

Community Development Department

P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132
503-537-1240 ▪ Fax 503-537-1272 ▪ www.newbergoregon.gov

MEMORANDUM

To: Angela Lazarean, Grant Manager, DLCDC
From: Jessica Pelz, AICP
Date: October 20, 2016
RE: Newberg 2030 Project – Task 1 Update

This memo is an update on Task 1 for the Newberg 2030 grant project. Task 1 is defined as “goals and objectives, public process”, and is intended to use existing city documents and a collaborative public process to help establish a vision for the community related to future growth. Task 1 includes four deliverables:

- Technical memorandum containing a review of existing economic goals, policies, and documents
- Technical memorandum containing a summary of public input and draft comprehensive plan amendments
- PAC meeting materials (e.g., agenda, summary, handouts)
- TAC meeting materials (e.g., agenda, summary, handouts)

The original RFP and grant approval envisioned Task 1 being completed by the end of June 2016; however, due to an overall late start to the project and other factors, Task 1 work is still ongoing. We request that DLCDC extend the Task 1 deliverable deadline to December 31, 2016 to give adequate time to complete the public process.

Task 1 work kicked off with a meeting of the Technical Advisory Committee on April 22, 2016, and of the Citizen Planning Committee (CPC, formerly called PAC) on May 17, 2016. We completed the “community values questions” activity, which included asking one question per week, both in physical form on posters at five locations around town where citizens can write directly on the posters, and electronically on social media platforms. See Attachment 1 for a summary of the common themes generated from the questions, and Attachment 2 for all of the responses to the questions. The Citizen Planning Committee met on September 29, 2016, to discuss the public input and next steps; see Attachment 3 for the meeting agenda and summary. Staff also gave an update presentation to the Newberg City Council on October 3, 2016; see Attachment 4 for the City Council staff report (minus attachments). Attachment 5 has meeting materials and summaries from the Technical Advisory Committee and Citizen Planning Committee kickoff meetings.

Our next step in the public input process is to hold two focus groups to discuss a number of issues in more detail, such as Newberg’s future growth, how the community can best accommodate a growing population while also maintaining a certain quality of life, and while also balancing the competing demands of growth and density. We will be exploring questions of balance – land & density, parking & infill – as well as discussing jobs, flexibility in housing types, Newberg “look and feel”, areas for more dense residential neighborhoods, and more. The focus groups will be held on Thursday, November 3, 2016, at the Newberg Public Safety Building from 1pm – 3:30pm and 5:30pm – 7pm.

Staff is currently working on the existing conditions background report and the draft comprehensive plan amendments. We will hold another Citizen Planning Committee meeting and Technical Advisory Committee meeting after the focus groups to discuss the following items: focus group input, draft comprehensive plan amendments, and the draft buildable lands inventory being prepared by our consultant, ECONorthwest.

ATTACHMENTS

1. Community Values Questions – Common Themes
2. Community Values Questions – All Responses
3. CPC Meeting Agenda & Summary, 9/29/16
4. City Council Staff Report, Newberg 2030, 10/3/16
5. CPC & TAC Kickoff Meeting Agendas & Summaries

Community Values Questions – Common Themes

The Newberg 2030 Citizen Planning Committee and Technical Advisory Committee created a list of 10 questions aimed at getting feedback around community values. The approach has been to ask one question per week, both in physical form on posters at five locations around town where citizens can write directly on the posters, and electronically on social media platforms. We received a lot of great citizen input, both online and on the posters, which is summarized below.

Overall Themes

- Newberg has a great community “feel”, community events, and spirit of friendliness and volunteerism; people like the size and location of Newberg
- Need for better bicycle and pedestrian infrastructure, including multi-use paths and off-street trails
- Need better public transportation, as well as better bus stops
- Need to fix the roads and sidewalks throughout town
- Lacking family friendly entertainment options (bowling alley was requested many times in the comments)
- Perception that water bills & fees are too high; lack of affordable housing options
- Citizens would like to see a thriving, pedestrian friendly downtown and development of the riverfront area

Key themes per question

Question #1: What makes Newberg a great place to live?

- Community – small town feel, community values/spirit, friendly people, community events
- Size
- Location

Question #2: What is Newberg missing that would make it a really great place to live?

- Family friendly entertainment options – bowling alley, dancing, skating rink, art events
- Community hub/public space
- Walking/biking paths/trails
- More shopping opportunities
- More restaurants
- Affordable housing

Question #3: What sort of things should the city be working on to make Newberg a great place to live?

- Improve the roads
- Improve sidewalks throughout town
- Be more bike/ped friendly – better roads & sidewalks, bike lanes, multi-use paths, pedestrian indicators

Question #4: What are your favorite elements of your favorite cities/towns?

- Ambiance of community
- Walkable community
- Public art
- Bike/ped trails
- Public spaces – with art, fountains, trees, flowers

Attachment 1 - Newberg 2030

Question #5: What are Newberg's best opportunities for the future?

- Development along the river
- Family friendly entertainment options
- Maintain the community feel – events, arts

Question #6: What are the weaknesses of the Newberg community?

- High water bills & extra fees on the water bills
- Lack of affordable housing
- Poor roads and sidewalks
- Lack of public transportation & adequate bus shelters

Question #7: What are the strengths of the Newberg community?

- The citizens – people care, citizen involvement and volunteerism, friendly people
- Schools, churches, library
- The arts

Question #8: The city can best prepare for future growth by...

- Providing affordable housing
- Better bike/ped facilities
- Fix the roads and sidewalks
- More parks
- Provide amenities such as family friendly entertainment and larger businesses

Question #9: Why do you leave Newberg and go to other cities?

- Work
- Shopping
- Restaurants
- Outdoor activities, such as biking and hiking

Question #10: In 10 years, Newberg should have the following changes...

- Bike/ped trails
- Downtown – pedestrian friendly, thriving businesses
- Lower water bills
- More family friendly entertainment
- More affordable housing
- Improved roads
- Better public transportation & bus stops
- Riverfront development

Question #1: What makes Newberg a great place to live?

Facebook Responses

- Arts. People. Community.
- 99W Drive In of course
- Small town feel.
- Family friendly community events. Common goal to make our community even better. Parks and outdoor activities.
- Great public schools!
- Food. Wine. Art. Community spirit. University town.
- The PEOPLE who are engaged in creating wholesome, family-friendly community events like [Tunes on Tuesday](#) and the Old Fashion Festival.

Poster Responses

- George Fox College
- Coffee Cottage and music
- The farmers market
- Awesome animal hospital
- Newberg would be perfect if we had light rail/fast train Portland to coast!
- Great local pub crawls and real poke and real crab ragoon
- Amazing community
- It is my birthplace, mine too
- The residents are so courteous to us old people
- We are right in the middle – between pdx and Salem; between the mountains and the coast
- Small enough to get anywhere by car in 5 minutes, 10 by bicycle, 20-30 by foot
- GFU
- Library, theater, art
- No mosquitos
- It's a laid back little place where one can navigate the whole thing on foot
- Small town feel but plenty to do
- Wonderful bible teaching churches
- Flowers, particularly Friendsview gardens
- Churches, schools all work together to honor community values – Love Inc is great!
- Always “something to do” keeps one active
- Friendly, helpful people
- When it snows, only ½ the town is white out
- We are becoming diverse!
- All the fun stuff you can do for fun
- Good library system – even if they are closed on Mondays
- The library and friends and family
- Don't know really find out for yourself
- Video games

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- We know where to go
- Friendly people, pretty area...great children's programs at the library
- Families, low crime
- When there's no school kids are like ☺
- Good coffee options
- The way people care about each other
- It has food
- It's where our family lives
- The choice to do stuff is unlimited
- Everything is within walking distance because it's so small
- George Fox University
- Good friends and fun activities
- My boyfriend
- My girlfriend
- More apartments than Mac
- The people – tight knit community, good small businesses, churches, and the library
- The school fairs
- 23 miles from pdx, 65-75 minutes to the beach
- Old fashioned festival fireworks
- It's nice to walk down the street getting eye contact and "hellos" from strangers. That's community, and I hope Newberg is like that in 2030.

Other Responses

- The people – They are involved in Chamber, 2 Rotary clubs, Kiwanis, all kinds of community partnerships and organizations. The support and involvement of a community's members is critical to the success of the community. When people start saying 'Someone else will handle it, I don't have to.' the community starts to go downhill. People in Newberg jump right in and help no matter what and no questions asked. Wouldn't live anywhere else.
- Its small town feel and rural (farms, horses, alpacas, vineyards) environment surrounding and interspersed throughout the city. Other incredible amenities include the golf course/trails, Willamette River, aquatics center, library, community center, hospital, two colleges, quaint downtown area, excellent community events, and the Allison. Also, it's close proximity to Portland and the airport, without being a contiguous suburb of Portland.
- Small town, close to big city, people, places, activities

Question #2: What is Newberg missing that would make it a really great place to live?

Facebook Responses

- A bowling alley or something that would be fun to take the family to do besides the drive in and cameo.
- Affordable housing
- I posted in the shared copy, everyone wants bowling but I believe we just need more community events that bring us together, tunes on Tuesdays is great and the art walk also, we should have downtown family days more regular
- Hey Mike, were trying to work on something.... [Newberg Art Connect](#)
- Skating rink, or bowling alley would be great, but for us elderly nondrinkers I know I'd like to see a night club with food and music for dancing. We don't have a country music night club
- Ohh its been ages since I went country dancing. that would be a blast!
- More music, dancing, exhibits, fairs, culture, theatre and arts, please.
- A major art event in the future (selfless promotion)[Newberg Art Connect](#)
- A community "hub" somewhere that everyone, of all ages and demographics, can gather and enjoy our community. Whether it's for music, arts, other entertainment to food, crafts, and things such as the farmers market the Butler Property is being underutilized and would be a great place to create Newberg's Living room where people gather at the end of the day or have events on weekends.
- Larger and more parks and nature areas, a walking/ biking path between Newberg and Dundee, more community arts and cultural events, more pedestrian-friendly areas, Montessori preschool/school options, more local businesses filling vacancies downtown.
- Something to draw people in. We don't have decent shopping imo. I like the few stores that are here, but something else would be nice. Trader Joe's in a small shopping center like Beaverton has would be fun. I get so tired of the drive into town to shop.
- Great Schools
- More developed water access, places for people to hike along the river, swim on the shores without having a boat...somewhere with a bathroom nearby.
- This is kind of a random comment, but I keep noticing that the wine barrels around town seem to be fading/not very clean and I've wondered if a lacquered finish, (or something...I'm not an expert!), would brighten them up and keep them looking fresher... Also wish they could be fuller - more along the lines of the hanging baskets we used to have (and are greatly missed)!
- Less highway traffic on First Street to make it more pleasant for locals. More outdoor seating, more family restaurants/breweries type thing. More non religion/church based kids activities. More walking/hiking trails between Newberg/Dundee. Better use of the river area.
- Running trails!! Love how Bend is laid out in that way. Trails everywhere!!
- Running and walking paths away from traffic
- Age and all-ability friendly streets, sidewalks, shops and parks.
- Running and biking trails that connect the town.
- Bring back a Bowling Alley PLEASE!!!
- A Unitarian church
- Another Dutch brothers! Mac has 3....
- We have 2
- We need a 3rd!

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- Yeah! They get so packed!
- A sushi bar or a Japanese Hibachi Grill! Or a miniature golf course with black lights. Lol
- There will be a sushi & steak Restaurant soon taking over Pasquales building
- Yeay!!! 😊
- I agree with a bowling alley.
- We need a Bowling alley cause we had one a long time ago, and it's something family friendly, and we don't have one. Instead of the same type thing but just a different name (examples: coffee shops, pizza parlor and fast food)
- More community events like first Friday and tunes on Tuesday...family style fun days down town
- I agree with [Kari Anne Semmler](#) it would be great if there was a bowling alley, my kids would love it and it would be nice to be able to have a place to hold birthday parties at that you don't have to drive miles to get to.
- I know it would benefit locally because [Jimmy Chogyoji](#) little one needs a close spot to practice, as well as it could be another sport for the middle school and high schools to offer for athletics.
- This. When those apartments are built



- Deer crossings?
- Really? Deer in the area.
- It does look like a deer is crossing the road. That is what I thought was being implied :)
- They actually have made land crossings for animals, so seeing a deer in a roadway, that's what I thought was being said. Sorry for misunderstanding
- They actually have made land crossings for animals, so seeing a deer in a roadway, that's what I thought was being said. Sorry for misunderstanding
- It's cool.
- Something like Dave and Busters or Big AL's. Family entertainment, that can be transformed into adult only/21+
- We have a unique location to bring safe entertainment business from Mac to St Paul and small towns between. People don't want to be forced to drive Portland or Bton to do something. It almost makes it a day trip for some family fun.
- Price needs to be reasonable too, the wings and waves was too expensive to go weekly
- Bowling lanes
- A water park or bowling alley.
- Bowling alley with shuffle board, pool tables, ping pong, foosball, a table air hockey, darts, pinball, things the under 21 crowd and adults could enjoy! Also with a separate room for parties, and kids games.
- Costa Vida [See Translation](#)

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- Something for children/teens or family to do. Rite Aid has a huge area they don't use...thought a rolling rink would be a cool addition to town.
- I told [Cody Lee Dean](#) this. I have a pair of roller skates sitting bored in a closet.
- A bowling alley PLEASE, I WILL HELP WITH ANY ASPECT haha
- Have 25 mil to lend them?
- I can coordinate fundraisers, find deals and cheaper priced labor/volunteers, property areas with good access, local help from St Paul, Newberg, Dundee, Sherwood etc. There are many ways to help and I will do anything I can to see a bowling alley here in Newberg for the community
- So you think if we build it they will come?
- I strongly believe through community chat outlets that the need for recreational entertainment for the youth - the middle aged adult is increasing in importance as our populace is growing rapidly. A bowling alley although costly, has an incredibly high chance of success in a town with a large demographic of people aged 10-40. That is excluding the people in the 10 - 15 mile perimeter that would benefit from now having the closest Bowling alley to their home. Right now McMinnville, big al's and Wilsonville are the closest and they flourish with business. Often times are overcrowded, so a positive solution could be an additional Bowling alley in a young oriented population growing town to not only take on overflow customers but also the direct in town possibilities. Not only the bowling but an arcade, good food and having a license to sell liquor creates an entirely new target audience. I strongly but respectfully disagree with anyone that thinks a bowling alley would have a problem with success in Newberg.
- country bar
- No
- Yes
- For dancing
- Bowling Alley
- Bowling alley
- BOWLING ALLEY! :-) I am spending my money right this very minute at Wilsonville Bowling and I would rather spend it local!
- Anyone else there? Looks a little empty
- With black lights!
- They were in the lanes to the left, the league starts in an hour so will be crowded then :-)
- A great seafood restaurant
- Tourist attraction ;)
- No
- Was kind of a wine sarcasm comment :)
- Reasonable housing would be nice
- Living wage jobs
- Yes
- A big Al's type bowling alley. A buffet restaurant. Indoor amusements of sorts.
- Something more for families and/or kids to do!!
- Commerce of any sorts. No, not Freds or Safeway. Actual places to shop around town would be nice. Oh, and food. Not some chain either, but something substantial and not open odd hours. Personally, I haven't stepped foot into a bowling alley since college and I probably wouldn't on my own accord.
- Bowling Alley!
- Local heavy metal concerts.
- Affordable and accessible housing
- Something for young people to do!

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- Bowling alley and arcade.
- A real downtown like McMinnville has.
- A good family restaurant!
- Affordable housing. We can't buy a house at prices here now. A Bowling Alley or a Skating Rink would be great, too.
- A Family Fun Center like Bullwinkle's in Wilsonville
- Industry, offering variety of good jobs.
- A bowling alley
- Even more community - location for winter family fun for all ages. First Friday and Tunes on Tuesday are nice in the summer. A lot of great things here. Thank you!
- A winter street festival with Bon fires, vendors, shops open with sidewalk sales, games, micro brews, music. Had one every winter in Lewistown Montana the whole community turned out for as well as travelers.
- Less traffic
- Bowling alley!
- Bowling alley
- Bowling Alley!!
- Chehalem pool, library, basketball courts, skate/bike park, river, Hess Creek, great Parks, history of homes, Champoeg, dog park, shopping, theatres, gyms, classes, why don't we get locals to enjoy the gifts we have, we need more housing and affordability for our lack of living wages
- And people say they have nothing for family's to do
- Music! Lotsa music! Fests, concerts, weekly bands for dancing, whatever! Just lotsa music! Live preferred!
- Cheaper housing
- Cut the water / sewer bill to where it actually should be not supporting everything that city thinks it should pay for. Change the retirement program of city workers so residents aren't expected to add to their water bill to keep paying for every city employee that retires. City employees should get on programs like other employers that have employees take before tax money and put it into a 401K or similar program and City match no more than the first 6% with a maximum per year. Then when city employees retire they are living off their savings not residence of Newberg.
- Then they can afford more activities , like our fabulous park and rec
- An affordable juried place for local artisans to sell their things year round
- We need rolling rink, bowling alley or/and trampoline place.
- A McMenamins with outdoor area for kids to run around and parents/families to relax. Good food, live music, outdoor game, and community all in one
- Trader Joes

Poster Responses

- A Royal Panda restaurant
- Bowling Alley
- Bowling Alley
- Improved baseball fields for youth
- Make downtown a pedestrian mall, get traffic out
- The whole bypass
- Public fundraisers vs taxes for a three year plan not 14 year plan
- Bowling alley and arcade

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- Ethics
- Family fun center & bowling
- Better family friendly restaurants
- An Indian restaurant
- An outdoor pool
- A way for families to splash and play in the Willamette
- Multi-use trails through and around town
- Water that people can afford to pay and use
- Housing that is affordable
- A Unitarian church, or just some sort of Buddhist temple or meditative flower garden, some sort of philosophy meeting place where people talk friendly and share ideas
- Trader Joes *
- Homeless shelter
- A video game/classic arcade/anime and manga store for all ages
- A sushi place or bar
- A ballroom & dancing & dances - Yes! I miss swing dancing!
- An Indian restaurant
- A public petting zoo and free animal club. Also kids playhouse with big trampoline. Plus sting ray aquarium!
- No drinking and driving
- Laser tag arena
- A more secular mindset
- My girlfriend
- Better activities for kids
- Bounce house
- Bowling alley
- A Winco, and an Orthodox church
- A vegan restaurant
- Bowling alley, every town needs a bowling alley
- A big fountain – I second this, made for all ages to play in
- More fun things to do
- More exotic pets
- More Digimon awesomeness
- More restaurants
- Video games in every store
- Jamba Juice
- Bike and walking paths
- A tree protection/preservation ordinance
- Trader Joes
- More James Patterson books
- More author visits at the library
- No drugs, more cops
- More candy shops
- No Donald Trump
- More options for gluten sensitive people
- An organic, non-GMO store

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- Nearby hiking/walking trails
- A pool table that isn't in a bar or youth center requiring limited age
- A park with a walking path and a pond
- Stuff way cheaper
- Trader Joes
- Bowling alley
- Bicycle shop
- Bed, Bath & Beyond store
- Arts and crafts
- Sweet Tomatoes restaurant
- An aquarium
- Sports
- A downtown without a highway
- Better parks
- An amusement park
- Big fabric store
- Voodoo donuts
- More community events
- A huge struple (sic) garden with a koi pond
- Canoe/boat/kayak rental on the river
- Taylor Swift (more music)
- LeBron James
- A play & sit store
- We need more bird feeders
- More walking paths – Yes! I second this
- More good restaurants
- Swimming pool
- Safe bike paths out to “wine country”/rural – I second this!
- Gluten free restaurant
- A garden store so you don't have to drive all the way to Al's Garden Center
- More street lights
- More places to go
- Too much traffic
- Art supply store
- Needs more trending restaurants
- The bakery needs donuts
- Artist studios
- Holy spirit
- A walking path through the canyon that runs through the community
- A bowling alley
- Fewer signs on 99
- Nothing!
- Bypass
- Shops on the main streets – shoes, etc.

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Other Responses

- Trader Joes and Panera Bread
- My husband and I recently moved to Newberg. One of the things we see as missing is an exercise facility for senior citizens. We formerly used the Elsie Stuhr facility in Beaverton. It was wonderful and always busy. With the aging population, combining a senior gym with the senior center would be a big plus. The Newberg Senior Center was a big disappointment to us. No exercise equipment. Very little participation in anything. Elsie Stuhr is booming and a great example of what a senior center could be. I suggest Newberg officials visit and consider such a place for Newberg. We are also disappointed in your recreation center and joined the Y in Sherwood as an alternative.
- I've always wondered why the farmer's market is so depressingly threadbare (it might be better not to have at all; the brand is pretty run-down now). Maybe the locals are too committed to growing their own to patronize a farmer's market, but Newberg seems like a natural for fresh foods and handmade products. Perhaps a farmers market could be timed for a weekend to attract tourists and picnickers?

Question #3: What sort of things should the city be working on to make Newberg a great place to live?

