

PLANNING COMMISSION AGENDA
April 14, 2011
7:00 p.m. Regular Meeting
Newberg Public Safety Building
401 E. Third Street

- I. ROLL CALL**
- II. OPEN MEETING**
- III. CONSENT CALENDAR** (items are considered routine and are not discussed unless requested by the commissioners)
 - 1. Approval of March 10, 2011 Planning Commission Meeting Minutes
- IV. COMMUNICATIONS FROM THE FLOOR** (5 minute maximum per person)
 - 1. For items not listed on the agenda
- V. WORKSHOPS:**
 - 1. Staff update on revised Economic Opportunities Analysis, population projection
 - 2. Civic Corridor sign code revision
- VI. ITEMS FROM STAFF**
 - 1. Update on Council items
 - 2. Other reports, letters, or correspondence
 - 3. Next Planning Commission Meeting: May 12, 2011
- VII. ITEMS FROM COMMISSIONERS**
- VIII. ADJOURN**

FOR QUESTIONS PLEASE STOP BY, OR CALL 503-537-1240, PLANNING & BUILDING DEPT. - P.O. BOX 970 - 414 E. 1ST STREET

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the city recorder at (503) 537-1283. For TTY service please call (503) 554-7793.

(This page left blank, intentionally)

PLANNING COMMISSION MINUTES

March 10, 2011

7 p.m. Regular Meeting

Newberg Public Safety Building

401 E. Third Street

TO BE APPROVED AT THE APRIL 14, 2011 PLANNING COMMISSION MEETING

I. ROLL CALL:

Present: Philip Smith, Chair
Lon Wall
Art Smith
Kale Rogers, Student PC

Thomas Barnes, Vice Chair
Cathy Stuhr
Allyn Edwards

Absent: Gary Bliss (excused)

Staff Present: Barton Brierley, Planning & Building Director
Steve Olson, Associate Planner

Bob Andrews, Mayor

II. OPEN MEETING:

Chair Smith opened the meeting at 7:00 p.m. and asked for roll call.

III. CONSENT CALENDAR:

Chair Smith entertained a motion to accept the minutes of the February 10, 2011 meeting.

MOTION #1: Smith/Stuhr approve the minutes from the Planning Commission Meeting of February 10, 2011. (6Yes/ 0 No/ 1 Absent [Bliss]) Motion carried.

IV. COMMUNICATIONS FROM THE FLOOR:

Chair Smith offered an opportunity for non-agenda items. None were brought forth.

V. WORKSHOPS:

Manufactured Homes Workshop:

Barton Brierley reviewed the development code amendments as follows:

The purpose of the amendments is to encourage creation of new areas for manufactured housing and to clean up existing rules regarding manufactured housing to match state laws and current practices.

Ten percent of the housing in Newberg is manufactured housing, which is a popular housing type for seniors, young couples, and those in need of more affordable housing. Also, note that with the bypass there are a number of areas of manufactured housing that will be lost. It is an important issue.

Barton reviewed the definitions of different types of manufactured homes and structures, and the differences between them. They included: Recreational Vehicle, Residential Trailer, Mobile Home, Manufactured Home, Modular Home, Recreational Structure, Manufactured Dwelling, Manufactured Structure, Mobile Home Park, Manufactured Dwelling Park, Manufactured Home Subdivision, and Recreational Vehicle Park.

The proposed R-4 Manufactured Housing District is a new zone that allows:

- Manufactured homes on individual lots (single- or double-wide)
- Mobile home parks
- Manufactured dwelling parks
- Manufactured dwelling subdivisions

Proposed Updates to Existing Codes:

- Current codes mix recreational vehicles and mobile home rules
- Code reorganized
- Conflicts removed (Mobile home park Type I vs. Type II)

Policy Issues:

- Manufactured home subdivisions: remove the owner occupied requirement?
- Modular homes: not clear if allowed in R-3 or other zones
- Mobile home “license” requirement: remove?
- Recreational vehicle parking in the front yard setback: leave restrictions in place or modify?

Comments & Questions:

Commissioner Edwards asked why the City has not been enforcing the front yard RV parking code and he wants it noted that it needs to be taken seriously and would help clean up the neighborhoods. Staff explained that it is enforced on a complaint-driven basis, and that there are literally hundreds of violations in the city.

Commissioner Smith does not agree that it should be enforced aggressively. He can count at least three RVs in his immediate neighborhood where people are living. If complaints are received about someone living in an RV then it should be dealt with.

Chair Smith asked what about parking an RV in the driveway or street. Barton Brierley replied parking on the street is limited to no longer than 72 hours and then subject to ticketing. Parking in the front yard setback is not allowed for more than 48 hours, and living in it only allowed for 14 days, anything longer is a violation.

Commissioner Stuhr asked for clarification regarding mobile home parks and whether the same rules apply for R1, R-2, and R-3. Mr. Brierley replied, yes.

Commissioner Art Smith is more concerned with the newer large RVs and where they are parked on the streets.

Commissioner Barnes lives in a manufactured home park and RVs are not allowed other than when loading and unloading. RVs on City streets are the problem.

Commissioner Edwards stated that if a rule is on the books then it needs to be adhered to, and enforced.

Commissioner Wall finds it difficult in a time when the economy is so bad to push people out of their RVs when they have nowhere else to live.

Commissioner Stuhr stated another possibility is to add to the code a size requirement for public street parking. Asking the City to enforce this strictly to the code would be practically impossible. We need to pick our battles.

Commissioner Wall does not want to micromanage a person's life based on his aesthetic values.

Chair Smith stated when he was a part of the Affordable Housing Taskforce he was quite excited about R-4. There is a need for more land for manufactured homes since some are in danger due to the bypass. Also, the land they sit on is often too valuable to keep it that way when the zone is R-2. With a limited amount of area inside of cities, there is a constant pressure to redevelop the manufactured dwelling parks. That being said, why would anyone want their land to be zoned R-4 if it limits the landowners to a smaller set of uses? Once land is zoned R-4, what would the requirements be for it to be rezoned at a later time? What is the "carrot" that induces a landowner to adopt the zoning and what are the rules in changing zoning? Barton Brierley replied that if you want to rezone it would go through a public hearing process and would have to prove a need for the change in zoning. The change must comply with the comprehensive plan.

Commissioner Stuhr does not see an incentive for someone to choose R-4 zoning.

