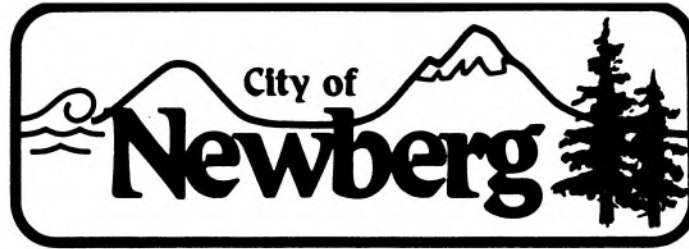


City Manager  
(503) 537-1207

City Attorney  
(503) 537-1206



414 East First St.  
PO Box 970  
Newberg, OR 97132

**CITY OF NEWBERG  
CITY COUNCIL WORK SESSION  
MARCH 15, 2010  
6:00 P.M.  
NEWBERG PUBLIC SAFETY BUILDING  
401 EAST THIRD STREET**

THE CITY COUNCIL OF THE CITY OF NEWBERG WILL HOLD A WORK SESSION TO REVIEW THE COUNCIL AGENDA ITEMS AND TO HEAR REPORTS FROM BOARDS, COMMISSIONS, AND COMMITTEES. NO ACTION WILL BE TAKEN ON THE AGENDA ITEMS.

DISCUSSION ON BUDGET.

DATED THIS 9TH DAY OF MARCH, 2010.

DANIEL DANICIC  
CITY MANAGER

**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 soon 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.*

● City Manager's Office: e-mail: [dan.danicic@newbergoregon.gov](mailto:dan.danicic@newbergoregon.gov) Fax: 537-5013 ●  
Admin: 537-1261 ● Building: 537-1240 ● Public Works: 537-1273 ● Finance: 538-9421 ● Fire: 537-1230  
Library: 538-7323 ● Municipal Court: 537-1203 ● Police: 538-8321 ● Maintenance: 537-1234 ● Utilities: 537-1205  
Municipal Court Fax: 538-5393 ● Public Works Fax: 537-1277 ● Library Fax: 538-9720

"Working Together For A Better Community-Serious About Service"

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# **Council Budget Prioritization For FY 10/11**

March 15, 2010

## **AGENDA**

1. FY 10/11 Budget Development Update
2. Council Budget Review
3. Funding Requests

## **ATTACHMENTS**

- A. Visitor Center Funding packet from March 1, 2010 Work Session
- B. Chehalem Valley Transit Funding Request
- C. Newberg Downtown Revitalization Committee Funding Request
- D. Pole Mounted Radar Speed Sign report by Public Works
- E. LGPI January CPI Report
- F. April 6, 2009 Council Budget Discussion Document

## **FY 10/11 Budget Development Update**

As anticipated, the preparation of the FY 10/11 budget has been challenging. To date, City departments have completed their estimated actual expenditures in FY 09/10 for each line item as well as an estimate of revenue and expenses for FY 10/11. Many funds as noted below are in a precarious state due to a combination of increased personnel costs and revenue reductions. The process to balance the budget has just begun. It is a process that takes a number of iterations to reach a final equilibrium.

The City Manager and Department Heads have made a number of changes to mitigate some of the rising costs and diminishing revenues. Many of the reductions made in FY 09/10 are carried forward. FY 10/11 will require some very difficult decisions regarding the level of funding for a number of programs.

### **Basic assumptions used for the initial budget draft:**

1. COLA
  - a. Police – 3.5%
  - b. Fire – 4% (CPI + 0.5%)
  - c. Non-Union – 3%
2. PGE and NW Natural Gas Rate Increases of 6%
3. Water and Wastewater Franchise Fee of \$488,000
4. Materials and Services line items, where possible, are held to same value as FY 09/10 (that was held to FY08/09 levels).
5. Reduce computer and vehicle replacement

### **General Fund (01)**

- Programs
  - Council
  - Municipal Court
  - Police
  - Fire
  - Library
  - Planning
- Revenue of \$13.3M identical to FY 09/10
- Negative fund balance of \$430,000

### **Street Fund (02)**

- Eliminated many capital improvement projects
- Shift Engineering FTE to water and wastewater funds

### **Wastewater Fund (06)**

- Significant reduction in capital projects
- Reduce FY 9/10 transfer to reserves
- Proposed rate increase of 16.9%

**Water Fund (07)**

- Reduce FY 09/10 transfer to reserves
- Proposed rate increase of 12.2%

**Building Inspection Fund (08)**

- \$355,000 projected revenue reduction from FY 09/10
- Negative fund balance of \$24,000

**City Hall Fund (10)**

- Project revenue from building permit fee surcharge is insufficient to make annual debt payment.
- Debt payment to be made from reserves. (five year buffer)

**Dispatch Center (13)**

- Fund balances for FY 10/11
- Considering low contingency and beginning fund balances for FY 11/12, there is cause for concern.

**Central Services (31)**

- Programs
  - City Manager
  - Human Resources
  - City Recorder
  - Emergency Management
  - Finance
  - Utility Billing
  - Information Technology
  - City Attorney
  - Fleet
  - Facilities
- Approximately 50% of this fund is charged to the General Fund
- One FTE from Finance has been eliminated.

**Budget Reductions**

Following is a list of various actions that can be considered to balance the overall budget. These are just ideas, not final recommendations. It is hoped that the Council may want to provide some insight as to their level of acceptance of these or other options to assist the City Manager's development of the budget.

- Reduce FTE
- COLA and merit increase limitations
- Staff furlough days
- Program reductions/elimination
- Reduce Library hours

# City Council Budget

## Council Budget

Adopted 2009-2010	Expensed as of 12/31/09	Description	Detail Description	Budget Detail 2009-2010	Proposed 2010-2011
1,777	718	Salaries			
3,900	980	Councilor Salaries			
3,600	2,220	Mayor Salaries			
709	(84)	FICA/Medicare			
288	52	Workers Compensation			
23	4	Unemployment			
<b>10,297</b>	<b>3,890</b>	<b>Total Personal Services</b>			
2,000	471	Office Supplies			
3,000	2,350	Printing & Advertising			
			Mayor's Musing	0	
			Graphic's Local Focus	0	
			Business Cards	70	
			Magenetic Sign	30	
			Paper	2,000	
24,000	26,569	Dues & Meetings			
			LOC Annual Dues	13,844	
			COG Membership Dues	8,627	
			Chamber Annual Membership	300	
			Chamber Banquet	0	
			COG Banquet	0	
			COG Econ. Dev. Planning Grant	1,482	
			City/County Dinners	0	
			Misc. City Events	0	
700	1,299	Mayor's Expense			
			City Club Membership	25	
			OMA Annual Dues	150	
			OMA Annual Conference	300	
			OMA Mayor's Day	50	
			Kiwanis Annual Dues	175	
200	43	Council/Committee Expense			
584	116	Recognition			
7,000	2,202	Travel & Training			
			LOC Annual Conference	2,000	
			LOC New Member Training	150	
			LOC City Hall Day @ Capitol	125	
			Mileage Reimbursements	1,700	
			Misc. Trainings	480	
			Asago City, Japan Visit	0	
			Poysdorf, Austria Visit	2,500	
2,135	0	Professional Services			
24,500	11,500	Community Support			
			Transit	12,000	
			Festival Fireworks	6,000	
			Your Community Mediators	5,500	
			Misc.	1,000	
44,000	9,000	Tourism			
			Visitor Center	12,000	
			Un-appropriated	32,000	
148,371	74,186	Internal Charge - Admin. Spt.			
<b>256,490</b>	<b>127,736</b>	<b>Total Materials and Services</b>			

**266,787    131,626    Total Budget**





Dues and Meetings Schedule

2010-2011 Budget Year

01.1110.520

Organization	Purpose	Last Year Proposed	Last Year Budget	This Year Proposed Total	This Year Approved Total
LOC	Annual Dues	\$ 13,844.44	\$ 13,500.00	\$ 14,290.22	
COG	COG Membership	\$ 8,627.00	\$ 8,700.00	\$ 8,945.00	
City/County Dinners		\$ 1,100.00	\$ -	\$ 600.00	\$ -
Chamber of Commerce	Annual Membership	\$ 300.00	\$ 300.00	\$ 300.00	
COG	Banquet (6 @ \$30/ea.)	\$ 150.00	\$ -	\$ 180.00	\$ -
COG	Econ. Dev. District for Econ. Dev. Planning Fee	\$ 1,482.00	\$ 1,500.00	\$ 1,528.00	
Misc. City Events	NASF Event	\$ 100.00	\$ -	\$ -	
Chamber of Commerce	Banquet (7 @ \$35/ea.)	\$ 125.00	\$ -	\$ 245.00	\$ -
Hearts of Gold	Banquet (7 @ \$30/ea.)	\$ -	\$ -	\$ 210.00	\$ -
					\$ -
					\$ -
<b>Annual Budget</b>		<b>\$ 25,728.44</b>	<b>\$ 24,000.00</b>	<b>\$ 26,298.22</b>	<b>\$ -</b>

LOC Annual Dues \$15,202.36 - actual dues amount (6% paid out of water fund)

**Mayor's Expense**

**2010-2011 Budget Year**

**01.1110.520005**

<b>Company</b>	<b>Service</b>	<b>Last Year Proposed</b>	<b>Last Year Budget</b>	<b>This Year Proposed Total</b>	<b>This Year Approved Total</b>
Newberg City Club	Annual Dues	\$ 25.00	\$ 25.00	\$ 25.00	
Oregon Mayor's Assoc.	Mayor's Day Regis.	\$ 50.00	\$ 50.00	\$ 50.00	
Kiwanis	Annual Dues	\$ 175.00	\$ 175.00	\$ 175.00	
Oregon Mayor's Assoc.	Annual Dues	\$ 150.00	\$ 150.00	\$ 150.00	
Oregon Mayor's Assoc.	Annual Conf.	\$ 300.00	\$ 300.00	\$ 300.00	
				\$ -	
Mileage Reimbursement	(\$240/mo.x 6 mo.)			\$ 1,440.00	
Travel Reimbursement	(\$50/mo. x 3 mo.)			\$ 150.00	
				\$ -	
<b>Annual Budget</b>		<b>\$ 700.00</b>	<b>\$ 700.00</b>	<b>\$ 2,290.00</b>	<b>\$ -</b>

**Council/Committee Expense**

**2010-2011 Budget Year 01.1110.520006**

<b>Company</b>	<b>Service</b>	<b>Last Year Proposed</b>	<b>Last Year Budget</b>	<b>This Year Proposed Total</b>	<b>This Year Approved Total</b>
Council Mtg. Meals	24 Mtgs./yr. @ \$150/meal	\$ -	\$ -	\$ -	
Council Subcomm. Meals	12 Mtgs./yr. @ \$60/meal	\$ -	\$ -	\$ -	
Misc. Meetings		\$ 200.00	\$ 200.00	\$ 200.00	
<b>Annual Budget</b>		<b>\$ 200.00</b>	<b>\$ 200.00</b>	<b>\$ 200.00</b>	<b>\$ -</b>

Company	Service	Last Year Proposed	Last Year Budget	This Year Proposed Total	This Year Approved Total
Misc.	Sister City Gifts	\$ 1,000.00	\$ 584.00	\$ 500.00	
<b>Annual Budget</b>		<b>\$ 1,000.00</b>	<b>\$ 584.00</b>	<b>\$ 500.00</b>	<b>\$ -</b>



Company	Service	Last Year Proposed	Last Year Budget	This Year Proposed Total	This Year Approved Total
??	Goal Setting Facilitator	\$ 2,500.00	\$ 2,000.00	\$ 2,000.00	
Windrose Conf. Ctr.	Goal Setting Location	\$ 200.00	\$ 135.00	\$ 135.00	

Annual Budget \$ 2,700.00 \$ 2,135.00 \$ 2,135.00 \$ -





Company	Service	Last Year Proposed	Last Year Budget	This Year Proposed Total	This Year Approved Total
Visitor Center			\$ 18,000.00	\$ 18,000.00	
Unappropriated			\$ 32,000.00	\$ 32,000.00	
Downtown Sign \$10K					
<b>Annual Budget</b>		<b>\$ -</b>	<b>\$ 50,000.00</b>	<b>\$ 50,000.00</b>	<b>\$ -</b>

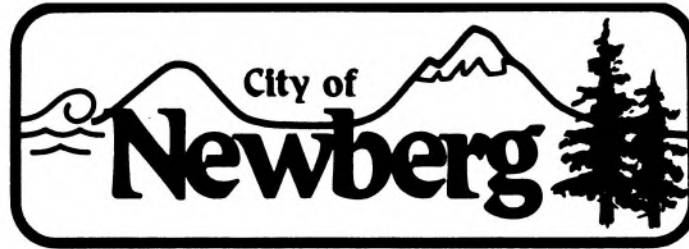
# Funding Requests

<b>Request</b>	<b>Expense</b>
Old Fashioned Festival	\$5,000
Your Community Mediators	\$5,500
Visitors Center (25% of \$225K)	\$56,250
NDRC	\$21,840
Chehalem Valley Transit	\$23,150

**A. Visitor Center Funding packet from March  
1, 2010 Work Session**

City Manager  
(503) 537-1207

City Attorney  
(503) 537-1206



414 East First St.  
PO Box 970  
Newberg, OR 97132

**CITY OF NEWBERG  
CITY COUNCIL WORK SESSION  
MARCH 1, 2010  
6:00 P.M.  
NEWBERG PUBLIC SAFETY BUILDING  
401 EAST THIRD STREET**

THE CITY COUNCIL OF THE CITY OF NEWBERG WILL HOLD A WORK SESSION TO REVIEW THE COUNCIL AGENDA ITEMS AND TO HEAR REPORTS FROM BOARDS, COMMISSIONS, AND COMMITTEES. NO ACTION WILL BE TAKEN ON THE AGENDA ITEMS.

DISCUSSION ON VISITOR CENTER CONTRACT.

DATED THIS 18TH DAY OF MARCH, 2010.

DANIEL DANICIC  
CITY MANAGER

***ACCOMMODATION OF PHYSICAL IMPAIRMENTS:***

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Municipal Court Fax: 538-5393 ● Public Works Fax: 537-1277 ● Library Fax: 538-9720

"Working Together For A Better Community-Serious About Service"

**Date: February 18, 2010**

**To:** Mayor Andrews and Newberg City Council

**From:** Daniel Danicic, City Manager

**Re:** Visitor Center Funding

**Purpose:**

The City of Newberg's Visitor's Center operated and managed by the Chehalem Valley Chamber of Commerce. Funding for the Center is provided by the City through a combination of Transient Room Tax (TRT) and business license revenue. The Chamber desires an increased and stable source of funding by establishing through Ordinance a specific dedicate percentage of TRT revenue to be allocated to the Visitor Center. Representatives from the Chamber will be on hand to discuss this proposal.

**Visitor Information Center History:**

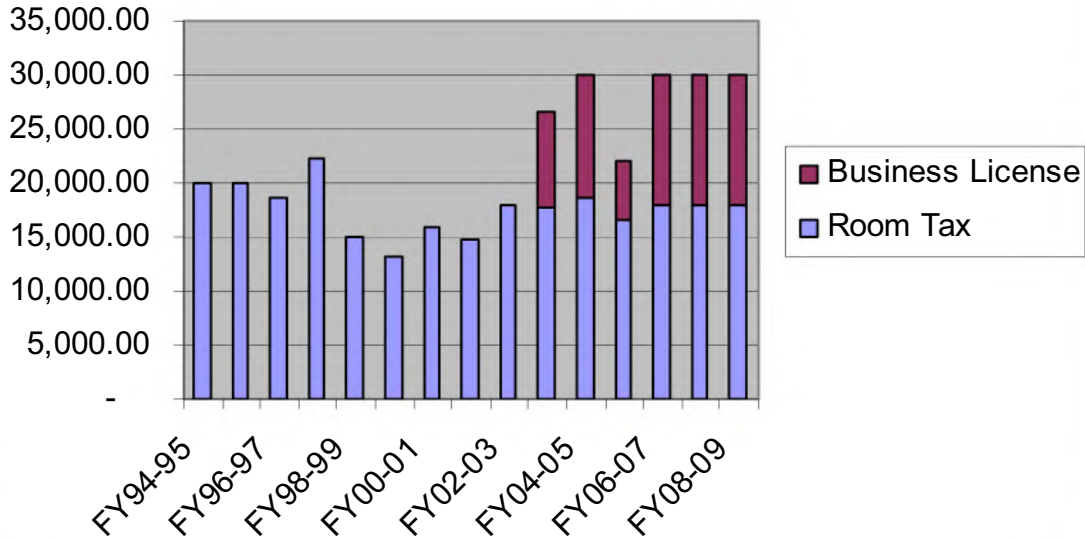
The Chehalem Valley Chamber of Commerce operates the Visitor Information Center to promote tourism and business in the area. The City of Newberg has supported the center since at least 1989. At one point, the City requested proposals from other entities to operate an information center, but ultimately chose the Chamber. The City and Chamber have entered into various formal agreements regarding operation of the Visitor Information Center over the years. The most recent agreement is dated July 1, 2003. At this time the City and Chamber are operating on an informal renewal of the 2003 agreement.

The City's funding contribution to the Visitor Information Center has varied over the years. The initial source of funding was the transient room tax. The amount of this contribution has varied widely, from as little as 14% of the total taxes collected to as much as 43%. Overall the annual payment for services has remained relatively stable. It is the continued growth in the TRT revenue that drives the changing percentage ratio of revenue to funding. In the approved FY2009-10 budget, the City dedicates an estimated 13.8% of room tax revenues to the Visitor Information Center (\$18,000 out of \$250,000).

Beginning in 2003, the City instituted a business license. The City has used business license receipts also to support the Visitor Information Center. In the approved FY2009-10 budget, the City dedicates an estimated 30% of room tax revenues to the Visitor Information Center (\$12,000 out of \$40,000).

In the last three and current fiscal years, the City has contributed \$30,000 annually to the Visitor Information Center. \$18,000 of that is derived from the room tax; \$12,000 is derived from the business license.

### Visitor Information Center Payments from City of Newberg FY94-95 to FY08-09



### Newberg Room Tax Revenue and Visitor Information Center Payments FY94-95 to FY08-09

Fiscal Year	Total Room Tax Revenue	Room Tax to Visitor Center	% Room Tax to Visitor Center	Business License Rev. to Visitor Center	Total Revenues to Visitor Center as % of Room Tax Revenue
FY94-95	46,572	20,000	43%		43%
FY95-96	53,964	20,000	37%		37%
FY96-97	55,810	18,749	34%		34%
FY97-98	72,343	22,181	31%		31%
FY98-99	71,518	18,000	25%		25%
FY99-00	78,131	18,000	23%		23%
FY00-01	88,709	15,856	18%		18%
FY01-02	79,808	14,754	18%		18%
FY02-03	83,402	18,005	22%		22%
FY03-04	93,967	17,639	19%	9,000	28%
FY04-05	96,058	18,750	20%	11,250	31%
FY05-06	100,489	16,500	16%	5,500	22%
FY06-07	129,383	18,000	14%	12,000	23%
FY07-08	121,039	18,000	15%	12,000	25%
FY08-09	115,000	18,000	16%	12,000	26%

**Transient Room Tax:**

The City established a transient room tax in 1976. The rate is 6% of the room rate. The City receives 95% of the taxes collected; 5% is retained by the innkeeper to defray the costs of collection.

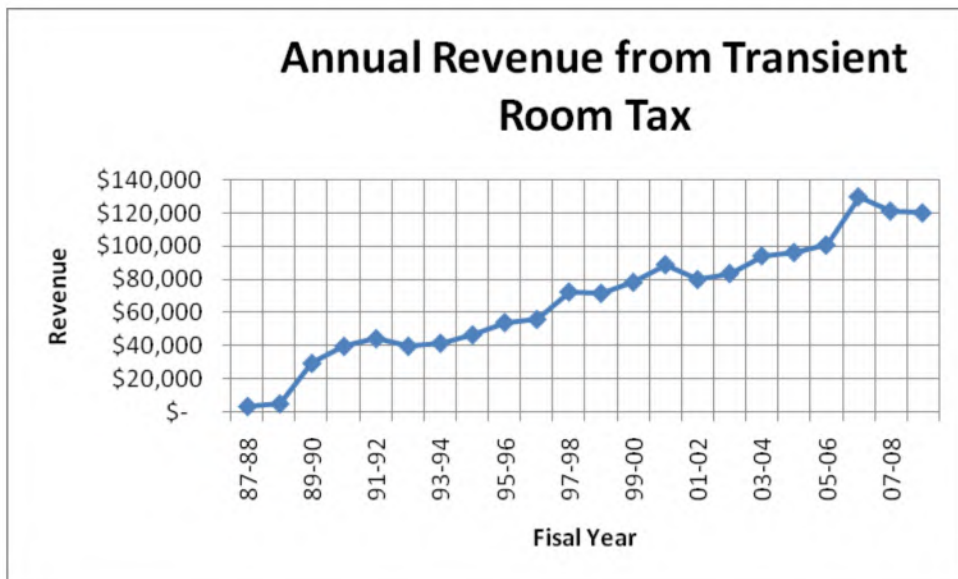
The Newberg Code states: “All [room tax] money collected pursuant to this subchapter shall be the general funds of the City of Newberg and may be used in any lawful manner that the city deems necessary and appropriate.”

State law governs the use of the room tax. ORS 320.350 provides that the City cannot reduce the percent of room tax revenues expended to fund tourism promotion or tourism-related facilities from the percent used in 2003. Accordingly, 17.6% of room tax revenues must be used to fund tourism promotion or facilities. If the City increases the room tax, then 70% of the new revenues must fund tourism promotion or facilities.

In 1996, the City adopted Ordinance 96-2433, which specified that 50% of room tax revenues be dedicated to fund a visitor center. In 1997, the City adopted Ordinance 97-2478, which eliminated the 50% requirement.

**Historical Revenues for Transient Room Tax:**

The following chart shows the historical room tax revenues. The FY2009-10 budget projects \$250,000 of revenue from the room tax with the significant increase due to the Allison Inn. To date, there has been only one full quarter of revenue reported that includes the Allison Inn. It is still too early to determine whether or not the Allison will meet the project TRT revenue for FY09-10.



**STRATEGIC ASSESSMENT:**

By state law, approximately 17.6% of room tax revenues must be used for “tourism promotion or tourism related facilities.” The following table reports the amount of funds that should be allocated to tourism since 2003:

Fiscal Year	TRT Collected	17.6% of TRT
02-03	\$ 83,402	\$ 14,679
03-04	\$ 93,967	\$ 16,538
04-05	\$ 96,058	\$ 16,906
05-06	\$ 100,489	\$ 17,686
06-07	\$ 129,383	\$ 22,771
07-08	\$ 120,876	\$ 21,274
08-09	\$ 119,791	\$ 21,083
09-10 Projected	\$ 250,000	\$ 44,000

Funding the Visitor Information Center is a qualified use of TRT revenue. Other activities also could fill this purpose, including marketing the Old Fashioned Festival, Art Walk or other events, creating and posting welcome banners downtown, or developing facilities, possibly including restrooms, benches, or plazas, that have a substantial purpose of supporting tourist activities.

The City and the Chamber have been operating without a formal contract since 2003. To protect the City and the Chamber a contract must be executed to clearly delineate the Chamber’s role and the City’s expectations for the operation of the visitor’s center.

The level of funding for the visitor’s center has remained unchanged for the last three years. To maintain at least current level of services, consideration for inflationary cost increases should be considered.

The Chamber has proposed to have the level of funding specifically allocated by Ordinance as a set percentage of the TRT revenue collected. This assures the Visitor Center budget will increase as the economy and revenues increase. This provides the Chamber with a level of assurance that their funding levels will increase over time. To the City, it limits the Council’s options on how to allocate the TRT revenue.

**Questions:**

In considering the Chamber's request the Council may wish to think about the following questions:

1. Does the City want to continue to fund a Visitor's Center?
2. Does the Council desire to continue to contract with the Chamber to operate and manage the Center?
3. Does the current \$30,000 annual expenditure fund the Center at a level of service satisfactory to the Council?
4. Should revenue allocated to the Center be established by Ordinance or remain at the discretion of the Council and Budget Committee?

**Recommendation:**

1. Develop a contract and scope of work for Council approval by June 30, 2010.
  - a. The scope of work is to define the level of services that can be provided at a cost of \$30,000 per year.
2. Term of contract to be five years with an automatic CPI adjustment factor.
3. Each year when establishing the budget:
  - a. Council to determine the amount of TRT revenue to be allocated for tourism activities, 17.6% minimum.
  - b. The Chamber and other interested parties are provided an opportunity to a submit request for grant application to fund specific tourism related projects subject to funding availability.

**Attachment**

Visitor Information Center Data  
Submitted By  
Chehalem Valley Chamber of Commerce  
February 18, 2010

# Chehalem Valley Chamber of Commerce

## 2009/2010 Visitor Information

### *Service Record and Monthly Report*

Comparison (Prior Year)

	Phone	Phone	Visitor	Visitor	Web Visits	Web Visits
	2009-2010	2008-2009	2009-2010	2008-2009	2009-2010	2008-2009
<b>July</b>	802	701	1288	1355	4362	4459
<b>Aug</b>	823	857	1445	1322	4349	3731
<b>Sept</b>	715	667	1799	1272	4299	3065
<b>Oct</b>	440	529	930	700	5242	4138
<b>Nov</b>	443	402	412	372	3918	3937
<b>Dec</b>	198	229	201	266	3447	3327
<b>Jan</b>	367	219	244	232	4048	3650
<b>Feb</b>		237		233		3686
<b>March</b>		339		366		3868
<b>April</b>		399		290		3382
<b>May</b>		402		550		2813
<b>June</b>		568		709		4169
<b>Total:</b>		5549		7667		44225

## 2009 - 2010 Visitor Center Budget

Chehalem Valley Chamber of Commerce

### Income

		09-10		
		BUDGET TOTALS	08-09 BUDGET	08-09 ACTUAL
<b>City of Newberg</b>		\$30,000	\$30,000	\$30,000
<b>Chehalem Valley Chamber of Commerce Contribution</b>		\$55,971	\$43,450	\$55,971
	<b>TOTAL</b>	<b>\$85,971</b>	<b>\$73,450</b>	<b>\$85,971</b>

### Expenses

<b>Personnel</b>		<b>\$44,975</b>	\$41,925	\$44,975
Executive Director				
Communications Coordinator				
Visitors Center Coordinator				
Visitors Center - Seasonal Help				
Bookkeeper (P/T)				
Benefits - Health Insurance & Retirement				
Taxes				
 <b>Marketing Expense</b>		 <b>\$9,246</b>	 \$8,525	 \$9,246
Newberg Graphic Tourism				
Yamhill Valley Visitors Guide - Yamhill Valley Branding & Marketing Project				
Sheridan Sun Tourism Magazine				
Governors Conference on Tourism - OACVB Conference				
Visitors Center Brochure - Reprints & Tourism Inserts				
Website				
Yamhill Valley Visitors Association				
 <b>Overhead</b>		 <b>\$31,750</b>	 \$23,000	 \$31,750
Calculated on 1/3 of overhead in Chamber Budget applicable to tourism				
Includes: Dues/Subscriptions, Admin. Insurance, Internet/Web,				
Miscellaneous, Supplies, Postage, Leases, Rent, Capital				
Improvements, Repair/Maintenance, Telephone, Utilities				
Yamhill Valley Visitors Association dues, Professional Fees				
Portland Oregon Visitors Association dues				
	<b>TOTAL</b>	<b>\$85,971</b>	<b>\$73,450</b>	<b>\$85,971</b>

**Newberg Visitor Information Center  
2009 - 2010  
First and Second Quarter Report  
(July - Dec 2009)**

	Q1 & Q2	YTD 09-10	Budget
<b>REVENUE:</b>			
City of Newberg	\$7,500.00	\$15,000.00	\$30,000.00
Newberg Chamber contribution	\$35,760.00	\$28,260.00	\$55,971.00
<b>TOTAL REVENUES:</b>	<b>\$43,260.00</b>	<b>\$43,260.00</b>	<b>\$85,971.00</b>
<b>EXPENSES:</b>			
Personnel	\$21,057.00	\$21,057.00	\$44,975.00
Marketing	\$8,991.00	\$8,991.00	\$9,246.00
Overhead/Utilities, etc.	\$13,212.00	\$13,212.00	\$31,750.00
<b>TOTAL EXPENSES:</b>	<b>\$43,260.00</b>	<b>\$43,260.00</b>	<b>\$85,971.00</b>

Fiscal Year	Total Room Tax Revenue	Room Tax to Visitors Center	% Room Tax to Visitor Center	Business License Rev. to Visitors Center	Total Revenues to Visitors Center as % of Room Tax Revenue		Total Visitors Center Budget		% Visitor Budget Chamber Pays	
					Visitors Center as % of Room Tax Revenue	Business License Rev. to Visitors Center	Center Budget	Center City Pays	Center Budget	Chamber Pays
FY94-95	\$46,572	\$20,000	43%		43%					
FY95-96	\$53,964	\$20,000	37%		37%					
FY96-97	\$55,810	\$18,749	34%		34%					
FY97-98	\$72,343	\$22,181	31%		31%					
FY98-99	\$71,518	\$18,000	25%		25%					
FY99-00	\$78,131	\$18,000	23%		23%					
FY00-01	\$88,709	\$15,856	18%		18%					
FY01-02	\$79,808	\$14,754	18%		18%					
FY02-03	\$83,402	\$18,005	22%		22%					
FY03-04	\$93,967	\$17,639	19%	\$9,000	28%	\$48,448	55%	\$48,448	45%	
FY04-05	\$96,058	\$18,750	20%	\$11,250	31%	\$46,903	64%	\$46,903	36%	
FY05-06	\$100,489	\$16,500	16%	\$5,500	22%	\$52,031	42%	\$52,031	58%	
FY06-07	\$129,383	\$18,000	14%	\$12,000	23%	\$67,291	45%	\$67,291	55%	
FY07-08	\$121,039	\$18,000	15%	\$12,000	25%	\$68,506	44%	\$68,506	56%	
FY08-09	\$115,000	\$18,000	16%	\$12,000	26%	\$85,971	35%	\$85,971	65%	

**B. Chehalem Valley Transit Funding Request**

# Chehalem Valley Transit

PO Box 958 Newberg, OR 97132  
503-538-7433 www.yctransitarea.org

To: City of Newberg Budget Committee

From: Lynda Bevier, CVSCC Board Chair

Date: February 5, 2010

RE: Budget Request for 2010-11

On behalf of the Board, I would like to thank the City of Newberg for its support of public transit in the Newberg area. Over the years, the city's provision of bus maintenance has provided the community with safe and well maintained buses at reasonable rates. Over the last several years the City has provided \$12,000 annually for operations. This amount has been used to leverage a number of Federal and State funding programs that have allowed us to expand transit services to the residents of Newberg.

**The CVSCC Board respectfully requests the City of Newberg fund local public transit as provided by Chehalem Valley Transit with a contribution of \$23,150.** This is the equivalent of one bus ride (\$1.00 fare) for each citizen of our community. These funds would be used to leverage hundreds of thousands for state and federal funding (most require a 5% to 20% match). The City had funded Transit at \$19,000 per year in the 1990's, which was more than \$1 per citizen.

Chehalem Valley Transit provides three services under contract with the Yamhill County Transit Area (YCTA). YCTA coordinates transit countywide and manages the myriad of state and federal transportation funding grants and requests which allows CVT to receive funds to offer the services. In 2009-10, YCTA was able to acquire additional funds to make significant improvements to transit throughout the county, but especially in the Newberg area. Additional matching money will be needed to keep these funds in the future.

**LINK** is the commuter service with 14 daily trips that transport Newberg residents to the Tigard Transit Mall to connect with TriMet buses and the WES train, and to McMinnville with additional connections to Salem, Hillsboro, and Grand Ronde. Monday through Friday, the buses run from 4:20 am to 8:18 pm and on Saturday, the bus runs from 7:30 am to 7:56 pm. Ridership on the LINK has grown 300% since 2007 (15,991 riders in 06-07 to 64,000 projected for 09-10) and continues to grow each month. Soon you will see 35 passenger coach style buses (like mini TriMet buses) on the road, as the current smaller cutaway buses only hold 16 passengers.

Chehalem Valley Senior Citizens Council  
Operators of Chehalem Valley Transit

The **Newberg City Bus** (formerly the Town Flyer) has just been expanded to four buses running four routes to all corners of the city from 7:30 am to 7:30 pm Monday through Friday. Since this change in January, we're already seeing more ridership and when signage is up (we're working with the county and city on that project), we should see ridership grow even more. Current Town Flyer ridership averages about 254 rides per month and is projected to be at least 750 rides per month in 2010-2011, with the increased service.

The **Dial-A-Ride** and **Paratransit Service** provides curb to curb service for those who find age or disability a deterrent to the LINK or City Bus. Many of these riders are going to dialysis, the senior center or to work. We're now primarily offering this service in smaller vans that are still wheelchair accessible. Ridership averages about 905 rides per month

More publicity and marketing will be occurring in 2010 to inform the community about the new level of public transit service that is available in Newberg. We have come a long way from a couple of vans providing dial-a-ride, to a full fledged transit system that is being used by residents to get to work, school, shopping, health care and more. Your support of public transit in our community will support economic development as well as service to those without other transportation options. Thank you for your consideration of this request.

## **C. Newberg Downtown Revitalization Committee Funding Request**

**Proposed Newberg Downtown Projects  
NDRC - January 2010**

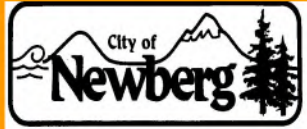
Proposed Project	Project Type	Timeframe	Cost Estimate
Fencing over Hess Creek on Highway 99W - South Side	Capital	MT	\$17K
Funding sources identification for downtown projects with Main Street Program	Process	MT	
Breezeway improvements (First Street to 2nd Street Public Parking Lot)	Process/ Capital	MT	
Public Restrooms (new or access to existing facilities)	Process/ Capital		
2nd Street Public Parking Lot Improvements	Capital	MT	
Demonstration Block Improvements Expansion	Capital	MT/LT	\$120K*
Empty lot across from City Hall - future development	Process	MT/LT	
New light poles on First Street - replace current poles with ones like on Hancock Street	Capital	LT	
Francis Square - revise use rules	Process	ST	
Bike racks	Capital	ST	\$21,840**
Parking lot signs - directions to to other public parking lots	Capital	ST	
"Historic District" street signage		MT	

\* Ten blocks along First Street and Hancock, between River Street and Main Street. Around 80 street corners @ \$15K per corner.

\*\* Ten blocks along First Street and Hancock (both sides of each street, two per block), between River Street and Main Street; also four racks at Cultural Center. 84 bike racks @ \$260 each (not including installation)

KEY: ST = Short Term  
MT = Medium Term  
LT = Long Term

**D. Pole Mounted Radar Speed Sign report by  
Public Works**



## Public Works Department Engineering Division

Lower Floor, City Hall  
414 East First Street, Newberg, Oregon 97132  
Mailing: P.O. Box 970, Newberg, Oregon 97132  
Tel: 503-554-7705 Fax: 503-537-1277

### MEMORANDUM

Date: March 9, 2010  
To: Howard Hamilton, Public Works Director  
From: Paul Chiu, PE, Senior Engineer  
RE: Speed Radar \ Review and Recommendations

The City Council is interested in the acquisition of speed radar signs. Included in this memo are manufacturer equipment reviews and comparisons, software recommendations, the numbers of signs to facilitate placement at all school zones with an accompanying map along with supporting agencies and required approval procedures.

#### BACKGROUND

Speeding has been an issue in Newberg. In April 2008, residents asked the Traffic Safety Commission to install flashing beacons in school zones for safety reasons. Public Works has identified speed radar signs as a helpful tool to remind drivers of their speed and bring about a higher speed limit compliance rate.

Public Works tested a speed radar sign on Mountainview Drive adjacent to Joan Austin Elementary School from December 21, 2009 through January 2, 2010. Traffic data were collected and printed with the STREETSMART software. See Exhibit A for one-day's sample data. Newberg Public Works Department and Newberg-Dundee Police Department both support the use of speed radar signs.

#### THE PRODUCT



#### Pole Mounted Radar Speed Sign Features

- 12" LED display
- Two 12-volt 18-amp hour Absorbed Glass Mat batteries
- 24"W x 21"H YOUR SPEED faceplate
- Flashes to get the driver to slow down
- Weighs 56 pounds
- Bullet proof with a 40 caliber gun shot
- Bluetooth wireless operation from laptop with optional STREETSMART software (not included)
- 1-year warranty
- See <http://www.radarsign.com/> for detail specifications



**Model #TC-500B**

- Battery powered with AC adapter /charger
- \$ 3,535.00 each
- Installation cost not included

**Model #TC-500S**

- Solar panel
- \$ 4,095.00 (65W) each for high traffic area
- \$ 3,690.00 (40W) each for low traffic area
- \$ 200.00 to replace battery every 4-5 years
- Installation cost not included

**Model #TC-500A**

- Hard-wire to 100V-240V power supply
- \$ 3,300 each
- Installation cost (including power connection) not included

**Beacon System**

- Dual head flashing beacons (that indicate school zone) increase the cost by about 133% for each sign

**STREETSMART Software**

- Provides weekly, daily, hourly, ½ hour data on number of vehicles, number of speeders, average speeds, peak speeds, 50<sup>th</sup> and 85<sup>th</sup> percentile speeds
- \$ 350.00 each (no sharing of software among signs per manufacturer)

The battery powered unit (model #TC-500B) is for mobile applications and will not be considered for use in permanent location. Dual head flashing beacons are not recommended due to high cost. The STREETSMART software is desirable as it allows data analysis and bar graph and chart presentation. For budgeting purpose, allow **\$6,200 for an AC powered unit** and **\$6,000 for a solar powered unit** that includes the post package, sign extender, STREETSMART software as recommended, and installation costs.

**LOCATION**

The initial phase of a radar sign program would be to install them at every school zone in the City. Based on input from the Police Department, and the available injury and non-injury accident data from the last five years (see Exhibit B), we recommend the following schools in descending priority:

Priority	School Name (See Exhibit C)	Location	Number of Signs
1	Joan Austin Elementary School	Mountainview Drive, Center Street	3
2	Open Bible School	College Street	2
3	C S Lewis School at College	College Street, Second Street	4
4	Mabel Rush Elementary School / Mountainview Middle School	Deborah Road, Emery Drive, Douglas Avenue, Crestview Drive	4
5	Veritas School	Mission Drive	2
6	Edwards Elementary School	Meridian Street, 6 <sup>th</sup> Street	4
7	C S Lewis School at Wyooski	Wyooski Road, 7 <sup>th</sup> Street	3
8	Crater Elementary School / Chehalem Valley Middle School	Main Street, Foothills Drive, Chehalem Drive	4
9	Springbrook Road between Aquarius Boulevard and Middlebrook Drive	Springbrook Road (school posts a crossing guard)	2
TOTAL =			28

**"Working Together For A Better Community-Serious About Service"**

Filename: Memo\_Speed Radar\_ALL 030910

## **APPROVAL PROCESS**

Oregon Department of Transportation (ODOT) and Yamhill County would not oppose the installation of speed radar signs within their rights-of-way.

According to ODOT, intergovernmental agreements or permits are required for installing the vehicle speed feedback sign in conjunction with the School Speed Limit signing. City shall follow ODOT's Traffic Manual, Section 6.33.4, dated July 2009 in seeking permit approval (See Exhibit D). Refer to [http://www.oregon.gov/ODOT/HWY/TRAFFIC-ROADWAY/docs/pdf/Traffic\\_Manual\\_09.pdf](http://www.oregon.gov/ODOT/HWY/TRAFFIC-ROADWAY/docs/pdf/Traffic_Manual_09.pdf) for a full manual.

Yamhill County will review City's application upon submittal, and issue a no cost permit once approved.

## **RECOMMENDATION**

The speed radar sign is an effective tool in encouraging speed limit compliance. Any effort to initiate and promote a speed radar program would be very beneficial to Newberg's traffic safety.

TUESDAY

E. MTNVIEW & CENTER ST

DATE 22-Dec

DAILY 1/2 HOUR SEGMENT RECORDS

Time	# Vehicles	# Violators	Peak MPH	% Violators	AVG. MPH
12:00 AM	7	0	37	0.0%	24.1
12:30	8	1	48	12.5%	27.3
1:00	6	0	33	0.0%	28.0
1:30	5	0	41	0.0%	27.2
2:00	2	0	39	0.0%	24.5
2:30	4	1	40	25.0%	29.3
3:00	2	0	35	0.0%	28.0
3:30	5	0	38	0.0%	27.0
4:00	20	1	44	5.0%	26.8
4:30	48	0	45	0.0%	25.1
5:00	53	0	46	0.0%	26.4
5:30	49	0	43	0.0%	26.3
6:00	70	2	47	2.9%	27.2
6:30	71	0	46	0.0%	26.2
7:00	74	0	42	0.0%	23.4
7:30	66	2	42	3.0%	25.0
8:00	55	1	40	1.8%	24.9
8:30	67	0	41	0.0%	25.4
9:00	52	1	44	1.9%	25.8
9:30	55	4	47	7.3%	27.5
10:00	69	0	43	0.0%	25.5
10:30	68	1	51	1.5%	26.0
11:00	71	2	42	2.8%	25.6
11:30	62	6	42	9.7%	26.9
12:00 PM	63	3	46	4.8%	26.6
12:30	56	1	41	1.8%	25.8
1:00	67	0	43	0.0%	26.5
1:30	58	0	41	0.0%	27.6
2:00	56	3	41	5.4%	26.9
2:30	72	0	40	0.0%	26.1
3:00	62	5	51	8.1%	28.4
3:30	62	0	41	0.0%	27.0
4:00	64	5	49	7.8%	28.8
4:30	58	4	44	6.9%	27.3
5:00	60	2	42	3.3%	27.7
5:30	60	4	40	6.7%	28.1
6:00	58	1	45	1.7%	27.3
6:30	43	1	43	2.3%	27.1
7:00	40	2	40	5.0%	26.5
7:30	45	0	40	0.0%	25.9
8:00	37	4	47	10.8%	27.2
8:30	33	0	43	0.0%	25.9
9:00	26	3	51	11.5%	28.3
9:30	27	0	41	0.0%	26.7
10:00	20	0	41	0.0%	27.1
10:30	10	0	36	0.0%	28.7
11:00	8	1	45	12.5%	27.1
11:30	3	0	34	0.0%	27.7

DAILY SUMMARY

Vehicle Count	2077
# Violations	61
% Violators	2.9
Peak Speed	51
50th %tile	33
85th %tile	37



DAILY MPH SEGMENTS

	AVERAGE SPEED		PEAK SPEED	
	# Vehicles	# Vehicles	# Vehicles	# Vehicles
5 - 20 MPH	239	9		
21-25 MPH	616	90		
26-30 MPH	786	452		
31-32 MPH	229	389		
33-35 MPH	146	591		
36-37 MPH	41	300		
38-40 MPH	11	172		
41-42 MPH	5	35		
43-45 MPH	3	26		
46-50 MPH	1	10		
51-55 MPH	0	3		
56+ MPH	0	0		

Daily Total	2077	2077
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DAILY	Total Veh	# Speeders
TOTALS:	2077	61

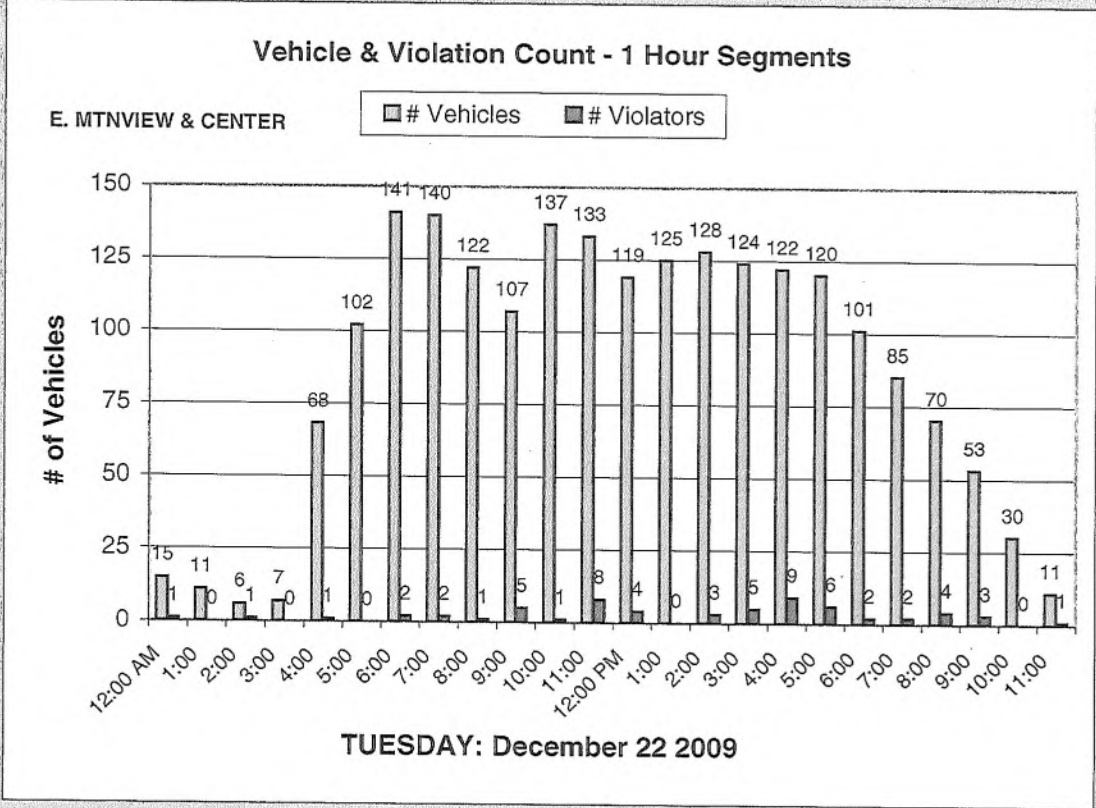
% Speeders	MPH Avg
2.9%	26.5

**TUESDAY**

**Daily # Vehicles and Violators**

Time	# Vehicles	# Violators
12:00 AM	15	1
1:00	11	0
2:00	6	1
3:00	7	0
4:00	68	1
5:00	102	0
6:00	141	2
7:00	140	2
8:00	122	1
9:00	107	5
10:00	137	1
11:00	133	8
12:00 PM	119	4
1:00	125	0
2:00	128	3
3:00	124	5
4:00	122	9
5:00	120	6
6:00	101	2
7:00	85	2
8:00	70	4
9:00	53	3
10:00	30	0
11:00	11	1

<b>TOTALS:</b>	<b>2077</b>	<b>61</b>
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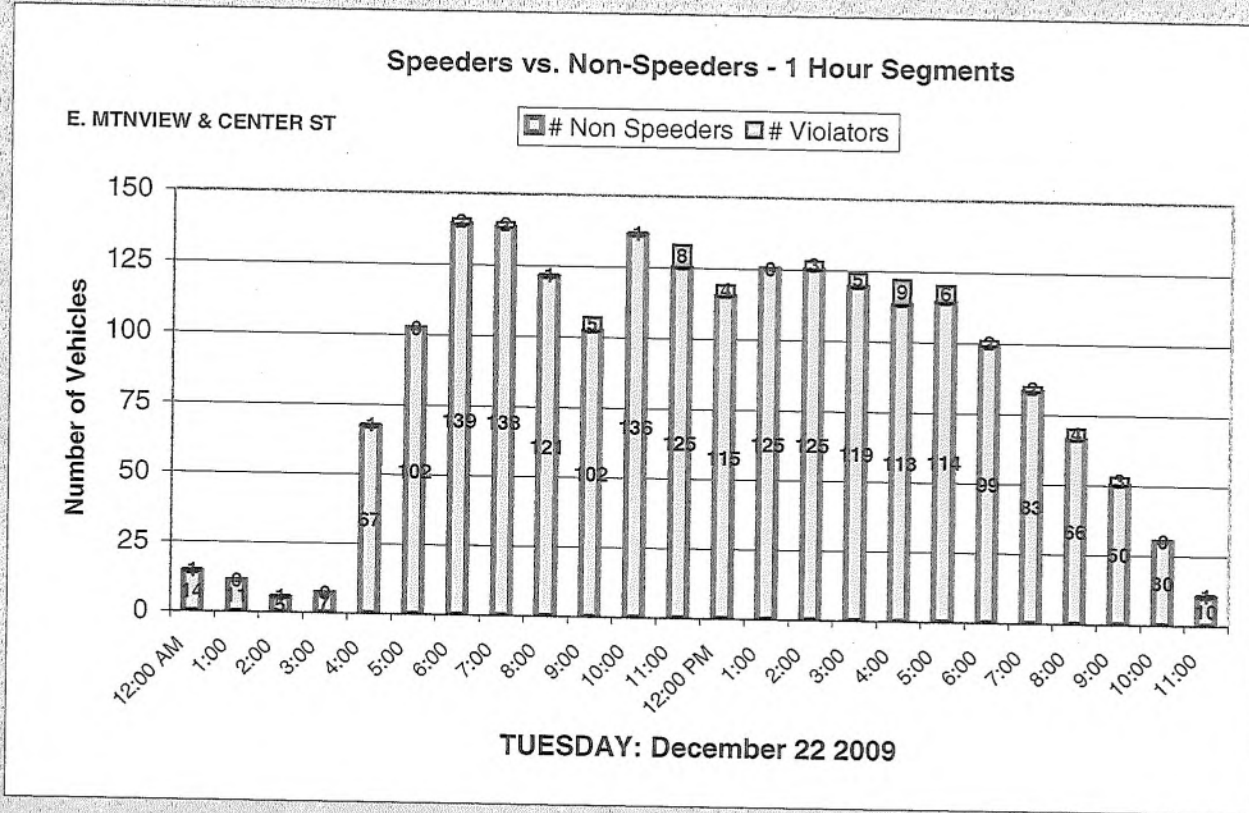


# TUESDAY

## Daily Speeders vs. Non-Speeders

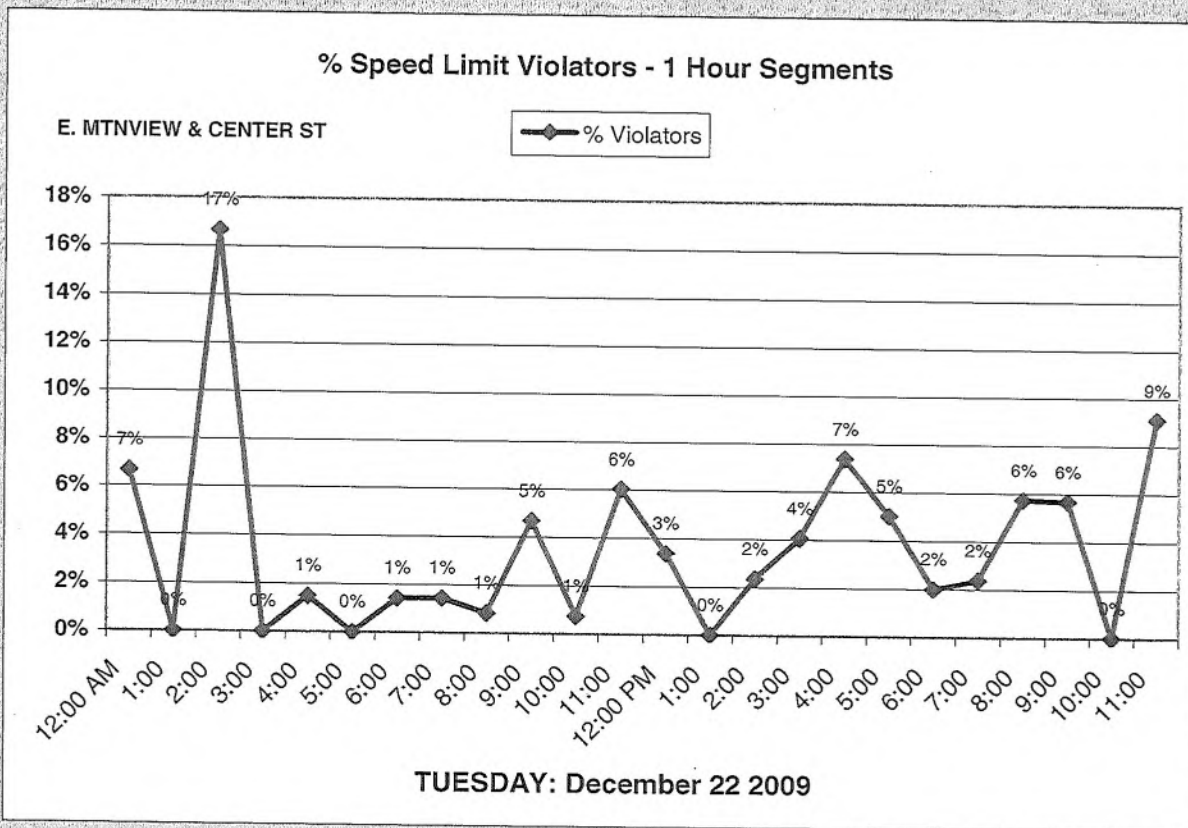
Time	# Non Speeders	# Violators
12:00 AM	14	1
1:00	11	0
2:00	5	1
3:00	7	0
4:00	67	1
5:00	102	0
6:00	139	2
7:00	138	2
8:00	121	1
9:00	102	5
10:00	136	1
11:00	125	8
12:00 PM	115	4
1:00	125	0
2:00	125	3
3:00	119	5
4:00	113	9
5:00	114	6
6:00	99	2
7:00	83	2
8:00	66	4
9:00	50	3
10:00	30	0
11:00	10	1

<b>TOTALS:</b>	<b>2016</b>	<b>61</b>
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Hourly % of Speeders

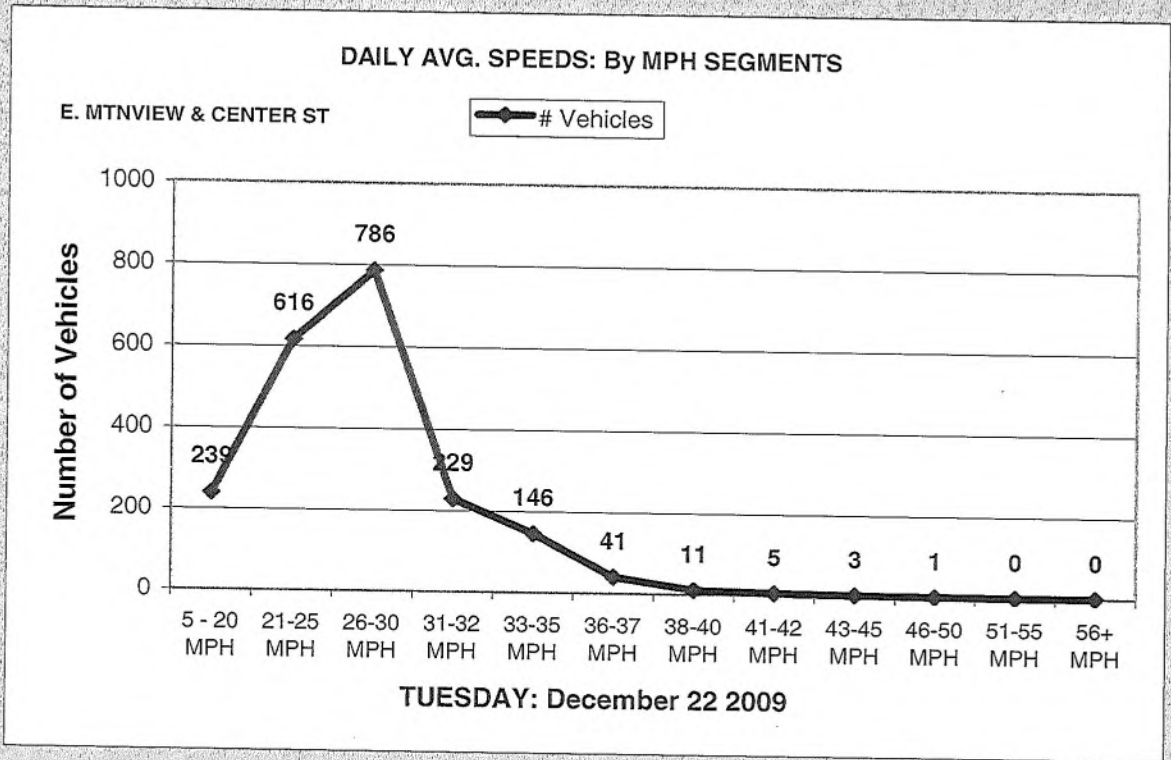
Time	% Violators
12:00 AM	6.7%
1:00	0.0%
2:00	16.7%
3:00	0.0%
4:00	1.5%
5:00	0.0%
6:00	1.4%
7:00	1.4%
8:00	0.8%
9:00	4.7%
10:00	0.7%
11:00	6.0%
12:00 PM	3.4%
1:00	0.0%
2:00	2.3%
3:00	4.0%
4:00	7.4%
5:00	5.0%
6:00	2.0%
7:00	2.4%
8:00	5.7%
9:00	5.7%
10:00	0.0%
11:00	9.1%



**Daily Vehicles Speeds - MPH Segments**

AVG Speed	# Vehicles
5 - 20 MPH	239
21-25 MPH	616
26-30 MPH	786
31-32 MPH	229
33-35 MPH	146
36-37 MPH	41
38-40 MPH	11
41-42 MPH	5
43-45 MPH	3
46-50 MPH	1
51-55 MPH	0
56+ MPH	0

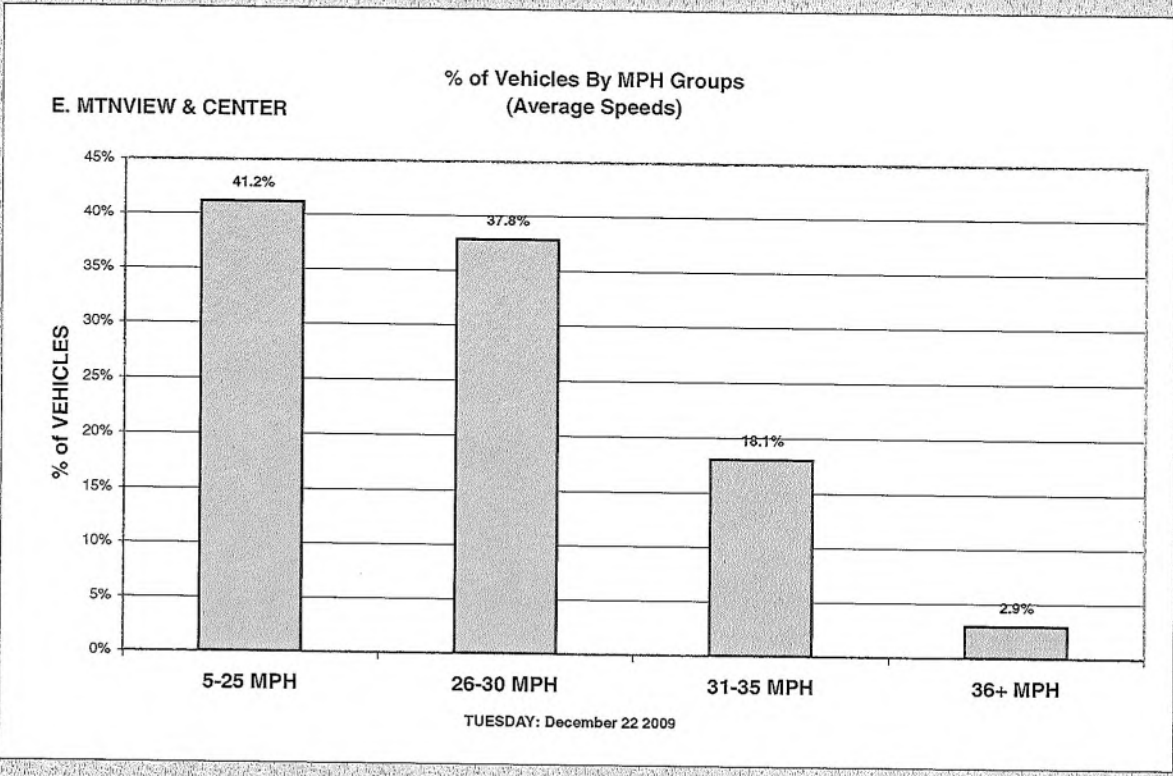
<b>TOTALS:</b>	<b>2077</b>
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**AVG. SPEED GROUPS: By Percentage**

AVG. Speed	% of Vehicles	# of Vehicles
5-25 MPH	41.2%	855
26-30 MPH	37.8%	786
31-35 MPH	18.1%	375
36+ MPH	2.9%	61

<b>TOTALS:</b>	100.0%	2077
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**Exhibit B**

Injury Accidents within Half Mile Buffer of School						
School	2005	2006	2007	2008	2009	Total
Chehalem Valley MS	6	2	4	1	2	15
Crater ES	7	1	6	2	2	18
CS Lewis Lower	1	2	2	2	3	10
CS Lewis Upper	11	17	14	16	16	74
Edward ES	1	6	5	4	7	23
George Fox University	9	13	11	13	12	58
Joan Austin ES	1	3	1	3	3	11
Mabel Rush ES	13	12	9	9	10	53
Mountainview MS	2	3	0	0	0	5
Open Bible School	2	5	3	5	7	22
Veritas School	2	4	3	3	8	20
Noninjury Accidents within Half Mile Buffer of School						
School	2005	2006	2007	2008	2009	Total
Chehalem Valley MS	2	2	1	2	0	7
Crater ES	2	3	2	2	0	9
CS Lewis Lower	7	7	5	4	2	25
CS Lewis Upper	39	45	38	38	24	184
Edward ES	18	10	11	6	5	50
George Fox University	29	37	32	30	17	145
Joan Austin ES	3	2	1	3	4	13
Mabel Rush ES	25	22	11	22	16	96
Mountainview MS	5	6	0	6	2	19
Open Bible School	7	9	7	6	5	34
Veritas School	14	15	10	10	1	50



### 6.33.3.1 A Guide to School Area Safety

ODOT has prepared a publication entitled “A Guide to School Area Safety” to assist in the placement of traffic controls in school areas. This guide is available on the internet from the Traffic—Roadway Section web site.