Facebook Responses

- A family bowling alley, like Big Al's. Teens need a safe, fun place to hang out! Keeps them from being bored and causing trouble! And a boost for employment - Good idea!!
- We just had this post last week I think LOL
I posted a pic of the Wilsonville Bowling Alley I was at when I seen the post and said Bowling Alley and arcade so kids have something to do in our great town. Plus I love to buy local and we go bowling all the time :-)
- More police presence so crime doesn't increase.
- Removing the potholes by repaving the roads not just filling them in.
A sidewalk all the way on Mountain View
- More indoor places to play for kids. Safari SAMs or play date pdx style.
- Closing off some streets and having stores, tents or carts. Find ways to get more small businesses up and running without expense of a 3 year lease
- More running/walking trails!!!
- Accessible parks - all parks with features for children and families with a variety of abilities to safely enjoy.
- Better planning. It seems the focus is on high density neighborhoods but I think there is a huge value and increased livability to neighborhoods that are lower density. Walking and running trails that connect the town would be great. I have also noticed that several areas are very poorly maintained by the city. For example, the sidewalk area that runs along College St. (especially between Mountainview and Foothills) There are times that there are weeds and debris that prevent it from being usable, especially by someone who might have a handicap.
- Yes, definitely improving sidewalks and walking in general

Poster Responses

- Benches along the sidewalks of the business area (for seniors to rest)
- No marijuana sales in Newberg – please
- Repair (or require homeowners to) broken sidewalks. Walking in Newberg can be hazardous!
- Plan trees! Replace trees that have been removed!
- Preserve historic sidewalks (at least the marks that tell who laid them & dates if they exist)
- Bike repair/rental
- Yes, bike rental!
- More pedestrian friendly everything
- Flashing crosswalk indicators both on the road and suspended for motorists
- Pedestrian sky bridges over the highway
- Road repairs
- Quarterly parades
- No more traffic
- No open container restriction in downtown

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- Be nice
- Gluten free restaurant
- Community involvement and events = lavender festival! Get involved...
- Exercise facility for senior citizens
- Free library cards for rural residents – Yes! – I third this
- Seasonal outdoor pool (like Carlton)
- The teens and children need a place to go
- Bike lanes on heavy traffic roads – Yes! – Ditto
- Fix the roads!
- Fix the sidewalks – encourage walking
- Adult soccer league
- Kobe
- Pokemon Go leagues
- More good downtown walking areas, more green and flowers, tranquil outdoor dining
- Complete specialized training for police – non lethal means of subdued and de-escalation
- Thanks for listening to us Newberg citizens 😊
- Less drugs and more civil police
- Bigger bakery
- A new park
- Keep sidewalks clean on First and Hancock streets – pressure washing?
- Focus on pedestrian & bikeways: Make N Main Street a safe place for walkers/cyclists from north Newberg – Agree!
- Encourage downtown businesses to be less real estate/insurance and more places people like to visit by foot: retail, markets, gallery, museum, clothes stores, etc.
- Get rid of the highway in the downtown
- A Whole Foods or New Seasons
- More game stores – Yes! – I agree – Biggest arcade place!
- A Costco would be great
- Bicycle shop – Yes! – Yes!
- (fewer) less drugs – I agree – Yes
- Goodbye to the marijuana shops
- Sweet Tomatoes
- More coffee shops
- A bowling alley
- A Trader Joes would be great too - Yes
- Sidewalks
- Sidewalks from Mountainview to Illinois St and along Main – Yes
- Affordable housing, more housing
- More candy shops
- Educate and train police and first responders in non-lethal forms of protecting our community #blacklivesmatter – Yes
- Trailhead CU
- Downtown area
- Quit putting “fees” on our water bills
- A bike and sidewalk on Mountainview by the creek and Adec
- Repave Springbrook by Aquarius – Yes!

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- More sidewalks! Make south side walkable
- More street trees – through Friends of Trees or another program
- Get more restaurants downtown and anywhere – allow them to have outside seating

Other Responses

- Complete the by-pass.
- Remove development hurdles, don't require inane approval conditions, don't waste

Question #4: What are your favorite elements of your favorite cities/towns?

Facebook Responses

- Parks with trails for biking, running, walking, whatever. Greenway Park in Beaverton is a good example.
- [//ghfountain.com/](http://ghfountain.com/)
- Lots of trees and native plants. Wide sidewalks in excellent condition. Town square/unifying/gathering place with a water feature for children to play in. Signage to parks and family friendly/inter-generational activities. Plenty of mid-priced restaurant choices. Safely walkable.

Poster Responses

- Need sporting goods store!
- Unique shops
- Coffee shops
- Need bowling alley
- People walking & biking
- Community gardens
- Ice cream shops – Newberg needs one downtown
- Parks & sidewalks
- Donut shop
- Beautiful walking trails
- Clean, inviting parks
- Buffalo Museum in ND
- George Fox University & college students
- Salmon & trout
- Shops within walking distance for elders
- Public transportation available, accessible
- The people
- Bicycle paths
- Safe (so far)
- Vibrant downtown
- Schools
- Pride of ownership
- Community events
- Public art
- Art and good pet stores
- Better dog parks!
- Water features
- Libraries
- Summer concert series
- Public art
- Availability of nature
- The people

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- Small shops and art
- “small town” feel
- Walkable & safe (Whistler, Black Comb, BC)
- Ambiance
- Newberg – friendliness and old town values
- Landmarks
- Open spaces/gardens open to the public
- A good diner where you can get breakfast with eggs
- Public gathering area “living room”
- Newberg library 100%
- Local stores
- Newberg has an awesome library
- Ogunquitt, MA
- San Diego, CA (lovely climate)
- Portland
- A Powell’s Store
- Trail system like in Bellingham, WA
- Newberg is a compassionate & giving community, “it’s like in Cheers, everyone knows everybody, everyone knows your name!”
- San Francisco, CA – panoramic views
- Beautiful public spaces for all types of people to gather and have fun
- San Clemente, CA – between San Diego and Anaheim, Wow!
- Friendliness
- Newberg has the sense of kindness and the people power that sense with their jobs. That and Newberg has all of dem homies
- Funky vibe and community
- Nature so I can smoke weed
- Outdoor dining
- Hiking trails
- Car free downtowns – pedestrian friendly
- The interesting people
- Free parking
- Lots of trees and flowers

Other Responses

- Walkable evening activities, vibrant businesses clustered together, people watching

Question #5: What are Newberg's best opportunities for the future?

Facebook Responses

- Development of the old mill site to a regional shopping/recreation/tourist center that will provide local jobs, draw visitors, and provide activities for residents
- Housing and schools for growing Portland area tech sector. Tourism.
- I agree with development along the river!

Poster Responses

- Downtown advancement – sidewalk seating, restaurants, things to see & do, no truck traffic, “cute” factor
- Artist studios and residency homes
- Public art
- Add affordable housing
- Maintaining the “community” feel and growing with the intention of weaving that into the growth plan
- Public art
- Wing invention
- Maybe don't take 2 lanes off the highway
- More for gamers
- Something fun/active for teenagers to do
- Stay family friendly
- A movie theater
- A stocked fishing pond
- Tourism
- Downtown improvement
- Arts
- “no littering” signs at Roger's Landing
- Bigger, funner playground
- A place where kids (teens+) can hang out – play music, dance – like an old-fashioned drug store (like College Drug used to be)
- More baby animals
- No more human babies
- A bowling alley
- Comic-con
- Labor Ready
- Old Fashioned Festival
- Something fun/active for teens
- More collaboration between GFU and community (classes, music, theater, arts, etc)
- Bowling alley
- Less dependence on cars
- Develop the area next to the river – make a “river walk”
- Doula circle

Attachment 2 - Newberg 2030

- Immortality pills
- Growth for the younger community – recreation
- Tunes on Tuesday
- A fun place for teens to hang out and have fun
- Bigger farmers market
- More shopping areas
- Light rail to Portland
- A dog festival to celebrate what they do for us
- Longer Old Fashioned Festival, more books, a Nintendo activity or something, horse carriage rides, real live pokemon
- Money
- Water
- Food

Other Responses

- Wine Country reputation
- Nurture/grow existing strengths

Question #6: What are the weaknesses of the Newberg community?

Facebook Responses

- Brain drain/commuter community for Portland Metro area. Not enough higher wage jobs. Poor transportation system for those that can't/don't drive. Lacking certain medical specialty care.

Poster Responses

- Bowling alley
- Arby's – Yes, I agree
- Not enough rare pokemon
- Not enough pixels
- Bowling alley
- Ridiculously expensive water, can't afford to use
- Not enough walking trails, bike trails/lanes – Yes – My thought exactly – Yes, let's be pedestrian & cyclist friendly, build safe trails
- A candy store
- Doughnut shop
- Trader Joe's – Ditto
- Better game store & comic book store
- Sidewalks – no cut-outs or bad spots that make it hard to ride bikes, etc, on them
- Stores for fandom merch
- Drugs
- Tell the city to stop cutting down all the trees – Yes, stop the mentality of “first step, cut all the trees.” Trees are a community asset!
- Better transportation system
- A fro-yo shop
- We don't need a donut shop
- Bowling alley
- We need more diversity – Yes!
- We need more rare pokemon
- Police who don't respond, only charge on water bill for it
- We need more funding for our wonderful community. Go Newberg! Like Fish, Love Inc., etc
- We need gaming merch
- Emergency rental assistance
- People being social
- Bowling alley
- Social housing – No
- Would be nice if we had homeless housing for both genders
- Not pedestrian friendly
- Downtown traffic
- Bagel shop
- Not enough “affordable” housing

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- Littering in natural zones (Roger's Landing)
- Lack of dancing
- Spreading information about events and community activities
- This sign
- People who write stuff like "this sign"
- Racism
- Isolating us/them attitudes/activities
- Non-inclusive attitudes
- Donald Trump – reading comprehension
- Lacks sidewalks for walking places (south side)
- Heavy traffic on First & Hancock – need the full bypass!
- Instant mall downtown, get traffic onto 2nd, cover area, roofing about two stories
- The city or Waste Management should do curbside collection of leaves for no charge
- 8th Street between River & Edwards Elementary needs paving
- Post office location/parking
- Management!
- All 99W needs no parking
- No sidewalk, very unsafe
- Speed signs
- Poor walkways around town
- Lack of sidewalks in some of main living areas
- Roads are in need of repair
- Bad sidewalks
- Bus shelters within easy reach
- Buses to nearby towns with reliable times
- Need of a community events calendar
- Sidewalks in poor repair – hazardous; shrubbery obstructing sidewalks; where is code enforcement?
- Lack of street trees
- Railroad tracks need repair
- Need a sign code, especially for stick in the ground banners
- Lack of ability to embrace change
- Lack of a good outdoor beer drinking place
- We need a Whole Foods or New Seasons to attract more people to Newberg – so we can be like South Park?
- George Fox needs to lower their costs so lower income people can afford to go there. Great school but needs lower costs.
- They need to also quit buying up valuable farmland and quit building more apartments, houses, and condos. Need to protect valuable farmland. Keep Newberg at a smaller population.
- We need "No Littering. Respect the Land" signs at Roger's Landing and walking trails
- Farmer's Market should not require vendors to have canopies, as they are expensive and deter lower-income artists from participating, which in turn keeps them from making money off their craft! – Preach!
- No good breakfast place

Attachment 2 - Newberg 2030

Other Responses

- A stable city leadership which would enhance financial security, a positive work environment, and a culture of accountability.
- Development impediments, road care, lack of vibrant retail businesses

Question #7: What are the strengths of the Newberg community?

Facebook Responses

- The people here are generally honest, hardworking and care about their neighbors. City leaders genuinely care.
- Not being part of Portland
- People are friendly

Poster Responses

- Our leaders – Mayor
- George Fox University
- Friendsview Apartment Home
- Friendly folk
- Lovely trees and gardens
- Good schools
- Christian schools
- History
- There are some real caring people who want to be a part of positive change
- Great cultural center!
- Vibrant & involved younger business people
- An answer to the drug plague that is out of control
- Families
- Great location
- Parks are the strength
- The arts
- The community really cares about how Newberg flourishes and grows and is strategic about the future
- Grace Baptist Church
- Bowling alley
- Sunday D+D
- The library
- Friendly
- Faith
- Friendly
- Frack Burger
- We love the library
- 99 lbs buffet
- Cancun Mexican restaurant
- Not as painfully far from pdx as McMinnville
- The people

Other Responses

- Volunteerism, small town close to large city, GFU, CPRD, good police & fire service

Question #8: The city can best prepare for future growth by...

Facebook Responses

- Encouraging ample numbers of affordable "starter homes" for first time buyers that are competing with an increasing number of older people who are downsizing.
- Making quicker decisions on road improvements

Poster Responses

- Fixing broken sidewalks and potholes – Yes!
- Fund bypass phases II & III asap
- Improving sidewalks
- “anything”
- Making sure all voices are heard, especially those least likely to speak up
- Protecting renters from rent increases
- Promoting and supporting small private businesses
- Low income housing
- Develop downtown wine/tourist district
- Having a bowling alley – Seconded – Much yes
- Allowing more businesses to move in w/o the large amount of red tape
- Put a cap on rental prices. \$1100 or more for a 2bdrm is more than a mortgage for the same home
- Parks and paths and bike lanes, oh my! (dog parks too)
- More pet stores to keep people happy
- Coffee shop with donuts
- Taking pedestrians and bike riders into account
- Stop turning our backs on the Willamette River. Follow examples of Bend and Hood River.
- Erasing food deserts
- Sweet Tomatoes restaurant
- Selling city owned homes at or lower than market value to relieve and reduce city costs
- Bicycle shop
- Trampoline place
- We don't need new things, we just need to properly maintain what we got
- Creating parks, trails & green spaces
- Having amenities/things to do (e.g. bowling alley) commensurate with a town this size (see Sherwood)
- Ice cream shop
- Allow big stores and companies in Newberg, like Trader Joes, etc
- Annex as much as possible (businesses have to plan ahead, unlike Newberg)

Other Responses

- Limiting urban growth and require developers to include open space and trails to maintain the rural, small town feel!
- Provide for a varied size, value, type of housing, institutional, commercial and industrial properties. Make development easier, by avoiding people having to cycle through multiple departments at the City

Attachment 2 - Newberg 2030

before their desired uses are approved. Lastly, when expanding the UGB/URA, engage in multiple small applications that identify properties in every category to bring into the desired boundary/area, before bringing in high value farm land.

-

Question #9: Why do you leave Newberg and go to other cities?

Facebook Responses

- I don't really.
- Work, entertainment, non grocery related shopping
- Target and Winco, JoAnns, Michael's or any type of hobby stores, Fast food options that are a little higher end than McDonalds, Wendy's etc. (Panera, MOD).
- Target & Preschool.
- Work, restaurants, shopping.
- Work, mostly.
- To work or to look for work
- Because I like living in a small town and would rather shop big stores and deal with traffic somewhere else.
- To seek employment and purchase goods that aren't available locally.
- The cost of living is much higher compared to other cities and less homes for rent.
- Living wage jobs, shopping and entertainment.
- Costco, Trader Joes, Good Food that is family friendly and at a reasonable price, FAMILY BIKE TRAILS!!!!
- Employment and entertainment
- More options for shopping besides FM....Trader's, etc. etc.
- places to run, hike, bike and Have fun outdoors
- shopping and entertainment
- For work and to visit family
- Affordable housing
- bowling alley
- More variety in dining; Costco; shop for clothing; more movie options (though we do love the Cameo & drive-in!); Home Depot; Panera; Noodles & Co.
- I heard there is a Costco coming to McMinnville!
- I hope that's true! That way they get all the traffic that comes with it...ha!
- So agree with the above comment, yes, yes.....
- entertainment, shopping- especially specialty food and clothes
- entertainment, shopping and food variety
- I leave town for shopping for variety gifts in cool shops, Winco, something fun to do or see like mini golf, the beach and really good restaurants for special occasions
- Mostly household items Fred Meyers doesn't have or cheaper
- Costco, Winco, farmers market on weekend. Target, Good Pizza, Bowling, shoe stores, teen stores like Justice for girls etc. Nike,
- Outdoor activities (walking trails) and entertainment (especially in the evening.
- To find awesome outdoor adventures that Newberg doesn't have easy access to.
- To shop at Costco, Trader Joe's, Winco. I agree about Farmer's Market needing to be bigger, more varied and at least open until 7 unless it's on the weekend.
- Yes farmer market hours are very inconvenient for working people
- better dining, restaurants, Costco, bike paths

Attachment 2 - Newberg 2030

- To go shopping and for better choice of eating out. nothing here other than Freddy
- I go out of town for Costco, breakfast and dinner.
- I leave Newberg to spend money: clothes, food, dining and entertainment (not how it should be but how much bbq and mex food can one person deal with).
- working to bring money back to our community
- Shopping and dining are the two main reasons I leave Newberg.
- We leave Newberg for entertainment, shopping, and a wider selection of restaurants. Fred Meyer is great, but it doesn't meet all of our needs. Newberg has too much fast food and not enough fast casual.
- Better shopping, dining and cultural opportunities; larger parks, with some extended walking trails
- Ross Dress for Less, Winco, Chiropractor, Walmart, and family.
- #1 - For better restaurant selection. Clothes shopping. Fabric shopping. Work (me in years past, husband always). Pick up people from airport, train station or Bolt Bus. Entertainment. Recreation.

Poster Responses

- To go to Costco
- To go to New Seasons, Costco, and good Italian restaurants
- Winco, restaurants, fun stuff to do
- Allergies
- I don't. I love Newberg
- Are there other cities?
- I'm a GFU Bruin and an Oregon Duck – a Quaker Quacker!
- If the Lord leads
- More restaurants
- Because change is never a bad thing! And other opportunities!
- Eugene, home of the Ducks! Go Ducks
- Go Beavers
- Move near sons who will be taking care of me
- For my education opportunities that Newberg can't give, or the adventure and meaning to life, as other places could; I want to defy gravity, not be held down by it anymore
- Only one movie theater
- No art store (supplies)
- Can't afford to live here
- To eat out – Yes! More variety of restaurants
- To explore new opportunities such as careers and lifestyles
- Chemistry school
- Get out of same town as ex and his girlfriend
- To see public art
- Primarily for cultural events
- To go to church
- Church
- Conferences
- Why would you?
- Too many churches
- To hang out with friends
- Allergies from tilling
- Work

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- Expensive H2O
- Costco
- The YMCA and health care
- I want better LGBT resources – Yes! – Me too!
- Work
- For ice skating rinks
- Powell's Books
- To attending the Center for Spiritual Living in Lake Oswego
- To go to quaint outdoor cafes
- Church & vacation
- A "bricks and minifigs"
- To do anything remotely fun – Newberg's crying out for stuff to do – We got a drive-in
- Work unfortunately
- For more opportunities
- To remember how great Newberg is
- Work, movies, shopping, long walk, eat out
- Because Newberg isn't a fun city by itself
- To work. Not a lot of professional jobs in town
- Harry Potter Land
- It's beautiful and friendly here (escapee from Portland)
- Shoe & clothes shopping
- For fun and vacation
- Work, shopping, restaurants
- Omsi
- Mountain bike trails – Yes
- It's not like vacation is here
- Groceries
- How about an enclosed area on a park-including a pool table, little arcade featuring a bowling alley let's name it: Awesome For All
- Hair cut
- See family
- It's boring
- Trader Joe's – Yes
- Get away
- Health care
- Indian Food
- Church
- For new multi-cultural experiences
- Mudpuddles
- Zoo
- Bowling alley
- Shopping
- Too many poorly cared for homes with cars parked on the street
- School
- To shop at Bridgeport
- To grow up

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- Parole visits
- To buy labradoodles
- Laser tag
- To go to a large air conditioned movie theater that has \$5 days, go to the doctor, the mall, other restaurants, and bowling. Thanks!
- Trader Joes
- To bowl
- To shop at a toy store
- Go to the doctor (OHSU)
- Housing (YCAP)
- The beach
- Skate board shop
- To get out, duh!
- Diversity
- My home is in Dundee
- The mall
- Work
- Camp
- To go the beach
- Because the Lord asks me if I will go
- Bigger cities, more stuff to do
- Need children/teen activities on other side of Hwy 219
- Cause I don't drink wine
- I thought this was a riddle
- Job
- Night life
- To sit outside and have dinner. Outside dining!
- All my friends live out of town
- Work, sadly
- For my job
- Bowling
- The beach
- Lower rent
- I am not sure I want to leave

Other Responses

- I live outside of Dundee. I do work in the other communities, I shop at Costco, Target, and the mall (because I have daughters), I attend concerts and other things, but the largest draw to other areas is outside.

Question #10: In 10 years, Newberg should have the following changes...