Steve Olson noted that lower property taxes could provide some incentive. If R-2 land is worth more than R-4 land then an R-4 manufactured home park would be assessed lower than one in R-2, which would provide some incentive to keep the land R-4.

Barton Brierley spoke to the retention of manufactured home parks. The Affordable Housing Committee did look at a number of possible "carrots" and one tool was urban renewal districts around a park. The tax increments would help repair the road, replace the sewer system, fix up the park, etc. Further research will be done regarding this and it will be presented to the Planning Commission at a later date.

Commissioner Edwards suggested reducing the maximum lot size in manufactured home parks. Barton will report back to the Planning Commission at the next meeting with further information regarding that suggestion.

Chair Smith called for a four minute break at 7:59 p.m.

Annexation Standards Workshop:

Purpose of Amendments:

Action 4.2.E. Create an expedited annexation process for affordable housing projects.

One barrier to affordable housing projects is the time, expense, process, and uncertainty of the City's annexation process. The City could streamline this process, such as by allowing annexation of specified affordable housing projects without being subjected to a public vote under certain conditions. In these cases, the provision of affordable housing would need to be guaranteed through a development agreement or other method. Modifications to the public vote requirement would require an amendment to the Newberg Charter.

Annexation Costs:

Time: 7-19 months, depending on election schedule

Fees: \$2,000 -\$20,000, depending on size and whether there are election costs

Application:

Concept development plan needs to be prepared

Criteria response reporting on public services to the development

Traffic studies, utility studies

Legal description, title report

Notices sent out to neighbors and to the local newspaper

Proposed Changes:

“Batch” Annexation process

“Legislative” Annexation process

Batch Annexations:

Allow several smaller annexation proposals to be combined into one measure. Still have to be voted on.

Eligibility:

Each territory must have < 3 buildable acres

Property owner consent

Proposed zoning matches comprehensive plan

Batch annexation costs:

Time: 6 months +

Fees: \$500

Simpler application

Much less staff processing costs

“Group” uncertainty

Legislative Annexations:

For City Council initiated annexations

For example –health hazards, islands, street right-of-ways

Could include R-4, LIDs

“Application” requirements not imposed

Next Steps:

Comments/Questions

Hearing sometime in the future

Mayor Bob Andrews stated there is State legislature activity currently taking place regarding rules for island annexations. It would require a majority vote of the citizens of the city, and a majority vote of those within the annexed area.

VI. ITEMS FROM STAFF:

Update on Council items:

Barton Brierley informed Commissioners they will be receiving a letter by mail in the near future from the State of Oregon regarding Ethics and Economic Interests. He encouraged the Planning Commissioners to return the form on time to avoid late penalty fees.

Mayor Andrews has invited the Planning Commissioners to dessert and a training session on ethics on Tuesday, March 29, 2011 from 6 – 9 p.m.

The census information for Oregon, Yamhill County, and Newberg came out last week and there are 4,000 more in Yamhill County than thought, but 1,500 fewer in Newberg. The information can be found on the City website and at Census.gov.

Council Items:

Barton Brierley reported the City Council adopted a revision to the development code, which reorganized it and changed all the code numbers to a different numbering system. The final version is not available as of yet, but the PC will receive that when finalized.

The City Council did vote to approve the Meridian Zone change as well as the amendments relating to the bypass. On March 21, 2011 they will hear the Street and Access Standards proposal, and on April 4, 2011 a report from the Affordable Housing Committee.

The next Planning Commission Meeting is scheduled on Thursday, April 14, 2011.

VIII. ITEMS FROM COMMISSIONERS:

Commissioner Stuhr stated in regard to the bypass discussion at the last meeting there were some comments from Planning Commissioners that she believes were inappropriate with respect to whether the bypass is good in the big picture. She thought the comments were out of line, and not related to the scope of what was actually on the table in front of the PC. Personal opinions need to be carefully stated when in the middle of a public meeting.

IX. ADJOURN:

Chair Smith adjourned the meeting at 8:40 p.m.

Approved by the Planning Commission on this 14th day of April, 2011.

AYES:

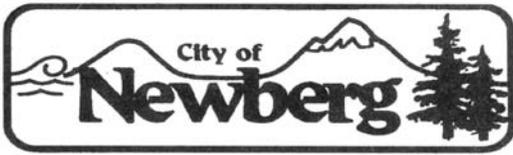
NO:

ABSENT:

ABSTAIN:

Planning Recording Secretary

Planning Commission Chair



MEMORANDUM

Date: April 7, 2011

To: Newberg Planning Commission

From: Barton Brierley, AICP

RE: Update on Population Projections and Economic Opportunities Analysis Revisions

Purpose of Update

At your April 14, 2011 meeting, staff will update you on proposed changes to the Newberg population projections, and to the Economic Opportunities Analysis. These issues are being addressed as a remand from the Land Use Board of Appeals. We expect to bring the revisions to the City Council in June. Because we are addressing the issue on remand, we don't expect to return to the Planning Commission for formal action. However, we do want to update the Planning Commission, and would welcome any feedback.

Background

In 2005, the Newberg City Council adopted population projections, housing needs projections, and an Economic Opportunities Analysis (EOA) for Newberg. These projections were the result of the work and recommendations of the Ad Hoc Committee on Newberg's Future.

One recommendation of the Ad Hoc Committee was to expand the Newberg UGB south along Highway 219 to add industrial land. An application for this UGB expansion is currently pending. In support of this work, the city updated its Economic Opportunities Analysis to reflect more current information. Opponents took this opportunity to appeal the EOA to the Land Use Board of Appeals (LUBA), and to the Court of Appeals. LUBA remanded on certain points, and the Court of Appeals affirmed all of LUBA's findings. Thus, at this point Newberg needs to amend its EOA to address the remand.