### 6.33.4 Vehicle Speed Feedback Sign

The Manual on Uniform Traffic Control Devices allows the option of using changeable message signs in conjunction with a Speed Limit sign or a School Speed Limit Assembly (See Manual on Uniform Traffic Control Devices Sections 2B.13 and 7B.11) to display the speed at which approaching drivers are traveling. So as to not confuse this sign with other types of changeable message signs, Oregon refers to this sign as a Vehicle Speed Feedback Sign. The installation of a Vehicle Speed Feedback Sign may be approved by the Region Traffic Engineer.

#### 6.33.4.1 Considerations

The decision to install a Vehicle Speed Feedback Sign should be based on an engineering study.

The following criteria should be considered in the engineering study for a Vehicle Speed Feedback Sign installation::

1. Crash experience within the past three years
2. 85<sup>th</sup> percentile speed within the area (Note: For a proposed Vehicle Speed Feedback Sign in conjunction with a School Speed Limit sign, the 85<sup>th</sup> percentile speed should be measured during the hours children are arriving or leaving school grounds.)
3. Roadside environment factors such as pedestrian activity, roadside character, and land use within the area.

#### 6.33.4.2 Design

1. If a Vehicle Speed Feedback Sign displaying approach speeds is installed, the legend shall be YOUR SPEED XX. The numerals displaying the speed should be white, yellow, or yellow-green color on black background. A Vehicle Speed Feedback Sign shall not alternatively be operated as a variable speed limit sign. The legend YOUR SPEED should be yellow legend on black background or reverse of these colors located above the changeable speed display.
2. To the degree practical, numerals for displaying approach speeds should be similar font and size as numerals on the corresponding Speed Limit (R2-1) sign.

#### 6.33.4.3 Installation

1. When used, the Vehicle Speed Feedback Sign should be mounted on either a separate support adjacent to the Speed Limit (R2-1) sign or on the same support as the Speed Limit (R2-1) sign. The Vehicle Speed Feedback Sign should meet crash

- worthiness requirements and vertical clearance requirements for signs in that location.
2. A Vehicle Speed Feedback Sign may be used with advisory speed signs and with temporary signs in temporary traffic control zones.
  3. When a Vehicle Speed Feedback Sign is used in conjunction with a School Speed Limit sign it will generally be more effective if speeds are displayed only when children are scheduled to arrive and leave school.
  4. A Vehicle Speed Feedback Sign may be installed by a local jurisdiction on a state highway if the local jurisdiction agrees to enter into an Inter-Governmental Agreement with ODOT and assumes responsibility for all costs associated with the Vehicle Speed Feedback Sign including installation and maintenance.

File Code: TRA 16-05-01

### **6.34 Traffic Calming**

Traffic calming techniques can be used effectively to encourage drivers to operate their vehicles at appropriate speeds. The selection of traffic calming strategies must consider the nature of the street or roadway, adjacent land use, driver population, emergency vehicle concerns, ease of implementation and other site specific factors. If used appropriately, the techniques can encourage drivers to drive at desired speeds, improve the appearance of the roadway, and improve the comfort of pedestrians crossing the roadway and facilitate other modes use of the facility.

Traffic calming for neighborhood streets may include speed bumps, speed humps and traffic circles. While these may be effective in reducing speeds, they create additional neighborhood noise, driver discomfort and hardships for emergency response. Street closures may also be used, but this forces traffic onto other streets. Traffic calming should be designed to encourage driving at the legally established speeds. They should not be designed to physically restrict motorists to slower speeds, in effect establishing an illegal speed limit and posing a hazard to the motoring public.

Traffic calming on state highways, primarily arterial streets, involves different types of changes to the roadway environment to cue drivers to the mixed-use environment, of pedestrians, bicycles and transit. These changes include such items as pedestrian islands, curb bulb-outs, wide sidewalks, and streetscaping. Roundabouts, used in the right places, are another strategy for improving driver behavior on arterial streets (see Roundabouts). Traffic calming techniques will be different for downtown areas versus transition areas (see *Main Street Handbook*).

Using traffic control devices such as signals or stop signs for traffic calming is discouraged, as these are generally ineffective. Inappropriate use of traffic control devices may cause safety problems and may increase conflicts and speeds due to driver frustration or indifference. Non-uniform application of devices causes confusion among pedestrians and vehicle operators, prompt wrong decisions, and can contribute to crashes. Vehicular, pedestrian and bicycle safety depends in large measure upon public understanding and acceptance of uniform methods for efficient traffic control.

# E. LGPI January CPI Report



## Consumer Price Index 1982-84 = 100

% Change is the percentage of change for the previous 12-month period.

US City Average (CPI-U)						
Index	2010		2009		2008	
	2010	% Change		% Change		% Change
<b>January</b>	<b>216.687</b>	<b>2.6</b>	211.143	0.0	211.080	4.3
February			212.193	0.2	211.693	4.0
March			212.709	-0.4	213.528	4.0
April			213.240	-0.7	214.823	3.9
May			213.856	-1.3	216.632	4.2
June			215.693	-1.4	218.815	5.0
July			215.351	-2.1	219.964	5.6
August			215.834	-1.5	219.086	5.4
September			215.969	-1.3	218.783	4.9
October			216.177	-0.2	216.573	3.7
November			216.330	1.8	212.425	1.1
December			215.949	2.7	210.228	0.1

US City Average (CPI-W)						
Index	2010		2009		2008	
	2010	% Change		% Change		% Change
<b>January</b>	<b>212.568</b>	<b>3.3</b>	205.700	-0.5	206.744	4.6
February			206.708	-0.3	207.254	4.4
March			207.218	-0.9	209.147	4.3
April			207.925	-1.3	210.698	4.2
May			208.774	-1.9	212.788	4.5
June			210.972	-2.0	215.223	5.6
July			210.526	-2.7	216.304	6.2
August			211.156	-1.9	215.247	5.9
September			211.322	-1.7	214.935	5.4
October			211.549	-0.3	212.182	3.8
November			212.003	2.3	207.296	0.7
December			211.703	3.4	204.813	-0.5

Index	Portland (CPI-U)				Portland (CPI-W)			
	2009		2008		2009		2008	
	2009	% Chg	2008	% Chg.	2009	% Chg.	2008	% Chg.
1 <sup>st</sup> Half	214.102	-0.2	214.619	3.9	207.898	-0.7	209.456	4.1
2 <sup>nd</sup> Half	<b>217.191</b>	<b>0.5</b>	216.159	2.7	<b>211.950</b>	<b>0.7</b>	210.557	2.8

CPI-U is the newer index, reflecting the buying habits of all urban households. CPI-W is the revision of the "old CPI," reflecting the buying habits of urban wage earners and clerical workers.

**1<sup>st</sup> Half:** Jan. through June – published in August; **2<sup>nd</sup> Half:** July thru Dec. – published in February.

**To calculate percent of change:** Subtract earlier month's or year's figure from later month's or year's figure and divide by earlier month's or year's figure. (Calculate CPI-W and CPI-U separately. Do not mix the two indexes in the same calculation.)

These figures are reported by the Bureau of Labor Statistics. You can hear the current figures by calling the CPI hotline, **(202) 691-6994**. All information and archives are available online at [www.bls.gov/cpi](http://www.bls.gov/cpi).

**F. April 6, 2009 Council Budget Discussion Document**

**Council Budget Discussion  
FY 09/10**

**April 6, 2009**

**Agenda**

1. Review of FY 08/09 Budget Priority Session
2. Status update on current budget development
3. Council Budget
4. Funding Requests
5. Funding related to Goal Setting
6. Next Steps

**Attachments:**

- A. Council Goal Setting Summary (Feb 2 & 17, 2009)

Following is the process summary from last year's budget discussion. The status of each recommendation as of April 3, 2009 is noted in *italicized bold* text.

\*\*\*\*\*

**Budget Prioritization Process  
FY 2008-09**

**Process Summary**

By: Robert Tardiff, City Manager Pro-tem

In order to complete a quick update of current City services and highlight service deficiencies, two Budget Committee meetings were held in early January. At these meetings each Department Head provided presentations describing current services and areas where current and future resource deficiencies exist. This was followed by a needs prioritization session with the City Council on January 24, 2008.

At the City Council prioritization session each Department Expense Request was reviewed by City Council members and ranked on a scale of 1 to 4 (1-low, 2-moderate, 3-high, and 4-very high priority). The City Council then reviewed the results of the individual member prioritization and reached a consensus on the top priority requests. The prioritization ranked requests within two groupings:

- General Government Proposals:
  - General fund
  - Fire & EMS Equipment Fee fund
  - Other City-wide issues
  - Continued Funding Requests
  - Economic Development Fund.
  
- Public Works Proposals:
  - Projects to accommodate planned growth within 10 years
  - Current repair & maintenance projects
  - New FTE staff

The General Government Proposals ranked highest within their fund areas are:

General Fund

1. 7 new police officers (***Adopted budget included 4 officers***)
2. Additional radios for the Fire Department (***Purchased***)
3. Hire a part-time prosecutor (***Hired***)
4. Conduct a market compensation survey for non-union employees (***Underway***)

Fire & EMS Equipment Fee Fund

1. New incident command vehicle (***Purchased***)

Economic Development Fund

1. Downtown Streetscape Improvements (***Ongoing***)
2. Downtown Breezeway Sign (***Delayed to 09/10***)
3. Riverfront Plan Implementation (***No Activity***)

### Continued Funding Requests

1. Continue to fund existing requests, but don't add new requests.

### **The Public Works Proposals were ranked as follows:**

1. Current repair & maintenance projects (***Budgeted***)
2. Projects to accommodate planned growth within 10 years (***Budgeted***)
3. New FTE staff (***5 Staff Budgeted***)

The proposals not ranked as top priorities will continue to receive consideration by the City Manager and Finance Director for inclusion in the 2008-09 Budget, but with the understanding that they are not the City's highest priority in the upcoming year. We will also closely examine line item and capital requests identified to maintain status quo service levels.

The City Council recognized that additional funding resources would likely be required to fund those proposals ranked as top priorities. A review of available resource options were examined by City Council members and ranked on a scale of 1 to 4 (1-low, 2-moderate, 3-high, and 4-very high priority). The City Council then reviewed the results of the individual member prioritization and attempted to reach a consensus on the best options to fund deficiencies within each fund category. The consensus for additional funding was:

### Public Safety/General Fund

- Implement a Public Safety Fee applied to utility billings (***Public outreach underway***)

### Transportation – road maintenance

- Attempt to pass a Transportation Levy in November. (Multiple votes occurred on this issue and significant discussion. A second option that appears viable, but less desirable, was a \$0.01 per gallon gas tax.) (***No Action***)

### Water, Waste Water, and Storm Maintenance

- The initial votes on increasing this fee by approximately 20% were mixed and leaned toward opposed. There were no other clear preferences for funding options and the Citizen Rate Review Committee will be considering this issue as part of the normal bi-annual rate review process. It appears that the City Council is concerned with the size of the increase, but ranks high the need to maintain the current infrastructure and to build to accommodate future growth. (***Rate Increases adopted Wastewater 20%, Water 6.5%, and Storm 7.5%***)

I believe this process provided a great opportunity for the entire Budget Committee to review the service demands faced by each department and to hear firsthand where the Department Heads see their service deficiencies. It also provided for a productive discussion by the City Council concerning what they see as service goals and potential options to provide adequate funding.

Now the hard part begins. The City Manager and Finance Director will work with Department Heads to develop a proposed budget. The advice obtained through this process will hopefully result in a proposal acceptable to both the Budget Committee and City Council. I anticipate we will continue to communicate how the budget is developing throughout the remainder of the process. In the meantime, I would like to thank each of you for your willingness to work through this new process and to discuss some very difficult decisions.

## Budget Development Update

The development of the budget has been very challenging this year. There are essentially two components to the budget: general fund and utility fund. We will consider these funds one at a time.

### General Fund:

In simple terms, the three parts to the general fund are revenues, expenses and contingency. Mathematically the formula is:

$$\text{Revenues} = \text{Expenses} + \text{Contingency}$$

Revenues for FY 09/10 are projected to be \$629,000 less than the current fiscal year. This deficit is mitigated by the following changes in the draft budget:

1. No transfer of funds to reserves for computer or vehicle replacements
2. Materials and Services line items are being held to estimated actual 08/09 budget level as much as possible.
3. The 2.1% set-aside for the anticipated rate increase for the Principal Retirement expense is not included.
4. Emergency Management position is eliminated.
5. No new FTE or reclassification of existing FTE (merit increases remain).
6. Contingency is reduced from \$600,000 to \$0.
7. Cola for non-union staff is reduce from 3% (08/09) to 2%.
8. Police Union contract COLA is 3.5%.
9. Fire Union Contract negotiations ongoing.

### Utility Fund (Public Works):

Rate revenues and systems development fees are down in the current fiscal year and are projected to be low next fiscal year as well. To balance the individual utility funds the following steps have been taken:

1. No transfer of funds to reserves for computer of vehicle replacements
2. Materials and Services line items are being held to estimated actual 08/09 budget level as much as possible.
3. The engineering division will leave the current 0.5 FTE vacant and layoff a current half-time employee (0.5 FTE).
4. No new FTE or reclassification of existing FTE (merit increases remain).
5. Contingency may be reduced
6. Cola for staff is reduced from 3% (08/09) to 2%.
7. Significant reduction in capital projects. Projects delayed are highlighted.

Project ID	CIP PROJECT	2008/09 Budget	2009/10 Budget
<b>Wastewater</b>			
WW-1	WWTP Exp. Land Purchase	Negotiating a Sale-On Schedule	
WW-2	Dayton Ave PS Project	Design Completed-Construction Delay to Spring 2010	Will begin Spring 2010-Complete 12/31/10
WW-3	W. Sheridan/N. Harrison WW Improvement	Council to Award 04/06/09-On Schedule	
WW-4	PW Maint. Yard Property Purchase	Negotiating a Sale-On Schedule	
WW-5	WWTP Repairs & Upgrade Ph 1 Design (Infl PS)	RFP Out 03/24&26/09-Project Pending CWSRLF	Project Pending CWSRLF
WW-6	Upsize WW System Phase 1 of 7	Trunk Lines Project-Insufficient SDCs- Delay to 2011/12?	
WW-7	WWTP Sawdust Dryer	Contract Awarded but will Complete Fall 2009	
WW-8	WWTP Effluent Reuse Facility	Essentially Completed	
WW-9	WWTP Generator Upgrade and Building	Completed	
WW-10	PW Maint. Yard Design		Delay to 2010/11?
WW-11	WWTP Repairs & Upgrade Ph 2 Design		Pending CWSRLF
WW-12	PW Maint. Yard Construction		Delay to 2010/11?
WW-13	Upsize WW System Phases 2 thru 7		Delay to 2012/13?
<b>Storm Water</b>			
SW-1	Springbrook Rd - Middlebrook to Haworth	Will Start Design Summer 2009	Project will overlap to 2010/11
SW-2	Illinois and Main Street	Illinois Only-Design Completed-Tied to Dayton P/S Project	
SW-3	Park Court to N. Main Street Bypass	In-house PWM Project-On Schedule	
SW-4	Columbia Drive LID	Design Started-Will Complete Fall 2009	
SW-5	PW Maint. Yard Property Purchase	Negotiating a Sale-On Schedule	
SW-6	Crestview Dr. Improvements (Oxberg 5-prty agr)	Design Completed-On Hold	
SW-7	PW Maint. Yard Design		Delay to 2010/11?
SW-8	PW Maint. Yard Construction		Delay to 2010/11?

Project ID	CIP PROJECT	2008/09 Budget	2009/10 Budget
<b>Transportation</b>			
T-1	Main Street LID - Illinois to Lynn	Delay	Delay
T-2	Springbrook Bike lanes-Middlebrook to Hwy 99W	Delay to Coincide with the street project	
T-3	Columbia Drive LID	Design Started-Will Complete Fall 2009	
T-4	Second Street - 219 to Springbrook	In Design & On Schedule	On Schedule-Complete Fall 2009
T-5	PW Maint. Yard Property Purchase	Negotiating a Sale-On Schedule	
T-6	Crestview Dr. Improvements (Oxberg 5-prty agr)	Design Completed-On Hold	
T-7	Villa Road (Crestview to Mtnview)	Completed	
T-8	Downtown Revitalization Project	Design Started-Will Complete Fall 2009	
T-9	PW Maint. Yard Design		Delay to 2010/11?
T-10	Sheridan Repair & Enhance (Blaine to School)		On Schedule
T-11	PW Maint. Yard Construction		Delay to 2010/11?
T-12	Villa Road (99W to Crestview)		Delay to 2010/11?
T-13	Springbrook Road (99W to Middlebrook)		On Schedule
T-14	Meridian Street (Fulton to Vermillion)		Completed 2008/9
<b>Water</b>			
W-1	Spring Improvements	Design Completed-Council Award 06/01/09-Complete 09/10	
W-2	Mainline Valves Insertion Project	Delay-2009/10&2010/11	
W-3	Wellfield Improvements	Delay-2009/10&2010/11	
W-4	WTP Expansion Land Purchase	Negotiating & may overlap into 2009/10	
W-5	Villa Road Replacement	Delayed to 2011/12 to coincide with street project	
W-6	Disconnect Oliver Spring from Water System	On Schedule	
W-7	PW Maint. Yard Property Purchase	Negotiating a Sale-On Schedule	
W-8	Crestview Dr. Improvements (Oxberg 5-prty agr)	Design Completed-On Hold	
W-9	River Bank Erosion Repair Project	Completed	
W-10	WWTP Effluent Reuse Facility	Essentially Completed	
W-11	PW Maint. Yard Design		Delay to 2010/11?
W-12	Springbrook 24" Mainline Upsizing Ph. 2-6		Delay to 2011/12?
W-13	PW Maint. Yard Construction		Delay to 2010/11?

## Council Budget

ADOPTED 2008-09	ESTIMATED ACTUAL	DESCRIPTION	DESCRIPTION DETAIL	PROPOSED BUDGET DETAIL	PROPOSED 2009-10
		<b>GENERAL GOVERNMENT</b>			
1,777	1,777	Salaries			1,777
		<b>Councilor Salaries</b>			3,900
3,600	4,360	Mayor Salaries			3,600
411	462	FICA/Medicare			709
196	104	Workers Compensation			288
4	16	Unemployment			23
5,988	8,999	Total Personal Services			10,297
2,500	2,000	Office Supplies			2,000
3,000	3,000	Printing & Advertising			3,000
24,000	24,000	Dues & Meetings			26,700
			LOC Annual Dues	14,800	
			COG Membership Dues	8,700	
			City/County Dinners	1,100	
			COG Annual Banquet	150	
			COG Econ. Dev. Planning Grant	1,482	
			Misc. City Events	100	
			Chamber Annual Membership	300	
			Chamber Annual Banquet	125	
500	700	Mayor's Expenses			700
			Newberg City Club Membership	25	
			OMA Dues	150	
			OMA Annual Conf.	300	
			OMA Mayor's Day	50	
			Kiwanis Membership	175	
3,000	3,000	Council/Committee Expense			4,470
			Council Meeting Meals	3,600	
			Council Subcomm. Mtg. Meals	720	
			Misc. Meetings	150	
100	584	Recognition			584
4,400	4,000	Travel & Training			9,500
			LOC Annual Conference	2,000	
			LOC Misc. Training	150	
			Mileage Reimbursement	1,700	
			Asago City, Japan Visit	2,500	
			Poysdorf, Austria Visit	2,500	
500	2,135	Professional Services			2,135
			Mission Statement Facilitator	2,135	
			Conference Ctr.	0	
37,000	37,000	Community Support			19,000
			Visitor Center	0	
			Transit	12,000	
			Festival Fireworks	6,000	
			Misc.	1,000	
		Tourism			44,000
			Visitors Center	18,000	
			Un-appropriated	26,000	
126,945	123,036	Internal Charges – Admin Support Services			156,826
201,945	199,455	Total Materials and Services			268,915

## Funding Requests

<b>Expense</b>	<b>Value</b>	<b>Included in draft budget?</b>
Transit Services	\$12,000	Yes
Old Fashioned Festival Fireworks	\$6,000	Yes
Community Mediators	\$5,500	Yes
Visitors Center	\$30,000	Yes
NDRC	\$50,000	Reduced to \$25,000 to equal 08/09 budget.
Council Tablet Computers	\$10,000	No

## Funding Related to Goal Setting

1. Animal Shelter
2. Public Safety Fee
3. Road Maintenance
4. Improved Communication with the Public

**Attachment A**

Council Goal Setting Summary (Feb 2 & 17, 2009)

## Newberg City Council Goal Setting

February 2 & 17, 2009

### Mission

Our mission is to serve as a catalyst to create a “friendly small city” next to the larger metropolitan area. We will be responsive to the physical and social needs of the community. We will support Newberg as an independent community that provides a broad range of services using all available public and private resources. We will rely on innovative leadership and planning to achieve the vision of the future.

### General areas of interest

- Transportation
- Controlled growth
- Affordable housing
- Jobs/Economic Development
- Tourism
- Partnership with NGOs/organizations/other governmental agencies
- Neighborhood improvements
- Communication with the community
- Build credibility of government.

## Five-Year Vision

- A greater degree of community involvement and interest. A sense of trust in the government.
- Affordable housing fund that is fully fundable. Plenty of sources to help.
- Community is cleaned up; litter disappears
- Comprehensive plan to fund public safety and road maintenance.
- Connection between river front/downtown/Allison in an efficient way.
- Create a brand/ image
- Create a signature event
- Create an animal shelter
- Fifty percent reduction in 24 wheelers/freight off of First St.
- Improvement fund for rental property
- Incremental progress toward working with homelessness.
- Ongoing jobs fair sponsored by the City.
- Recruiting jobs into the community.
- Revitalized visual environment, including the arts community.
- Tourism plan (2015 or 2020)
- Transportation system owned by everyone (partnerships with developers, business, city, county, state) and includes mixed modes.
- Well-defined plan for the development of the downtown.

## Two-Year Vision

- Agreement on building affordable housing that everyone can buy in to.
- All city offices are green cleaned.
- Build a network to serve the homeless with a resource directory
- Buy-in by the citizens on goals and the mission statement. After creation this will be taken to the citizens for comment and awareness.
- Reviewed mission statement
- City will communicate in a way that citizens on issues such as utility rate increase, so that there are no surprises.
- Better communication with citizens of Newberg including a 21<sup>st</sup> Century website
- Network with property owners to help those in need. Even have a fund. Work with issues that will facilitate this work on issues such as permitting.
- Identify barriers for homelessness and emergency needs
- Develop and convene the stakeholder groups who are already doing work on tourism/branding.
- Animal shelter exists and plan to sustain operations and maintenance
- Functioning PCC campus
- Bring Councilors up to speed on original 1<sup>st</sup>/2<sup>nd</sup> St. issue (work session)
- Refined vision of 5-year goal for transportation

## Goals and Strategic Directions

**Create a clear vision, in concert with the Chehalem Valley Strategic Plan, for the future of Newberg.**

	<b>Council</b>	<b>Staff</b>
• Explore avenues of new economic development	3	7
• Develop a specific vision of what we want Newberg to become.	4	
• Craft a mission statement for city government	1	3
• Review urban growth boundary		1
• A visual plan for Newberg		
• Initiate and foster a stakeholders group for Newberg branding/marketing		
• Review city limits		

**Improve communication between our citizens, elected officials, and city staff.**

	<b>Council</b>	<b>Staff</b>
• Develop a better communication system with the community	4	5
• Update the City's website		
• Full electronic access for council business		

**The City of Newberg will endeavor to improve the quality of life for all its citizens.**

	<b>Council</b>	<b>Staff</b>
• Build and have an operations plan for new animal shelter	5	2
• Increase systems for meeting the needs of the needy.	1	
• Intermediate to alternative to the regional bypass		1
• Connect sidewalks along all streets		1
• Have draft concept for rerouting traffic downtown	2	
• Road maintenance funding	1	
• Loose cat population fixed (controlled)		
• South side improvements		
• P.C.C. campus		
• City gas tax		
• Increase library hours		
• Crestview Drive extension		

**The City of Newberg will assure that its decision making process always develops the highest practible environmental standards.**

- |   | <b>Council</b> | <b>Staff</b> |
|---|----------------|--------------|
| <ul style="list-style-type: none"><li>• Cleaning contracts with green companies</li><li>• City builds to LEED standards</li></ul> | 1              |              |

**Public and basic services shall be kept as a high priority for the citizens of Newberg.**

- |  | <b>Council</b> | <b>Staff</b> |
|--|----------------|--------------|
| <ul style="list-style-type: none"><li>• Sustainable budget</li><li>• Find three (3) people in my district (#1) to run for election in 2012</li></ul> |                | 4            |

*People with goals succeed because they know where they are going. It is as simple as that.  
Earl Nightingale*

Council accepts comments on agenda items during the meeting. Fill out a form identifying the item you wish to speak on prior to the agenda item beginning and turn it into the City Recorder. (The exception is formal land use hearings, which requires a specific public hearing process.)

**CITY OF NEWBERG  
CITY COUNCIL AGENDA  
MARCH 15, 2010  
7:00 P.M. MEETING  
PUBLIC SAFETY BUILDING TRAINING ROOM  
401 EAST THIRD STREET**

**I. CALL MEETING TO ORDER\***

**II. ROLL CALL**

**III. PLEDGE OF ALLEGIANCE**

**IV. CITY MANAGER'S REPORT**

**V. PUBLIC COMMENTS**

(30 minutes maximum which may be extended at the Mayor's discretion; an opportunity to speak for no more than 5 minutes per speaker allowed)

**VI. CONSENT CALENDAR**

1. Consider a motion approving a **Proclamation** declaring March 28-April 4, 2010 as Farm Worker Awareness Week and March 31, 2010 César Chávez Day. (Pgs. 3-4)
2. Consider a motion approving **City Council Minutes** for February 16, 2010. (Pgs. 5-9)

**VII. PUBLIC HEARING**

Consider a motion approving **Ordinance No. 2010-2724** adopting amendments to the Newberg Comprehensive Plan housing element and the Comprehensive Plan housing and institutional land needs and supply data. (Pgs. 11-83)  
**(Legislative)**

**VIII. COUNCIL BUSINESS**

1. Consider a **motion** directing the city manager to prepare a development agreement with a private developer to construct an affordable housing project at 921 South Blaine Street. (Pgs. 83-132)
2. Consider a motion approving **Resolution No. 2010-2891** approving a list of pro tem judges, setting the rate for on-call pro tem services, and restructuring of judicial services. (Pgs. 133-144)
3. Consider a motion approving **Resolution No. 2010-2892** authorizing the city manager to purchase the house and property located at 211 North School Street and transfer City funds necessary to make the purchase. (Pgs. 145-153)

\*The Mayor reserves the right to change the order of items to be considered by the Council at their meeting. No new items will be heard after 11:00 p.m., unless approved by the Council.

## IX. COUNCIL BUSINESS

Continued Discussion of Council Goals (Time Permitting)

## X. ADJOURNMENT

### INDEX OF ORDERS, ORDINANCES AND/OR RESOLUTIONS:

#### ORDINANCES:

**Ordinance No. 2010-2724** adopting amendments to the Newberg Comprehensive Plan housing element, and the comprehensive plan housing and institutional land needs and supply data.

#### RESOLUTIONS:

**Resolution No. 2010-2891** approving a list of Municipal Pro Temore (“Tem”) Judges, setting a rate for on-call pro tem services, and restructuring of judicial services.

**Resolution No. 2010-2892** authorizing The City to Purchase a House and Property Located at 211 North School Street from the Current Owners Megan C. Buell and Todd W. Thurman; delegating the authority to the City Manager to sign documents, negotiate any specific conditions, and Complete the Purchase; and authorizing the Finance Director to transfer City funds from the general fund contingency to the Library Capital Outlay to make the purchase.

*ACCOMMODATION OF PHYSICAL IMPAIRMENTS: In order to accommodate persons with physical impairments, please notify the City Manager's office of any special physical or language 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 Norma Alley, City Recorder, at (503) 537-1283.*

Public testimony will be heard on all agenda items at the Council meeting. The City Council asks written testimony be submitted to the City Recorder before 5:00 p.m. on the preceding Thursday. Written testimony submitted after that will be brought before the Council on the night of the meeting for consideration and a vote to accept or not accept it into the record.

\*The Mayor reserves the right to change the order of items to be considered by the Council at their meeting. No new items will be heard after 11:00 p.m., unless approved by the Council.

**DATE ACTION REQUESTED: March 15, 2010**

Order \_\_\_    Ordinance \_\_\_    Resolution \_\_\_    Motion XX    Information \_\_\_  
No.            No.                    No.

**SUBJECT: Approve a proclamation declaring the week of March 28-April 4, 2010, as Farm Worker Awareness Week.**

Contact Person (Preparer) for this Motion: **Bob Andrews, Mayor**

Dept.: **Administration**

**RECOMMENDATION:**

Approve a proclamation declaring the week of March 28-April 4, 2010, as Farm Worker Awareness Week and March 31, 2010, as César Chávez Day.

**EXECUTIVE SUMMARY:**

John Munson from Oregon Farm Worker Ministry contacted the City and inquired if the City would support a proclamation declaring the week of March 28-April 4, 2010, as Farm Worker Awareness Week and March 31, 2010, as César Chávez Day. With great appreciation and gratitude, the mayor brings forward this proclamation for your consideration.

**FISCAL IMPACT:**

None.

**STRATEGIC ASSESSMENT:**

This supports the Council's desire to be an active participant in the community by reaching out and recognizing the importance and hard work of farm workers in Newberg and Yamhill County and all they contribute to making Newberg a better place.



## PROCLAMATION

### **A PROCLAMATION DECLARING THE WEEK OF MARCH 28-APRIL 4, 2010, AS FARM WORKER AWARENESS WEEK AND HONORING THE SPIRIT AND WORK OF CÉSAR CHÁVEZ**

**WHEREAS**, the City of Newberg is situated in Yamhill County, the 7<sup>th</sup> largest producer of agricultural products of the 36 counties in the state of Oregon; and

**WHEREAS**, Oregon's agribusiness employees up to 175,000 year-round, seasonal, and migrant farm workers, many of whom live and work in and around the City of Newberg, and who are key partners for the safety, security, and sustainability of our food supply; and

**WHEREAS**, the labor of Oregon's farm workers contributes more than three billion dollars annually to the state's economy and agriculture continues to be the principal industry in Yamhill County; and

**WHEREAS**, The City of Newberg honors all those who plant, cultivate, harvest and process our agricultural products; and

**WHEREAS**, March 31<sup>st</sup> is the birthday of César Chávez, whose dedication to non-violent organizing for just wages, safe labor conditions, and dignity for the women, men, and children who toil in the fields, moved him to lead a nationwide peaceful struggle for farm worker justice that continues today.

**NOW, THEREFORE, IT IS PROCLAIMED** by Mayor Bob Andrews and the City Council of the City of Newberg, Oregon, declaring the week of March 28-April 4, 2010, as Farm Worker Awareness Week and further recognizes March 31, 2010, as César Chávez Day.

**IN WITNESS WHEREOF**, I have hereunto set my hand and cause the Seal of the City of Newberg to be affixed on this 15<sup>th</sup> day of March, 2010.

\_\_\_\_\_  
Bob Andrews, Mayor

**DATE ACTION REQUESTED: March 15, 2010**

Order \_\_\_    Ordinance \_\_\_    Resolution \_\_\_    Motion XX    Information \_\_\_  
No.            No.                    No.

**SUBJECT: Approve the February 16, 2010, City Council Meeting minutes.**

Contact Person (Preparer) for this Motion: **Norma Alley, City Recorder**

Dept.: **Administration**

File No.:  
*(if applicable)*

**RECOMMENDATION:**

Approve the February 16, 2010, City Council minutes for preservation and permanent retention in the City's official records.

**EXECUTIVE SUMMARY:**

On February 16, 2010, the City of Newberg City Council held a public meeting. At that meeting, minutes were recorded in text.

**FISCAL IMPACT:**

None.

**STRATEGIC ASSESSMENT:**

None.

**CITY OF NEWBERG CITY COUNCIL MINUTES  
TUESDAY, FEBRUARY 16, 2010  
7:00 P.M. MEETING  
PUBLIC SAFETY BUILDING TRAINING ROOM  
401 EAST THIRD STREET**

Work Session was held prior to the meeting. A discussion on Council goals occurred. No decisions were made.

**I. CALL MEETING TO ORDER**

Mayor Bob Andrews called the meeting to order at 7:03 PM.

**II. ROLL CALL**

Members

Present:	Mayor Bob Andrews	Denise Bacon	Bob Larson
	Stephen McKinney	Bart Rierson	Marc Shelton
	Wade Witherspoon		

Staff

Present:	Daniel Danicic, City Manager	Terrence Mahr, City Attorney
	Barton Brierley, Planning and Building Director	Norma Alley, City Recorder
	Howard Hamilton, Public Works Director	Jennifer Nelson, Recording Secretary

Others

Present: Kris Bledsoe

**III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

**IV. CITY MANAGER'S REPORT**

Mr. Daniel Danicic, City Manager, gave updates on the Hess Creek fencing project stating that engineering staff is in the process of contacting other fencing companies for bids. Finally, he announced the Fire Department will be hosting the Chamber of Commerce Greeters meeting on March 19<sup>th</sup>.

Councilor Marc Shelton wished to discuss possible fencing or barriers ideas to protect the new downtown Newberg sign because of a recent occurrence of a vehicle almost hitting it. Mr. Danicic stated some solutions were explored, but none that were both attractive and effective.

**V. PUBLIC COMMENTS**

Ms. Kris Bledsoe, Yamhill Basin Council, discussed some of the services performed by the watershed council mentioning it is an independent council that does not report to the County Commissioners. It is a state funded and mandated body, partially funded by the Oregon Water Enhancement Board (OWEB); the remaining funds come from grant activity and donations from the involved cities or counties. Their purpose is to protect the quality and quantity of the water in the county and they do this by testing the water quality in streams, restoring habitats threatened by improper clearing or temperature increases, and educating the public. She wished to commend the work of two City staff members and their service on the board.

Mr. Danicic mentioned \$1,000.00 of the storm water budget is contributed annually to the water council and they are assisting with the Hess Creek project.

## VI. CONSENT CALENDAR

1. Consider a motion approving **Resolution No. 2010-2888** approving the City's participation in the Oregon Public Works Emergency Response Cooperative Assistance Program and authorize the city manager to execute the agreement.
2. Consider a motion approving **City Council Minutes** for January 19, 2010.

**MOTION: Shelton/Larson** approving the Consent Calendar including **Resolution No. 2010-2888** approving the City's participation in the Oregon Public Works Emergency Response Cooperative Assistance Program and authorize the city manager to execute the agreement and the City Council Minutes for January 19, 2010. (7 Yes/0 No) Motion carried.

## VII. PUBLIC HEARING

Consider a motion to continue the Public Hearing on **Order No. 2010-0023** to March 1, 2010.

TIME – 7:15 PM

**MOTION: Shelton/Larson** to continue the Public Hearing on **Order No. 2010-0023** to March 1, 2010. (7 Yes/0 No) Motion carried.

## VIII. COUNCIL BUSINESS

TIME – 7:17 PM

Mayor Andrews asked a group of citizens why they were attending the meeting this evening. The Scout Master for Boy Scout Troop 293 replied they were here to observe the meeting in order to work towards a merit badge.

Ms. Norma Alley, City Recorder, spoke to the Council about some concerns that came from the previous meeting regarding the acceptance of written testimony from the public. She emailed and presented them with language drafted and placed on the City's website to inform the public of the deadline for submitting written testimony and the intent to also be included on the written agendas. She asked for feedback to ensure they were comfortable with the language and how it is being posted.

Councilor Rierson wished to include similar language into agendas and on the website for the Planning Commission as well since they also have had a long standing tradition of not accepting last minute written testimony, too. He said he likes having the discretion to accept items submitted or not although he prefers it all to be submitted ahead of time; but, if it is a single page and it can be reviewed quickly than he likes having the opportunity to accept it.

Mayor Andrews mentioned the language comes from the Council Guidelines and Rules and if there were any desires to change how this is done then amendments may need to be made.

Councilor Wade Witherspoon also likes having the discretion, but he felt the Council is potentially setting themselves up for criticism if they do not have specific criteria to refer to when deciding whether to accept a document or not, such as the number of pages. He said he is uncomfortable with the subjectivity of the process.

Councilor Denise Bacon agreed that testimony could be accepted if the speaker would be discussing the same material in their verbal testimony, but if an extensive packet of material is submitted at the last moment which is meant to be educational that is different.

Councilor Stephen McKinney liked having the flexibility in the rules but he felt consistency was also necessary in order to be fair.

Discussions followed with the City Attorney regarding possible scenarios and different options the council has to ensure they are not making arbitrary decisions when accepting written testimony. Suggestions were made to place the topic onto the city attorney website to see how other cities deal with this issue

**MOTION: Shelton/Bacon** accepting the language as proposed for the website and agenda concerning the submission deadline of written testimony on an interim basis which is subject to review. (6 Yes/1 No [Witherspoon]) Motion carried.

**MOTION: Shelton/Bacon** to review the Council Guidelines and Rules document, last updated in 2007, to be brought before the Council for approval at the first Council meeting of July, 2010. (6 Yes/1 No [Rierson]) Motion carried.

Mr. Danicic asked about interest for a United Way presentation at an upcoming Work Session as well as the participating in the Providence Newberg Hearts of Gold luncheon.

Councilor McKinney mentioned another opportunity to support another ministry of the hospital through a Faith in Action event. Mayor Andrews asked him to return to the Council with more information as there was some interest expressed.

Mr. Howard Hamilton, Public Works Director, gave updates on the new Animal Shelter Request for Proposal (RFP); the nine received will be narrowed down to three for interviews and the contract awarded on March 15<sup>th</sup> and the intended completion for the project is December 2010.

Councilor Rierson requested to participate as a representative of the Animal Shelter Sub-Committee during the final selection. It was requested to work with staff to determine if the entire sub-committee would participate or just the Chair.

Councilor Witherspoon asked staff if green construction standards were included within the RFP for the Animal Shelter in order to uphold the Council goals. Staff replied the wording was put into the scope of the project.

Mr. Hamilton also gave updates on the RFP process for the 2<sup>nd</sup> Street Improvement project. The City Attorney has been in communications with the property owner and her attorney to negotiate the dedication of land. They are trying to avoid a change order and attempting to meet deadlines to include it as an addendum.

Councilor Bacon requested an amendment to Resolution 2009-2857 concerning the establishment of the Affordable Housing Action Committee and the requirement for the majority of its members to be Newberg residents. She presented a brief report.

**MOTION: Bacon/Rierson** directing staff to bring to the Council an amendment to Resolution No. 2009-2857 regarding the Affordable Housing Ad Hoc Committee Membership Criteria. (6 Yes/1 No [McKinney]) Motion carried.

Councilor McKinney mentioned several discussions he has had with citizens who are unsure the money they pay in water, storm-water, and public safety fees are actually spent for those items. He mentioned a federal statute concerning the co-mingling of funds and asked that this information be passed along to the citizens in there next utility bill.

Councilor Rierson added a request for staff to prepare a press release and posting to the website as well as sending it in the bill. He also asked for an update on the existing animal shelter property.

Mr. Danicic stated two very different RFP's were received, one for two single family affordable housing units and another for an apartment complex. Staff is preparing an analysis to be presented to Council.

Councilor Shelton mentioned the solar speed limit signs and their implications on the upcoming budget discussions. Staff replied this would be discussed in the upcoming budget prioritization.

## **IX. ADJOURNMENT**

The meeting adjourned at 8:26 PM.

**ADOPTED** by the Newberg City Council this 15<sup>th</sup> day of March, 2010.

\_\_\_\_\_  
Norma I. Alley, City Recorder

**ATTEST** by the Mayor this \_\_\_\_ day of March, 2010.

\_\_\_\_\_  
Bob Andrews, Mayor

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# REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: March 15, 2010

Order \_\_\_\_\_ Ordinance XX Resolution \_\_\_\_\_ Motion \_\_\_\_\_ Information \_\_\_\_\_  
No. No. 2010-2724 No.

**SUBJECT:** Ordinance adopting amendments to the Newberg Comprehensive Plan housing element, and the comprehensive plan housing and institutional land needs and supply data.

Contact Person (Preparer) for this Ordinance: **Barton Brierley, AICP  
Planning and Building Director**

Dept.: **Planning and Building**

File No.: **G-09-007**  
*(if applicable)*

HEARING TYPE:  LEGISLATIVE  QUASI-JUDICIAL

## RECOMMENDATION:

Adopt **Ordinance No. 2010-2724**, which would:

- Amend the Comprehensive Plan Housing Element, to include:
  - Updated population, demographic and housing information.
  - A determination of future housing and residential land needs.
  - An update of residential land need and supply tables
- Amend the Comprehensive Plan text, to include:
  - Updated residential land need and supply tables, consistent with the housing element
  - Updated institutional land need and supply tables.

## EXECUTIVE SUMMARY:

The proposal would amend the Newberg Comprehensive Plan Housing Element to incorporate the latest housing and population data. The amendments use the same methodology contained in the current comprehensive plan, with a few updates as noted below.

1. **Population, demographic, and housing data:** The proposal includes population and demographic data from the U.S. Census Bureau's 2006-2008 American Community Survey, the Portland State Population Research Center, and from Newberg Planning and Building Department. The proposal does *not* change existing adopted, coordinated, and acknowledged population projections.
2. **Future housing and residential land needs.** The proposal updates future housing and residential land needs using the same methodology as the current comprehensive plan, with the following modifications:
  - a. The proposal assigns 1% of housing units to mixed-use projects.
  - b. The proposal assigns 20% of single family residential units to the Medium Density Residential (R-2) district. The previous report assigned all single family residential to Low Density Residential (R-1).
  - c. Tables are updated to reflect needs through 2030 and 2040, instead of 2025 and 2040.

The net effect is a slight increase in the amount of R-2 land needed, a slight decrease in the over amount of R-1 land needed and an overall slight decrease in the amount of future residential land needs.

3. **Institutional land needs.**

- a. The proposal adds a specific institutional land need for a PCC campus.
- b. The proposal calculates 2031-2040 institutional land needs based on a land/population ratio instead of identifying specific needs per institution.

4. **Land supply.** The proposal updates the buildable land supply tables to November 2009 data.

5. **Reference to other plans.** The proposal includes references to other housing plans, including the *Affordable Housing Action Plan*, and the Yamhill County *Ten-Year Ending Homelessness Plan*.

**FISCAL IMPACT:** No direct impact. Overall, the amendment would assist the City in being prepared for providing for future housing in the community.

**STRATEGIC ASSESSMENT:** The amendments are a part of implementing the overall recommendations of the Ad Hoc Committee on Newberg's Future. The amendment will provide the ordinance basis for future actions to insure the community has adequate land and infrastructure for needed housing. The amendments insure the comprehensive plan is up to date and responsive to current needs.

Attachments:

Ordinance 2010-2724 with

Exhibit A: Comprehensive Plan Housing Element revision

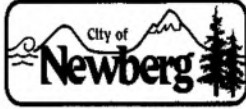
Exhibit B: Comprehensive Plan Residential and Institutional Land Needs

Exhibit C: Findings

1. City of Newberg, Buildable Lands Inventory, November 2009
2. Michael Brandt, Yamhill County Planning Director, letter to Barton Brierley, Newberg Planning and Building Director, October 31, 2006.
3. Planning Commission Resolution 2010-276 (Exhibits by reference)
4. Planning Commission Minutes February 11, 2010 (draft)
5. Written testimony received

Additional documents included in the record and available electronically:

1. City of Newberg Ordinance 2005-2626, adopted November 25, 2009
2. Johnson-Gardner, The Benkendorf Associates Corporation, Newberg Housing and Residential Land Needs Report, June 30, 2004.
3. Ad Hoc Committee on Newberg's Future, Report to Newberg City Council, July 21, 2005
4. City of Newberg, Affordable Housing Action Plan, May 4, 2009
5. Edmonston, Barry - Director, Population Research Center, Portland State University, Portland, Oregon. Population Projection for Newberg, Yamhill County, Oregon: 2000 to 2040, March 25, 2004.
6. Yamhill County, Oregon, Ten Year Ending Homelessness Plan, June 29, 2009



## ***ORDINANCE No. 2010-2724***

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**AN ORDINANCE ADOPTING AMENDMENTS TO THE NEWBERG  
COMPREHENSIVE PLAN HOUSING ELEMENT, AND THE  
COMPREHENSIVE PLAN HOUSING AND INSTITUTIONAL LAND NEEDS  
AND SUPPLY DATA**

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### **RECITALS:**

1. On November 21, 2005, the Newberg City Council adopted Ordinance 2005-2626, which adopted residential and institutional land needs projections through 2040. These have been amended to some extent through several subsequent actions.
2. Additional data has become available from the U.S. Census Bureau, the Population Research Center at Portland State University, and from the Newberg Planning and Building Department.
3. The amendment updates the comprehensive plan housing element and residential and institutional land needs and supply tables to reflect this new data. The housing element and comprehensive plan text is amended and shown in Exhibit "A" and Exhibit "B." Exhibit "A" and Exhibit "B" are hereby attached and by this reference incorporated.
4. On February 11, 2010, the Newberg Planning Commission held a hearing to consider the proposed changes, and recommended adoption.
5. On March 15, 2010, the Newberg City Council held a hearing to consider the proposed changes. The Council considered testimony and evidence, and adopted the findings shown in Exhibit "C".

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

1. The Newberg Inventory of Natural and Cultural Resources is amended and shown in Exhibit "A," which is attached. Exhibit "A" is hereby adopted and by this reference incorporated.
2. The Newberg Comprehensive Plan Text is amended and shown in Exhibit "B," which is attached. Exhibit "B" is hereby adopted and by this reference incorporated.

3. The findings are shown in Exhibit "C," which is attached. Exhibit "C" is hereby adopted and by this reference incorporated.

➤ **EFFECTIVE DATE** of this ordinance is 30 days after the adoption date, which is: April 15, 2010.

**ADOPTED** by the City Council of the City of Newberg, Oregon, this 15th day of March, 2010, by the following votes: **AYE:** **NAY:** **ABSENT:** **ABSTAIN:**

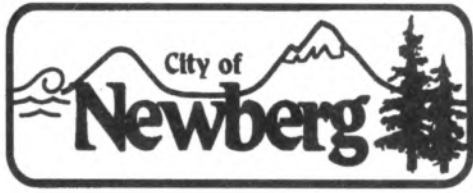
\_\_\_\_\_  
Norma I. Alley, City Recorder

**ATTEST** by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Bob Andrews, Mayor

**LEGISLATIVE HISTORY**

By and through Planning Commission at 2 /11/2010 meeting. Or, None.  
(committee name) (date) (check if applicable)



# Comprehensive Plan Housing Element



## Section 13 of Newberg Inventory of Natural and Cultural Resources

Originally Adopted by Newberg City Council January 1978

Revised April 6, 1981

Revised November 21, 2005 by Ordinance 2005-2626

Proposed Revisions Draft February 23, 2010

# City of Newberg Comprehensive Plan Housing Element

## Table of Contents

Table of Tables .....	iii
Table of Figures .....	iii
I. Introduction .....	1
II. Population and Demographic Information .....	1
Historic Population .....	1
Demographics .....	1
Age and Sex of Population .....	1
Households and Families .....	2
Income Levels .....	3
Homeless Population .....	4
Population Projections .....	4
II. Existing Housing .....	5
Housing Characteristics .....	5
Occupied Housing Unit Characteristics .....	6
Age and condition of Housing .....	6
Housing Costs .....	7
III. Recent Trends in Housing Construction .....	8
Number of units constructed .....	8
Types of Housing Units Constructed .....	8
Housing Density and Lot Sizes .....	9
IV. Future Housing Needs .....	10
Housing Unit Needs .....	10
Future Housing Types .....	10
V. Land Needs for Housing .....	15
Housing Types by Comprehensive Plan Designation .....	15
Housing Density .....	16
Residential Land Need .....	16
Residential Land Need and Supply .....	17
VI. Other Aspects of Housing Needs .....	17
Affordable Housing .....	17
Manufactured Housing .....	20
Mobile home or manufactured dwelling parks .....	20
Manufactured homes on individual lots .....	21
Government assisted housing, farmworker housing .....	21
Group Housing .....	21
Ending Homelessness .....	21
VII. Actions Needed .....	22
VIII. Conclusion .....	22
Documents Referenced .....	22

## Table of Tables

Table 13- 1: Newberg City Population – 1960-2009 .....	1
Table 13- 2: Household Incomes, Newberg 2006-2008 .....	3
Table 13- 3: Future Population Forecast – Newberg Urban Area .....	5
Table 13- 4: Recent Trends for Housing Densities.....	9
Table 13- 5: Needed Housing Units by Year Range - 2010-2040 .....	10
Table 13- 6: Future Housing Needs by Income Levels (2009 Dollars).....	12
Table 13- 7: Future Housing Need by Housing Type (number of dwelling units).....	15
Table 13- 8: Housing Types by Plan and Zone Category.....	15
Table 13- 9: Housing Unit Need by Comprehensive Plan Category 2010-2040.....	15
Table 13- 10: Planned Residential Densities .....	16
Table 13- 11: Buildable Residential Land Needs .....	17
Table 13- 12: Buildable Residential Land Needs vs. Supply .....	17

## Table of Figures

Figure 13- 1: Age of Population, Newberg 2006-2008 .....	2
Figure 13- 2: Percent of Types of Household in Newberg, 2006-2008 .....	3
Figure 13- 3: Types of Housing Units in Newberg City, 2006-2008 .....	6
Figure 13- 4: Housing Units by Year Built - Newberg 2006-2008 .....	7
Figure 13- 5: Occupants with a Housing Cost Burden in Newberg city, Oregon in 2006-2008 .....	7
Figure 13- 6: Average Annual Number of Housing Units Issued Permits .....	8
Figure 13- 7: Permits Issued by Dwelling Type, Newberg 2000-2009 .....	9
Figure 13- 8: Newberg Housing Constructed 2005-2008 by Affordability Level Compared to Comprehensive Plan Projected Need .....	20

## I. Introduction

Oregon’s Statewide Planning Goal 10 is, “To provide for the housing needs of citizens of the state.” Newberg’s housing goal is “To provide for a diversity in the type, density and location of housing within the City to ensure there is an adequate supply of affordable housing units to meet the needs of City residents of various income levels.”

Newberg is home for over 23,000 people. It is expected to be home for over 42,000 by 2030, and over 54,000 by 2040. This element details Newberg’s existing demographics and housing information, and projects its needs for future housing units.

Newberg strives diligently to keep and enhance its livability. Livability starts with having a place to live.

## II. Population and Demographic Information

### *Historic Population*

Newberg grew over 450 percent from 1960 to 2009. This population growth was due to a variety of factors: regional population growth, expansion of industry and business in the area, proximity to other employment centers, and the high quality of life in the area.

**Table 13- 1: Newberg City Population – 1960-2009**

Year	Population
1960	4,204
1970	6,507
1980	10,394
1990	13,086
2000	18,064
2009	23,150

Sources: U.S. Census, Population Research Center, Portland, State University

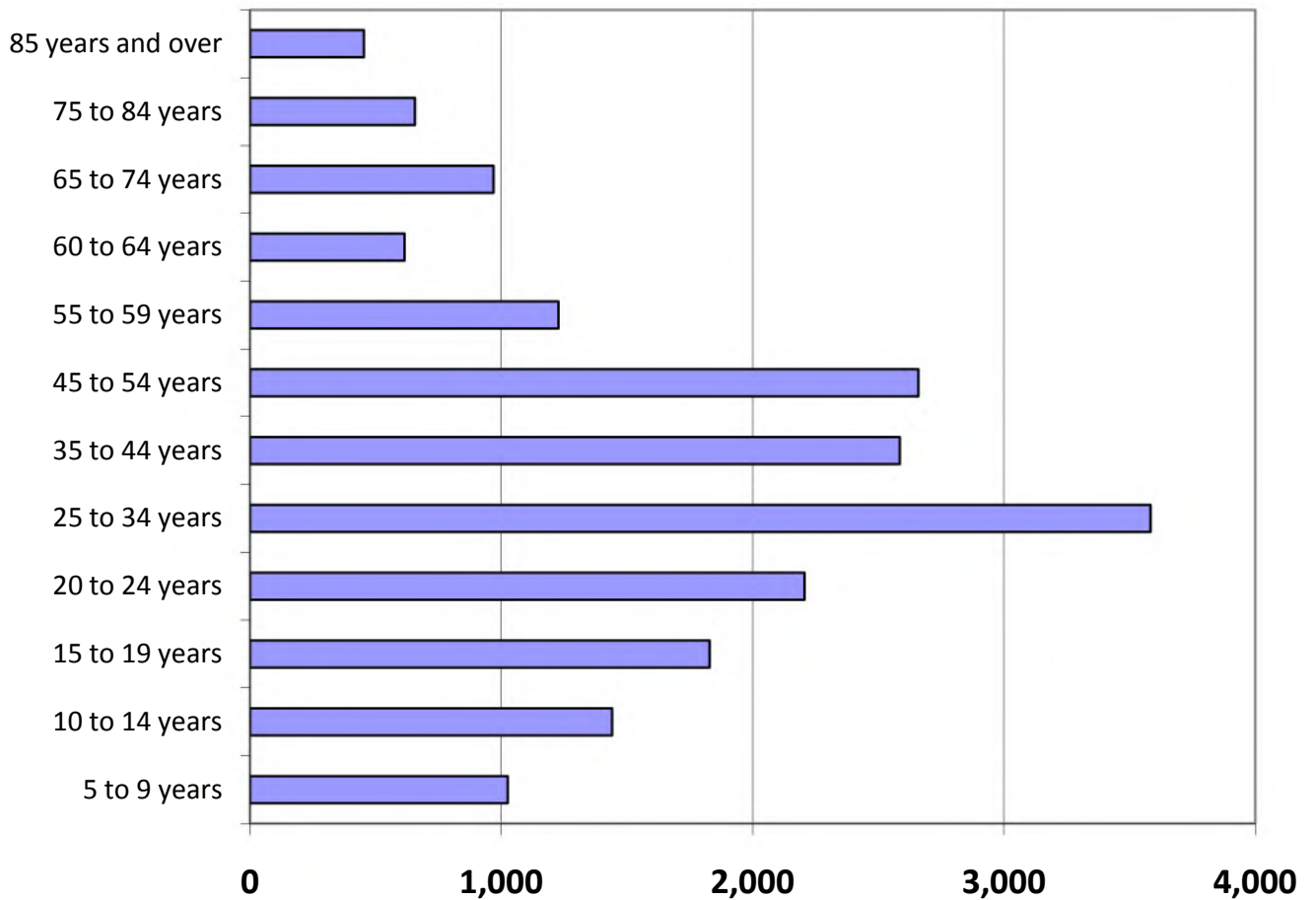
The Portland State University Population Research Center estimated Newberg’s population as of July 1, 2009 to be 23,150. In addition, approximately 432 people live in the area between the city limits and the urban growth boundary. So, as of July 1, 2009, the Urban Growth Boundary had an estimated population of 23,582.

### *Demographics*

#### **Age and Sex of Population**

Newberg’s median age in 2006-2008 was 31.8. 10 percent of the population was 65 or older. Newberg’s population was 52 percent female, and 48 percent male. Figure 13- 1 on page 2 show the population age cohorts for Newberg.

**Figure 13- 1: Age of Population, Newberg 2006-2008**

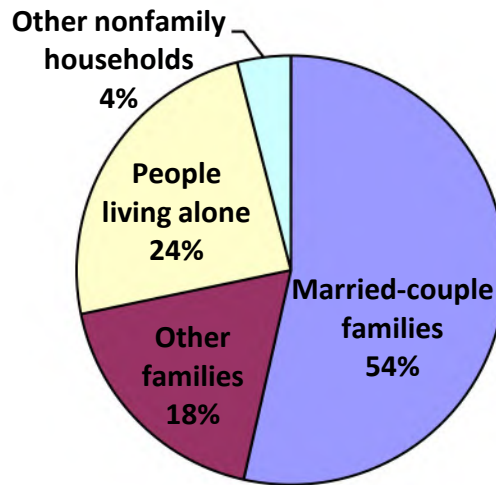


Source: American Community Survey, 2006-2008

### **Households and Families**

In 2006-2008 there were 7,500 households in Newberg city. The average household size was 2.7 people. Families made up 71 percent of the households in Newberg city. This figure includes both married-couple families (53 percent) and other families (18 percent). Nonfamily households made up 29 percent of all households in Newberg city. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

**Figure 13- 2: Percent of Types of Household in Newberg, 2006-2008**



Source: American Community Survey, 2006-2008

### Income Levels

According to the American Community Survey, in 2006-2008 the median household income in Newberg was \$49,233. Table 13- 2 shows estimated household incomes by income level.

**Table 13- 2: Household Incomes, Newberg 2006-2008**

Household Income	Percent of Households	Margin of Error
Less than \$10,000	6.40%	+/-2.8
\$10,000 to \$14,999	4.40%	+/-2.0
\$15,000 to \$24,999	8.50%	+/-3.1
\$25,000 to \$34,999	10.30%	+/-3.7
\$35,000 to \$49,999	21.80%	+/-5.4
\$50,000 to \$74,999	22.10%	+/-5.5
\$75,000 to \$99,999	15.50%	+/-3.7
\$100,000 to \$149,999	9.40%	+/-2.8
\$150,000 to \$199,999	1.00%	+/-0.8
\$200,000 or more	0.50%	+/-0.6

Source: American Community Survey, 2006-2008

## **Homeless Population**

Yamhill County has led an effort to count the homeless population. Based on the data from the Point In Time Count that was conducted in January 2008 countywide, 216 families with a combined total of 364 persons (does not include those not involved with a shelter or social services on that day) were counted as being homeless on that particular night. Of this number, approximately 5.6 percent are considered chronically homeless and have been without a home for a year or more or have had at least four episodes of homelessness in the past four years. The January 2009 Point In Time Count that included a full countywide count effort resulted in a total of 233 families with a combined total of 404 persons (does not include all school aged children).<sup>1</sup> The plan did not report the percentage of these found in the Newberg area, but it is clear that some percentage are living or would like to live in Newberg.