Facebook Responses

- Free library cards for people inside the zip code of Newberg regardless of where your property line lies.
- 1)Wider pedestrian walkways downtown; 2)preserve historic look with cohesive design; 3)dedicated walking and biking paths and routes with good lighting and barriers between them and car lanes; 4)incentives for downtown businesses to stay open and attracting more varieties of businesses into downtown; 5)creating a business incubator with incentives for companies who consent to stay in town and provide well-paying jobs with benefits; 6)a program to transition the city towards green certification; 7)a more developed river walk with lighting, services, broader park facilities and access for non motorized river trail crafts; 8)small commercial ferry service to other towns along the river; 9)a light rail route to the coast and to Hillsboro with stop/station in Newberg; 10) an OSU or OU or PSU extension campus in our town.
- A Trader Joe's!!!
- Costco!
- tourism taxes benefit citizen infrastructure
- Cornerstone Coffee. Hopefully more reasonable water bills.
- public transit
- I hope that we can have bike trails interconnecting all sections of town, with more scenic areas along the water. Continue to build our children's education, with smaller class sizes, and possibly more schools.
- YES. This town would be perfect for more ped/cycle traffic bc we have an active older community as well as a university, plus a close in downtown with a wealth of artsy stuff and parks. However, the town is so car oriented riding is harrowing, and walking is often not possible. The quality of life in a community is in our public spaces. Let our community encourage healthy habits/choices for life.
- More variety in our SOC groups (e.g. business and financial occupations, legal occupations, computer occupations, etc.); I love the bike trails idea, too
- Shared spaces for small business and policies that help them grow
- bike, hiking trails to connect Dundee and Newberg, public transit
- A splash park, end to end bike/walking trails, and maybe a citizen discount at Fred Meyer
- Don't we have a splash park?
- If we do I don't know about it lol
- <http://www.cprdnewberg.org/general/page/splashpad>
- Ok yes I knew about that. I was referring to more of a park like feature. Not just a cement pad with sprayers



-
- More like this

Attachment 2 - Newberg 2030

- YES. One that doesn't have concrete.
- Traffic
- bowling alley
- Bike trails. Maybe a second swimming pool. A farmers market on Saturday instead of a weekday.
- Want lower taxes!!! Stop adding to the already high property tax. Get citizen involvement to raise money instead of adding to the tax base and to the water bill. The high cost is going to drive me away!!
- People will need to stop voting for things that add to our property taxes then!
- options for entertainment and for shopping- lol
- family friendly entertainment
- In 10 yrs Newberg should have more family activities to do, a good hangout for youth. Bus service with more visible/w bench & bus schedules posted. Some kinds of restaurants that serve something other than Chinese, Mexican, & fast food. Maybe the city could connect with the high school art students, or artist and have more buildings painted with murals like at Dominoes. I would love that. Oh...and Better 4way on Springbrook/Haworth.
- A good hangout place for youth for sure, a food truck place like they have in Happy Valley where you can go and get your food but eat inside and totally agree about Saturday/Sunday Farmers Market. Sometimes we don't even get home from work until 6.
- Oh...also a place for the walkers & bicyclist to ride bikes that aren't on Mountainview at the dip...sometimes so dangerous!
- I agree to these ideas for sure
- More activities for families and the local community.
- a little more concern for citizens over tourism
- how about a run of time with city officials getting along without scandals
- Have clean, accessible bike, walking, running trails that connect all areas of the city. A large waterfront park, a downtown area where there isn't 6 lanes of heavy traffic passing through, a new seasons or whole foods and a farmer's market on Saturday. Additionally mass transit that gets work commuters from Yamhill to Portland in 20 minutes. (see hyper loop)
- better dining Costco and more bike trails other than the streets
- Affordable housing and rentals.
- Am I the ONLY one who does NOT want a Costco? Please have more local businesses and fewer chains. Local businesses are what give towns their uniqueness.
- I don't shop there...but was just at Costco the other day and I really wasn't impressed... They have limited variety, you have to buy a ton at once and it really isn't all that much cheaper. Good deals on gift card packs tho. I don't like how you have to get your cart thoroughly examined for stolen items on your way out the door. No thanks.
- No Costco!
- Better downtown with great little shops and good eating places... (like Leavenworth, WA) do something with the god awful traffic here!
- I've been to Leavenworth lots and never found a good meal
- Cheaper water and housing.
- In ten yrs Newberg should have finished phase three of bypass lunacy, closed off downtown enough to make it walking friendly (like Mac) made the dog park something other than a pitbull/drug fest and made Rogers landing an actual park.
- What's wrong with pit bulls...
- Here we go...
- Lol

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- They will serve them at the new taco bell
- In 10 years, Newberg should have the following changes... a cute walkable downtown with heavy consideration for ped traffic over cars (but parking avail), businesses that generate interest in being downtown... like Social Goods and other businesses that support community and general interest of insiders as well as visitors (boutique retail and fun interesting shops as opposed to law offices or real estate offices) Ped/cycle access everywhere (particularly roads that connect dt to larger neighborhoods, like those around Crater). Nicer people doing the office work at the city water (although lately I have had 2 good interactions compared with 10 years of frustration) INCREASE lot sizes in zoning, maximum required amount now is 5000 sq ft which means high-density developer friendly housing... what about neighborhoods that don't require car trips for a gallon of milk?
- Cheaper water and housing.
- How about you guys pave the old poor parts of town. Those houses have paid property taxes for decades, yet it looks like a scene out of Mad Max down by the armory and mill. It's not your job to plan the economy. It's your job to do what we pay you for - roads, police, water, fire etc. After that, maybe if you stay the hell out of the private sector people my age can stand a chance to live in a town that is not designed by the same people who take 6 months to fix Springbrook!
- Newberg desperately needs a local joint that provides an activity. To be sustainable, it should to attract people outside of Newberg also. Sherwood has an ice rink (which is a bustling facility these days!), many surrounding cities have a bowling alley, Wilsonville has Bullwinkle's. In my opinion a roller rink would fill a need left by the closure of Skate World in Hillsboro, which closed because their lease was up, NOT because business was down. We need a large multi-purpose park. Jaquith may have served that need when Newberg was 15,000 people, but the city has grown and the parks need to grow with it. Large multipurpose parks, such as Memorial Park in Wilsonville or Cook Park in Tigard have plenty of space to host birthday parties and other large gatherings. Also, we have plenty of rec softball and baseballs fields for our youth club teams, why not get a rec football and soccer field also? The high school turf field is wonderful, but realistically speaking can only be used during the summer for youth club teams. Joe Dancer Park in Mac is a great example of a large multipurpose park with a number of rec sports fields. Newberg needs that, maybe more than anything else.
- Love it
- After living here just over a year, still missing Trader Joes & 24 hour fitness.
- I want more info in the future Waterfront development? What to expect Commerce? Parks? Trails?
- <https://www.newbergoregon.gov/.../riverfront-master-plan>
- I have tried to read this several times and it wasn't very helpful with what I was looking for. I was hoping more for drawings and models of what to expect. Sorry I am a visual girl.
- Maybe within ten years they will be closer to owning the property and detailing the plans
- Gross over-pricing of the water/sewer bill and unrestrained price increases over the last 8+ years are driving us away from Newberg. Newberg has the highest water bill of any city in a 20 mile radius.
- Echoing the statement of others that housing is too expensive also - though this is not unique to Newberg. We are moving out of state to find better housing and be closer to family that lives out of state. It would have been easier to stay here if land was more affordable.
- Cheaper water electric and housing
- Alternative transportation options: Extended designated biking/walking trails not just for getting around town but extending to nearby communities; better public transportation connected to Metro and Yamhill County
- Although this should be more immediate...more affordable housing for students!! I mean we live in a college town with both George Fox and PCC students and there isn't a decent affordable option in town!
- Bike paths, parks...

Attachment 2 - Newberg 2030

Poster Responses

- New City Council
- New Mayor?
- Fix the potholes
- Trail along Hess Creek from north to south past golf course
- Actually we are very fortunate to live in Newberg
- Get a New Seasons to move here
- Also a Trader Joe's! And Panda Express
- And a great steakhouse
- A fully completed Cultural Center renovation
- A community "make space"
- Artist studios
- More diversity please! – Agreed!
- A dance club
- Less fear of people who are different, more appreciation for the variety of values – made possible via compassion and thru education! – Yes!
- Public art
- Autism center with art and music and theater
- Brew pub with wood fired pizzas and beer and kids area
- Bowling
- Trader Joe's
- More affordable housing
- Italian restaurant
- An arcade
- Art supply store
- Gourmet donut shop
- Wood fired pizza by the slice and homemade root beer
- Another high school
- Waterfront development at site of former paper mill
- More colorful population
- Downtown brewpub
- More downtown housing
- More pedestrian friendly streets
- Parking for the farmers market
- Fewer surface parking lots, more new buildings
- Outside restaurants everywhere downtown
- Stop "nickel & diming" the citizens
- Affordable housing
- Make it a nice town again
- This town sucks
- Lower H2O rates
- More small business
- Completed pool
- Lower tax rate
- More love

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- Better bus stops with seating and bus schedule posted
- Bike and running trails
- Bike lanes
- Affordable housing
- Women's shelter
- Men's shelter
- Bike trails
- Off-street bike/pedestrian lane
- Dual recycling disposal containers downtown and in parks: 1) garbage, 2) redeemable cans/bottles, 3) plastic cups
- Flexible zoning/setbacks to allow: higher buildings in downtown core; smaller tiny houses, 200-800 square feet, we have no place for smaller dwelling units but have lots of singles or couples of all ages that want to downsize.
- Street level commercial with residential on upper level
- Allow food carts and food cart pods including park across street from city hall
- Lawn furniture in area across from city hall using concrete blocks, pavers, etc
- 90% recycling of our current garbage
- Have a "town square" where the needy can come upon day's end where the community can come to take them home for shelter to their homes
- Solar design for all new construction and solar water heaters
- Olive Garden restaurant
- Less dispensaries – Amen!
- More book stores
- McMenamins
- Legalize updog (?)
- Good restaurants
- Keep the weirdos out of Newberg
- Free pizza night
- People should be nice to other people regardless of race, ethnicity, gender, or sexual orientation. Accept everyone.
- No illegals employed. No Republicans employing them.
- Que Paso? Gracias Jesus!
- Some awesome shops
- A circus juggler to escort everyone to their locations, juggling flaming books, it's a metaphor
- More doctors – GPs and pediatricians
- Fewer cars on First Street
- Sidewalks on College and Villa, also on Mountainview (between Villa and A-dec)
- Seafood restaurant
- Lower speed limits
- Horses should cost less! Some people love horses and want to have one but can't afford them!
- Need a 7-11
- Harambe
- More places where kids can learn and create
- Put a pause on new home construction, I don't want to see our beautiful fields & vineyards disappear – Totally agree x 2!
- No dispensaries

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- More rare species protection
- No churches
- That George Fox University wouldn't discriminate against the LGBTQ community – Wrong! The Bible condemns such behavior
- Toy store
- Water that people can afford to use. No police fees on the bill
- Lower water bills
- Stop buying up valuable farmland and stop building condos and apartments; we don't need to be a city of 25,000-50,000; protect farmland!
- More good (not horribly expensive) restaurants
- A bowling alley
- No more wine shops, there are too many now
- Less pollution! More natural energy items

Other Responses

- Limited growth and maintenance of rural atmosphere/small town feel.

Citizen Planning Committee Meeting

September 29, 2016, 2:00 PM

Newberg City Hall

414 E First Street, Newberg, OR 97132

Agenda

1. Review community values questions input – Are there additional common themes to add to the list? What are your impressions of the input?
2. Discuss questions for stakeholder interviews/web survey. Questions should build on the public input – i.e. we know our population will continue to grow, so how do we grow while also maintaining the “look & feel” that people love about Newberg? To accommodate future growth, should we get more dense in our neighborhoods or should we expand our boundaries? Should we allow greater flexibility in housing types? What sorts of “look & feel” things should we prioritize/protect? Is employment growth a priority?
3. Ideas of people to interview for stakeholder interviews
4. Timeline:
 - a. Stakeholder interviews & web survey: October
 - b. Draft Comprehensive Plan Amendments: November
 - c. Task 1 complete: December
5. Next steps:
 - a. City staff & CPC begin work on Task 4 (action plan and implementation policies)
 - b. Consultant: working on Task 2 (BLI) and Task 3 (preliminary UGB study area analysis)

CPC Meeting – 9/29/16- Summary

The CPC discussed the input generated from the community values questions.

Surprises/comments/issues noted by committee members included:

- Lack of discussion or mention of jobs, or of needing more jobs locally
- Discussion of what affordable housing means (relative to the comments)
- Lack of mention of the deficit of local shopping opportunities, especially for things like shoes, office supplies, etc
- Discussion of how much it costs to build a bowling alley (estimated at around \$400k/lane) and how hard they are to finance
- Discussion about skinny streets
- Discussion about what kinds of things comprise the “look and feel” of Newberg. These included the following:
 - Lower building heights
 - Trees
 - Skinnier streets
 - Preserve the historic character; new buildings should include features compatible with local historic buildings
 - Pocket parks; spaces people can connect
 - Bike/ped connectivity
 - Keep it small
 - Keep it friendly & connected
 - Outdoor recreation opportunities

The CPC discussed a few issues that could be discussed in more detail for surveys or focus groups, including:

- The need for industrial land for local jobs
- Balance questions: density vs land, parking vs narrow roads
- Removing parking requirements for accessory dwelling units & simplify the process
- Alley access for homes – why does this need to be paved
- Why people work here but not live here, and vice versa

There was discussion that these types of questions would be better explored in focus groups rather than in survey form due to their complexity. Ideas of people to invite to focus groups included: the affordable housing group, Bob Ficker, Chuck Cox, Mary Martin Miller, Cathy Stuhr, Nathalie Hardy, ARE Manufacturing, Lori VanZanten, Esther Frank, Janet Bleck, tasting room employees.

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: October 3, 2016

Order ___ Ordinance ___ Resolution ___ Motion ___ Information **XX**
 No. No. No.

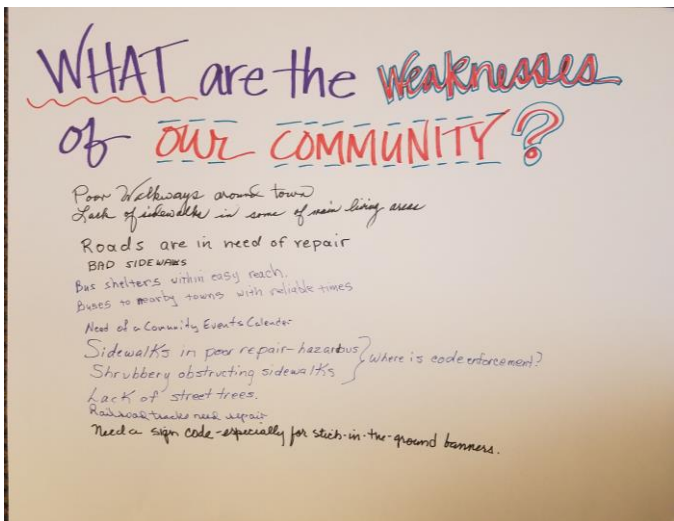
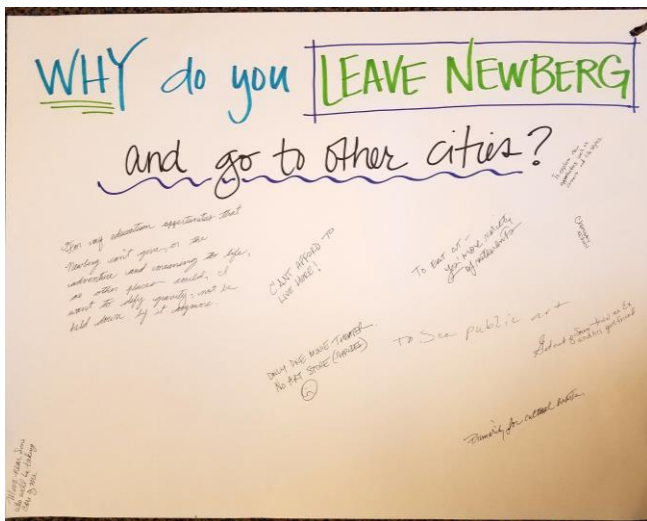
SUBJECT: Overview and summary of public input received for the Newberg 2030 project

**Contact Person (Preparer) for this Item: Jessica Pelz, AICP
 Dept.: Community Development
 File No.: GR-15-001**

EXECUTIVE SUMMARY: The Planning Division received a Technical Assistance Grant from the Department of Land Conservation and Development in the amount of \$30,000.00 to work on a future planning project. The project has been named “Newberg 2030”, because the future planning analysis largely revolves around the new streamlined urban growth boundary (UGB) amendment rules which create a 14-year UGB versus a 20-year UGB from the “old” rules. The project consists of four primary tasks:

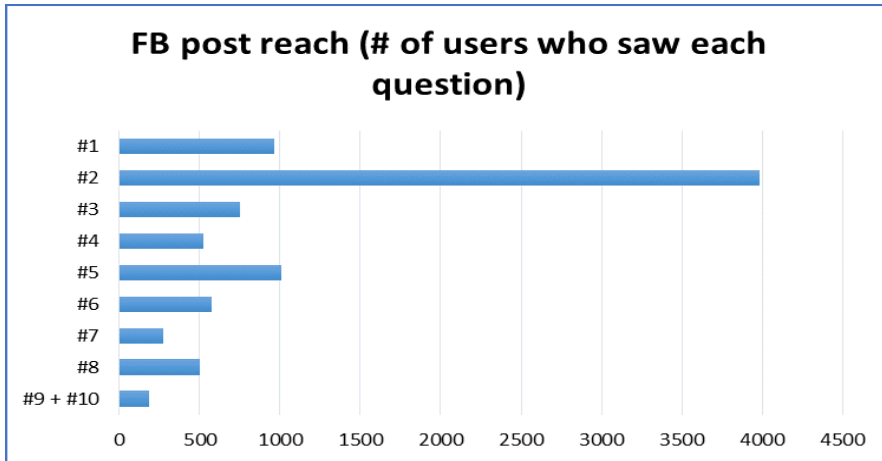
1. amending and establishing goals and policies to guide future planning efforts;
2. an updated dynamic buildable lands inventory the city can rely upon for future planning;
3. an evaluation of potential UGB study areas, based on the new Division 38 requirements; and
4. creation of an action plan and implementation policies to refresh and reinforce the city’s economic development objectives and opportunities, achieve the identified residential density mix to satisfy the UGB streamlining rules, identify strategies to achieve identified community goals and objectives, and identify actions necessary to move forward with the analysis produced in Tasks 3 and 4 of this project.

The project kicked off with a meeting of the Technical Advisory Committee on April 22, 2016, and of the Citizen Planning Committee on May 17, 2016. We discussed the public process and overall project at these meetings, and brainstormed about different ways to get public input. The committees ultimately created a list of 10 questions aimed at getting feedback around community values. The approach has been to ask one question per week, both in physical form on posters around town where citizens can write directly on the posters, and electronically on social media. The posters were placed in five locations: City Hall, Cultural Center, Library, Social Goods Market, and Friendsview Retirement Community. The direct input method of writing on the posters seemed to work well, and anecdotal evidence suggests that it was a good way to reach people who may not give input in other ways (i.e. by attending meetings, on city mailing lists, etc.).



Attachment 4 - Newberg 2030

Our most popular Facebook question was “What is Newberg missing that would make it a great place to live?” – this post reached over 3900 people and we got upwards of 50 comments between the Newberg 2030 page and the Newberg-Dundee Citizens Info Group page! Below is a graph showing the number of Facebook users who saw each question, either in their news feed or on the Newberg 2030 page itself (#9 and #10 were combined on Facebook).



We received a lot of great citizen input, both online and on the posters. The overall themes generated from the community input include the following:

- Newberg has a great community “feel”, community events, and spirit of friendliness and volunteerism; people like the size and location of Newberg
- Need for better bicycle and pedestrian infrastructure, including multi-use paths and off-street trails
- Need better public transportation, as well as better bus stops
- Need to fix the roads and sidewalks throughout town
- Lacking family friendly entertainment options (bowling alley was requested many times in the comments)
- Perception that water bills & fees are too high; lack of affordable housing options
- Citizens would like to see a thriving, pedestrian friendly downtown and development of the riverfront area

The results from all of the questions are attached, and staff would welcome your input on the information received. Next steps are to meet with the Citizen Planning Committee and Technical Advisory Committee to review the community input and derive additional themes as necessary; review the goals and policies of the Comprehensive Plan and identify potential amendments as necessary; and start thinking about action plans and implementation policies that build on the Comprehensive Plan goals and policies, the city’s economic development strategy, and other applicable plans. Our project consultant, ECONorthwest, is currently working on Task 2, the buildable lands inventory, which is projected to be completed by the end of December.

ATTACHMENTS:

1. Newberg 2030 Community Planning Committee & Technical Advisory Committee Members
2. Common themes from values questions
3. All responses from values questions

Newberg 2030 Technical Advisory Committee

TAC Kickoff Meeting – April 22, 2016

Agenda

1. Project background
 - a. Unsuccessful multi-year attempt at a UGB expansion for industrial land
 - b. OAR 660 Division 38
 - c. The need to accommodate future population and employment growth
 - d. DLCD grant for UGB prep work
2. Project goals
 - a. Open, inclusive, fact-based, collaborative, consensus-based (through TAC, PAC, and public involvement on topics such as future density, future growth, issues impacting future growth areas, etc.)
3. Technical analysis
 - a. ECONorthwest scope of work
 - b. Methodological Approaches in Division 38
4. Process – We will be asking the TAC to brainstorm the public process component: what type of questions make sense; how can we best engage the public in the conversation about future growth and density (i.e. increase density or not, how to incorporate some of the Division 38 efficiency measures, etc.); and the best way to engage the PAC, which has a diverse membership.
 - a. Potential community web survey
 - b. Community discussions – possible interactive “conversations” with community groups
 - c. Feedback on the best ways to use the PAC
5. Project outcomes
6. Project schedule
 - a. Grant work ends in May 2017
 - b. Task work dates can be flexible
7. Next steps

Attachments

1. Newberg RFP for this project
2. ECONW scope of work
3. PAC membership list
4. OAR 660-038



Community Development Department

P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132
503-537-1240 ▪ Fax 503-537-1272 ▪ www.newbergoregon.gov

REQUEST FOR PROPOSALS

Background

The City of Newberg is preparing to address its long-range land needs by doing preliminary analysis for the new streamlined urban growth boundary (UGB) amendment method in OAR chapter 660, division 38. This preparation will include the following tasks: (1) amending and establishing goals and policies to guide future planning efforts; (2) an updated dynamic buildable lands inventory the city can rely upon for future planning; (3) an evaluation of potential UGB study areas, based on the new Division 38 requirements; and (4) creation of an action plan and implementation policies to refresh and reinforce the city's economic development objectives and opportunities, achieve the identified residential density mix to satisfy the UGB streamlining rules, identify strategies to achieve identified community goals and objectives, and identify actions necessary to move forward with the analysis produced in Tasks 3 and 4 of this project. See Attachment 1 for task details.

The City of Newberg has received a Technical Assistance Grant from the Department of Land Conservation and Development in the amount of \$30,000.00 to work on this project. The project will use consultant services to perform technical analysis related to all project tasks. The consultant is expected to provide support to city staff for Tasks 1 and 4 with the city in the lead role, and to lead Tasks 2 and 3 with the city in the supporting role. The consultant is expected to attend regular meetings of the Technical Advisory Committee (TAC), meetings of the Public Advisory Committee (PAC) as needed, and to assist city staff with meeting materials and presentations. Work on this project is expected to go through May 2017.

Schedule

The grant award authorizes work from the beginning of February 2016 through May 2017. We anticipate the following schedule:

Task 1 (community vision, goals, and policies): completed by June 2016

Task 2 (dynamic buildable lands inventory): completed by December 2016

Task 3 (evaluation of UGB study areas): completed by March 2017

Task 4 (action and implementation plan): completed by May 2017

Consultant Role

The consultant will provide technical analysis and assistance for all tasks necessary for this project. The consultant will be the lead for Task 2 (dynamic buildable lands inventory) and Task 3 (evaluation of UGB study areas) with the city in the supporting role, and will provide support to the city as necessary for Task 1 (community vision, goals, and policies) and Task 4 (action and implementation plan). All pertinent information and data the City has will be made available to the consultant, including GIS data and planning documents. The consultant will need to be

Attachment 5 - Newberg 2030

familiar with the new OAR 660 Division 38 rules and will provide guidance to the city to ensure all project work will meet the new rule provisions. The consultant is expected to attend regular meetings of the Technical Advisory Committee (TAC), meetings of the Public Advisory Committee (PAC) as needed, and to assist city staff with meeting materials and presentations. The City will pay the consultant for services rendered at the completion of each identified task (1-4) per the agreed upon scope of work and contract.

City Role

The City will provide overall project management, be the lead for Task 1 (community vision, goals, and policies) and Task 4 (action and implementation plan), and will provide support to the consultant for Task 2 (dynamic buildable lands inventory) and Task 3 (evaluation of UGB study areas). The City will establish and convene a TAC and a PAC to guide the project. The City will prepare and distribute meeting agendas and summaries for all TAC and PAC meetings.