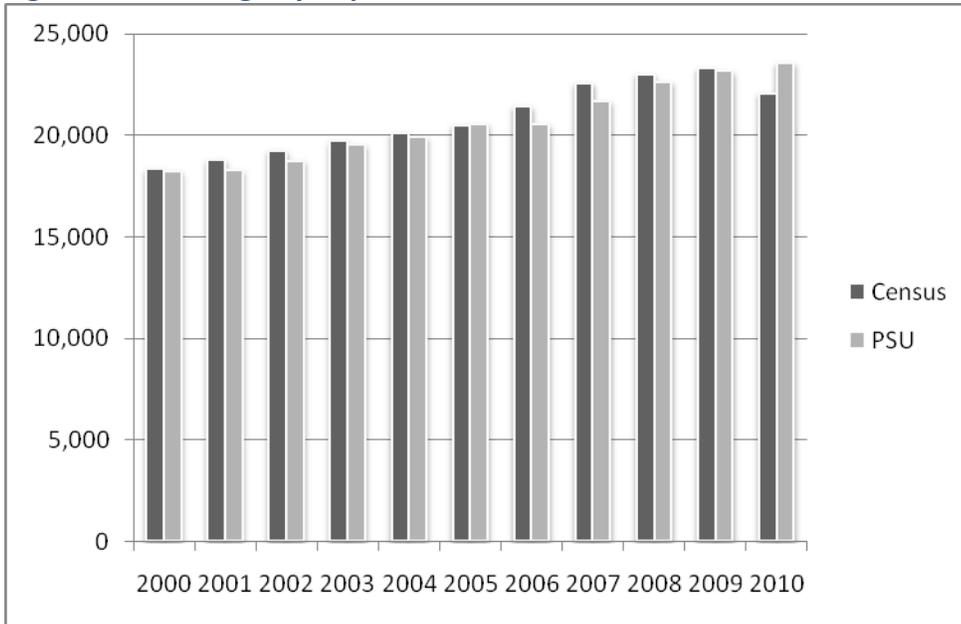
Staff expects to return to Council in June with a combined application to revise population projections, update the EOA, and amend the UGB to add industrial land.

Population Projections

One issue in the Economic Opportunities Analysis remand was population coordination. LUBA did not find any fault in the city's population projections per se. The issue they identified was that although Yamhill County accepted and coordinated the population projections, the County did not formally adopt the projections into their comprehensive plan. Staff expects to request that the County adopt the projections as part of their comprehensive plan.

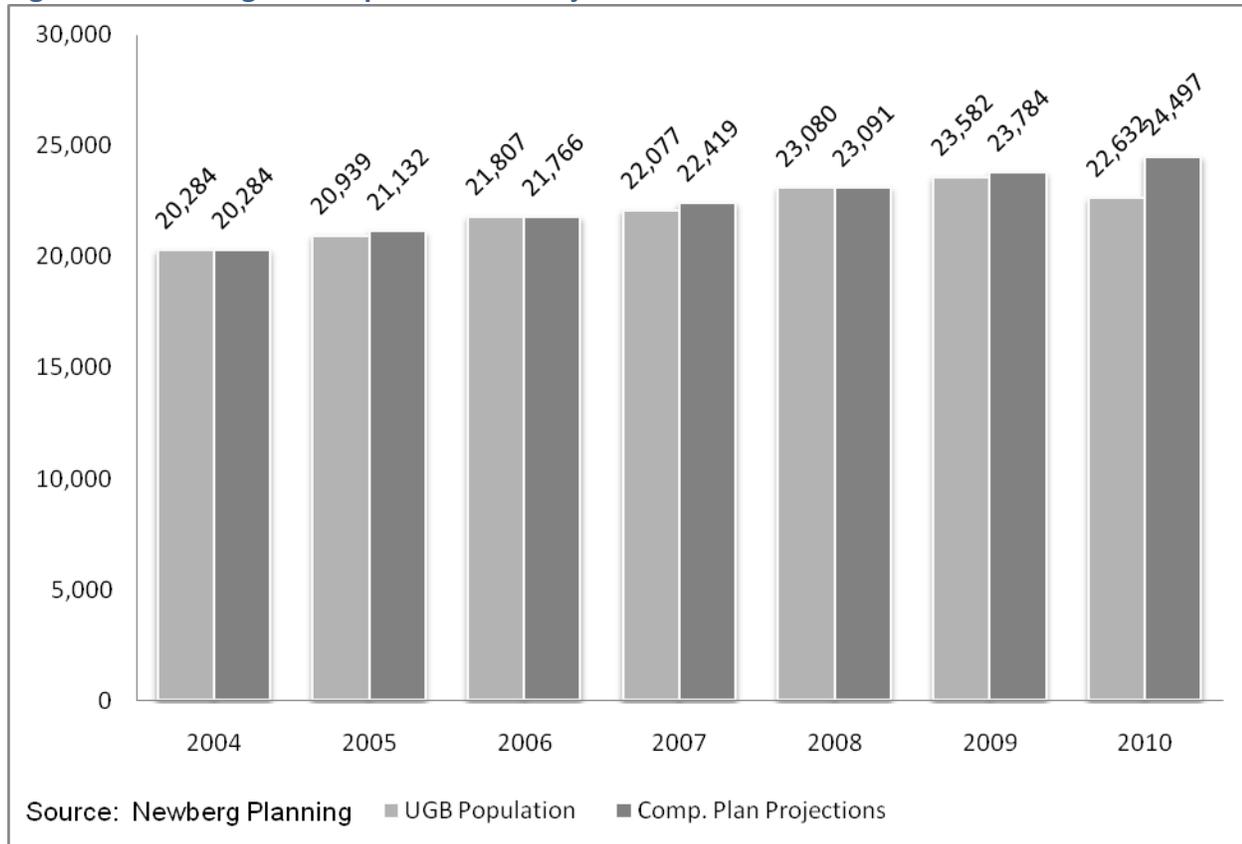
Up to the latest census data, actual Newberg population had tracked fairly closely to projections. The 2010 Census, however, counted a surprising drop in Newberg population from 2009 estimates. Whereas Portland State University had estimated Newberg's July 1, 2010 population as 23,570, the 2010 U.S. Census counted the population as of April 1, 2010 to be 22,068, a difference of 1,500. See Figure 1. It is not known exactly what caused this difference. It is likely due to several factors such as differing methodologies between the census and PSU, compound errors from earlier PSU estimates, and increased outmigration from the community due to the current recession.

Figure 1: Newberg city Population 2000-2010, Census and PSU



Note: All dates July 1 of that year, except the 2010 Census count is April 1, 2010.

Figure 2: Newberg UGB Population vs. Projections



As can be seen in Figure 2, population projections had tracked quite closely to projections up to the 2010 census. With the new census data, however, the difference is significant enough that it needs to be reconciled.

