



ORDINANCE No. 2021-2888

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP DESIGNATION FROM INDUSTRIAL (IND) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND ZONING MAP DESIGNATION FROM LIGHT INDUSTRIAL (M-2) TO MEDIUM DENSITY RESIDENTIAL (R-2) FOR PROPERTY LOCATED AT 713 E VERMILLION STREET, YAMHILL COUNTY TAX LOT R3218DD 00600

RECITALS:

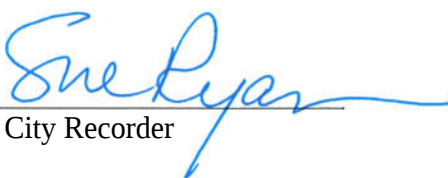
1. Janelle Baugh submitted an application for a Comprehensive Plan Map amendment to change the subject property's designation from Industrial (IND) to Medium Density Residential (MDR), and a Zoning Map amendment from Light Industrial (M-2) to Medium Density Residential (R-2), for Yamhill County Tax Lot R3218DD 00600.
2. The application also requires identical amendments to a 2,700 square feet segment of the E Vermillion Street half right-of-way adjacent to the subject property.
3. After proper notice, the Newberg Planning Commission held a public hearing on August 12, 2021, to consider the application. The Commission considered testimony and deliberated.
4. The Newberg Planning Commission found that the application meets the applicable criteria from the Newberg Development Code, and the goals and policies of the Newberg Comprehensive Plan and Statewide Planning Goals as shown in the findings shown in Exhibit "A".
5. The City Council held a public hearing on September 20, 2021 to consider the proposal. After reviewing the evidence and hearing public testimony, the City Council finds that the application meets the applicable Newberg Development Code criteria, Newberg Comprehensive Plan goals and policies, and Oregon Statewide Planning Goals for approval.

THE CITY OF NEWBERG ORDAINS AS FOLLOWS:

1. The Comprehensive Plan map and Zoning map is changed from Industrial (IND) to Medium Density Residential (MDR) and zoning map designation from Light Industrial (M-2) to Medium Density Residential (R-2) for Yamhill County Tax for property located at 713 E Vermillion Street, Yamhill County Tax Lot R3218DD 00600 to include the property shown and described in Exhibit "B". Exhibit "B" is hereby adopted and by this reference incorporated.
2. The findings shown in Exhibit "A" are hereby adopted and by this reference incorporated.
3. The Newberg Comprehensive Plan map and Zoning Map shall be amended to reflect Exhibit "D".

➤ **EFFECTIVE DATE** of this ordinance is 30 days after the adoption date, which is: October 20, 2021.

ADOPTED by the City Council of the City of Newberg, Oregon, this 20th day of September, 2021, by the following votes: AYE: 7 NAY: 0 ABSENT: 0 ABSTAIN: 0



Sue Ryan, City Recorder

ATTEST by the Mayor this 23rd day of September, 2021.



Rick Rogers, Mayor

ATTACHED:

Exhibit "A": Findings

Exhibit "B": Site Boundary Map & Legal Description

Exhibit "C": Current Comprehensive Plan map and Zoning Map

Exhibit "D": Proposed Comprehensive Plan & Zoning Map

**Exhibit “A”: Findings to Ordinance 2021-2888
713 E Vermillion Street Comprehensive Plan Map Amendment & Zoning Amendment, File:
CPMA21-0001/ZMA21-0001**

Section I. Newberg Development Code § 15.302.030: Procedures for Comprehensive Plan Map and Zoning Map Amendments.

(A) Type III Plan and zoning map amendments – one parcel or small group of parcels.

(3) Amendment Criteria. The owner must demonstrate compliance with the following criteria:

(a) The proposed change is consistent with and promotes the goals and policies of the Newberg Comprehensive Plan and this Code;

Finding: These Comprehensive Plan Map (CPM) and Zoning Map (ZM) amendments are being processed as a Type III Quasi-Judicial application. The subject property is one parcel of land. The application is for a single parcel of land and is submitted by the owner of the subject property. Section II of these findings addresses the Comprehensive Plan goals and policies. It can be found that this proposal is consistent with and promotes numerous applicable goals and policies, as summarized below.