Proposal Information

Proposals should include the following information:

- Name and contact information of the authorized person and/or firm submitting the proposal, as well as names and responsibilities of other personnel who may work on this project. Include pricing policies and a cost estimate per task. [20 points]
- Summary of experience with similar projects and qualifications for this project. Persuasive proposals will also demonstrate an understanding of the Oregon UGB process. [40 points]
- A proposed scope of work, including a schedule of work for completion of the project elements by May 2017, and an estimated budget. [40 points]

Submit three (3) hard copies of your proposal to Newberg City Hall, either by US mail or direct delivery, by 4:00 pm on March 11, 2016. Proposals should be addressed to:

Jessica Pelz, AICP
City of Newberg
414 E First Street
Newberg, OR 97132

Please contact Jessica Pelz at 503-554-7744 or jessica.pelz@newbergoregon.gov with any questions regarding this RFP.

Proposals will be evaluated by a city selection committee based on the point scale listed above. The City of Newberg has contract requirements for insurance and other factors; see the City of Newberg Personal Services Contract in Attachment 2 for details.

Right to Award or Reject

This RFP does not obligate the City of Newberg to award a contract. The City of Newberg reserves the right to reject any or all proposals.

Attachments

1. Task Details
2. City of Newberg Personal Services Contract

Attachment 1: Task Details

Task 1: Goals and Objectives, Public Process

This task will use existing city documents and a collaborative public process to help establish a vision for the community related to future growth in both the residential and employment sectors. The public process may include a web survey, stakeholder interviews and/or focus groups, and business outreach, in addition to input from the PAC. The public process will focus on the community's views and values related to the current and future economic climate, growth, residential density, economic assets and opportunities. Pertinent goals, strategies, policies, previous visioning efforts, and other analysis will be reviewed, analyzed, and carried forward from the city's existing documents. The analysis will result in an updated Economy section of the city's comprehensive plan, including updated goals and policies to guide future planning efforts. The TAC will meet early to coordinate and organize task completion and later to review products from this task.

Products:

- Technical memorandum containing a review of existing economic goals, policies, and documents
- Technical memorandum containing a summary of public input and draft comprehensive plan amendments
- PAC meeting materials (e.g., agenda, summary, handouts)
- TAC meeting materials (e.g., agenda, summary, handouts)

Task 1 Timeline: February 2016 through June 2016

Task 1 budget: \$5,000

Task 2: Residential and Employment Buildable Land Inventory

This task will produce an updated buildable lands inventory (BLI) the city can rely upon for future planning to support a streamlined UGB analysis that could potentially begin in June 2017, when the city receives its population forecast from Portland State University.

This task will conduct a BLI for both residential and employment land using the city's GIS data and Yamhill County Assessor's data. The BLI will identify vacant, partially vacant, and re-developable lands for both residential and employment land in conformity with OAR chapter 660, division 38. This task will include making GIS maps and doing analysis of the proposed BLI. The BLI will be set up systematically so that it can serve as an "ongoing" buildable lands inventory – as development occurs after the completion of the original BLI on lands identified as vacant, partially vacant, or developed (redevelopment), the city would have a running count of its remaining buildable lands in each category. This task will include TAC and PAC meetings for review and comment.

Products:

- PAC meeting materials (e.g., agenda, summary, handouts)
- TAC meeting materials (e.g., agenda, summary, handouts)
- Hearings-ready draft BLI for residential and employment lands

Task 2 Timeline: Complete by December 2016

Task 2 budget: \$10,000

Attachment 5 - Newberg 2030

Task 3: Establishment and Evaluation of UGB Study Areas

The Newberg UGB amendment package was withdrawn from LCDC consideration after a failed mediation attempt with objectors. The city is interested in applying the new streamlined method to future UGB expansions. This task will use GIS to evaluate potential study areas based on the streamlined method in OAR chapter 660, division 38, as outlined below. This task will include TAC meetings to present draft and final study area, PAC meetings for review and comment, and potentially stakeholder interviews and/or focus groups.

This task includes the following subtasks:

1. Establish study area boundary
 - a. All lands in the city's acknowledged urban reserve
 - b. All lands within one mile from the city's current UGB
 - c. All exception areas within one and one-half miles from the city's current UGB
 - d. Identify potential constraints and adjust boundary (OAR 660-038-0160(2)-(3))
2. UGB Evaluation of Study Areas
 - a. First priority – Urban Reserves, exception lands
 - b. Second priority – Farm or forest land that is not “high-value” farmland
 - c. Third priority – Farm land that is “high-value” farmland
 - d. Farmland split between high value and other is determined by majority of land within a tract, but with maximum size of 100 acres
3. Exceptions:
 - a. Small amount of resource land needed to connect to larger higher priority land
 - b. Small amount of resource land (not “high-value”) completely surrounded by higher priority lands
4. Suitability for the Need
 - a. Existing parcelization (<2 acre lots) or development patterns make rural residential land unsuitable for employment use (requires findings)
 - b. Land would have qualified for exclusion in establishment of study area, but city kept it in study area anyway
 - c. Land is subject to natural resources overlay or conservation easement that eliminates development capacity
 - d. Land is committed to public uses (e.g., airport, park)
 - e. For industrial land – land is over 10% slope
5. Special provisions for rural residential lands brought into UGB
 - a. Parcels less than one acre assumed to have no additional development capacity
 - b. Parcels between one and two acres assumed to have overall development capacity of two dwelling units per acre
 - c. Parcels greater than two acres assumed to have normal development capacity

Products:

- Technical memorandum containing draft UGB study areas
- PAC meeting materials (e.g. agenda, summary, handouts)
- TAC meeting materials (e.g., agenda, summary, handouts)

Task 3 timeline: Complete by March 2017

Task 3 budget: \$10,000

Attachment 5 - Newberg 2030

Task 4: Action Plan and Implementation Policies

This task will create an action plan and implementation policies that will identify specific strategies to refresh, realign, and reinforce the city's economic development objectives and opportunities. The plan will also identify actions and policies necessary to achieve the identified residential density mix to satisfy the UGB streamlining rules; identify strategies to achieve community goals and objectives, particularly with regards to future planning efforts; and identify actions necessary to move forward with the analysis produced in Tasks 3 and 4, including evaluation of the benefits and risks to continue on the streamlined path or revert to the traditional UGB path. This task will include TAC meetings to present the draft and final action plan, PAC meetings for review and comments, and potentially stakeholder interviews.

Products:

- Draft action plan and implementation policies
- PAC meeting materials (agenda, summary, etc.)
- TAC meeting materials (agenda, summary, etc.)
- Final action plan and hearings-ready implementation policies

Task 4 timeline: Complete by May 2017

Task 4 budget: \$5,000



DATE: March 31, 2016
TO: Jessica Nunley Pelz
FROM: Bob Parker and Beth Goodman
SUBJECT: NEWBERG APPROACH AND WORK PLAN

Project Approach

The consultant role in this project is primarily about helping the City set the stage for a 2017 UGB amendment. While the City requests technical assistance with the visioning process, the bulk of the work is conducting a land inventory within the UGB and UGB expansion study area consistent with applicable rules. The City wants the technical work to be informed by, and to inform, a stakeholder process. Stakeholder input will be gathered through both a Technical Advisory Committee (TAC) and Public Advisory Committee (PAC).

The RFP is clear that the City will take a lead role in Tasks 1 and 4 of the work program, and that the consultant will lead tasks 2 and 3. This division of labor makes sense to us—it puts the City in charge of the process parts and the consultant in charge of the technical parts. A City lead on the process allows a stronger connection to local decision makers throughout the process—which is the key to success.

Visioning and Public Engagement

It is worth commenting on the stakeholder process. ECONorthwest has extensive experience with UGB amendments and has learned through experience how important it is to involve stakeholders at appropriate times during the process. Our interpretation of the City's intent is to involve state agencies and other experts on the TAC and to involve members of the public, representatives of groups that raised objections in the previous process, and decision makers on the PAC. While more labor intensive in the early phases, this approach will identify key issues early in the process and allow the City to consider options for how to address them.

A second consideration in the stakeholder process is how to maximize the benefit of your consultant. Our experience has been that involving the public in technical processes can be of limited benefit because of (1) the sideboards imposed by statutes and administrative rules, and (2) the fact that individuals have to invest considerable time and effort to understand those rules. We believe that the City should engage stakeholders, but it is important to be intentional about that engagement. The RFP strongly suggests that is the path the City of Newberg is taking.

The RFP is clear that it wants consultant involvement in the stakeholder process, but less clear on how much. We propose to be strategic about our involvement and to work with the City to maximize benefit of our involvement in the process. We do not propose to attend all meetings—that would be cost prohibitive and we think that the City needs sound technical analysis. We also think that PAC may be the more important of the two committees for consultant involvement. We propose to spend no more than 1/3 of the project budget on meetings; 25%

would be appropriate in our view. By our estimates, that would allow five trips to Newberg for committee meetings. We also suggest that TAC and PAC meetings be held on the same day to maximize consultant involvement in the process.

The RFP also indicates the City wants to implement an online survey as part of the visioning process. This is something that ECONorthwest has done a number of times for EOAs and other projects. The results are typically quite informative even if they are not representative of the entire population of a community.¹ Moreover, Bob Parker, the ECONorthwest project director, has conducted hundreds of mail and internet surveys for a broad range of projects. Parker is an expert in the Tailored Design Method for Mail and Internet Surveys and can provide guidance on all aspects of survey design, administration and analysis.

Land Supply

The City is requesting a “dynamic” land inventory. This is understandable. Land development status is a moving target, which is why most inventories are point-in-time. To achieve that objective, ECONorthwest proposes to work with the City to develop a process and data structure that allows for easy update of the inventory. The biggest challenge in keeping inventories up to date is parcelization, which results in a change in the number of underlying records. ECONorthwest has developed strategies for efficient update of inventory data, but they are rarely simple.

The requirement for a buildable lands inventory is stated in Goal 9 and OAR 660-009-0015(3) and Goal 10 and OAR 660-008-0010. Goal 9 and 10 require the buildable lands inventory to document the amount of buildable land in each commercial, industrial, and residential plan designation. The policy intent is clear – cities need to designate enough land in each plan designation to meet identified housing needs and to accommodate employment growth. The buildable lands inventory is a key element in determining whether the local government has enough land to meet 20 years of growth.

The statewide rules do not prescribe a single, or even preferred approach to conducting the inventory, but do identify a number of elements that must be included in the inventory. Those elements are: a description of vacant or developed sites within each planning or zoning district and a description of any development constraints or infrastructure needs that affect the buildable area of sites in the inventory. If selected, we will work with the City to identify methodological options and use the option that best meets the City’s objectives.

Figure 1 shows a conceptual framework for constraint and classification in a typical buildable land inventory. The framework has two dimensions: development status (indicated by the presence or absence of improvements) and constraining conditions. Lands with constraints can be prohibitively constrained by commitment to a specific use (e.g., streets or parks) or protected (e.g., wetlands), or partially constrained. Lands with prohibitive constraints have no development capacity; those that are partially constrained have partial development capacity.

On the dimension of developments status (presence of improvements), developable lands (which can be thought of as vacant lands) have capacity; developed lands generally do not have capacity, but some may have infill or redevelopment capacity. In short, infill and redevelopment can be thought of as a subset of developed land.

Figure 1. Framework for land and constraint classification in a buildable land inventory

			Presence of Improvements	
			Developable	Developed
Constraining Conditions	Prohibitively constrained	Committed	No Capacity	
		Protected	No Capacity	
	Partially Constrained		Partial Capacity	Potential Infill/ Redevelopment Capacity
	Unconstrained		Full Capacity	

This task will result in a comprehensive inventory of buildable employment lands within the Newberg UGB. ECONorthwest will coordinate with City staff to obtain or update the required data coverages. The supply analysis builds from a parcel-level database to estimates of buildable land by plan designation and zoning. For sake of consistency, we propose to use the same process for the employment land inventory that was used for the residential land inventory:

- **Step 1: Gather and assemble data.** ECONorthwest will develop a data request to the city to obtain the appropriate datasets.
- **Step 2: Classify land.** The first analytical step in a buildable lands analysis is the classification of each tax lot into a set of mutually exclusive categories. We will develop a set of working definitions that specify the rules with input from City staff and the TAC and PAC. We propose a classification similar to the categories that follow: vacant, undevelopable, partially vacant, developed, potentially redevelopable, and public. ECONorthwest will develop a preliminary classification using the rules agreed upon in the definitions, aerial photos, and other maps. The intent is to quickly develop an annotated database and draft maps that we can use for field verification purposes.
- **Step 3: Identify constraints.** A key issue in identifying buildable lands is netting out lands that have physical or policy constraints. Constraints that are typically considered in buildable lands inventories include: wetlands, riparian areas, steep slopes, geological hazards, floodplains and floodways. The Division 38 rule provides explicit direction on how constraints must be addressed in the residential and employment components of the inventory. As such, we will follow the guidance in the rule. ECONorthwest does not propose to develop any new constraint data for this project. We will review new data that other agencies have produced, and we will work with City staff to identify existing constraint data.

- Step 4: Verification. After classifying tax lots, ECONorthwest will work with City staff to verify the classifications and verify development constraints. The verification step will utilize aerial photos and fieldwork, if necessary. This step will result in modifications to the tabular database and maps. We will provide the revised database and maps to City staff for final review and comment after this step.
- Step 5: Summarize results. The buildable land summary will take the form of maps and tables. At a minimum, the maps/tables must show vacant residential lands; we typically include a suite of maps/tables that include all lands by classification, constraint overlays, lands with development capacity by plan or zoning designation, and vacant lands with constraints. While these are demonstrative of a typical analysis, once the base inventory data are developed, many additional variations are possible.

Residential / Employment Inventory and UGB Study Areas

ECONorthwest has conducted dozens of land inventories—both for areas within UGBs as well as UGB study areas. The overall process described above is more or less the same for both. While the inventory methods for the UGB study area are relatively similar, the Division 38 rule introduces some additional steps and the McMinnville decision created a specific order of review of lands.

We note that Division 38 establishes some different parameters for land inventories than the traditional method. We will work closely with City staff in the interpretation of those parameters in conducting the inventory and the related capacity analysis.

The RFP outlines these in detail and we agree with the outlined process. We would typically include the same land classifications for land in the study areas, although the definitions and thresholds might be slightly different.

That approach is consistent with the guidance provided in the Division 38 rule. The first step is determining a study area boundary. The next step is to exclude lands consistent with OAR 660-038-160(2). The remaining lands get evaluated for inclusion based on the 197.302(a).320.

Action Plan and Implementation Policies

This task will result in an action plan that will ultimately lead to a UGB expansion proposal. It will identify the range of actions needed to prepare Newberg to submit a UGB amendment in 2017. The RFP has the consultant playing a support role on this task. ECONorthwest has consistently included implementation strategies with our housing needs and economic opportunities analyses in the past five years. In short, we have considerable experience working with local government clients in developing strategies to move them toward their goals.

Work Program

The RFP provides a list of tasks that we have worked into the work program below. We reference the tasks from the RFP in the work program with the intention of making it clear where analysis will be accomplished but we do not restate each point from the RFP. The work tasks below will be completed by Bob Parker or Beth Goodman, with assistance from analysts and other staff under direct supervision of Bob or Beth. In short, we propose to have the bulk of the work completed by high level staff. We propose this approach due to the technical and political nature of the project. The history, context, and legal requirements make handing off large parts of the work to lower level staff inappropriate and impractical.

Task 1: Project Kickoff

The project kickoff will provide an opportunity to discuss the project, clarify the project objectives, and begin discussion of key policy issues with Newberg City staff and the TAC. The subjects that will be discussed at the project kickoff are: clarification of study objectives, discussion of the visioning process and the expected consultant role, methods for the land inventory tasks, and the action plan.

ECONorthwest proposes to draft a methods memorandum for the land inventory prior to this task for review and discussion.

We will also discuss the TAC and PAC meeting schedule and to agree on what ECONorthwest's role will be in supporting the stakeholder process and which meetings the ECONorthwest team will attend. As outlined in the Project Approach section, ECONorthwest proposes five trips to Newberg for meetings. We think this is an appropriate balance between use of our time in working with the stakeholders on technical aspects and involvement in the stakeholder process.

Product: Methods memorandum

Meetings: Meeting with City Staff and TAC meeting

Task 2: Goals and Objectives, Public Process (RFP Task 1)

The RFP is clear with respect to the City's intent with the Task 1 visioning process. ECONorthwest will support this process in ways deemed appropriate by City staff. We propose to work closely with staff to outline our role in the visioning process. ECONorthwest can also help with a web-based survey if the City decides to implement one.

Product: Support of the city visioning process

Meetings: Meeting with TAC and PAC as agreed on in Task 1

Task 3: Residential and Employment Buildable Land Inventory (RFP Task 2)

The purpose of this task is to prepare an accurate inventory of all lands in the Newberg UGB: residential, commercial, and industrial land. The RFP clearly outlines the City's expectations

and we discussed our overall approach to the inventory in the Project Approach section. We do not repeat that discussion here.

This task will result in a comprehensive inventory of residential buildable lands within the Newport UGB, as described in the RFP. We will coordinate with City staff to obtain the required GIS data coverages. ECONorthwest will complete the inventory consistent with the guidance provided in OAR 660-038, specifically:

- OAR 660-038-0060 - Buildable Lands Inventory (BLI) for Residential Land within the UGB
- OAR 660-038-0070 - Adjust Residential Lands Inventory to Account for Constrained Lands
- OAR 660-038-0120 - Inventory of Buildable Employment Land within the UGB
- OAR 660-038-0130 - Adjust Employment Buildable Land Inventory to Account for Constrained Lands

Because Newberg will be among the first jurisdictions to apply the Division 38 rules, we propose to start by drafting a detailed exposition of the buildable lands inventory methods. Getting input from DLCDC will be essential to ensure consistency with interpretation of the rules.

The products of this task will be: (1) a methods memorandum, (2) maps and GIS data, and (3) a report that discusses the results of the inventory. ECONorthwest will also provide data sets in appropriate formats—the inventory in ArcGIS and summaries in Excel.

Product: Memorandum describing buildable lands inventory methods; BLI data; BLI writeup

Meetings: Discussions with staff TAC and PAC

Task 4: Establishment and Evaluation of UGB Study Areas (RFP Task 3)

The UGB study area inventory is a key deliverable of this project. Consistent with the RFP, we propose to inventory lands in a pre-defined study area as an initial step in a boundary alternatives analysis. The RFP outlines the desired steps and some of the key assumptions; we agree with those steps and do not repeat them here.

Consistent with the BLI, we propose to outline the proposed methods in a memorandum that will be submitted to the City, the TAC and the PAC for review and comment. Many details of the inventory process will need to get worked out; that process will require interaction with City staff and the TAC. We propose to combine the UGB study area methods with the BLI methods as two sections in a single memorandum.

The inventory will follow procedures described in OAR 660-038-0160 - Establishment of Study Area to Evaluate Land for Inclusion in the UGB and OAR 660-038-0170 - Evaluation of Land in the Study Area for Inclusion in the UGB; Priorities. While the RFP does not explicitly state the

City wants evaluation of land priorities, the process outlined suggests that is an analysis the City wants. This is logical—the inventory is only half of the analysis.

Product: Memorandum describing UGB expansion study area inventory methods; inventory data; inventory write up

Meetings: Discussions with staff TAC and PAC

Task 5: Action Plan and Implementation Policies (RFP Task 4)

A key product of the project will be an action plan that outlines next steps and includes an evaluation of the merits of moving forward with the Division 38 streamlined UGB process. The City will take a lead role in the process; ECONorthwest will support that process by providing our evaluation of key issues and options and participating in TAC and PAC meetings as necessary. The details of that involvement will be articulated in the Task 1 kickoff meeting.

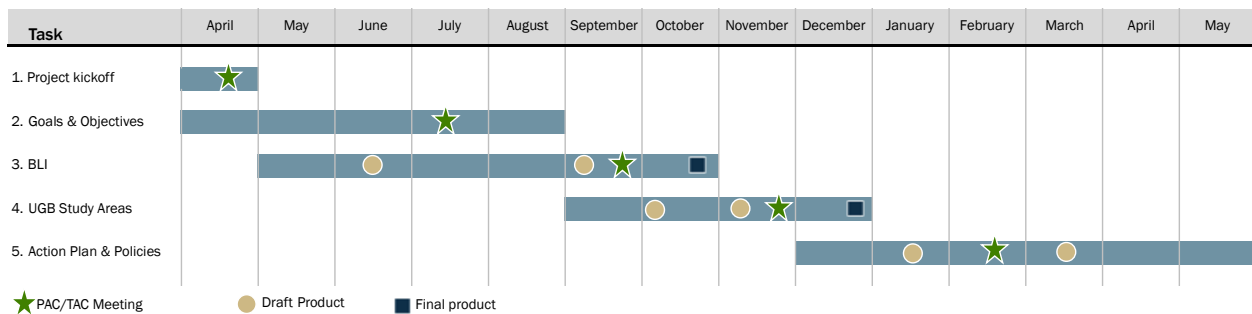
Product: Support to City staff in developing the action plan

Meetings: TAC/PAC meetings as appropriate

Budget and Schedule

ECONorthwest proposes to complete the work described in this proposal and the RFP for \$30,000.

The chart below shows ECONorthwest’s proposed schedule for completing the project. The RFP shows a longer schedule for the BLI and UGB study area than we have proposed. We suggest completing Tasks 3 and 4 by the end of December 2016 because, in our experience, that is sufficient time to complete the analysis and a longer schedule increases the possibility of exceeding the budget for the tasks. We will work with the City to adjust the schedule to meet the City’s needs and the TAC/PAC process.