Staff will be proposing that the City continue the same population growth rate as projected in 2005, but use the 2010 census as a base year. That would result in the following projections:

Table 1: Newberg UGB Population Projection, Adopted and Proposed Revision

Year	Growth Rate (AAGR)	Adopted Projections	Proposed Revision
2010		24,497	22,632
2015	3.23%	28,559	26,527
2020	3.04%	33,683	30,814
2025	2.63%	38,352	35,086
2030	2.58%	42,870	39,847
2035	2.41%	48,316	44,877
2040	2.16%	54,097	49,937

Employment Forecasts

The 2009 Economic Opportunities Analysis projected future employment for the Newberg area. State law allows two “safe harbor” methods for projecting future employment. One way is to project

employment according to the regional employment projections made by the state. The second is to project employment according to the population growth. In the 2009 EOA we projected future employment using both these methods. We projected that employment through 2018 would grow according to the regional employment forecast. We also projected that employment beyond 2018 would grow at the same rate as population. LUBA remanded the EOA, saying the “safe harbor” rules allow projecting employment one way or another, but not both.

Regional employment projections were for the 2008-2018 period. The projections included somewhat grim forecasts for the first few years of the recession, but the recovery after that. Since the toughest years appear to be behind us, for the updated EOA, staff will propose that employment be projected to grow simply at the same rate as the population. This actually will result in somewhat higher overall employment forecast. We also have simplified the distribution between retail, office, industrial, and other employment. See Table 2.

Table 2: Proposed Revised Newberg Employment Projections, 2010-2040

		2010	2030	2035	2040
Projected Employment Growth Rate			2.87%	2.41%	2.16%
Land Use Type	Distribution				
Retail	15%	1,363	2,399	2,702	3,006
Office	29%	2,535	4,463	5,027	5,594
Industrial	29%	2,581	4,544	5,117	5,694
Other	26%	2,331	4,104	4,622	5,143
Total	100%	8,809	15,510	17,468	19,437

Table 3: Previously Adopted Newberg Employment Projections

Industry	2008	2009	2018	2020	2025	2030	2035	2040
Construction	642	390	656	700	798	892	1,005	1,125
Manufacturing	2,557	2,201	2,514	2,685	3,057	3,417	3,851	4,312
Wholesale Trade	97	73	106	113	129	144	162	181
Retail Trade	930	841	1,124	1,201	1,367	1,529	1,723	1,929
Transportation, Warehousing & Utilities	181	181	191	204	232	259	292	327
Information	54	45	56	60	68	76	86	96
Financial Activities	270	241	283	303	345	385	434	486
Professional & Business Services	437	321	474	507	577	645	727	814
Education & Health Services	2,766	3,285	3,147	3,361	3,827	4,278	4,821	5,398
Leisure & Hospitality	1,002	1,018	1,361	1,454	1,655	1,850	2,085	2,335
Other Services	413	409	434	463	528	590	665	744
Government	183	175	192	205	233	261	294	329
Total	9,533	9,180	10,536	11,255	12,815	14,325	16,145	18,077
Cumulative from 2009		-	1,357	2,075	3,636	5,145	6,965	8,897



QT-PL

Race, Hispanic or Latino, Age, and Housing Occupancy: 2010

2010 Census Redistricting Data (Public Law 94-171) Summary File

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/pl94-171.pdf>

GEO: Newberg city, Oregon

Subject	Total		18 years and over	
	Number	Percent	Number	Percent
POPULATION				
Total population	22,068	100.0	16,510	100.0
RACE				
One race	21,383	96.9	16,144	97.8
White	18,966	85.9	14,511	87.9
Black or African American	168	0.8	97	0.6
American Indian and Alaska Native	172	0.8	124	0.8
Asian	486	2.2	383	2.3
Native Hawaiian and Other Pacific Islander	38	0.2	30	0.2
Some Other Race	1,553	7.0	999	6.1
Two or More Races	685	3.1	366	2.2
HISPANIC OR LATINO AND RACE				
Hispanic or Latino (of any race)	2,985	13.5	1,862	11.3
Not Hispanic or Latino	19,083	86.5	14,648	88.7
One race	18,584	84.2	14,377	87.1
White	17,803	80.7	13,789	83.5
Black or African American	146	0.7	83	0.5
American Indian and Alaska Native	101	0.5	80	0.5
Asian	476	2.2	381	2.3
Native Hawaiian and Other Pacific Islander	35	0.2	28	0.2
Some Other Race	23	0.1	16	0.1
Two or More Races	499	2.3	271	1.6
HOUSING UNITS				
Total housing units	8,265	100.0		
OCCUPANCY STATUS				
Occupied housing units	7,736	93.6		
Vacant housing units	529	6.4		

(X) Not applicable

Source: U.S. Census Bureau, 2010 Census.

2010 Census Redistricting Data (Public Law 94-171) Summary File, Tables P1, P2, P3, P4, H1.



Oregon Employment Forecast: Bottoming Out

by *Amy Vander Vliet*

Published Dec-22-2010

The latest report from the state Office of Economic Analysis (OEA) forecasts mild job growth for the fourth quarter of 2010. The pace will tick up in the first quarter of 2011 and gather steam as the year progresses. But OEA doesn't expect the recovery to shift into higher gear until the latter part of next year.

The December 2010 report notes a decline of nearly 2,000 jobs in the third quarter of 2010 following two quarters of growth ([Graph 1](#)). The third quarter loss reflected the slowdown seen at the national level, and was fueled by government sector cuts which outweighed private sector gains. The fourth quarter should see a mild increase of 3,000 jobs.

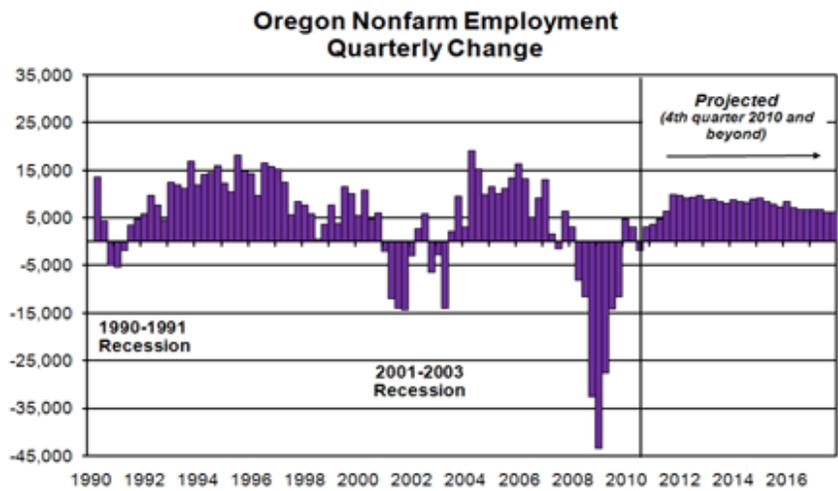
Overall, 2010 will end down 1.0 percent (-16,000 jobs) over 2009; a year during which the Oregon economy slashed over 100,000 jobs. Construction will suffer the sharpest decline (-10.8%) as residential and commercial markets continue to suffer. The information sector, which includes software publishers, will see the strongest gains (+2.8%).

