low, medium and high density residential development. Because the subject property is located within the UGB, energy will be conserved through the efficient use of land and services if future development takes place on the property. The SPG and NCP goals are satisfied.

**N. URBANIZATION (SPG 14/NCP)**

**GOALS:**

1. *To provide for the orderly and efficient transition from rural to urban land uses.*
2. *To maintain Newberg's identity as a community which is separate from the Portland Metropolitan area.*
3. *To create a quality living environment through a balanced growth of urban and cultural activities.*

Finding: The City of Newberg has an Urban Growth Boundary (UGB) where urban density development is permitted. Additionally, the City has an Urban Reserve Area where development is coordinated with Yamhill County to ensure an efficient transition from rural to urban land use. The applicant is not proposing an expansion of the UGB. Because the subject property is located within the UGB, urban development and urban densities are permitted. The SPG and NCP goals are satisfied.

**V. LAND NEED AND SUPPLY**

**B. HOUSING AND RESIDENTIAL LAND NEEDS**

**4. Residential Land Need and Supply**

*Comparing the residential land need the current supply, the City has a deficit of residential land to meet needs through 2025 in all residential categories. It also has a deficit of land within the URA to meet the needs from 2026-2040. Table V-7 compares the amount of residential land with the available supply.*

**Table V- 1. Buildable Residential Land Needs vs. Supply**

<b>Plan Designation</b>	<b>Buildable Acres Needed 2005-2025</b>	<b>Buildable Acres in UGB (2004)</b>	<b>Surplus (Deficit) for 2005-2025</b>	<b>Buildable Acres Needed 2026-2040</b>
<b>LDR</b>	<b>612</b>	<b>359</b>	<b>(253)</b>	<b>735</b>
<b>MDR</b>	<b>173</b>	<b>142</b>	<b>(31)</b>	<b>191</b>
<b>HDR</b>	<b>89</b>	<b>13</b>	<b>(76)</b>	<b>83</b>
<b>Total</b>	<b>874</b>	<b>514</b>	<b>(380)</b>	<b>1009</b>

**Finding:** As depicted in table V-7, The City of Newberg needs another 1,009 residential units through the year 2025. The subject properties underlying zoning RP is a mixed use district that allows residential land use. In the original 1999 Springbrook Oaks SP, Area F permitted high density residential use at over 20 units per acre. Ordinance 2006-2657 designated the land use for F-1 through F-3 sub-areas. This ordinance prohibited residential land use within the F-1 where the subject property is located but allowed continued residential land use in the F-2 and F-3 sub-areas. The Comprehensive Plan clearly identifies the need for additional residential land use through the year 2025. The applicants request to allow residential land use where it was formally allowed for Area F-1 would provide the ability to add additional residential units within

the City of Newberg. City staff concur with the applicants' findings that the application is consistent with Section "V4" of the Comprehensive Plan.

***b. Public facilities and services are or can be reasonably made available to support the uses allowed by the proposed change;***

**Finding:** In November of 2016, the applicant attended a pre-application conference with City staff. Part of the pre-application conference looked at the availability of public water, stormwater and wastewater facilities. At the conference it was determined that adequate public facilities existed and are so located that extension of these services is possible. City staff concur with the applicants' findings that adequate public facilities and services are available to serve the development. This criterion is met.

***c. Compliance with the State Transportation Planning Rule (OAR 660-012-0060) for proposals that significantly affect transportation facilities.***

**Finding:** The applicant evaluated the proposed Springbrook Oaks SP amendment and found that allowing residential land uses would not "significantly impact the local transportation system because even a relatively high density residential use of the site, such as 100+ apartments, would not exceed the projected trip generation of currently permitted uses such as a fully –developed medical office complex or a community college." City staff concur with the applicants findings that "no further analysis for OAR Transportation Planning Rule compliance is required". This criterion is met.

***4. The property owner who desired to have their property reclassified has the burden of establishing that the requested classification meets the requirements of this section. As part of the application, the property owner requesting a change shall file a waiver stating that the owner will not file any demand against the city under Ballot Measure 49, approved November 6, 2007, that amended ORS Chapters 195 and 197.***

**Finding:** The applicant has provided a Measure 49 Waiver, which meets the City requirements. This criterion is met.

***5. A traffic study shall be submitted for any proposed change that would significantly affect a transportation facility, or that would allow uses that would increase trip generation in excess of 40 trips per p.m. peak hour. This requirement may be waived by the director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed, which adequately mitigate any traffic impacts and/or the proposed use is not in a location, which is adjacent to an intersection, which is functioning at a poor level of service. A traffic study may be required by the director for changes in areas below 40 trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service. The traffic study shall be conducted according to the City of Newberg design standards.***

**Finding:** The applicant indicates in their narrative that the Community Development Director was contacted and referred to the “City Senior Engineer who clarified that the trigger for a traffic study in this case would be the specific planned use for the site would generate in excess of 40 additional p.m. peak hour trips per the ITE Trip Generation Manual 10<sup>th</sup> Edition”. The applicant stated that “Per the ITE Manual, 50 units for senior attached (duplex-style) housing would generate an average of 16 additional p.m. peak hour trips, well below the 40 trip threshold to require a traffic study”. City staff will revisit the need for a Traffic Impact Study at the time a development application is submitted. If the actual development proposal triggers the need for a Traffic Impact Study then one will be required. This criterion is met.

#### **Section 15.346.070 B. Springbrook Oaks Specific Plan**

***13. Plan Amendments. Proposed amendments and adjustments to the specific plan will follow the procedure described in NMC 15.346.050. Exceptions to this amendment and adjustment procedure are as follows:***

***a. Proposed boundary modifications for development areas B through E (see Appendix A, Figure 20) that increase any individual area no more than five percent of its original total acreage will be reviewed under a Type I process. Proposed boundary modifications that change the total acreage of any of the aforementioned development areas more than five percent will be reviewed under a Type III process.***

***b. Proposed boundary modifications for development areas F and G that move a boundary less than 50 feet and do not change the total acreage in a development area by more than 0.1 acre will be reviewed under a Type I process. Other proposed boundary modifications will be reviewed under a Type III process.***

**Finding:** The applicant is not proposing a boundary change so these criteria do not apply. The applicant has demonstrated through their application material and narrative that removal of the restriction on residential land use within the F-1 Area of the Springbrook Oaks Specific Plan are warranted.

**Conclusion:** The proposed Springbrook Oaks Specific Plan and municipal code amendments meet the applicable requirements of the Statewide Planning Goals, the Newberg Comprehensive Plan and should be approved.