Newberg 2030 - Public Advisory Committee (PAC)

Name	Email	Phone	Occupation
Ryan Howard	Ryan@ryanhowardlaw.com	503-964-7764	Attorney - Law Office of Ryan Howard P.C.
Jamie Morgan-Stasny	jamiem@metlandgroup.com	503-597-7106	Metropolitan Land Group
Heath Cornick	heath.cornick@edwardjones.com	503-538-1161	Edward Jones - Financial Advisor
Brett Baker	brett.baker@austinind.com	503-537-1000	Austin Industries General Manager
Sid Friedman	sidf@viclink.com	503-371-7261	Friends of Yamhill County
Curt Walker	cdw_901@yahoo.com	503-538-0404	Newberg Realty Inc./JDC Homes
Claudia Stewart	stewartc@newberg.k12.or.us	503-554-5014	Newberg School District - Communications Coordinator
Danny Sikkens	danny@vinooregon.com	503-902-8052	Vino Oregon
Todd Engle	tengle@friendsview.org	503-538-3144	Friendsview
Larry Hampton	hamptonl@newberg.k12.or.us	503-554-5022	Newberg School District - Operations & Safety Coordinator
Brian Doyle	doyleb@asme.org	503-538-2380	Engineer
Lisa Rogers	lrogers@casaoforegon.org	503-537-0319 X306	CASA
Mike Gougler	ggoug@yahoo.com	503-810-5576	Developer
Fred Gregory	fgregory@georgefox.edu	503-554-2103	George Fox University - Office of the President
Elizabeth Comfort	ebethcomfort@gmail.com		self-employed

DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT

OAR CHAPTER 660, DIVISION 38

SIMPLIFIED URBAN GROWTH BOUNDARY METHOD

OAR 660-038-0000

Purpose

(1) The purpose of this division is to implement ORS 197A.300 to 197A.325 by providing simplified methods to evaluate and amend an urban growth boundary (UGB) for a city outside Metro. (Note: ORS 197A.320 regarding the establishment of study areas and the priority of lands for UGB amendment applies both to the “simplified” UGB methods under this division and to the “traditional” UGB method described in OAR chapter 660, division 24. Rules in this division at OAR 660-038-0160 and 660-038-0170 interpret that statute with respect to the simplified methods. Rules at OAR 660-024-0065 and 660-024-0067 interpret ORS 197A.320 for purposes of the traditional UGB method).

(2) The method for UGB evaluation and amendment described in OAR chapter 660, division 24 (the traditional UGB method) is not modified by this division. Cities may choose to apply the methods described in this division instead of division 24 in order to evaluate or amend a UGB, as described in OAR 660-038-0020.

(3) The methods described in this division are intended to achieve the following objectives provided in ORS 197A.302:

(a) Become, as a result of reduced costs, complexity and time, the methods that are used by most cities with growing populations to manage their urban growth boundaries;

(b) Encourage, to the extent practicable given market conditions, the development of urban areas in which individuals desire to live and work and that are increasingly efficient in terms of land uses and in terms of public facilities and services;

(c) Encourage the conservation of important farm and forest lands, particularly lands that are needed to sustain agricultural and forest products industries;

(d) Encourage cities to increase the development capacity within their urban growth boundaries;

(e) Encourage the provision of an adequate supply of serviceable land that is planned for needed urban residential and industrial development; and

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(f) Assist residents in understanding the major local government decisions that are likely to determine the form of a city's growth.

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0010

Definitions

The definitions in ORS 197.015, the statewide planning goals, and the following definitions apply to this division:

- (1) "Buildable lands" means land in urban or urbanizable areas that are suitable for urban uses, as provided in ORS 197A.300(1). Note: This definition applies to this division only; a different definition of "buildable lands" is provided in laws and rules concerning needed housing (ORS 197.295; OAR 660-007-0005 and 660-008-0005 and OAR 660-024-0010).
- (2) "Commercial" and "commercial use" mean office, retail, institutional and public employment land uses described by the North American Industry Classification System (NAICS) Categories 44, 45, 51, 52, 53, 54, 55, 56, 61, 62, 71, 72, 81, 92, and 99. These are land uses that generally do not require significant space for indoor or outdoor production or logistics.
- (3) "Industrial" and "industrial use" mean employment activities including, but not limited to, manufacturing, assembly, fabrication, processing, storage, logistics, warehousing, importation, distribution and transshipment, and research and development, that generate income from the production, handling or distribution of goods or services, including goods or services in the traded sector, as defined in ORS 285A.010. "Industrial use" means NAICS Categories 11, 21, 22, 23, 31, 32, 33, 42, 48, and 49. These are land uses that generally require significant space for indoor or outdoor production or logistics.
- (4) "Initiate" means that the local government issues a public notice specified in OAR 660-018-0020, including a notice to the Department of Land Conservation and Development, for a proposed plan amendment that concerns evaluating or amending a UGB.
- (5) "Nonresource land" has the meaning specified in OAR 660-004-0005(3).
- (6) "Range" means a range of numbers specified in rules in this division (see ORS 197A.325(2)(a)). A city may choose to use the number at either end of a stated range or any number between. Ranges allow a city to make choices regarding its future growth.

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(7) “Serviceable” means, with respect to land supply in a UGB, and as described in OAR 660-038-0200, that:

(a) Adequate sewer, water and transportation capacity for planned urban development is available or can be either provided or made subject to committed financing; or

(b) Committed financing can be in place to provide adequate sewer, water and transportation capacity for planned urban development.

(8) “UGB” means “urban growth boundary.”

(9) “Urbanizable land” means land inside a UGB that, due to the present unavailability of urban facilities and services, or for other reasons, either retains the zone designations assigned prior to inclusion in the UGB or is subject to interim zone designations intended to maintain the land’s potential for planned urban development until appropriate public facilities and services are available or planned.

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0020

Applicability

(1) This division takes effect January 1, 2016. Rules in this division provide optional simplified methods for a city outside Metro to evaluate or amend its UGB. These methods are available to cities in addition to and not in lieu of the methods provided in OAR chapter 660, division 24. If a city uses this division to evaluate or amend a UGB, the requirements of division 24 do not apply to the UGB evaluation or amendment.

(2) A city that evaluates or amends its UGB using this division must demonstrate that:

(a) It has sufficient buildable lands and other development capacity, including land and capacity for needed housing and employment opportunities, within its UGB to meet the growth in population and employment that is forecast to occur over a 14-year period,

(b) It based its determination of the amount of buildable lands needed for housing, employment and other urban uses on the population and employment growth forecast to occur over a 14-year period, consistent with rules in this division, and

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(c) Lands included within the UGB include sufficient serviceable land for at least a seven-year period and can all be serviceable over a 14-year period as provided in OAR 660-038-0200.

(3) A city using this division is not required to adopt findings to support the use of a number or a number within a range that is expressed by a rule in this division.

(4) A city that uses this division to add land to the UGB may not use a method in this division again to add land to the UGB until:

(a) The population of the city has grown by at least 50 percent of the amount of growth forecast to occur in conjunction with the previous use of the method by the city; or

(b) At least one-half of the lands identified as buildable lands for employment needs or for residential needs during the previous use of the method by the city have been developed.

(5) A city that adopts a UGB amendment using this division must evaluate whether the city needs to include additional land for residential or employment uses within the UGB before the population of the city has grown by 100 percent of the population growth forecast to occur in conjunction with the city's previous use of this division.

(6) A city that adopts a UGB amendment using this division may subsequently add land to the UGB using division 24 instead of the method described in this division. However, a city's determination of land need resulting from the previous use of this method shall not be considered by itself sufficient to support a housing or employment need determination under OAR chapter 660, division 24.

(7) A city may not use this division in order to evaluate or amend a UGB for purposes of OAR 660-024-0045 concerning Regional Large Lot Industrial Land.

(8) A city that elects to use this division shall notify the Department of Land Conservation and Development in the manner required by ORS 197.610, ORS 197.615 and OAR chapter 660, division 18, regarding a proposed change to an acknowledged comprehensive plan or a land use regulation. The city may revoke its election under this section at any time until the city makes a final decision to amend the UGB.

(9) A city that initiated an amendment of its UGB under OAR chapter 660, division 24, but has not submitted that amendment to the Department of Land Conservation and Development, may withdraw the proposed amendment and use a method described in this division by filing notice of the election with the Department of Land Conservation and Development in the manner required by ORS 197.610, 197.615, and OAR chapter 660, division 18 for notice of a post-acknowledgment plan amendment.

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(10) Notwithstanding ORS 197.626, when a city evaluates or amends the UGB pursuant to this division, the Land Use Board of Appeals rather than the commission has jurisdiction for review of the final decision of the city.

(11) A city that amends a UGB under this division is not required to also satisfy the requirements of ORS 197.296 applicable to a UGB amendment for cities subject to that statute.

(12) A city that amends a UGB under this division is not required to also satisfy the requirements of Goals 9 and 10 with respect to the determinations of land need and land supply, the housing needs projection requirements of OAR chapter 660, division 8, or the economic opportunities analysis requirements of OAR chapter 660, division 9.

(13) All statewide planning goals and related administrative rules are applicable when establishing or amending a UGB, except as follows:

(a) The exceptions process in Goal 2 and OAR chapter 660, division 4, is not applicable to a UGB amendment unless a local government chooses to take an exception to a particular goal requirement, for example, as provided in OAR 660-004-0010(1), provided however that a local government may not take an exception to the UGB requirements of Goal 14;

(b) Goals 3 and 4 are not applicable;

(c) Goal 5 and related rules under OAR chapter 660, division 23, apply only to lands added to the UGB, except as required under OAR 660-023-0070 and 660-023-0250;

(d) The transportation planning rule requirements under OAR 660-012-0060 need not be applied at the time of a UGB amendment if the land added to the UGB is zoned as urbanizable land, either by retaining the zoning that was assigned prior to inclusion in the UGB or by assigning interim zoning that does not allow development that would generate more vehicle trips than development allowed by the zoning assigned prior to inclusion in the UGB;

(e) Goal 15 is not applicable to land added to the UGB unless the land is within the Willamette River Greenway Boundary;

(f) Goals 16 through 18 are not applicable to land added to the UGB unless the land is subject to acknowledged comprehensive plan or land use regulations that implement these goals;

(g) Goal 19 is not applicable to a UGB amendment.

(14) A city considering a UGB evaluation or amendment must apply its acknowledged citizen involvement program to ensure adequate notice and participation opportunities for the public and

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must assist the public in understanding the major local government decisions that are likely to determine the form of the city's growth.

(15) A city that is scheduled to commence periodic review as required by OAR 660-025-0030 is not required to commence periodic review if the city has amended its UGB pursuant to this division, or if the city has evaluated its UGB need and land supply using this division and determined that the UGB contains sufficient buildable land for a 14-year period, including a supply that is serviceable for a seven-year period and a supply that can be serviceable for a 14-year period as provided in OAR 660-038-0200.

(16) When a city is required to undertake an analysis or make a determination concerning lots or parcels under the rules in the division, the city may conduct such analyses using tax lot data shown on the most recent tax assessment rolls in the county in which the land is located.

(17) Beginning on or before January 1, 2023, the commission shall:

(a) Evaluate, every five years, the impact of this division on the population per square mile, livability in the area, the provision and cost of urban facilities and services, the rate of conversion of agriculture and forest lands and other considerations;

(b) Consider changes to the statewide land use planning goals or rules to address adverse outcomes; and

(c) Make recommendations to the Legislative Assembly, as necessary, for statutory changes.

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0030

Residential Land Need

OAR 660-038-0030 through 660-038-0080 provides steps that a city must take to determine residential land need over the 14-year planning period.

(1) A city that applies the UGB method in this division:

(a) Must forecast the amount of buildable lands that it will need for housing based on the population forecast for the 14-year period commencing on the date it initiates and consistent with OAR 660-038-0040 through OAR 660-038-0090, and

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(b) Must provide within its UGB sufficient buildable lands and other development capacity, for needed housing to accommodate the growth in population forecast to occur over a 14-year period.

(2) The city must use the most recent final forecast issued by the Portland State University Population Research Center under ORS 195.033 in effect at the time the city initiates a UGB review to forecast the UGB population growth for a 14-year period.

(3) The city must subtract from the forecast population growth the number of persons projected to live in group quarters in the UGB during the planning period. The city shall determine this number by calculating the percentage of the city's population living in group quarters at the last decennial United States Census and subtracting the same percentage from projected population growth. For the purpose of this rule, "group quarters," as defined by the United States Census, are places where people live or stay, in a group living arrangement, which is owned or managed by an entity or organization providing housing or services for the residents.

(4) To determine the gross number of dwelling units needed for the 14-year period, the city must divide the projected growth reduced as determined in section (3) by the persons per household within the city determined at the most recent decennial United States Census.

(5) The city must adjust the gross number of needed dwelling units to account for the vacancy rate projected to occur during the planning period, as follows: Multiply the result calculated in section (4) by the vacancy rate and add the resulting product to the gross number of dwelling units needed. The vacancy rate used shall be five percent plus the portion of the vacancy rate that is comprised of seasonal, recreational, or occasional vacancies within the city, determined at the last decennial United States Census. However, the total vacancy rate used may not exceed 15 percent.

(6) The city must account for projected redevelopment expected to occur in residentially zoned areas, and for mixed use residential development expected to occur in commercially zoned areas, as follows: multiply the result calculated in section (5) by the applicable percentage in subsections (a) through (c) of this section.

(a) For cities with a current UGB population less than 10,000, the percentage shall be within a range from one percent to 10 percent of the result calculated in section (5).

(b) For cities with a current UGB population equal to or greater than 10,000 and less than 25,000, the percentage shall be within a range from five percent to 15 percent of the result calculated in section (5).

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(c) For cities with a current UGB population equal to or greater than 25,000, the percentage shall be within a range from five percent to 25 percent of the result calculated in section (5).

(7) The city must account for accessory dwelling units expected to occur during the planning period by multiplying the result calculated in section (5) by the applicable percentage in subsection (a) or (b) of this section:

(a) For cities with UGB population less than 10,000, the percentage shall be within a range from zero percent to two percent of the result calculated in section (5).

(b) For cities with UGB population equal to or greater than 10,000, the percentage shall be within a range from one percent to three percent of the result calculated in section (5).

(8) The city must subtract the numbers determined in sections (6) and (7) from the result calculated in section (5). The resulting number is the identified need for new dwelling units for 14 years.

(9) The city shall accommodate the dwelling unit need identified in section (8):

(a) On vacant and partially vacant residentially zoned lands within the UGB, and

(b) If the amount of land described in subsection (a) is insufficient to accommodate all of the identified need, the remaining need must be accommodated on lands to be added to the UGB for residential development consistent with OAR 660-038-0180.

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0040

Determine the Mix of Dwelling Units Needed

(1) A city must determine the current mix of housing types within the city based on the percentages of low density, medium density, and high density residential dwellings using:

(a) For cities with UGB population less than 2,500, the percentages determined in the most recent five-year American Community Survey conducted by the United States Census;

(b) For cities with UGB population greater than or equal to 2,500, using either the percentages determined in:

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(A) The most recent American Community Survey conducted by the United States Census, or

(B) An average of the two most recent American Community Surveys conducted by the United States Census.

(2) For the purposes of this rule and for OAR 660-038-0050:

(a) For cities with a UGB population less than 2,500, single-family detached dwellings shall be considered low density residential, and all other dwellings shall be considered medium density residential.

(b) For cities with a UGB population greater than or equal to 2,500, single-family detached dwellings shall be considered low density residential; single-family attached dwellings, mobile homes, and multiplexes with two to four units shall be considered medium density residential; and multi-family dwellings with five or more units shall be considered high density residential.

(3) A city must project the mix of housing types needed for new development over the 14-year period using the ranges of numbers in Table 1. The percentage of low density residential development is calculated by subtracting the percentage of medium density and high density residential development selected by the city from the table.

(4) To determine the number of low density, medium density and high density dwelling units needed over the 14-year period, the city must multiply the percentages of needed housing for different housing categories determined in section (3) by the total housing need determined in OAR 660-038-0030.

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0050

Determine Amount of Land Needed for Each Housing Type

A city must:

(1) Determine the land needed for each category of residential development over the 14-year period by dividing the number of needed units determined in OAR 660-038-0040 by the projected number of net dwelling units per acre using the ranges in Table 2.

(2) Calculate the overall net density (total dwelling units divided by total land need) for all residential land need in terms of dwellings units per acre and compare the result with the current

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density of the developed lands shown in the buildable lands inventory within the city's UGB completed under OAR 660-038-0060(5).

(3) If necessary, adjust the density assumptions used in the residential land need analysis so that the overall net density for all residential land need is at least equal to the density determined in section (2).

(4) Add an amount equal to 25 percent of the total residential land needed to account for public land need for infrastructure and facilities such as schools and parks and to account for private institutional land need.

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0060

Buildable Lands Inventory (BLI) for Residential Land within the UGB

A city must determine the supply and development capacity of lands within its UGB by conducting a buildable lands inventory (BLI) as provided in this rule.

(1) For purposes of the BLI, the city shall classify the existing residential comprehensive plan and zoning designations within its UGB based on allowed density. The classification shall be based on either:

(a) The allowed density and housing types on the comprehensive plan map; or

(b) If the comprehensive plan map does not differentiate residential districts by density or type of housing, the applicable city or county zoning map, as follows:

(A) For cities with a UGB population less than 2,500, districts shall be classified as follows:

(i) Districts with a maximum density less than or equal to eight dwelling units per acre: low density residential. A city may classify a district as low density residential despite a maximum density of greater than eight dwelling units per acre if the majority of existing residences within the district are single-family detached and if the city has a medium density residential district as determined by subparagraph (ii);

(ii) Districts with a maximum density greater than eight dwelling units per acre: medium density residential.

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(B) For cities with UGB populations greater than or equal to 2,500, districts shall be classified as follows:

(i) Districts with a maximum density less than or equal to eight dwelling units per acre: low density residential. A city may classify a district as low density residential despite a maximum density of greater than eight dwelling units per acre if the majority of existing residences within the district are single-family detached and the city has a medium density residential district as determined by subparagraph (ii);

(ii) Districts with a maximum density greater than eight dwelling units per acre and less than or equal to 16 dwelling units per acre: medium density residential, unless the district has been classified as low density residential pursuant to subparagraph (i). A city may classify a district as medium density residential despite a maximum density of greater than 16 dwelling units per acre if the majority of development within the district is developed at densities of between eight and 16 dwelling units per net acre and the city has a high density residential district as determined by subparagraph (iii);

(iii) Districts with a maximum density greater than 16 dwelling units per acre: high density residential, unless the district has been classified as medium density residential pursuant to subparagraph (ii);

(iv) A city may not classify as low density a district that allows higher residential densities than a district the city has classified as medium density. A city may not classify as medium density a district that allows higher residential densities than a district the city has classified as high density.

(2) The city must identify all vacant lots and parcels with a residential comprehensive plan designation. A city shall assume that a lot or parcel is vacant if it is at least 3,000 square feet with a real market improvement value of less than \$10,000.

(3) The city must identify all partially vacant lots and parcels with a residential comprehensive plan designation, as follows:

(a) For lots and parcels at least one-half acre in size that contain a single-family residence, the city must subtract one-quarter acre for the residence, and count the remainder of the lot or parcel as vacant land, and

(b) For lots and parcels at least one-half acre in size that contain more than one single-family residence, multiple-family residences, non-residential uses, or ancillary uses such as parking areas and recreational facilities, the city must identify vacant areas using an orthophoto or other map of comparable geometric accuracy. For the purposes of this identification, all publicly

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owned park land shall be considered developed. If the vacant area is at least one-quarter acre, the city shall consider that portion of the lot or parcel to be vacant land.

(4) The city must determine the amount and mapped location of low density, medium density, and high density vacant and partially vacant land in residential plan or zone districts within the city's UGB.

(5) The city must, within the city limits,

(a) Identify all lots and parcels within a residential district that are developed;

(b) Identify all portions of partially vacant lots and parcels within a residential district that are developed with residential uses;

(c) Calculate the total area of land identified in (a) and (b);

(d) Calculate the total number of existing dwelling units located on the land identified in (a) and (b); and

(e) Calculate the net density of residential development on the land identified in (a) and (b).

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0070

Adjust Residential Lands Inventory to Account for Constrained Lands

A city must adjust the inventory of residential lands prepared under OAR 660-038-0060 to account for constrained lands using this rule.

(1) The city must identify the following physical constraints on land inventoried as vacant or partially vacant under OAR 660-038-0060:

(a) Floodways and water bodies. For the purpose of this subsection, "water bodies" includes;

(A) Rivers; and

(B) Lakes, ponds, sloughs, and coastal waters at least one-half acre in size.

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- (b) Other lands within the Special Flood Hazard Area as identified on the applicable Flood Insurance Rate Map;
 - (c) Lands within the tsunami inundation zone established pursuant to ORS 455.446;
 - (d) Contiguous lands of at least one acre with slopes greater than 25 percent. Slope shall be measured as the increase in elevation divided by the horizontal distance at maximum 10-foot contour intervals;
 - (e) Lands subject to development restrictions as a result of acknowledged comprehensive plan or land use regulations to implement Statewide Planning Goals 5, 6, or 7, and
 - (f) Lands subject to development prohibitions, natural resource protections, or both in acknowledged comprehensive plan or land use regulations to implement Statewide Planning Goals 15, 16, 17, or 18.
- (2) For lands identified in section (1), the city may reduce the estimated residential development capacity by the following factors in terms of acreage:
- (a) For lands within floodways and water bodies: a 100 percent reduction.
 - (b) For other lands within Special Flood Hazard Area as identified on the applicable Flood Insurance Rate Map: a 100 percent reduction.
 - (c) For lands within the tsunami inundation zone: no reduction unless the acknowledged comprehensive plan or land use regulations applicable to such areas prohibits or reduces residential development, in which case the reduction shall be based upon the maximum density allowed by the acknowledged comprehensive plan or land use regulation.
 - (d) For lands with slopes that are greater than 25 percent: a 100 percent reduction. However, if the lot or parcel includes land with slopes less than 25 percent, the reduction applies only to the land with slopes greater than 25 percent. Slope shall be measured as the increase in elevation divided by the horizontal distance at maximum ten-foot contour intervals;
 - (e) For lands subject to development restrictions in an acknowledged comprehensive plan or land use regulations developed pursuant to Statewide Planning Goals 5, 6, or 7: a reduction to the maximum level of development authorized by the acknowledged comprehensive plan or land use regulations.
 - (f) For lands subject to development prohibitions, natural resource protections, or both, in an acknowledged comprehensive plan or land use regulations that implements Statewide Planning

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Goals 15, 16, 17 or 18: a reduction to the maximum level of development authorized by the acknowledged comprehensive plan or land use regulations.

(3) The residential BLI amount for each type of needed housing for a city is the amount of buildable land for that needed housing type determined in OAR 660-038-0060 reduced by the constraints as determined in this rule.