## ***Population Projections***

Population projections are the basis of comprehensive land use planning. To maintain a high quality of living, the community must plan for its future population. Population growth will require sufficient land and services.

Many of the same factors that have contributed to Newberg's historic population growth will contribute to its future growth: employment opportunities both in Newberg and nearby, high quality of life, and regional population growth. Newberg is already experiencing a great amount of population growth due to the lack of buildable land within the Portland area.

Future population projections for the City of Newberg were prepared in 2004 by Barry Edmonston, Director Population Research Center, Portland State University,<sup>2</sup> using two different methodologies: a ratio method and a cohort component method. While the two methods produced similar results, City staff and the Ad Hoc Committee on Newberg's Future<sup>3</sup> felt that the cohort component method more accurately projected the future population of Newberg. In addition, projected population growth for the area outside the city limits but inside the UGB was added to the City population projections to yield urban area population projections. Table III-1 presents the resulting population forecasts through 2040.

<sup>1</sup> Yamhill County, Oregon, *Ten Year Ending Homelessness Plan*, June 29, 2009.

<sup>2</sup> Barry Edmonston, Director, Population Research Center, Portland State University, Portland, Oregon. *Population Projection for Newberg, Yamhill County, Oregon: 2000 to 2040*. March 25, 2004.

<sup>3</sup> Ad Hoc Committee on Newberg's Future, *Report to Newberg City Council*, July 21, 2005.

**Table 13- 3: Future Population Forecast – Newberg Urban Area**

<b>Year</b>	<b>Population Forecast</b>
2010	24,497
2015	28,559
2020	33,683
2025	38,352
2030	42,870
2035	48,316
2040	54,097

Sources: Johnson-Gardner, Barry Edmonston

This population forecast was coordinated with Yamhill County<sup>4</sup>, and acknowledged by the State of Oregon in 2006. This population forecast was used to determine future land

needs within the Newberg urban area.

As of July 2009, the estimated population of the Newberg Urban area was 23,582. This estimate is within about 200 people or less than 1% difference of an interpolated 2009 population forecast. Therefore the previously adopted, coordinated, and acknowledged population forecast is appropriate for continued use.

## **II. Existing Housing**

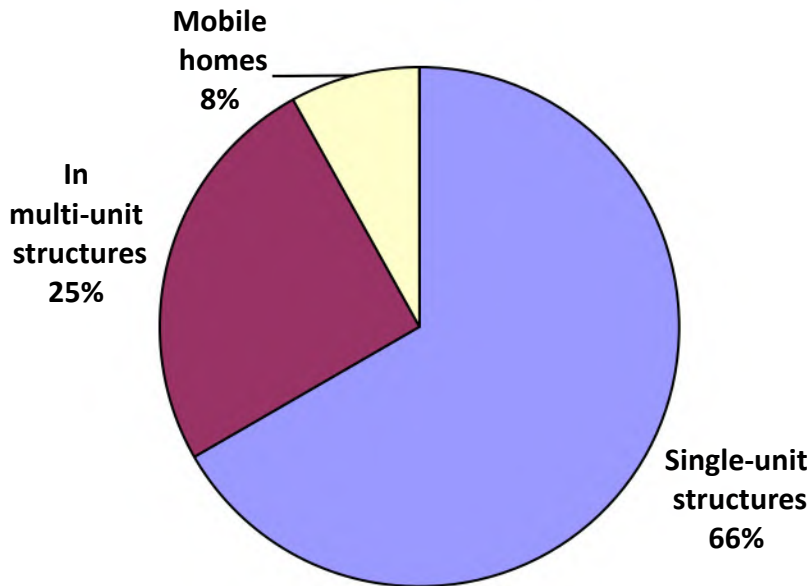
The American Community Survey (ACS), conducted by the U.S. Census Bureau, includes data about existing housing in Newberg. The 2006-2008 Survey includes average data for that three year period. The following information is derived from the ACS. It reflects information inside Newberg city limits.

### ***Housing Characteristics***

In 2006-2008, Newberg city had a total of 7,900 housing units, 6 percent of which were vacant. Of the total housing units, 66 percent were in single-unit structures, 25 percent were in multi-unit structures, and 8 percent were mobile homes. Forty percent of the housing units were built since 1990. In addition, Newberg 2009 land inventory data indicates there are 174 housing units in the unincorporated area inside the Newberg UGB.

<sup>4</sup> Michael Brandt, Yamhill County Planning Director, letter to Barton Brierley, Newberg Planning and Building Director, October 31, 2006.

**Figure 13- 3: Types of Housing Units in Newberg City, 2006-2008**



Source: American Community Survey, 2006-2008

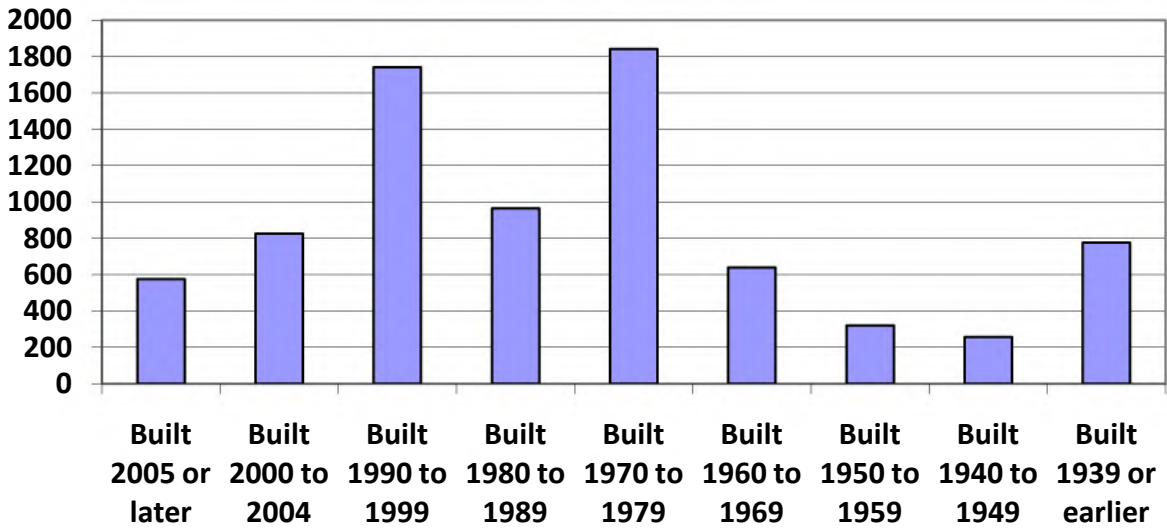
### ***Occupied Housing Unit Characteristics***

In 2006-2008, Newberg city had 7,500 occupied housing units - 4,900 (66 percent) owner occupied and 2,500 (34 percent) renter occupied. Three percent of the households did not have telephone service and 7 percent of the households did not have access to a car, truck, or van for private use. Multi-vehicle households were not rare. Forty-two percent had two vehicles and another 23 percent had three or more.

### ***Age and condition of Housing***

Three-quarters of housing units in Newberg were constructed after 1970. 13 percent were constructed prior to 1950. Comprehensive data is not available on the condition of housing in Newberg. However, with one-quarter of the housing stock exceeding 50 years age, housing maintenance and upkeep will be a growing concern for the community. In 2009, the Housing Authority of Yamhill County surveyed homeowners to solicit interest in the housing rehabilitation program. That survey yielded a waiting list of 58 owners wanting to participate in the housing upgrade program.

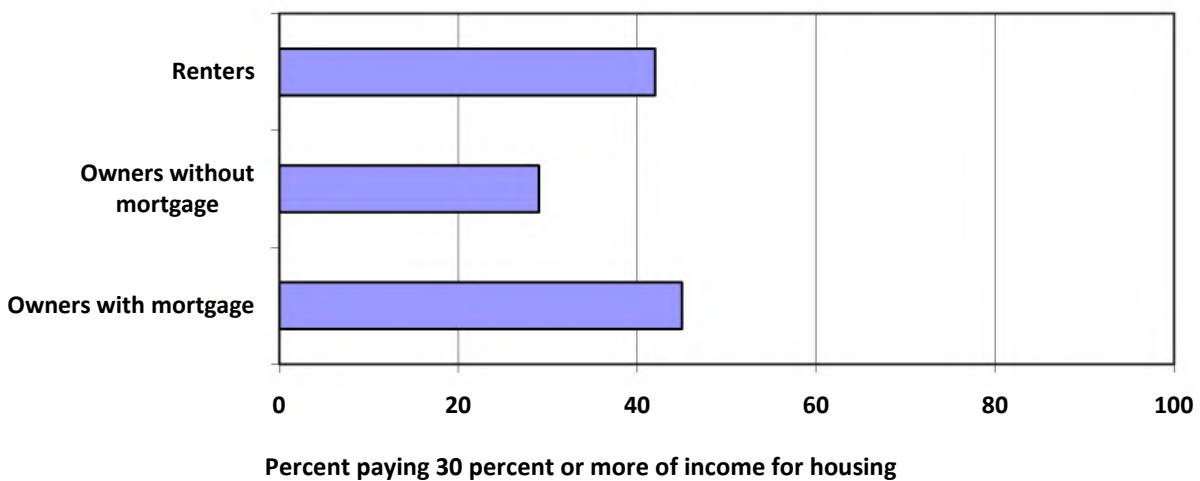
**Figure 13- 4: Housing Units by Year Built - Newberg 2006-2008**



***Housing Costs***

The median monthly housing costs for mortgaged owners was \$1,576, nonmortgaged owners \$411, and renters \$749. Forty-five percent of owners with mortgages, 29 percent of owners without mortgages, and 42 percent of renters in Newberg city spent 30 percent or more of household income on housing.

**Figure 13- 5: Occupants with a Housing Cost Burden in Newberg city, Oregon in 2006-2008**



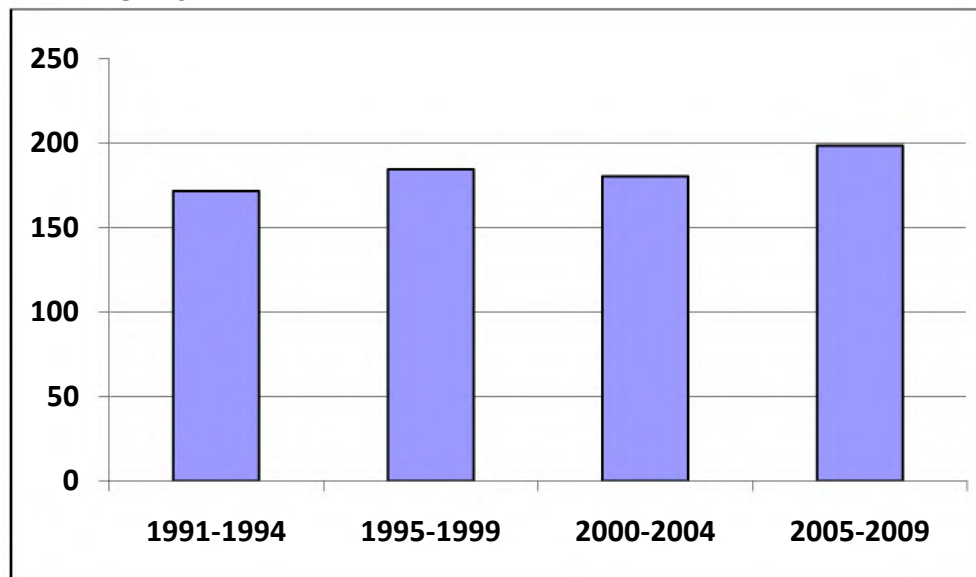
Source: American Community Survey, 2006-2008

### III. Recent Trends in Housing Construction

#### *Number of units constructed*

The average number of dwelling units constructed in Newberg grew steadily through the 1990's and 2000's. Figure 13- 6 on page 8 shows the average annual number of dwelling units issued permits from 1991-2009. Note that these records show building permits issued within Newberg city limits. A few additional permits are issued each year in the unincorporated area inside the UGB. In addition, a few permits each year are issued, but the dwelling units are not actually constructed. Data for individual years vary widely, due to fluctuations in the economy and housing markets.

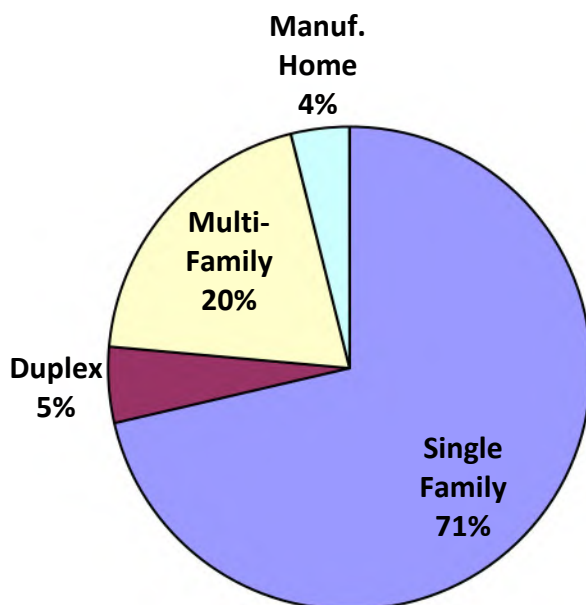
**Figure 13- 6: Average Annual Number of Housing Units Issued Permits  
Newberg city limits, 1991-2009**



#### *Types of Housing Units Constructed*

Dwelling units constructed in the 2000's were predominantly single family detached units. Figure 13- 7 on page 9 shows the number of units issued permits in Newberg city limits from 2000-2009.

**Figure 13- 7: Permits Issued by Dwelling Type, Newberg 2000-2009**



Source: Newberg Planning and Building Department, 2009<sup>5</sup>

### ***Housing Density and Lot Sizes***

As part of their study, the Ad Hoc Committee on Newberg’s future looked at recent trends in housing development<sup>6</sup>. They found that most housing was being constructed at densities less than the planned density for the zone. Table 13- 4 shows their findings.

**Table 13- 4: Recent Trends for Housing Densities**

Comprehensive Plan District		Recent Trends
Single-Family	Units/Gross Acre	3.6
	Avg Lot Size	9,800 sf
Med Density Multi-Family	Units/Gross Acre	5.8
	Type	Single Family
High Density Multi-Family	Units/Gross Acre	15.4
	Type	2 story apts with surface parking
Average	Units/Gross Acre	5.4
	Units/Net Acre	6.8

<sup>5</sup> Note that the term “duplex” refers to a structure with two dwelling units, and “Multi-family” refers to structures with three or more dwelling units. Duplexes and multi-family units are considered dwellings “in multi-unit structures” in the American Community Survey. A duplex is considered part of “single family attached” dwellings in the Johnson-Gardner residential land needs report.

<sup>6</sup> Ad Hoc Committee on Newberg’s Future, *Report to Newberg City Council*, July 21, 2005. Development trends are 1990-2004.

## IV. Future Housing Needs

### *Housing Unit Needs*

In order to determine the amount of residential land needed, Newberg used Johnson-Gardner to create a Housing Needs Analysis<sup>7</sup>. That analysis examined the demographic, housing cost, and household income data for the City of Newberg to determine the need for specific housing types: single-family, multi-family, and manufactured homes. Based on the future population projections, the study projected the future housing needs shown in Table 13- 5.

**Table 13- 5: Needed Housing Units by Year Range - 2010-2040**

Years	Housing Units Needed
2010-2015	1,830
2016-2020	1,811
2021-2025	1,862
2026-2030	2,040
2031-2035	2,140
2036-2040	2,240

Source: Johnson-Gardner

Through 2009, population estimates have been within about 200 people of adopted, acknowledged, and coordinated forecasts. The study used an estimated household size of 2.76 persons/household. The 2006-2008 ACS estimate of average household size is 2.7, which also is very close to projections. The study used a vacancy rate of 5.2%, whereas the 2006-2008 ACS estimate was 6%. Making any adjustment to the housing unit projections based on these later estimates would have a negligible effect on the housing unit estimates, therefore the housing unit projections show in Table 13- 5 are appropriate for the planning period.

### *Future Housing Types*

The study projected also projected future household income levels. These estimates, updated to 2009 dollars, are shown in

<sup>7</sup> Johnson-Gardner, The Benkendorf Associates Corporation, *Newberg Housing and Residential Land Needs Report*, June 30, 2004.

**Table 13- 6: Future Housing Needs by Income Levels (2009 Dollars)**

<b>Household Income</b>	<b>Percent of Need</b>
Under \$10,000	4.5%
\$10,000 - \$14,999	3.9%
\$15,000 - \$24,999	10.5%
\$25,000 - \$34,999	11.0%
\$35,000 - \$49,999	15.0%
\$50,000 - \$74,999	23.4%
\$75,000 - \$99,999	16.6%
\$100,000 - \$149,999	10.3%
\$150,000 - \$249,999	3.9%
\$250,000 - \$499,999	0.9%
\$500,000 or more	0.1%
Total	100.0%

Source: Johnson-Gardner, adjusted to 2009 Dollars

In comparing these projections with 2006-2008 American Community Survey data, all the projections are within the margin of error except two income levels: the \$35,000 to \$49,999 level (estimate is 6.8% higher than projected need, and margin of error is 5.4%), and the levels above \$150,000 (estimate is 3.3% lower than projected need, and margin of error is about 0.7%). These differences are likely a reflection of lower household incomes due to the recession that began by some accounts at the end of 2007. Assuming the recession won't continue through 2030 and Newberg's economic development strategies are successful, the income projections should hold reasonably accurate for the planning period.

Based on these household income levels, the study assigned future housing needs into housing types: single family attached, single family detached , multi-family, and manufactured homes. These needs are shown in

Table 13- 7.

Two adjustments were made to the Johnson-Gardner residential land need analysis:

- 49 dwelling units displaced by the proposed Newberg-Dundee Bypass were added to the housing need.
- As an efficiency measure, 1 percent of dwellings were allocated to mixed-use developments in non-residential areas, such as upper floor dwellings in commercial areas. This adjustment also provides additional dwelling units for lower income households should the economic recovery not be as strong as projected.

The result is the future housing needs projections shown in

**Table 13- 7: Future Housing Need by Housing Type (number of dwelling units)**

	Single Family		Multi-Family		Manufactured		Mixed-Use	Total
	Detached	Attached	Medium Density	High Density	Parks	Sub-division		
	50%	7%	15%	23%	2%	2%	1%	100%
2010-2030	3,796	531	1,139	1,746	152	152	76	7,592
2031-2040	2,190	307	657	1,007	88	88	44	4,380
Total	5,986	838	1,796	2,754	239	239	120	11,972

Source: Johnson-Gardner, with adjustments as noted.

## V. Land Needs for Housing

### *Housing Types by Comprehensive Plan Designation*

The residential land need is determined by assigning each housing type to a comprehensive plan designation – low density residential (LDR), medium density residential (MDR), and high density residential (HDR). One adjustment was made to the Johnson-Gardner needs analysis: 20% of the planned single family detached units were assigned to the Medium Density Residential district. The results are shown in Table 13- 8.

**Table 13- 8: Housing Types by Plan and Zone Category**

Single Family		Multi-Family		Manufactured		Mixed-Use
Detached	Attached	Medium Density	High Density	Park	Subdivision	
80% LDR 20% MDR	MDR	MDR	HDR	MDR	MDR	COM
80% R-1 20% R-2	R-2	R-2	R-3	R-2	R-2	C-1, C-2, C-3, R-P

Source: Johnson-Gardner

Table 13- 9 presents the 2010-2030 and 2031-2040 housing unit need by comprehensive plan category.

**Table 13- 9: Housing Unit Need by Comprehensive Plan Category 2010-2040**

Plan Designation	Units Needed 2010-2030	Units Needed 2031-2040
LDR	3,037	1,752
MDR	2,733	1,577
HDR	1,746	1,007
COM	76	44
<b>TOTAL</b>	<b>7,592</b>	<b>4,380</b>

## ***Housing Density***

Future residential land need is determined by the development density (dwelling units per gross acre) for the needed housing units. Newberg has traditionally planned for development to occur at 4.4 dwellings/gross acre in the Low Density district, 8.8 dwellings/gross acre in the Medium Density district, and 21.8 dwellings/gross acre in the High Density District<sup>8</sup>. However, recent residential development has occurred at densities less than those planned, particularly in the MDR designation. This is due to a variety of factors. Most importantly, zoning regulations have set the “planned density” as the “maximum density”, thus land will always be developed at or less than the planned density. Other factors have contributed such as greater profitability for single family than multi-family housing, and compound development requirements such as street and open space reserves. This trend does not use land as efficiently as desired, nor does it meet the needs for housing at the expected income levels. The City of Newberg will take steps to encourage development to occur closer to planned densities in each of the residential zoning districts. Steps to be considered are outline in the City of Newberg *Affordable Housing Action Plan*, which is discussed further in Subsection VI on page 17. These steps will lead to a 25% increase in overall residential densities. This is used to determine the future residential land need. Table IV-5 shows the densities that are the basis for determining future residential land needs.

**Table 13- 10: Planned Residential Densities**

<b>Comprehensive Plan District</b>		<b>Recent Trends</b>	<b>Planned Density</b>
<b>Single-Family</b>	<b>Units/Gross Acre</b>	3.6	4.4
	<b>Avg Lot Size</b>	9,800 sf	7,500 sf
<b>Med Density Multi-Family</b>	<b>Units/Gross Acre</b>	5.8	9
	<b>Type</b>	Single Family	Townhouses and duplexes
<b>High Density Multi-Family</b>	<b>Units/Gross Acre</b>	15.4	16.5
	<b>Type</b>	2 story apts with surface parking	2-3 story apts with surface parking
<b>Average</b>	<b>Units/Gross Acre</b>	5.4	6.8
	<b>Units/Net Acre</b>	6.8	8.5

## ***Residential Land Need***

The total amount of residential land needed for housing was calculated by dividing the dwelling units needed by the planned residential densities. The total buildable residential land needs through 2010-2040 are shown in Table 13- 11.

<sup>8</sup> These densities consider that 25% of the land is within right-of-way, utilities, open space, or unbuildable areas.

**Table 13- 11: Buildable Residential Land Needs**

Plan Designation	Target Density (du/gross ac.)	Dwelling Units Needed (2010-2030)	Buildable Acres Needed (2010-2030)	Dwelling Units Needed (2031-2040)	Buildable Acres Needed (2031-2040)
LDR	4.4	3,037	690	1,752	398
MDR	9	2,733	304	1,577	175
HDR	16.5	1,746	106	1,007	61
<b>Total</b>		<b>7,516</b>	<b>1,100</b>	<b>4,336</b>	<b>634</b>

### *Residential Land Need and Supply*

Comparing the residential land need the current supply, Newberg has a deficit of residential land to meet needs through 2030 in all residential categories. It also has a deficit of land within the URA to meet the needs from 2031-2040. Table 13- 12: Buildable Residential Land Needs vs. Supply compares the amount of residential land with the available supply.

**Table 13- 12: Buildable Residential Land Needs vs. Supply**

Plan Designation	Buildable Acres Needed 2010-2030	Buildable Acres in UGB (2009)	Surplus (Deficit) for 2010-2030	Buildable Acres Needed 2031-2040
LDR	690	585	(105)	398
MDR	304	132	(172)	175
HDR	106	45	(61)	61
<b>Total</b>	<b>1,100</b>	<b>762</b>	<b>(338)</b>	<b>634</b>

## **VI. Other Aspects of Housing Needs**

### *Affordable Housing*

Like many communities in our nation, Newberg has an affordable housing problem. Many of its citizens spend too much of their income on housing. The recent burst of the housing bubble has reduced this pressure and has made the cost of home ownership relatively more affordable. However, given the strong future growth predicted for the Newberg and the Portland region, given Oregon’s strong regulatory environment on land for housing, there is little reason to believe that future trends will provide significant relief to our community’s housing affordability issue.

There are many reasons for Newberg to be concerned about affordable housing. Perhaps foremost, it is the right thing to do. All hardworking people should be able to live in safe, decent housing and still have enough money for groceries and other basic necessities. Everyone needs a stable home to succeed in life, especially children. In addition, affordable housing for all income levels is important to our local economy. Attracting and retaining a good workforce is one of the most difficult challenges any business faces if it is to remain competitive. Poor housing availability in a community makes this a very difficult task. Those who live here contribute to the local economy by shopping and patronizing local businesses. Also, a lack of affordable housing can have a negative effect on the environment and our quality of life. If a local housing stock cannot accommodate the needs of a community's employees, then those folks will live outside of Newberg and commute to work, thereby affecting our air quality and adding to our existing traffic congestion. Finally, affordable housing can build social capital in the community. Those who live and work in Newberg can invest themselves in many ways, such as volunteering to be firefighters, police reserves, helping at their church or civic club, or simply picking up litter or helping their neighbors. Such volunteering is less likely when you commute two hours every day to a home outside the community.

If recent housing construction trends continue into future, affordable housing in Newberg will likely continue to be a significant issue.

The Committee began meeting in July 2008. The Committee reviewed a broad range of actions that could be taken to encourage affordable housing in Newberg. The Committee developed a plan that includes actions considered to be appropriate for implementation within our community at this time.

The plan identified seven actions the community could take to ensure adequate affordable housing is available.

- Amend Newberg Comprehensive Plan Goals and Policies
- Retain the existing supply of affordable housing
- Insure an adequate land supply for affordable housing
- Change development code standards
- Amend the development fee schedule
- Develop and support public and private programs
- Strengthen economic development efforts

Figure 13- 8 on page 19 shows that little if any recent construction was available to low and very-low income families and individuals. In recognition of this, the Newberg City Council established the Affordable Housing Ad Hoc Committee. The Committee's charge was to "...identify and recommend tools appropriate for the Newberg community that are intended to encourage the development of housing for working families."

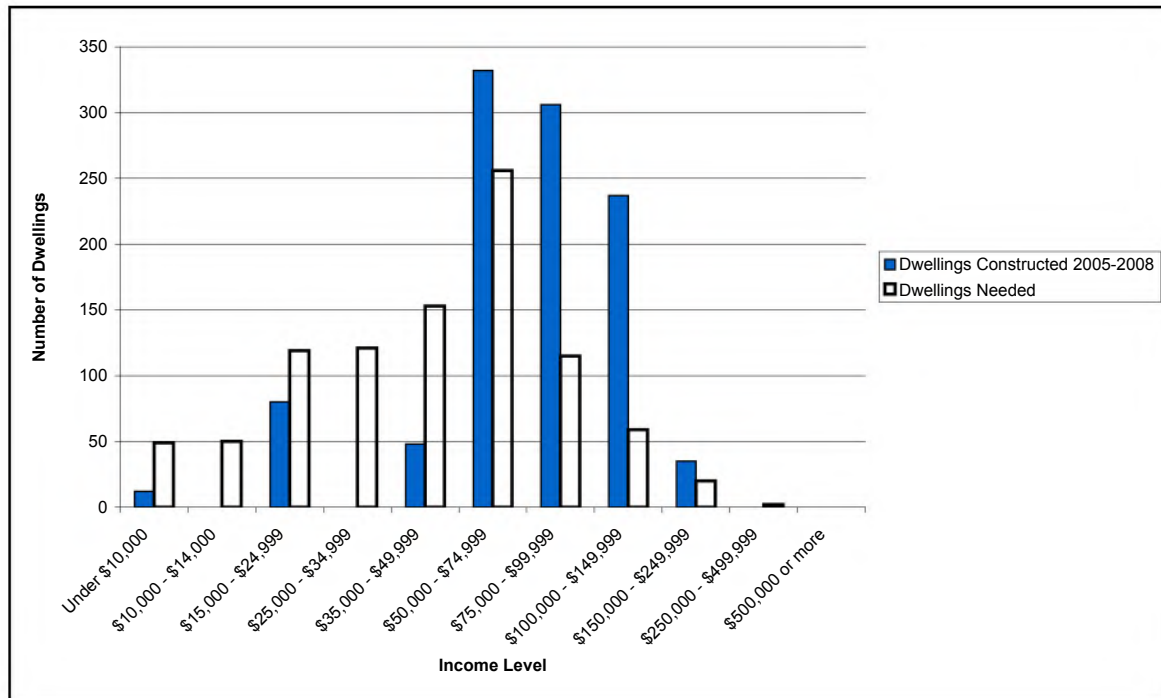
The Committee began meeting in July 2008. The Committee reviewed a broad range of actions that could be taken to encourage affordable housing in Newberg. The Committee developed a plan<sup>9</sup> that includes actions considered to be appropriate for implementation within our community at this time.

The plan identified seven actions the community could take to ensure adequate affordable housing is available.

- Amend Newberg Comprehensive Plan Goals and Policies
- Retain the existing supply of affordable housing
- Insure an adequate land supply for affordable housing
- Change development code standards
- Amend the development fee schedule
- Develop and support public and private programs
- Strengthen economic development efforts

<sup>9</sup> City of Newberg, *Affordable Housing Action Plan*, May 4, 2009

**Figure 13- 8: Newberg Housing Constructed 2005-2008 by Affordability Level Compared to Comprehensive Plan Projected Need**



The Newberg City Council accepted the plan on May 4, 2009. By following the actions contained in the plan, the community can meet its affordable housing needs for the planning period.

### ***Manufactured Housing***

As noted above, manufactured housing comprises an important part of Newberg’s current and future housing stock.

### **Mobile home or manufactured dwelling parks**

According to ORS 197.480, local governments must determine needs for manufactured dwellings in parks, and zone sufficient land to allow manufactured dwelling parks in zones that allow 6 to 12 dwelling units per acre. The inventory must consider manufactured dwelling parks in commercial, industrial, or high density residential areas that could be displaced by more intense developments.

Manufactured home parks are an allowed use in the R-2 (Medium Density Residential) Zone and a conditional use in the R-3 (High Density Residential) Zone. Medium Density Residential allows dwelling units up to 9 units per gross acre. High Density Residential allows dwelling units up to 21.8 units per gross acre, but does allow manufactured home parks in the 6 to 12 dwelling unit per acre range. Therefore all parks in the R-2 zone and R-3 zones are zoned appropriately, and should not be planned to be displaced.

In 2009, Newberg had nine mobile home or manufactured dwelling parks with a total of 672

spaces. All are located in medium density residential districts except Sunrise Estates (50 units), which is located in a high density residential district. Thus, all parks are zoned appropriately, and no parks need to be planned to be displaced. The Newberg *Affordable Housing Action Plan* recommends taking actions to encourage the long term retention of existing parks.

### **Manufactured homes on individual lots**

According to ORS 197.314, manufactured homes must be allowed in all areas zoned for single-family residential uses. Such homes may be allowed with certain limitations on size and design. Newberg has adopted zoning rules that comply with these standards.

### ***Government assisted housing, farmworker housing***

ORS 197.314 requires government assisted housing and farmworker housing to be allowed on basically the same terms as other single or multifamily housing. Newberg has not identified a specific need for these types of housing, though both types of housing are allowed in Newberg and could be sited on residentially zoned land. Newberg's codes comply with these laws.

### ***Group Housing***

According to ORS 197.665, group care homes ("residential homes" housing five or fewer individuals) must be permitted in any residential or commercial zone that allows a single-family dwelling. ORS 197.667 requires that group care facilities ("residential facilities" housing six to fifteen individuals) be allowed in any zone where multifamily residential uses are allowed, and be a conditional use in any zone where multifamily residential uses are allowed. Newberg amended its Development Code to comply with these statutes.

The Federal Fair Housing Act and court rulings also require local governments to allow groups of disabled individuals living together under the same terms as similar groups of non-disabled persons. Newberg amended its zoning regulations to comply with this standard.

### ***Ending Homelessness***

In 2009, Yamhill County adopted its *Ten Year Ending Homelessness Plan*. The goal of the plan is not to manage homelessness in the County, but to end it. The plan lists ten actions to achieve this goal.

Action Step 1: Complete full countywide homeless count review and update strategies and goals of the 10-Year Plan

Action Step 2: Adopt Housing First Strategy

Action Step 3: Stop Discharging People into Homelessness

Action Step 4: Improve Outreach to Persons Experiencing Homelessness

Action Step 5: Preserve and Increase the Supply of Affordable Housing in Yamhill County

Action Step 6: Review and Change Development Policies to Encourage Affordable Housing Development

Action Step 7: Prevent Homelessness Before it Starts

Action Step 8: Expand Economic Opportunities

Action Step 9: Improve and Better Assess Homelessness and Housing Data  
Action Step 10: Promote Housing and Homelessness Education

The Newberg community can and should participate in these efforts. Implementing Newberg's Affordable Housing Action plan will assist with many of these steps, including Step 5 (increasing the supply of affordable housing), Step 6 (Changing Development Policies), Step 7 (Preventing homelessness).

## VII. Actions Needed

In order to meet the housing needs determined above, Newberg and others will need to take the following actions:

1. Designate sufficient land with the Urban Growth Boundary to meet the identified land needs above. Where appropriate, some land within the 2009 Urban Growth Boundary might be redesignated to meet some of this need. In large part, the unmet land needs would need to be met by amending the Urban Growth Boundary and designating sufficient buildable land to 20-year needs.
2. Include sufficient land within the urban reserve area to meet needs beyond UGB planning period.
3. Provide zoning and development regulations that allow and encourage development near the planned densities.
4. Provide public facilities and services necessary to serve residential land.
5. Implement the actions recommended in the Newberg *Affordable Housing Action Plan* as appropriate.
6. Assist in implementing the Yamhill County *Ten Year Ending Homelessness Plan*.

## VIII. Conclusion

Newberg can provide for diversity in the type, density and location of housing within the City. By conscientious action, Newberg can ensure there is an adequate supply of housing units to meet the needs of City residents of various income levels and housing needs. With proper planning, Newberg can encourage affordable housing for residents below the median income.

## Documents Referenced

Ad Hoc Committee on Newberg's Future, *Report to Newberg City Council*, July 21, 2005  
City of Newberg, *Affordable Housing Action Plan*, May 4, 2009  
City of Newberg, *Buildable Lands Inventory*, November 2009  
Edmonston, Barry - Director, Population Research Center, Portland State University, Portland, Oregon. *Population Projection for Newberg, Yamhill County, Oregon: 2000 to 2040*, March 25, 2004.  
Johnson-Gardner, The Benkendorf Associates Corporation, *Newberg Housing and Residential Land Needs Report*, June 30, 2004.  
Michael Brandt, Yamhill County Planning Director, letter to Barton Brierley, Newberg Planning and Building Director, October 31, 2006.  
Yamhill County, Oregon, *Ten Year Ending Homelessness Plan*, June 29, 2009

# Exhibit B to Ordinance 2010-2724

## Proposed Comprehensive Plan Amendments

### Housing and Institutional Land Needs

The following are revisions to the Comprehensive Plan Land Need and Supply section. Addition to the text are shown as underlined, deletions are shown as ~~strikethrough~~.

*SECTION 1 – Amend the LAND NEED AND SUPPLY Section B as follows:*

#### **B. HOUSING AND RESIDENTIAL LAND NEEDS**

##### **1. Housing Needs.**

In order to determine the amount of residential land needed, Newberg used Johnson Gardner to create a Housing Needs Analysis. That analysis examined the demographic, housing cost, and household income data for the City of Newberg to determine the need for specific housing types: single-family, multi-family, and manufactured homes. Two adjustments were made to the Johnson Gardner residential land need analysis:

- ~~Development projects that were in the land use approval process during the preparation of the needs analysis were subtracted from the overall 2005-2025 need.~~
- 49 dwelling units displaced by the proposed Newberg-Dundee Bypass were added to the housing need.
- As an efficiency measure, 1 percent of dwellings were allocated to mixed-use developments in non-residential areas, such as upper floor dwellings in commercial areas.

The result is the future housing needs projections shown in Table IV-2.

**Table IV-2. Future Housing Need by Housing Type (number of dwelling units)**

	Single Family		Multi-Family		Manufactured		Total
	Detached	Attached	Medium Density	High Density	Parks	Subdivision	
	50%	7%	15%	23%	2%	2%	100%
<b>2005 to 2025</b>	3,377	492	1,022	1,533	140	140	6,704
<b>2026 to 2040</b>	3,234	471	978	1,467	135	135	6,420
<b>Total</b>	6,611	963	2,000	3,000	275	275	13,124

Source: Johnson Gardner

**Table IV-2. Future Housing Need by Housing Type (number of dwelling units)**

	Single Family		Multi-Family		Manufactured		Mixed-Use	Total
	Detached	Attached	Medium Density	High Density	Parks	Sub-division		
	50%	7%	15%	23%	2%	2%	1%	100%
<b>2010-2030</b>	3,796	531	1,139	1,746	152	152	76	7,592
<b>2031-2040</b>	2,190	307	657	1,007	88	88	44	4,380
<b>Total</b>	5,986	838	1,796	2,754	239	239	120	11,972

Source: Johnson Gardner

The residential land need is determined by assigning each housing type to a comprehensive plan designation – low density residential (LDR), medium density residential (MDR), and high density residential (HDR) (Table IV-3).

**Table IV-3. Housing Types by Plan and Zone Category**

Single Family		Multi-Family		Manufactured		Mixed-Use
Detached	Attached	Medium Density	High Density	Park	Subdivision	
80% LDR 20% MDR	MDR	MDR	HDR	MDR	LDR MDR	COM
80% R-1 20% R-2 †	R-2	R-2	R-3	R-2	R-2 †	C-1, C-2, C-3, R-P

Source: Johnson Gardner

Table IV-4 presents the 2010-2030 2025 and 2031-2040 housing unit need by comprehensive plan designation.

**Table IV-4. Adjusted Housing Unit Need**

Plan Designation	Units Needed 2005-2025	Units Needed 2026-2040
LDR	2,691	3,234
MDR	1,556	1,719
HDR	1,473	1,467
<b>TOTAL</b>	<b>5,720</b>	<b>6,420</b>

Plan Designation	Units Needed 2010-2030	Units Needed 2031-2040
LDR	3,037	1,752
MDR	2,733	1,577
HDR	1,746	1,007
COM	76	44
<b>TOTAL</b>	<b>7,592</b>	<b>4,380</b>

**2. Planned Residential Densities**

Table IV-5 below shows the recent trends for residential density, as reported by the Ad Hoc Committee on Newberg’s Future (2005). The Table shows the planned residential densities per the Newberg Comprehensive Plan housing element. The plan is for a 25% increase in residential densities from recent trends.

**Table IV-5. Planned Residential Densities**

		<b>Recent Trends</b>	<b>Planned Density</b>
<b>Single Family</b>	<u>Units/Gross Acre</u>	3.6	4.4
	<b>Average Lot Size</b>	9,800 sf	8,000/7,500 sf
<b>Med Density Multi-Family</b>	<u>Units/Gross Acre</u>	5.8	9
	<b>Type</b>	Single Family	Townhouses and Duplexes
<b>High Density Multi-Family</b>	<u>Units/Gross Acre</u>	15.4	16.5
	<b>Type</b>	2 story apts with surface parking	2-3 story apts with surface parking
<b>Average</b>	<u>Units/Gross Acre</u>	<u>5.4</u>	<u>6.8</u>
	<u>Units/Net Acre</u>	6.8	<u>8.5</u> <del>3</del>

**3. Residential Land Need**

The total amount of residential land needed for housing was calculated by dividing the dwelling units needed by the planned residential densities. The total buildable residential land needs through 2025 2030 and 2040 are shown in Table IV-6.

**Table IV-6. Buildable Residential Land Need**

<b>Plan Designation</b>	<b>Density (du/ac.)</b>	<b>Dwelling Units Needed (2005-2025)</b>	<b>Buildable Acres Needed (2005-2025)</b>	<b>Dwelling Units Needed (2026-2040)</b>	<b>Buildable Acres Needed (2026-2040)</b>
<b>LDR</b>	4.4	2,691	612	3,234	735
<b>MDR</b>	9	1,556	173	1,719	191
<b>HDR</b>	16.5	1,473	89	1,367	83
<b>Total</b>		<b>5,720</b>	<b>874</b>	<b>6,320</b>	<b>1,009</b>

<b>Plan Designation</b>	<b>Target Density (du/gross ac.)</b>	<b>Dwelling Units Needed (2010-2030)</b>	<b>Buildable Acres Needed (2010-2030)</b>	<b>Dwelling Units Needed (2031-2040)</b>	<b>Buildable Acres Needed (2031-2040)</b>
<b>LDR</b>	4.4	3,037	690	1,752	398
<b>MDR</b>	9	2,733	304	1,577	175
<b>HDR</b>	16.5	1,746	106	1,007	61
<b>Total</b>		<b>7,516</b>	<b>1,100</b>	<b>4,336</b>	<b>634</b>

#### 4. Residential Land Need and Supply

Comparing the residential land need the current supply, the City has a deficit of residential land to meet needs through 2030~~2025~~ in all residential categories. It also has a deficit of land within the URA to meet the needs from 2026-2040 2031-240. Table IV-7 compares the amount of residential land with the available supply.

**Table IV-7: Buildable Residential Land Needs vs. Supply**

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

<b>Plan Designation</b>	<b>Buildable Acres Needed 2010-2030</b>	<b>Buildable Acres in UGB (2009)</b>	<b>Surplus (Deficit) for 2010-2030</b>	<b>Buildable Acres Needed 2031-2040</b>
<b>LDR</b>	690	585	(105)	398
<b>MDR</b>	304	132	(172)	175
<b>HDR</b>	106	45	(61)	61
<b>Total</b>	<b>1,100</b>	<b>762</b>	<b>(338)</b>	<b>634</b>

*SECTION 2 – Amend the LAND NEED AND SUPPLY Section E as follows:*

#### E. INSTITUTIONAL LAND SUPPLY AND NEED

Newberg has estimated the land need for public and quasi-public institutional uses based on consultation with the Newberg School District, the Chehalem Park and Recreation District, Portland Community College, George Fox University, private schools, and per capita needs based on the future population forecast (Table IV-12).<sup>1</sup>

**Table IV-13. Summary of Institutional Land Needs (buildable acres)**

<b>Category</b>	<b>2025 2010-2030</b>	<b>2040</b>
Schools	85 <u>128</u> acres	105
Parks	85 <u>115</u> acres	115
Other	79 <u>96</u> acres	128
<b>Total</b>	<b>249 <u>339</u> acres</b>	<b>348</b>

School needs for the 2010-2030 period include needs for one alternative high school (3-5 acres), two elementary schools (10-12 acres), one middle school (redevelop approximately 8 acres of existing 16 acre site), one high school and academic campus (30-50 acres), one or more private schools (30 acres), George Fox University athletic facilities (22 acres on currently owned site), and a Portland Community College Campus (15 acres). Veritas owns a site for a school on North College Street (5 buildable acres), George Fox University owns the athletic field site (22 acres), and Portland Community College has acquired a site

<sup>1</sup> Ad Hoc Committee on Newberg’s Future (2005), Report to Newberg City Council

for its campus (15 acres). As an efficiency measure, total land needs were calculated using the low end of each range, effectively reducing land needs by 15 to 20%.

Parks needs for the 2010-2030 period include needs for four to six new neighborhood parks, two to three community parks, and one city-wide park. Chehalem Park and Recreation District owns one site along Hess Creek at the end of Corinne Drive for either a large neighborhood park or small community park. The old landfill site in the riverfront area could meet the need for a city-wide park.

Other institutional needs include needs for city and public facilities, religious institutions, cemeteries, and miscellaneous private facilities. City and public facilities needs include needs for water and wastewater plant expansions, reservoirs, fire and police stations, and park and ride lots. Needs for City and public facilities include 45 acres for the 2010-2030 period. Newberg recently purchased a parcel with approximately 13 buildable acres for a wastewater treatment plant expansion, an animal shelter, and a possible public works yard.

Needs for religious institutions, cemeteries, and other private institutions were projected based on current land to population ratios. Religious institutions are projected to need 44 acres for the period 2010-2030. Cemeteries and private facilities are projected to need 7 acres for the period 2010-2030.

Public and semi-public institutions (schools, parks, churches, etc.) are often located in or near residential neighborhoods. These facilities are often developed on residential land and are only zoned for public uses after they have been acquired by the institution for a specific purpose. Newberg has not designated specific parcels for future institutions without the consent of the property owner and/or the institution. At the same time, Newberg needs to ensure an adequate supply of land for future growth of the community as complete neighborhoods with housing, parks, schools and churches. In order to provide an adequate supply of land, some of the institutional uses may locate on infill sites within the UGB and would take away from the residential or other land supply. Additional unmet need will have to be satisfied in the future growth.

For the 2031-2040 period, institutional needs were projected simply by extending the same ratio of land to population as projected for the 2010-2030 period.

**Table IV-14. 2031-2040 Institutional Land Needs (Buildable Acres)**

<u>Projected population growth 2010-2030</u>	<u>18,373</u>
<u>Institutional land needs 2010-2030</u>	<u>339 acres</u>
<u>Institutional land needs per 1,000 population</u>	<u>18.5 acres</u>
<u>Projected population growth 2030-2040</u>	<u>11,227</u>
<u>Projected institutional land needs 2030- 2040</u>	<u>207 acres</u>

**SECTION 3 – Amend the LAND NEED AND SUPPLY Section F as follows:**

**F. SUMMARY OF LAND NEEDS**

Table IV-15 summarizes the future land needs for the Newberg urban area.

**Table IV-14. Future Land Needs and Supply, Newberg Urban Area**

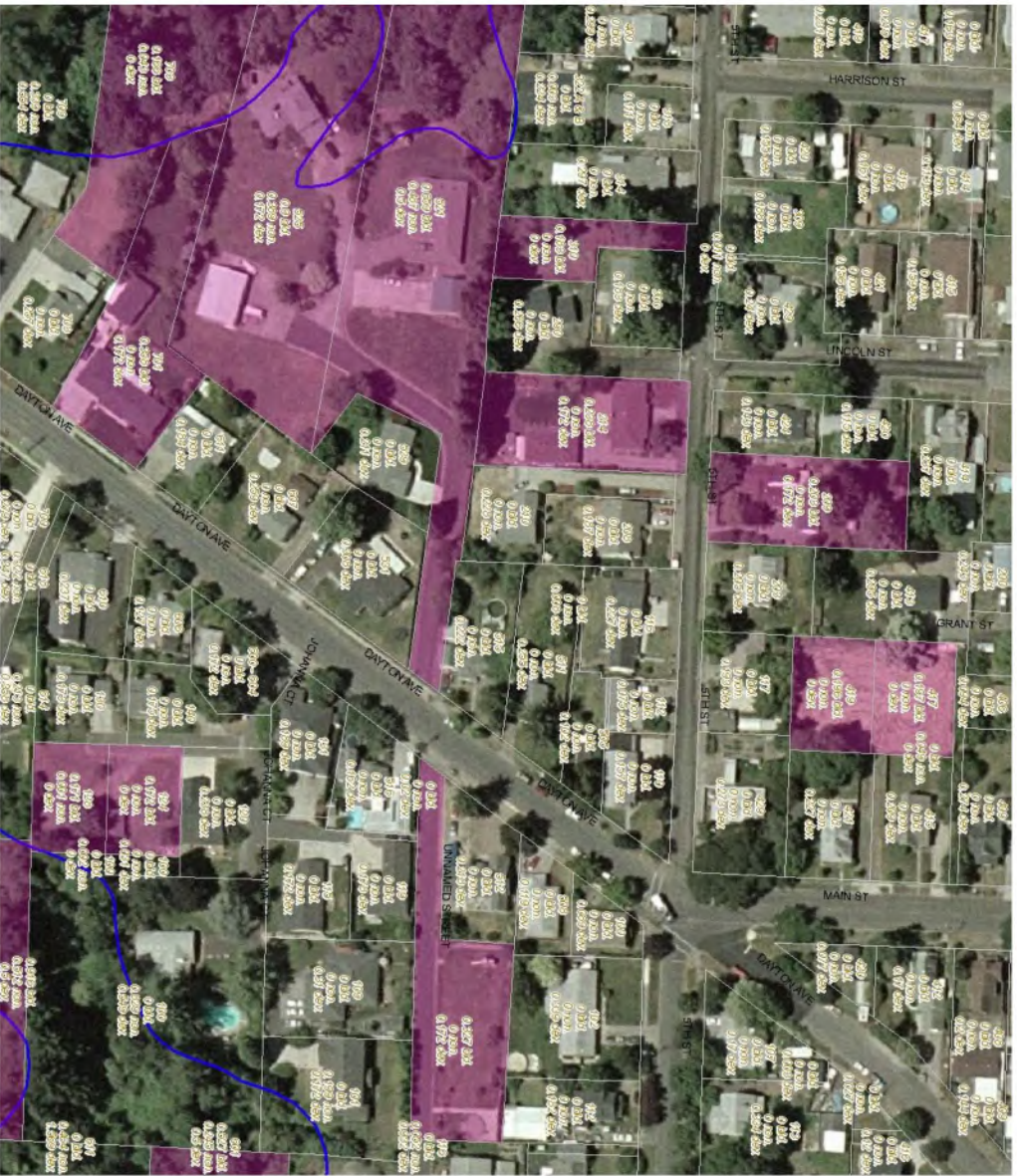
<b>Plan Designation</b>	<b>Buildable Acres Needed 2005-2025</b>	<b>Buildable Acres in UGB (2004)</b>	<b>Surplus (Deficit) for 2005-2025</b>	<b>Buildable Acres Needed 2026-2040</b>	<b>Buildable Acres In URA (2004)</b>	<b>Surplus (Deficit) 2026-2040</b>
<b>LDR</b>	612	359	(253)	735		
<b>MDR</b>	173	142	(31)	191		
<b>HDR</b>	89	13	(76)	83		
<b>COM</b>	111	105	(6)	109		
<b>IND</b>	50	99	49	37		
<b>IND (Large Site)</b>	100	60	(40)	120		
<b>P</b>	85	0	(85)	115		
<b>I, PQ, or other Inst.</b>	164	0	(164)	233		
<b>Total</b>	<b>1,384</b>	<b>778</b>	<b>(606)</b>	<b>1,623</b>	<b>467</b>	<b>(1,156)</b>

**Table IV-15: Future Land Needs and Supply, Newberg Urban Area**

<b>Use Type</b>	<b>Buildable Acres Needed 2010-2030</b>	<b>Buildable Acres in UGB (2009)</b>	<b>Surplus (Deficit) for 2010-2030</b>	<b>Buildable Acres Needed 2031-2040</b>	<b>Buildable Acres In URA (2009)</b>	<b>Surplus (Deficit) 2031-2040</b>
<b>Low Density Res.</b>	690	585	(105)	398		
<b>Medium Density Res.</b>	304	132	(172)	175		
<b>High Density Res.</b>	106	45	(61)	61		
<b>Commercial</b>	121	120	(1)	68		
<b>Industrial</b>	183	56	(127)	117		
<b>Parks</b>	115	41	(74)	207		
<b>Institutional</b>	224	92	(132)			
<b>Total</b>	<b>1,743</b>	<b>1,071</b>	<b>(672)</b>	<b>1,027</b>	<b>381</b>	<b>(646)</b>



# Buildable Lands Inventory



Prepared by Newberg Planning and Building Division  
*Data as of November 2009*

## **Newberg Buildable Lands Inventory**

The Newberg Buildable Lands Inventory is maintained using a GIS data base. All land within the Newberg UGB and urban reserve area within designated tax lots is classified as either buildable, non-buildable, or developed according to the following definitions. Land not within tax lots, such as street right-of-ways and the Willamette River is not inventoried.

### **Buildable (excluding employment land)**

For residential and other non-employment land, the following lots or portions of lots are considered “buildable”

- Lots or portions of lots not classified as “non-buildable” or “developed” below.
- A lot without generally sound structures, parking areas, actively used and maintained recreation areas, or other uses.
- That portion of a lot not developed for other uses, including a portion of a non-residential or multi-family lot not used or required for landscaping, lot coverage, parking, setbacks or other uses.
- Lots in agricultural use, excluding areas with generally sound structures.

### **Buildable (for employment land)**

Employment land includes lots that have any “Industrial” or “Commercial” comprehensive plan designation. This includes land in the “Employment” Springbrook District, specific plan industrial or commercial districts, and land in the MIX comprehensive plan district zoned industrial or commercial, or Residential-Professional where the last known intended use is primarily an employment use. It includes Public/Quasi-Public land designated land with commercial or industrial zoning, or with an institutional zone near Providence Newberg Medical Center. It excludes publicly owned properties intended for city facilities such as the wastewater treatment plant expansion.

For employment land, the term “buildable land” is consistent with the terms defined in OAR 660-009-0005 as “total supply” of “vacant” or “developed” employment land that is “suitable” and “serviceable.” It includes lots that are:

- equal to or larger than one half-acre not currently containing permanent buildings or improvements; or
- between one-half and five acres that are likely to be redeveloped during the planning period; or
- equal to or larger than five acres where less than one half-acre is occupied by permanent buildings or improvements.

## **Non-buildable**

Non-buildable lands include lots or portions of lots as follows:

- All lands with greater than 25 percent slope (or over 10 percent for employment lands).
- Land within the Stream Corridor (SC) subdistrict, which includes land within the 100-year flood plain.
- Street and railroad right-of-ways that had tax lot numbers assigned.
- Permanent open space.
- Vacant lots less than 0.05 acres, except platted residential lots.
- Lots or portions of lots that, because of odd shape, topography, irregular placement of buildings, or limited accessibility could not be readily developed if urban services were available.
- Lots or portions of lots within the Newberg-Dundee Bypass corridor (Alternative Modified 3J), as shown on the “build design alternatives options” published by ODOT August 2008 and found at [www.newbergdundeebypass.org](http://www.newbergdundeebypass.org).

## **Developed**

Developed land includes lots or portions of lots as follows:

- Residential lots with less than twice the minimum lot size with generally sound structures on them.
- Residential lots with single family dwellings less than twice the minimum lot size: The developed area is either 0.172 ac. (7500 sf), or the actual developed area of the lot determined by aerial photography, including the house and substantial buildings, actively used yards and enclosed areas immediately surrounding the structures, and parking areas.
- The actual developed area of non-residential or multi-family lots as determined by aerial photography or site plans, including the substantial buildings, parking areas, landscaped areas, and storage areas.
- Cemeteries.
- Park land, public and quasi-public buildings and land that has been developed and is under active use, such as play fields.
- Developed portions of the Sportsman Airpark.
- Parking lots.
- Land where a building or other permit is issued allowing development of the property. If the permit is not acted on and expires, the inventory returns the land to “buildable”.