Growth will accelerate in 2011. OEA anticipates Oregon's economy will expand by 0.9 percent (15,000 jobs) in 2011. The private sector (+1.5%) will carry the economy ([Graph 2](#)). Government, which typically lags the rest of the economy in recessions and recoveries due to the budget cycle, will cut jobs (-1.7%) as agencies struggle to balance their budgets. The information sector will grow the fastest (+4.5%) and outperform the national economy. Professional and business services will grow by 3.4 percent, helped along by a resurgence in call centers across the state. Trade, transportation and utilities will see growth in all three major components. The financial sector will expand as credit conditions ease and regional banks stabilize their portfolios. Manufacturing will add jobs (0.9%) as high tech, machinery, and metals turn positive. Construction will eke out a mild gain: it appears we've hit bottom in single family housing permits, office vacancy rates in Portland have stabilized (although at a high rate), and Intel will need thousands of workers as it expands and upgrades operations in Hillsboro over the next two years. Leisure and hospitality (+0.4%) will benefit from a return to more discretionary spending on the part of households.

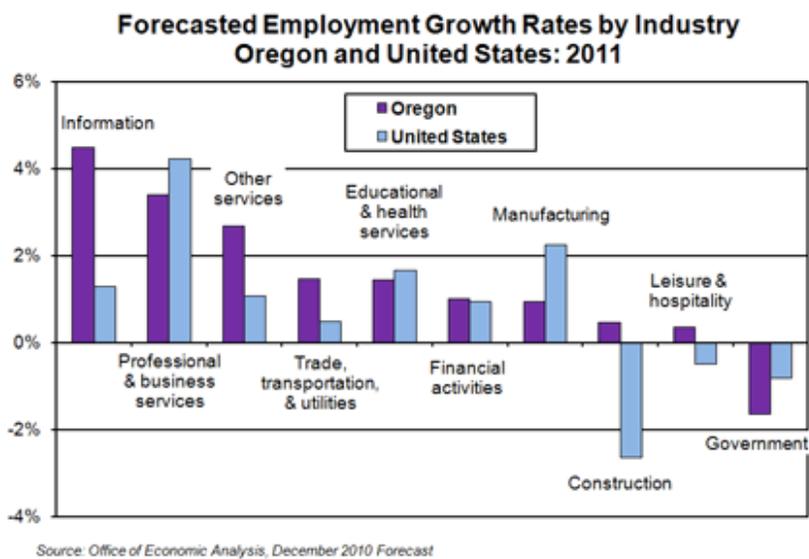
From start to finish, OEA estimates that Oregon will have lost 149,100 jobs over seven quarters during the Great Recession; a decline of 8.6 percent. It won't be until the first quarter of 2015 when employment returns to the [recession](#) peak reached in the first quarter of 2008.

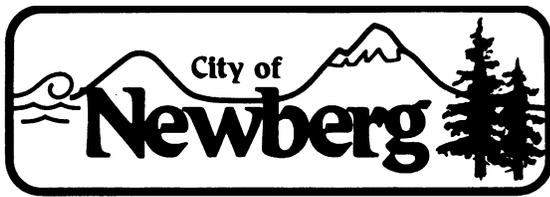
The OEA's complete report is available at www.oea.das.state.or.us.

Graph 1



Graph 2





MEMORANDUM

TO: Newberg Planning Commissioners
FROM: Steve Olson – Associate Planner
SUBJECT: Potential revisions to the Civic Corridor sign code
DATE: April 6, 2011

The Planning Commission will have a workshop on April 14, 2011 to discuss Newberg’s existing Civic Corridor sign code and potential code changes. The City Council initiated a development code amendment to the Civic Corridor sign code through Resolution 2011-2939 on April 4, 2011. This workshop will be the first step in the process for the Planning Commission, and is a chance to:

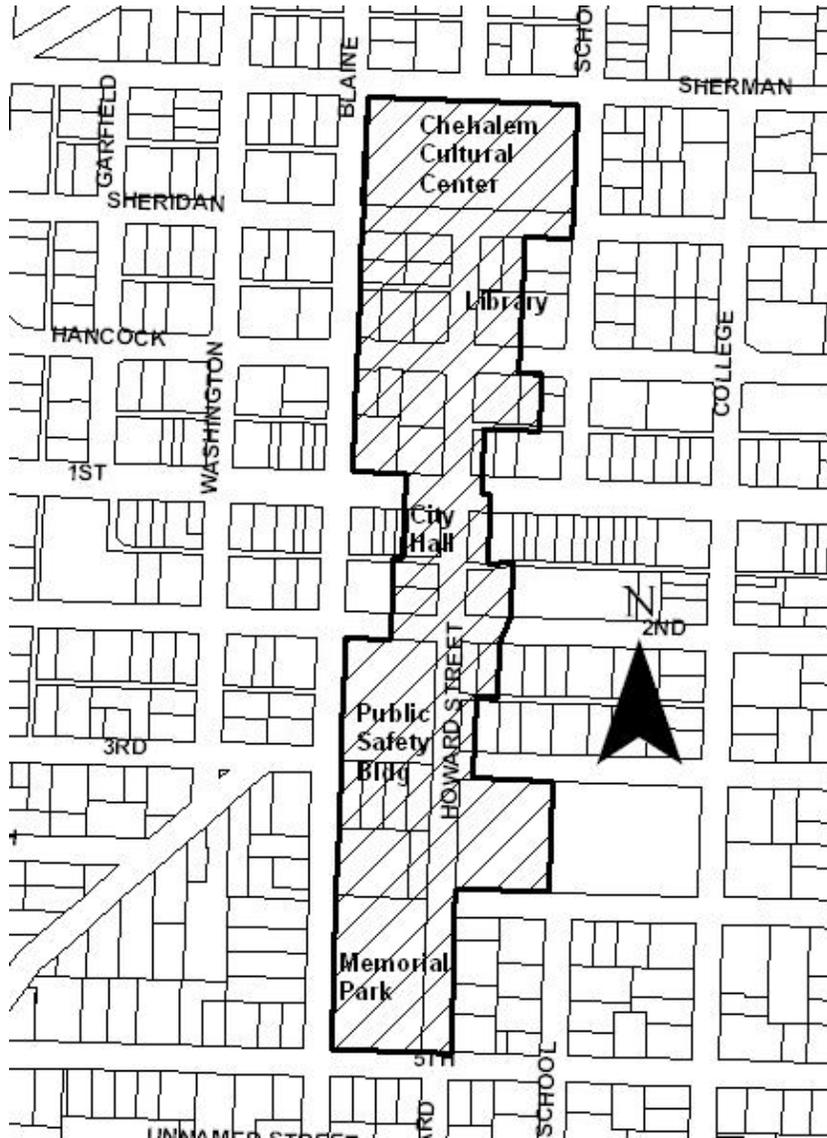
- Learn about the existing Civic Corridor sign code
- Discuss the problem the proposed Chehalem Cultural Center sign has meeting the code
- Discuss other issues with existing signs in the corridor
- Consider the draft code language and suggest alternatives