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0080

Compare Residential Land Need to Land Supply

(1) To determine whether to expand the UGB, a city must compare the amount of land needed for each category of residential development, as determined in OAR 660-038-0050, with the amount of buildable land available for each category of residential development, as determined in OAR 660-038-0070(3).

(2) If the amount of buildable residential land is greater than the amount of land needed for all categories of residential development, then no UGB expansion for residential land need is allowed.

(3) If the amount of buildable residential land is less than the amount of land needed for residential development, the city must expand the UGB to provide the amount of land needed, provided that if the amount of buildable residential land is less than the amount of land needed for one category of residential development, but is greater than the amount of land needed for another category, then the city must determine whether the residential land need can be reasonably accommodated by redesignating surplus land in the other residential category, except as provided in section (5) of this rule.

(4) A city must also determine whether surplus employment land as determined in OAR 660-038-0150, or publicly-owned land not designated for employment or residential use that has been declared surplus by the public entity, can reasonably accommodate all or part of a residential land deficit except as provided in OAR 660-038-0150(4).

(5) A city:

(a) Is not required to consider whether a high or medium density land surplus can reasonably accommodate a low density land deficit;

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(b) May not redesignate surplus high or medium density land that is located within 500 feet of an arterial roadway or its functional equivalent identified in the city's acknowledged Transportation System Plan.

(6) If a city determines that the UGB must be expanded to meet residential land needs, the city must apply:

(a) OAR 660-038-0160 and 660-038-0170 to evaluate which lands to include in the UGB in order to meet the need deficit, and

(b) OAR 660-038-0190 to plan and zone lands that are added and, if necessary, to adjust planning and zoning of residential lands currently in the UGB.

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0090

Employment Land Need

OAR 660-038-0090 to 660-038-0150 provides steps that a city must follow to determine employment land need over the 14-year planning period.

(1) A city that applies the UGB method in this division:

(a) Must forecast the amount of buildable lands that will be needed for projected employment in the UGB over a 14-year period using rules in OAR 660-038-0100 through 660-038-0150, and

(b) Must provide within its UGB sufficient buildable lands and other development capacity to accommodate the growth in employment that is forecast to occur over a 14-year period and plan those lands as required by OAR 660-038-0180.

(2) The city must forecast employment growth within the UGB for a 14-year period from the year in which the UGB analysis was initiated. As provided in ORS 197A.310(4) and 197A.312(4), the city may forecast employment growth based on either:

(a) The population growth forecast for the city's UGB in the most recent final forecast issued by the Portland State University Population Research Center under ORS 195.033 applying the requirements of OAR 660-038-0100, or

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(b) The most recent long term employment growth forecast issued by the Oregon Employment Department (OED) for the applicable region, applying the requirements of OAR 660-038-0110.

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0100

Forecast Employment Growth Based on Population Growth

To forecast 14-year employment growth based on the PSU long term forecast of population growth, a city must:

- (1) Determine the forecast population of the city's UGB for the 14-year period from the year in which the UGB analysis was initiated based on the most recent forecast issued by the Portland State University Population Research Center.
- (2) Determine the current population of the UGB using the most recent population estimate issued by the Portland State University Population Research Center.
- (3) Determine the rate of population growth for the city over the 14-year period based on sections (1) and (2).
- (4) Using Table 3, determine the current number of "commercial" and "industrial" jobs in the UGB, based on the definitions in OAR 660-038-0010.
- (5) To forecast the number of new commercial and new industrial jobs anticipated to occur in the UGB for the 14-year planning period, the city must:
 - (a) Multiply the number of commercial jobs currently in the UGB determined in section (4) by the rate of population growth rate determined in section (3), and
 - (b) Multiply the number of industrial jobs currently in the UGB determined in section (4) by the rate of population growth determined in section (3).
- (6) To account for jobs that are likely to occur on land that is zoned for uses other than commercial or industrial (and which therefore will not require buildable "employment land"), the city must reduce the forecast of new jobs determined in section (5) by 20 percent.
- (7) The result is the number of new commercial and industrial jobs forecast for the 14-year planning period to be accommodated on employment lands in the UGB. The city must use this

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result or the result in OAR 660-038-0110 as a basis for determining land needs under OAR 660-038-0140.

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0110

Forecast Employment Growth Based on Oregon Employment Department Forecast

As an alternative to the method provided in OAR 660-038-0100, to forecast 14-year employment growth based on the most recent long-term job forecast issued by the Oregon Employment Department (OED), a city must:

- (1) Determine the number of “commercial” and “industrial” jobs currently in the UGB as provided in Table 3.
- (2) Using Table 4, determine the long-term growth rates forecast by OED for commercial jobs and for industrial jobs in the OED region that includes the city. For purposes of this rule, “OED region” means Workforce Innovation and Opportunity Act (WIOA) Areas for which OED forecasts long-term job growth.
- (3) To forecast the number of new commercial and new industrial jobs anticipated to occur in the UGB for the 14-year planning period, the city must:
 - (a) Multiply the number of commercial jobs currently in the UGB determined in section (1) by the forecast rate of growth determined in section (2), and
 - (b) Multiply the number of industrial jobs currently in the UGB determined in section (1) by the forecast rate of growth determined in section (2).
- (4) To account for jobs that are likely to occur on land that is zoned for uses other than commercial or industrial (and which therefore will not require buildable “employment land”), the city must reduce the forecast of new commercial and industrial jobs determined in subsections (3)(a) and (3)(b) by 20 percent.
- (5) The result is the number of new commercial and industrial jobs forecast for the 14-year planning period to be accommodated on employment lands in the UGB. The city must use this result or the result in OAR 660-038-0100 as a basis for determining employment land needs under OAR 660-038-0140.

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Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0120

Inventory of Buildable Employment Land within the UGB

A city must determine the supply and development capacity of employment lands within its UGB at the time of initiation by conducting a buildable lands inventory (BLI) for employment land as provided in this rule and OAR 660-038-00130.

(1) For purposes of the employment BLI, the city shall classify the existing employment zoning districts and plan map districts within its UGB as either “commercial” or “industrial” based on the applicable definitions in OAR 660-038-0010. Districts that allow both commercial and industrial uses as per the definition must be classified as one or the other, based on the intent of the plan and with consideration of whether the predominant NAICS categories allowed by the district are characteristic of a commercial or industrial use.

(2) The city must identify all lots and parcels in the UGB with either a commercial or industrial designation on the comprehensive plan map or zoning district, determine which lots or parcels are vacant, partially vacant, or developed and calculate the total area of such land, as follows:

(a) A city may assume that a lot or parcel is vacant if the real market improvement value is less than \$5,000 or if the real market improvement value is less than or equal to 5 percent of the real market land value.

(b) A city may assume that a lot or parcel is partially vacant if either:

(A) The real market improvement value of the lot or parcel is greater than five percent and less than 40 percent of the real market land value, in which case, the city must assume that 50 percent of the lot or parcel is developed and 50 percent is vacant, or

(B) Based on an orthomap, the lot or parcel is greater than one acre in size and at least one-half acre is not improved.

(c) A city may assume that a lot or parcel is developed if the real market improvement value is greater than or equal to 40 percent of the real market land value.

(3) The city must use the results of section (2) to determine the current density of employment land within the UGB under OAR 660-038-0140(4) and (5).

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Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0130

Adjust Employment Buildable Land Inventory to Account for Constrained Lands

A city must adjust the employment buildable lands inventory determined under OAR 660-038-0120 to account for constrained lands using this rule.

(1) The city must identify the following physical constraints on employment land inventoried under OAR 660-038-0120:

(a) Floodways and water bodies. For the purpose of this subsection, “water bodies” includes:

(A) Rivers; and

(B) Lakes, ponds, sloughs, and coastal waters at least one-half acre in size;

(b) Other lands within the Special Flood Hazard Area as identified on the applicable Flood Insurance Rate Map;

(c) Lands within the tsunami inundation zone established pursuant to ORS 455.446;

(d) Contiguous lands planned and zoned for commercial use of at least one acre with slopes that are greater than 25 percent. For purposes of this rule, slope shall be measured as the increase in elevation divided by the horizontal distance at maximum 10-foot contour intervals;

(e) Contiguous lands planned and zoned for industrial use of at least one acre with slopes that are greater than 10 percent. For purposes of this rule, slope shall be measured as the increase in elevation divided by the horizontal distance at maximum 10-foot contour intervals;

(f) Lands subject to development restrictions as a result of acknowledged comprehensive plan or land use regulations to implement Statewide Planning Goals 5, 6, or 7, and

(f) Lands subject to development prohibitions, natural resource protections, or both, in an acknowledged comprehensive plan or land use regulations that implement Statewide Planning Goals 15, 16, 17, or 18.

(2) For lands identified in section (1), the city may reduce the estimated development capacity by the following factors in terms of acreage:

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- (a) For lands within floodways and water bodies: a 100 percent reduction.
 - (b) For other lands within the Special Flood Hazard Area (SFHA) as identified on the applicable Flood Insurance Rate Map (FIRM), either (at the city's option):
 - (A) A 50 percent reduction, or
 - (B) A reduction to the levels required by the acknowledged comprehensive plan or land use regulations.
 - (c) For lands within the tsunami inundation zone: no reduction unless the acknowledged comprehensive plan or land use regulations applicable to such areas prohibits or reduces allowed development, in which case the reduction shall be based upon the maximum density allowed by the acknowledged comprehensive plan or land use regulations.
 - (d) For lands designated for commercial use, contiguous lands of at least one acre with slope greater than 25 percent: a 100 percent reduction, provided that if such land includes slopes less than 25 percent, the reduction applies only to those areas with slopes greater than 25 percent. Slope shall be measured as the increase in elevation divided by the horizontal distance at maximum ten-foot contour intervals;
 - (e) For lands designated for industrial use, contiguous lands of at least one acre with slope greater than 10 percent: a 100 percent reduction, provided that a lot or parcel with slopes greater than 10 percent that has at least five contiguous acres with slopes less than 10 percent, this authorized reduction does not apply to those areas.
 - (f) For lands subject to restrictions in density or location of development in an acknowledged comprehensive plan or land use regulations developed pursuant to Statewide Planning Goals 5, 6, or 7: a reduction to the maximum level of development authorized by the acknowledged comprehensive plan or land use regulations.
 - (g) For lands subject to development prohibitions, natural resource protections, or both, in an acknowledged comprehensive plan or land use regulations that implements Statewide Planning Goals 15, 16, 17, or 18: a reduction to the maximum level of development authorized by the acknowledged comprehensive plan or land use regulations.
- (3) The amount of buildable land in the UGB designated for commercial and industrial uses is that amount determined in OAR 660-038-0120 reduced by the constraints determined under section (2) of this rule.

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Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0140

Translate Job Forecast to Employment Land Need

(1) Determine the current density (jobs per acre) of developed commercial land, as follows:

(a) Based on the determination from OAR 660-038-0120, for all lots and parcels zoned for commercial uses, identify the area (acreage) of “developed” lots and parcels, and the developed portion (acreage) of “partially vacant” lots and parcels. The sum of these equals the total area of “developed commercial land” for purposes of this rule.

(b) Determine current number of commercial jobs in the UGB from Table 3.

(c) Subtract 20 percent from (b) to account for current commercial jobs that occur on land not zoned commercial or industrial.

(d) Divide the number of jobs determined in subsection (c) by the amount of developed commercial land determined in subsection (a). The result is the current density of commercial uses (jobs per acre) on commercial land in the UGB.

(2) Determine the current density (jobs per acre) for developed industrial land in the UGB, as follows:

(a) Based on the determination in OAR 660-038-0120, for all lots and parcels zoned for industrial uses, identify the area (acreage) of “developed” lots and parcels, and the developed portion (acreage) of “partially vacant” lots and parcels. The sum of these equals the total area of “developed industrial land” for purposes of this rule.

(b) Determine current number of industrial jobs in the UGB from Table 3.

(c) Subtract 20 percent from the determination in subsection (b) to account for current industrial jobs that occur on land not zoned commercial or industrial.

(d) Divide the number of jobs determined in subsection (c) by the amount of developed industrial land determined in subsection (a). The result is the current density of industrial uses (jobs per acre) on industrial land in the UGB.

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(3) To account for redevelopment and the anticipated long term increase in efficiency of employment land, the city must:

(a) Multiply the result of section (1) for commercial uses, and section (2) for industrial uses, by the applicable factors in paragraphs (A) or (B) of this subsection:

(A) For cities with a UGB population less than 10,000, the factor shall be a range from one to three percent for commercial, and one-half of a percent for industrial.

(B) For cities with a UGB population equal to or greater than 10,000 the factor shall be a range of three to five percent for commercial and one percent for industrial.

(b) Add the result from subsection (a) to the result in section (1) for commercial uses, and to the result in section (2) for industrial uses. This is the anticipated density of commercial and industrial land (jobs per acre) in the UGB.

(4) Divide the number of commercial and industrial jobs forecast in OAR 660-038-0100 and 660-038-0110 by the applicable results in section (3) to determine the net new land need for commercial and industrial uses over the planning period.

(5) The city must increase the results of section (4) by 15 percent to convert net land need to gross land need in consideration of land need for streets, roads and other public facilities due to employment land growth over the planning period.

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0150

Determine if UGB Expansion is Necessary to Accommodate Employment Needs

(1) To determine whether to expand the UGB, a city using the method in this division must compare the amount of land needed for new commercial and industrial development determined under OAR 660-038-0140 with the amount of vacant or partially vacant buildable employment land designated for commercial and industrial development as determined in the employment BLI as per OAR 660-038-0130.

(2) If the amount of buildable commercial land in the UGB is greater than the amount of land needed for new commercial development, and the amount of buildable industrial land is greater

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than the amount of land needed for new industrial development, then no UGB expansion for employment land need is allowed.

(3) If the amount of buildable employment land in the UGB is less than the amount of land needed for either commercial or industrial development, then the UGB may be expanded to provide the amount of land needed, provided that:

(a) If the amount of buildable industrial land is less than the amount of land needed for industrial development, but is greater than the amount of land needed for commercial development, then the city must determine whether the industrial land need can be reasonably accommodated by redesignating the surplus of buildable commercial land within the UGB, except as provided in section (4) of this rule.

(b) If the amount of buildable commercial land is less than the amount of land needed for commercial development, but is greater than the amount of land needed for new industrial development, then the city must determine if the commercial land need can be reasonably accommodated by redesignating the surplus of industrial land within the UGB, except as provided in section (4) of this rule.

(c) A city must also determine whether surplus residential land as determined in OAR 660-038-0080, or publicly-owned land not designated for employment or residential use that has been declared surplus by the public entity, can reasonably accommodate all or part of an employment land deficit, except as provided in OAR 660-038-0080(5).

(4) The following existing commercial or industrial lands may not be re-designated for another use under this division, including in response to section (3):

(a) Land within industrial sanctuaries identified on the acknowledged comprehensive plan, including lands added to UGB as Regional Large Lot Industrial Land under to OAR 660-024-0045.

(b) Land owned by a port district or other public entity for the purpose of economic development.

(c) Land within:

(A) An urban renewal district;

(B) An enterprise zone, rural enterprise zone, or urban enterprise zone, as defined in ORS 285C.050; or

(C) A strategic investment zone, as defined in ORS 285C.623.

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- (d) Sites served by state or regional infrastructure investments, such as the Strategic Reserve Fund (ORS chapter 285B), Connect Oregon, Immediate Opportunity Fund, or grant or loan programs administered by the Infrastructure Finance Authority.
- (e) Sites that include working port access or Class A rail access (e.g., access to existing sidings or loops).
- (f) Sites that have been certified as a shovel ready site by the Oregon Business Development Department (OBDD), or has received designation as a Regionally Significant Industrial Area by the Economic Recovery Review Council.
- (g) Land that was previously designated as industrial under rules under this division and may not be redesignated as provided in OAR 660-038-0180(6).
- (h) Land that is designated for a particular land need under OAR 660-024-0065(10).

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0160

Establishment of Study Area to Evaluate Land for Inclusion in the UGB

Cities shall comply with this rule and OAR 660-038-0170 when determining which lands to include within the UGB in response to a deficit of land to meet long-term needs determined under OAR 660-038-0080, OAR 660-038-0150, or both.

(1) The city shall determine which land to add to the UGB by evaluating alternative locations within a “study area” established pursuant to this rule. To establish the study area, the city must first identify a “preliminary study area” which shall not include land within a different UGB or the corporate limits of a city within a different UGB. The preliminary study area shall include:

- (a) All lands in the city’s acknowledged urban reserve, if any;
- (b) All lands that are within the following distance from the acknowledged UGB, except as provided in subsection (d):
 - (A) For cities with a UGB population less than 10,000: one-half mile;
 - (B) For cities with a UGB population equal to or greater than 10,000: one mile;

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(c) All exception areas contiguous to an exception area that includes land within the distance specified in subsection (b) and that are within the following distance from the acknowledged UGB:

(A) For cities with a UGB population less than 10,000: one mile;

(B) For cities with a UGB population equal to or greater than 10,000: one and one-half miles;

(d) At the discretion of the city, the preliminary study area may include land that is beyond the distance specified in subsections (b) and (c).

(2) The city may exclude land from the preliminary study area if it determines that any of the conditions in this section apply to the land:

(a) Based on the standards in section (5) of this rule, it is impracticable to provide necessary public facilities or services to the land;

(b) The land is subject to significant development hazards, due to a risk of:

(A) Landslides: The land consists of a landslide deposit or scarp flank that is described and mapped on the Statewide Landslide Information Database for Oregon (SLIDO) Release 3.2 Geodatabase published by the Oregon Department of Geology and Mineral Industries (DOGAMI) December 2014, provided that the deposit or scarp flank in the data source is mapped at a scale of 1:40,000 or finer. If the owner of a lot or parcel provides the city with a site-specific analysis by a certified engineering geologist demonstrating that development of the property would not be subject to significant landslide risk, the city may not exclude the lot or parcel under this paragraph;

(B) Flooding, including inundation during storm surges: the land is within the Special Flood Hazard Area (SFHA) identified on the applicable Flood Insurance Rate Map (FIRM);

(C) Tsunamis: the land is within a tsunami inundation zone established pursuant to ORS 455.446.

(c) The land consists of a significant scenic, natural, cultural or recreational resource described in this subsection:

(A) Land that is designated in an acknowledged comprehensive plan prior to initiation of the UGB amendment, or that is mapped on a published state or federal inventory at a scale sufficient to determine its location for purposes of this rule, as:

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(i) Critical or essential habitat for a species listed by a state or federal agency as threatened or endangered;

(ii) Core habitat for Greater Sage Grouse; or

(iii) Migration corridors or big game winter range, except where located on lands designated as urban reserves or exception areas;

(B) Federal Wild and Scenic Rivers and State Scenic Waterways, including Related Adjacent Lands described by ORS 390.805, as mapped by the applicable state or federal agency responsible for that scenic program;

(C) Designated Natural Areas on the Oregon State Register of Natural Heritage Resources;

(D) Wellhead protection areas described under OAR 660-023-0140 and delineated on a local comprehensive plan;

(E) Aquatic areas subject to Statewide Planning Goal 16 that are in a Natural or Conservation management unit designated in an acknowledged comprehensive plan;

(F) Lands subject to acknowledged comprehensive plan or land use regulations that implement Statewide Planning Goal 17, Coastal Shoreland, Use Requirement 1;

(G) Lands subject to acknowledged comprehensive plan or land use regulations that implement Statewide Planning Goal 18, Implementation Requirement 2.

(d) The land is owned by the federal government and managed primarily for rural uses.

(3) After excluding land from the preliminary study area under section (2), the city must adjust the study area, if necessary, so that it includes an amount of land that is at least twice the amount of land needed to satisfy the combined need deficiency determined under OAR 660-038-0080 and OAR 660-038-0150. Such adjustment shall be made by expanding the applicable distance specified under section (1) and applying section (2) to the expanded area.

(4) For purposes of evaluating the priority of land under OAR 660-038-0170, the “study area” shall consist of all land that remains in the preliminary study area described in section (1) of this rule after adjustments to the area based on sections (2) and (3).

(5) For purposes of subsection (2)(a), the city may consider it impracticable to provide necessary public facilities or services to the following lands:

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(a) Contiguous areas of at least five acres where 75 percent or more of the land has a slope of 25 percent or greater; provided that contiguous areas 20 acres or more that are less than 25 percent slope may not be excluded under this subsection. Slope shall be measured as the increase in elevation divided by the horizontal distance at maximum ten-foot contour intervals;

(b) Lands requiring the construction of a new freeway interchange, overpass, underpass, or similar improvement to accommodate planned urban development providing such improvement is not currently identified in the Statewide Transportation Improvement Program (STIP) for construction within the planning period;

(c) Land that is isolated from existing service networks by physical, topographic, or other impediments to service provision such that it is impracticable to provide necessary facilities or services to the land within the planning period. The city's determination shall be based on an evaluation of:

(A) The likely amount of development that could occur on the land within the planning period;

(B) The likely cost of facilities and services; and,

(C) Any substantial evidence collected by or presented to the city regarding how similarly situated land in the region has, or has not, developed over time.

(d) As used in this section, "impediments to service provision" may include but are not limited to:

(A) Major rivers or other water bodies that would require new bridge crossings to serve planned urban development;

(B) Topographic features such as canyons or ridges with slopes exceeding 40 percent and vertical relief of greater than 80 feet;

(C) Freeways, rail lines, or other restricted access corridors that would require new grade separated crossings to serve planned urban development;

(D) Significant scenic, natural, cultural or recreational resources on an acknowledged plan inventory and subject protection measures under the plan or implementing regulations, or on a published state or federal inventory, that would prohibit or substantially impede the placement or construction of necessary public facilities and services.

(6) Land may not be excluded from the preliminary study area based on a finding of impracticability that is primarily a result of existing development patterns. However, a city may forecast development capacity for such land as provided in OAR 660-038-0170(1)(d).

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(7) A city that has a population of 10,000 or more that evaluates or amends its UGB using a method described in this division, must notify districts and counties that have territory within the study area in the manner required by ORS 197A.315 and meet other applicable requirements in that statute.

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

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OAR 660-038-0170

Evaluation of Land in the Study Area for Inclusion in the UGB; Priorities

(1) A city considering a UGB amendment must decide which land to add to the UGB by evaluating all land in the study area determined under OAR 660-038-0160, as follows:

(a) Beginning with the highest priority category of land described in section (2), the city must apply section (5) to determine which land in that priority category is suitable to satisfy the need deficiency determined under OAR 660-038-0080 and OAR 660-038-0150 and select for inclusion in the UGB as much of the land as necessary to satisfy the need.