## Newberg Buildable Lands Inventory

Summary Table

November, 2009

Use Type	Buildable Acres As of November 2009	Comprehensive Plan Designations Included
Low Density Res.	585	LDR, LDR/1A, LDR 6.6, LDR/RD, LDR/SP, SD/LDR
Medium Density Res.	132	MDR, MDR/RD, SD/MRR, MDR/SP
High Density Res.	45	HDR, HDR/SP, SD/V (portion allocated to residential)
Commercial	120	COM, SD/V (portion allocated to commercial), SD/NC, SD/H, COM/RD, COM/SP, MIX (Zoned C-2), MIX/SP (portion allocated to commercial)
Industrial	56	IND, IND/RD, SD/E, MIX (Zoned M-1 or M-2)
Parks	41	P, P/RD, buildable land owned by CPRD in other districts
Public/Quasi-Public	92	PQ, buildable land in other districts owned by public agency other than CPRD and intended for institutional uses
<b>UGB Total</b>	<b>1,071</b>	
Urban Reserve	<b>381</b>	



TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3218BA 00400	2201 CHEHALEM DR N	2.018	LDR	VLDR1			0.172	1.846	0
3218BA 00301	CHEHALEM DR N	1.52	LDR	VLDR1			0.172	1.348	0
3219DB 04690	GARFIELD S / SEVENTH E	1.929	MDR	R-2			0.5	0.916	0.512
3219AC 05702	DAYTON AVE	0.499	LDR	R-1			0.172	0.327	0
3219AC 06500	521 DAYTON AVE	1.646	LDR	R-1		LDR9000	0.5	0.659	0.487
3208 04300	3201 ASPEN WAY N	20.072	SD/LDR	SD/LDR			0.3	19.772	0
3207AA 01400	909 CAMELIA DR E	0.864	LDR	VLDR1			0.172	0.692	0
3207AA 01701	GARDEN DR N	0.392	LDR	VLDR1			0	0.392	0
3207 00300	4101 TERRACE DR N	2.7	LDR	AF10			0.172	2.528	0
3207AA 01704	NORTH VALLEY ROAD	0.564	LDR	VLDR1			0	0.564	0
3207AA 01703	NORTH VALLEY ROAD	0.532	LDR	VLDR1			0.172	0.36	0
3207AA 01600	4108 GARDEN DR N	0.502	LDR	VLDR1			0.172	0.33	0
3207 00600	25300 NORTH VALLEY ROAD	13.4	LDR	AF10			0.172	12.258	0.97
3207 00700	25240 NORTH VALLEY ROAD	6.779	LDR	AF10			0.172	5.946	0.661
3207 00900	25005 NORTH VALLEY ROAD	10.778	PQ	AF10			0	10.778	0
3207 00800	25020 NORTH VALLEY ROAD	5.11	LDR	AF10			0.8	4.293	0.017
3207AA 00701	TERRACE DR N	0.414	LDR	VLDR1			0.172	0.242	0
3207AA 00800	4009 GARDEN DR N	0.414	LDR	VLDR1			0.172	0.242	0
3207 00400	4009 TERRACE DR N	2.114	LDR	AF10			0.172	1.896	0.046
3207AA 00700	TERRACE DR N	0.413	LDR	VLDR1			0.172	0.241	0
3207AA 00900	4001 GARDEN DR N	0.413	LDR	VLDR1			0.172	0.241	0
3207 00500	3805 TERRACE DR N	7.716	LDR	R-1			0.172	7.487	0
3207AA 00600	3916 TERRACE DR N	0.412	LDR	VLDR1			0.172	0.24	0
3207AA 01000	808 CAMELIA DR E	0.413	LDR	VLDR1			0.172	0.241	0
3207AA 01200	900 CAMELIA DR E	0.441	LDR	VLDR1			0.172	0.269	0
3207AA 01702	NORTH VALLEY ROAD	0.538	LDR	VLDR1			0.172	0.366	0
3207AD 00100	COLLEGE N	0.331	LDR	VLDR1			0	0.331	0
3207AD 00201	COLLEGE N	0.427	LDR	VLDR1			0.172	0.255	0
3207AD 00200	COLLEGE N	0.493	LDR	VLDR1			0.172	0.321	0
3207AA 01300	912 CAMELIA DR E	0.423	LDR	VLDR1			0.172	0.251	0
3207AA 00500	3904 TERRACE DR N	0.412	LDR	VLDR1			0.172	0.24	0
3207AA 01100	3909 GARDEN DR N	0.528	LDR	VLDR1			0.172	0.356	0
3207AD 00400	TERRACE DR N	1.342	LDR	VLDR1			0.172	1.17	0
3207AD 00300	3713 COLLEGE N	0.821	LDR	VLDR1			0.172	0.649	0
3208CB 00700	1318 OAK KNOLL CT	0.326	LDR SP	R-1 SP			0.115	0.211	0
3208BC 00304	1125 / 3701 ALEXANDRA DR	0.185	LDR SP	R-1 SP			0	0.185	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3208BC 00303	3715 KNOLL DR	0.19	LDR SP	R-1 SP			0	0.19	0
3208BC 00307	1025 ALEXANDRA DR	0.169	LDR SP	R-1 SP			0	0.169	0
3208BC 00306	1101 ALEXANDRA DR	0.169	LDR SP	R-1 SP			0	0.169	0
3208BC 00305	1115 ALEXANDRA DR	0.17	LDR SP	R-1 SP			0	0.17	0
3207AD 00900	3612 COLLEGE N	0.567	MDR SP	R-2 SP			0.172	0.395	0
3208 04000	3629 ASPEN WAY N	54.243	SD/LDR	SD/LDR			1.54	49.691	3.031
3208 04100	3413 ASPEN WAY N	12.562	SD/LDR	SD/LDR			0	8.598	3.947
3208 04200	3609 ASPEN WAY N	5.035	SD/LDR	SD/LDR			2	3.035	0
3207AC 00600	3517 COLLEGE N	0.493	LDR	AF10			0.172	0.323	0
3218DC 02800	215 NORTH W	0.598	MDR	R-2			0.172	0.426	0
3219DB 04900	715 DAYTON AVE	0.694	LDR	R-1		LDR9000	0.403	0	0.291
3219DA 00202		0.184	MDR	R-2			0	0.184	0
3218BD 00500	1500 CHEHALEM DR N	1.927	LDR	VLDR1			0.172	1.755	0
3218BD 00900		1.711	LDR	VLDR1			0	1.711	0
3216CA 00200	HADLEY RD N	0.234	LDR	R-1			0	0.234	0
3218DA 02100	1103 MERIDIAN N	3.376	LDR	R-1			0.172	3.203	0
3219DC 03704	LINDGREN DR W	0.852	MDR	R-2			0	0.494	0.358
3217CA 00600	1910 ORCHARD DR	0.208	LDR	R-1			0	0.208	0
3218DB 00605	1121 MARGUERITE WAY	0.4	HDR	R-3			0.115	0.285	0
3219BD 01000	520 THIRD W	3.821	IND	M-2		HI	3.266	0	0.555
3219BD 03790	217 OLD HWY 99W	0.34	MDR	R-2			0	0.338	0.002
3219BD 02400	521 FIFTH W	2.238	LDR	R-1		LDR9000	0	1.65	0.588
3220BC 00200	410 WYNOOSKI	0.421	MDR	R-2			0.172	0.226	0.023
3219AC 06505	525 DAYTON AVE	1.461	LDR	R-1		LDR9000	0.172	0.9	0.389
3207 03202	2900 CRATER LN	0.909	LDR	R-1			0	0.909	0
3207AC 00800	3509 COLLEGE N	0.976	LDR	R-1			0.172	0.808	0
3208 04101	3413 ASPEN WAY N	7.813	SD/LDR	SD/LDR			0	7.19	0.623
3220BD 01202	1518 THIRD E	0.172	HDR	R-3			0.115	0.209	0.628
3208 04500	MOUNTAINVIEW DR E	13.846	SD/LDR	SD/LDR			0	13.846	0
3208 04600	2913 ASPEN WAY N	4.273	SD/LDR	SD/LDR			0.48	3.793	0
3207DD 01500	713 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3207DD 01600	801 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3207DD 01700	805 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3207DD 01800	809 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3209CD 01000	SPRINGBROOK RD N	0.135	SD/H	SD/H			0	0.126	0
3207DB 04600	3000 CRATER LN	0.474	LDR	R-1			0.172	0.302	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3207DB 04700	209 EDGEWOOD DR W	0.826	LDR	R-1			0	0.826	0
3209 02400	3104 ZIMRI DR N	9.401	LDR	AF10			0.172	9.229	0
3207AA 00400	3909 COLLEGE N	0.874	LDR	VLDR1			0.172	0.702	0
3207AA 00490	916 CAMELIA DR E	0.594	LDR	VLDR1			0.172	0.422	0
3207AA 01500	917 CAMELIA DR E	0.45	LDR	VLDR1			0.172	0.278	0
3209 02500	3004 ZIMRI DR N	4.739	LDR	AF10			0.34	4.399	0
3208 04400	MOUNTAINVIEW DR E	31.464	SD/LDR	SD/LDR			0	27.627	3.835
3207AD 00700	3720 COLLEGE N	2.829	LDR	VLDR2.5			0.172	2.657	0
3208BC 00300	1010 MADISON DR	0.222	LDR SP	R-1 SP			0	0.222	0
3208BC 00301	1100 MADISON DR	0.451	LDR SP	R-1 SP			0.115	0.336	0
3207 03201	2900 CRATER LN	1.215	LDR	R-1			0.172	1.043	0
3208AD 01600	2705 ZIMRI DR N	2.118	SD/LDR	SD/LDR			2.02	0.09800002	0
3208AD 01500	2809 ZIMRI DR N	1.163	LDR	VLDR1			0.172	0.991	0
3207 04100	2709 CHEHALEM DR N	4.779	MDR	AF10			0.172	2.828	1.779
3207DD 00500	2808 COLLEGE N	0.409	LDR	R-1			0	0.409	0
3207DD 00303	902 HENRY ROAD E	0.558	LDR	R-1			0.172	0.386	0
3208 03601	1216 HENRY ROAD E	1.911	SD/LDR	SD/LDR			0	1.911	0
3208 03600	HENRY ROAD E	27.773	SD/LDR	SD/LDR			0	27.738	0
3208 03700	1317 MOUNTAINVIEW DR E	10.434	SD/LDR	SD/LDR			0.4	10.036	0
3208 03900	1421 MOUNTAINVIEW DR E	18.75	SD/LDR	SD/LDR			0	17.967	0.783
3208AD 01700	ZIMRI DR N	1.105	SD/LDR	SD/LDR			0	1.105	0
3207DD 00600	2712 COLLEGE N	0.437	LDR	R-1			0.172	0.265	0
3208 04700	MOUNTAINVIEW DR E	14.232	SD/LDR	SD/LDR			0	14.232	0
3207 04000	2605 CHEHALEM DR N	4.779	MDR	AF10			0.172	4.561	0.046
3209CD 00100	3709 SPRINGBROOK RD N	4.902	SD/H	SD/H			0	4.902	0
3209 03000	29100 BENJAMIN RD NE	3.501	SD/LDR	SD/LDR			0.57	2.891	0.04
3207 03900	2505 CHEHALEM DR N	4.779	MDR	AF10			0.172	4.607	0
3209 02702	PUTNAM RD NE	19.865	SD/LDR	SD/LDR			0	19.865	0
3217BC 00601	1701 VILLA RD	0.479	LDR	R-1	MDR	R-2	0.172	0.307	0
3209CD 00800	2525 ALLISON LN	0.513	SD/H	SD/H			0.313	0.2	0
3207DD 02700	712 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3207DD 02600	800 GREEN VALLEY DR	0.511	LDR	R-1			0.172	0.339	0
3207DD 02500	804 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3217 03600		1.117	IND	RP LU	SD/E	SD/E	0.921	0.196	0
3216BB 00400	3113 CRESTVIEW DR	11.915	SD/E	SD/E	SD/V	SD/V	3.8	8.115	0
3217BA 01804		0.299	LDR	R-1			0	0.299	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3217BC 00610	1709 VILLA RD	0.45	MDR	R-2			0.172	0.278	0
3209 02690		7.759	SD/E	SD/E	SD/V	SD/H	0	7.759	0
3217BA 00600	2304 ALICE WAY N	0.538	MDR	R-2			0.27	0.268	0
3217AD 00200	1900 EMERY DR N	0.405	LDR	R-1			0.172	0.233	0
3218BD 00200	416 COLUMBIA DR W	1.549	LDR	VLDR1			0.172	1.377	0
3218BD 00100	400 COLUMBIA DR W	1.406	LDR	VLDR1			0.172	1.234	0
3218AC 01200	316 COLUMBIA DR W	1.437	LDR	VLDR1			0.172	0.874	0.391
3218AC 01100	112 COLUMBIA DR W	0.564	LDR	LDR9000			0	0.411	0.153
3217BD 00800	1517 HESS CREEK CT	0.375	LDR	R-1			0.172	0.203	0
3217BD 00900	1521 HESS CREEK CT	0.415	LDR	R-1			0.172	0.243	0
3217BA 00800	2305 ALICE WAY N	1	MDR	R-2			0.34	0.515	0.145
3218AA 02000	512 MELODY LN	0.596	LDR	R-1			0.172	0.424	0
3218AB 01100	2119 CRATER LN N	1.014	MDR	R-2			0.172	0.843	0
3218AB 00600	2120 CRATER LN N	0.664	LDR	VLDR1			0.172	0.492	0
3209 02703	SPRINGBROOK RD N	4.749	SD/V	SD/V	SD/LDR	SD/LDR	0	4.749	0
3209 02701	PUTNAM RD NE	1.896	SD/LDR	SD/LDR			0	1.896	0
3218AB 01001	CHEHALEM DR N	0.974	MDR	VLDR1			0.172	0.802	0
3218AB 01101	CRATER LN N	0.983	MDR	VLDR1			0.172	0.811	0
3220CA 00300	WYNOOSKI	1.834	LDR	R-1	MDR	R-2	0	0.013	1.821
3218AB 00800	CRATER LN N	0.892	LDR	VLDR1			0.172	0.719	0
3217 00100		18.978	SD/LDR	SD/LDR	SD/E	SD/E	0	18.978	0
3216BB 00100	2212 SPRINGBROOK RD N	7.98	SD/V	SD/V	SD/LDR	SD/LDR	0	7.98	0
3216BA 00300	3513 CRESTVIEW DR E	2.338	SD/LDR	SD/LDR			0.34	1.998	0
3218AB 01400	CHEHALEM DR N	0.834	MDR	R-2			0.172	0.663	0
3216BA 00200	3605 CRESTVIEW DR E	4.113	SD/LDR	SD/LDR			0	4.113	0
3216BA 00100	CRESTVIEW DR E	7.458	SD/LDR	SD/LDR			0	7.458	0
3218CA 00702	MAIN N	0.211	LDR	R-1			0	0.211	0
3218AB 01401	CHEHALEM DR N	1.028	MDR	VLDR1			0.172	0.856	0
3218AB 01500	COLUMBIA DR W	2.972	MDR	VLDR1			0.172	2.8	0
3218AB 01600	421 COLUMBIA DR W	2.444	MDR	VLDR1			0.172	2.273	0
3216BB 00200	2102 SPRINGBROOK RD N	0.17	SD/V	SD/V			0	0.17	0
3218AB 01700	2009 CRATER LN N	1.039	MDR	VLDR1			0	1.043	0
3216BB 00201	CRESTVIEW DR E	1.625	SD/V	SD/V			0	1.625	0
3216BB 00202	3301 CRESTVIEW DR E	0.117	SD/V	SD/V			0	0.117	0
3216BB 00203	CRESTVIEW DR E	0.186	SD/V	SD/V			0	0.186	0
3218AA 00200	COLLEGE N	2.388	SD/NC	SD/NC	SD/MRR	SD/MRR	0	2.388	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3216BB 00702	2908 CRESTVIEW DR E	0.397	LDR	R-1			0.172	0.225	0
3216BB 00703	3002 CRESTVIEW DR E	0.441	LDR	R-1			0.172	0.269	0
3217BA 01900	CRESTVIEW CIRCLE	1.12	LDR	R-1			0	0.459	0.661
3216BB 00701	3006 CRESTVIEW DR E	0.44	LDR	R-1			0.172	0.268	0
3216BB 00700	3100 CRESTVIEW DR E	0.512	LDR	R-1			0.172	0.34	0
3216BB 00704	3104 CRESTVIEW DR E	0.48	LDR	R-1			0.172	0.308	0
3216BB 00705	3112 CRESTVIEW DR E	0.474	LDR	R-1			0.172	0.302	0
3216BB 00800	3212 CRESTVIEW DR E	0.17	LDR	R-1			0	0.17	0
3216BB 00801	2015 SPRINGBROOK RD N	0.118	LDR	R-1			0	0.118	0
3218AB 01701	COLUMBIA DR W	1.026	MDR	VLDR1			0	1.026	0
3216BA 00390	3612 CRESTVIEW DR E	0.598	LDR	R-1			0.172	0.426	0
3218AA 03401	1855 COLLEGE N	0.756	MDR	R-2			0.172	0.584	0
3218AB 01702	COLUMBIA DR W	1.034	MDR	VLDR1			0	1.034	0
3216BB 01000	1909 SPRINGBROOK RD N	0.475	LDR	R-1			0.172	0.305	0
3218AA 03500	COLUMBIA DR E	0.581	MDR	R-2			0	0.581	0
3218AA 03501	1815 COLLEGE N	0.372	MDR	R-2			0.172	0.2	0
3217BA 01700	2000 VILLA RD	1.605	LDR	R-1	IND	M-2	0	0.923	0.681
3218AA 03600	COLUMBIA DR E	0.862	MDR	R-2			0.172	0.69	0
3217BC 00200	1404 CRESTVIEW DR E	0.39	MDR	R-2			0.172	0.218	0
3218DB 00102	COLLEGE N	0.306	LDR	R-1			0	0.306	0
3218DB 00101	COLLEGE N	0.224	LDR	R-1			0	0.224	0
3217DC 06800	501 HULET	0.318	COM	C-2			0.129	0.189	0
3220AA 00900	200 ELLIOTT N	3.314	MIX	C-2			2.314	1	0
3219BA 02000	615 FIRST W	0.599	MDR	R-2			0.25	0.353	0
3217BC 00400	1801 VILLA RD	0.379	MDR	R-2			0.172	0.207	0
3217AD 00600	2715 DOUGLAS AVE	0.44	LDR	R-1			0.172	0.268	0
3217BC 00500	1715 VILLA RD	0.379	MDR	R-2			0.172	0.207	0
3229 02200	1301 WYNOOSKI	146.941	IND	HI			123.359	1.6	21.782
3217BC 01812	HOSKINS	0.226	LDR	R-1			0	0.226	0
3218AC 01704	1408-1428 PARKSIDE CT	0.23	LDR	R-1 PD			0	0.23	0
3218AC 01700	1507 MAIN N	0.318	LDR	R-1 PD			0.115	0.203	0
3218AD 06102	1506 COLLEGE N	0.383	LDR	R-1			0.172	0.211	0
3218BD 00401	1600 CHEHALEM DR N	1.683	LDR	VLDR1			0.172	1.511	0
3217CC 01600	915 VERMILLION E	0.327	PQ	R-2			0.115	0.212	0
3220AA 00100	2900 PORTLAND RD	1.696	MIX	C-2			0.3	1.396	0
3219BA 01400	SHERIDAN W	0.482	MDR	R-2		VLDR1	0.172	0.31	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3218DD 14500	717 SHERIDAN E	0.404	MDR	R-2			0.172	0.232	0
3221BB 01000	SPRINGBROOK RD N	0.935	MDR	CO			0	0.935	0
3221BB 00600	116 SPRINGBROOK RD N	0.668	MDR	VLDR1			0.172	0.497	0
3218AA 01800	2205 COLLEGE N	0.72	LDR	R-1			0.172	0.548	0
3219AB 08000	411 FIRST E	0.236	COM	C-3 CC			0	0.236	0
3220BB 03600	1003 FIRST E	0.21	COM	C-3			0	0.21	0
3230 00300	1512 COLLEGE S	1.045	COM RD	VLDR5			0.532	0.5	0.013
3219AC 08000	209 FIFTH W	0.375	LDR	R-1			0.172	0.203	0
3219AC 08401	419 MAIN S	0.196	LDR	R-1			0	0.196	0
3220BD 01602	432 WYNOOSKI	0.362	MDR	R-2	HDR	R-3	0.067	0.071	0.225
3217BC 00800		5.938	LDR	R-1			0.172	5.688	0.078
3220BB 00101		2.477	PQ	C-2		I	0.682	0.5	1.295
3220BD 01603	436 WYNOOSKI	0.364	MDR	R-2	HDR	R-3	0.069	0.027	0.267
3219AC 04301	513 BLAINE S	1.029	HDR	R-3			0.115	0.914	0
3220BD 02000	518 WYNOOSKI	2.198	LDR	R-1	MDR	R-2	0.27	0.33	1.598
3218BD 00600	1408 CHEHALEM DR N	2.237	LDR	VLDR1			0.172	2.065	0
3217BC 00924	1401 BARCLAY WAY	0.376	LDR	R-1			0.172	0.204	0
3218AD 06300	1400 COLLEGE N	0.583	LDR	R-1			0.172	0.411	0
3218DB 00611	1109 MISSION CT	0.338	HDR	R-3			0.115	0.222	0
3218CA 02500	1400 CHEHALEM DR N	0.903	LDR	VLDR1			0.172	0.731	0
3218AD 06402	1306 COLLEGE N	0.451	LDR	R-1			0.172	0.279	0
3218CA 02400	1320 CHEHALEM DR N	0.958	LDR	VLDR1			0.172	0.786	0
3218DB 00606	1120 MARGUERITE WAY	0.319	HDR	R-3			0.115	0.204	0
3218DB 02800	725 COLLEGE N	0.457	LDR	R-1			0.172	0.285	0
3218DB 02300	733 COLLEGE N	2.99	LDR	R-1			0.172	2.818	0
3218DB 00900	1111 COLLEGE N	0.675	LDR	R-1			0.172	0.503	0
3218CA 02300	1308 CHEHALEM DR N	0.959	LDR	VLDR1			0.172	0.787	0
3216CB 00200	1306 SPRINGBROOK RD N	2.596	MDR	R-2			0.92	1.178	0.498
3216CB 00100	SPRINGBROOK RD N	6.019	MDR	R-2			0	5.278	0.741
3218DB 00300	1117 COLLEGE N	0.487	LDR	R-1			0.172	0.315	0
3218CA 01400	215 ILLINOIS W	0.448	LDR	R-1			0.172	0.276	0
3218CA 00703	MAIN N	0.228	LDR	R-1			0	0.228	0
3217DA 00700	1210 ELLIOTT N	0.467	LDR	R-1			0.172	0.295	0
3218CA 02100	CHEHALEM DR N	0.48	LDR	VLDR1			0.172	0.308	0
3217DA 00800	ELLIOTT N	0.636	LDR	R-1			0	0.636	0
3218DB 02600	MAIN N	1.286	LDR	R-1			0	1.285	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3219AB 03500	201 GRANT N	0.138	COM	C-3			0	0.138	0
3218CA 02000	1220 CHEHALEM DR N	0.961	LDR	VLDR1			0.172	0.789	0
3218CA 00300	1201 MAIN N	0.533	LDR	R-1			0.172	0.361	0
3216CA 00600	1305 NEWALL RD N	0.384	LDR	R-1			0.172	0.212	0
3218CA 01900	1208 CHEHALEM DR N	1.923	HDR	VLDR1			0.115	1.797	0.011
3218DB 00502	1202 MAIN N	0.377	LDR	R-1			0.172	0.205	0
3218DA 00500	1117 MERIDIAN N	0.481	LDR	R-1			0.172	0.309	0
3218DB 00604	1120 MAIN N	0.278	HDR	R-3			0	0.278	0
3218CA 01800	1118 CHEHALEM DR N	2.768	HDR	VLDR1			0.115	2.63	0.023
3217CA 00501	1929 ORCHARD DR	0.463	LDR	R-1			0.172	0.291	0
tract "A"		0.096	HDR	R-3			0	0.096	0
		0.095	MDR	R-2			0	0.095	0
private st		0.394	LDR	R-1			0	0.394	0
3217CA 01000	1717 HAWORTH	0.533	LDR	R-P			0.115	0.418	0
3230 00200	1610 WATERFRONT S	0.998	COM RD	VLDR5			0.25	0.734	0.014
3230 00100	712 FOURTEENTH S	22.835	COM RD	HI		MR2	2	3.619	17.216
3216CB 00800	SPRINGBROOK RD N	0.823	COM	C-2			0	0.823	0
3218DB 02200	1003 COLLEGE N	0.39	LDR	R-1			0.172	0.218	0
3217CB 00700	1003 CHERRY	0.399	PQ	R-2			0.115	0.284	0
3217DB 06200	911 ELLIOTT N	0.672	LDR	R-1			0.172	0.5	0
3218DB 02700	COLLEGE N	0.294	LDR	R-1			0	0.294	0
3218CD 00702	641 MORTON N	0.363	MDR	VLDR1			0	0.286	0.077
3218DB 04800	115 ILLINOIS E	0.451	LDR	R-1			0.172	0.279	0
3218DB 04600	205 ILLINOIS E	0.452	LDR	R-1			0.172	0.28	0
3218DB 04500	209 ILLINOIS E	0.489	LDR	R-1			0.172	0.317	0
3218DB 04400	301 ILLINOIS E	0.5	LDR	R-1			0.172	0.328	0
3218DB 04200	309 ILLINOIS E	0.452	LDR	R-1			0.172	0.28	0
3218DB 03200	COLLEGE N	0.343	MDR	R-2			0	0.343	0
3218CD 00700	635 MORTON N	0.555	MDR	VLDR1			0.28	0.063	0.212
3217DB 06201	807 ELLIOTT N	0.412	LDR	R-1			0.172	0.24	0
3218CA 00900	707 MAIN N	0.462	LDR	R-1			0.172	0.29	0
3216CC 00700	904 DEBORAH RD	0.254	COM	C-2			0	0.254	0
3218CD 00701	633 MORTON N	0.275	MDR	VLDR1			0	0.156	0.119
3217DC 00100	803 ELLIOTT N	0.439	LDR	R-1			0.172	0.267	0
3218CD 00900	623 MORTON N	0.542	MDR	R-2	MDR	VLDR1	0.172	0.211	0.159
3217DC 00200	713 ELLIOTT N	0.662	LDR	R-1			0.172	0.49	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3218DC 02700	625 MAIN N	0.459	MDR	R-2			0.172	0.287	0
3218CD 01200	617 MORTON N	0.54	MDR	R-2	MDR	VLDR1	0.115	0.23	0.195
3218DC 03100	NORTH W	0.559	MDR	R-2			0.172	0.387	0
3217DC 00800	2401 PORTLAND RD	1.125	COM	C-2			0.25	0.875	0
3217CD 01500	1904 MAPLE DR	0.172	MDR	R-2			0	0.172	0
3217DC 01400	606 HULET	0.34	HDR	R-3			0.115	0.225	0
3221BB 00200	212 SPRINGBROOK RD N	2.106	MDR	VLDR1			0.172	1.355	0.578
3219BA 00700	605 SHERMAN W	0.456	MDR	R-2			0.172	0.284	0
3217DC 07000	2101 PORTLAND RD	0.42	COM	C-2			0.26	0.16	0
3220AB 00300	2414 PORTLAND RD	0.901	MIX	C-2			0.601	0.3	0
3219BA 00800	504 SHERMAN W	1.44	MDR	R-2		VLDR1	0.172	1.259	0.009
3217CD 04100	1819 PORTLAND RD	0.995	PQ	C-2			0.37	0.625	0
3217CD 04200	1901 PORTLAND RD	1.178	PQ	C-2			0.26	0.918	0
3219BA 01500	618 SHERIDAN W	0.341	MDR	R-2	CO	VLDR1	0.317	0	0.026
3220AB 00301	HANCOCK E	0.929	MIX	C-2			0	0.929	0
3221BB 00100	216 SPRINGBROOK RD N	1.216	MDR	VLDR1			0.172	0.926	0.115
3219 02500		8.096		AF10	MDR		5.337	0	2.759
3219AB 00800	312 SHERIDAN E	0.263	MDR	R-2			0.259	0.004	0
3220AA 01100	301 ELLIOTT N	3.421	MIX	C-2			0.33	3.091	0
3219AB 03900	215 HANCOCK W	0.155	COM	C-3			0	0.155	0
3219AB 03800	213 HANCOCK W	0.062	COM	C-3			0	0.06	0
3219AB 03700	211 HANCOCK W	0.074	COM	C-3			0	0.07	0
3219AC 05910	124 JOHANNA CT W	0.172	LDR	R-1			0	0.172	0
3219AB 09800	301 SECOND E	0.259	COM	C-3			0	0.259	0
3220BB 05200	SECOND E	0.31	MDR	R-2			0	0.31	0
3219CA 00300	520 FIFTH W	2.877	LDR	LDR9000			0.26	0.231	2.385
3219DB 05100	703 DAYTON AVE	0.68	LDR	R-1		LDR9000	0	0.166	0.514
3220BD 02100	600 WYNOOSKI	0.445	MDR	R-2			0.172	0.256	0.017
3219DA 04300	SIXTH E	13.38	MDR	R-2			5	8.38	0
3219BA 04600	FIRST W	0.071	COM	C-2			0	0.071	0
3219BA 01702	655 A,B,C FIRST W	0.515	MDR	R-2			0.115	0.299	0.101
3219BA 01703	665 A,B FIRST W	0.18	MDR	R-2			0.184	0	0
3220BB 04600	RIVER S	0.575	MDR	R-2			0	0.058	0.517
3220BB 04700	RIVER S	0.155	MDR	R-2			0	0.15	0.005
3219AB 17400	312 SECOND E	0.239	COM	C-3			0	0.239	0
3220BB 05600	SECOND E	1.205	MDR	R-2			0	0.062	1.143

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3219AB 17000	WASHINGTON S	0.13	HDR	R-3			0	0.13	0
3219AC 01400	310 DAYTON AVE	0.618	LDR	R-1			0.172	0.446	0
3220BD 01400	1500 THIRD E	0.288	HDR	R-3			0.115	0.041	0.132
3220BD 01300	1506 THIRD E	0.304	HDR	R-3			0.115	0.03	0.159
3220BD 00900	1546 THIRD E	0.457	HDR	R-3			0.207	0.25	0
3220BD 00600	1562 THIRD E	0.343	HDR	R-3			0.115	0.228	0
3219AD 01800	314 COLLEGE S	0.407	MDR	R-2			0.172	0.235	0
3219BD 02300	507 FIFTH W	0.499	LDR	R-1			0.172	0.327	0
3219AD 05200	712 FOURTH E	0.429	MDR	R-2			0.172	0.257	0
3219CA 00200	510 FIFTH W	1.762	LDR	LDR9000			0.172	0.781	0.809
3219CA 00100	412 FIFTH W	0.86	LDR	R-1			0.172	0.33	0.358
3219AC 07300	214 FIFTH W	0.41	LDR	R-1			0.172	0.238	0
3221 03800	508 SPRINGBROOK RD S	14.631	MDR	VLDR1	URA	VLDR1	1.02	5.122	8.491
3220BD 01800	500 WYNOOSKI	3.914	LDR	R-1	MDR	R-2	0.5	0.555	2.859
3219AC 04100	601 BLAINE S	1.272	HDR	R-3			0.5	0.527	0.245
3216 01000	4813 PORTLAND RD	5.884	COM	C-2	MDR	R-2	0	5.884	0
3216 01100	4505 PORTLAND RD	17.768	COM	C-2	MDR	R-2	0	17.768	0
3216AC 13800	PORTLAND RD	14.673	COM	C-2	MDR	R-2	0	14.675	0
3220CA 01200	1604 MERLIN LN	0.494	MDR	R-2			0.172	0.322	0
3219AC 06200	701 DAYTON AVE	0.53	LDR	R-1			0.172	0.358	0
3218AB 01801		1.417	LDR	VLDR1			0.172	0.922	0.323
3219DD 00600	904 COLLEGE S	0.387	MDR	R-2			0.172	0.215	0
3219DB 05000	709 DAYTON AVE	0.893	LDR	R-1		LDR9000	0.554	0	0.339
3219AC 05911	128 JOHANNA CT W	0.172	LDR	R-1			0	0.171	0.001
3220 01000	900 WYNOOSKI	5.012	PQ	AF10	MDR		0	0.488	4.524
3220CA 00900	900 WYNOOSKI	1.894	MDR	R-2			0.172	1.314	0.408
3219 01000	DAYTON AVE NE	1.362	MDR	AF10			0.536	0	0.818
3220CA 00600	712 WYNOOSKI	3.07	LDR	R-1	MDR	R-2	0.748	0.013	2.309
3219DB 04800	809 DAYTON AVE	0.927	LDR	R-1	LDR	LDR9000	0	0.554	0.373
3219DB 04792	804 DAYTON AVE	0.408	LDR	R-1		CO	0.172	0.236	0
3220CA 00800	WYNOOSKI	0.484	MDR	R-2			0	0.244	0.24
3220 00303	ST PAUL HWY S	3.221	IND	AF10			0	3.221	0
3220CB 03100	706 CENTER S	0.129	MDR	R-2			0	0.129	0
3221 01702	HWY 219	2.38	IND	M-2			0	2.38	0
3219DB 04790	806 DAYTON AVE	0.495	LDR	R-1		LDR9000	0.172	0.306	0.017
3220CA 00801	810 WYNOOSKI	0.623	MDR	R-2			0.172	0.451	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3216 00900	PORTLAND RD	5.551	COM	C-2	MDR	R-2	0	5.293	0.258
3220CA 01500	805 WYNOOSKI	0.447	MDR	R-2			0.172	0.275	0
3220 00900	918 WYNOOSKI	6.41	MDR	LDR9000			0.172	1.508	4.73
3221BB 00700	112 SPRINGBROOK RD N	3.962	MDR	R-2			0.17	2.548	1.244
3220CB 06600	WILLAMETTE S / NINTH E	0.33	MDR	R-2			0.115	0.215	0
3209 02201		1.68	LDR	AF10			0	1.68	0
3219 00800	215 NINTH W	0.976	MDR	R-2		AF10	0.172	0.256	0.556
3220CD 00300	917 WYNOOSKI	2.331	MDR	R-2	MDR	MDR5000	0.172	2.159	0
3219DD 01908	508 TENTH E	0.178	MDR	R-2			0	0.178	0
3220CD 00100	1012 WYNOOSKI	0.245	MDR	LDR9000			0.115	0.13	0
3220AD 01200	151 ELLIOTT N	1.046	IND	M-2			0	1.046	0
3209 02300		19.13	LDR	AF10			0.172	18.697	0.261
3219DD 01100	1100 COLLEGE S	1.778	MDR	R-2			0.172	0.523	1.086
3220CC 05400	1109 RIVER S	2.138	MDR	R-2			0.172	1.194	0.772
3220CD 01300	1710 ELEVENTH E	0.14	MDR	LDR6750			0	0.14	0
3219DC 00700	BLAINE S	0.164	MDR	R-2			0	0.164	0
3219DD 01800	1209 COLLEGE S	0.218	MDR	R-2			0	0.217	0.001
3220CC 05390	1301 RIVER S	0.406	MDR	R-2			0.115	0.291	0
3229 02500	1303 RIVER S	2.354	COM RD	AF10			0.9	0.646	0.808
3219DD 01500	1301 COLLEGE S	0.673	MDR RD	AF10			0.39	0.283	0
3229 00100	1409 SANDOZ RD S	19.677	IND	HI		AF10	0	13.325	6.352
3228BB 00100	ADOLF RD	3.529	MDR	AF10			0	1.134	2.395
3208 01100	2908 ASPEN WAY N	18.938	SD/LDR	SD/LDR			0	18.938	0
3221BB 00400	SPRINGBROOK RD N	0.774	MDR	VLDR1			0.19	0.222	0.362
3221BB 00500	204 SPRINGBROOK RD N	0.808	MDR	VLDR1			0.172	0.367	0.271
3221BB 00800	100 SPRINGBROOK RD N	1.17	MDR	VLDR1			0.172	0.747	0.252
3221 00900	108 SPRINGBROOK RD S	6.988	HDR	VLDR1			0.115	5.37	1.501
3221 03900	3312 FERNWOOD RD E	7.111	HDR	VLDR1			0.115	6.996	0
3229 00202		0.581	IND	CO	IND	CO	0	0	0.581
3217AD 01402	2901 DOUGLAS AVE	0.392	LDR	R-1			0.172	0.22	0
3219BA 02601	219 MORTON N	0.194	MDR	R-2			0	0.194	0
3219BA 90000	601 FIRST W	1.424	MDR	R-2			0.172	1.249	0.003
3208AD 01200	2716 ROBERTS LN E	2.049	LDR	VLDR1			0	2.049	0
3208AD 00300	2813 ROBERTS LN E	1.169	LDR	VLDR1			0.172	0.997	0
3208AD 01100	ROBERTS LN E	1.109	LDR	VLDR1			0	1.109	0
3208AD 00900	2904 ASPEN WAY N	1.354	SD/LDR	SD/LDR			0	1.354	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3208AD 00400	2713 ROBERTS LN E	1.053	LDR	VLDR1			0.172	0.881	0
3230 01300		101.828					0	0	0
3208AD 00200	ZIMRI DR N	1.523	LDR	VLDR1			0.172	1.351	0
3208AD 00800	ROBERTS LN E	0.939	LDR	VLDR1			0	0.939	0
3208AD 00100	3205 ZIMRI DR N	0.95	LDR	VLDR1			0.172	0.778	0
3208AD 00500	2611 ROBERTS LN E	1.007	LDR	VLDR1			0.172	0.835	0
3208AD 00600	ROBERTS LN E	1.006	LDR	VLDR1			0	1.006	0
3208AD 00700	ROBERTS LN E	1.036	LDR	VLDR1			0	1.036	0
3207AA 00300	COLLEGE N	1.209	LDR	VLDR1			0	1.209	0
3207AA 00200	4009 COLLEGE N	0.823	LDR	VLDR1			0.172	0.651	0
3218AB 01007	2114 LEGACY DR	0.121	MDR	R-2			0	0.121	0
3218AB 01004	2117 LEGACY DR	0.115	MDR	R-2			0	0.115	0
3218AA 02900	2115 COLLEGE N	0.636	MDR	R-2			0.172	0.464	0
3216BB 00300	1908 SPRINGBROOK RD N	8.821	SD/V	SD/V			0	8.821	0
3219AB 03990	215 HANCOCK W	0.021	COM	C-3			0	0.021	0
3209 02700		17.967	SD/V	SD/V	SD/LDR	SD/LDR	0	17.967	0
3209 02900		2.859	SD/LDR	SD/LDR			0	2.859	0
3221 06900	336 WERTH BLVD	0.707	MIX SP	R-P SP			0	0.707	0
3230B 04100		2.17	MDR RD		CO		0.8	0	1.37
3216 02021	4010 HAYES ST	1.149	MIX SP	R-P SP			0	1.149	0
3215CC 05200	5128 LONGEST DR	0.25	LDR SP	R-1 SP			0	0.25	0
3230B 04000		2.218	MDR RD		CO		0	0.87	1.348
3220 01600	308 AIRPARK WAY	0.477	MDR	AF10			0.172	0.305	0
3215CC 05300	5120 LONGEST DR	0.119	LDR SP	R-1 SP			0	0.119	0
3215CC 05400	5116 LONGEST DR	0.119	LDR SP	R-1 SP			0	0.119	0
3230B 02000		3.783					0.878	0	2.905
3230B 01900		6.375	MDR RD		CO		1.151	0	5.224
3230B 01800		3.908	MDR RD	CO	CO	CO	1	0	2.908
3207AA 00100		5.354	LDR				0.172	5.182	0
3219CA 00600	STEPHENSON LN	1.554		AF10			0	0.631	0.922
3219 01600	809 DAYTON AVE	8.799	LDR	AF10	CO		0.172	1.768	6.859
3219CA 00400	10850 STEVENSON RD NE	6.851	CO	AF10	LDR	R-1	0	2.823	4.028
3216 01900	BRUTSCHER N	1.621	COM	C-2			0	1.621	0
3216 01905	PORTLAND RD	2.663	COM	C-2			2.163	0.5	0
3216 01902	1001 PROVIDENCE DR	40.805	PQ	I			18	17.068	5.72
3221AA 07911	4759 CLUBHOUSE LN	0.134	LDR SP	R-1 SP			0	0.134	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3207CA 00100	3115 CRATER LN	0.146	LDR 6	R-1 6.6A			0	0.145	0
3218CA 03300	1001 CHEHALEM DR N	0.407	LDR	VLDR1			0.172	0.235	0
3218CA 03200	1101 CHEHALEM DR N	0.418	LDR	VLDR1			0.172	0.246	0
3218CA 03500	24605 HWY 240 NE	0.889	LDR	VLDR1			0.172	0.717	0
3218CA 03000	1123 CHEHALEM DR N	0.946	LDR	VLDR1			0.172	0.774	0
3218CA 02900	1205 CHEHALEM DR N	0.948	LDR	VLDR1			0.172	0.776	0
3218CA 02700	1305 CHEHALEM DR N	0.948	LDR	VLDR1			0.172	0.776	0
3218CA 02600	1305 CHEHALEM DR N	0.97	LDR	VLDR1			0.172	0.798	0
3218BD 01100	1405 CHEHALEM DR N	2.73	LDR	VLDR1			0.172	2.558	0
3218BD 00800	1611 CHEHALEM DR N	4.821	LDR	VLDR1			0.172	4.649	0
3218BD 00700	1717 CHEHALEM DR N	1.316	LDR	VLDR1			0.172	1.144	0
3218BA 00900	1801 CHEHALEM DR N	1.929	LDR	VLDR1			0.172	1.757	0
3218BA 00800	1809 CHEHALEM DR N	1.929	LDR	VLDR1			0.172	1.757	0
3218BA 00600	1909 CHEHALEM DR N	1.882	LDR	VLDR1			0.172	1.71	0
3218BA 00500	CHEHALEM DR N	1.86	LDR	VLDR1			0.172	1.688	0
3218BA 00302	CHEHALEM DR N	1.517	LDR	VLDR1			0.172	1.345	0
3218BA 00303	CHEHALEM DR N	0.124	LDR	VLDR1			0	0.124	0
3218BA 00304	CHEHALEM DR N	1.174	LDR	VLDR1			0.172	1.002	0
3218BA 00300	2013 CHEHALEM DR N	0.826	LDR	VLDR1			0.172	0.654	0
3218BA 00100	2305 CHEHALEM DR N	1.785	LDR	VLDR1			0.172	1.613	0
3218BA 00200	CULLEN ROAD NE	4.902	LDR	VLDR1			0	4.902	0
3220BD 01600	430 WYNOOSKI	0.557	MDR	R-2	HDR	R-3	0.296	0.076	0.185
3207DD 01400	709 GREEN VALLEY DR	0.397	LDR	R-1			0.172	0.225	0
3207DD 02200	900 GREEN VALLEY DR	0.622	LDR	R-1			0.172	0.45	0
3217 01905	COLLEGE N	22.756	PQ	I			0	22.821	0
3220DD 00700	1000 COMMERCE PKWY	4.384	IND	M-2			3.137	1	0.247
3218DB 00602	1020 MAIN N	0.5	HDR	R-3			0.115	0.382	0
3218DB 02401	740 MAIN N	0.184	LDR	R-1			0	0.184	0
3220 01500	312 AIRPARK WAY	0.508	MDR	AF10			0.172	0.334	0
3219BA 01800	685 A,B FIRST W	0.176	MDR	R-2			0.176	0	0
3218CD 00300	314 ILLINOIS W	0.445	MDR	R-2	MDR	VLDR1	0.226	0.176	0.043
3219BA 00600	419 MORTON N	0.681	MDR	R-2	CO	VLDR1	0.481	0	0.2
3219BA 00300	501 MORTON N	0.44	MDR	R-2	CO	VLDR1	0.22	0	0.22
3219BA 00200	507 MORTON N	0.548	MDR	R-2	CO	VLDR1	0.298	0	0.25
3219 01090	DAYTON AVE NE	0.906	MDR	AF10	CO	AF10	0	0.138	0.768
3219AD 07200	SIXTH E	0.165	MDR	R-2			0	0.165	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3208 04401	MOUNTAINVIEW DR E	10.331	SD/LDR	SD/LDR			0	10.331	0
3207AA 01705		0.671	LDR				0	0.671	0
3230 01500		2.967	MDR RD	VLDR5			0.172	2.688	0.107
3218BD 00702		0.622	LDR	VLDR1			0	0.622	0
3218BD 00701		0.953	LDR	VLDR1			0	0.953	0
3218BA 00101		1.85	LDR	VLDR1			0	1.85	0
3219DB 05200		2.088	LDR	LDR9000			0.172	0.864	1.052
3219DB 04500	115 EIGHTH W	0.777	MDR	R-2			0.34	0.096	0.341
3219AC 08400	417 MAIN S	0.197	LDR	R-1			0	0.197	0
3230 01400	WATERFRONT S	33.301	MDR RD	R-2 RD	P RD	EF80	0.29	2.918	30.093
3218AD 06801	400 COLUMBIA DR E	1.43	MDR	R-2			0	1.43	0
3220BB 06300	215 CHURCH S	1.586	HDR	R-3			0.115	0.787	0.684
3218DA 02300	COLLEGE N	0.37	LDR	R-1			0	0.37	0
3218DA 02200	1018 COLLEGE N	0.6	LDR	R-1			0.172	0.428	0
3216CA 01703	1108 HADLEY RD N	0.386	LDR	R-1			0.172	0.214	0
3216CA 00500	1313 NEWALL RD N	0.666	LDR	R-1			0.172	0.494	0
3217BC 01159	1700 JOHNSON DR	0.087	MDR	R-2			0	0.087	0
3217CA 02706	1315 VILLA RD	0.902	LDR	R-1			0	0.13	0.772
3220 00304	2901 9TH ST E	4.087	IND	M-2			0	3.087	1
3217BA 00300	1800 MOUNTAINVIEW DR E	1.55	LDR	R-1			0.172	1.053	0.324
3219DD 03700	BLAINE S	0.687	MDR	AF10			0	0.278	0.409
3219DD 01600	COLLEGE S	2.229	MDR RD	AF10			0	0.745	1.484
3230 01600	1820 WATERFRONT S	41.285	P RD	VLDR5		PWS	0	32.844	8.441
3230 00500	1829 WATERFRONT S	7.683	MDR RD	R-2 RD			1.29	2.208	4.185
3230 00401	1513 COLLEGE S	5.27	COM RD	VLDR5	MDR RD		0.834	1.816	2.611
3217BA 01300	2013 ALICE WAY N	4.187	PQ	I			0.46	3.627	0.1
3219 00190	809 FOURTEENTH E	2.65	COM RD	AF10			0.25	0.61	1.79
3229 02600	1303 RIVER S	3.959	COM RD	AF10			0	3.782	0.177
3230 00400	WATERFRONT S	26.143	MDR RD	R-2 RD			0	9.937	16.206
3230 00600	WATERFRONT S	5.281	MDR RD		CO		0	0	5.281
3216CA 04601	3810 AQUARIUS BLVD	0.593	LDR	R-1			0.172	0.421	0
3216CA 04500	3808 AQUARIUS BLVD	0.418	LDR	R-1			0.172	0.246	0
3218CA 01500	217 ILLINOIS W	0.537	LDR	R-1			0.172	0.365	0
3217BD 02111	2024 CAROL AVE	0.421	LDR	R-1			0.172	0.249	0
3217DB 08708	1904 BIRCH LN	0.284	LDR	R-1			0	0.155	0.129
3207DD 02800	708 GREEN VALLEY DR	0.417	LDR	R-1			0.172	0.245	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3207DD 02900	704 GREEN VALLEY DR	0.457	LDR	R-1			0.172	0.285	0
3207DD 02000	901 GREEN VALLEY DR	0.622	LDR	R-1			0.172	0.45	0
3207DD 01900	813 GREEN VALLEY DR	0.392	LDR	R-1			0.172	0.22	0
3207DC 09700	2315 MAIN N	4.707	LDR	R-1			3.707	1	0
3207DA 00200	3018 COLLEGE N	1.83	LDR SP	R-1 SP			0.43	1.4	0
3208 02701	COLLEGE N	4.288	PQ	PA1			3.288	1	0
3208 02801	COLLEGE N	0.263	PQ	AF10			0	0.263	0
3208 03200	3705 ASPEN WAY N	15.439	LDR SP	AF10			0	15.435	0.004
3207AD 00500	3709 COLLEGE N	0.321	LDR	VLDR1			0	0.321	0
3207AD 00600	3708 TERRACE DR N	0.952	LDR	VLDR1			0.172	0.78	0
3218CA 00220	150 AARON WAY	0.517	LDR	R-1			0.172	0.302	0.043
3218CA 00400	1159 MAIN N	0.483	LDR	R-1			0.172	0.311	0
3218CA 00600	130 NICHOLAS WAY	1.877	LDR	R-1			0.172	0.597	1.108
3218CA 01700	505 HWY 240 NE	2.143	HDR	VLDR1			0.115	1.966	0.062
3218CA 02200	1310 CHEHALEM DR N	1.021	LDR	VLDR1			0.172	0.849	0
3218AC 02300	1303 MAIN N	0.373	LDR	R-1			0.172	0.201	0
3218AC 01717	1349 CREEKSIDE LN	1.25	LDR	R-1 PD			0.115	0.432	0.703
3218AC 02000	CREEKSIDE LN	0.76	LDR	R-1 PD			0	0.413	0.347
3218AC 02100	CHEHALEM DR N	0.258	LDR	LDR9000			0	0.213	0.045
3218BD 00400	1516 CHEHALEM DR N	1	LDR	VLDR1			0.172	0.828	0
3218BD 00300	1718 CHEHALEM DR N	1.147	LDR	VLDR1			0.172	0.975	0
3209CD 00900	SPRINGBROOK RD N	2.864	SD/V	SD/V			0.4	2.464	0
3221 03500	704 SPRINGBROOK RD S	6.275	MDR	VLDR1	MDR	R-2	0.89	1.254	4.131
3221 03700	518 SPRINGBROOK RD S	6.051	IND	M-1	URA	CO	6.051	0	0
3218CA 02201		1.398	LDR	VLDR1			0.172	1.226	0
3218BD 00403		0.996	LDR	VLDR1			0.172	0.824	0
3218BD 00402		1.118	LDR	VLDR1			0.172	0.946	0
3218BD 00301		0.957	LDR	VLDR1			0.172	0.785	0
3219AC 07401	310 FIFTH W	0.183	LDR	R-1			0	0.183	0
3219CB 02590	HOME ACRES RD NE	0.536	MDR	VLDR1	CO	R-2	0	0	0.536
3219CA 00902	ZARD LN NE	4.332	LDR	AF10	CO		1	2.715	0.62
3208 03500	HENRY ROAD E	4.9	LDR SP	R-1 SP			0.115	4.785	0
3207AC 00404		0.176	LDR	R-1			0	0.176	0
3217 01900	COLLEGE N	20.405	SD/NC	SD/NC	SD/MRR	SD/MRR	0	20.405	0
3218AB 02500	1801 MAIN N	0.38	LDR	LDR9000			0.172	0.208	0
3218AB 02200	119 COLUMBIA DR W	0.486	LDR	LDR9000			0.172	0.262	0.052

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3219BD 03800	217 OLD HWY 99W	4.1	MDR	R-2			2.916	0	1.199
3219BD 03700	OLD HWY 99W	2.763	MDR	R-2			1.699	0	1.064
3218CA 02800	1225 CHEHALEM DR N	0.947	LDR	VLDR1			0.172	0.775	0
3218AB 02100	1839 MAIN N	0.604	LDR	R-1	LDR		0.172	0.263	0.169
3218AB 02000	1901 MAIN N	0.956	LDR	R-1			0.172	0.721	0.063
3218AB 01900	118 LYNN DR	1.245	LDR	VLDR1			0.172	0.741	0.332
3222 02900	30445 FERNWOOD RD NE	2.955	CO	EF20	LDR SP	R-1 SP	0.556	2.399	0
3218CA 02801		0.948	LDR	VLDR1			0	0.948	0
3216 02017		10.723	MIX SP	R-P SP	COM SP	R-3 SP	0	8.47	2.259
3208 04800	MOUNTAINVIEW DR E	17.278	SD/LDR	SD/LDR			0	17.278	0
3215CC 01500	550 IRONWOOD DR	0.176	LDR SP	R-1 SP			0	0.176	0
3215CC 01600	600 IRONWOOD DR	0.179	LDR SP	R-1 SP			0	0.179	0
3215CC 02000	634 IRONWOOD DR	0.173	LDR SP	R-1 SP			0	0.173	0
3218CA 00102	304 EMMA LN	0.208	LDR	R-1			0	0.2023	0.0057
3218CA 00105	240 EMMA LN	0.144	LDR	R-1			0	0.144	0
3218CA 00101	316 EMMA LN	0.286	LDR	R-1			0	0.167	0.119
3208 02900		1.964	LDR	AF10			0.172	1.792	0
3208 02802		0.148	LDR	AF10			0	0.148	0
3218AB 00907	2140 LEGACY DRIVE	0.135	LDR 6	R-1 6.6A			0	0.135	0
3215CC 05500	5112 LONGEST DR	0.119	LDR SP	R-1 SP			0	0.119	0
3215CC 05600	5108 LONGEST DR	0.119	LDR SP	R-1 SP			0	0.119	0
3208 02700	26450 BELL ROAD NE	8.282	PQ	AF10			0	6.929	1.353
3207AC 00403	3729 DAHLIA ST	0.173	LDR	R-1			0	0.173	0
3207AC 00402	3735 DAHLIA ST	0.226	LDR	R-1			0	0.226	0
3207AC 00400	3743 DAHLIA ST	0.174	LDR	R-1			0	0.174	0
3207AC 00401	3751 DAHLIA ST	0.176	LDR	R-1			0	0.176	0
3217BA 00100	2004 MOUNTAINVIEW DR E	0.538	MDR	R-2			0.25	0.288	0
3207AC 00413	3514 DAHLIA ST	0.176	LDR	R-1			0	0.176	0
3207AC 00411	508 TULIP CT	0.176	LDR	R-1			0	0.176	0
3207AC 00412		0.172	LDR	R-1			0	0.172	0
3229 00300	2716 WYNOOSKI	1.238	IND	LI			0	0.826	0.412
3228 01800	2808 WYNOOSKI	9.606	IND				0.86	4.476	4.27
3215CC 01700	610 IRONWOOD DR	0.179	LDR SP	R-1 SP			0	0.179	0
3208 02703		3.207	PQ	AF10			0.25	2.957	0
3208 02702		4.996	PQ	AF10			0	4.833	0.163
3220 90200		1.783	IND	AI			0	1.783	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3207AC 00410	502 TULIP CT	0.247	LDR	R-1			0	0.247	0
3207AC 00414	3526 DAHLIA ST	0.174	LDR	R-1			0	0.174	0
3207AC 00415	3614 DAHLIA ST	0.175	LDR	R-1			0	0.175	0
3207AC 00407		0.173	LDR	R-1			0	0.173	0
3207AC 00409	503 TULIP CT	0.23	LDR	R-1			0	0.23	0
3207AC 00408	509 TULIP CT	0.197	LDR	R-1			0	0.197	0
3215CC 05700	5102 LONGEST DR	0.119	LDR SP	R-1 SP			0	0.119	0
3215CC 05800	5024 LONGEST DR	0.119	LDR SP	R-1 SP			0	0.119	0
3229 00203	2801 WYNOOSKI	2.924	IND	M-2			0	2.924	0
3208 02800		2.734	PQ				0	2.734	0
3217BA 00902	2310 VILLA RD	0.168	LDR	R-1			0	0.168	0
3207AC 00416	3626 DAHLIA ST	0.173	LDR	R-1			0	0.173	0
3215CC 05900	5018 LONGEST DR	0.124	LDR SP	R-1 SP			0	0.124	0
3215CC 06000	5014 LONGEST DR	0.132	LDR SP	R-1 SP			0	0.132	0
3221AA 07910	4751 CLUBHOUSE LN	0.135	LDR SP	R-1 SP			0	0.135	0
3216DD 01200	351 IRONWOOD DR	0.298	LDR SP	R-1 SP			0	0.298	0
3216DD 00600	368 IRONWOOD DR	0.213	LDR SP	R-1 SP			0	0.213	0
3216DD 01300	357 IRONWOOD DR	0.286	LDR SP	R-1 SP			0	0.286	0
3216DD 00100	414 IRONWOOD DR	0.242	LDR SP	R-1 SP			0	0.242	0
3215CC 06100	5010 LONGEST DR	0.177	LDR SP	R-1 SP			0	0.177	0
3215CC 08300	819 THE GREENS AVE	0.158	LDR SP	R-1 SP			0	0.158	0
3215CC 08200	813 THE GREENS AVE	0.171	LDR SP	R-1 SP			0	0.171	0
3217DC 00902		0.586	COM	C-2			0.386	0.2	0
3215CC 02800	414 THE GREENS AVE	0.146	LDR SP	R-1 SP			0	0.146	0
3215CC 02700	415 THE GREENS AVE	0.192	LDR SP	R-1 SP			0	0.192	0
3215CC 02300	531 THE GREENS AVE	0.165	LDR SP	R-1 SP			0	0.165	0
3215CC 02200	537 THE GREENS AVE	0.164	LDR SP	R-1 SP			0	0.164	0
3215CC 03600	544 THE GREENS AVE	0.146	LDR SP	R-1 SP			0	0.146	0
3215CC 02100	545 THE GREENS AVE	0.165	LDR SP	R-1 SP			0	0.165	0
3215CC 04200	708 THE GREENS AVE	0.126	LDR SP	R-1 SP			0	0.126	0
3215CC 05100	601 IRONWOOD DR	0.199	LDR SP	R-1 SP			0	0.203	0
3215CC 04300	641 IRONWOOD DR	0.214	LDR SP	R-1 SP			0	0.214	0
3215CC 08100	807 THE GREENS AVE	0.192	LDR SP	R-1 SP			0	0.192	0
3215CC 08000	803 THE GREENS AVE	0.217	LDR SP	R-1 SP			0	0.217	0
3215CC 07900	5131 LONGEST DR	0.182	LDR SP	R-1 SP			0	0.182	0
3215CC 07800	5127 LONGEST DR	0.153	LDR SP	R-1 SP			0	0.153	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3215CC 07700	5123 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07600	5119 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07500	5115 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07400	5111 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07300	5107 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07200	5101 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3207AC 00406		0.173	LDR	R-1			0	0.173	0
3207AC 00417	3638 DAHLIA ST	0.173	LDR	R-1			0	0.173	0
3215CC 07100	5023 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07000	5019 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 06900	5015 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 06800	5011 LONGEST DR	0.134	LDR SP	R-1 SP			0	0.134	0
3215CC 06700	5007 LONGEST DR	0.14	LDR SP	R-1 SP			0	0.14	0
3216CC 06200	721 TIN CUP WAY	0.267	LDR SP	R-1 SP			0	0.267	0
3215CC 06400	731 TIN CUP WAY	0.161	LDR SP	R-1 SP			0	0.161	0
3215CC 06600	5001 LONGEST DR	0.245	LDR SP	R-1 SP			0	0.245	0
3215CC 10000	503 EAGLE ST	0.161	LDR SP	R-1 SP			0	0.161	0
3215CC 09900	509 EAGLE ST	0.115	LDR SP	R-1 SP			0	0.115	0
3215CC 09800	515 EAGLE ST	0.115	LDR SP	R-1 SP			0	0.115	0
3215CC 09700	519 EAGLE ST	0.116	LDR SP	R-1 SP			0	0.116	0
3215CC 09600	525 EAGLE ST	0.115	LDR SP	R-1 SP			0	0.115	0
3215CC 09500	529 EAGLE ST	0.11	LDR SP	R-1 SP			0	0.11	0
3215CC 09400	535 EAGLE ST	0.112	LDR SP	R-1 SP			0	0.112	0
3215CC 09300	539 EAGLE ST	0.12	LDR SP	R-1 SP			0	0.12	0
3215CC 09200	543 EAGLE ST	0.133	LDR SP	R-1 SP			0	0.133	0
3215CC 09100	603 EAGLE ST	0.139	LDR SP	R-1 SP			0	0.139	0
3215CC 09000	609 EAGLE ST	0.144	LDR SP	R-1 SP			0	0.144	0
3215CC 08900	613 EAGLE ST	0.143	LDR SP	R-1 SP			0	0.143	0
3215CC 08800	619 EAGLE ST	0.135	LDR SP	R-1 SP			0	0.135	0
3215CC 08700	703 EAGLE ST	0.125	LDR SP	R-1 SP			0	0.125	0
3215CC 08600	709 EAGLE ST	0.117	LDR SP	R-1 SP			0	0.117	0
3215CC 08400	804 THE GREENS AVE	0.196	LDR SP	R-1 SP			0	0.196	0
3215CC 08500	812 THE GREENS AVENUE	0.161	LDR SP	R-1 SP			0	0.161	0
3215CC 10300	5222 HOOK DR	0.208	LDR SP	R-1 SP			0	0.208	0
3215CC 10200	5218 HOOK DR	0.164	LDR SP	R-1 SP			0	0.164	0
3215CC 10100	5210 HOOK DR	0.154	LDR SP	R-1 SP			0	0.154	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3207AC 00405		0.172	LDR	R-1			0	0.172	0
3207AC 00418	3659 DAHLIA ST	0.173	LDR	R-1			0	0.173	0
3218CA 00106	228 EMMA LN	0.16	LDR	R-1			0	0.16	0
3221AA 07903	4737 CLUBHOUSE LN	0.115	LDR SP	R-1 SP			0	0.115	0
3221AA 07909	4745 CLUBHOUSE LN	0.135	LDR SP	R-1 SP			0	0.135	0
3221AA 07904	4731 CLUBHOUSE LN	0.115	LDR SP	R-1 SP			0	0.115	0
3221AA 07908	4727 CLUBHOUSE LN	0.118	LDR SP	R-1 SP			0	0.118	0
3221AA 07913	4784 CLUBHOUSE LN	0.153	LDR SP	R-1 SP			0	0.153	0
3221AA 07914	4760 CLUBHOUSE LN	0.151	LDR SP	R-1 SP			0	0.151	0
3221AA 07915	4752 CLUBHOUSE LN	0.121	LDR SP	R-1 SP			0	0.121	0
3221AA 07916	4746 CLUBHOUSE LN	0.133	LDR SP	R-1 SP			0	0.133	0
3221AA 07920	4740 CLUBHOUSE LN	0.159	LDR SP	R-1 SP			0	0.159	0
3221AA 07918	4728 CLUBHOUSE LN	0.159	LDR SP	R-1 SP			0	0.159	0
3221AA 07917	4734 CLUBHOUSE LN	0.202	LDR SP	R-1 SP			0	0.202	0
3207AC 00419	3714 DAHLIA ST	0.173	LDR	R-1			0	0.173	0
3207AC 00420	3726 DAHLIA ST	0.173	LDR	R-1			0	0.173	0
3220 01101		9.046	P	CF			0	8.598	0.448
3220 01400		14.07	MDR	R-2			0	7.608	6.462
3207AC 00421	3738 DAHLIA ST	0.175	LDR	R-1			0	0.175	0
3220DB 02200	736 CORINNE DR	0.143	MDR	R-2			0	0.087	0.056
3220DB 02100	726 CORINNE DR	0.143	MDR	R-2			0	0.083	0.06
3220DB 02300		0.114	MDR	R-2			0	0.114	0
3220AC 03600	2368 3RD ST	0.081	MDR	R-2			0	0.081	0
3220AC 03400	2344 E 3RD ST	0.044	MDR	R-2			0	0.044	0
3220 04900	471 AIRPARK WAY	0.183	MDR	AR			0	0.112	0.071
3220 04800	461 AIRPARK WAY	0.155	MDR	AR			0	0.105	0.05
3220 04700	451 AIRPARK WAY	0.146	MDR	AR			0	0.105	0.041
3220 04600	441 AIRPARK WAY	0.146	MDR	AR			0	0.112	0.034
3220 03700	2552 PIPER CUB LN	0.218	MDR	AR			0	0.218	0
3220 03600		0.133	MDR	AR			0	0.133	0
3220 04500	431 AIRPARK WAY	0.145	MDR	AR			0	0.119	0.026
3220 04400	421 AIRPARK WAY	0.147	MDR	AR			0	0.124	0.023
3220 03600		0.198	MDR	AR			0	0.198	0
3220 04300	357 AIRPARK WAY	0.165	MDR	AR			0	0.125	0.04
3220 03500	334 AIRPARK WAY	0.17	MDR	AR			0	0.17	0
3220DB 02400	2304 KENNEDY DR	0.115	MDR	R-2			0	0.115	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3220 04200	337 AIRPARK WAY	0.164	MDR	AR			0	0.121	0.043
3220 03400		0.174	MDR	AR			0	0.174	0
3220 04100	317 AIRPARK WAY	0.21	MDR	AR			0	0.161	0.049
3220DB 02500	2240 KENNEDY DR	0.115	MDR	R-2			0	0.115	0
3220AC 16000	232 CONNER DR	0.097	MDR	R-2			0	0.097	0
3220AC 15400	566 CORINNE DR	0.143	MDR	R-2			0	0.106	0.037
3220AC 16400	569 CORINNE DR	0.098	MDR	R-2			0	0.098	0
3220AC 18400	535 DONNA DR	0.098	MDR	R-2			0	0.098	0
3220 00300		53.64	PQ	CO	IND	CO	42.86	10.777	0
3220DB 02600	2228 KENNEDY DR	0.115	MDR	R-2			0	0.115	0
3220DB 02700	2216 KENNEDY DR	0.115	MDR	R-2			0	0.115	0
3218BD 01000	1501 CHEHALEM DR N	1.181	LDR	VLDR1			0.343	0.838	0
3218AB 01003	2127 LEGACY DR	0.123	MDR	R-2			0	0.123	0
3218AB 01000		0.197	MDR	R-2			0	0.197	0
3218AB 01208	2034 HERITAGE WAY	0.116	MDR	R-2			0	0.116	0
3218AB 01211	2035 HERITAGE WAY	0.124	MDR	R-2			0	0.124	0
3218AB 01200	2045 CRATER LN N	0.115	MDR	R-2			0	0.115	0
3218AB 01209	2048 HERITAGE WAY	0.116	MDR	R-2			0	0.116	0
3218AB 01210	2049 HERITAGE WAY	0.124	MDR	R-2			0	0.124	0
3218AB 01005	2134 LEGACY DR	0.117	MDR	R-2			0	0.117	0
3218AB 01002	2137 LEGACY DR	0.115	MDR	R-2			0	0.115	0
3218AB 01203	327 LYNN DR	0.115	MDR	R-2			0	0.115	0
3218AB 01204	337 LYNN DR	0.115	MDR	R-2			0	0.115	0
3218AB 01205	347 LYNN DR	0.115	MDR	R-2			0	0.115	0
3218AB 01213		0.045	MDR	R-2			0	0.045	0
3218AB 01202	2017 CRATER LN N	0.115	MDR	R-2			0	0.115	0
3218AB 01212	2021 HERITAGE WAY	0.118	MDR	R-2			0	0.118	0
3218AB 01201	2031 CRATER LN N	0.115	MDR	R-2			0	0.115	0
3220DB 02000	716 CORINNE DR	0.143	MDR	R-2			0	0.082	0.061
3220DB 01900	706 CORINNE DR	0.143	MDR	R-2			0	0.094	0.049
3220DB 01800	656 CORINNE DR	0.144	MDR	R-2			0	0.105	0.039
3216 02020	3914 HAYES ST	1.173	MIX SP	R-P SP			0	1.173	0
3216 02022		1.55	MIX SP	R-P SP			0	1.55	0
3221 06500		32.895	MIX SP	R-P SP			0	11.7	21.195
3216 02001	879 PROVIDENCE DR	9.61	MIX SP	R-P SP			0	7.88	1.73
3220DB 00700	2319 KENNEDY DR	0.112	MDR	R-2			0	0.112	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3220DB 00600	2307 KENNEDY DR	0.104	MDR	R-2			0	0.104	0
3220DB 00500	2243 KENNEDY DR	0.103	MDR	R-2			0	0.103	0
3220DB 00400		0.136	MDR	R-2			0	0.136	0
3220DB 01700	646 CORINNE DR	0.141	MDR	R-2			0	0.101	0.04
3220DB 01300	649 CORINNE DR	0.096	MDR	R-2			0	0.096	0
3220DB 00800	648 DONNA DR	0.098	MDR	R-2			0	0.098	0
3220DB 00300		0.098	MDR	R-2			0	0.098	0
3220DB 01600	636 CORINNE DR	0.115	MDR	R-2			0	0.112	0.003
3220DB 01200	639 CORINNE DR	0.098	MDR	R-2			0	0.098	0
3220DB 00900	638 DONNA DR	0.098	MDR	R-2			0	0.098	0
3220DB 00200		0.098	MDR	R-2			0	0.098	0
3229DB 01500		0.859	MDR	R-2			0	0.859	0
3220DB 01100	629 CORINNE DR	0.098	MDR	R-2			0	0.098	0
3220DB 01400	626 CORINNE DR	0.115	MDR	R-2			0	0.115	0
3220DB 01000	628 DONNA DR	0.098	MDR	R-2			0	0.098	0
3220DB 00100		0.098	MDR	R-2			0	0.098	0

# Yamhill County

## DEPARTMENT OF PLANNING AND DEVELOPMENT

525 NE FOURTH STREET • McMinnville, Oregon 97128

Phone:(503) 434-7516 • Fax:(503) 434-7544 • TTY 1-800-735-2900 • Internet Address: <http://www.co.yamhill.or.us/plan/>

October 31, 2006

City of Newberg  
Barton Brierley, Planning Director  
P.O. Box 970  
Newberg, OR 97132

RECEIVED  
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BY:.....