Density:

The subject property is a 9,098 square foot single parcel of land with an existing single-family dwelling of 996 square feet. Half of the E Vermillion Street right-of-way, approximately 90 feet by 30 feet or about 2,700 square feet, immediately south of the subject property is subject to the proposed map amendments. The total land area of the subject property is 11,798 square feet. If the applicant’s request is approved the subject property will be zoned R-2, the Newberg Municipal Code (NMC) Section 15.405.010(B) requires a minimum of 3,000 square feet per dwelling unit for multi-family, single-family or duplex dwellings. Based on the subject property being 9,098 square feet, the property owner could apply for a 2 or 3-lot partition. If the property was partitioned into three lots, then 3 single-family dwellings or 3 duplex dwellings could be constructed. The MDR comprehensive plan designation has a target density of 9 dwelling units per acre. Target density includes a 25 percent allowance for streets, walkways and other right-of-ways, utilities, small open spaces, preservation of resources, and similar features.

The City of Newberg completed a Housing Needs Analysis (HNA) in June 2021. The HNA has been accepted by the Newberg City Council, but has not been adopted, so estimates from the 2005 Comprehensive Plan for residential and industrial land provide the most recent data that can be used for analyzing the proposed amendments. The City is experiencing a deficit in both Medium Density Residential and Industrial lands.

15.302.032 Purposes of each zoning district.

B. R-2 Medium Density Residential District.

1. The purpose of this land use designation is to provide a wide range of dwelling types and styles at an average overall density of nine units per gross buildable acre in the district.

2. Typical housing types will include single-family dwellings on small lots, attached single-family, duplex or multifamily dwellings, and manufactured dwelling parks. The

district also is intended to allow low intensity institutional uses that operate consistent with peaceful enjoyment of residential neighborhoods. The R-2 district is intended to be consistent with the medium density residential (MDR) designation of the comprehensive plan.

K. M-2 Light Industrial District. The M-2 light industrial district is intended to create, preserve and enhance areas containing a wide range of manufacturing and related establishments and is typically appropriate to areas providing a wide variety of sites with good rail or highway access. The M-2 district is intended to be consistent with the industrial (IND) designation of the comprehensive plan.

Housing Land Needs and Buildable Land Supply Analysis

History:

Newberg's Comprehensive Plan indicates a need for additional MDR (Medium Density Residential).

2005 Comprehensive Plan Land Need and Supply Amendments

In 2005, the City Council adopted amendments to the Comprehensive Plan, including updated residential land need and supply numbers for MDR (Medium Density Residential) and IND (Industrial).

The updates were based on data from the Housing and Residential Land Needs Report compiled by Johnson-Gardner in 2004. The amendments were adopted and acknowledged through the post-acknowledgment plan amendment process in 2005. The 2005 Comprehensive Plan has residential land data for the 20-year period from 2005-2025, and the future planning period out to 2040. These data illustrate that the City had a demonstrated need for 173 buildable acres of MDR (see table below).

Buildable land includes vacant and redevelopable land in the existing Urban Growth Boundary (UGB).

Newberg Comprehensive Plan, Table V-7 Buildable Residential Land Needs vs. Supply				
Plan Designation	Buildable Acres Needed 2005-2025	Buildable Acres in UGB (2004)	Surplus (Deficit) for 2005-2025	Buildable Acres Needed 2026-2040
LDR	612	359	(253)	735
MDR	173	142	(31)	191
HDR	89	13	(76)	83
Total	874	514	(380)	1009

The 2012 Economic Opportunities Analysis (EOA) and Buildable Lands Inventory (BLI) was completed as part of the South Industrial Area Urban Growth Boundary (UGB) amendment that was ultimately unsuccessful. Following appeals, the UGB amendment was withdrawn in 2014. More recently the City of Newberg completed an updated EOA in March of 2021 under Statewide Planning Goal 9: Economic Development to update the adopted 2006 EOA, as existing data shows that the City is deficient in employment and industrial land. This update helps in determining the future employment land needs of the city, address population growth, and create strategies to handle employment growth that will determine the best use of residential, commercial and industrial lands. The HNA and EOA will be used

to begin an Urban Growth Boundary (UGB) amendment using the traditional method in Division 24 of OAR 660-024-0000.