(b) If the amount of suitable land in the first priority category is not adequate to satisfy the identified need deficiency, the city must apply section (5) to determine which land in the next priority is suitable and select for inclusion in the UGB as much of the suitable land in that priority as necessary to satisfy the need. The city must proceed in this manner until all the land need is satisfied.

(c) If the amount of suitable land in a particular priority category in section (2) exceeds the amount necessary to satisfy the need deficiency, the city must choose which land in that priority to include in the UGB by applying the criteria in section (7) of this rule.

(d) In evaluating the sufficiency of land to satisfy a need under this section, the city may consider factors that reduce the capacity of the land to meet the need, including factors identified in sections (5) and (6) of this rule.

(e) Land that is determined to not be suitable under section (5) of this rule to satisfy the need deficiency determined under OAR 660-038-0080 or OAR 660-038-0150 is not required to be selected for inclusion in the UGB unless its inclusion is necessary to serve other higher priority lands.

(2) Priority of Land for inclusion in a UGB:

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(a) First priority is urban reserve, exception land, and nonresource land. Lands in the study area that meet the description in paragraphs (A) through (C) of this subsection are of equal (first) priority:

(A) Land designated as an urban reserve under OAR chapter 660, division 21, in an acknowledged comprehensive plan;

(B) Land that is subject to an acknowledged exception under ORS 197.732; and

(C) Land that is nonresource land.

(b) Second priority is marginal land: land within the study area that is designated as marginal land under ORS 197.247 (1991 Edition) in the acknowledged comprehensive plan.

(c) Third priority is forest or farm land that is not predominantly high-value farmland: land within the study area that is designated for forest or agriculture uses in the acknowledged comprehensive plan that is not predominantly high-value farmland, as defined in ORS 195.300, or that does not consist predominantly of prime or unique soils, as determined by the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS). In selecting as much of the suitable land as necessary to satisfy the need, the city must use the agricultural land capability classification system or the cubic foot site class system, as appropriate for the acknowledged comprehensive plan designation, to select lower capability or cubic foot site class lands first.

(d) Fourth priority is farmland that is predominantly high-value farmland: land within the study area that is designated as agricultural land in an acknowledged comprehensive plan and is predominantly high-value farmland as defined in ORS 195.300. A city may not select land that is predominantly made up of prime or unique farm soils, as defined by the USDA NRCS, unless there is an insufficient amount of other land to satisfy its land need. In selecting as much of the suitable land as necessary to satisfy the need, the city must use the agricultural land capability classification system to select lower capability lands first.

(3) Notwithstanding subsections (2)(c) or (d) of this rule, land that would otherwise be excluded from a UGB may be included if:

(a) The land contains a small amount of third or fourth priority land that is not important to the commercial agricultural enterprise in the area and the land must be included in the UGB to connect a nearby and significantly larger area of land of higher priority for inclusion within the UGB; or

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(b) The land contains a small amount of third or fourth priority land that is not predominantly high-value farmland or predominantly made up of prime or unique farm soils and the land is completely surrounded by land of higher priority for inclusion into the UGB.

(4) For purposes of categorizing and evaluating land pursuant to subsections (2)(c) and (d) and section (3) of this rule:

(a) Areas of land not larger than 100 acres may be grouped together and studied as a single unit of land;

(b) Areas of land larger than 100 acres that are similarly situated and have similar soils may be grouped together provided soils of lower agricultural or forest capability may not be grouped with soils of higher capability in a manner inconsistent with the intent of section (2) of this rule, which requires that higher capability resource lands shall be the last priority for inclusion in a UGB;

(c) When determining whether the land is predominantly high-value farmland, or predominantly prime or unique, “predominantly” means more than 50 percent.

(5) With respect to section (1), a city must assume that vacant or partially vacant land in a particular priority category is “suitable” to satisfy a need deficiency identified in OAR 660-038-0080 or OAR 660-038-0150, whichever is applicable, unless it demonstrates that the land cannot satisfy the need based on one or more of the conditions described in subsections (a) through (f) of this section:

(a) Existing parcelization, lot sizes or development patterns of rural residential land make that land unsuitable for an identified employment need, as follows:

(A) Parcelization: the land consists primarily of parcels 2-acres or less in size, or

(B) Existing development patterns: the land cannot be reasonably redeveloped or infilled within the planning period due to the location of existing structures and infrastructure.

(b) The land would qualify for exclusion from the preliminary study area under the factors in OAR 660-038-0160(2) but the city declined to exclude it pending more detailed analysis.

(c) The land is, or will be upon inclusion in the UGB, subject to natural resources protection under Statewide Planning Goals 5 such that that no development capacity should be forecast on that land to meet the land need deficiency.

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(d) With respect to needed industrial uses only, the land is over 10 percent slope, as measured in the manner described in OAR 660-038-0160(5); is an existing lot or parcel that is smaller than 5 acres in size; or both.

(e) The land is subject to a conservation easement described in ORS 271.715 that prohibits urban development.

(f) The land is committed to a use described in this subsection and the use is unlikely to be discontinued during the planning period:

(A) Public park, church, school, or cemetery, or

(B) Land within the boundary of an airport designated for airport uses, but not including land designated or zoned for residential, commercial or industrial uses in an acknowledged comprehensive plan or land use regulations.

(6) For vacant or partially vacant lands added to the UGB to provide for residential uses:

(a) Existing lots or parcels one acre or less may be assumed to have a development capacity of one dwelling unit per lot or parcel. Existing lots or parcels greater than one acre but less than two acres shall be assumed to have an aggregate development capacity of two dwelling units per acre.

(b) In any subsequent review of a UGB pursuant to this division, the city may use a development assumption for land described in subsection (a) of this section for a period of up to 14 years from the date the lands were added to the UGB.

(7) Pursuant to subsection (1)(c), if the amount of suitable land in a particular priority category under section (2) exceeds the amount necessary to satisfy the need deficiency, the city must choose which land in that priority to include in the UGB by first applying the boundary location factors of Goal 14 and then applying applicable criteria in the comprehensive plan and land use regulations acknowledged prior to initiation of the UGB evaluation or amendment. The city may not apply local comprehensive plan criteria that contradict the requirements of the boundary location factors of Goal 14. The boundary location factors are not independent criteria; when the factors are applied to compare alternative boundary locations and to determine the UGB location the city must demonstrate that it considered and balanced all the factors. The criteria in this section may not be used to select lands designated for agriculture or forest use that have higher land capability or cubic foot site class, as applicable, ahead of lands that have lower capability or cubic foot site class.

(8) The city must apply the boundary location factors in coordination with service providers and state agencies, including the Oregon Department of Transportation (ODOT) with respect to

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Factor 2 regarding impacts on the state transportation system, and the Oregon Department of Fish and Wildlife (ODFW) and the Department of State Lands (DSL) with respect to Factor 3 regarding environmental consequences. “Coordination” includes timely notice to agencies and service providers and consideration of any recommended evaluation methodologies.

(9) In applying Goal 14 Boundary Location Factor 2, to evaluate alternative locations under section (7), the city must compare relative costs, advantages and disadvantages of alternative UGB expansion areas with respect to the provision of public facilities and services needed to urbanize alternative boundary locations. For purposes of this section, the term “public facilities and services” means water, sanitary sewer, storm water management, and transportation facilities. The evaluation and comparison under Boundary Location Factor 2 must consider:

- (a) The impacts to existing water, sanitary sewer, storm water and transportation facilities that serve nearby areas already inside the UGB;
 - (b) The capacity of existing public facilities and services to serve areas already inside the UGB as well as areas proposed for addition to the UGB; and
 - (c) The need for new transportation facilities, such as highways and other roadways, interchanges, arterials and collectors, additional travel lanes, other major improvements on existing roadways and, for urban areas of 25,000 or more, the provision of public transit service.
- (10) The adopted findings for UGB amendment must describe or map all of the alternative areas evaluated in the boundary location alternatives analysis.

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0180

Planning Requirements for Land added to a UGB

- (1) A city must plan and zone lands included within the UGB:
 - (a) For categories of land uses in amounts that are roughly proportional to the land need determined for each category of use; and
 - (b) For an intensity of use that is generally consistent with the estimates that were used to determine the amount of land needed.

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(2) All land added to a UGB under this division must be planned and zoned such that the lands will not significantly affect a state highway, a state highway interchange, or a freight route designated in the Oregon Highway Plan, based on the requirements of OAR 660-012-0060(1) and on written concurrence provided by the Oregon Department of Transportation. However, a city may add land that does not meet this requirement provided the land is planned and zoned either:

(a) For industrial uses only, or

(b) Compact urban development consisting of a mixed-use, pedestrian friendly center or neighborhood as described in OAR 660-012-0060(8).

(3) For lands added to the UGB to provide for residential uses, the city must also satisfy applicable requirements of OAR 660-038-0190.

(4) If factual information is submitted demonstrating that a Goal 5 resource site, or the impact areas of such a site, is included in the area proposed to be added to the UGB, the city shall apply the applicable requirements of OAR chapter 660, division 23, concurrent with adoption of a UGB amendment. For purposes of this section, “impact area” is a geographic area within which conflicting uses could adversely affect a significant Goal 5 resource, as described in OAR 660-023-0040(3).

(5) Concurrently with adoption of a UGB amendment pursuant to this division, a city must assign appropriate urban plan designations to land added to the UGB consistent with the need determination. The city must also apply appropriate zoning to the added land consistent with the plan designation or may maintain the land as urbanizable land until the land is rezoned for the planned urban uses, either by retaining the zoning that was assigned prior to inclusion in the boundary or by applying other interim zoning that maintains the land’s potential for planned urban development.

(6) When lands added to the UGB pursuant to rules in this division are planned and zoned for industrial or residential uses, the lands must remain planned and zoned for the use for 20 years beyond the date of adoption of the UGB amendment by the city.

(7) The UGB and amendments to the UGB must be shown on the applicable city and county plan and zone maps at a scale sufficient to determine which particular lots and parcels are included in the UGB. Where a UGB does not follow lot or parcel lines, the map must provide sufficient information to determine the precise UGB location.

(8) Amendment of a UGB shall be a cooperative process among cities and counties. A UGB and amendments to the UGB shall be adopted by all cities within the boundary and by the county or

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counties within which the boundary is located. Cities and counties shall follow the requirements of OAR 660-018-0021 regarding coordinated notice of a UGB amendment.

(9) “Roughly proportional” means, with respect to planning of land added to a UGB in response to a need determination, the amount of land provided for a particular category of need is within five percent of the amount needed or within 10 acres, whichever is less.

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0190

Additional Planning for Residential Lands Added to the UGB

Cities that use the method in this division to provide land for needed housing must plan for residential lands added to the UGB as provided in this rule, in addition to the requirements in OAR 660-038-0180.

(1) The comprehensive plan and implementing zoning shall allow the housing types and densities determined to be needed in OAR 660-038-0040 and 660-038-0050 under clear and objective standards and shall meet other applicable needed housing requirements specified in ORS 197.307 and OAR chapter 660, division 8.

(2) The city and appropriate counties must assign appropriate urban plan designations to the added residential land consistent with the need determination, and either:

(a) Apply appropriate zoning to the added land consistent with the plan designation, or

(b) Adopt measures to maintain the land as urbanizable land until the land is rezoned for the planned urban uses by retaining the zoning that was assigned prior to inclusion in the boundary or by applying other interim zoning that maintains the land's potential for planned urban development. Measures for rezoning urbanizable land for needed housing shall be clear and objective and consistent with other requirements of ORS 197.307.

(3) Cities with UGB population of 10,000 or greater must either:

(a) Consider the housing measures listed in the Table 5 and adopt at least one high impact measure or three low impact measures, or

(b) Satisfy the alternate performance standard in section (4).

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(4) A city has satisfied the alternate performance standard section (3)(b) if the city:

(a) Has a development code that contains the provisions specified in items 1 through 5 and 29 through 31 of Table 5; and

(b) Demonstrates with substantial evidence in the record that, during the preceding planning period or preceding seven years, whichever is less, development in the city equaled or exceeded the maximum percentage set forth in the ranges for redevelopment in residentially zoned and developed areas and mixed use residential development in commercially zoned areas in OAR 660-038-0030(6)(a) through (c).

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315, 197A.320 & 197A.325

Hist.: f. 12-30-15

OAR 660-038-0200

Serviceability

(1) Pursuant to ORS 197A.310(3) or 197A.312(3), a city that amends its UGB using this division shall demonstrate that lands included within the UGB:

(a) Provide sufficient serviceable land for at least a seven-year period, and

(b) Can all be serviceable over a 14-year period.

(2) For purposes of subsection (1)(a) of this rule, a city shall demonstrate adequate sewer, water and transportation capacity to serve at least seven years of planned urban development based on system capacity and system improvements that are identified and described in an acknowledged public facilities plan, an acknowledged Transportation System Plan, a capital improvement plan, or the findings adopted by a city in support of a decision to amend its UGB. This shall consist of sewer, water and transportation capacity that is available or can be provided based on subsection (a) or (b) of this section, or both:

(a) Capacity is available: existing sewer, water and transportation system capacity sufficient to serve some or all of the anticipated seven-year demand is available. To demonstrate available sewer and water capacity, a city may rely upon the system capacity documentation contained in the acknowledged Public Facilities Plan adopted pursuant to OAR chapter 660, division 11, and documentation from city or other service provider records of current system condition and demand. To demonstrate available transportation system capacity, a city may rely upon the

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system capacity documentation contained in an acknowledged Transportation System Plan (TSP) adopted pursuant to OAR chapter 660, division 12;

(b) Capacity can be provided within seven years: sewer, water and transportation system capacity sufficient to serve the anticipated seven-year demand can be provided by identified system improvements that:

(A) Are fully funded and scheduled for construction within a seven-year period;

(B) Can be made subject to committed financing, which means a city or other service provider has one or more dedicated funding mechanisms in place that will generate sufficient revenue to fund the construction of such improvements within a seven-year period; or

(C) Can have committed financing in place, which means a city or other service provider does not have dedicated funding mechanisms in place but has identified funding sources and methods that will be implemented by the city or other service provider, and that will generate sufficient revenues to fund the construction of such improvements within a seven-year period.

(3) For purposes of subsection (1)(b) of this rule, to demonstrate that adequate sewer, water and transportation capacity can be in place for that portion of the 14-year period for which capacity has not been demonstrated in accordance with section (2) of this rule, a city shall:

(a) Identify the type and amount of the needed capacity;

(b) Identify the system improvements required to provide the needed capacity; and,

(c) Identify the funding method(s) that is or can be in place to provide committed financing in an amount sufficient to provide the needed capacity within the 14-year period. This identification shall include:

(A) The type of proposed funding method(s);

(B) The statutory or other legal authority for establishing the proposed funding method(s);

(C) The timing of the establishment of the proposed funding method(s); and,

(D) The projected revenues to be generated by the proposed funding method(s).

(4) For purposes of this rule, “sewer, water and transportation capacity for planned urban development” includes:

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(a) Sewer capacity, which consists of wastewater treatment facility capacity and collection system capacity, including interceptors, lift or pump stations, force mains, and main sewer lines;

(b) Water capacity, including:

(A) Available water rights;

(B) Water treatment capacity;

(C) Water storage capacity, including system reserves needed for fire suppression; and,

(D) Distribution system capacity, including pumping facilities, primary and secondary feeders, and distributor mains; and

(c) Transportation capacity, including:

(A) Networks of pedestrian, bicycle, transit, and street facilities; and

(B) Performance of the planned transportation system measured against adopted transportation performance standards set forth in the applicable acknowledged TSP.

(5) For purposes of this rule, “committed financing” means financing methods for which a city or other service provider has identified and documented the following: the authority to establish and implement the method, the amount of funding to be generated, the purpose to which the funding will be dedicated, and the repayment method and schedule for any bonded or credit indebtedness is identified and documented. Committed financing includes, but is not limited to, funding that is:

(a) Included in the adopted budget of the service provider;

(b) Designated for projects included in the Statewide Transportation Improvement Program;

(c) Provided by the Department of Interior through the Bureau of Indian Affairs Tribal Transportation Plan (TTP) program pursuant to 25 CFR Part 170;

(d) Provided through a development agreement entered into pursuant to ORS 94.504 to 94.528;

(e) Provided by system development charges established pursuant to ORS 223.997 to 223.314 or by other authorized development fees, conditions of approval or exactions;

(f) Provided by utility fees;

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(g) Provided through Local Improvement District or Reimbursement District assessments; or

(h) Provided by revenue bonds, financing agreements, voter approved general obligation bonds or other authorized debt instruments.

(6) For lands that are added to a UGB pursuant to a method described in this this division but not made “serviceable” within 20 years after the date of their inclusion:

(a) The lands must be removed from within the UGB the next time the city evaluates the UGB;
or

(b) If there have been significant increases in the cost of making the lands serviceable, the planned development capacity of the lands must be reduced by an amount based on such costs the next time the city evaluates the need for land in the UGB.

Stat. Auth.: ORS 197.040, 197A.305, 197A.320 & 197.235

Stats. Implemented: ORS 197A.300, 197A.302, 197A.305, 197A.310, 197A.312, 197A.315,
197A.320 & 197A.325

Hist.: f. 12-30-15

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Table 1: Housing Mix

Table 1 OAR 660-038-0040(3): A city shall project the mix of housing types needed for new development over the 14-year period using the ranges of numbers in Table 1				
UGB POPULATION	MEDIUM DENSITY		HIGH DENSITY	
	Existing	Required*	Existing	Required*
UNDER 2,500	0-9 percent	n+3 to n+13percent	N/A	N/A
	9-15 percent	n+1 percent to n+15 percent	N/A	N/A
	>15percent	n percent to n+15percent	N/A	N/A
2,500-10,000	0-11 percent	n+3 to n+13 percent	0-11 percent	n+3 to n+13 percent
	11-16 percent	n+1 percent to n+11 percent	11-17 percent	n+1 percent to n+11 percent
	>16 percent	n percent to n+10percent	>17 percent	n percent to n+10 percent
10,000-25,000	0-14 percent	n+3 to n+13 percent	n+3 to n+13 percent	14-24 percent
	14-17 percent	n+1 percent to n+11 percent	14-17 percent	n+1 percent to n+11 percent
	>17 percent	n percent to n+10percent	>17 percent	n percent to n+10 percent
OVER 25,000	0-17 percent	17-27 percent	0-17 percent	17-27 percent
	17-18percent	n+1 percent to n+11 percent	17-21 percent	n+1 percent to n+11 percent
	>18 percent	n percent to n+10 percent	>21 percent	n percent to n+10 percent

n = existing percentage of medium or high density housing within the city boundaries

** Required percentage may be any whole number or whole number plus a fraction of a whole number within the allowed range*

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Table 2: Land Need

Table 2 OAR 660-038-0050(1): To determine the net land needed for each category of residential development over the 14-year period, the city must divide the number of needed units determined in OAR 660-038-0040 by the number of dwelling units per acre from the ranges in Table 2.			
	Low	Medium	High
Eastern Oregon*			
Population Less than 2,500	5 to 6.5 du/ac.	10-15 du/ac.	
Population 2,500-10,000	5 to 6.5 du/ac.	10-12 du/ac.	15-24 du/ac.
Population 10,000-25,000	5 to 6.5 du/ac.	10-12 du/ac.	15-24 du/ac.
Population 25,000 or greater	5 to 6.5 du/ac.	10-14 du/ac.	15-33 du/ac.
Outside of Eastern Oregon			
Population Less than 2,500	5 to 6 du/ac.	10-15 du/ac.	
Population 2,500-10,000	5 to 6 du/ac.	10-12 du/ac.	15-24 du/ac.
Population 10,000-25,000	6 to 7 du/ac.	10-12 du/ac.	15-24 du/ac.
Population 25,000 or greater	6 to 7 du/ac.	12-15 du/ac.	20-33 du/ac.