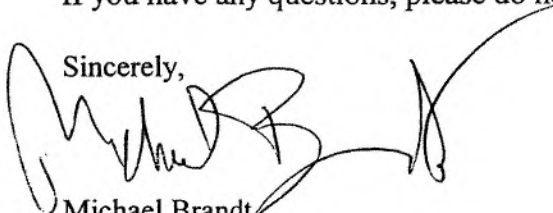
Re: City of Newberg 2040 Population Estimate

Dear Mr. Brierley:

This letter is in response to your request for a coordinated population projection between Newberg and Yamhill County as required on ORS 195.036. As you indicated, the attached population forecast was adopted by the Newberg City Council on November 22, 2005. Since then, both the City of Newberg and Yamhill County have sent these numbers to the incorporated cities of Yamhill to see if there were any objections to this extended forecast. To date, there have been no objections voiced. Therefore, pursuant to the directive of Board Order 01-582 granting the responsibility to the Planning Director to coordinate the population forecast, our office will recommend these numbers be adopted in the next appropriate amendment to the Urban Growth Boundary or Urban Reserve Area.

If you have any questions, please do not hesitate to contact this office.

Sincerely,



Michael Brandt  
Planning Director

MB:kf

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<b>Year</b>	<b>Population Forecast</b>
2000	18,438
2005	21,132
2010	24,497
2015	28,559
2020	33,683
2025	38,352
2030	42,870
2035	48,316
2040	54,097

**PLANNING COMMISSION RESOLUTION NO. 2010-276**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWBERG RECOMMENDING THAT THE CITY COUNCIL ADOPT AMENDMENTS TO THE NEWBERG COMPREHENSIVE PLAN HOUSING ELEMENT, AND HOUSING AND INSTITUTIONAL LAND NEEDS AND SUPPLY TABLES**

**RECITALS:**

- 1. On November 21, 2005, the Newberg City Council adopted Ordinance 2005-2626, which adopted residential and institutional land needs projections through 2040. These have been amended to some extent through several subsequent actions.
- 2. Additional data has become available from the U.S. Census Bureau, the Population Research Center at Portland State University, and from the Newberg Planning and Building Department.
- 3. The amendment updates the comprehensive plan housing element and residential and institutional land needs and supply tables to reflect this new data.
- 4. On February 11, 2010, the Newberg Planning Commission held a hearing to consider the proposed changes.

**NOW THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Newberg that it recommends that the City Council approve the amendments to the Newberg Comprehensive Plan Housing Element as shown in Exhibit A, and the Newberg Comprehensive Plan text as shown in Exhibit B.

This recommendation is based on the staff report and testimony.

**DATED** this 11<sup>th</sup> day of February, 2010

AYES: 7      NAYS: 2      ABTAIN: 2      ABSENT: 2

**ATTEST:**

*Dawn Karen Beville*  
\_\_\_\_\_  
Planning Commission Secretary

*Nick Tri*  
\_\_\_\_\_  
Planning Commission Chair

- Exhibit A: Proposed Comprehensive Plan Housing Element revision
- Exhibit B: Proposed Comprehensive Plan residential and institutional land needs
- Exhibit C: Findings

**PLANNING COMMISSION AGENDA**  
**February 11, 2010**  
**7 p.m. Regular Meeting**  
**Newberg Public Safety Building**  
**401 E. Third Street**

Attachment 4

TO BE APPROVED AT THE MARCH 11, 2010 PLANNING COMMISSION MEETING

**I. ROLL CALL:**

Present:        Nick Tri, Chair                      Philip Smith, Vice Chair  
                  Thomas Barnes                     Matson Haug                    Cathy Stuhr  
                  Lon Wall                                   Derek Duff

Staff Present: Barton Brierley, Building & Planning Director  
                  David Beam, Economic Development Planner  
                  Steve Olson, Associate Planner  
                  Luke Pelz, Assistant Planner  
                  Dawn Karen Bevill, Recording Secretary

Others Present:     Councilor Denise Bacon                    Lee Does  
                          Saj Jivanjee                                    Charles Harris  
                          Mr. and Mrs. Robert Roholt

**II. OPEN MEETING:**

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

**III. CONSENT CALENDAR:**

Chair Tri entertained a motion to accept the minutes of the January 14, 2010 meeting.

**MOTION #1: Haug/Stuhr** to approve the minutes from the Planning Commission Meeting of January 14, 2010. (7 Yes/ 0 No/ 0 Absent) Motion carried.

**V. COMMUNICATIONS FROM THE FLOOR:**

Chair Tri offered an opportunity for non-agenda items to be brought forth. No topics were brought forward.

TIME - 7: 25 PM

**APPLICANT:** City of Newberg

**REQUEST:** Housing Element update. Consider updates to the Housing element of the Newberg Comprehensive Plan, including updates to residential & institutional land need and supply tables.

**FILE NO.:** G-09-007

**RESOLUTION NO.:** 2010-276

**CRITERIA:** Newberg Development Code § 151.122(B)

**Opening of the Hearing:**

Chair Tri opened the public hearing and asked the Commissioners for any abstentions, conflicts of interest, and objections to jurisdiction. None were brought forward. Barton Brierley explained this is a repackaging and update on the Comprehensive Plan and there are not many policy changes involved. Mr. Brierley presented the staff report (see official meeting packet for full report). Staff recommends the adoption of Planning Commission Resolution 2010-276 that recommends that the City Council adopt the proposed amendments to the Newberg Comprehensive Plan, as detailed in Exhibits A and B to the resolution.

Commissioner Wall referred to the conclusion on page 61 of the meeting packet and asked for clarification on, “*various income levels and housing needs.*” It was his understanding that the concept had been abandoned regarding affordable housing at all income levels and he is uncomfortable with the language. Commissioner Smith suggested the wording would be more accurate to say, “*Newberg can ensure that there is an adequate supply of affordable housing units and other housing units to meet the needs of City residents and various income levels and housing needs.*” Barton Brierley stated the Affordable Housing Committee had chosen “affordable housing” to mean no more than 30% of income it spent on housing. He believes it is technically correct but the wording can be changed.

Commissioner Smith referred to the letter received from Mia Nelson, 1000 Friends of Oregon. She claims the county does not have a coordinated county forecast of population. Barton Brierley stated Yamhill County adopted population projections for every urban area within the county and for the unincorporated areas in the county as part of their Transportation Systems Plan. Subsequent to that, Newberg has adopted population projections, and those projections have been coordinated with all the cities and the county together. Commissioner Smith stated in the display of residential zoning, all manufactured homes would be going into R-2 zones. A year ago while Commissioner Smith was serving on the Affordable Housing taskforce there was an idea of inventing an R-4 zone specifically for manufactured homes. He asked why it is not on the allocation of housing needs. Barton Brierley replied the Affordable Housing Committee is working on that particular issue now and if agreed upon, land will be allocated for that.

Barton Brierley addressed the 8 comments included in the letter from Mia Nelson as follows:

Buildable land is not necessarily a 5-acre empty lot. If a lot is over twice the minimum lot size, the amount over the minimum lot size is considered as buildable land. Those assumptions are stated in the Buildable Lands Inventory attachment.

The recent trends are from the Ad Hoc Committee for Newberg’s Future report and cover the information they had gathered from 1990 -2004.

The error in the table was corrected in this draft that is currently before the Planning Commission.

There was a reference to a case with McMinnville where there was an interpretation of a statute. That case related to ORS 197.296 and specifically applies to cities with a population over 25,000. Because Newberg is less than 25,000 that statute and case do not apply. There is a corollary case, GMK Developments v. Madras (2008) that confirmed that it is ok to do a housing needs element first then adopt measures to address that need later.

Concerning double counting of institutional land needs, it is anticipated that between the years 2031 and 2040 Newberg institutional structures such as churches, schools, and other facilities will be built to serve the growing population. Therefore, there will be additional needs based on the new population.

Mr. Brierley noted the population projection requirements state the county has to adopt a forecast with the county and all urban areas in the county; this has been done. The city has to adopt a forecast for the urban area into its comprehensive plan; this has been done. Notice has to go to all cities in the county; this has been done. The county has to coordinate the forecast; this has been done. All requirements have been done regarding population projections.

Parks can go in unbuildable areas, but the City wants areas within stream corridors to remain a natural environment. Therefore, these lands do not really meet the needs for park lands. Newberg does not have large floodplain lands that could be suitable for parks but not for building.

Through the Ad-Hoc Committee process, private and public schools were interviewed in regard to their future needs, facility and land-use needs, and based the needs on that and not on generic guidelines from other communities.

Mr. Brierley appreciates Ms. Nelson's comments but they have either been addressed or are inapplicable to Newberg.

TIME – 8:01 PM

Chair Tri opened the public hearing.

**Proponents:**

Charles Harris, a member of the Affordable Housing Ad-Hoc Committee, is testifying on his own behalf. Mr. Harris referred to page 44 of the meeting packet, and believes the statewide planning goal should be #10. On page 57 he asked if Table 13-11 refers to the maximum or target density. Also, the numbers in the development report for July 2009 and Table 13-12 are quite different in regards to buildable acres needed for residential development. It appears to Mr. Harris from looking at chart starting on page 78 of the meeting packet, which addresses potential buildable lands, there is not 45 acres of buildable R-3 land and if there are, every one of them except for one is less than an acre. Lastly, he asked about the staff indicating that 20% of the R-2 land is actually going to be developed with Single Family housing. Historically that number has been much higher than 20%. What can the Planning Commission do to require R-2 land have R-2 housing built on it? More density, apartments, and rental housing is needed and the ability to do that depends on building those in the R-2 and R-3 zones.

Commissioner Wall asked Mr. Harris if he believes the 30% figure serves the purpose for affordable housing. Mr. Harris replied, no. With regard to affordable housing, the City should be looking at median income and below. The homeless population in Newberg is also growing. Commissioner Haug

referred to Mr. Harris' testimony and asked why the numbers have changed in the charts; if staff could comment on the 45 acres that is not all buildable land, and why only 20% single family homes in R-2. Mr. Harris reminded staff of his question regarding density. Barton Brierley replied regarding the inventory of R-3 land, he referred to the Buildable Lands Inventory on page 76 of the meeting packet and explained Newberg has various kinds of zoning and the table show many designations of density. On Fernwood Road there are two properties that are designated high density residential; the property behind Fred Meyer, and there is an area in the Springbrook Village on North Springbrook Road that is planned for high density residential. There are also properties that have more than one designation. Regarding the 20% allocated toward medium density residential, the reason why people have requested a zone change to R-2 is not for multi-family but to have single-family dwellings on smaller lots. The associated amendments would reduce the minimum lot size in R-1. It is anticipated there will be less requests to change zoning to R-2 in order to build single-family dwellings. Regarding the change in numbers, Mr. Brierley explained the timeframe is to the year 2030 and begins at 2010 instead of 2005, which may cause a discrepancy in the numbers. Lastly, Table 13-11 shows the target density.

### **Opponents:**

Lee Does stated he and his wife, Dr. Amy Does have serious reservations as to both the size and location of a proposed school site at the intersection of Renne Road and Wilsonville highway, as well as the City's insistence on "buildable" parcels for new parklands. It is their understanding that state guidelines suggest that new schools be sited on lot sizes of 20 acres or less. This is less than half the acreage Newberg is currently specifying for an all-new school in the proposed southeast Urban Reserve Area. Regardless of the school district's investment in the land, the City simply cannot justify condemning so much farmland for the sake of a high school. Mr. Does reminded the City that LCDC voiced a similar opinion when reviewing Newberg's Urban Reserve Area application last spring. From a student's point of view, locating a school on a busy highway and at the extreme fringe of the city would essentially guarantee the need for bus or car transportation to and from school. Mr. Does likewise pointed out that Newberg students from developed areas to the west of town are already facing a similar situation.

From a purely monetary viewpoint, locating a school so far from the main population will guarantee the taxpayers an ongoing expense for maintaining bus transportation. Since Newberg appears to have scrapped its transportation plan, Mr. Does would encourage the City to move toward a walking/biking approach by locating any new schools closer to town. Regarding parks locations, while flat lands are essential for a tennis court, Hoover Park is an excellent example of a successful park on an otherwise non-standard site. Parklands are not required to be on flat land, and Newberg should not be stipulating that recreational lands be flat or even buildable. Indeed, many of our country's most scenic and enjoyable hiking and biking trails were laid out on land with character but little building value. Mr. Does submitted written testimony. Commissioner Stuhr stated she has heard Dr. Paula Radich talk about campuses and schools having efficiency when there is a grade school, middle school, and high school together. Commissioner Stuhr can see there is a potential justification for the numbers.

Robert Roholt stated livability starts with a place to live but that is not where it stops. Why do we have to supply land for people in Portland? Newberg should not want to consider the largest number of population. Why cause ourselves to be just like Sherwood? Why do we think we are going to grow that much? We have constraints on how to get in and out of Newberg. Planning needs to be more careful in the future as well as the institutional land needed. Mr. Roholt believes both high and low density is needed. He would like to see housing incorporated where people can walk or bike to where they are going. Commissioner Wall stated the City of Newberg is fortunate. In going back 5 - 6 years, Newberg has made a conscience decision not to grow like Sherwood. Newberg has realized there are forces and compromises you have to make in order to accommodate the growth.

Saj Jivanjee stated crunching numbers is a paralysis of analysis. His opinion is there is no flavor or context in this entire thing. There is not a single planner who works for the City who has a design education. Cities need to be designed to detail from the texture to the character. The plan has no context. There is no reality in the plan regarding affordable housing; it is only lip service. Commissioner Haug asked Mr. Jivanjee to be specific about innovative ideas and vision and would like him to submit in writing his specific ideas and vision and clarify how to economically and feasibly input his ideas. Mr. Jivanjee stated he gave specifics in his testimony and believes he is streaming upstream with this process.

Chair Tri asked for closing comments from staff. Barton Brierley stated there is a vision for Newberg and the City is trying to deal with one at a time. Mr. Brierley is encouraged regarding the future of Newberg and shared his optimism regarding the new Cultural Center, the Animal Shelter, the downtown, new Providence Hospital, the Art Walk, etc., as well as seeing the citizens of Newberg volunteer in various ways. Mr. Brierley is truly positive for Newberg's future.

Chair Tri closed public testimony at 9:12 p.m.

Chair Tri entertained a motion for Resolution 2010-276.

**MOTION #3: Haug/Stuhr** to adopt Resolution 2010-276. (7 Yes/ 0 No/ 0 Absent) Motion carried.

**Deliberation:**

Commissioner Wall stated he could not find in this proposal where it mentions the 30% rule, which leads to the conclusion. He is concerned about voting the 30% rule as a foundation for defining affordability.

Commissioner Stuhr recommended deleting the word, "affordable" in the conclusion.

Commissioner Smith suggested adding the following language:

**MOTION #4: Wall/Duff** moved to amend Motion #3 and adopt Resolution 2010-276; removing "affordable" and adding the following language in the Introduction of the Comprehensive Plan Housing Element: *"To provide for a diversity in the type, density and location of housing within the City to ensure there is an adequate supply of housing units to meet the needs of City residents of various income levels and housing needs. With proper planning, Newberg can encourage affordable housing for residents below the median income."* (7 Yes/ 0 No/ 0 Absent) Motion carried.

Chair Tri recessed for a five-minute break at 9:27 PM.

TIME - 9:32 PM



534 SW Third Avenue, Suite 300 • Portland, OR 97204 • (503) 497-1000 • fax (503) 223-0073 • www.friends.org  
Southern Oregon Office • PO Box 2442 • Grants Pass, OR 97528 • (541) 474-1155 • fax (541) 474-9389  
Mid-Willamette Valley Office • 189 Liberty Street NE, Suite 307A • Salem, OR 97301 • (503) 371-7261 • fax (503) 371-7596  
Willamette Valley Office • 220 East 11<sup>th</sup> Avenue, Suite 5 • Eugene, OR 97401 • (541) 520-3763 • fax (503) 575-2416

Attachment 5

February 4, 2010

Chairman Lon Wall  
Newberg Planning Commission  
414 East First Street  
Newberg OR 97132

Re: Newberg Comprehensive Plan Housing Element and Institutional Land Needs Amendments

Dear Chairman Wall and Planning Commission members:

Thank you for the opportunity to comment on the draft Newberg Comprehensive Plan Housing Element and Institutional Land Needs Amendments. 1000 Friends of Oregon is a nonprofit, charitable organization dedicated to working with Oregonians to enhance our quality of life by building livable urban and rural communities, protecting family farms and forests, and conserving natural and scenic areas.

1000 Friends of Oregon supports your efforts to plan for Newberg's future and we maintain a keen interest in the outcome of these proceedings. We do have several preliminary concerns regarding these amendments and may have additional concerns as this process moves forward.

Because the city's assumptions and definitions regarding vacant land, partially vacant land, and potential infill and redevelopable land are not stated, it is not possible to assess the reasonableness of all of the city's conclusions. In general, the analysis of need and the inventories of available land show a significant deficit. We are concerned that the extent of the land need may be overstated and the ability of existing lands in the UGB to accommodate that need may be understated.

A more compact UGB will reduce pressure on farmland and other rural lands outside the current UGB, reduce the cost of extending infrastructure beyond the edge of existing development, and reduce transportation costs for both new and existing Newberg residents who work and shop in Newberg. This will also allow for more choice in transportation, and reduce the length of driving trips, resulting in reduced green house gas emissions.

### **1. "RECENT TRENDS" ANALYSIS**

Table IV-5 contains data regarding density by housing type, labeled "Recent Trends." It is identical to old data contained in an analysis done over five years ago. The city should provide information regarding the time period used to determine "recent trends", as well as the underlying data. If the data is not current, it should be updated.



Celebrating Thirty-five Years of Innovation

## 2. ERRATA IN TABLE IV-7

The column in Table IV-7 containing the “Buildable Acres in UGB (2009)” should be updated to reflect the recent UGB expansion, as was done for Table IV-15.

## 3. PROVISION OF SUFFICIENT BUILDABLE LAND

The draft Newberg Comprehensive Plan Housing Element is a “housing needs projection” as that term is defined in OAR 660-008-0005(4).<sup>1</sup> OAR 660-008-0010 requires that sufficient buildable land be provided to meet the needs identified by a housing needs projection.<sup>2</sup> That has not been done here. Instead, deficits of buildable land in every category of housing have been identified, yet no additional land has been provided to meet those needs. LUBA has already ruled on a similar issue involving McMinnville. McMinnville sought to establish its land needs through discreet plan amendments prior to submitting a UGB expansion to LCDC. In *DLCD v. City of McMinnville*, 41 Or LUBA 210 (2001) LUBA ruled that:

“[W]here the analysis indicates that the UGB includes insufficient buildable lands, the city *cannot* ‘obtain finality regarding its needs analysis before... proceeding [to amend its UGB or its regulations]’.” (emphasis in original)

To remain compliant with Goals 10 and 14, concurrent with adoption of a housing needs analysis that shows a deficiency of land, Newberg should either amend its plan and land use regulations to include new measures that demonstrably increase the likelihood that residential development will occur at densities sufficient to accommodate housing needs for the next 20 years without expansion of the urban growth boundary, include additional land in its UGB, or adopt a combination of these measures.

## 4. POTENTIAL DOUBLE-COUNTING OF INSTITUTIONAL NEEDS

Table IV-14 provides for institutional needs from 2031-2040 by using the same land-to-population ratio computed for the 2010-2030 time period. However, many of the institutional facilities listed for construction during 2010-2030 may actually serve residents that will not arrive until after 2030. It is unlikely, for example, that another new high school or large private school will be needed, or that Portland Community College will need a second or expanded campus. Large facilities such as these are commonly planned for more than just a 20-year capacity, and so it may well be that the 128 acres provided for the 2010-2030 land need actually come close to meeting the 2030-2040 need as well. The same may be true for the parks and other categories of institutional land needs.

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<sup>1</sup> **OAR 660-008-0005(4):** “Housing Needs Projection” refers to a local determination, justified in the plan, of the mix of housing types and densities that will be:

- (a) Commensurate with the financial capabilities of present and future area residents of all income levels during the planning period;
- (b) Consistent with any adopted regional housing standards, state statutes and Land Conservation and Development Commission administrative rules; and
- (c) Consistent with Goal 14 requirements.

<sup>2</sup> **OAR 660-008-0010 Allocation of Buildable Land.** The mix and density of needed housing is determined in the housing needs projection. Sufficient buildable land shall be designated on the comprehensive plan map to satisfy housing needs by type and density range as determined in the housing needs projection. The local buildable lands inventory must document the amount of buildable land in each residential plan designation.

## 5. POPULATION PROJECTIONS

The population projections in Table 13-2 of the proposed Housing Element do not comply with the requirements of ORS 195.036<sup>3</sup> and OAR 660-024-0030. OAR 660-024-0040(1)<sup>4</sup> requires all UGB evaluations or amendments to be based on a forecast that complies with these requirements, unless the evaluation or amendment was initiated prior to April 5, 2007.<sup>5</sup>

OAR 660-024-0030(1)<sup>6</sup> requires that Newberg's forecast be "consistent with the coordinated county forecast", and that said county forecast be "a coordinated 20-year population forecast for the county and for each urban area within the county consistent with statutory requirements for such forecasts under ORS 195.025 and 195.036." This rule further stipulates that the coordinated countywide forecast, as well as the individual city forecasts which stem from the countywide forecast, be adopted into each jurisdiction's comprehensive plan.

To the best of our knowledge, the proposed Newberg forecast is not consistent with "a coordinated 20-year population forecast for the county and for each urban area within the county." Instead, it appears to be a stand-alone forecast adopted by Newberg only.

This is not adequate. ORS 195.036 and OAR 660-024-0030(1) require adoption of a *countywide* forecast containing individual forecasts for *each* urban area, not just a stand-alone Newberg forecast. Once that is done, Newberg may go on from there and adopt a forecast that is consistent with the county's forecast for Newberg. Instead, it appears that Newberg ran the process backward, by preparing its own forecast and then bringing it to the county for "coordination", which apparently consisted of obtaining a letter from the County Planning Director accepting Newberg's forecast.

We do not believe the County has adopted the necessary "coordinated 20-year population forecast for the county and for each urban area within the county" into its comprehensive plan or a document

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<sup>3</sup> **ORS 195.036 Area population forecast; coordination.** The coordinating body under ORS 195.025 (1) shall establish and maintain a population forecast for the entire area within its boundary for use in maintaining and updating comprehensive plans, and shall coordinate the forecast with the local governments within its boundary.

<sup>4</sup> **OAR 660-024-0040(1):** The UGB must be based on the adopted 20-year population forecast for the urban area described in OAR 660-024-0030, and must provide for needed housing, employment and other urban uses such as public facilities, streets and roads, schools, parks and open space over the 20-year planning period consistent with the land need requirements of Goal 14 and this rule. The 20-year need determinations are estimates which, although based on the best available information and methodologies, should not be held to an unreasonably high level of precision.

<sup>5</sup> **OAR 660-024-0000(3)(a):** A local government may choose to not apply this division to a plan amendment concerning the evaluation or amendment of a UGB, regardless of the date of that amendment, if the local government initiated the evaluation or amendment of the UGB prior to April 5, 2007;

<sup>6</sup> **OAR 660-024-0030(1):** Counties must adopt and maintain a coordinated 20-year population forecast for the county and for each urban area within the county consistent with statutory requirements for such forecasts under ORS 195.025 and 195.036. Cities must adopt a 20-year population forecast for the urban area consistent with the coordinated county forecast, except that a metropolitan service district must adopt and maintain a 20-year population forecast for the area within its jurisdiction. In adopting the coordinated forecast, local governments must follow applicable procedures and requirements in ORS 197.610 to 197.650 and must provide notice to all other local governments in the county. The adopted forecast must be included in the comprehensive plan or in a document referenced by the plan.

referenced by the plan, as required by OAR 660-024-0030(1). Unless and until the county adopts an acceptable countywide forecast, Newberg cannot adopt or rely upon *any* forecast, except for a safe harbor forecast adopted in accordance with OAR 660-024-0030(4)(c) and ORS 195.034.<sup>7</sup> This statute allows a city to independently adopt a forecast, and it is the route Newberg could have, and should have, pursued prior to initiating this evaluation of its UGB, given the lack of an acceptable countywide forecast.

## **6. PUBLIC AND SEMI-PUBLIC LAND NEEDS**

The proposed amendments identify a need for 546 buildable acres of land for public schools, private schools, parks, churches, etc. from 2007 through 2040. We share the concern expressed by DLCD and ODA in written comments they submitted to the city in 2007: "... the acreages for schools and parks appear to be excessive."<sup>8</sup>

### **Parks**

It appears that the provision of parks is planned to occur solely on buildable land. Even if constraints such as steep slopes, riparian areas, wetlands, utility easements and floodplains can properly be considered a barrier to residential development, that does not mean these constraints are a barrier for

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<sup>7</sup> **OAR 660-024-0030(4)(c):** A city may adopt a revised 20-year forecast for its urban area by following the requirements in ORS 195.034.

**ORS 195.034 Alternate population forecast.** (1) If the coordinating body under ORS 195.025 (1) has adopted, within 10 years before a city initiates an evaluation or amendment of the city's urban growth boundary, a population forecast as required by ORS 195.036 that no longer provides a 20-year forecast for an urban area, a city may propose a revised 20-year forecast for its urban area by extending the coordinating body's current urban area forecast to a 20-year period using the same growth trend for the urban area assumed in the coordinating body's current adopted forecast.

(2) If the coordinating body has not adopted a forecast as required by ORS 195.036 or if the current forecast was adopted more than 10 years before the city initiates an evaluation or amendment of the city's urban growth boundary, a city may propose a 20-year forecast for its urban area by:

(a) Basing the proposed forecast on the population forecast prepared by the Office of Economic Analysis for the county for a 20-year period that commences when the city initiates the evaluation or amendment of the city's urban growth boundary; and

(b) Assuming that the urban area's share for the forecasted county population determined in paragraph (a) of this subsection will be the same as the urban area's current share of the county population based on the most recent certified population estimates from Portland State University and the most recent data for the urban area published by the United States Census Bureau.

(3)(a) If the coordinating body does not take action on the city's proposed forecast for the urban area under subsection (1) or (2) of this section within six months after the city's written request for adoption of the forecast, the city may adopt the extended forecast if:

(A) The city provides notice to the other local governments in the county; and

(B) The city includes the adopted forecast in the comprehensive plan, or a document included in the plan by reference, in compliance with the applicable requirements of ORS 197.610 to 197.650.

(b) If the extended forecast is adopted under paragraph (a) of this subsection consistent with the requirements of subsection (1) or (2) of this section:

(A) The forecast is deemed to satisfy the requirements of a statewide land use planning goal relating to urbanization to establish a coordinated 20-year population forecast for the urban area; and

(B) The city may rely on the population forecast as an appropriate basis upon which the city and county may conduct the evaluation or amendment of the city's urban growth boundary.

(4) The process for establishing a population forecast provided in this section is in addition to and not in lieu of a process established by goal and rule of the Land Conservation and Development Commission.

<sup>8</sup> Letter from DLCD and ODA to City of Newberg, October 1, 2007

use as parklands. In fact, many of these features are desirable qualities for parklands, and OAR 660-008-0005(2) does not permit the exclusion of these lands for non- residential uses.

## Schools

Oregon’s Transportation Growth Management website contains the following relevant information:

“Acreage Standards for School Sites “Until recently, the Arizona-based [Council of Educational Facility Planners International](#) (CEFPI) recommended large sites for new schools... But under [new guidelines](#) (*Creating Connections: CEFPI Guide for Educational Facility Planning/2004 Edition*) published by CEFPI in 2004, school districts are encouraged to base the size of school sites on educational program needs instead of on arbitrary acreage standards. This more flexible approach has the potential of reducing "school sprawl" and of making it easier for communities to build (or preserve and renovate) schools on smaller sites located in walkable neighborhoods, as opposed to constructing stand-alone facilities on large, remote sites accessible only by car or bus. Other publications by CEFPI include: [A Primer on the Renovation and Rehabilitation of Older/Historic Schools](#) and [Schools for Successful Communities: An Element of Smart Growth](#).”<sup>9</sup>

## 7. CONCLUSION

We recognize and commend Newberg’s efforts to plan for its future. Additional work remains and it is our hope that the final product is one we can support. We hope these comments are helpful in achieving that outcome. Please include them in the official record of these proceedings and notify us of any decisions and/or future hearings in this matter.

Sincerely,



Mia Nelson  
1000 Friends of Oregon  
220 East 11<sup>th</sup>, Suite 5  
Eugene, OR 97401  
541.520.3763

Cc (electronic): DLCD  
Yamhill County Planning Department  
Oregon Department of Agriculture

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<sup>9</sup> <http://www.lcd.state.or.us/LCD/TGM/walkableschools.shtml>

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**DATE ACTION REQUESTED: March 15, 2010**

**Order \_\_\_ Ordinance \_\_\_ Resolution \_\_\_ Motion XX Information \_\_\_**  
**No. No. No.**

**SUBJECT: Consideration of proposals to develop affordable housing at 921 S. Blaine Street, and to direct the City Manager to prepare a development agreement for Council adoption.**

**Contact Person (Preparer) for this Motion: Luke Pelz, AICP, Assistant Planner**

**Dept.: Planning & Building Department**

**File No.: GEN FILE 10-001**  
*(if applicable)*

**RECOMMENDATION:** Direct the City Manager to prepare a development agreement with a private developer to construct an affordable housing project at 921 S. Blaine Street for City Council approval at a future Council meeting.

**EXECUTIVE SUMMARY:** The Newberg Animal Shelter is currently in the process of moving from their existing location at 921 S. Blaine Street to a site on Sandoz Road. The shelter transfer provides an opportunity to develop a more compatible use with the existing neighborhood, and help to achieve the City Council’s goal of increasing the amount of affordable housing in Newberg. In December 2009 the City Council directed staff to request proposals for an affordable housing development at 921 S. Blaine Street. Two proposals were received – one from Newberg Area Habitat for Humanity (Attachment “1”), and one from Mr. Roger Grahn (Attachment “2”). The Council expressed that the objectives of the project should be: 1) to develop dedicated affordable housing that maximizes the land use potential of the site and meets affordable housing goals, 2) to develop a project with exemplary site and building design, and 3) to transfer ownership of the land upon completion of the project.

**FISCAL IMPACT:** It is the intent of the Council that the developer will incur all construction and development costs and fees in regard to this project. A zone change and variance application would be needed to accommodate a project with more than two units. If the fees for these applications are waived the city will incur the total cost of staff time to prepare the applications. One of the proposals would like the city to consider waiving a portion, or all, of the system development charges and review fees. This includes all system development charges and building permit fees. Transferring 921 S. Blaine Street to private ownership will positively contribute to the residential tax base. The degree of tax contribution depends on the type of dwelling and value of the project.

**STRATEGIC ASSESSMENT:** The City Council should meet with each applicant separately during the March 15, 2010 regular meeting. This would provide the Council an opportunity to learn more about the proposal directly from the applicant, and ask questions of the applicant. At the meeting the Council should make a decision to choose one of the proposals, likely with conditions, or choose no proposal at that time. The decision and criteria are at the Council’s discretion. Among other things, the Council should take into consideration the need for affordable owner occupied versus affordable rental units, architectural and site design, compatibility with surrounding property, use of environmentally beneficial construction practices, ability to finance the project, ability to complete the project without fee waivers, and ability to complete the project in a timely manner.

### Existing Site Information:

The project site is located within the R-2 Medium Density Residential Zone at 921 S. Blaine Street. Adjacent uses include single family residential to the north, multi-family to the west, and Ewing Young Park to the south. The site is approximately 0.2 acres, or 8,700 square feet, is relatively flat, and served with existing city water and waste water utilities. Under the current zoning designation a total of two units are permitted. Access is taken from Blaine Street, which is unimproved south of Ninth Street. Existing buildings on site include one 400 square foot, single story structure. The structure is in poor condition and will likely be removed as part of the project.



### Habitat for Humanity (Habitat) Proposal:

The Habitat proposal includes partitioning the lot and constructing two attached owner occupied units. Each proposed unit has three bedrooms and is two stories with a total floor area of about 1,100 square feet. Sustainable building features are proposed including: the use of Energy Star rated appliances, lighting and windows; a high efficiency water heater; low demand heating and cooling systems; and use of recycled building materials. The site design includes four off-street parking stalls using pervious pavers, a relatively large open space in the rear yard, and on-site stormwater detention and landscaping. Regarding frontage improvements, Habitat is open to contributing funds for their share of road improvements for the section of Blaine Street south of Ninth Street. The proposal does not include a request for a zone change or additional land acquisition in order to increase the number of units on site. However, the proposal does indicate willingness to explore these opportunities in order to increase the density. Habitat would like a portion, or all, of the required fees to be waived. Habitat representatives have stated that although a fee waiver is beneficial, it is not essential in order to complete the project. Regarding project financing, Habitat would acquire and hold a mortgage for each unit for ten years. After ten years the occupant would have the opportunity to take over the mortgage from Habitat. The budget estimate for this proposal is about \$320,000.

### Grahn Proposal:

The Grahn proposal includes a total of seven rental units divided between two buildings. One building contains four, one bedroom units. The second building contains three, three bedroom units. Both of the proposed buildings are two stories. The total floor area for both buildings is about 6,200 square feet. The proposal includes a request for zone change to R-3 High Density Residential and acquiring approximately 2,000 square feet of land from the adjacent lot to the north. The additional 2,000 square feet is needed to accommodate the on site parking and drive aisle. The property owner of the adjacent lot, Ms. Francia, has

verbally stated to staff that she would consider selling this unused portion of 906 Charles Street for the project - regardless of the developer chosen. The site design includes a small amount of usable open space, low maintenance landscaping, and nine parking stalls. A total of fourteen stalls are required for seven units, therefore variance approval would be necessary. This proposal does not include a request to waive required fees. To ensure affordability, Mr. Grahn proposes a 10 year price agreement with the city and to tie the rates to the Yamhill County consumer price index. The budget estimate for this proposal is about \$480,000.

Other Issues:

*Affordable Housing Need*

The Council may want to consider the existing need for affordable housing based on occupancy type – owner-occupied and renter-occupied. The Grahn proposal is a multi-family renter-occupied project, while the Habitat project is considered a duplex owner-occupied project. The *Newberg Housing and Residential Land Needs Report 2004* (The Report) shows that, for low income households, there is a need for both owner and renter-occupied units. Low-income households include households with an annual household income less than \$50,000.

The table below shows the low-income housing demand for owner-occupied and renter-occupied units. The numbers in the demand column represent the need that is not being met by the existing supply. The demand, or need, is estimated based on several factors including: demographic and market trends, local housing production by type and price range, and turnover rates.

<b>Low Income Households, New Housing Need by Occupancy Type, 2004-2008</b>			
<i>Household Income</i>	<i>Owner-Occupied, New Unit Demand 2004-2008</i>	<i>Renter-Occupied, New Unit Demand 2004-2008</i>	<i>Total Demand for New Units</i>
<i>Under \$10,000</i>	23	22	45
<i>\$10,000-\$14,999</i>	24	19	43
<i>\$15,000-\$24,999</i>	54	48	102
<i>\$25,000-\$34,999</i>	65	52	117
<i>\$35,000-\$49,999</i>	83	61	144
<i>Total</i>	249	202	451
<i>Percent of Total</i>	55%	45%	100%

*Source: Johnson Gardner, Housing & Residential Land Needs Analysis 2004*

The Housing Needs Report shows that there is a slightly greater demand, or unmet need, for low-income owner-occupied units. There is a need for about 249 new low-income owner-occupied units, and a need for about 202 new low-income renter-occupied units. Of the total need for low-income housing, approximately 55% of the need is for owner-occupied units. About 45% of the total low-income housing need is for renter-occupied units. The Report shows that the demand continues at the same rate beyond 2010. For all income levels the projected demand by tenure, between 2004 and 2008, is approximately 34% renter-occupied and 66% owner-occupied under the medium growth scenario. The need for low-income owner-occupied units is reflective of the greater need for owner-occupied for all income levels.

*Street Improvements*

The portion of Blaine Street that extends south of Ninth Street to Ewing Young Park is unimproved and in poor condition. Ownership of this section of Blaine is unknown. The Grahn proposal includes half street improvements along the site frontage at a cost of about \$22,000. The Chehalem Park and Recreation District (CPRD) submitted a request that the City pave Blaine Street as part of this project. One option was offered by CPRD which includes the City donating the Blaine Street land to CPRD and in turn CPRD would incur

the cost of paving the road. Staff recommends that the City initiate a joint street improvement project with CPRD for this section of Blaine Street, with the developer of 921 Blaine providing a portion of the cost.



Newberg Area  
**Habitat**  
for Humanity®

## PROPOSAL TO THE CITY OF NEWBERG 921 S BLAINE STREET





Newberg City Council  
PO Box 970  
414 E First Street  
Newberg, Oregon 97132

December 18, 2009

**Re: 921 S Blaine Street Affordable Housing Proposal**

Dear Mayor Andrews and Councilors Bacon, Larson, McKinney, Rierson, Shelton and Whitherspoon:

We believe Newberg Area Habitat for Humanity has the experience, expertise and resources to develop and build a project that will maximize the potential of the Blaine Street site while serving as a model to other affordable housing projects.

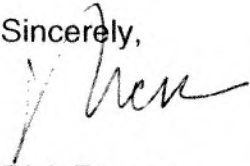
We believe this because our organization:

- 1) Has over 15 years local experience developing model affordable housing
- 2) Is backed by the expertise of Habitat for Humanity International
- 3) Is a community-based volunteer-driven non-profit
- 4) Maintains affordability through in-kind donations and volunteer labor
- 5) Demonstrates financial stability and secures financing through a partnership of sources
- 6) Addresses the specific needs highlighted in the Newberg Affordable Housing Action Plan
- 7) Develops the stability of homeownership which in turn adds to the tax rolls
- 8) Has the experience needed to successfully select and prepare families for homeownership
- 9) Recycles materials in the building of sustainable and efficient projects
- 10) Brings together divergent partners joined in goodwill
- 11) Is small enough to be focused while remaining flexible and responsive
- 12) And, Newberg Area Habitat for Humanity builds more than houses, we build community

Greater specifics on our organizations appear in the attached proposal. Thank you for this opportunity and for furthering the mission of affordable housing in our community.

Should you have any questions regarding our organization, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Rogers". The signature is written in a cursive style with a large initial "R".

Rick Rogers  
Executive Director

A. Letter of Qualification:

1) General History and Experience:

For over fifteen years, Newberg Area Habitat for Humanity, a 501 (c) 3 non-profit corporation, has developed successful long term, high quality affordable housing in our community. A self-help homeownership program, we promote, encourage and direct neighbor goodwill to the building of homes with those in need. Harkening back to a community barn-raising, we bring together the people, expertise and resources to build homes with families who would not otherwise be able to own a home in Newberg. *(An organization brochure is included in section A5).*

Our organization is an affiliate of Habitat for Humanity International and, as such, draws on the experience and reach of a world-wide affordable housing homebuilder. Marketing assistance, brand recognition, best practices and national donation programs are but some of the benefits this affiliation brings to Newberg. With 61,000 families served world-wide in fiscal year 2009 (HFHI Annual Report 2009), the experience is both broad and deep. *(Habitat for Humanity International information appears in section A5).* Locally we are governed by an 11-member volunteer board of directors. A paid staff of three part-time employees is assisted by a network of ad hoc and standing volunteer committees. *(A listing of the qualifications of the principals and our Board of Directors and Committees is included in section A5).*

Our affiliate was founded by a group of concerned citizens in 1994. These visionaries saw the need for affordable homeownership in Newberg and set about to tangibly address this need. Our mission is to build decent, safe and affordable homes that will be an asset to the community. To date this community has built 11 homes, recycled two, and has two more currently under construction.

Upon completion, each of the homes we build is sold to the local partner family who has gone through a rigorous selection process. Selection is based on need, ability to pay, and a 'willingness to partner'. Need is defined as being low to extremely low income (between 25% and 60% of area median income which corresponds with the definitions shown on page 5 of the City of Newberg Affordable Housing Action Plan). As the homeowner will be expected to pay a no-interest mortgage set at no more than 30% of their gross annual income, an ability to pay the mortgage must be proven. Typically, with taxes, insurance and the principal portion, our families pay an average of \$500 per month for their (normally 3 bedroom 1 ½ bath 1,100 square foot) homes. We charge no interest and make no profit. The final selection criteria item is that the family must demonstrate a willingness to partner with us to build the homes and prepare for homeownership. This willingness is shown through a commitment to 500 hours of 'sweat-equity' earned through the building of their homes and the homes of others and to attending a series of classes focused on such topics as home maintenance and budgeting. *(A listing of our Family Selection Criteria appears in Section A5).*

Anecdotal Evidence: While we can explain the details of the program that is Habitat for Humanity, truly the best means to understand what we do is to visit the building site at 614 N Main on a Thursday or Saturday. There, from 9:00 am to 4:00 pm, you will find future and current homeowners working alongside a crew of volunteers who may range in age from 16 to 86. The day's building is overseen by an experienced supervisor who teaches, leads and encourages. Volunteers with a range of skills and experience will perform all aspects of building not subcontracted to professionals. The group of volunteers on any given work day might be from George Fox University, the high schools, Rotary, Kiwanis, local businesses or churches. All of the volunteers on the site have one thing in common; they are joined in goodwill. At the end of a long day they will survey their work and feel the accomplishment of having helped. They have physically and tangibly done something about the need for affordable housing in our community. Many years later they will drive by and say, "I helped build the Hill and Porter homes".

## 2) Specific Examples of Affordable Housing Projects Completed:

Since our affiliation in 1994, Newberg Area Habitat for Humanity's cadre of volunteers and homeowner partners have built 11 homes, recycled an additional two, and are currently in construction on two more.

*(A listing of the homes built to date with pictures and addresses is included in section D).*

Our first home, completed in 1996, 1016 S Pacific Street, is a single story single lot detached single family home that fulfilled the mission of providing a decent, safe, affordable dwelling unit to a needy family. Since that initial project, and with the rapid appreciation of the cost of land, we have moved to building attached homes to maximize development potential. In fact, the single biggest obstacle for this organization has been finding affordable land. With this, the homes on Meridian, Pacific, Everest, Third Street and Main Street are all built with the notion of maximizing potential of each of the sites. Small footprints, second and third stories and detached storage are some of the means we have used to stretch the sites space.

In addition to the site specific design elements used to maximize development potential, Newberg Area Habitat for Humanity by its mission seeks to best use a site by the size of the homes we build. We maintain strict home design criteria that limit the number of bedrooms, baths and square footage to modest levels dependent on family size. Typically we build three-bedroom, one and a half bath homes that do not exceed 1,100 square feet. *(A copy of our Home Design Criteria is included in section A5).* Although our homes have included more architectural features over the years, we maintain the belief that homes should be decent, safe and affordable but not lavish. In the interest of keeping homes affordable we do not install dishwashers or garbage disposals and we do not build garages.

While we wholeheartedly believe that each building site's potential should be maximized for cost effectiveness and efficiency we also believe our homes should be livable for our homeowners and attractive to the neighborhood.

Since completion of our first home with the Clark family in 1996 we have evolved not only in the maximization of development potential but to serve as model for how affordable housing might be built. Each of the projects we have undertaken since our beginning has sought to address particular issues surrounding affordable housing. In order of completion those projects are:

1016 S Pacific Street

A single family single story single lot home, the Clark's home, proved that decent, safe housing could affordably be built by volunteers in Newberg.

921, 923, 925 and 927 N Meridian

Two two-story duplexes on a single drive, the Grimaldo, Pena- Pena, Pina and Johnson homes, used plans developed by Habitat for Humanity International. These 3 and 4 bedrooms homes are simple, well-laid out, easy to build and easy to maintain. Bordered by commercial property and a railroad track, this site presented some unique challenges. One of these homes has since been recycled.

916 and 918 S Pacific Street

Incorporating more architectural features than earlier projects, the Meyer and Simon homes, brought new construction to an area in need. This two-story duplex was specifically designed for the street facing site and features a donated concrete tile roofing system. These homes are handicapped visit-able.

1603 and 1605 E Third Street, 214 and 216 S Everest Road

The Habitat Everest subdivision is home to the Dunkin, Stephens, Breazeale and Sohn homes. An ambitious project this set of two duplexes is specifically designed for this corner lot. The objective of the project was to design and build a project that could be envisioned in almost any new subdivision. With the City of Newberg's cooperation (through the granting of a host of variances among other things) we believe this project accomplished the goal of proving that affordable housing need not look 'low cost'. On-site parking, stand alone storage, a separate common area, well designed landscaping and small (20 x 24) footprints to 2 ½ stories, characterize this project. One of these homes has since been recycled.

614 and 616 North Main

Currently under construction, the Hill and Porter homes, a two-story duplex, have been specifically designed for this street facing site. The location is surrounded by a mix of older and newer homes and affords great convenience to downtown but requires access onto a busy state highway. Site design features will shield the homes from traffic noise and provide privacy to each homeowner family. An open floor plan and the use of a range of sustainable features will highlight this project. In this build, we are striving for efficiency both in the building process and for the homeowners. The Hill and Porter families are now eagerly fulfilling their

sweat-equity requirements. The land for this project was generously donated to us.

### 921 South Blaine

Based on current R-2 zoning and with the professional assistance of Scott Edwards Architecture (along with a host of others), we will plan to build a two-story duplex on this 8,700 square foot site. The project, two 3 bedroom 1 and ½ bath 1100 square foot homes, will incorporate a range of sustainable and efficient features making it a model for future affordable housing development in Newberg. The homes will be livable, efficient and an asset to the community. *(A complete list of the envisioned sustainable and efficient design and building features is included in section A5).*

In addition to being a model of design and efficiency, we feel this project will be a model of the benefit of a local non-profit/local government partnership. As planning progresses we hope to work closely with City staff to insure (and even test) the provisions outlined in the City of Newberg Affordable Housing Action Plan. Density bonuses, streamlined approval, flexible design standards and reduced fees are all provisions that we would like to explore.

We would also like to look into the possibility of further maximizing the site's potential. As noted at the onset, we have conceptually designed our project based on current R-2 zoning. However, if the City of Newberg Affordable Housing Action Plan provisions or even discussions with adjacent property owners (namely Chehalem Parks and Recreation) might allow us the leeway to build another home on the site we would enthusiastically pursue this possibility.

### 3) Financial Stability, Ability to Finance and Timeliness:

#### A. Stability and Ability to Finance:

Newberg Area Habitat for Humanity's financial stability and ability to finance the Blaine Street project is based on a partnership between current homeowners, donors, in-kind providers of materials and services, volunteers, local government, foundations, Habitat for Humanity of Oregon and Habitat for Humanity International. The interrelationship of these varied funding sources is what guarantees our ability to finance. The interrelationship also assures our stability as we are not dependent on any single source. The partnership includes:

Current homeowners – Principal payments on current mortgages are paid into our 'fund for humanity' which assists with future building.

Donors – a network of individuals, businesses, churches and civic groups provide financial support for our mission. This support can come as ongoing contributions or one time project-based support. Periodic appeal letters and events are examples of the former. Capital campaigns and

special building projects are examples of the latter. For the current Main Street project, a group of 12 churches have come together in an “Apostles Build” to provide financial support and manpower to help build the Hill and Porter homes.

In-Kind Providers – historically more than 25% of the cost of construction of each home has come from donations from local tradesmen, material suppliers and building professionals. Architects, engineers, plumbers, electricians, and roofers are the types of professionals who typically donate their services. Beyond the building trades we also benefit from donated and discounted services from a range of other local providers from accountants and attorneys to restaurants which provide meals to our building site. The generosity in this area is remarkable and serves as a very solid testimonial to this community’s goodwill. *(A sample list of in-kind donors and other partners appears in section A5).*

Volunteers – For each of our building projects, over 400 individual volunteers will spend 7,000 hours on the building site. As such, in most instances, we do not pay for labor.

Local Government – The City of Newberg has generously waived systems development charges for past projects and the Chehalem Parks and Recreation District provides office and storage space free of charge. Both of these cost reductions allow resources to be directed to building.

Foundations – a variety of foundations have provided grant support to Newberg Area Habitat for Humanity in the past. We expect this support to continue for the Blaine Street project. Meyer Memorial Trust, the Ford Family Foundation, the Trillium Fund of the Oregon Community Foundation, and the Federal Home Loan Bank have generously supported our activities in the past and we hope they will do so again in the future.

Habitat for Humanity of Oregon – this umbrella organization for the 32 Habitat for Humanity affiliates in Oregon, serves as a source of funding of both grants and loans. Habitat Oregon prepares collective proposals to state-wide foundations and government programs on behalf of the affiliates.

Habitat for Humanity International – in addition to program, marketing and organizational support, Habitat International serves as a source of gifts, grants, loans and in-kind donations. Gifts are from national donation programs (Cars for Homes), grants and loans can be from federal sources (SHOP, mortgage factoring), and in-kind programs often involve product from large national building product manufacturers.

Future Homeowners – These families do not need to seek conventional bank financing to purchase their home. Newberg Area Habitat for Humanity will mortgage and service the loans directly.

*(A draft preliminary budget for the Blaine Street project is included in section A5).*

B. Timeliness:

We are volunteer-driven and build two days per week. We rely on in-kind donations and are beholden to the schedules of generous service providers. Given this, we do not build as quickly as a for-profit builder. However, the benefit of one of our projects goes far beyond production. As Habitat for Humanity International stresses, 'We build more than houses'. The sense of community shown by volunteers on a building site is the intangible benefit of the tangible act of building a home. We customarily take twelve months to develop two homes.

As noted earlier, the biggest single difficulty we have faced since 1994 is the cost and availability of land. Our production during this time has been severely limited by having to wait between projects while land is located and secured. If the Blaine Street proposal is approved it will allow us to move directly from our current Main Street project directly to Blaine Street. This continuity will speed production as we will maintain the momentum of our donor and volunteer base.

4) Needs and Objectives of the Newberg Affordable Housing Action Plan:

The ultimate goal of the Newberg Affordable Housing Action Plan is "to provide safe, decent affordable housing for all who live here."

Newberg Area Habitat for Humanity has been working toward this goal for over 15 years.

The Ad Hoc Committee's on Affordable Housing's report goes on to recognize that the City of Newberg "has an affordable housing problem" and states that "Recent development has done very little to provide housing for working families. Between 2005 and 2008, 52% of the housing demand was for households earning below \$50,000. However, during the same time period, only 14% of the actual housing built was available to households earning less than \$50,000."

By our charter, we serve the very working families that the Affordable Housing Action Plan identifies. The project at 921 South Blaine will be home to families who earn between 25% and 60% of median income or between \$17,500 and \$42,000 for a family of four.

To reach the ultimate goal of housing for all, the Ad Hoc Committee has recommended a series of seven strategies. Upon ratification by the Planning Commission, we proposed to work closely with City staff to maximize the usage of these strategies and ultimately to the benefit of the 921 South Blaine Street project and the community.

This organization has been fortunate to be represented on the Ad Hoc Committee that drafted the action plan by our Executive Director, Rick Rogers.

5) Other information:

Enclosed please find some additional information about our organization. Included are:

- a) Experience of Principals
- b) Board of Directors list
- c) Committee list
- d) Organization brochure
- e) Habitat for Humanity International brochure
- f) Family Selection Criteria
- g) Home Design Criteria
- h) Sample list of in-kind donors and partners
- i) Blaine Street list of efficient and sustainable features
- j) Blaine Street draft budget



## Qualifications of Principals

### **Jared E Jones, President, Board of Directors**

A software and electronics engineer who retired to Newberg after 33 years in Silicon Valley start-ups, Jared joined Newberg Area Habitat for Humanity in 2007. Board President since 2008, his prior Habitat for Humanity experience was gained in San Jose, California. As President of the Board, Jared is responsible for policy-level affiliate leadership. Also a member of the Executive, Board Growth, Building and Resource Development Committees.

### **Rick Rogers, Executive Director**

Twenty-five years of experience in a range of fields (banking, journalism, overseas development and non-profit management) in a variety of settings (Honolulu, New Hampshire, Arizona, Brazil, Guinea Bissau), Rick joined Newberg Area Habitat for Humanity in 1999. Responsible for direct day-to-day operations and leadership.

### **LeRoy Powell, Construction Supervisor**

Over forty years of direct construction experience and oversight. LeRoy joined Newberg Area Habitat for Humanity in 2009 having partially retired from his family business (Powell Built Homes). During his construction years, LeRoy gained broad mission experience. Responsible for all construction planning and on-site volunteer supervision.

### **Amy Lodholz, Event & Volunteer Coordinator**

A 2005 graduate of the University of Oregon, Amy joined Newberg Area Habitat for Humanity in 2008. With experience in fundraising and communications Amy first became familiar with Habitat for Humanity through the AmeriCorps program in South Carolina. Responsible for volunteer recruitment and retention and for the planning of fundraising, appreciation and awareness events.



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# NEWBERG AREA HABITAT FOR HUMANITY

## WHO ARE WE?

We are a non-profit, ecumenical Christian housing ministry. We are in partnership with Habitat for Humanity International to meet the basic human need for safe, decent, responsible, and affordable housing. We welcome the participation of people from all cultural, religious, and economic backgrounds who would like to build a better community.

Habitat for Humanity International works with people in many countries of the world to build safe, decent, affordable shelter. There are now more than 3,000 affiliates operating in 100 countries around the world.

## HOW DOES IT WORK?

Through donations of time, money, materials and professional services, we work with prospective homeowner (partner) families to build and rehabilitate houses. These houses are sold to our partner families at no profit and are financed with affordable, no-interest loans.

Habitat does not give houses away. In addition to affordable monthly mortgage payments, each homeowner family invests a minimum of 500 hours of their own labor—sweat equity—into building their house and the houses of others.

The mortgage payments received by Habitat are then invested into a revolving Fund for Humanity, which is used to build more houses.

## COULD I QUALIFY TO BE A PARTNER WITH HABITAT?

Perhaps. In order to most effectively build communities and be good stewards of our resources, Habitat works to carefully select partner families who are not able to qualify for traditional home financing, who would be able to repay the loan, who are willing to become partners in our program and who are in severe need of decent housing. Our family selection committee works closely with each applicant family, treating each application on a case-by-case basis.

## CAN I BECOME PART OF HABITAT BY DONATING MONEY OR MATERIALS?

Yes. We could not build houses without the generous participation of many people in our community. Donations of building materials are a big part of the reason we can help people build affordable housing. We particularly welcome offers of materials for future delivery, as our storage facilities are extremely limited.

Further, donations of money help us buy lots on which to build, pay for insurance and fees, and purchase the materials that have not been donated. We are registered as a 501(c)(3) corporation with the IRS and with the Oregon Department of Justice as a Charitable Corporation.

## ARE WE CONNECTED TO THE GOVERNMENT?

No. Habitat is a private, independent ministry. We are able to accept federal, state and local funds so long as these funds have no strings attached that would violate Habitat's principles or limit its ability to proclaim its Christian witness.

## DO WE HELP PEOPLE OUTSIDE OF OUR AREA?

Yes. Believing that we have an obligation to share our bounty, we tithed 10 per cent of all undesignated gifts to fund housing in Latin America.

## HOW CAN I VOLUNTEER MY TIME AND SKILLS?

We depend on each other to help do something together that is beyond the reach of any one of us. We offer many volunteer opportunities, chances to make a real difference in our community.