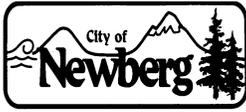
This will be a workshop, so no decisions will be made at this meeting regarding the potential code changes. The Planning Commission will hold a formal hearing on potential revisions to the development code at a future meeting.

Summary: The Civic Corridor Overlay is a zone that runs north-south along Howard Street and includes most of Newberg’s civic buildings. The overlay was created in 2002 to emphasize the civic heart of the community, and has specific design standards for buildings and signs. The purpose of the overlay is to ensure that new development is consistent with historic buildings, such as the Library and City Hall. The Chehalem Cultural Center has proposed a new sign over their front entrance that does not meet the Civic Corridor standards. Staff believes the proposed sign is a good fit for the Civic Corridor, however, and therefore thinks Newberg should consider changes to the Civic Corridor sign standards. Staff developed potential code changes that would allow the Cultural Center sign to be approved, would simplify the sign standards, and better align the standards with design themes within the corridor. The code language in the attached resolution exhibit is intended as a starting point for the discussion.

Attached: City Council Resolution 2011-2939

Civic Corridor Overlay Sub-district





RESOLUTION No. 2011-2939

A RESOLUTION INITIATING AN AMENDMENT TO THE NEWBERG DEVELOPMENT CODE REGARDING SIGNS IN THE CIVIC CORRIDOR

RECITALS:

1. The proposed Chehalem Cultural Center sign does not meet the Civic Corridor sign standards. Staff believes the sign is a good fit for the Civic Corridor, and that therefore the Civic Corridor sign standards should be reviewed.
2. The Civic Corridor sign standards currently require signs to include four out of six possible design elements. Staff reviewed the existing signs in the Civic Corridor and determined that there are three design themes that tie the corridor signs together: (1) raised metal or wood letters on a background wall; (2) copper/brass/bronze frames or highlights; and (3) brick backgrounds or structures. The code could be simplified to require signs to meet at least one of the three design themes noted above for signs in the Civic Corridor.
3. This potential amendment would simplify the code, allow the Chehalem Cultural Center sign to be approved, and would set clear standards for signs within the Civic Corridor.
4. The City Council would like to consider a potential amendment to change the Civic Corridor sign standards to focus on the three identified design themes.

THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. The City initiates an amendment to the Newberg Development Code that could potentially change the Civic Corridor design standards. The code language in Exhibit A is a starting point.

2. By initiating this amendment, the Council does not commit to taking any particular action on the amendment. It only wishes to consider potential amendments through a public hearing process.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: April 5, 2011.

ADOPTED by the City Council of the City of Newberg, Oregon, this 4th day of April, 2011.

Norma I. Alley, City Recorder

ATTEST by the Mayor this 7th day of April, 2011.

Bob Andrews, Mayor

LEGISLATIVE HISTORY

By and through _____ Committee at ____ / ____ / ____ meeting. Or, None.
(committee name) (date) (check if applicable)

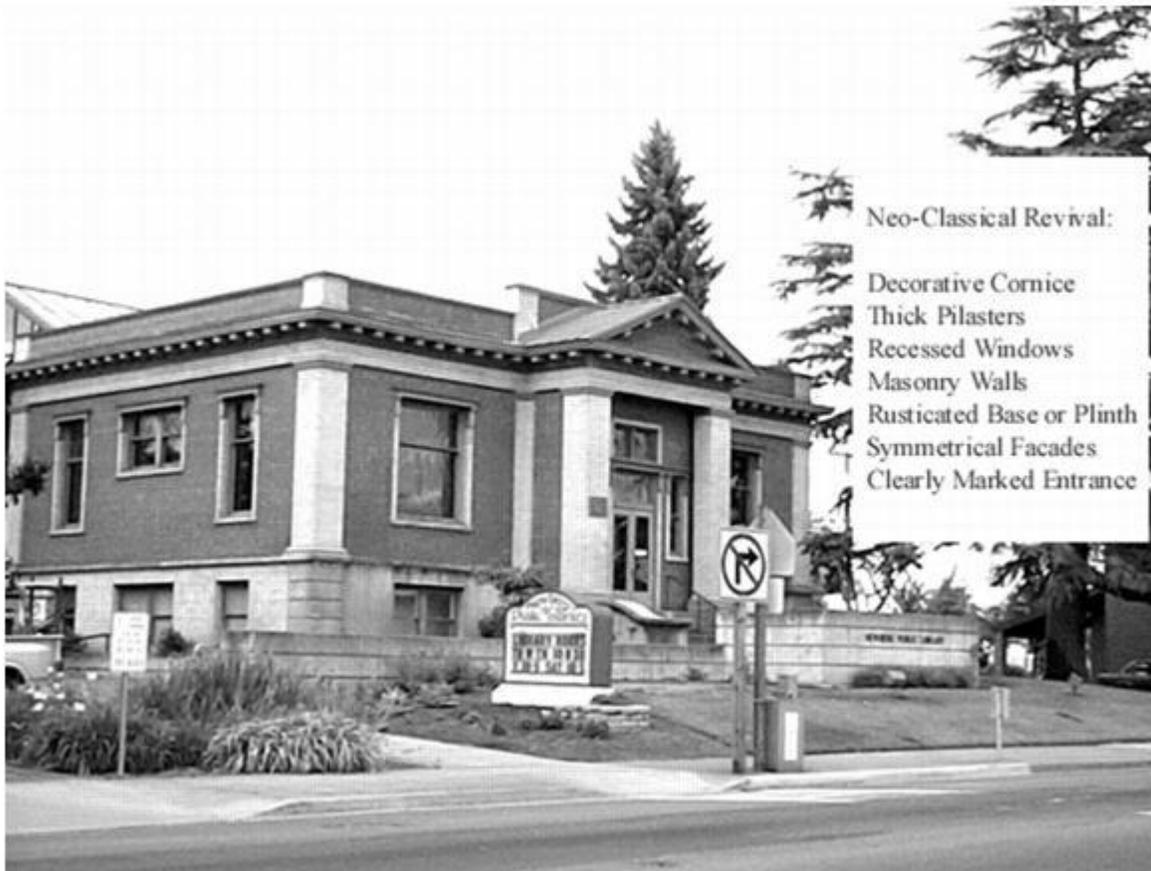
Exhibit A: Potential Development Code Amendment