**Eastern Oregon consists of the following counties: Baker, Gilliam, Grant, Harney, Klamath, Lake, Malheur, Morrow, Sherman, Umatilla, Union, Wallowa, and Wheeler.*

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Table 3: Current Employment

Table 3: Current Employment					
City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Adair Village	13	172	Columbia City	38	74
Adams	-c-	-c-	Condon	28	279
Adrian	23	73	Coos Bay	1,425	7,737
Albany	4,228	15,998	Coquille	565	1,199
Amity	60	203	Corvallis	3,968	26,398
Antelope	-c-	-c-	Cottage Grove	617	2,597
Arlington	-c-	127	Cove	5	90
Ashland	1,132	8,616	Creswell	266	831
Astoria	763	4,811	Culver	74	105
Athena	66	139	Dallas	334	3,370
Aumsville	261	311	Dayton	37	274
Aurora	88	109	Dayville	-c-	30
Baker City	915	3,222	Depoe Bay	60	317
Bandon	213	1,158	Detroit	-c-	70
Banks	246	364	Donald	367	21
Barlow	-c-	25	Drain	133	180
Bay City	308	129	Dufur	54	112
Bend	8,493	36,916	Dundee	231	258
Boardman	1,629	738	Dunes City	22	12
Bonanza	24	81	Eagle Point	108	1,088
Brookings	857	2,976	Echo	10	71
Brownsville	105	176	Elgin	437	197
Burns	148	1,027	Elkton	13	54
Butte Falls	26	78	Enterprise	266	1,017
Canby	2,574	3,080	Estacada	383	816
Cannon Beach	96	1,321	Eugene	16,801	71,868
Canyon City	78	163	Falls City	20	74
Canyonville	130	1,229	Florence	249	3,030
Carlton	140	209	Fossil	16	156
Cascade Locks	109	165	Garibaldi	111	225
Cave Junction	-c-	649	Gaston	17	147
Central Point	1,000	2,903	Gates	-c-	7
Chiloquin	5	218	Gearhart	135	356
Clatskanie	133	550	Gervais	154	210
Coburg	708	541	Glendale	153	88

Key: "-c-" denotes confidential data has been withheld by the Oregon Employment Department
Source: Oregon Employment Department, data for covered employment (provided 2015)

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Table 3: Current Employment					
City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Gold Beach	280	1,028	Lostine	42	34
Gold Hill	59	178	Lowell	66	127
Grants Pass	3,352	15,273	Lyons	377	97
Grass Valley	-c-	25	Madras	1,189	2,384
Haines	6	69	Malin	91	106
Halfway	-c-	152	Manzanita	25	327
Halsey	118	147	Maupin	36	212
Harrisburg	487	376	McMinnville	3,603	10,580
Helix	-c-	38	Medford	8,897	38,757
Heppner	112	569	Merrill	156	145
Hermiston	2,143	5,441	Metolius	-c-	70
Hines	158	354	Metro	215,150	615,025
Hood River	1,211	5,775	Mill City	285	211
Hubbard	768	194	Millersburg	2,067	537
Huntington	-c-	38	Milton-Freewater	470	1,527
Idanha	-c-	-c-	Mitchell	-c-	24
Imbler	35	65	Molalla	1,046	1,514
Independence	700	1,163	Monmouth	99	2,311
Ione	21	62	Monroe	44	132
Irrigon	28	172	Monument	-c-	26
Island City	239	750	Moro	161	86
Jacksonville	88	726	Mosier	19	48
Jefferson	96	233	Mt Angel	325	865
John Day	467	1,034	Mt Vernon	19	66
Jordan Valley	12	57	Myrtle Creek	203	806
Joseph	106	299	Myrtle Point	137	438
Junction City	542	1,696	Nehalem	20	183
Klamath Falls	3,000	14,069	Newberg	2,564	6,342
La Grande	920	5,005	Newport	970	6,363
La Pine	236	1,044	North Bend	515	3,849
Lafayette	79	151	North Plains	443	380
Lakeside	18	85	North Powder	41	75
Lakeview	453	1,137	Nyssa	407	427
Lebanon	1,626	4,275	Oakland	75	130
Lexington	-c-	16	Oakridge	128	441
Lincoln City	294	4,948	Ontario	1,681	6,045
Long Creek	-c-	24	Paisley	41	50

*Key: "-c-" denotes confidential data has been withheld by the Oregon Employment Department
Source: Oregon Employment Department, data for covered employment (provided 2015)*

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Table 3: Current Employment					
City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Pendleton	1,775	6,525	St. Helens	796	3,339
Philomath	500	843	St. Paul	81	176
Phoenix	180	948	Sublimity	20	503
Pilot Rock	122	128	Summerville	-c-	-c-
Port Orford	103	245	Sumpter	6	29
Powers	40	91	Sutherlin	548	1,143
Prairie City	-c-	117	Sweet Home	492	1,392
Prineville	1,964	3,030	Talent	377	617
Rainier	388	366	Tangent	527	341
Redmond	2,813	8,652	The Dalles	1,443	6,854
Reedsport	233	848	Tillamook	773	2,680
Richland	22	40	Toledo	727	453
Riddle	34	112	Turner	261	182
Rockaway Beach	-c-	285	Ukiah	11	12
Rogue River	241	575	Umatilla	679	1,100
Roseburg	2,128	16,613	Union	14	166
Rufus	-c-	34	Unity	-c-	-c-
Salem/Keizer	16,729	100,633	Vale	228	803
Sandy	630	2,746	Veneta	123	855
Scappoose	417	1,454	Vernonia	129	260
Scio	57	363	Waldport	52	466
Scotts Mills	-c-	32	Walla	61	105
Seaside	210	3,407	Warrenton	863	2,279
Seneca	-c-	19	Wasco	29	23
Shady Cove	54	293	Waterloo	-c-	14
Shaniko	-c-	-c-	Westfir	3	-c-
Sheridan	236	782	Weston	413	53
Siletz	5	332	Wheeler	-c-	146
Silverton	814	2,717	Willamina	-c-	262
Sisters	382	1,262	Winston	120	707
Sodaville	-c-	60	Woodburn	3,177	6,556
Spray	-c-	31	Yachats	18	401
Springfield	7,274	20,849	Yamhill	46	187
Stanfield	24	239	Yoncalla	79	87
Stayton	1,376	2,032			

*Key: "-c-" denotes confidential data has been withheld by the Oregon Employment Department
Source: Oregon Employment Department, data for covered employment (provided 2015)*

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Table 4: Projected Regional Long-Term Employment Growth Rates

NOTE: This table provides the projected long-term regional growth rate for commercial and industrial jobs in each of the “regions” (Workforce Innovation and Opportunity Act Areas) for which OED forecasts long-term job growth (see OAR 660-038-0110).

Table 4: Projected Regional Long-Term Employment Growth Rates (OAR 660-038-0110)		
Region	Commercial	Industrial
Lane	15%	17%
Northwest	12%	11%
Douglas	13%	19%
Central Oregon	16%	20%
Marion, Polk, Yamhill	13%	15%
Linn-Benton-Lincoln	12%	13%
South Coast	7%	7%
Rogue Valley	13%	12%
Columbia Gorge	15%	12%
South Central	10%	18%
Columbia Basin	8%	12%
Northeast	9%	12%
Southeast	7%	15%
Clackamas	15%	18%
Multnomah-Washington	17%	14%

Data Source: Oregon Employment Department (provided 2015)

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Table 5: Measures to Accommodate Housing Needs

Table 5: OAR 660-038-0190(5) Table of measures to accommodate housing needs within the UGB:			
Item	Current Zoning Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
1	Does not allow accessory dwelling units	Allows accessory dwelling units: No off-street parking requirement Any type of structure Owner may live in either dwelling Allowed in any zoning district that allows detached single-family No Systems Development Charges for Water, Sewer, or Transportation	High
2	No minimum density standards	Minimum density standard at least 70 percent of maximum density for all residential zoning districts. Exemptions for constrained lands as defined in OAR 660-38-0070 and for minor partitions.	High
3	Single-family detached homes allowed in medium density zoning district (as defined by residential need path standards)	No more than 25 percent of residences in development application in medium density zoning district may be single-family detached homes, unless the detached home is on a lot less than or equal to 3,000 square feet. Minor partitions exempted.	High
4	Off-street parking requirements of one space per multi-family dwelling or greater	Change parking requirements to maximum of no more than one space per multi-family dwelling and no more than .75 spaces per multi-family dwelling within ¼ mile of high frequency transit service (defined as transit service with weekday peak hour service headway of 20 minutes or less). Allow provision of on-street parking spaces to meet off-street parking requirements. Allow reductions below one space per multi-family dwelling for developments that provide spaces for car-share vehicles or free transit passes to residents.	High

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Table 5: OAR 660-038-0190(5) Table of measures to accommodate housing needs within the UGB:			
Item	Current Zoning Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
5	No density bonus for affordable housing	Establish density bonus for affordable housing of at least 20 percent with no additional development review standards vs. development applications that do not include a density bonus. The affordable housing units shall constitute at least 20 percent of the overall dwelling units in the development application granted the density bonus. The affordable housing units must be reserved as affordable housing for a minimum of 50 years. Affordable housing is defined as housing that is reserved for households with a maximum household income of 80 percent of a city's mean household income. The percentage threshold for the household affordable housing reservation may also be less than 80 percent of a city's mean household income.	High
6	Current land use/zoning designations	Rezone from low density to medium or high density: City UGB 10,000 to 25,000: at least 10 acres City UGB 25,000 to 50,000: at least 25 acres City UGB > 50,000: at least 50 acres	High
7	Does not allow duplexes in single-family residential zoning districts	Permit duplexes on any lot in single-family residential zoning districts with no additional development review standards vs. single-family detached residences.	High
8	Current public street standards	Reduction in public street right of way width standard by at least two feet.	High
9	Does not allow residences in some commercial zoning districts	Allow residences above the first floor and behind commercial uses on additional commercially-zoned lands, with no off-street parking requirement greater than one space per residence, with provisions for additional parking reductions for shared commercial and residential uses and in areas with approved parking management districts. UGB population 10,000 to 25,000: at least 20 acres UGB population 25,000 to 50,000: at least 50 acres UGB population > 50,000: at least 100 acres	High

Attachment 5 - Newberg 2030

Table 5: OAR 660-038-0190(5) Table of measures to accommodate housing needs within the UGB:			
Item	Current Zoning Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
10	Systems Development Charges reductions or waivers	Adopt provisions that eliminate systems development charges for affordable housing units, or reduce systems development charges for such units by a minimum of 75 percent of the total systems development charges assessed to similar units that are not reserved for affordable housing. The affordable housing units must be reserved as affordable housing for a minimum of 50 years. Affordable housing is defined as housing that is reserved for households with a maximum household income of 80 percent of a city's mean household income. The percentage threshold for the household affordable housing reservation may also be less than 80 percent of a city's mean household income.	High
11	Does not authorize property tax exemptions for low income housing development pursuant to ORS 307.515 to 307.537	Authorizes property tax exemptions for low income housing development pursuant to ORS 307.515 to 307.537 under both the criteria set forth in ORS 307.517 and the criteria set forth in ORS 307.518, for all zoning districts within the city that permit multiple-family dwellings, with no additional development review standards vs. equivalent residential development that does not receive the exemption.	High
12	Does not authorize property tax exemptions for non-profit corporation low-income housing development pursuant to ORS 307.540 to 307.548.	Authorizes property tax exemptions for non-profit corporation low-income housing development pursuant to ORS 307.540 to 307.548, with no additional development review standards vs. equivalent residential development that does not receive the exemption.	High
13	Does not authorize property tax exemptions for multiple-unit housing pursuant to ORS 307.600 to 307.637	Authorizes property tax exemptions for multiple-unit housing pursuant to ORS 307.600 to 307.637, with no additional restrictions on location of such exemptions above those set in the statutes, and with required benefits pursuant to ORS 307.618 that are clear and objective and do not have the effect of discouraging the use of the property tax exemption by otherwise qualifying developments through the imposition of unreasonable cost or delay.	High
14	Allows accessory dwelling units, but missing one or more of desired attributes	Allows accessory dwelling units: No off-street parking requirement Any type of structure Owner may live in either dwelling Any zoning district that allows detached units No Systems Dev. Charges for Water or Sewer	Low

Attachment 5 - Newberg 2030

Table 5: OAR 660-038-0190(5) Table of measures to accommodate housing needs within the UGB:			
Item	Current Zoning Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
15	Does not allow accessory dwelling units	Allows accessory dwelling units, but with at least one of the attributes from measure #14 above not adopted.	Low
16	Off-street parking requirements greater than one space per multi-family dwelling	Change parking requirements to maximum of one space per multi-family dwelling.	Low
17	No minimum density standards	Minimum density standards at least 50 percent of maximum density for all residential zoning districts. Exemptions for constrained lands as defined in OAR 660-38-0070 and for minor partitions.	Low
18	Minimum density standard less than 70percent of maximum density	Raise minimum density standards to at least 70 percent of maximum density for all residential zoning districts. Exemptions for constrained lands as defined in OAR 660-038-0070 and for minor partitions.	Low
19	Current land use/zoning designations	Rezone from low density to medium or high density: City UGB 10,000 to 25,000: 5 to 10 acres City UGB 25,000 to 50,000: 10 to 25 acres City UGB > 50,000: 20 to 50 acres.	Low
20	Density bonus for affordable housing less than 25 percent or with additional development review restrictions vs. standard housing	Increase density bonus for affordable housing to at least 25 percent with no additional development review standards vs. standard housing	Low
21	Current land use/zoning designations	Reduce minimum lot size for single-family residential zoning districts by at least one-quarter of the current minimum: City UGB 10,000-25,000: at least 25 acres City UGB 25,000-50,000: at least 50 acres City UGB >50,000: at least 100 acres	Low
22	Does not allow residences in some commercial zoning districts	Allow residences above the first floor and behind commercial uses on additional commercially-zoned lands, with no off-street parking requirement greater than one space per residence. UGB population 10,000 to 25,000: 10 to 20 acres UGB population 25,000 to 50,000: 20 to 50 acres UGB population > 50,000: at least 40 to 100 acres	Low
23	Does not have a cottage housing code provision	Adopt a cottage housing code provision authorizing at least 12 du/ac.	Low
24	Does not allow duplexes in single-family residential zoning districts	Permit duplexes on corner lots in single-family residential zoning districts with no additional development review restrictions vs. single-family	Low

Attachment 5 - Newberg 2030

Table 5: OAR 660-038-0190(5) Table of measures to accommodate housing needs within the UGB:			
Item	Current Zoning Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
		detached residence.	
25	Off-street parking requirements for detached single-family units, attached single-family units, duplexes, or triplexes greater than one space per unit.	Reduce parking requirements for detached single-family units, attached single-family units, duplexes, and triplexes to no greater than one space per unit.	Low
26	No systems development charge deferrals	Adopt provisions that defer payment of systems development charges for affordable housing units to the date of occupancy of the unit. The affordable housing units must be reserved as affordable housing for a minimum of 50 years. Affordable housing is defined as housing that is reserved for households with a maximum household income of 80 percent of a city's mean household income. The percentage threshold for the household affordable housing reservation may also be less than 80 percent of a city's mean household income.	Low
27	Does not authorize property tax exemptions for single-unit housing in distressed areas pursuant to ORS 307.651 to 307.687	Authorizes property tax exemptions for single-unit housing pursuant to ORS 307.651 to 307.687, with design standards pursuant to ORS 307.657(3) that are clear and objective and do not have the effect of discouraging the use of the property tax exemption by otherwise qualifying developments through the imposition of unreasonable cost or delay.	Low
28	Does not authorize freeze in property tax assessment valuation for rehabilitated residential property pursuant to ORS 308.450 to 308.481	Authorizes freeze in property tax assessment valuation for rehabilitated residential property pursuant to ORS 308.450 to 308.481. The boundaries of the area that qualifies for the assessment freeze shall be between 10 percent and 20 percent of the city's total land area. The city shall promulgate standards and guidelines for review of applications under the program pursuant to ORS 308.456(3) that are clear and objective and do not have the effect of discouraging use of the program by otherwise qualifying rehabilitations through the imposition of unreasonable cost and delay.	Low
29	Single-family homes allowed in high density zoning district (as defined by residential need path standards)	New single-family homes not allowed in high density zoning district	Low
30	Does not allow attached-single family residences in a single-	Permit attached single-family residences in a single-family residential district with a minimum lot size of	Low

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Table 5: OAR 660-038-0190(5) Table of measures to accommodate housing needs within the UGB:

Item	Current Zoning Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
	family residential district with a minimum lot size 5,000 square feet or less	5,000 square feet or less.	
31	No maximum lot size for single-family detached dwellings in zoning districts that permit attached and multi-family housing	Maximum lot size for single-family detached dwellings in zoning districts that permit attached and multi-family housing of 5,000 square feet. Minor partitions exempted.	Low

Newberg 2030 Citizen Planning Committee

Attachment 5 - Newberg 2030

Jessica Nunley Pelz

From: Jessica Nunley Pelz
Sent: Wednesday, May 18, 2016 11:51 AM
To: 'Ryan@ryanhowardlaw.com'; 'jamiem@metlandgroup.com';
'heath.cornick@edwardjones.com'; 'brett.baker@austinind.com'; 'sidf@viclink.com';
'cdw_901@yahoo.com'; 'stewartc@newberg.k12.or.us'; 'danny@vinooregon.com';
'tengle@friendsview.org'; 'hamptonl@newberg.k12.or.us'; 'doyleb@asme.org';
'Irogers@casaoforegon.org'; 'ggoug@yahoo.com'; 'fgregory@georgefox.edu';
'ebethcomfort@gmail.com'
Cc: Jessica Nunley Pelz; Doug Rux; Sonja Johnson; 'angela.lazarean@state.or.us';
'Patrick.S.OConnor@Oregon.gov'; 'thomas.hogue@state.or.us'; 'parker@econw.com';
'goodman@econw.com'; 'mitchell.gee@state.or.us'; Keith McKinnon
Subject: Newberg 2030 - Advisory Committee Kick-Off - Recap
Attachments: Community Values Questions Brainstorm.docx; Newberg 2030 RFP_2016-0223.pdf;
Public Process Ideas_May 2016.docx

Good morning! Here is a recap of our Newberg 2030 advisory committee meeting from yesterday afternoon. For all of you members who couldn't make it, please review the summary below and the attachments. The primary emphasis at this time is on the public outreach process, which will be starting very soon. **PLEASE review the attached community values questions, indicate your top 10, and return to me by Friday (TAC, please also review the questions and return to me with your top 10 indicated).**

First, the committee chose a name, and you will be known as the "Citizen Planning Committee" (CPC for those of us who love acronyms).

Second, we discussed the background of the project and the four project tasks. This project is primarily the result of the following things: the unsuccessful multi-year attempt at an urban growth boundary expansion for industrial land in Newberg; the passage of OAR 660 Division 38, the new "streamlined" UGB rules by the Land Conservation and Development Commission (LCDC); and the need for the City to do future planning to accommodate population and employment growth over the next 14-20 years. The goal is to have an open, inclusive, collaborative, transparent process that engages the community for input on community values. Staff and the CPC will then work together to distill down the community input into common themes, and determine whether and how we should update the Comprehensive Plan and Development Code to address future growth issues. I've attached the RFP here – Staff & CPC will be working on Tasks 1 & 4, and our consultant (ECONorthwest) will be working on Tasks 2 & 3.

Third, we discussed the public process, see attached "community values questions" and "public process ideas".

- "Community Values" posters – One question (or two related questions) per poster, to be placed around town at various locations. Community members can write directly on the poster to give us feedback. *This idea got more fleshed out through discussion. Once we narrow down the 10 questions to ask, we will have one question per week for 10 weeks, and we will just change out the poster on the same day every week. We also discussed that for groups that meet weekly – i.e. Rotary, Greeters – we could take the question of the week there and ask members to take 5 minutes to write down an answer. Basically, the more input the better. I will be creating the posters, and can make as many as we need.*
 - Potential locations for posters: City Hall, Library, PSB, Cultural Center, Chamber of Commerce, Newberg High School, Social Goods Market, CPRD Pool, Friendsview, Hospital, GFU, PCC, Chamber Greeters, grocery stores, Adec

Attachment 5 - Newberg 2030

- Take the poster idea to various community groups as an activity – i.e. hang the posters around the room, or have one poster per table. Ask group members to walk around and write answers to the values questions. Potential groups: Rotary (AM and Noon), Kiwanis, City Club (although ending soon), Library Board, Traffic Safety Commission, Planning Commission, School Board, NDC Board, Chamber Board, CPRD Board. There was discussion about how well this would work or not...potential issues are that people might be overwhelmed by 10 questions, that the membership of many boards have a lot of the same people, and having time on any given agenda to devote to this activity. How to reach a greater demographic?? Possibly specifically invite targeted people to focus groups for this activity.
- “Community Values” flipbooks – These would be either 8 ½ x 11 or 11 x 17 “books” with a community values question on each page. The CPC would use these to gather input from friends/neighbors/colleagues/etc, by asking them to write an answer to one or more of the questions. We also discussed having these flipbooks at bars, restaurants, coffeeshops, so people could write answers while they are waiting.
- Web Survey – We will create the web survey after we have started to get community values input so that we can use the input to help formulate the questions. The web survey will use more detailed questions about community vision and future growth issues. There may be an opportunity to partner with the Chehalem Future Focus effort on a larger web survey that would be statistically valid. Once we start getting some input back from our values questions, we can work together to formulate questions.
- Facebook page – We will ask the community values questions, and also ask community members to post pictures of their favorite elements from Newberg and other cities.

Once we started discussing the “question of the week” approach, there were other ideas about getting the questions out to the most people. Some ideas include: taking the question poster to groups meeting weekly, posting the weekly question on our Facebook page, and emailing out the weekly question to various groups (ministerial association, parent groups, etc). There was also discussion about putting info on water bills – this may direct people to our Facebook page, or provide a link to the web survey once we start that effort. We should also look into the newspaper for advertising.

We are essentially trying to ask values questions so that we can get community input in an organic way, without asking specific “planning” type questions. It will be our job to then take the information and craft it into policies and recommendations for the future.

CPC – do you have anything to add? This is a lot of information, so contact me with any questions you have. 😊

Thanks!

Jessica Pelz, AICP
Associate Planner
City of Newberg
414 E First Street
Newberg, OR 97132
503-554-7744

Newberg 2030 – Public Outreach Ideas

- “Community Values” posters – One question (or two related questions) per poster, to be placed around town at various locations. Community members can write directly on the poster to give us feedback.
 - Potential locations for posters: City Hall, Library, PSB, Cultural Center, Chamber of Commerce, Newberg High School, Social Goods Market, CPRD Pool, Friendsview, Hospital, GFU, PCC
 - Take the poster idea to various community groups as an activity – i.e. hang the posters around the room, or have one poster per table. Ask group members to walk around and write answers to the values questions. Potential groups: Rotary (AM and Noon), Kiwanis, City Club (although ending soon), Library Board, Traffic Safety Commission, Planning Commission, School Board, NDC Board, Chamber Board, CPRD Board
- “Community Values” flipbooks – These would be either 8 ½ x 11 or 11 x 17 “books” with a community values question on each page. The Advisory Committee would use these to gather input from friends/neighbors/colleagues/etc, by asking them to write an answer to one or more of the questions.
- Web Survey – We will create the web survey after we have started to get community values input so that we can use the input to help formulate the questions. The web survey will use more detailed questions about community vision and future growth issues.
- Facebook page – We will create a project Facebook page, where we could ask community values questions, and we could also ask community members to post pictures of their favorite elements from Newberg and other cities.

Community Values...

Please indicate your top 10 of these questions. We will use these questions to help determine community values. The values will then help us determine whether we should amend or update our current Comprehensive Plan and/or Development Code policies as we look to the future.

- What makes Newberg a great place to live?
- What is Newberg missing that would make it a really great place to live?
- What sort of things should the city be working on to make Newberg a great place to live?
- What are your favorite cities/towns? What makes them great places?
- What are your favorite elements of your favorite cities/towns?
- What are Newberg's best opportunities for the future?
- What are the weaknesses of the Newberg community?
- What are the strengths of the Newberg community?
- To strengthen the Newberg community, we should...
- My greatest hope for Newberg is...
- The city can best prepare for future growth by...
- If you could choose only one "best of" list for Newberg to be on, what would that list be called?
- Why do you leave Newberg and go to other cities?
- What is Newberg's identity? How can we best strengthen or showcase Newberg's identity?
- How should we value and respond to the history of Newberg?
- In 10 years, Newberg should have the following changes...
- What should Newberg be striving toward?
- Other questions???