**For information on current opportunities, call our office at:**

**(503) 537-9938**



## International Map and Fact Sheet

### HFHI Summary

Habitat for Humanity International is a nonprofit Christian housing ministry that seeks to eliminate poverty housing and homelessness from the world, and to make decent shelter a matter of conscience and action. Habitat invites people from all walks of life to work together in partnership to help build houses with families in need. Habitat has built more than 225,000 houses around the world, providing 1 million people in more than 3,000 communities with safe, decent, affordable shelter. HFHI was founded in 1976 by Millard Fuller, along with his wife, Linda.

### How does Habitat work?

Through volunteer labor and donations of money and materials, Habitat builds and renovates simple, decent houses with the help of homeowner (partner) families. Habitat houses are sold to partner families at no profit, financed with affordable mortgages.

The homeowners' monthly mortgage payments go into a revolving Fund for Humanity that is used to build more houses. Habitat carries out its mission at the community level through organized groups called affiliates. Affiliates around the world raise the funds used to construct houses. All Habitat affiliates are asked to tithe—to give 10 percent of their contributions—to fund house-building work in other nations.

In many countries, national organizations have been formed to support the development of affiliates. These national organizations also raise awareness, provide training and leadership development and support fund raising. Some national organizations and affiliates receive funding grants and fund-raising support from Habitat for Humanity International.

Habitat is not a giveaway program. In addition to a modest down payment and the monthly mortgage payments, homeowners invest hundreds of hours of their own labor—"sweat equity"—into building their house and the houses of others.

### What does a Habitat house cost for a partner family?

Throughout the world, the cost of houses varies from as little as a few thousand dollars in some developing countries to around \$60,000 in the United States.

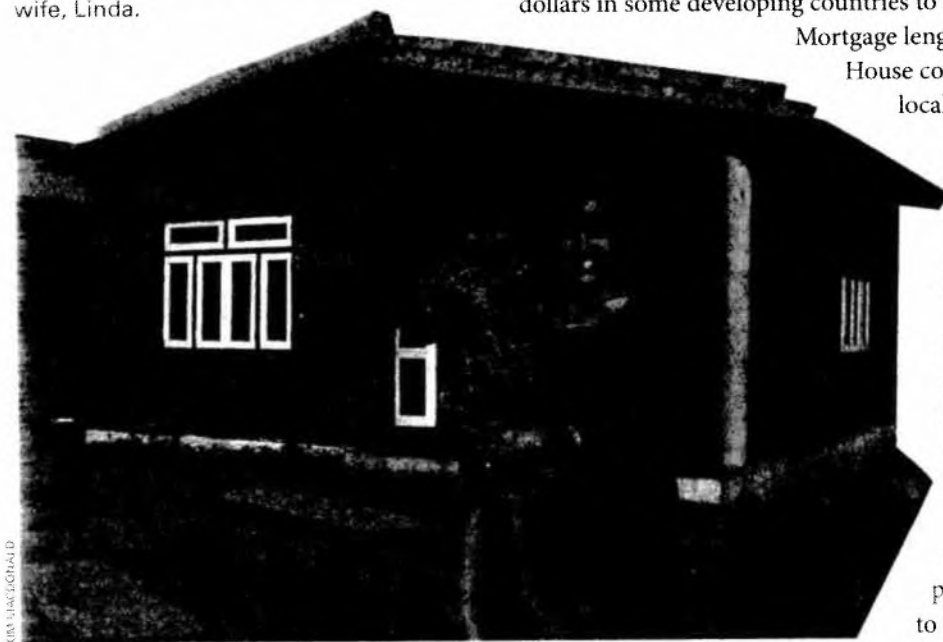
Mortgage length varies from seven to 30 years.

House costs are kept low by using

locally available materials and volunteer labor. Habitat continues to search for innovative approaches and partnerships that will enable even the poorest families to have a simple, decent place to live.

### How are partner families selected?

Families in need of decent shelter apply to local Habitat affiliates. The affiliate's family selection committee chooses homeowners based on their level of need, their willingness to become partners in the program and their ability to repay the no-profit loan. Every affiliate



KIM WILSON/GETTY IMAGES



## Family Selection Criteria

1. Families live, work, or have some specific connection to the Newberg area (including Dundee, Dayton, St. Paul and Sherwood).
2. Need for adequate shelter
  - a. Current shelter has problems with heating, water, electricity, bathroom(s), kitchen, structure, environmental hazards, etc.
  - b. Overcrowded conditions determined by the number of persons, age, and sex of family members.
  - c. Unable to obtain a conventional or governmental assisted loan.
  - d. Excessive amount of income spent on housing.
  - e. Special needs of family member that cannot be met in current living circumstances.
3. Ability to pay
  - a. Family has a reliable source of income.
  - b. Family demonstrates the financial resources and ability to pay the monthly payment (including taxes and insurance) on a regular basis. Home ownership must not threaten household income or the ability to continue payments of monthly household expenses and/or current debt.
  - c. Family has a history of responsible payment of debt
  - d. Family's total gross annual income is not less than 25% and no greater than 50% of the median income of Yamhill County for their family size. (In 2009, the income range is \$17,500 to \$35,000 (hourly \$8.41 to \$16.82) for a family of four.) Exceptions may be made for exceptional need.
  - e. The combined total of the monthly mortgage payment and all monthly debt payments should not be greater than 36% of the family's gross monthly income. Exceptions in severe cases of need.
4. Willingness to partner with Habitat for Humanity
  - a. Family understands 500 hour sweat equity requirements and its demands and is willing to complete 100 hours before work begins on their own home and is willing to complete all 500 hours (250 hours with specified assistance from friends, neighbors, and community volunteers) prior to taking possession of their home.
  - b. Family is willing to attend Habitat's Family Support classes, which include financial counseling, home maintenance, and repairs.
  - c. Family is willing to receive home visits and interviews from family selection committee member(s) and media representatives for publicity purposes.
  - d. Most importantly, the family desires to be active participants in Habitat, helping others achieve home ownership by volunteering their time and continuing the circle of "a hand up."

***Habitat for Humanity does not discriminate based on age, sex, race, ethnic background, national origin, or religion***



## House Design Criteria

*As stated in Habitat for Humanity's U.S. Affiliation Agreement, affiliates' construction practices should reflect the Habitat intent of building simple and decent houses as defined at right. New construction and rehabilitation projects may provide a set of circumstances with local code requirements or community covenants in which some of the guidelines cannot be met.*



**The following points define the criteria that affiliates should incorporate into their house designs:**

1. The living space provided—excluding stairwells (except to a basement) and exterior storage—should not exceed:
  - 900 square feet for a two-bedroom house
  - 1,070 square feet for a three-bedroom house
  - 1,230 square feet for a four-bedroom house
2. The basic house should have only one bathroom and should be accessible to persons with disabilities. The bathroom may be compartmentalized for increased usefulness. Three-bedroom houses may have an additional half bath. Houses with four bedrooms, or five or more people, may have an additional full bathroom.
3. Families should have an opportunity to choose decorative finishes for their house whenever possible.
4. A budget may be established with a predetermined limit (e.g., \$1,000) to allow the family to personalize their home with such features as appliances, fencing, shed, etc.
5. Each house should have a covered, primary entrance.
6. When feasible, at least one entrance to the house should be accessible to persons who have difficulty with mobility.
7. All passage doors, including the bathroom door, should be three feet (3') wide. Halls should be three feet and five inches (3' 5") wide from rough frame to rough frame. [Note: if there is a door in the hallway, the minimum width increases to three feet and seven inches (3' 7") from rough frame to rough frame.] These standards allow for simple access for persons with disabilities. Further adaptations may be needed if a family member is disabled.
8. Homes should not have garages or carports.

Plans that conform to these guidelines are available in the Habitat for Humanity Planbook, item #3998, on BuildBrand at <http://buildbrand.habitat.org> or by calling the US Support Center at (877) 434-4435.



Newberg Area Habitat for Humanity

**In-Kind Services and Materials**

Projected Partial List

Gifts in Kind In Kind - Materials	Name	Memo
	Al's Garden Center	Plants
	ARE Manufacturing	Plumbing & heating materials
	Burgerville	Lunch
	Chehalem Garden Club	Plants
	City of Newberg	Compost
	Coyote Coffee	Lunch
	Dieringer Nursery	Plants
	Dominoes Pizza	Lunch
	Elaine Goodwin	Lunch
	Evergreen Nursery	Plants
	Ferguson's Fragrant Nursery	Plants
	Finnegan's Mill	Lunch
	First Presbyterian	Lunch
	George Morlan Plumbing	Discount on water heaters
	Hunter Douglas	Mini Blinds
	Hunter Douglas	Mini Blinds
	Jean Gallagher	Plants
	Jem 100	Lunch
	Jim Fisher Roofing & Construction	Gutters & Downspouts
	Johnson Flooring	Carpet
	Joyful Servant	Lunch
	Miller Paint	Paint
	Monrovia Nursery	Plants
	Newberg Friends	Lunch
	North Valley Friends	Lunch
	Oregon Turf & Tree Farms	Sod
	Pogey's Subs	Lunch
	Precision Countertops	Countertops
	Red Ridge Farms	Plants
	Sherwood Door	Doors and hardware
	Sherwood Rotary	Plants

	<b>Name</b>	<b>Memo</b>
	Square D	Electrical Materials
	Stanley	Tools
	Subway	Lunch
	Taco Bell	Lunch
	The Cronin Company	Laminate flooring
	Tina's	Lunch
	Troy Schulz Construction	Insulation Discount
	United Methodist	Lunch
	Whirlpool Corporation	Stoves & Refrigerators
Total In Kind - Materials		
<b>In Kind - Services</b>		
	A.A.D. Designs, Siding & Painting	Siding/Trim
	Alonzo Floor Covering	Carpet Install
	Bottaini, Galluci & O'Hanlon	Accounting/Audit services
	Brian Doyle Engineering	Structural engineering
	Brown, Tarlow and Bridges	Legal services
	Carlson Testing	Soil Testing
	Chehalem Parks and Recreation District	Office and storage space
	City of Newberg	Sewer Development - waived
	City of Newberg	Water Development - waived
	Ed Patterson	Cabinets
	First American Title	Title and recording services
	GeoPacific Engineering, Inc	Compaction testing
	H & H Drywall, Inc	Drywall labor and materials
	Hampton Plumbing Company	Plumbing - donated labor
	Heenen, Dennis	Concrete Finishing
	IBEW Local 48	Electrical
	Jim Fisher Roofing & Construction	Roofing
	KL Bowers Concrete	Foundation
	Leonard Rydell Civil Engineering	Civil Engineering
	Les Schwab Tire Center	Loan of Lift
	McDonald and Dunckel & Associates	Surveying
	Melby, Wayne	Concrete Finishing
	Metro Plumbing Company	Donated plumbing labor
	Newberg Self Storage	Tool storage

<u>Name</u>	<u>Memo</u>
Quality Concrete Pumping	Concrete Pumping
Schulz-Clearwater	Discount on Portable Toilet
Scott Edwards Architecture	Architecture services
The Saunders Company	Utility, site and demolition work

Total In Kind - Services

Total Gifts in Kind

**TOTAL**



## Proposed Sustainable Features

921 South Blaine Street, Newberg

### Site Features:

- Rain gardens to capture all rainwater from site
- Run off swales and garden with native species
- Porous pavers in driveway/parking area with engineered base rock holding capacity
- Local and volunteer labor

### Energy Efficiency Features:

- **Building**
  - Wrap foundation-structure connection with rigid insulation to avoid thermal bridging
  - Spray foam all cavities in walls created by outlets, plumbing, etc.
  - Exceed minimum insulation requirements in all areas (e.g R49 ceilings)
  - Roof trusses are designed with 'high heels' for better insulation
  - Low E Vinyl Energy Star® rated windows
  - Insulated window and door headers
  - Blower door test to pinpoint any sources of air transfer from the exterior
  - Care to avoid moisture soaking materials
  - Moisture removal post-construction
- **HVAC**
  - Low demand for heating/cooling allows for smaller heating system
  - Localized electric wall heaters
  - Spot ventilation Energy Star® rated
  - Low- or no-VOC (Volatile Organic Compounds) paints, finishes, and building materials
  - High efficiency gas hot water heater
- **Electrical Savings**
  - 100% Fluorescent lighting, 75% Energy Star®
  - Energy Star® rated appliances

**Environmental Features:**

- **Water Savings**
  - Dual-flush toilets
  - Low flow shower heads
  
- **Resource Efficiencies**
  - Advanced Framing techniques save 15% wood costs
  - Recycle demolition and job site debris
  - Use of recycled building materials

**Energy Star® & Earth Advantage® Features**

- Energy Star® - Lighting, Appliances and windows
- Energy Efficiency - frame
- Programmable thermostats
- High efficiency gas hot water heaters
- Improved indoor air quality
- Low VOC paints & finishes
- Moisture Tested Frame lumber
  - Blower door testing of shell

**Green Certifications**

- Energy Star®
- Earth Advantage®
- Oregon high performance home

<b><u>Site Features</u></b>	<b><u>Result</u></b>
Rain gardens to capture or delay all rainwater from site, with overflow going to adjacent ODOT parcel	Alleviates demand on city sewer system, lower bills for homeowners
Run off swales and garden with native species	Increases percolation and filters water. Habitat for insects and birds.
Rain Barrels	Detains run off for later irrigation use
Porous pavers in driveway/parking area with engineered base rock holding capacity	Allows rainwater to seep into ground, with detention of overflow to alleviate demand on city sewer system
Local and volunteer labor	Sense of united community supporting families

<b><u>Building Features</u></b>	<b><u>Result</u></b>
Wrap foundation-structure connection with rigid insulation to avoid thermal bridging	Reduce heat loss/gain, lower heating/cooling costs for homeowners
Spray foam all cavities in walls created by outlets, plumbing, etc.	Reduce heat loss/gain, lower heating/cooling costs for homeowners
Exceed minimum insulation requirements in all areas	R49 ceilings, R24 walls, R38 floors. Reduce heat loss/gain, lower heating/cooling costs for homeowners
Roof trusses are designed with 'high heels' for better insulation	Reduces thermal bridging
Low E Vinyl Energy Star® rated windows	Reduces thermal losses
Insulated window and door headers	Reduces thermal bridging
Blower door test to pinpoint any sources of air transfer from the exterior for further attention	Confirms tight shell
Care to avoid moisture soaking materials (i.e. Removal of surface ground water in crawl prior to installation of floor insulation)	Avoid mold issues later
Moisture removal post-construction	Avoid mold issues later
Use of recycled building materials from remodelers and contractors	Reduces waste and landfill usage
<b><u>HVAC Features</u></b>	<b><u>Result</u></b>
Low demand for heating/cooling allows for smaller heating system	Lower upfront cost for builder, lower heating/cooling costs for homeowners
Localize electric wall heaters	Put heating where it's needed
Spot ventilation Energy Star® rated	
Low- or no-VOC (Volatile Organic Compounds) paints, finishes, and building materials to avoid off-gassing after residents are in the dwelling	Healthier air for occupants
High efficiency gas hot water heater	Efficient and lower cost
<b><u>Electrical Saving Features</u></b>	<b><u>Result</u></b>
100% Fluorescent lighting. 75% Energy Star®	Lower energy bills for homeowners
Energy Star® rated appliances	Lower energy bills for homeowners
<b><u>Water Saving Features</u></b>	<b><u>Result</u></b>
Dual-flush toilets	Lower water consumption and bill for homeowners
Low flow shower heads	Save water
<b><u>Resource Efficiencies</u></b>	<b><u>Result</u></b>
Advanced Framing - 15% less wood	2 foot stud spacing, stacked framing, 2 stud corners, insulated headers, aligned opening, drywall clips
Recycle demolition and job site product	Less landfill



Newberg Area  
**Habitat**  
for Humanity®

### Proposed Budget - 921 S Blaine

**Income:**

In Kind

Land (City of Newberg)	120,000
Pre-Development	48,000
Construction Materials/Services	18,000
	<hr/>
	186,000

Community Gifts: 42,000

Grants Pending:		
	<i>Meyer Memorial Trust</i>	50,000
	<i>Softwood Lumber - HFHI</i>	17,000
	<i>Ford Family Foundation</i>	25,000
		<hr/>
		92,000

**Total Income:** 320,000

**Expense:**

Land Acquisition: (City of Newberg) 

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 120,000

Pre-Development:

Demolition/Testing	9,800
Surveying	2,500
Architect/Engineering	16,000
Fees/Permits	42,000
Notices, Other	2,500
	<hr/>

Sub: 72,800

Construction:

Payroll	28,200
Insurance	5,000
Materials/Services	91,250
Miscellaneous	2,750
	<hr/>
	127,200

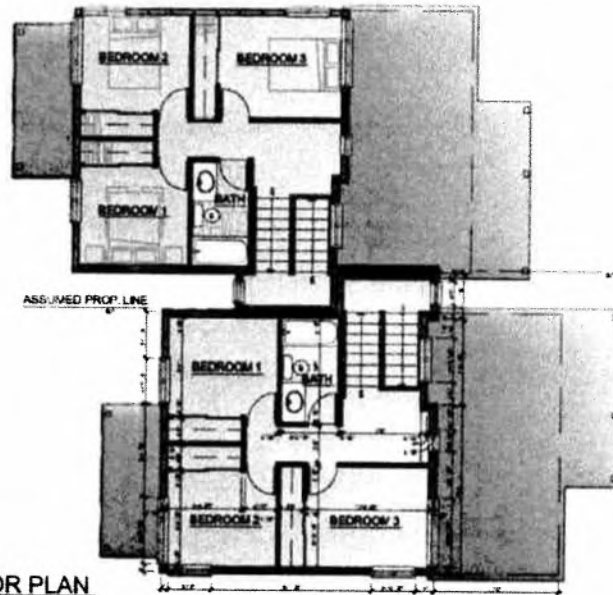
**Total Expense:** 

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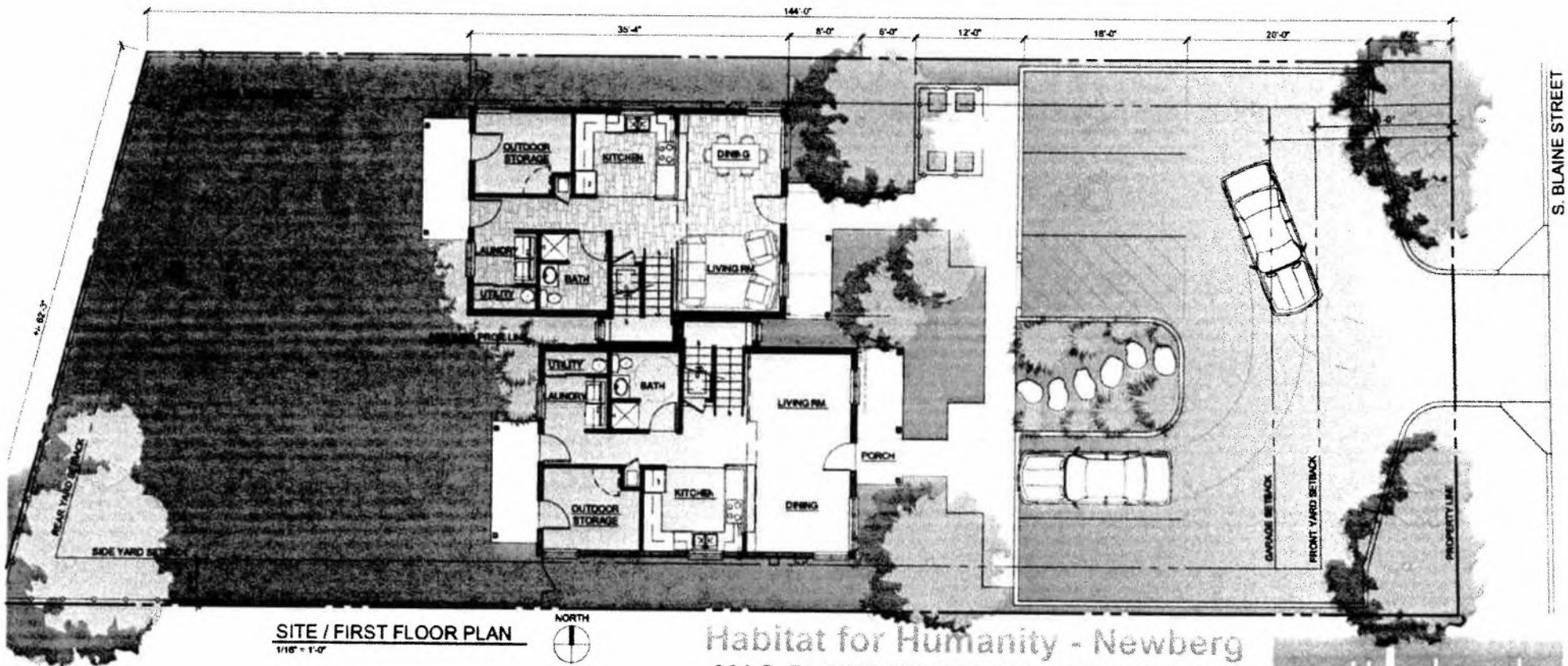
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 320,000

/rr



**SECOND FLOOR PLAN**  
1/16" = 1'-0"



**SITE / FIRST FLOOR PLAN**  
1/16" = 1'-0"



Habitat for Humanity - Newberg  
921 S. BLAINE STREET, NEWBERG, OREGON

scott edwards  
architecture

S. BLAINE STREET



**EAST ELEVATION**

1/16" = 1'-0"



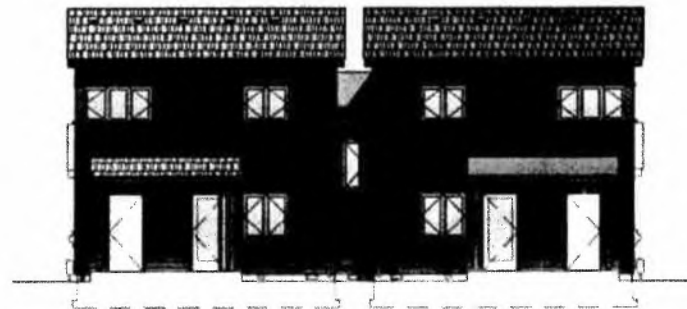
**SOUTH ELEVATION**

1/16" = 1'-0"



**NORTH ELEVATION**

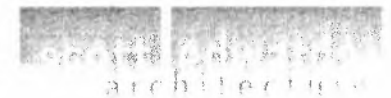
1/16" = 1'-0"



**WEST ELEVATION**

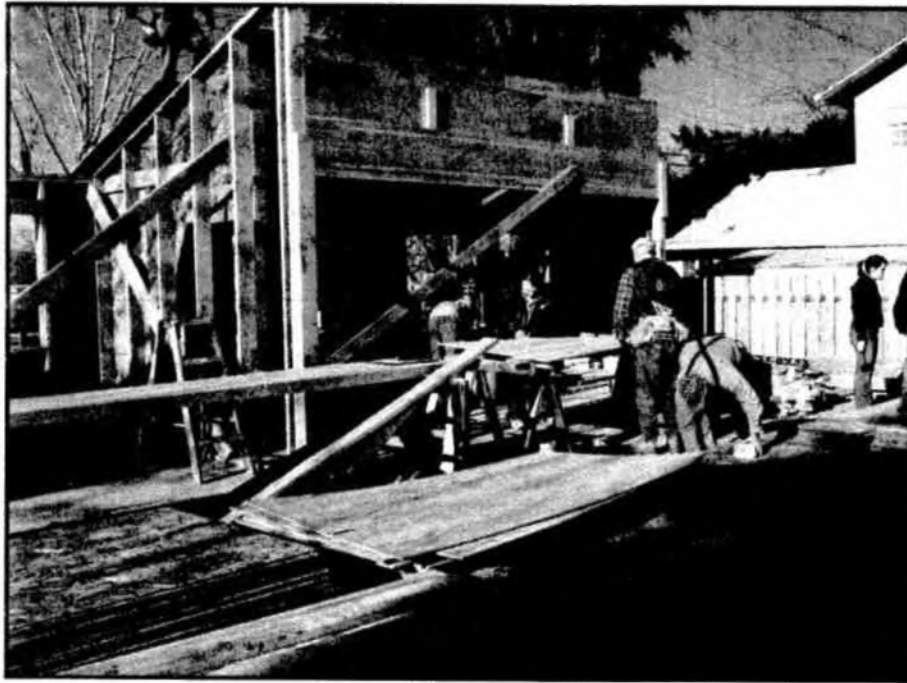
1/16" = 1'-0"

Habitat for Humanity - Newberg  
921 S. BLAINE STREET, NEWBERG, OREGON





**614 & 616 N Main Street**



PO Box 118, Newberg, Oregon, 97132 • (503) 537-9938 • [www.newberghabitat.org](http://www.newberghabitat.org)



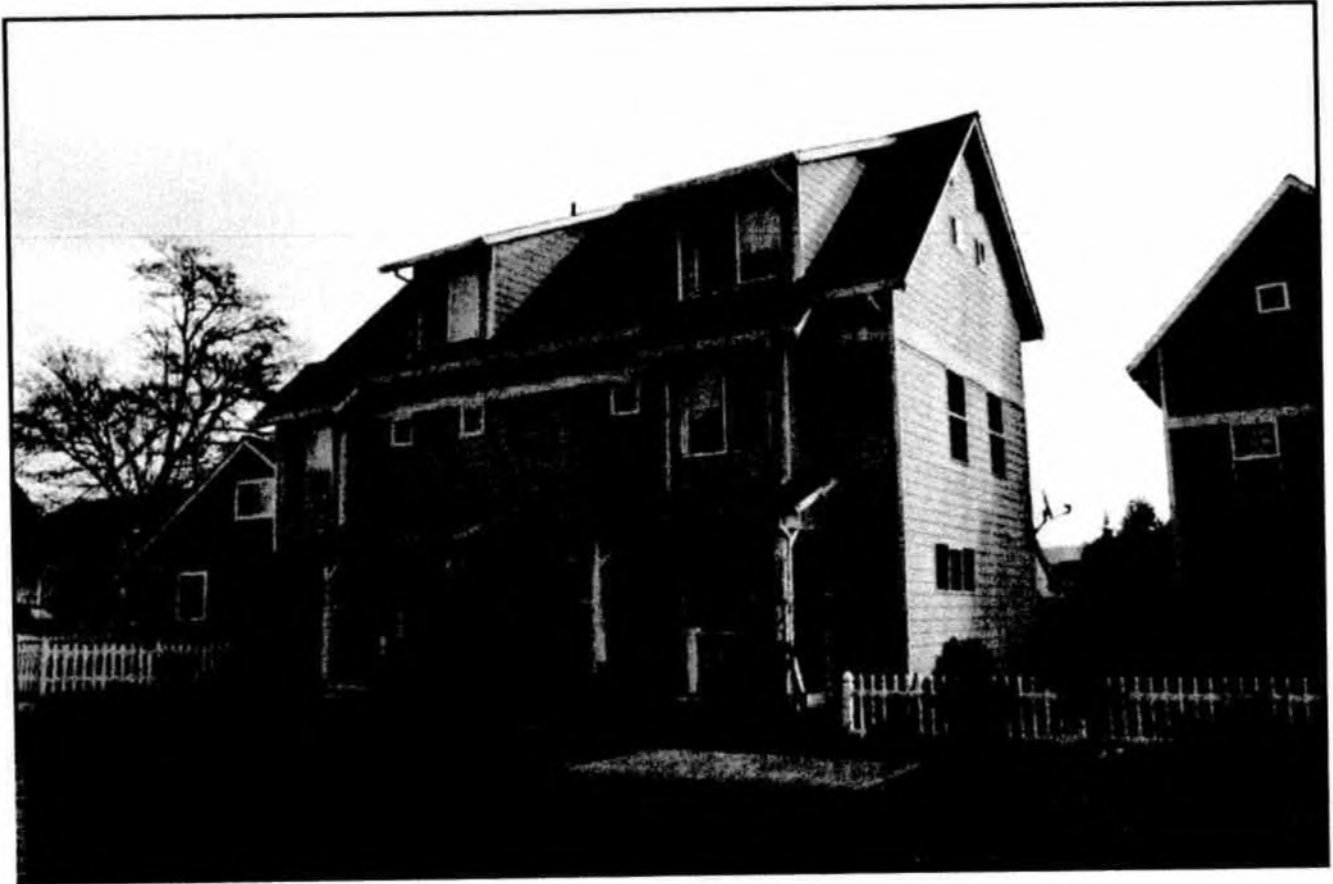
Newberg Area  
**Habitat**  
for Humanity®

**1603 & 1605 E Third Street**





## 214 & 216 S. Everest Street



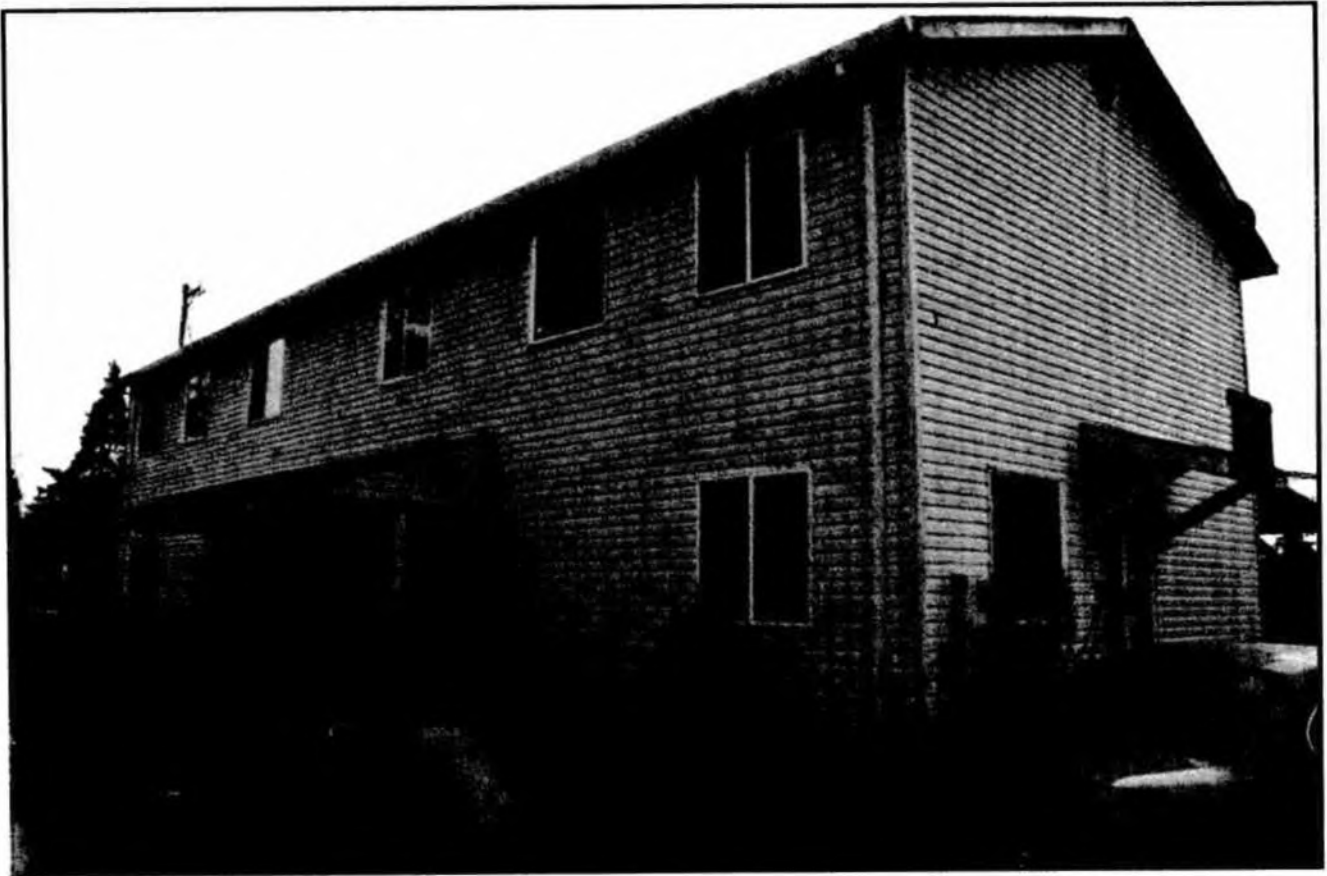


## 916 & 918 S Pacific Street





**921 & 923 N Meridian Street**



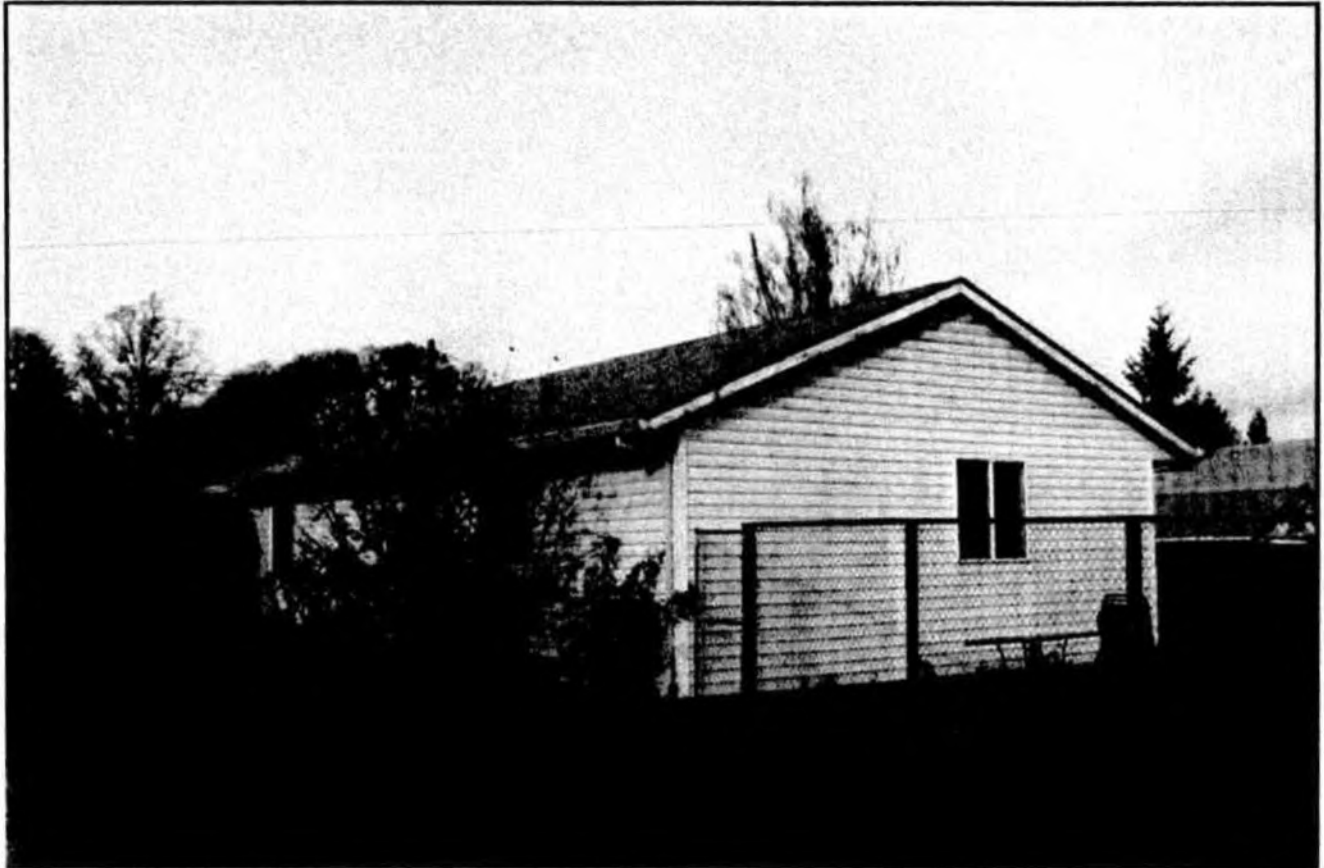


## 925 & 927 N Meridian Street





**1016 S Pacific Street**





Newberg Area  
**Habitat**  
for Humanity®

### ***Tentative Development Schedule***

November 2009	Initial inquiry submitted to Meyer Memorial Trust
* December 2009	Proposal submitted to Newberg City Council
December 2009	Organization fundraising appeal
January 2010	Contact with possible key in-kind partners
* February 2010	Receive notification of award from City of Newberg
February 2010	Plans and specifications begin
March 2010	Notify constituents and begin fundraising
March 2010	Family selection process begins
April 2010	Plans and specifications submitted for plan review
May 2010	Partition plans submitted
June 2010	Permits applied for
June 2010	Recruit sponsors for selected families
June 2010	Begin volunteer scheduling and in-kind confirmation
* July 2010	Demolish existing structure, grade and prepare site
July 2010	Families selected and notified
July 2010	Ground breaking ceremony and introduction of families
August 2010	Begin construction
August 2010	Families begin earning sweat equity
January 2011	Families begin homeownership classes
February 2011	Families demonstrate significant sweat equity accumulation
March 2011	Families demonstrate down payment savings
April 2011	Home dedication ceremony/ Awarding of the keys

Roger P. Grahm  
Construction/Development  
23287 LaSalle Lane  
Sherwood, OR 97140  
CCB #5128  
503-625-4552

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Newberg City Council  
414 E. First Street  
Newberg, OR 97132  
503-537-1210

RE: Blaine Street Affordable Housing Proposal

Dear Mr. Mayor and Councilors,

We are pleased to be able to offer you our thoughts on your request for proposals, They are as follows:

General Proposal:

In order to provide the highest and best use of this site we would acquire a small adjacent parcel from the north, combine them and then rezone the new parcel to R-1 high density. This will allow the development of seven (7) units. We believe the proposed spread of unit types, i.e. 4-1 bedroom, 1 bath; and 3-3 bedroom 1 ½ bath best meets the city's requirement of housing needs. There is, proportionally, an excess of 2 bedroom units now.

As explained in greater detail further on in this proposal, we will set the rental rates to reflect the generosity of the city and additionally propose a 10 year agreement with the city to keep the rents tied to the Yamhill Co. C.P.I. This will assure the citizens of Newberg getting a fair value for their money.

The Specifics:

History and Experience – We have been in the planning, construction, and development business since about 1963 and in ownership since 1971. In recent years we have specialized in creating buildable parcels and maximizing their use from odd pieces and parts of adjoining properties. We acquire, consolidate, subdivide, rezone, adjust lot lines or whatever is necessary to create useable land. Examples of this in Newberg would be Ashleys Addn., Lewis Addn., or Cliffords Addn.. Another example might be our recent 30 unit affordable apartment in Portland. In this case we also utilized the city's "amenity density bonus" program gaining a 20% density increase with the construction of extra amenities within each unit. Our 25 year history of quality construction in this community should speak for itself.

#### Newberg Affordable Housing Action Plan:

Without going into a long rehash of the action plan's objectives, etc. which by now everyone is pretty familiar with, we believe this high density proposal meets almost exactly the goals stated.

#### Financing:

Generally, lenders will not loan more on a project than the borrower's net worth; also, not lend more than about 40% of their asset base. For the sake of financing discussions we assume a total value of less than \$600,000 and borrowing of about 55%. This project represents, for us, commitments of approximately 10% of either criteria and is well within our capacities to construct and finance.

Further, we will be asking our good friends at First Federal Savings to participate in this with us. A local mutual savings bank, they have a long history of both stability and participation in community programs and charities, particularly affordable housing. So the money comes from local sources and stays local.

#### Additional Work:

In a word – Infrastructure. We believe it is appropriate to have, and do not want ownership of a project of this type without an improved roadway. What form this might take is very uncertain as well as the actual ownership of the roadway. We are proposing to include a "limited" – allowing for railroad clearances, half street improvement on Blaine Street – even if you don't own it, and we will work out the storm system somehow with public works.

#### Financing Details:

On a separate enclosure please find two approaches to the financial breakdowns. They represent the proposal with and without an appropriate land purchase. This is in an attempt to clarify the value of the city's contribution. Further analysis is available for you to determine how the different components affect each other and the overall product.

#### The Units Themselves:

We try to emphasize above average fixtures and quality construction – it's not just an apartment, it's somebody's home! Washers and dryers installed, self clean ranges and microhoods in workable kitchens; light airy rooms; extra sound control; appealing exteriors; extra police approved security measures; adequate mature and attractive irrigated landscaping. We spend money on low maintenance permanence, e.g., powder coated steel railings and stairs, tiled entries, etc..

We strive to create clean, attractive, and decent places to live and have a no-nonsense policy with tenants who do not agree. For those who do appreciate our efforts, we offer long term incentives to say. Quality tenant stability is our goal.

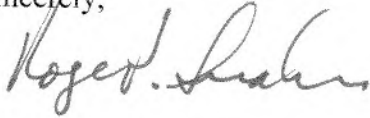
Anticipated Timetable:

February 2010 – Council decisions  
March to July 2010 – Land use actions  
April 2010 – Final city agreements  
May to June 2010 – Final plans completed and submitted  
July 2010 – Financing in place  
August 2010 – Permits issued  
End of September 2010 – Project weather tight and structure complete  
November 2010 – Completion  
December 2010 – Rent up

Conclusion:

We thank the council members for their innovative approach toward affordable housing, and for the opportunity for us to do the same.

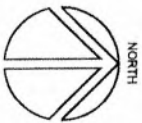
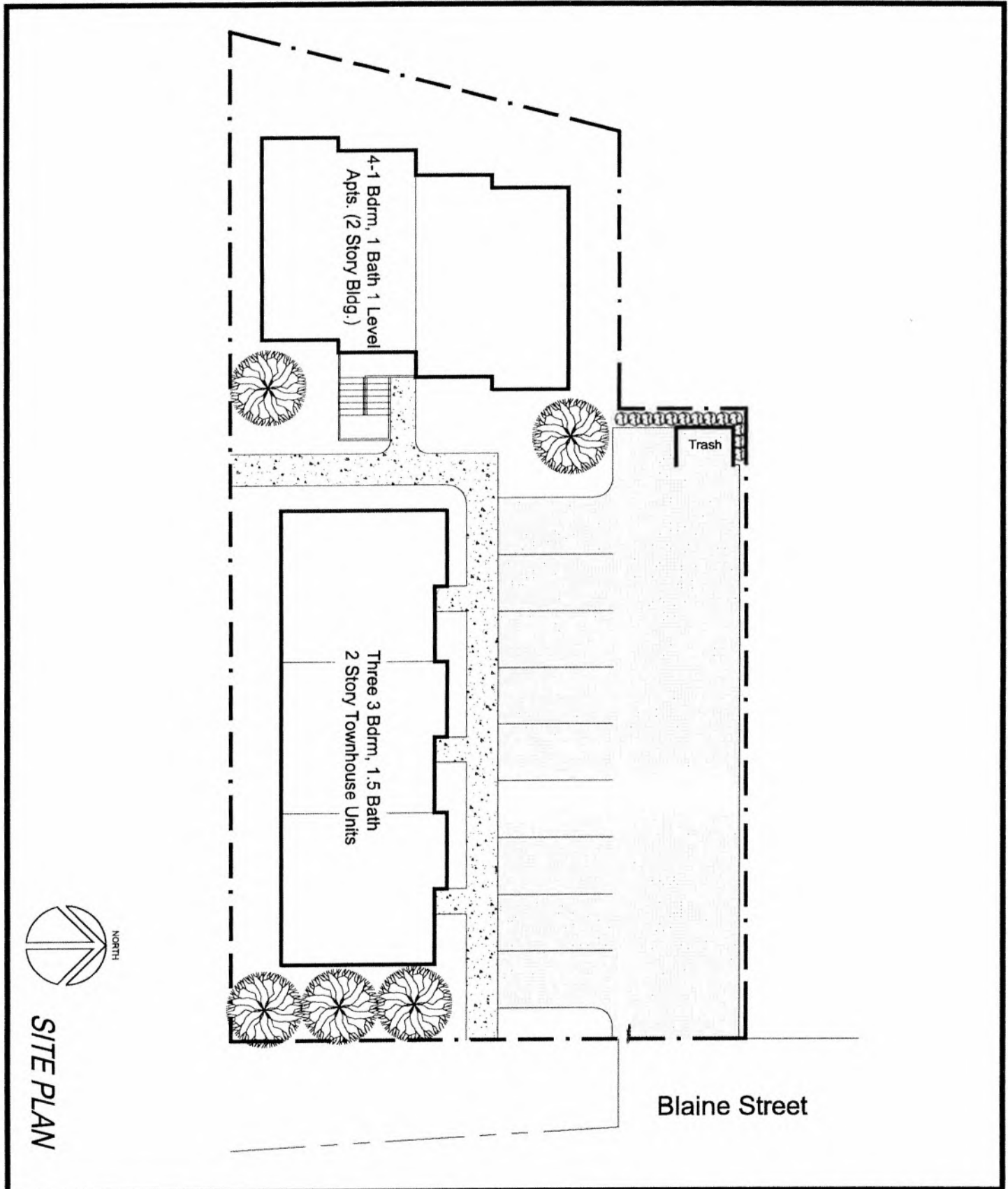
Sincerely,

A handwritten signature in cursive script, appearing to read "Roger P. Grahn".

Roger P. Grahn



18 UNITS  
8310 S.E. RHINE  
PORTLAND



**SITE PLAN**

Richard E. Givens, Planning Consultant  
 204 SE 10th Avenue  
 Canby, Oregon 97013  
 PH: (503) 263-4966 -- Fax: (503) 266-4718

SCALE 1" = 20'  
 DATE: 12-16-09  
 PROJECT #09-GRA-100

**DEVELOPMENT PROPOSAL**

921 S. Blaine Street  
 Roger Grahm

### BLAINE ST. APT

3 - 3 BDRM, 1 1/2 BT @ 1150' = 3450'  
 4 - 1 " , 1 " @ 703' = 2810'  
**TOTAL 6260'**

pg 1

INCOME:				
3 BDRM	930' / mo x 3	2790		
1 BDRM	580' x 4	2320		
		5110	x 12 = 61300 ANN.	
LESS VACANCY	-5%			< 3100 >
GROSS ANNUAL INCOME:				58200-
RENTAL EXPENSES (45%)				
MANAGEMENT:	MO 600-	ANN. 7200		
ON SITE UTIL:				
WATER & SEWER	300			
GARBAGE	100			
HOUSE ELECT.	100			
LINSEP MAIN	200	700	8400	
INSURANCE			1200	
PROP. TAXES			6800	
MAINT. RESERVES			3000	< 26800 >
NET ANNUAL INCOME:				31600
CAPITALIZED VALUE:	*			
NET INCOME ÷ .0725% (7.25%) =				435,800-
LOAN: *				
75% LOAN TO VALUE =	326850	USE:		318,000
70% " " " =	305060			
P. & I. PAYMENTS				
* ASSUME (?) 7.0% , 30 YR =	2063 / mo x 12			24750- ANN.
* TODAYS MARKET RATES				

# BLAINE ST. APT.

## CONSTRUCTION COST (ALL IN 1000'S)

Pg 2

1	2	3	4
LAND - INITIAL			9
" EXTRA LOT			12
" Misc (TITLE, etc)			2
DEVELOPMENT EXPENSES			3
PROP. FEES			
ARCHT	3.0		
CIVIL	4.5		
STRUCT. PLAN	1.5		
	<u>1.0</u>		10
PERMITS -			
INCL SDC'S & LAND USE			70
HARD CONST COSTS	6260' x	54.00/SF	338
FINANCING:			
APPRAISAL	2		
LOAN FEES, etc 1.5% *	6		
INTRAM INTEREST	<u>12</u>		20
STREET IMPROV. - (STORM ?? ALLOW SOMETHING)			22
START UP. KANT UP			4
TOTAL COSTS			<u>480</u>
LESS LOAN			<310>
CASH INVESTMENT REQ'D			<u>170</u>

## BLAINE ST APT

193

	1	2	3	4
<u>1st yr</u>				
<u>TAXABLE INCOME :</u>				
NET INCOME			31,600	
LESS: AMORTIZATION: (28.5 YR S/L)			(16,420)	
468,000 ÷ 28.5				
INTEREST:			(21,000)	
319,000 X .07 [DECLINING BAL]				
NET TAXABLE INCOME			(5,820)	
TAX SAVINGS (27% + 9%)			<u>2,095</u>	
<u>CASH FLOW :</u>				
NET INCOME			31,600	
LESS: LOAN PAYMENTS (ANNU)			(24,750)	
TAX SAVINGS			<u>2,095</u>	
NET CASH INCOME			8,945 <sup>2</sup>	
PERCENT OF RETURN ON INVEST.				
ANNUAL 8,945 <sup>2</sup> ON 179,900 =				<u>5.26%</u>
IF: FULL PAYMENT OF LAND WERE ADDED TO THESE COSTS (ASSUME \$120,000),				
THEN % OF RETURN = 8,945 <sup>2</sup> ON 299,900 =				<u>3.08%</u>

**DATE ACTION REQUESTED: March 15, 2010**

Order \_\_\_\_ Ordinance \_\_\_\_ Resolution XX Motion \_\_\_\_ Information \_\_\_\_  
No. No. No. 2010-2891

**SUBJECT: Approving a list of pro tem judges, setting the rate for on-call pro tem services, and restructuring of judicial services.**

Contact Person (Preparer) for this  
Resolution: **Dawn Wilson**

Dept.: **City Attorney's Office**

File No.:  
*(if applicable)*

**RECOMMENDATION:**

Adopt **Resolution No. 2010-2891** approving a list of pro tem judges, setting the rate for on-call pro tem services, and restructuring of judicial services.

**EXECUTIVE SUMMARY:** Presiding Judge Larry Jay Blake, Jr. was recently hired as a result of the RFP process. Compensation was negotiated with him, as well as the fact that he rarely uses a pro tem judge. Upon consideration of both factors (compensation and no longer needing a pro tem to serve on a monthly basis), the City has decided to restructure the judicial services and not use a permanent pro tem position, which served on a monthly basis.

Stephen C. Palmer occupied the municipal judge pro tem position, sitting once a month for approximately twelve (12) years. As a result of the recent municipal judge recruitment through the Request for Proposal (RFP) process, a slight restructuring of the judicial services is being conducted. The City wishes to thank Judge Palmer for his outstanding service and for his extra service during this transition period.

Attached are résumés of the three (3) persons that Judge Blake, Jr. recommends to serve as pro tem judges for the City.

- **Steve Palmer**
  - The city's former permanent pro tem judge
- **Michael ("Mike") O'Brien**
  - He's currently the Tigard judge and the pro tem judge for Beaverton
- **William ("Bill") Knox III**
  - He's Judge Blake, Jr.'s pro tem judge for the cities of Damascus and Happy Valley

**FISCAL IMPACT:** A cost-savings to the City of \$6,000 per year. It's estimated that a pro tem will serve four (4) times per year at five (5) hours per day at the rate of \$75/hour, which is an annual cost of \$1,500. The City was spending \$7,500 per year on a permanent pro tem position.

**STRATEGIC ASSESSMENT:** The municipal court judge is an appointive officer of the City as provided for in Section 36 of the Charter. The municipal judge performs judicial activities in the interest of justice in a fair and unbiased manner. The City Council may appoint pro tem judges to serve as provided for in Section 36 (f) of the Charter. These pro tem judicial services are provided under the direction and supervision of the presiding judge.

**Attachment to RCA  
(Resolution No. 2010-2891)**

**Total pages: 8**

**STEPHEN C. PALMER**

3240 N. Meridian Street  
Newberg, Oregon 97132  
(503) 537-9185

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**EDUCATION**

**Oregon State Bar Admission**, 1994.  
**Federal District Court (Oregon) Bar Admission**, 1996.

**University of Oregon School of Law**, Eugene, Oregon. J.D., 1994.  
Oregon Law Review, Managerial Editor, 1993-94; Associate Editor, 1992-93. Top third class standing.

**Carroll College**, Helena, Montana. B.A. *summa cum laude*, 3.72 GPA.  
Communication Studies, 1989.

**EXPERIENCE**

**Partner** - Brown, Tarlow, Bridges, Palmer & Stone, PC, Newberg, Oregon. Practice emphasis on family law and criminal defense. 1/08-Present. Worked as Associate attorney from 7/98 until becoming partner.

**Municipal Pro Tempore Judge**, Newberg, Oregon. 11/97-Present. Hear traffic and ordinance violations.

**Associate** - Swift & Swift, Newberg, Oregon. 7/96-6/98. General civil and criminal defense practice.

**Associate** - Wine, Weller, Ehrlich & Green, Lincoln City, Oregon. 9/94-6/96. **Clerk**, 11/93-8/94. General civil and criminal defense practice.

**Intern** - Lane County District Attorney's Office, Eugene, Oregon. 1992.

**COMMUNITY INTERESTS**

**Chehalem Valley Chamber of Commerce Member**, 2006-Present.

**Kiwanis Member**, Newberg Chapter, 2001-Present.

**Yamhill Bar Association Member**, 7/96-Present. Bar Board Member, 2004-07.

**Providence Newberg Hospital Fund Raising Board Member**, 1998-01. Helped raise over a million dollars for new Newberg hospital.

**Active 20-30 Club Member**, Newberg Chapter, 1999-06.

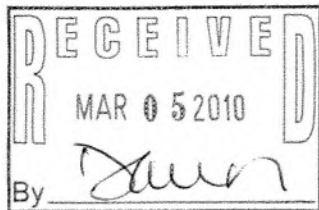
**AWARDS**

**Client Counseling Competition**, University of Oregon Law School. First place 1992 and 1993. Represented school at regional competition.

**Debate**, Carroll College. Won over fifty awards in national competition.

**Attachment to RCA  
(Resolution No. 2010-2891)**

**Total pages: 8**



Michael J. O'Brien  
P.O. Box 711  
Forest Grove, Oregon 97116-0711  
(503) 357-0144

March 5, 2010

Dawn Wilson  
Senior Paralegal  
City Attorney's Office  
City of Newberg  
P.O. Box 970  
Newberg, OR 97132

RE: Pro Tem Position with Newberg Municipal Court

Dear Ms. Wilson:

Attached please find a resume that I am submitting for the City's consideration regarding a position as a Judge Pro Tem with your Municipal Court.

I apologize for the delay in responding to your request for my resume. I was at the annual Judicial Education Conference and did not return until this afternoon.

Please let me know if you have any questions or require additional information.

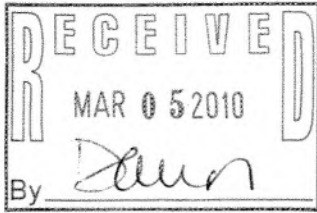
Sincerely,

/s/

Michael J. O'Brien

Attachment: Resume

**Attachment to RCA  
(Resolution No. 2010-2891)  
Total pages: 8**



**Michael J. O'Brien**  
P.O. Box 711  
Forest Grove, Oregon 97116  
Telephone: (503) 357-0144  
Email: rune777@verizon.net

**EDUCATION**

**Juris Doctor:** Northwestern School of Law, Lewis & Clark College, Oregon (1977)

**Bachelor of Arts:** Dickinson College, Carlisle, Pennsylvania (1967)  
Major: Philosophy – Minors: Art History, French

**PROFESSIONAL EXPERIENCE**

**Presiding Judge and Hearings Officer,** Tigard Municipal Court (1989-present—Presiding Judge 1992-present). Duties include:

- Conducting arraignments, pretrial hearings and trials on traffic citations, adult criminal cases and juvenile misdemeanors and status offenses;
- General administrative responsibilities for docketing and case management in a court that processes approximately 7,000 cases annually;
- Conducting contested-case hearings on alleged zoning, community-development, nuisance code, building code and other civil infractions;
- Promulgating court rules and public information about court procedures;
- Annual reports to the City Council on court operations.

**Judge Pro Tempore,** Beaverton and St. Helens Municipal Courts, Oregon (2004-present). Duties include:

- Conducting arraignments and trials in adult criminal, civil-infraction and traffic cases;
- Disposition of pretrial motions on vehicle stops, searches and seizures;
- Show-cause hearings, sentencing, search warrants, probation-violation hearings.

**Attorney in private practice,** Forest Grove and Portland, Oregon (1979-2009)  
Areas of emphasis included family law and personal injury litigation.

**Adjunct Professor,** Pacific University, Forest Grove, Oregon  
Taught upper-division courses in Civil Liberties and Constitutional Law on an as-needed basis.

**PROFESSIONAL ASSOCIATIONS**

- Member in good standing, Oregon State Bar (No. 79093)
- Oregon Municipal Judge's Association

- Admitted to bar of the U.S. District Court for Oregon and the U.S. Court of Appeals for the Ninth Circuit, San Francisco

### **COMMUNITY SERVICE**

**Mayor** (1994-1998) and **City Councilor** (1988-94), City of Forest Grove, Oregon.  
Elected Councilor in 1988, re-elected in 1992 and elected Mayor in 1994.

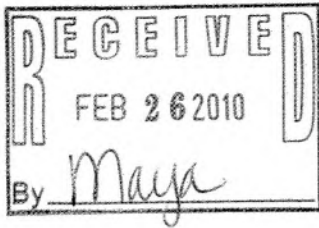
**Forest Grove Council Liaison** (1988-98) to Community Development Block Grant Committee of Washington County, Fernhill Wetlands Commission, Unified Sewerage Agency of Washington County, Forest Grove Library Commission and Forest Grove Community Forestry Commission

### **PUBLICATIONS**

Note, *Indian Juveniles in the State and Tribal Courts of Oregon* (1977), *American Indian Law Review*, University of Oklahoma Law School

*References available on request.*

**Attachment to RCA  
(Resolution No. 2010-2891)  
Total pages: 8**



February 24, 2010

City of Newberg  
Public Safety Building/Municipal Court  
Dawn Wilson, Sr. Paralegal  
401 E. Third St.  
Newberg, OR 97132

Dear Ms. Wilson:

Larry Blake, Jr. contact me this week regarding an open position for Judge Pro Tempore for the City of Newberg Municipal Court. Mr. Blake asked me to forward to you my enclosed resume and this cover letter so I may be considered for this position.

If you have any questions please feel free to contact me. I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to be "William C. Knox, III".

William C. Knox, III  
Attorney At Law

**Attachment to RCA  
(Resolution No. 2010-2891)  
Total pages: 8**

**WILLIAM C. KNOX, III**

1041 SE 147<sup>th</sup> Avenue • Portland, Oregon 97233 • (503) 943-9710  
E-mail: Bill@007Law.com

**PROFESSIONAL ASSOCIATIONS**

Oregon State Bar, 2000 OSB# 002965  
Washington State Bar, 2000 WSB# 30440  
Oregon Trial Lawyers Association  
Multnomah County Bar Association  
Clackamas County Bar Association  
Clark County Bar Association

**EDUCATION**

Willamette University College of Law, Salem, Oregon  
Doctor of Jurisprudence, May 2000

**Academic Awards:**

Willamette Law Review, Member  
International Academy of Trial Lawyers Award  
Bruce Spaulding Memorial Award for Trial Advocacy  
Honors, High Paper, Trial Advocacy  
Honors, High Paper, Civil Practice Clinic

**Moot Court Honors:**

Finalist, Northwest Regional ATLA Trial Competition  
Winner, Willamette ATLA Trial Competition  
Finalist, Willamette Negotiation Competition  
Semi-Finalist, Willamette First Year Appellate Competition

Hampden-Sydney College, Hampden-Sydney, Virginia  
Bachelor of Arts, Political Science, 1985

**Teaching Experience:**

Adjunct Professor – Warner Pacific College, *Conflict Resolution and Employment Law*  
Guest Lecturer - Portland State University, *Criminal Matters in Child Abuse*  
Guest Lecturer - Washington State Bar Association, *Preadmission Education Program*  
Field Training Officer - Virginia Beach Police Department

**Attachment to RCA  
(Resolution No. 2010-2891)  
Total pages: 8**

**LEGAL RELATED EXPERIENCE**

City of Damascus, Damascus, Oregon, January 2010 – Present

Municipal Judge Pro Tempore – Presides over cases involving judicial business and the administration of the court's calendar.