(Note: Additions to the code are underlined, deletions are ~~struck through~~.)

Part 18.1. CIVIC CORRIDOR OVERLAY (CC) SUB-DISTRICT

151.526.1 PURPOSE.

(A) The Civic Corridor Overlay Sub-district is designed to emphasize the civic heart of the community and to capitalize on the significant amenity that Newberg's historic downtown buildings represent. Two buildings which characterize the historic style of Newberg are City Hall, built in 1913 and the library, built in 1912. The important architectural features of this style are illustrated in the figure below.



(B) Specific design standards will ensure that new development is consistent with the regional and local historical traditions that these buildings represent. While incorporating historic ornament and detail into new buildings is encouraged, it is recognized that the current cost of such detail may not be feasible. Instead, historical compatibility is better achieved by relating to the vertical proportions of historic facades, the depth and quality of windows and doors, and emulating the simple vertical massing of historical buildings.

(C) The CC Sub-district is intended to emphasize the civic and historic character of that portion of downtown Newberg generally bounded by Sherman Street on the north, Blaine Street on the west, 5th Street on the south, and Howard and School Streets on the east and as depicted on the zoning map. The sub-district overlay may be applied within any zoning district within these boundaries. The sub-district shall be designated by the suffix "CC" added to the symbol of the parent district. Permitted uses include those permitted by the underlying

zoning district and other uses specifically allowed within the CC Sub-district that are compatible with the uses in the underlying zoning.

(Ord. 2002-2561, passed 4-1-02)

151.526.2 GENERAL PROVISIONS.

The uses, procedures, and standards contained within § 151.526.3 through § 151.526.6 apply in addition to the development standards of the underlying zone. Where there is a conflict between the uses and standards of this section and those of the base zone, the uses and standards of this section shall prevail.

(Ord. 2002-2561, passed 4-1-02)

151.526.6 DEVELOPMENT STANDARDS.

In addition to the standards of § 151.197, the following development standards shall apply to new development or redevelopment within the Civic Corridor Overlay Sub-district.

(E) *Signage standards.* In addition to the C-3 signage requirements of § 151.590 through § 151.601, to encourage the historic character of the Civic Corridor as described in § 151.526.1, signs within the Civic Corridor shall include at least one ~~four~~ of the following ~~six~~ elements:

~~(1) The most prominent element on a sign, such as the business' name, uses a serif font and does not exceed eight inches in height.~~

~~(2) The sign includes a frame, background or lettering in natural wood materials.~~

(13) The sign includes a frame, background or lettering in copper, bronze or brass in natural finishes, comprising at least 5 percent of the sign face.

(2) The sign is a freestanding brick monument sign.

~~(4) The sign incorporates decorative wrought iron.~~

(35) The sign lettering is in a raised relief, does not exceed 12 inches in height, and is constructed of either naturally-finished metal or white-painted wood (or material that appears to be wood).

~~(46) The sign is attached to a mounting bracket and allowed to swing freely.~~

(Ord. 2002-2561, passed 4-1-02)

End of proposed amendment.

Test cases:

Note that the Civic Corridor standards apply to new development or redevelopment only. They do not make any existing signs non-conforming. It is instructive to test the proposed changes on existing signs, however, to verify how they would apply.

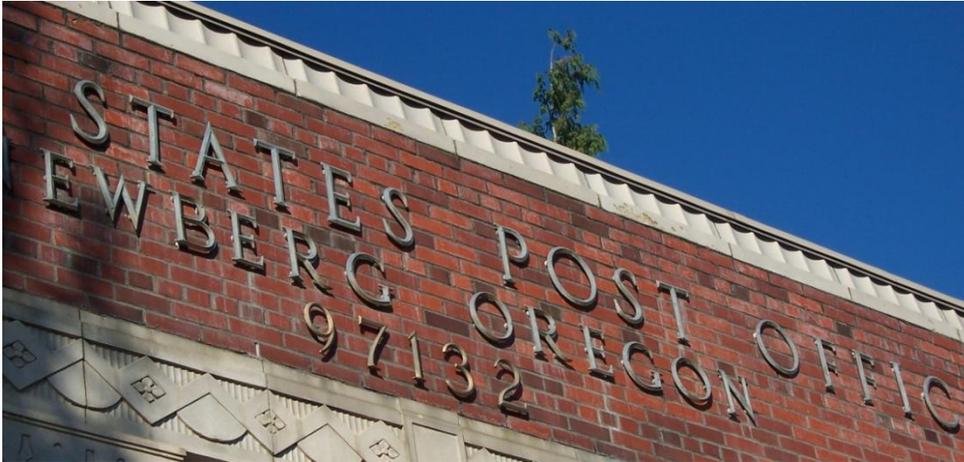
- Proposed Cultural Center sign: Would pass – meets two Civic Corridor (CC) standards.
- Post office: Would pass – meets one CC standard.
- Fire Dept.: Would pass – meets one CC standard.
- Public Safety Building: Would pass – meets one CC standard.
- City Hall: Would pass - meets one CC standard.
- Masonic Hall brass wall sign: Would pass – meets two CC standards. Fin sign does not meet C-3 standards, or CC standards.
- Snooty Fox: Would pass – meets two CC standards.
- Oregon First Community Bank: Would pass – monument sign meets two CC standards, and wall sign meets one CC standard.
- Wine Country Antiques: Does not pass but could be modified to pass (by adding a copper frame, for

example). (Note: for illustration only – the existing sign is not required to be changed).