Oliveros & O'Brien, PC, Clackamas, Oregon, August 2004 - Present

Associate Attorney - Primary areas of practice includes civil and criminal litigation. Gained experience in all aspects of civil litigation to include matters in family law, personal injury, contract disputes, real property disputes, construction defect matters and employment related matters. Gained experience in criminal matters to include violations, misdemeanor and felony offenses in both person and property crimes. Gained experience in cases involving assault, theft, sex crimes, menacing, assault, DUII, drug cases (PCS & DCS) and probation violations.

Draper Rose & Knox, LLP, Portland, Oregon, June 2001 - August 2004

Attorney/Partner - Primary areas of practice Plaintiff's/Employment/Family Law. Specific area of representation include, negligence, professional malpractice (medical, dental & legal), premises liability, contract disputes, employment issues, sexual harassment, intentional torts, divorce and custody issues. Represented businesses and former employees, to include litigation, in the enforcement of employment contracts, asset purchase agreements and security leases.

Sather & Associates, P.C., Portland, Oregon, May 1998 to June 2001

Associate Attorney/Law Clerk - Primary areas of practice Plaintiff's/Family Law. Specific areas of representation include negligence, professional malpractice (medical, dental & legal), premises liability, contract disputes, employment issues, sexual harassment, intentional torts, adoption, custody & support and dissolution. Acts as sole counsel in all aspects of legal representation to include intake, drafting pleadings, taking depositions, drafting legal memorandums, arguing motions and negotiating settlements. Interview expert and lay witnesses in civil cases. Represented clients in hearings, arbitrations, mediations and settlement conferences. Successfully drafted Oregon Court of Appeals briefs over turning a lower court decision involving premises liability.

James F. Whitener, Attorney At Law, Monmouth, Oregon, Spring Semester 1999

Law Clerk - Primary criminal experience included legal research in such areas as search and seizures issues and sentencing guidelines, and assisting in drafting criminal defense motions and plea agreements. Researched and drafted memoranda in asset purchase agreements, real property boundary disputes, personal injury, probate and termination of parental rights. Interviewed prospective clients and witnesses.

City of Virginia Beach Police Department, Virginia Beach, Virginia, 1987 to 1992

Auxiliary Police Officer (Sworn) - Answered calls for service. Specialized in traffic enforcement and accident investigations. Investigated, enforced and prosecuted felony and misdemeanor criminal and traffic offenses. Received advanced training in traffic enforcement, use of force and police pursuit driving. Supervised and taught new auxiliary police officers as a Field Training Officer.

**Attachment to RCA  
(Resolution No. 2010-2891)  
Total pages: 8**

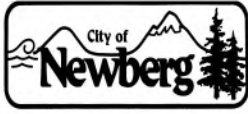
**OTHER RELEVANT WORK EXPERIENCE**

Summit Body & Equipment, Portland, Oregon, 1994 to 1997

Territory Representative - Marketed new products for commercial truck transportation industry. Assisted corporate attorney in drafting standardized sales contracts. Wrote divisional sales brochure and published numerous press releases in trade magazines. Developed three-state territory through a dealer network. Made technical oriented sales presentations to customers.

VSE Corporation, Chesapeake, Virginia, 1985 to 1990

Senior Contracts Administrator - Promoted to a senior contracts administrator within three years. Negotiated cost proposals and contract modifications while administering numerous multi-million dollar contracts with federal government and selected commercial customers. Administered various cost plus fixed fee, time & materials and fixed price contracts with the United States Army, Navy and Postal Service. Responsible for conducting monthly profit and loss evaluations for each contract. Developed and submitted cost proposals to government contacting officers. Gained training and experience in the Federal Acquisition Regulations (FAR). Developed indirect cost management plan resulting in reduction of overhead costs.



## ***RESOLUTION No. 2010-2891***

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**A RESOLUTION APPROVING A LIST OF MUNICIPAL PRO TEMORE  
("TEM") JUDGES, SETTING A RATE FOR ON-CALL PRO TEM SERVICES,  
AND RESTRUCTURING OF JUDICIAL SERVICES**

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### **RECITALS:**

1. Stephen C. Palmer has occupied the municipal judge pro temore ("tem") position for approximately twelve (12) years and has provided dependable and commendable judicial services.
2. A Request for Proposal was published, and the city recruited for a presiding judge. Judge Larry J. Blake, Jr. accepted the City's offer to fill this position.
3. The cost of the new presiding judge, the need or lack of a need for a permanent pro tem judge was considered along with the associated costs.
4. The City was paying \$625 per month (\$7,500 annually) for a permanent municipal judge pro tem.
5. A municipal judge pro tem used on an as-needed, on-call basis may be hired at a rate of \$75 per hour.
6. Additionally, Judge Blake, Jr. rarely has a need to use a pro tem judge.
7. It is anticipated that a municipal judge pro tem would be needed four (4) times or less per year.
8. The City Council has decided to eliminate the permanent municipal judge pro tem position.
9. Municipal Judge Larry J. Blake, Jr. will be responsible for making arrangements for a municipal judge pro tem to serve. He will refer to a Council-approved list of municipal judge pro tems.

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

1. The City Council approves the following list of pro tem municipal judges to serve on an as-needed, on-call basis:
  - **Steve Palmer**
    - The city's former permanent pro tem judge
  - **Michael ("Mike") O'Brien**
    - He's currently the Tigard judge and the pro tem judge for Beaverton
  - **William ("Bill") Knox III**
    - He's Judge Blake, Jr.'s pro tem judge for the cities of Damascus and Happy Valley

2. The City Council authorizes Municipal Judge Blake, Jr. to choose from the approved list when services by pro tem judges are necessary and further authorizes Judge Blake, Jr. to delegate choosing from the list to the court administrator if necessary and convenient.
3. The City Council hereby restructures the delivery of judicial services to no longer have a permanent pro tem holding court once a month. Further, the Council extends its deep appreciation to Judge Stephen C. Palmer for his outstanding judicial services as permanent municipal judge pro tem during the last twelve (12) years. The City looks forward to continue to enjoy Judge Palmer's judge pro tem services in an as-needed, on-call basis capacity, and the City extends an extra appreciation to Judge Palmer for his outstanding services during the transition.
4. The City Council approves the use of an as-needed, on-call municipal judge pro tem at the rate of seventy-five (\$75) dollars per hour.
5. The City Council authorizes the administration to execute any documents and do all other necessary acts to secure the judicial services and make arrangements for appropriate payments to the various persons for their judicial services.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: March 2, 2010.

**ADOPTED** by the City Council of the City of Newberg, Oregon, this 15<sup>th</sup> day of March, 2010.

\_\_\_\_\_  
Norma I. Alley, City Recorder

**ATTEST** by the Mayor this 18<sup>th</sup> day of March, 2010.

\_\_\_\_\_  
Bob Andrews, Mayor

### LEGISLATIVE HISTORY

By and through City Council at 12/01/2009 and 02/01/2010 meetings. Or, \_\_\_ None.  
(committee name) (date) (check if applicable)

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**DATE ACTION REQUESTED: March 15, 2010**

Order \_\_\_\_ Ordinance \_\_\_\_ Resolution XX Motion \_\_\_\_ Information \_\_\_\_  
No. No. No. 2010-2892

**SUBJECT: Acquisition of house and property located at 211 North School Street (east of the Newberg Public Library) and transferring of funds to make the purchase.**

Contact Person (Preparer) for this Resolution: **Dawn Wilson**

Dept.: City Attorney's Office

File No.:  
*(if applicable)*

**RECOMMENDATION:**

Adopt **Resolution No. 2010-2892** authorizing the City to purchase the house and property located at 211 North School Street (east of the Newberg Public Library) and for the transferring of City funds necessary to make the purchase.

**EXECUTIVE SUMMARY:**

City staff and consultants have identified the property at 211 North School Street as the ideal site for further expansion of the Newberg Public Library. At present, the house would be used for City storage.

The City Council passed a motion on March 1, 2010, to negotiate terms and conditions for the purchase of the house and property located at 211 North School Street, Newberg, Oregon, for a purchase price not-to-exceed \$150,000. The manager was authorized to execute any necessary documents and take any necessary acts. However, the Council, with its sole discretion, has final authority to approve the purchase.

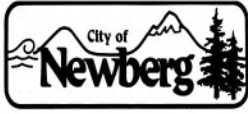
The current property owners purchased the house and property for \$252,500 in 2005. The Yamhill County Tax Assessor has assessed the current value at \$156,483 with a market value of \$238,005.

The property owners, Megan C. Buell and Todd W. Thurman, have agreed to sell the house and property to the City for \$149,600.

**FISCAL IMPACT:** Adequate funding from the FY 2009/10 budget has been identified by the finance director. A transfer of funds will be necessary to make the purchase. The house and property will be purchased for \$149,600 with the total estimated amount, including closing costs, to be \$155,000.

**STRATEGIC ASSESSMENT:**

Purchase of the house and property eradicates the parking issues due to the City easement (in the alleyway), which is over the "actual driveway" and be immediately available for necessary storage for the City. The acquisition also facilitates the desperately-needed expansion of the Newberg Public Library to better serve the future needs of the library patrons.



## **RESOLUTION No. 2010-2892**

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**A RESOLUTION AUTHORIZING THE CITY TO PURCHASE A HOUSE AND PROPERTY LOCATED AT 211 NORTH SCHOOL STREET FROM THE CURRENT OWNERS MEGAN C. BUELL AND TODD W. THURMAN; DELEGATING THE AUTHORITY TO THE CITY MANAGER TO SIGN DOCUMENTS, NEGOTIATE ANY SPECIFIC CONDITIONS, AND COMPLETE THE PURCHASE; AND AUTHORIZING THE FINANCE DIRECTOR TO TRANSFER CITY FUNDS FROM THE GENERAL FUND CONTINGENCY TO THE LIBRARY CAPITAL OUTLAY TO MAKE THE PURCHASE**

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### **RECITALS:**

1. The City staff and consultants have identified the property at 211 North School Street as the ideal site for further expansion of the Newberg Public Library. Currently, the house will be used for City storage.
2. The current property owners purchased the house and property for \$252,500 in 2005. The Yamhill County Tax Assessor has assessed the current value at \$156,483 with a market value of \$238,005.
3. The property owners, Megan C. Buell and Todd W. Thurman, have agreed to sell the house and property to the City for \$149,600.
4. The finance director of the City has identified in the budget the necessary funding to purchase the house and property.

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

1. **Purchase Conditions** – The City shall proceed with the purchase of the entire property at 211 North School Street, Newberg, Oregon. The subject parcel contains a building (house) and has 4,004 square feet of living space. The land contains an area of 4,700 square feet. The purchase price is to be \$149,600 plus normal reasonable closing expenses. A city building inspector (Jason Phelps) has inspected the house and finds no major issues or code violations. Parties have agreed to waive any further inspections and appraisal. Attached is documentation from First American Title Company in conjunction with the county tax assessor's office, showing that the house and property has an assessed value of \$156,483 with a market value of \$238,005. Said documents are hereby attached as Exhibit "A", and by this reference incorporated.
2. **Findings of Fact.** The Council adopts the following findings of fact:
  - a. The house and property at 211 North School Street was listed for sale at \$149,600 on February 24, 2010.

- b. This is considerably below the asking price of \$360,000 in 2005 and below the RMV (real market value) as determined by the Yamhill County Assessor of \$270,000.
  - c. This is the only property that is contiguous to the existing library building that will likely become available at a reasonable price. The owners of the historic home at 215 North School Street are planning on keeping it in the family and the property at 501 East Hancock as prime commercial space and would likely not become available at a reasonable cost.
  - d. The City and Library had originally purchased the Library Annex at 211 North Howard Street for library expansion in 2001.
  - e. The ability for the library to expand across Howard Street to the Annex was curtailed with the establishment of the Civic Corridor (Howard Street from the Cultural Center to Memorial Park).
  - f. The Library and City have been monitoring other property for library expansion since that time.
  - g. The Library Long Range Plan 2004-2010 Goal 1.1 states that a comprehensive plan for facilities that enhance the attractiveness and accessibility of the Library, including the children's room entrance, Friends sale area, Annex, storage, staff space, garage for bookmobile, etc. will be in place. This is the final activity of the Plan and will be in place by the end of the fiscal year 2009-2010 and specifically addresses the immediate need for storage and the long term need for library expansion to property contiguous to the Library.
  - h. In the future, the library building would expand on the property, adding 4000+ square feet to the library.
  - i. At this time, the Library and City would be able to use the house for storage.
  - j. There is a vacated alley on the south boundary of the property that separates it from First American Title. The title company is the corner piece of property at School and Hancock. The City maintained an easement for ingress and egress after vacating the alleyway. This easement has created some problems for the homeowner, as the easement is over the homeowner's "actual driveway."
3. **City Manager Authority** – The City Council delegates to the city manager the authority to approve all necessary financing for the purchase; namely the Bargain and Sale Deed; to negotiate any necessary provisions of the sale agreement; and to sign all necessary documents to complete the agreement and purchase the property located at 211 North School Street, Newberg, Oregon.
4. **Financing** – The Library Department will be paying for this purchase from the Capital Outlay account in Fiscal Year 2009/2010. The finance director is hereby delegated the authority to transfer funds from General Fund Contingency to Library Capital Outlay. The amount of the transfer will be \$155,000.

5. **City Attorney Approval** – All agreements will be reviewed and approved as to form and content by the city attorney.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: March 16, 2010.

**ADOPTED** by the City Council of the City of Newberg, Oregon, this 15<sup>th</sup> day of March, 2010.

\_\_\_\_\_  
Norma I. Alley, City Recorder

**ATTEST** by the Mayor this 18<sup>th</sup> day of March, 2010.

\_\_\_\_\_  
Bob Andrews, Mayor

### LEGISLATIVE HISTORY

By and through \_\_\_\_\_ Committee at \_\_\_\_ / \_\_\_\_ /200x meeting. Or,  X  None.  
(committee name) (date) (check if applicable)



**= METROSCAN PROPERTY PROFILE =**  
**Yamhill (OR)**

**Exhibit "A"**  
**to Resolution No. 2010-2892**  
**(total pages: 5)**

Parcel Number : 0148380

MH APN 1 :                      MH APN 3 :                      Lot APN :  
MH APN 2 :                      MH APN 4 :

**PROPERTY CHARACTERISTICS**

<i>Bedrooms</i> : 3	<i>Building SF</i> : 4,004	<i>Lot Acres</i> : .11
<i>Bathrooms</i> : 1.50	<i>Living SF</i> : 4,004	<i>Lot SqFt</i> : 4,700
<i>Fireplace</i> : Backed	<i>1st FloorSF</i> : 1,456	<i>Foundation</i> : Concrete
<i>Fireplace2</i> :	<i>2nd FloorSF</i> :	<i>Wall Matl</i> : Bevel Alum
<i>Heat/AC</i> : Forced Air	<i>2nd+FloorSF</i> : 1,092	<i>Roof Matl</i> : Comp Shingle
<i>Heat/AC 2</i> :	<i>Cellar SF</i> :	<i>Roof Shape</i> : Gable
<i>Dishwasher</i> :	<i>BsmtTotalSF</i> : 1,456	<i>Floor Cvr</i> : Carpet
<i>Hood/Fan</i> :	<i>Basement Type</i> : Low-Cost	<i>Floor Base</i> : Double
<i>Microwave</i> :	<i>Garage SqFt</i> :	<i>Year Built</i> : 1950
<i>Grbg Disp</i> :	<i>Garage Type</i> :	
	<i>Stat Class</i> : 149 ONE STORY W/ATTIC/BSMNT	

Appliances  
Plumb - Kitchen Sink

Mobile Home  
*ID Number* :                      *Dimensions* :  
*Title* :                              *Skirt* :  
*Make* :

Farm Buildings                      Units

*Profile-Page 2 of 2*

Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.



# First American Title Company Of Oregon

## Exhibit "A" to Resolution No. 2010-2892 (total pages: 5)

### METROSCAN PROPERTY PROFILE: YAMHILL COUNTY

Parcel Number: R3219AA 03200

#### PROPERTY CHARACTERISTICS

Bedrooms	:3	Building SqFt	:4,004	Lot Acres	:.11
Bathrooms	:1.50	Living SqFt	:4,004	Lot SqFt	:4,700
FirePlace	:Backed	1stFloorSF	:1,456	Foundation	:Concrete
FirePlace2	:	2ndFloorSF	:	Wall Material	:Bevel Alum
Heat/AC	:Forced Air	2nd+FloorSF	:1,092	Roof Material	:
Heat/AC 2	:	Cellar SF	:	Roof Shape	:Gable
Dishwasher	:	BsmtTotalSF	:1,456	Floor Cover	:Carpet
Hood/Fan	:	Garage SqFt	:	Floor Base	:Double
Microwave	:	Garage Type	:	Year Built	:1950
Garbage Disp	:	Stat Class	:149 ONE STORY W/ATTIC/BSMNT		

#### Appliances

.....

#### MH and Lot APNs

.....

#### Mobile Home

ID Number :  
Title :  
Make :

Dimensions :  
Skirt :

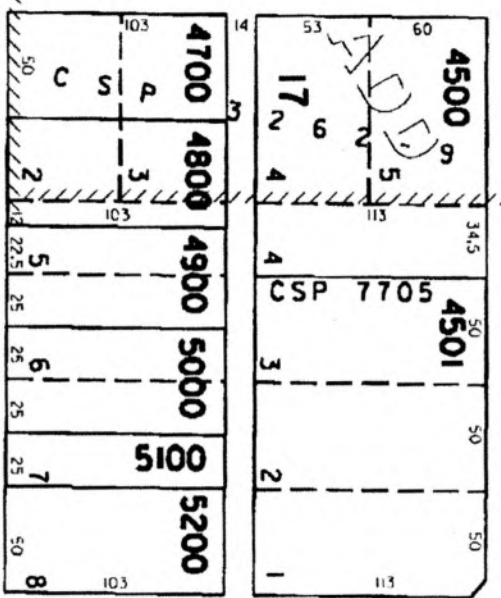
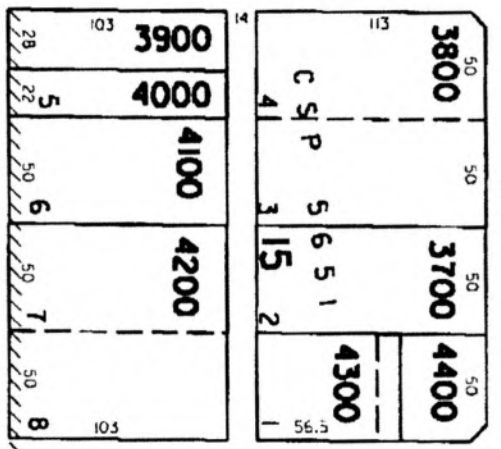
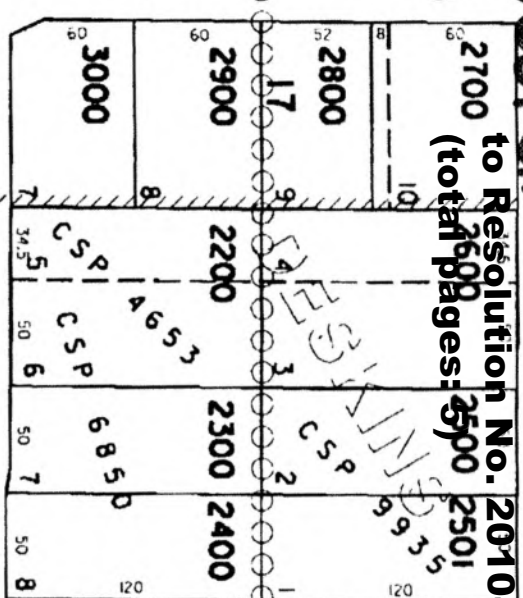
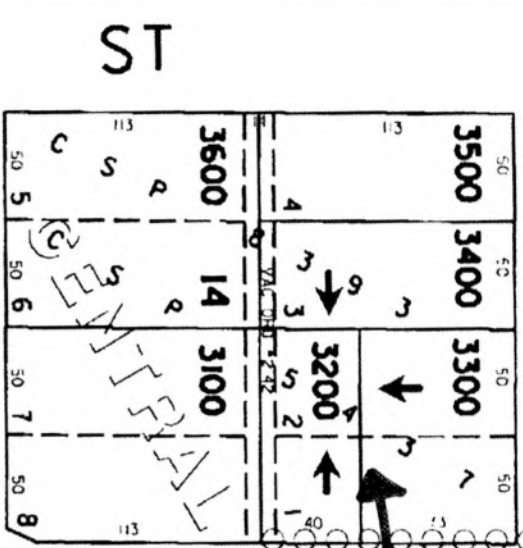
#### Farm Buildings

.....

#### Units

811 N. SHERIDAN  
SCHOOL Exhibit A

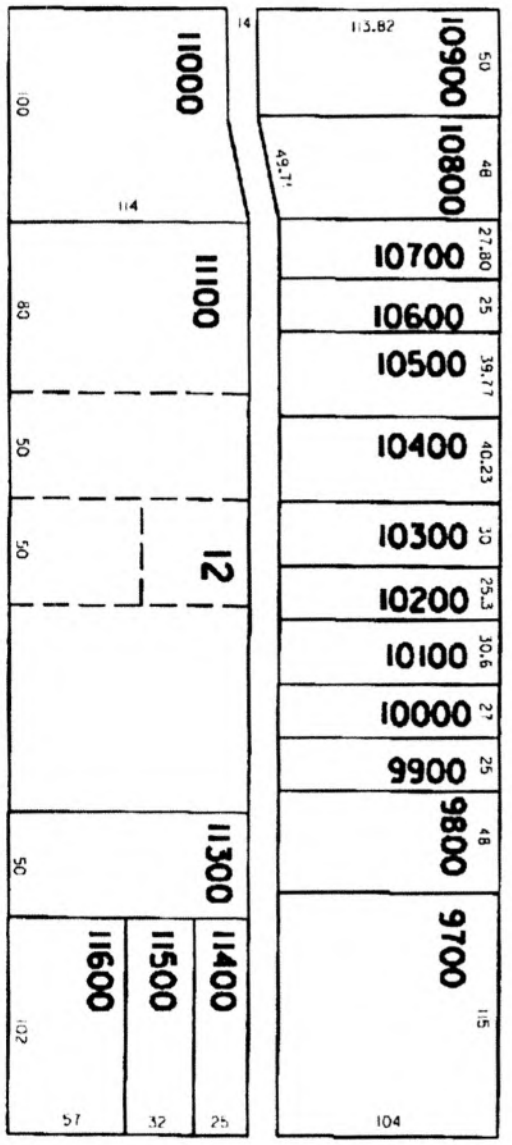
Resolution No. 2010-2892  
to Resolution No. 2501  
(total pages: 250)



SCHOOL

CSP 6 1 7 2

HANCOCK C S



IST  
29.

**ATTACHED IS ADDITIONAL  
INFORMATION FOR THE  
MARCH 15, 2010  
CITY COUNCIL MEETING**

**PLEASE INCLUDE THIS IN  
YOUR PACKET:**

**VII  
Ordinance No. 2010-2724  
Add**

**THIS PAGE INTENTIONALLY LEFT BLANK**



534 SW Third Avenue, Suite 300 • Portland, OR 97204 • (503) 497-1000 • fax (503) 223-0073 •  
www.friends.org

Southern Oregon Office • PO Box 2442 • Grants Pass, OR 97528 • (541) 474-1155 • fax (541) 474-9389

Mid-Willamette Valley Office • 189 Liberty Street NE, Suite 307A • Salem, OR 97301 • (503) 371-7261 • fax  
(503) 371-7596

Willamette Valley Office • 220 East 11<sup>th</sup> Avenue, Suite 5 • Eugene, OR 97401 • (541) 520-3763 • fax (503) 575  
2416

RECEIVED  
MAR 11 2010

March 11, 2010

Mayor Bob Andrews  
Newberg City Council  
414 E. First Street  
Newberg OR 97132

Re: Newberg Comprehensive Plan Housing Element and Institutional Land Needs Amendments

Dear Mayor Andrews and Council members:

Thank you for the opportunity to comment on the draft Newberg Comprehensive Plan Housing Element and Institutional Land Needs Amendments. 1000 Friends of Oregon is a nonprofit, charitable organization dedicated to working with Oregonians to enhance our quality of life by building livable urban and rural communities, protecting family farms and forests, and conserving natural and scenic areas.

1000 Friends of Oregon and Friends of Yamhill County support your efforts to plan for Newberg's future and we maintain a keen interest in the outcome of these proceedings. We do have several concerns regarding these amendments.

### **1. Introduction**

The ultimate size and configuration of any proposed Urban Growth Boundary and Urban Reserve amendments URA depend on both the amount of land needed to meet the needs of the future residents' needs and the availability of land within the existing UGB to accommodate those needs. In summary, the extent of the land need is overstated and the ability of existing lands in the UGB to accommodate that need is understated.

A more compact UGB will reduce pressure on farmland and other rural lands outside the current UGB, reduce the cost of extending infrastructure beyond the edge of existing development, and reduce transportation costs for both new and existing Newberg residents who work and shop in Newberg. This will also allow for more choice in transportation, and reduce the length of driving trips, resulting in reduced green house gas emissions.

35

Celebrating Thirty-five Years of Innovation

“recent” residential development trends is out-dated and the population projections have not been properly coordinated with the County as required by law.

Finally, the proposed amendments do not properly account for other pending amendments related to affordable housing that are scheduled to come before the City Council in the very near future. The Affordable Housing Plan will reduce minimum lot sizes in every residential zone within the city. This will both increase the capacity of existing land within the UGB and reduce the amount of land needed to meet future demand. Because these projects are intertwined, it would make more sense for the city to defer action so that the impacts of the Affordable Housing Plan on these amendments can be fully accounted for.

## **2. Buildable Lands Inventory**

The city’s inventory of buildable residential and institutional land underestimates capacity within the existing UGB in at least four ways: (a) it fails to consider redevelopment potential; (b) it classifies some land that is available for infill and/or redevelopment as “developed”; (c) it excludes all land within the bypass corridor even though the final route of the bypass will use a much narrower corridor and a much smaller amount of land; (d) it excludes land that cannot be “readily developed,” due to various factors.

### **(a) Redevelopment**

The Newberg Buildable Lands Inventory of residential and institutional land classifies land as buildable, non-buildable, or developed, according to specific definitions. The inventory of buildable land includes the *infill* potential of lots that are greater than twice the minimum lot size. It does not, however, include developed lots or the developed portions of lots that have *redevelopment* potential.

Over the course of the planning period, many developed lots will redevelop. State law recognizes this and explicitly requires buildable land inventories to include land that is likely to redevelop. OAR 660-024-0050 (1) states:

When evaluating or amending a UGB, a local government must inventory land inside the UGB to determine whether there is adequate development capacity to accommodate 20-year needs determined in OAR 660-024-0040. For residential land, the buildable land inventory must include vacant and *redevelopable* land. (emphasis added)

OAR 660-008-0005 states in relevant part:

(2) “Buildable Land” means residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses....

\* \* \*

(6) “Redevelopable Land” means land zoned for residential use on which development has already occurred but on which, due to present or expected market forces, there

exists the strong likelihood that existing development will be converted to more intensive residential uses during the planning period.

In addition, the efficiency factors of Goal 14, when read in concert with Goal 2, ORS 197.732, and ORS 197.298, require the city to inventory redevelopment potential prior to any UGB expansion. The City cannot adopt an inventory of residential land and adopt projections of needed land beyond the current UGB without consideration of redevelopable land.

(b) Classification of some land that is available for infill and/or redevelopment as “developed”

The problems associated with failure to include redevelopable land in the inventory are compounded by the city’s overly broad definition of “developed” land.

In addition to lots with “generally sound structures” without respect to their value, the inventory classifies as developed “actively used yards,” “parking areas,” “landscaped areas,” “storage areas,” and “parking lots.” These overly broad definitions exclude land that is particularly likely to see either infill development or redevelopment over the planning period.

Moreover, these exclusions lack adequate definition and appear to be subjective. A mowed lawn with a badminton net strung across it or an RV parked on it should be classified as vacant, not developed, depending on its size and the minimum lot size in the zone. Alternatively, the lot should be evaluated for redevelopment potential.

(c) Exclusion of all land within the bypass corridor

The Newberg Buildable Lands Inventory classifies as “Non-buildable” all:

Lots or portions of lots within the Newberg-Dundee Bypass corridor (Alternative Modified 3J), as shown on the “build design alternatives options” published by ODOT August 2008 and found at [www.newbergdundeebypass.org](http://www.newbergdundeebypass.org).

On the surface, this may appear reasonable. However, it actually excludes a significant amount of land that will be built upon.

First, Newberg’s Development Code allows building within the corridor. The city shouldn’t classify as non-buildable land that is buildable under the city’s development code.

Exclusion of land as non-buildable that is buildable under Newberg’s code is inconsistent with Goal 14 and with the definitions of buildable land in OAR 660-008 and 660-024.

Second, the Newberg-Dundee Bypass corridor is much wider and contains considerably more land than any eventual R-O-W or actual bypass alignment. The final route of the bypass will use a much narrower corridor and a much smaller amount of land. This is apparent from the attached maps from the website cited by the city.<sup>1</sup>

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<sup>1</sup> See also attached e-mail from ODOT Area Manager Tim Potter

The Newberg City Council recognized this in Ordinance No. 2008-2708 (excerpts attached), which removed development restrictions within the Bypass Interchange Overlay Districts. The ordinance also:

[S]upports the development of the Bypass in the southern location corridor described as Alternative Modified 3J in the Location Environmental Impact Statement, *to be defined following the selection of a more narrowly defined preferred alternative* through the Design-Level Environmental Impact Statement (EIS) Process.

Classifying considerably more land than will be in any eventual R-O-W or actual bypass alignment as non-buildable is inconsistent with Goal 14 and with the definitions of buildable land in OAR 660-008 and 660-024.

(d) Exclusion of land that cannot be “readily developed.”

The Newberg Buildable Lands Inventory classifies as “Non-buildable” an unknown quantity of land in:

Lots or portions of lots that, because of odd shape, topography, irregular placement of buildings, or limited accessibility could not be readily developed if urban services were available.

More specific criteria are not provided by the City. Nonetheless, under OAR 660-008-005(2):

Land is generally considered “suitable and available” unless it:

- (a) Is severely constrained by natural hazards as determined under Statewide Planning Goal 7;
- (b) Is subject to natural resource protection measures determined under statewide Planning Goals 5, 15, 16, 17, or 18;
- (c) Has slopes of 25 percent or greater;
- (d) Is within the 100-year flood plain; or
- (e) Cannot be provided with public facilities.

The subjective criteria used by the city are inconsistent with this OAR.

Moreover, the efficient use of urban land, as mandated by Goal 14, does not allow exclusion of vacant or otherwise buildable lots merely because they may be more difficult to develop than other lots. The standard is not “readily developed,” or “developed without any challenges.”

The city is contemplating a large expansion onto prime farmland in order to meet future land needs. Protection of resource land, as mandated by Goal 3 and by ORS 215.243,<sup>2</sup> as well as sound public

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<sup>2</sup> **215.243 Agricultural land use policy.** The Legislative Assembly finds and declares that:

(1) Open land used for agricultural use is an efficient means of conserving natural resources that constitute an important physical, social, aesthetic and economic asset to all of the people of this state, whether living in rural, urban or metropolitan areas of the state.

(2) The preservation of a maximum amount of the limited supply of agricultural land is necessary to the conservation of the state’s economic resources and the preservation of such land in large blocks is necessary in maintaining the agricultural economy of the state and for the assurance of adequate, healthful and nutritious food for the people of this state and nation.

policy considerations, such as the wise use of public infrastructure dollars, strongly argue for the development of existing urban lots that may be somewhat challenging, prior to expansion of the UGB.

### **3. “Recent Trends” Analysis**

Table IV-5 of the proposed plan amendments and the proposed Housing Element Table 13-4 contain data regarding density by housing type, labeled “Recent Trends.” The time period covered is 1990-2004. These are not recent trends; they are trends that are at least 6 and up to 20 years old. They exclude all data that reflects recent demographic and economic trends since 2004.

The proposed housing element includes updated building permit information through 2009. It should also include updated data on density by housing-type. The old data from 1990 through 2004, for example, shows an average single-family lot size of 9,800 sq. ft. The Planning Director has stated orally that more recent single-family development has been trending towards smaller lots.

The city should not state that it is planning for an increase in future residential density based on a comparison with development that primarily occurred in the last century. This seems especially so when the target planned densities by housing-type are identical to those in the existing plan.

The city should not update its residential land needs without also updating the data on density of development by housing-type to reflect recent trends.

### **4. Affect Of Proposed Affordable Housing Plan**

Pending amendments related to affordable housing are scheduled to come before the City Council in the very near future. These amendments propose reduced minimum lot sizes in every residential zone within the city.

The amendments would:

- reduce the minimum lot size in the R-1 zone from 7,500 sq. ft to 5,000 sq. ft
- reduce the minimum lot size in the R-2 zone from 5,000 sq. ft to 3,000 sq. ft
- reduce the minimum lot size in the R-3 zone from 5,000 sq. ft to 3,000 sq. ft
- reduce the minimum lot size in the R-P zone from 3,750 sq. ft to 3,000 sq. ft

This will both increase the capacity of existing land within the UGB and reduce the amount of land needed to meet future demand. Other proposed measures would further increase capacity within the existing UGB and further reduce the amount of land needed to meet future demand. (see attached excerpts from Affordable Housing Plan).

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(3) Expansion of urban development into rural areas is a matter of public concern because of the unnecessary increases in costs of community services, conflicts between farm and urban activities and the loss of open space and natural beauty around urban centers occurring as the result of such expansion.

(4) Exclusive farm use zoning as provided by law, substantially limits alternatives to the use of rural land and, with the importance of rural lands to the public, justifies incentives and privileges offered to encourage owners of rural lands to hold such lands in exclusive farm use zones.

If, for example, development in the R-1 zone occurs at 80% of maximum permitted density, as it reportedly has in the past, average lot sizes in the R-1 zone will be 6,250 sq. ft., not 7,500 sq. ft. and average density will increase accordingly.

The City Council should defer action on these amendments to avoid the need to recalculate both the capacity of existing land and the amount of future land need.

## **5. Population Projections**

How many new residents are expected in Newberg over the planning period is a key component of determining future land needs. The population projections used by the City have not been properly coordinated with the County as required by law.

In his comments to the Newberg Planning Commission on February 11, 2010, Planning Director Barton Brierly stated the following:

Population projections, I noted, the requirements are that the county has to adopt the forecast for the county and each urban area, include that in the comprehensive plan, we checked that off, that's been done. The city has to adopt the forecast for the urban area, adopt that into the comprehensive plan, that has been done. There has to be coordination to ensure consistency, that's been done. There has to be notice to all jurisdictions and that has been done. It has to be submitted to the state and acknowledged, that has been done. So we've checked off all the requirements for the population projections.

Mr. Brierly has correctly listed requirements of a valid population forecast. However, he is incorrect in stating that these requirements have all been met. Also, there are additional requirements beyond this list.

The population projections in Table 13-2 of the proposed Housing Element and in Table IV-14 do not comply with the criteria of OAR 660-024-0030. OAR 660-024-0040(1)<sup>3</sup> requires all UGB evaluations or amendments to be based on a forecast that complies with these criteria, unless the evaluation or amendment was initiated prior to April 5, 2007.<sup>4</sup>

OAR 660-024-0030(1)<sup>5</sup> requires that Newberg's forecast be "consistent with the coordinated county forecast", and that said county forecast be "a coordinated 20-year population forecast for the county

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<sup>3</sup> **OAR 660-024-0040(1):** The UGB must be based on the adopted 20-year population forecast for the urban area described in OAR 660-024-0030, and must provide for needed housing, employment and other urban uses such as public facilities, streets and roads, schools, parks and open space over the 20-year planning period consistent with the land need requirements of Goal 14 and this rule. The 20-year need determinations are estimates which, although based on the best available information and methodologies, should not be held to an unreasonably high level of precision.

<sup>4</sup> **OAR 660-024-0000(3)(a):** A local government may choose to not apply this division to a plan amendment concerning the evaluation or amendment of a UGB, regardless of the date of that amendment, if the local government initiated the evaluation or amendment of the UGB prior to April 5, 2007;

<sup>5</sup> **OAR 660-024-0030(1):** Counties must adopt and maintain a coordinated 20-year population forecast for the county and for each urban area within the county consistent with statutory requirements for such forecasts under ORS 195.025 and 195.036. Cities must adopt a 20-year population forecast for the urban area consistent with the coordinated county

and for each urban area within the county consistent with statutory requirements for such forecasts under ORS 195.025 and 195.036.” The proposed Newberg forecast is not consistent with “a coordinated 20-year population forecast for the county and for each urban area within the county.” Instead, it is a stand-alone forecast for Newberg only.

ORS 195.036<sup>6</sup> requires county adoption of "a population forecast for the entire area within its boundary." Mr. Brierly's comments imply that it is enough that Yamhill County has adopted a countywide forecast at some point in the past and need not look further. The last countywide forecast adopted in Yamhill County was adopted as part the 1995 Transportation System Plan (TSP). That forecast expires in 2014 and cannot be relied upon for an analysis of land need through 2030 or 2040.

OAR 660-024-0030(1) requires not just the existence of a coordinated county forecast, but that any forecast Newberg uses to evaluate its UGB must be consistent with that countywide forecast. Neither the populations nor the time periods covered are consistent.

Table 13-2 and Table IV-14 contain forecasts to 2040, decades farther than the coordinated countywide forecast, which has an end date of 2014. Since the Yamhill County forecast was adopted more than 10 years ago, it cannot be extended under the safe harbor methods of OAR 660-024-0030(4)(a) or ORS 195.034(1).<sup>7</sup> If the County updates its forecast, Newberg may go on from there and adopt a forecast that is consistent with the new countywide forecast. In this case, however, instead of requesting that Yamhill County update its 1995 countywide forecast, Newberg ran the process backward, by adopting its own stand-alone forecast in 2005. That 2005 forecast consisted of the same numbers presented in Table 13-2 of the proposed Housing Element. Newberg then brought its forecast to the county after the fact for “coordination.” This "coordination" apparently consists of a letter dated October 31, 2006 from the county's Planning Director accepting Newberg’s forecast. Under ORS 195.025 the coordinating body of Yamhill County is the Board of Commissioners, and that authority cannot be delegated to the Planning Director. Per ORS 195.025(4), coordinating authority may only be delegated to a "voluntary association of local governments" as that term is defined in ORS 197.015(22).

We understand staff's position to be that since Yamhill County later co-adopted Newberg UGB amendments that happened to contain the stand-alone Newberg-only forecast numbers, that this validates the Newberg-only forecast as being in compliance with OAR 660-024-0030 and ORS 195.036, and any attempt to question this would be an impermissible collateral attack on the county’s prior decision. This is incorrect.

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forecast, except that a metropolitan service district must adopt and maintain a 20-year population forecast for the area within its jurisdiction. In adopting the coordinated forecast, local governments must follow applicable procedures and requirements in ORS 197.610 to 197.650 and must provide notice to all other local governments in the county. The adopted forecast must be included in the comprehensive plan or in a document referenced by the plan.

<sup>6</sup> **ORS 195.036 Area population forecast; coordination.** The coordinating body under ORS 195.025 (1) shall establish and maintain a population forecast for the entire area within its boundary for use in maintaining and updating comprehensive plans, and shall coordinate the forecast with the local governments within its boundary.

<sup>7</sup> ORS 195.034 and OAR 660-024-0030(4) do not allow reliance on a forecast, “ adopted more than 10 years before the city initiates an evaluation or amendment of the city’s urban growth boundary,” and/or “does not provide a 20-year forecast for an urban area at the time a city initiates an evaluation or amendment of the UGB”

As a threshold matter, under OAR 660-024-0030, the adopted forecast must be included in the comprehensive plan or in a document referenced by the plan. It is our understanding that the county may have included the Newberg forecast in findings to support its decision on the Newberg UGB amendments (and later on the now-remanded URA amendments), but has never included the forecast in its plan or a document referenced by the plan.

Even if the forecast has been adopted into Yamhill County plan, ORS 195.036 pertains to adoption of a single countywide forecast, not isolated city forecasts. Since the Newberg-only forecast is not the same forecast contemplated by ORS 195.036; compliance with that statute cannot be demonstrated. Counties can and do adopt and co-adopt other kinds of forecasts, besides the specific type of forecast described by ORS 195.036. For example, the county's TSP also contains forecasts relating to employment and traffic. And in this case, it appears the county at most co-adopted UGB amendments that happened to include a stand-alone Newberg-only population forecast.

As previously noted, the county has not updated its countywide forecast since 1995. If, as part of the county's earlier process with Newberg's UGB amendments, the county had adopted a new countywide forecast and that had been acknowledged, then it would be correct to say that countywide forecast had been deemed to comply with ORS 195.036, and could not now be called into question. But that is not what happened. All that happened is that county co-adopted Newberg UGB amendments that contained a stand-alone Newberg-only forecast (or may have merely included the forecast in findings). Just because Newberg puts a table of numbers in a co-adopted UGB amendment, and calls it a forecast, that does not cause it to become a coordinated countywide forecast under ORS 195.036, thereby shielding it from scrutiny in all future decisions.

In *Oregon Shores Conservation Coalition v. Coos County*, 50 Or LUBA 444, 460 (2005), Coos County claimed that an unchallenged and acknowledged decision to include resource land in a urban unincorporated area, which required Goal 3 and 4 compliance, shielded the county from attacks in later proceedings regarding compliance with Goal 3 and 4. LUBA disagreed, and ruled that "[w]hile the acknowledgment process shields the county from certain collateral attacks on its acknowledged plan and ordinances, errors the county may have committed in that process do not obviate goal and rule requirements that govern subsequent post-acknowledgement plan decisions..."

We have the same situation here. Newberg's earlier UGB expansions were made in error, since they were not based on a forecast that was consistent with the coordinated countywide forecast. Clearly, those decisions cannot be challenged now. But those earlier errors do not cause the stand-alone Newberg-only forecast wrongly used in those decisions to become a coordinated countywide forecast under ORS 195.036, and cannot imbue the Newberg-only forecast with immunity from examination in the current decision process. In other words, despite the earlier errors, the question of whether Newberg's proposed UGB evaluation meets OAR 660-024-0030(1)'s requirement that it be based on a forecast that is "consistent with the coordinated county forecast" must be answered anew in this process.

Unless and until Yamhill County adopts an updated countywide forecast that extends beyond 2014, Newberg has only two options: either a safe harbor forecast adopted jointly with the county in accordance with OAR 660-024-0030(4)(b), or a safe harbor forecast adopted by Newberg only in accordance with OAR 660-024-0030(4)(c) and ORS 195.034(2).<sup>8</sup>

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<sup>8</sup> **OAR 660-024-0030(4)(b)**: A city and county may adopt a 20-year forecast for an urban area consistent with this section. The forecast is deemed to comply with applicable goals and laws regarding population forecasts for purposes of the

## **6. Public And Semi-Public Land Needs**

The proposed amendments identify a need for 546 buildable acres of land for public schools, private schools, parks, churches, etc. from 2007 through 2040. We share the concern expressed by DLCDC and ODA in written comments they submitted to the city in 2007: "... the acreages for schools and parks appear to be excessive."<sup>9</sup>

### **Parks**

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current UGB evaluation or amendment provided the forecast:

(A) Is adopted by the city and county in accordance with the notice, procedures and requirements described in section (1) of this rule;

(B) Is based on OEA's population forecast for the county for a 20-year period commencing on the date determined under OAR 660-024-0040(2); and

(C) Is developed by assuming that the urban area's share of the forecasted county population determined in subsection (B) of this rule will be the same as the urban area's current share of county population based on the most recent certified population estimates from Portland State University and the most recent data for the urban area published by the U.S. Census Bureau.

**OAR 660-024-0030(4)(c):** A city may adopt a revised 20-year forecast for its urban area by following the requirements in ORS 195.034.

**ORS 195.034(2):** If the coordinating body has not adopted a forecast as required by ORS 195.036 or if the current forecast was adopted more than 10 years before the city initiates an evaluation or amendment of the city's urban growth boundary, a city may propose a 20-year forecast for its urban area by:

(a) Basing the proposed forecast on the population forecast prepared by the Office of Economic Analysis for the county for a 20-year period that commences when the city initiates the evaluation or amendment of the city's urban growth boundary; and

(b) Assuming that the urban area's share for the forecasted county population determined in paragraph (a) of this subsection will be the same as the urban area's current share of the county population based on the most recent certified population estimates from Portland State University and the most recent data for the urban area published by the United States Census Bureau.

(3)(a) If the coordinating body does not take action on the city's proposed forecast for the urban area under subsection (1) or (2) of this section within six months after the city's written request for adoption of the forecast, the city may adopt the extended forecast if:

(A) The city provides notice to the other local governments in the county; and

(B) The city includes the adopted forecast in the comprehensive plan, or a document included in the plan by reference, in compliance with the applicable requirements of ORS 197.610 to 197.650.

(b) If the extended forecast is adopted under paragraph (a) of this subsection consistent with the requirements of subsection (1) or (2) of this section:

(A) The forecast is deemed to satisfy the requirements of a statewide land use planning goal relating to urbanization to establish a coordinated 20-year population forecast for the urban area; and

(B) The city may rely on the population forecast as an appropriate basis upon which the city and county may conduct the evaluation or amendment of the city's urban growth boundary.

(4) The process for establishing a population forecast provided in this section is in addition to and not in lieu of a process established by goal and rule of the Land Conservation and Development Commission.

<sup>9</sup> Letter from DLCDC and ODA to City of Newberg, October 1, 2007

Future parkland is projected to occur solely on buildable land. Even if constraints such as steep slopes, riparian areas, wetlands, utility easements and floodplains can properly be considered a barrier to residential development, that does not mean these constraints are a barrier for use as parklands. In fact, many of these features are desirable qualities for parklands, and OAR 660-008-0005(2) does not permit the exclusion of these lands for non-residential uses.

This does not mean that all parkland, or even most parkland, will be unbuildable land. However, much of it will be. Historically, significant amounts of parkland in Nebweg have incorporated large amounts of unbuildable land, including Ewing Young Park, Herbert Hoover Park, Jaquith Park, and the Chehalem Glen Golf Course.

There is no reason to conclude that in the future this pattern will cease, especially since unbuildable land is much less expensive for the Parks district to acquire than buildable land.

## Schools

Oregon's Transportation Growth Management website contains the following relevant information:

“Acreage Standards for School Sites □ □“Until recently, the Arizona-based [Council of Educational Facility Planners International](#) (CEFPI) recommended large sites for new schools... But under [new guidelines](#) (*Creating Connections: CEFPI Guide for Educational Facility Planning/2004 Edition*) published by CEFPI in 2004, school districts are encouraged to base the size of school sites on educational program needs instead of on arbitrary acreage standards. This more flexible approach has the potential of reducing "school sprawl" and of making it easier for communities to build (or preserve and renovate) schools on smaller sites located in walkable neighborhoods, as opposed to constructing stand-alone facilities on large, remote sites accessible only by car or bus. Other publications by CEFPI include: [A Primer on the Renovation and Rehabilitation of Older/Historic Schools](#) and [Schools for Successful Communities: An Element of Smart Growth](#).”<sup>10</sup>

Planning for very large school sites has the effect of forcing new schools to the edge of the urban area, where few students or teachers can walk to school, necessitating even more land for parking and increasing transportation costs for school buses, students, and their parents.

## Potential double-counting of institutional needs

Table IV-14 provides for institutional needs from 2031-2040 by using the same land-to-population ratio computed for the 2010-2030 time period. However, many of the institutional facilities listed for construction during 2010-2030 may actually serve residents that will not arrive until after 2030. It is unlikely, for example, that another new high school or large private school will be needed, or that Portland Community College will need a second or expanded campus. Large facilities such as these are commonly planned for more than just a 20-year capacity, and so it may well be that the 128 acres provided for the 2010-2030 land need actually come close to meeting the 2030-2040 need as well. The same may be true for the parks and other categories of institutional land needs.

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<sup>10</sup> <http://www.lcd.state.or.us/LCD/TGM/walkableschools.shtml>

## 7. CONCLUSION

The proposed amendments overstate the extent of the land need and understate the ability of existing lands in the UGB to accommodate that need.

A more compact UGB will reduce pressure on farmland and other rural lands outside the current UGB, reduce the cost of extending infrastructure beyond the edge of existing development, and reduce transportation costs for both new and existing Newberg residents who work and shop in Newberg. This will also allow for more choice in transportation, and reduce the length of driving trips, resulting in reduced green house gas emissions.

We recognize and commend Newberg's efforts to plan for its future. Additional work remains and it is our hope that the final product is one we can support. We hope these comments are helpful in achieving that outcome. Please include them in the official record of these proceedings and notify us of any decisions and/or future hearings in this matter.

Sincerely,



Mia Nelson  
1000 Friends of Oregon  
220 East 11<sup>th</sup>, Suite 5  
Eugene, OR 97401  
541.520.3763

Ilsa Perse  
Friends of Yamhill County

Sid Friedman  
1000 Friends of Oregon

### Attachments:

Newberg-Dundee Bypass corridor maps  
Ordinance No. 2008-2708 (excerpts)  
E-mail from ODOT Area Manager Tim Potter  
Hearing Notice published in Newberg Graphic

Cc (electronic): DLCD  
Yamhill County Planning Department  
Oregon Department of Agriculture

construction during 2010-2030 may actually serve residents that will not arrive until after 2030. It is unlikely, for example, that another new high school or large private school will be needed, or that Portland Community College will need a second or expanded campus. Large facilities such as these are commonly planned for more than just a 20-year capacity, and so it may well be that the 128 acres provided for the 2010-2030 land need actually come close to meeting the 2030-2040 need as well. The same may be true for the parks and other categories of institutional land needs.

## 7. CONCLUSION

The proposed amendments overstate the extent of the land need and understate the ability of existing lands in the UGB to accommodate that need.

A more compact UGB will reduce pressure on farmland and other rural lands outside the current UGB, reduce the cost of extending infrastructure beyond the edge of existing development, and reduce transportation costs for both new and existing Newberg residents who work and shop in Newberg. This will also allow for more choice in transportation, and reduce the length of driving trips, resulting in reduced green house gas emissions.

We recognize and commend Newberg's efforts to plan for its future. Additional work remains and it is our hope that the final product is one we can support. We hope these comments are helpful in achieving that outcome. Please include them in the official record of these proceedings and notify us of any decisions and/or future hearings in this matter.

Sincerely,



Mia Nelson  
1000 Friends of Oregon  
220 East 11<sup>th</sup>, Suite 5  
Eugene, OR 97401  
541.520.3763



Ilsa Perse  
Friends of Yamhill County



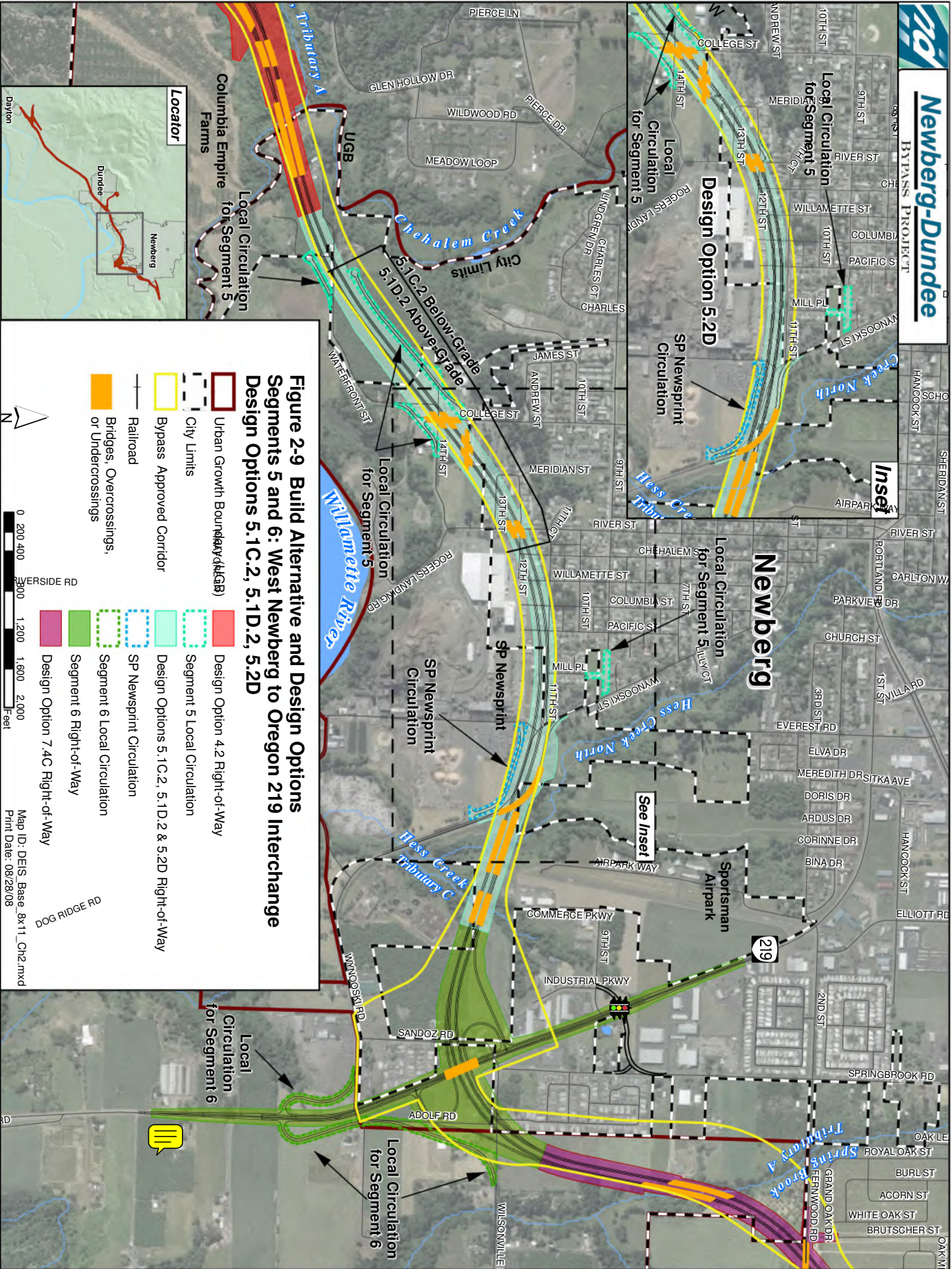
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Yamhill County Planning Department  
Oregon Department of Agriculture

**Inset**



**Figure 2-9 Build Alternative and Design Options Segments 5 and 6: West Newberg to Oregon 219 Interchange Design Options 5.1C.2, 5.1D.2, 5.2D**

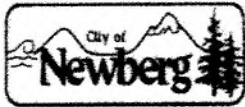
- Design Option 4.2 Right-of-Way
- City Limits
- Bypass Approved Corridor
- Railroad
- Bridges, Overcrossings, or Undercrossings
- Design Options 5.1C.2, 5.1D.2 & 5.2D Right-of-Way
- SP Newsprint Circulation
- Segment 6 Local Circulation
- Design Option 7.4C Right-of-Way



Map ID: DEIS\_Base\_8x11\_Ch2.mxd  
Print Date: 08/28/08







## ORDINANCE NO. 2008-2708

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**AN ORDINANCE REVISING THE NEWBERG COMPREHENSIVE PLAN AND DEVELOPMENT CODE TO REMOVE A TEMPORARY FREEZE ON ZONE CHANGES, COMPREHENSIVE PLAN DESIGNATION CHANGES, AND AMENDMENTS TO THE URBAN GROWTH BOUNDARY AND URBAN RESERVE AREA FOR LAND IN THE BYPASS INTERCHANGE OVERLAY DISTRICTS**

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### RECITALS:

1. In September, 2004, the City adopted policies and regulations relating to the Newberg-Dundee Bypass. These policies provided for both short and long term restrictions on land uses near the interchanges to protect the functioning of the future interchange. The City entered into an intergovernmental agreement with the Oregon Department of Transportation detailing responsibilities of each party. Yamhill County also adopted similar policies and regulations.
2. The adopted policies provide for an interim freeze on urban reserve area changes, urban growth boundary amendments, comprehensive plan amendments, and zone changes in bypass interchange overlay areas until ODOT prepares Interchange Area Management Plans (IAMPs). It was anticipated that the IAMPs would be complete in three years (by September 2007).
3. As part of the intergovernmental management agreement, ODOT agreed to complete the IAMPs. ODOT has begun creation of the IAMPs. However, completion of the plans has been delayed several times. There is not currently a reliable timetable for their completion.
4. The interim freeze is currently delaying several important planning projects, including planning for the Urban Reserve Area, an expansion of the Urban Growth Boundary (UGB), and some needed comprehensive plan amendments within the UGB to provide needed industrial land and land for needed housing. It also is delaying several property owners from having the ability to request changes, and to have those changes considered.
5. The City Council would like to amend the Newberg Comprehensive Plan and Development Code to end the temporary freeze on urban growth boundary amendments, urban reserve area amendments, comprehensive plan amendments, and zone changes within the Bypass Interchange Overlay Districts.

### THE CITY OF NEWBERG ORDAINS AS FOLLOWS:

1. *Goal 4 policies in the Transportation Chapter of the Newberg Comprehensive Plan are amended as follows:*

- h. The City actively supports the development of the Bypass in the southern location corridor described as Modified 3J in the Location Environmental Impact Statement, to be defined following the selection of a more narrowly defined preferred alternative through the Design-Level Environmental Impact Statement (EIS) process.
- i. The City supports the designation of the Bypass as a high-speed statewide expressway and freight route as defined in the Oregon Highway Plan. The Bypass and interchanges will be fully access controlled and no direct access will be allowed from private properties onto the Bypass. The primary function of the Bypass is to provide for high-speed through trips and to relieve congestion on Oregon 99W through downtown Newberg.
- j. The functions of the Bypass are to accommodate and divert longer-distance through trips around the Newberg-Dundee urban area and to serve regional trips going to and from Newberg or Dundee (i.e., those trips with either an origin or destination outside of the Newberg-Dundee urban area). The function of the planned intermediate interchanges is to provide access between Newberg or Dundee and other regions (e.g, McMinnville, Portland or the coast). It is not the function of the interchanges to provide for or attract regional commercial or highway commercial development in the vicinity of the interchanges. In general, needs for commercial development should be accommodated in areas planned for commercial development within Newberg. Plan amendments and zone changes shall be consistent with the function of the bypass and interchanges as set forth in this policy.
- k. For the purposes of compliance with the Transportation Planning Rule (OAR 660-12-0060) and in order to support the goal exception that Yamhill County must take to advance construction of the Bypass, the City of Newberg acknowledges that reliance upon the Bypass as a planned facility to support comprehensive plan amendments, or zone changes ~~or UGB expansions~~ is premature.

Accordingly, proposed changes to lands already planned and zoned for urban uses inside the Newberg UGB, ~~or annexations, and plan amendments or zone changes within or UGB expansions outside of designated~~ approved Urban Reserve Areas ~~approved as of August 1, 2004~~ shall be subject to the analysis and mitigation requirements of OAR 660-12-0060. Upon adoption of a Bypass financing plan by the Oregon Transportation Commission, those portions of the Bypass identified to be constructed within the 20-year planning horizon by the financial plan can be considered planned transportation facilities pursuant to OAR 660-12-0060. ~~It is expected that the Oregon Transportation Commission will adopt a financing plan in approximately three years of adopting this plan policy. During the period prior to adoption of a Bypass financing plan, the City of Newberg will work with ODOT to pursue interim measures to comply with OAR 660-12-0060.~~

~~Lands designated as Urban Reserve Areas as of August 1, 2004, and identified in Appendix A may or may not depend upon the transportation capacity of the future bypass or the improved capacity of Oregon 99W due to the future construction of the bypass. It is the policy of the City of Newberg to plan and zone those planned urban reserve areas that are outside the Interchange Area Management Plan Areas, as identified in Appendix A, to be~~

**Subject:** RE: Call from 1000 Friends of Oregon

**From:** "POTTER James T \* Tim" <James.T.POTTER@odot.state.or.us>

**Date:** Wed, 3 Mar 2010 07:33:04 -0800

**To:** "Sid Friedman" <sid@friends.org>

**CC:** "RAUSCHER Norman" <Norman.RAUSCHER@odot.state.or.us>, "TORRES Louis C \* Lou" <Louis.C.TORRES@odot.state.or.us>, "SNYDER Tony R" <Tony.R.SNYDER@odot.state.or.us>

Sid,

The Corridor width was set at 100 Meters (we were doing Metric then), or about 328 feet. Our typical alignment for the final build will be two two lane sections with a median. The total width, with safety "clear" zone" is 240 feet. This is a reduction from our "standard" expressway width of 275' which, for instance is the width of the alignment between Salem and Stayton/Sublimity on Highway 22 (after you get up the hill east of Salem.) So I guess the answer to your question is 240/328 , or about 73%.