- Bike Shoppe: Does not pass but could be modified to pass (by adding a copper outline of a bike or wheel to the sign, for example). (Note: Existing sign is not required to be changed – historic signs are exempt).

Exhibit B: Civic Corridor signs

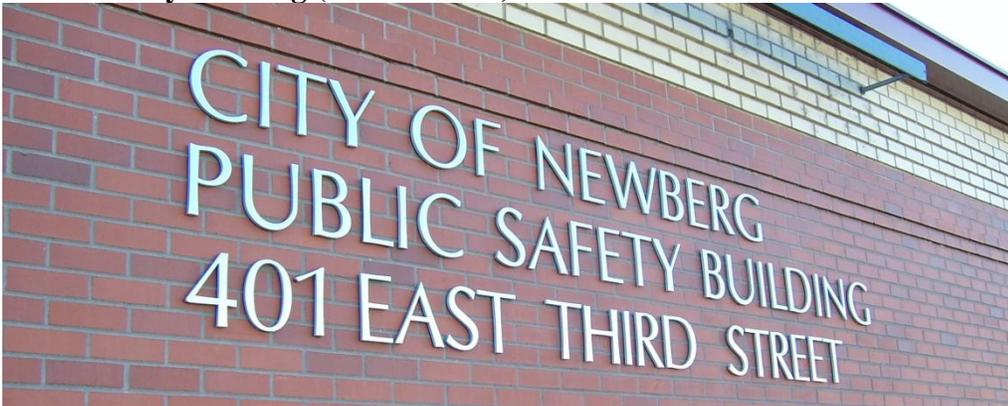
Post Office (raised letters)



Fire Department (raised letters)



Public Safety Building (raised letters)



City Hall (raised letters)



Word of Faith Church (raised letters)



Masonic Hall (raised letters, bronze)



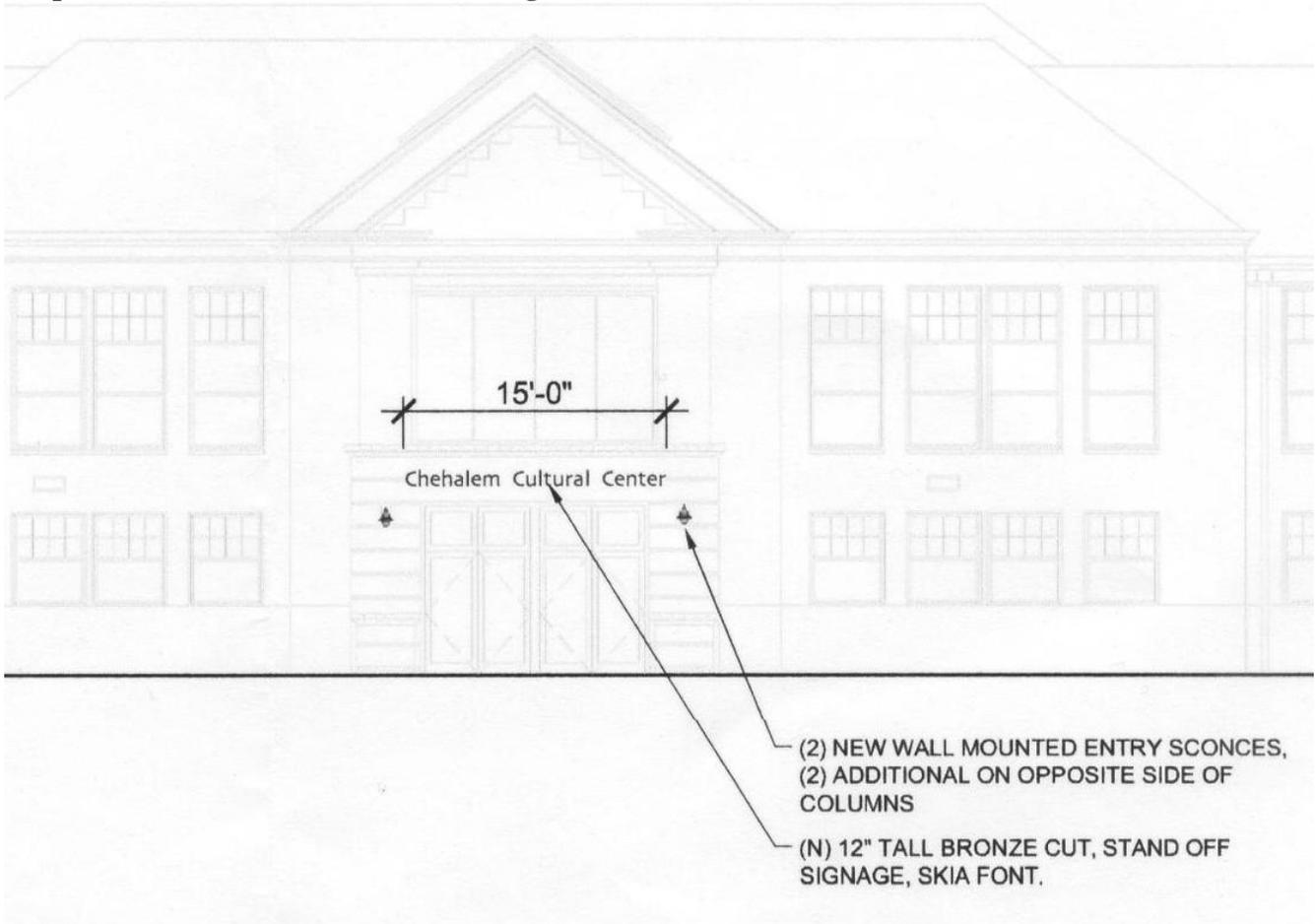
Snooty Fox (raised letters, bronze)



Oregon First Community Credit Union (copper frame, brick monument)



Proposed Chehalem Cultural Center sign (raised letters, bronze)



Wine Country Antiques



Newberg Bicycle Shoppe