TimP

**From:** Sid Friedman [mailto:sid@friends.org]

**Sent:** Tuesday, March 02, 2010 2:38 PM

**To:** POTTER James T \* Tim

**Cc:** RAUSCHER Norman; TORRES Louis C \* Lou; SNYDER Tony R

**Subject:** Re: Call from 1000 Friends of Oregon

Hi Tim,

The N-D bypass corridor (modified Alternative 3J) is much wider than any eventual R-O-W or actual alignment. My question is: How much wider? Or how much more land is in the corridor than in the eventual R-O-W/alignment? Double? Triple? Any idea?

I poked around on the project website but couldn't find anything.

Thanks,

Sid

--

Sid Friedman - 1000 Friends of Oregon - 189 Liberty St NE, #307A - Salem OR 97301 (503) 371-7261 phone - (503) 371-7596 fax - [www.1000fo.org](http://www.1000fo.org)

POTTER James T \* Tim wrote:

Mr. Friedman,

My name is Tim Potter. I am the Area manager with responsibility for the Newberg Dundee Project. If you could enumerate your questions, I will start digging up what answers I can provide.

We are going to be issuing the DEIS for the Tier 2 process in the near future (early May), and that will have the comprehensive information, but I will do what I can for your questions.

Best regards

**Tim Potter**

Area 3 Manager Region 2

885 Airport Rd SE

Salem, Oregon 97301

Ph 503-986-2900

Fax 503-986-2881

---

**From:** TORRES Louis C \* Lou

**Sent:** Tuesday, March 02, 2010 11:22 AM

**To:** POTTER James T \* Tim; SNYDER Tony R

**Cc:** RAUSCHER Norman

**Subject:** Call from 1000 Friends of Oregon

Tim/Tony--Got a call from Sid Friedman of 1000 Friends of Oregon. He had several questions about corridor impacts related to the N-D Bypass Project. The questions were very specific and I was unable to help him. I told him that one of you would call him back to help answer his questions. His phone # is 503-371-7261 and his email is [sid@friends.org](mailto:sid@friends.org). He welcomes an email since he is not always in his office.

Thanks.

Lou Torres

Public Information Office, ODOT Region 2

503-986-2880

503-559-7118 (cell)

The newspapers of **Oregon** make public notices from their printed pages available electronically in a single database for the benefit of the public. This enhances the legislative intent of public notice - keeping a free and independent public informed about activities of their government and business activities that may affect them. Importantly, Public Notices now are in one place on the web ([www.PublicNoticeAds.com](http://www.PublicNoticeAds.com)), not scattered among thousands of government web pages.

**County:** Yamhill

**Printed In:** The Newberg Graphic

**Printed On:** 2010/02/24

#### HEARING NOTICE

The Newberg City Council will hold a public hearing on March 15, 2010 at 7 p.m. at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate proposed amendments to the Newberg Comprehensive Plan Housing Element and Institutional Land Needs. The proposal would update information on future housing and institutional needs for the community, including updating land needs tables. File # G-09-007

You may examine information regarding this proposal at the Newberg Planning and Building Department, 414 E. First Street, Newberg, OR 97132, or on the City's website at [www.newbergoregon.gov](http://www.newbergoregon.gov). The staff recommendations regarding these proposals will be available one week before the public hearing at. If you have any questions, please call the Newberg Planning Division at 503-537-1240.

All interested persons may appear and provide testimony. The City Council asks written testimony be submitted to the City Recorder before 5:00 p.m. on the preceding Thursday. Written testimony submitted after that will be brought before the Council on the night of the meeting for consideration and a vote to accept or not accept it into the record. Only those persons who participate either orally or in writing in the hearing proceedings leading to the adoption of the action may appeal the decision.

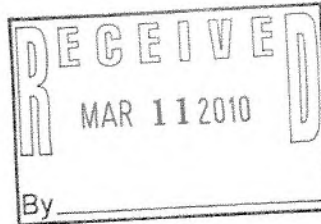
Date of Publication: February 24, 2010

**Public Notice ID: 12391313**

*Robert B. Roholt*  
31150 NE Schaad Rd. Newberg, Or. 97132  
Phone 503-538-6830 Email: rroholt@verizon.net

March 10, 2010

City of Newberg  
City Recorder  
414 E. First Street  
Newberg, OR. 97132



Re: Adoption of Ordinance 2010-2724 "Ordinance adopting amendments to the Newberg Comprehensive Plan housing element, and the comprehensive plan housing and institutional land needs and supply data".

I am in opposition to modifying the comprehensive plan at this time. With so many changes due to the economic downturn it is not prudent to go in and boost all of the planning numbers so that we can expand the urban growth boundary and the urban reserve boundary. However, specifically a few items in the amendments do not make sense to me and should be addressed.

In the executive summary under "3 Institutional Land Needs" there are two bullets. The first bullet says "The proposal adds a specific institutional land need for a PCC campus". The second bullet says "The proposal calculates 2031-2040 institutional land needs based on a land/population ratio instead of identifying specific needs per institution". Why do the planners count PCC, which is a specific need, and then say for the period for 2031 to 2040 we are going to count a different way? Shouldn't the plan be consistent? Not only is land for PCC called out specifically in the plan, but also so is land for many other schools: one alternative high school (3-5 acres), two elementary schools (10-12 acres), one middle school redevelop (approximately 8 acres of existing 16 acre site), one high school and academic campus (30-50 acres), one or more private schools (30 acres). It is possible that by using two different methods, it will allow double counting of institutional needs.

Under Section 1 B 1 Housing needs, 49 units were added to the housing need because of the Newberg Dundee Bypass corridor. What happens if the bypass is not built? Are we going to give the equivalent amount of acreage back to farmland? What do you plan to do with the extra acreage? Once you put it in the urban reserve it will never be productive farmland again.

Do parks really need to be on buildable land? How many acres of the current parks in Newberg area are not on buildable land? I don't see that statistic anywhere. Parks don't have to be on buildable land and some of the best parks have non-buildable land on them. That is what makes them great parks.

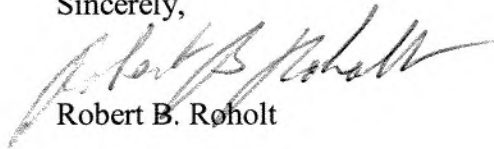
In the section on "Buildable Lands Inventory" I question the rationale behind some of the definitions of non-buildable land and developed land.

While it is expensive to build on steep land (25% slope or 10% slope for employment land), it is certainly possible. If one was to have a choice of building on this type of land or sacrificing prime farmland then one should build on this type of land.

While it is challenging to build on odd shaped lots, it is certainly better to build on an odd shaped lot than to sacrifice the equivalent acreage of farmland.

Under the definition of "developed lands", parking lots are mentioned several times. Why are parking lots considered developed land? It is not complicated to put a building over a parking lot. Many cities have them and we will have to have them if we grow as predicted in the comprehensive plan.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert B. Roholt".

Robert B. Roholt

Lee M. Does  
Dr. Amy L. Does  
10730 NE Renne Road  
Newberg, Oregon 97132

11 March 2010

City of Newberg  
414 E. Third Street  
Newberg, Oregon 97132

RECEIVED  
MAR 11 2010

re: G-09-007 Newberg Housing & Institutional Land Needs

Dear City Council:

This letter is to express our continued opposition to the quantity of lands the City of Newberg is currently seeking to include within its urban area for residential and institutional needs. As with the just-adopted Economic Opportunities Analysis, the current amendments are utilizing Urban Reserve Amendments as justification for urban expansion onto particularly objectionable lands. We believe the city's findings are based on outdated studies, and that such findings do not reflect either current or projected future growth trends. The city is requesting over 1200 buildable acres of new lands beyond the current UGB, for residential and institutional uses through 2040. The city's actions directly threaten lands that combine some of the area's best soils with the worst possible access. With respect to the proposed URA, we note the following:


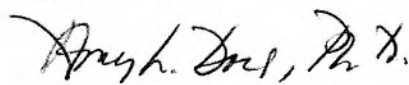
- Farmlands in the southeastern quadrant are flanked by Parrett Mountain and the Willamette river, and offer no practical access to the highway 99W corridor. Some of the best soils in the area are included in this quadrant, and are currently hosting orchards and nursery stock. While easily overlooked as a local economic driver, we would remind you that agricultural output from Yamhill county generated nearly \$300-million dollars in 2007. Per our own Newberg Graphic, half of these proceeds were from nursery crops alone. Agricultural income also extends well beyond the farm itself, supporting additional businesses such as mechanical repair, transportation, welding, and supply. These lands are also at the farthest possible extremity from the city core, and were among those cited in the Yamhill County rejection of Newberg's Transportation Plan. We note that future plans for a bypass will further isolate this area. While further isolation would scarcely be noticed by the current residents of these lands, the addition of proposed schools, housing, and industrial parks would bring permanent gridlock to the area.
- The city is claiming "lost opportunities" through a lack of large-parcel industrial lands. We cite the November 2009 Oregon State Employment Projections report by Nick Beleickis, where state economists have projected a 9% loss of Oregon manufacturing jobs through the year 2018. A front page article in the 21 January Oregonian likewise confirmed that 1999-2009 job growth in Oregon was less than 12% overall. When the above figures are viewed in combination with the recent loss of 192 jobs at Suntron and ongoing losses at the mill, we believe the city is ignoring the potential for future redevelopment of existing lands within its current boundaries. We do believe the city should be planning for future employment opportunities, but we also feel the city's request for large industrial parcels beyond current boundaries cannot possibly be justified within either current or projected economic scenarios. We would also remind the city that piecemeal manufacturing (such as Suntron) jobs are being increasingly exported overseas. With no real access to rail or highway transportation, Newberg would do better to focus on attracting smaller information-technology firms. Ironically, such firms are more likely to be attracted to an area with the quality of life that Newberg seems so eager to pave over.
- We are especially concerned over the school district's interest in developing their 50-acre parcel at the intersections of Renne and Wilsonville roads. This parcel is at the farthest southeast extremity from the city, and already suffers from the well-documented access issues described above. If this parcel were to be developed for use as a school, the majority of students would need to be bussed

or otherwise transported to and from school on a daily basis. This would hardly be in keeping with the goals of creating livable communities with easy access to services; and would likewise further contribute to congestion within the area.

- The city is continuing to insist that parks need to be built on large parcels of flat, buildable land. We believe this demand serves only to inflate the overall land-need figures, and does not account for the success and popularity of existing park lands such as Chehalem Glen, Hoover, or Jaquith. We note that the three examples cited include large portions of non-buildable land, yet these parks continue to be popular with the public.

City land-needs projections were heavily weighted by Johnson-Garner studies that were published over six years ago, and do not account for either current economic realities or trends toward smaller lot sizes. We have no doubt that Newberg will eventually need to expand, but we ask that the city align its projections with current state and county projections. We again remind the city that the lands in question are primarily EFU. As such, these lands are *already protected* from development until such time that the city is truly in need of additional expansion lands. We feel the city could easily cut its remanded URA request by 50% or more, and would lose nothing in the process. Moreover, doing so would demonstrate that Newberg's planning department is serious about redeveloping and maximizing existing lands to create the compact and liveable city we all strive for.

Sincerely,

Lee M. Does  
Amy L. Does, PhD.

**Written Testimony for 15 Mar 10 Meeting of Newberg City Council,  
Submitted 11 Mar 10**

**I am testifying in opposition to the adoption of G-09-007, more or less titled "Future Housing and Institutional Land Use Needs."**

**I agree that the City will need additional housing units to accommodate future population growth. However, I oppose both the exaggerated number of acres needed to accommodate future housing units and the siting of the majority of future growth on land zoned for exclusive farm use, while excluding land zoned as exception land in the inventory, as required by law.**

**I make the following points and I ask that you, as members of the Newberg City Council, discuss these points at the hearing on Monday, 15 Mar 10.**

**\*In a document on affordable housing, there is proposal to reduce the minimum lot size required in residential zones. Why is this reduced minimum lot size NOT reflected in reduced acreage needs in G-09-007?**

**\*Reduced minimum lot size makes exception land more appealing for residential development. Why was exception land within the current Urban Reserve Area NOT included in the land inventory in G-09-007?**

**\*Redevelopment/infill within the City dramatically reduces infrastructure/system development costs. Why were oversized lots, oversized side yards or lots with design challenges (flag lots) NOT included in the available land inventory in G-09-007?**

**There are many blocks in the City with alleyways. These alleys could be vacated, allowing for additional future housing units. On north Main Street many older homes are built on oversized lots. Why are these buildable parcels NOT included in an inventory of available**

acreage for the future planning period?

**\*Why is the siting of a high school at the farthest corner of future proposed development, with no access other than by narrow, winding and dangerous roads, being considered in the document G-09-007? A future high school should be sited near the student population service area NOT miles away where staff, students, and parents must rely on vehicular transportation (cars and buses) on narrow roads constructed as farm to market roads nearly a century ago. And if a new transportation system is built, who will bear the cost?**

Finally,

**\*Most of the land designated for future housing and institutional development in the proposed "needs inventory" is not only resource land (exclusive farm use) but is land that is unserviceable with current infrastructure. How many reservoirs, additional water wells (on land over which you have no control), sewage pump stations, expanded waste water treatment plants, miles of pipe, streets and bridges will it take to serve these lands? And at what cost to tax payers? Home buyers cannot pick up the total cost of system development. That thrusts the remaining cost onto other tax payers or rate payers.**

There are more visionary ways for Newberg to accommodate long term, future needs for housing and institutions, than simply to sprawl onto lands adjacent to the City. As the leaders of this City, ask your staff to go back to the "drawing board" and bring alternative proposals to you before you adopt G-09-007 in its current form.

Thank you for your attention to my testimony.

Grace Schaad

Grace Schaad

31525 NE Schaad Rd

Newberg

# NEWBERG CITY COUNCIL MEETING INFORMATION

Meeting Date: March 15, 2010

Prepared by: Norma Alley

Councilors	Roll Call	MOTION Topic: Consent Calendar – Proclamation & 2/16/10 CC Minutes	ORDINANCE NO. 2010-2724 Topic: Affordable Housing  POSTPONED TO 4/5/2010	MOTION Topic: Development of Blaine St. Property with Habitat for Humanity	Resolution No. 2010-2891 Topic: Pro Tem Judge Services	Resolution No. 2010-2892 Topic: Purchase of House on School St. - Correct Property Owner and Change RMV to \$238,005.00	Resolution No. 2010-2892 Topic: Purchase of House on School St.  AS AMENDED	MOTION Topic: Fund \$500 to the Newberg Farmer’s Market from the Tourism Fund
ANDREWS, Bob, Mayor	X	YES	YES	YES	YES	YES	YES	YES
BACON, Denise	X	YES	YES	RECUES	YES	YES	YES	YES
LARSON, Bob	X	YES	YES	YES	YES	YES	YES	YES
McKINNEY, Stephen	X	YES	YES	NO	YES	YES	YES	YES
RIERSON, Bart	X	YES	YES	YES	YES	YES	YES	YES
SHELTON, Marc	X	YES	YES	YES	YES	YES	YES	YES
WITHERSPOON, Wade	X	YES	YES	YES	YES	YES	YES	YES
ROLL CALL VOTES		YES: 7 NO: 0 Absent: 0 Abstain: 0	YES: 7 NO: 0 Absent: 0 Abstain: 0	YES: 5 NO: 1 Absent: 0 Recues: 1	YES: 7 NO: 0 Absent: 0 Abstain: 0	YES: 7 NO: 0 Absent: 0 Abstain: 0	YES: 7 NO: 0 Absent: 0 Abstain: 0	YES: 7 NO: 0 Absent: 0 Abstain: 0
Department Prepared Action Item:		Administration	Planning	Planning	Legal	Legal	Legal	
MOTION (1 <sup>st</sup> /2 <sup>nd</sup> ):		Shelton/ Larson	Larson/ Shelton	Larson/ Witherspoon	Larson/ Witherspoon	Shelton/ Rierson	Shelton/ Larson	Rierson/ McKinney

**Memo: 3-15-2010**

TO: City of Newberg  
FROM: Saj Jivanjee Architect M.Arch., M. Urban Planning., AIA, NCARB

**City of Newberg**

**Opposed to the proposed Amendment to Newberg Comprehensive Plan Goals and Policies**

In order to justify an increase in Urban Growth boundary, the planning staff has proposed a low housing density policy.

- Proposed density for future housing is very low in comparison to surrounding cities and does not meet current Oregon land use goals
- Enclosed are two examples of housing projects that demonstrates that the proposed density can be increase by 100% — TAX ABATMENT + SDC
- Increase in density will reduce demand for agricultural land and meet future housing needs
- Fails to recognize that reducing the Urban Growth boundary will reduce infrastructure cost, SDC fees, and create affordable housing
- Fails to provide correct inventory of existing usable land for Affordable Housing within the existing City Boundary
- Fails to demonstrate the economics of affordable housing with future public development costs and affordability by income level.
- Fails to provide data of under utilization of existing land within the current city boundary
- Highly speculating growth plan

ADA Accessible  
TAX ABATMENT + SDC  
Variance

City of Newberg has failed to demonstrate that the proposed increase in Urban Growth boundary will meet:

- Future water resources
- Impact on Agriculture land
- Protection of natural habitats
- Changes in the demand for industrial land thus employment
- Fails to address sustainable development policies
- Heavy demand on automobile transportation
- Fails to address public transportation
- Overall demand on future energy used compared to current usage

**City of Newberg has used out of date data to determine the future growth policy**

# Market Profile

Prepared by PGP Valuation, Inc.

Site Type: Ring

Newberg Demogra

Latitude:

45.300158

Longitude:

-122.978618

Radius: 1 Miles

Radius: 3 Miles

Radius: 5 Miles

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2000 Total Population	10,959	24,466	28,121
2000 Group Quarters	1,156	1,264	1,298
2009 Total Population	12,369	29,366	33,327
2014 Total Population	13,428	32,051	36,207
2009 - 2014 Annual Rate	1.66%	1.77%	1.67%
2000 Households	3,396	8,314	9,614
2000 Average Household Size	2.89	2.79	2.79
2009 Households	3,915	10,203	11,628
2009 Average Household Size	2.86	2.75	2.75
2014 Households	4,282	11,197	12,697
2014 Average Household Size	2.87	2.75	2.75
2009 - 2014 Annual Rate	1.81%	1.88%	1.77%
2000 Families	2,390	6,148	7,221
2000 Average Family Size	3.32	3.19	3.17
2009 Families	2,734	7,472	8,641
2009 Average Family Size	3.30	3.16	3.14
2014 Families	2,967	8,135	9,359
2014 Average Family Size	3.31	3.16	3.14
2009 - 2014 Annual Rate	1.65%	1.71%	1.61%
<b>2000 Housing Units</b>	3,603	8,741	10,115
Owner Occupied Housing Units	54.7%	65.7%	67.9%
Renter Occupied Housing Units	39.6%	29.5%	27.2%
Vacant Housing Units	5.6%	4.8%	4.9%
<b>2009 Housing Units</b>	4,213	10,884	12,408
Owner Occupied Housing Units	53.5%	64.3%	66.1%
Renter Occupied Housing Units	39.4%	29.5%	27.6%
Vacant Housing Units	7.1%	6.3%	6.3%

200 units  
vacant

600 units  
vacant unit

<b>2014 Housing Units</b>	4,611	11,951	13,556
Owner Occupied Housing Units	53.0%	63.6%	65.4%
Renter Occupied Housing Units	39.9%	30.1%	28.3%
Vacant Housing Units	7.1%	6.3%	6.3%

**Median Household Income**

2000	\$42,527	\$48,304	\$50,703
2009	\$56,302	\$62,294	\$64,563
2014	\$59,852	\$64,139	\$66,041

**Median Home Value**

2000	\$134,160	\$147,179	\$156,762
2009	\$227,984	\$251,159	\$266,815
2014	\$274,559	\$304,749	\$329,049

**Per Capita Income**

2000	\$16,290	\$19,274	\$20,556
2009	\$22,022	\$24,985	\$26,311
2014	\$22,865	\$25,816	\$27,155

**Median Age**

2000	28.0	32.2	33.3
2009	29.6	34.3	35.5
2014	30.5	35.1	36.3

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population

**Source:** ESRI forecasts for 2009 and 2014; U.S. Bureau of the Census, 2000 Census of Population and Housing

## Market Profile

Prepared by PGP Valuation, Inc.

Site Type: Ring

Newberg Demogra

Latitude: 45.300158

Longitude: -122.978618

Radius: 1 Miles Radius: 3 Miles Radius: 5 Miles

2000 Households by Income

Household Income Base	3,394	8,281	9,562
< \$15,000	11.0%	10.2%	9.4%
\$15,000 - \$24,999	15.3%	12.1%	11.5%
\$25,000 - \$34,999	15.1%	13.3%	12.6%
\$35,000 - \$49,999	16.0%	16.1%	15.5%
\$50,000 - \$74,999	28.2%	28.0%	27.7%
\$75,000 - \$99,999	9.3%	11.5%	12.3%
\$100,000 - \$149,999	2.9%	6.2%	7.5%
\$150,000 - \$199,999	1.6%	1.5%	1.9%
\$200,000 +	0.5%	1.2%	1.7%
Average Household Income	\$48,587	\$55,377	\$59,272

#### 2009 Households by Income

Household Income Base	3,916	10,202	11,626
< \$15,000	7.1%	6.4%	6.0%
\$15,000 - \$24,999	8.6%	7.8%	7.2%
\$25,000 - \$34,999	13.4%	9.8%	9.4%
\$35,000 - \$49,999	14.5%	14.3%	13.7%
\$50,000 - \$74,999	21.7%	22.4%	22.1%
\$75,000 - \$99,999	24.8%	24.7%	24.4%
\$100,000 - \$149,999	6.7%	9.9%	10.9%
\$150,000 - \$199,999	1.5%	2.8%	3.6%
\$200,000 +	1.7%	2.0%	2.6%
Average Household Income	\$62,971	\$69,484	\$73,492

#### 2014 Households by Income

Household Income Base	4,280	11,197	12,697
< \$15,000	6.9%	6.3%	5.9%
\$15,000 - \$24,999	8.1%	7.2%	6.7%
\$25,000 - \$34,999	12.1%	8.8%	8.4%
\$35,000 - \$49,999	11.6%	11.3%	10.9%
\$50,000 - \$74,999	26.5%	27.1%	26.5%
\$75,000 - \$99,999	24.4%	24.1%	23.9%
\$100,000 - \$149,999	7.1%	10.3%	11.3%
\$150,000 - \$199,999	1.6%	2.9%	3.7%
\$200,000 +	1.8%	2.0%	2.7%
Average Household Income	\$64,812	\$71,394	\$75,432

**2000 Owner Occupied Housing Units by Value**

Total	1,951	5,690	6,850
< \$50,000	8.1%	7.9%	6.8%
\$50,000 - \$99,999	11.2%	8.2%	8.1%
\$100,000 - \$149,999	47.3%	36.3%	31.2%
\$150,000 - \$199,999	23.2%	23.3%	20.7%
\$200,000 - \$299,999	7.5%	14.6%	17.6%
\$300,000 - \$499,999	2.1%	6.7%	10.1%
\$500,000 - \$999,999	0.3%	1.8%	3.8%
\$1,000,000+	0.5%	1.3%	1.7%
Average Home Value	\$143,194	\$182,539	\$210,700

**2000 Specified Renter Occ. Housing Units by Contract Rent**

Total	1,415	2,553	2,667
With Cash Rent	96.0%	96.1%	95.4%
No Cash Rent	4.0%	3.9%	4.6%
Median Rent	\$555	\$567	\$568
Average Rent	\$581	\$583	\$586

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings,

**Source:** ESRI forecasts for 2009 and 2014; U.S. Bureau of the Census, 2000 Census of Population and Housing

## Market Profile

Prepared by PGP Valuation, Inc.

Site Type: Ring

Newberg Demogra

Latitude: 45.300158

Longitude: -122.978618

Radius: 1 Miles   Radius: 3 Miles   Radius: 5 Miles

**2000 Population by Age**

Total	10,959	24,468	28,120
Age 0 - 4	8.2%	7.5%	7.2%
Age 5 - 9	7.5%	7.7%	7.6%
Age 10 - 14	6.9%	7.7%	7.8%
Age 15 - 19	10.2%	8.7%	8.6%

Age 20 - 24	12.8%	8.9%	8.2%
Age 25 - 34	14.7%	13.4%	12.9%
Age 35 - 44	14.3%	15.9%	16.1%
Age 45 - 54	10.3%	12.8%	13.6%
Age 55 - 64	5.1%	6.9%	7.5%
Age 65 - 74	3.9%	4.9%	5.1%
Age 75 - 84	3.9%	3.9%	3.9%
Age 85+	2.2%	1.7%	1.6%
Age 18+	73.4%	72.5%	72.8%

#### 2009 Population by Age

Total	12,370	29,366	33,326
Age 0 - 4	8.3%	7.4%	7.1%
Age 5 - 9	7.1%	6.9%	6.8%
Age 10 - 14	6.5%	6.8%	6.8%
Age 15 - 19	9.5%	8.1%	8.0%
Age 20 - 24	11.5%	8.3%	7.8%
Age 25 - 34	15.2%	13.4%	12.8%
Age 35 - 44	12.3%	13.2%	13.2%
Age 45 - 54	11.9%	14.3%	14.8%
Age 55 - 64	8.0%	10.5%	11.2%
Age 65 - 74	4.0%	5.3%	5.7%
Age 75 - 84	3.6%	3.8%	3.9%
Age 85+	2.3%	1.9%	1.8%
Age 18+	74.3%	74.5%	74.9%

#### 2014 Population by Age

Total	13,427	32,049	36,202
Age 0 - 4	8.2%	7.3%	7.0%
Age 5 - 9	7.1%	6.9%	6.8%
Age 10 - 14	6.5%	6.8%	6.8%
Age 15 - 19	8.8%	7.5%	7.4%
Age 20 - 24	11.3%	8.1%	7.7%
Age 25 - 34	14.7%	13.2%	12.7%
Age 35 - 44	12.4%	13.0%	12.9%
Age 45 - 54	10.8%	13.1%	13.4%
Age 55 - 64	9.2%	11.7%	12.3%

Age 65 - 74	5.2%	6.9%	7.5%
Age 75 - 84	3.4%	3.6%	3.7%
Age 85+	2.2%	1.9%	1.8%
Age 18+	74.6%	75.0%	75.4%

#### 2000 Population by Sex

Males	48.6%	48.9%	49.2%
Females	51.4%	51.1%	50.8%

#### 2009 Population by Sex

Males	48.8%	49.2%	49.5%
Females	51.2%	50.8%	50.5%

#### 2014 Population by Sex

Males	48.9%	49.4%	49.6%
Females	51.1%	50.6%	50.4%

Source: ESRI forecasts for 2009 and 2014.; U.S. Bureau of the Census, 2000 Census of Population and Housing

## Market Profile

Prepared by PGP Valuation, Inc.

Site Type: Ring

Newberg Demogra

Latitude: 45.300158

Longitude: -122.978618

Radius: 1 Miles   Radius: 3 Miles   Radius: 5 Miles

#### 2000 Population by Race/Ethnicity

Total	10,959	24,465	28,122
White Alone	88.9%	91.2%	91.4%
Black Alone	0.4%	0.3%	0.3%
American Indian Alone	0.8%	0.7%	0.7%
Asian or Pacific Islander Alone	1.1%	1.2%	1.2%
Some Other Race Alone	6.5%	4.5%	4.3%
Two or More Races	2.3%	2.1%	2.1%
Hispanic Origin	13.0%	9.3%	8.9%
Diversity Index	38.8	30.9	29.9

#### 2009 Population by Race/Ethnicity

Total	12,369	29,366	33,327
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White Alone	85.6%	88.6%	88.9%
Black Alone	0.5%	0.4%	0.4%
American Indian Alone	0.7%	0.7%	0.7%
Asian or Pacific Islander Alone	1.4%	1.5%	1.5%
Some Other Race Alone	9.2%	6.4%	6.2%
Two or More Races	2.6%	2.4%	2.4%
Hispanic Origin	18.5%	13.3%	12.7%
Diversity Index	48.8	39.5	38.5

#### 2014 Population by Race/Ethnicity

Total	13,427	32,050	36,207
White Alone	83.6%	87.0%	87.3%
Black Alone	0.5%	0.4%	0.4%
American Indian Alone	0.7%	0.7%	0.7%
Asian or Pacific Islander Alone	1.6%	1.7%	1.7%
Some Other Race Alone	10.9%	7.6%	7.4%
Two or More Races	2.8%	2.6%	2.6%
Hispanic Origin	21.7%	15.9%	15.3%
Diversity Index	53.9	44.6	43.5

#### 2000 Population 3+ by School Enrollment

Total	10,573	23,514	27,024
Enrolled in Nursery/Preschool	2.0%	2.1%	2.0%
Enrolled in Kindergarten	1.6%	1.7%	1.6%
Enrolled in Grade 1-8	12.2%	12.8%	13.0%
Enrolled in Grade 9-12	5.6%	6.2%	6.2%
Enrolled in College	12.4%	7.9%	7.4%
Enrolled in Grad/Prof School	0.6%	0.8%	0.7%
Not Enrolled in School	65.6%	68.5%	69.1%

#### 2009 Population 25+ by Educational Attainment

Total	7,075	18,334	21,158
Less than 9th Grade	7.0%	4.9%	4.5%
9th - 12th Grade, No Diploma	9.9%	8.8%	8.5%
High School Graduate	29.3%	28.6%	27.9%
Some College, No Degree	25.6%	24.6%	25.1%
Associate Degree	6.4%	7.5%	7.4%

Bachelor's Degree	13.0%	16.5%	17.0%
Graduate/Professional Degree	8.9%	9.1%	9.4%

City Council Meeting  
Date: March 15, 2010  
Re: Ordinance No. 2010-2724  
No.: Handed in by Saj Jivanjee



AERIAL VIEW  
Ash Street  
Affordable Residential Community  
11/24/08



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**FIRST FLOOR PLAN**  
Ash Street

**Affordable Residential Community**

SCALE: 1/16" = 1'-0"

12/18/08

UNIT A (1BR)	= 518 SF X 16 UNITS =	8,288 SF
UNIT B1 (1BR)	= 540 SF X 4 UNITS =	2,160 SF
UNIT B2 (1BR)	= 608 SF X 3 UNITS =	1,824 SF
UNIT AL (2BR)	= 665 SF X 16 UNITS =	10,640 SF
UNIT B1L (2BR)	= 687 SF X 4 UNITS =	2,748 SF
UNIT B2L (2BR)	= 793 SF X 4 UNITS =	3,172 SF
COMMUNITY RM	= 301 SF X 1 UNIT =	301 SF

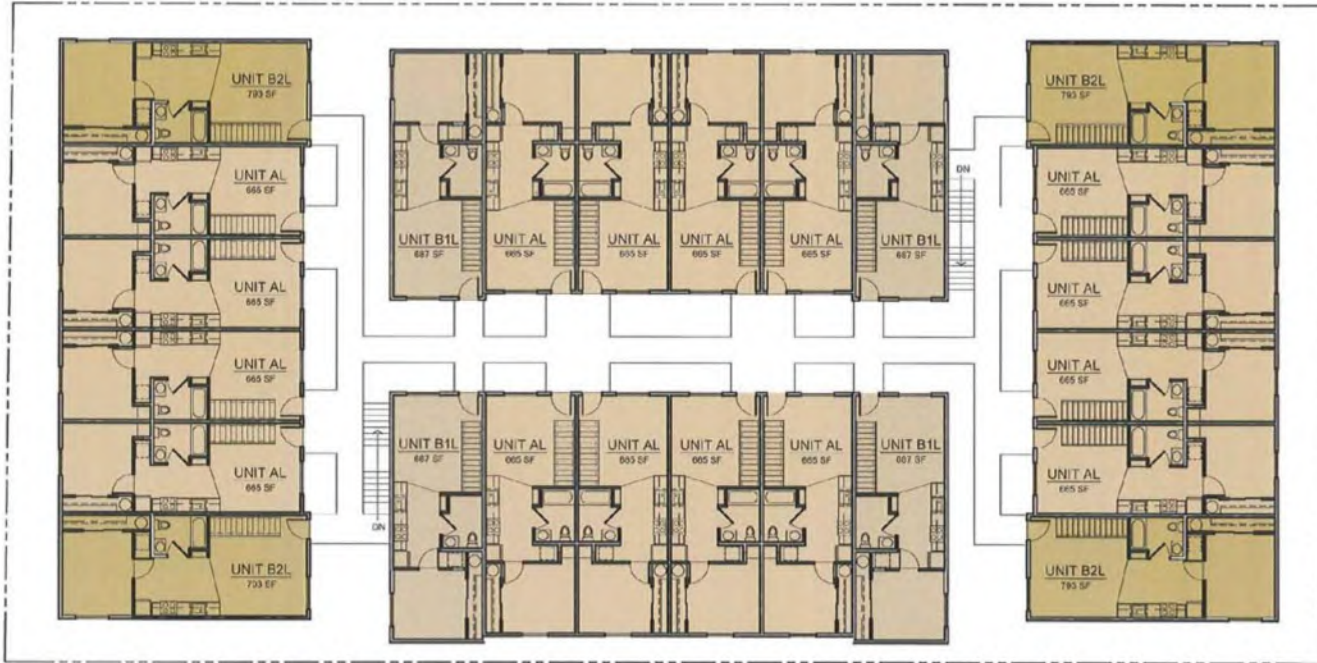
47 UNITS = 29,133 SF



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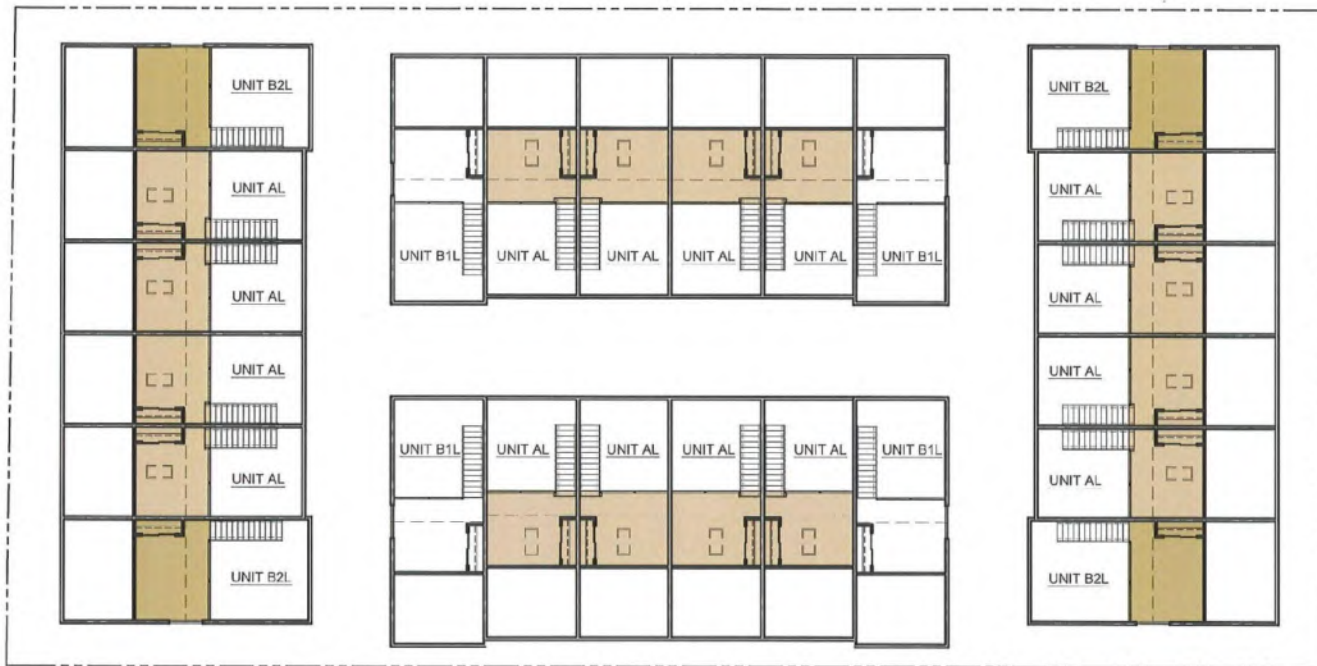


Ash Street

SECOND FLOOR PLAN  
 Ash Street  
 Affordable Residential Community  
 SCALE: 1/16" = 1'-0" 11/24/08



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Ash Street

LOFT LEVEL PLAN  
 Ash Street  
 Affordable Residential Community  
 SCALE: 1/16" = 1'-0"  
 11/24/08

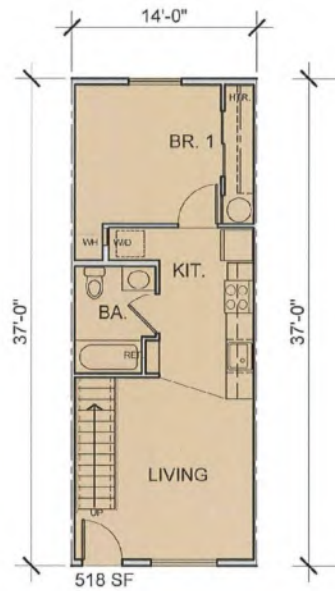


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147 SF

**UNIT AL**  
2 BR



518 SF



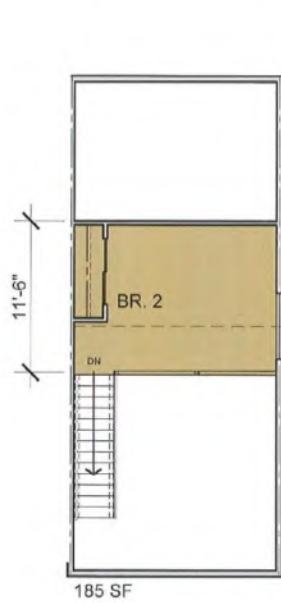
518 SF

**UNIT A**  
1 BR

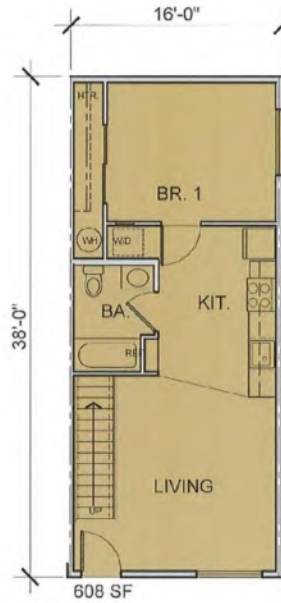
**UNIT A**  
Ash Street  
Affordable Residential Community  
1/8" = 1'-0" 12/1/08



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**UNIT B2L**  
2 BR

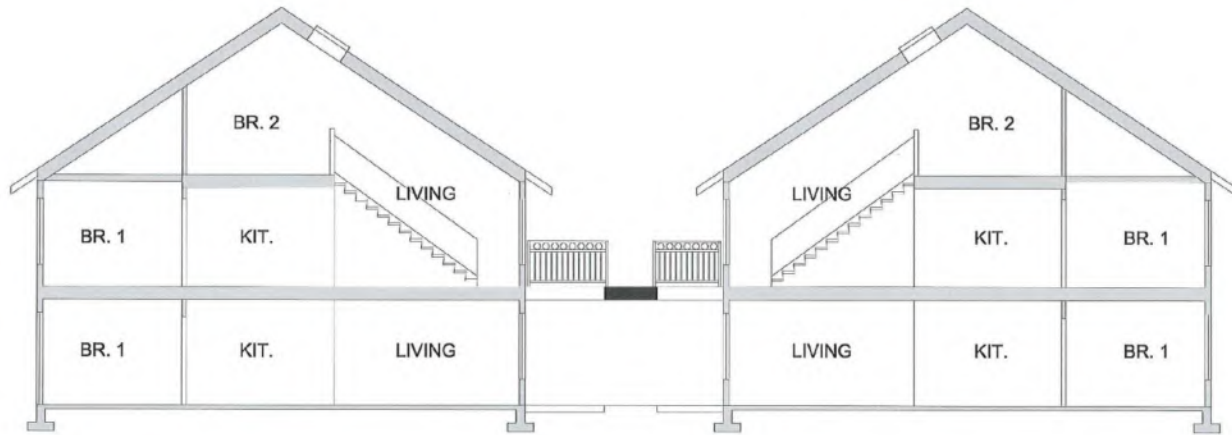


**UNIT B2**  
1 BR

**UNIT B2**  
Ash Street  
Affordable Residential Community  
1/8" = 1'-0" 12/1/08



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ASH STREET  
APARTMENTS

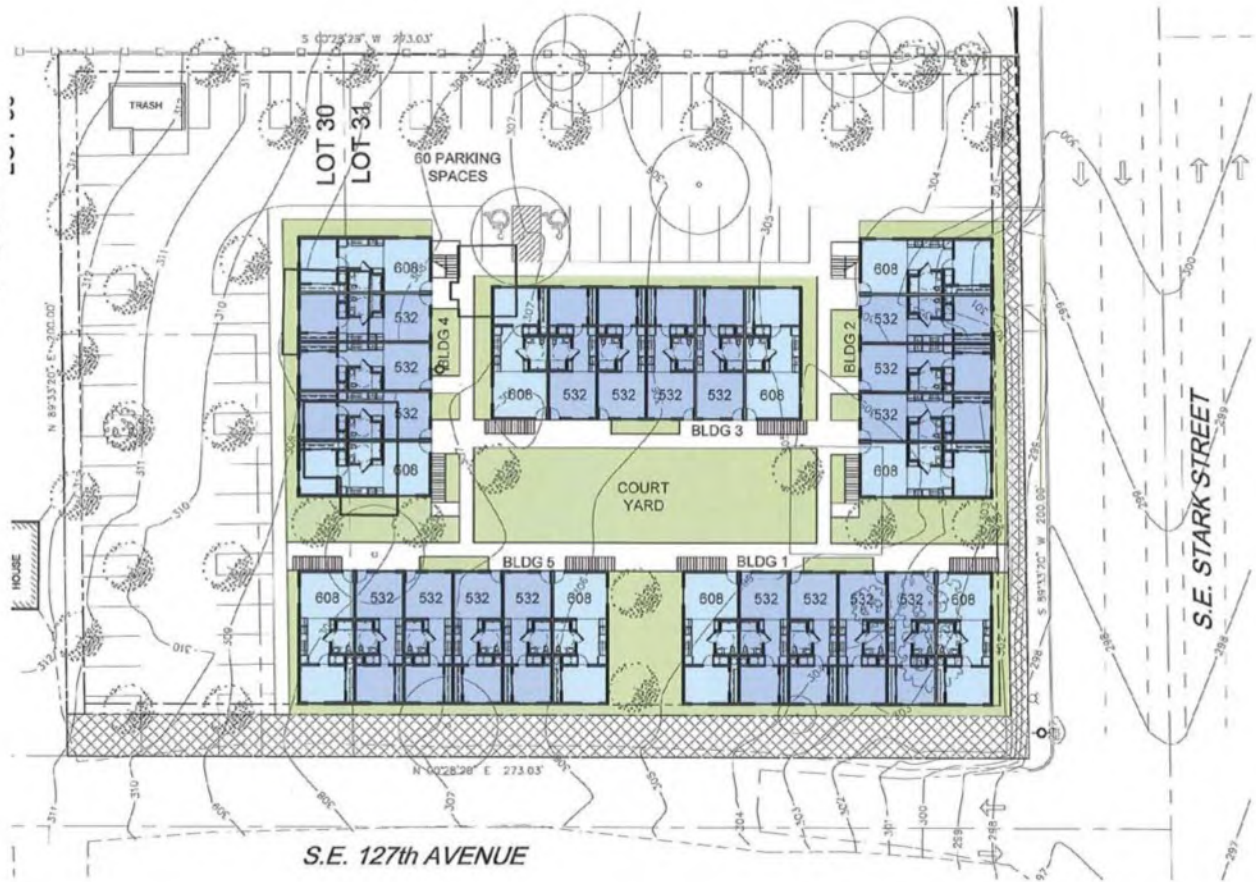


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**PROJECT TABULATIONS**

SITE AREA =	54,600 SF	
R.O.W. DEDICATION =	4,216 SF	7.7%
BUILDING COVERAGE =	15,656 SF	28.7%
LANDSCAPE AREA =	17,429 SF	31.9%
PARKING AREA =	17,299 SF	31.7%
<hr/>		
1 BEDROOM = 532 SF X 22 UNITS =	11,704 SF	
1 BEDROOM = 608 SF X 14 UNITS =	8,512 SF	
2 BEDROOM = 698 SF X 16 UNITS =	11,168 SF	
2 BEDROOM = 793 SF X 8 UNITS =	6,344 SF	
<hr/>		
60 UNITS =	37,728 SF	



**60 UNIT OPTION  
FIRST FLOOR PLAN  
127th and Stark Apartments**

1" = 30'-0"

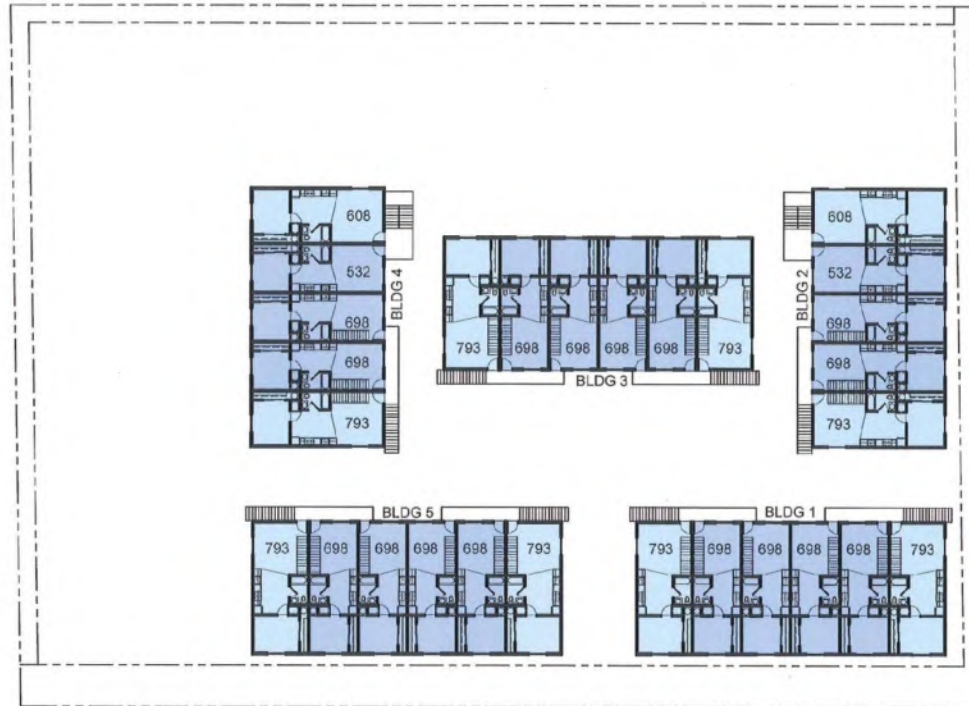
11/3/09



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60 UNIT OPTION  
 SECOND FLOOR PLAN  
 127th and Stark Apartments

1" = 30'-0"

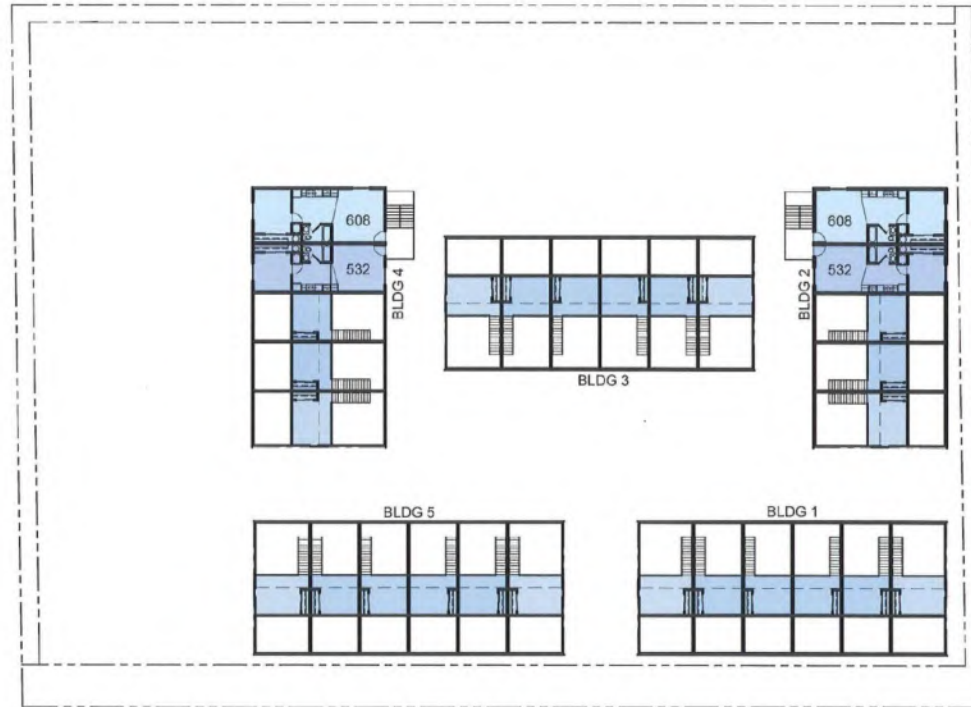
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60 UNIT OPTION  
 THIRD FLOOR PLAN  
 127th and Stark Apartments

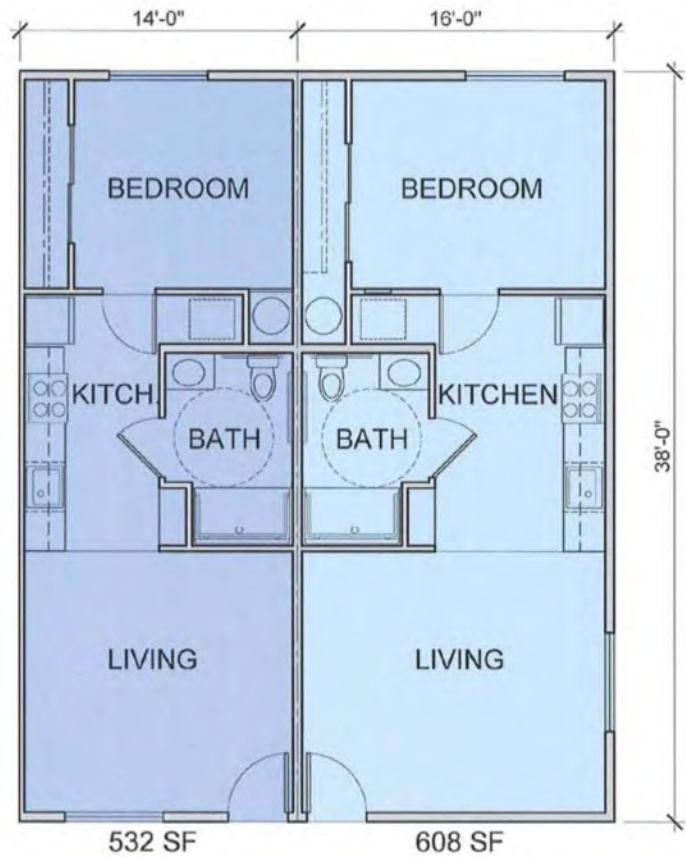
1" = 30'-0"

11/3/09



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GROUND FLOOR 1 BR UNIT PLANS  
127th and Stark Apartments

3/16" = 1'-0"

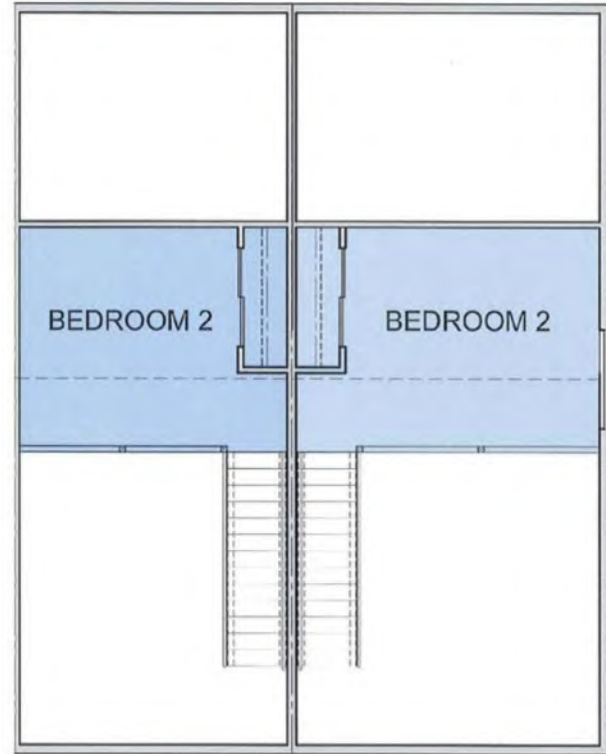
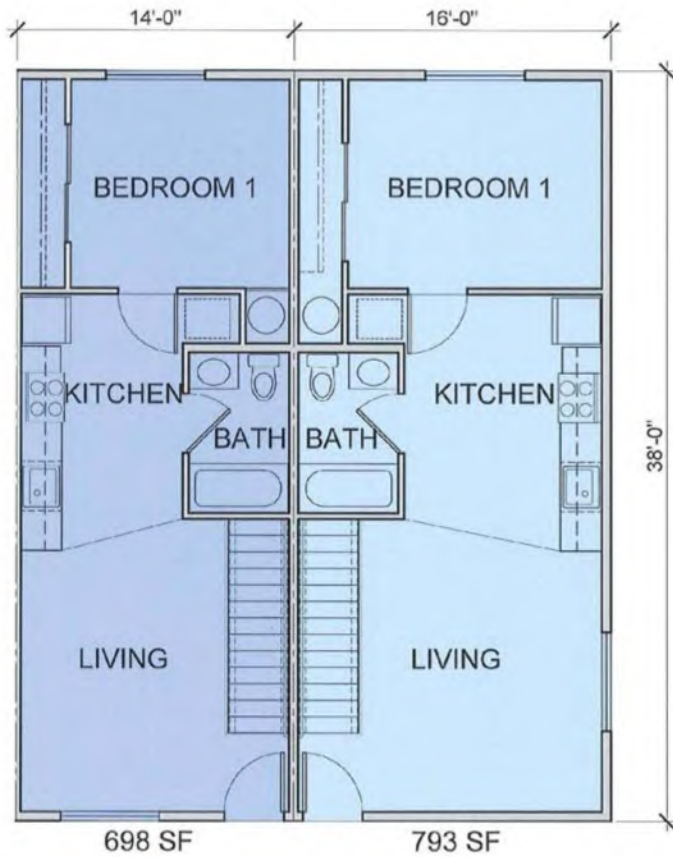
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**UPPER LEVEL 2 BR UNIT PLANS**  
**127th and Stark Apartments**

3/16" = 1'-0"

11/3/09



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COURTYARD ELEVATION



STARK STREET ELEVATION

60 UNIT OPTION  
 BUILDING ELEVATIONS  
 127th and Stark Apartments  
 SCALE: 3/32" = 1'-0"  
 11/3/09



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PARKING ELEVATION



COURTYARD ELEVATION

60 UNIT OPTION  
 BUILDING ELEVATIONS  
 127th and Stark Apartments

SCALE: 3/32" = 1'-0"

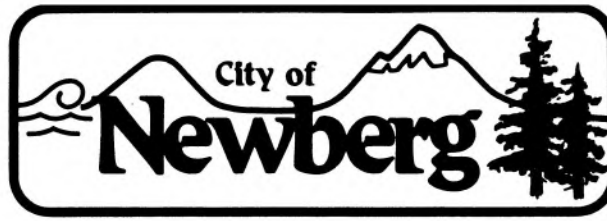
11/3/09



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9055 SW Beaverton Hillsdale Hwy. Portland, OR 97225 503-297-5160

City of Newberg  
414 E First Street  
P.O. Box 970  
Newberg, OR 97132



City Manager  
(503) 538-9421  
(503) 538-5013 Fax

## Planning and Building Department

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

# REQUEST FOR PROPOSALS

### 1. Description:

The City of Newberg, Oregon is currently accepting proposals for the development of affordable housing on an 8,700 square foot lot located at 921 S. Blaine Street.

### 2. Background:

The Newberg Animal Shelter is currently in the process of moving from their existing location at 921 S. Blaine Street to a site on Sandoz Road. The shelter transfer provides an opportunity for a more compatible use with the neighborhood and to achieve the City Council's goal to increase the amount of quality affordable housing in Newberg. The primary objectives are: 1) to develop dedicated affordable housing that maximizes the land use potential of the site, and 2) to develop a project with exemplary site and building design that will be a model for other affordable housing development in Newberg. It is the intent of the City to transfer ownership of the land upon completion of the project. Site design review, building permits, and all other applicable fees will be the responsibility of the developer.

### 3. Site Information:

The project site is located within the R-2 Medium Density Residential Zone at 921 S. Blaine Street. The site is approximately 0.2 acres, or 8,700 square feet, is relatively flat, and served with City water and waste water utilities. Access is taken from Blaine Street which is unimproved adjacent to the site. Existing buildings on site include one 400 square foot, single story structure. All prospective applicants are encouraged to visit the site prior to submitting a proposal.



#### **4. Submittal Requirements:**

Please submit two (2) copies of the following documents with your proposal:

A) Letter of Qualification. The purpose of the letter of qualification is to demonstrate your ability to develop a successful long-term, high-quality affordable housing project in Newberg. The letter, at a minimum, should discuss:

- 1) The general history and experience of your firm.
- 2) Specific examples of other affordable housing projects completed by your firm. This may include a discussion of how you have maximized the development potential for other sites.
- 3) The firm's financial stability, ability to finance, and ability to complete the project in a timely manner.
- 4) How the proposal meets affordable housing needs and the objectives of the Newberg Affordable Housing Action Plan.
- 5) Other information you believe that demonstrates your ability to develop a successful project.

\*Please address the letter to the Newberg City Council.

- B) Conceptual site plan (8.5"x11").
- C) Conceptual building elevations (8.5"x11").
- D) Photos of other projects that your firm has completed.
- E) Tentative development schedule.

#### **5. Application Deadline:**

All applications must be received by the Planning & Building Department by **December 18, 2009 at 5:00 p.m.** No applications will be accepted after this time. Please mail or personally deliver your application to:

City of Newberg  
Planning & Building Department  
Attn: Luke Pelz, Assistant Planner  
PO Box 970  
414 E First Street  
Newberg, OR 97132

#### **6. Decision Process:**

The Newberg City Council will review the proposals and make the final decision. The decision criteria are at the discretion of the City Council. Primary consideration will be given to the applicant's ability to develop a well designed, financially feasible affordable housing development. The decision will be made at a public City Council meeting to be announced.

#### **7. Tentative Schedule:**

- A) December 18, 2009: Application deadline.
- B) February 1, 2009: City Council decision.
- C) July 2010: Animal Shelter operations transition to new site. This date is tentative and subject to change. The exact date may be sooner and will be based on the timing of the new Animal Shelter construction.
- D) July 2010: Construction may begin.

#### **8. RFP Contact:**

If you have any questions regarding the submittal requirements please contact Luke Pelz in the Planning & Building Department at 503-554-7728 or [luke.pelz@newbergoregon.gov](mailto:luke.pelz@newbergoregon.gov).