The proposed amendment would reduce the availability of IND land while increasing medium density land acreage. Based on recent CPM and ZM amendments, Newberg has a 46.46-acre deficiency in MDR designated land and a 40-acre deficiency in IND designated land. The proposed amendment serves as a balancing act between the availability of MDR and IND lands. Newberg is deficient in both land types, however, trading one land use designation for another will promote the efficient use of an undersized IND designated land for needed MDR designated land within Newberg's Urban Growth Boundary. Given that the subject property is only 9,096 square feet in area and the minimum square footage for Industrially zoned property is 20,000 square feet, it is unlikely that the existing property would redevelop with an industrial use. Additionally, the majority of the surrounding properties fronting on E Vermillion Street, with the exception of 700 N College Street, are zoned R-2 and developed with residential uses.

Newberg Comprehensive Plan, Tables V-11 and V-12 Combined				
Industrial Land Need vs Supply				
Plan Designation	Buildable Acres Needed 2005-2025	Buildable Acres in UGB (2004)	Surplus (Deficit) for 2005-2025	Buildable Acres Needed 2026-2040
IND	150	159	(40) *	(157)

*Based on Comprehensive Plan Map amendments since 2005

In 2009 the City proposed an update to the Housing Element of the Comprehensive Plan. This item was appealed to LUBA and remanded; it has not yet been revised and readopted, so the 2005 amendments are the latest acknowledged estimates. A preliminary buildable lands inventory (BLI) was completed for the City in 2021 utilizing the rule-based classification to define an initial development status. The consultant, ECONorthwest, then used rapid visual assessment method and previous 2019 BLI classifications followed by extensive review by City planning staff to confirm this development status using aerial imagery. The BLI has been acknowledged by the City Council but not adopted.

Since 2015 there have been six Comprehensive Plan Map amendments including:

- CPA-15-001/ZMA3-15-001 – Martell Common – 5.91 acres going from LDR to HDR
- CPMA18-0001/ZMA18-0002 – 1109 S River Street – 1.33 acres going from LDR to HDR
- CPMA18-0005/ZMA18-0002 – 501 and 507 E Illinois Street – 2.87 acres going from MDR to HDR
- CPMA18-0006 – 1303 S River Street (Riverlands) – 1.56 acres going from COM to MDR
- CPMA19-0001/ZMA19-0001 – 502 S St. Paul Highway (Beaudry) – 1.11 acres going from MDR to IND
- CPMA20-0001/ZMA20-0001 – 717 N College Street (Holveck) – 3,999 square feet going from LDR to MDR, 21,279 square feet going from COM to MDR, provided an increase of .058 acres of MDR

The aforementioned changes to IND, COM, LDR and MDR acreage are utilized along with additional data found within the staff reports from these previous comprehensive plan updates to update the buildable 2005 land data.

This application:

The applicant did not provide a need analysis for either residential or industrial land use. There are two previous applications for comprehensive plan and zoning map amendments that are considered for this analysis as they are the most recent data points. The first application is CPMA19-0001/ZMA19-0001 Beaudry's amendment and the second is CPMA20-0001/ZMA20-0001 Holveck amendment.

Residential Analysis

As previously noted, the applicant did not provide a housing needs analysis so data was drawn from two previous comprehensive plan map and zoning map amendments. Below is the population excerpt for the next 20 years as provided by Portland State University's Population Research Center. As illustrated below, the City of Newberg 2020 estimated population is 24,877 and is estimated to grow by 17,500 to a total of 42,377. The projected increase in population indicates a continued need for additional residential housing.

Table 1: Population Forecast 2020-2060

City	2020	2025	2030	2035	2040	2045	2050	2055	2060
Newberg	24,877	26,557	28,432	30,576	32,780	34,929	37,247	39,907	42,377
Change		+1,680	+1,857	+2,144	+2,204	+2,149	+2,318	+2,660	+2,470
% Increase		6.7%	6.9%	7.5%	7.2%	6.5%	6.6%	7.1%	6.1%

Source: Population Research Center, Portland State University, March 31, 2020. Proposed forecasts represent populations as of July 1 of each year.

Table 2: Buildable Residential Needs vs. Supply after Proposed Zone Change 2020-2035

Land Designation	Buildable Acres Needed	Buildable Acres Before Zone Change	Building Acres After Zone Change	Surplus/(Deficit) Before Zone Change	Surplus/(Deficit) After Zone Change
LDR	301	385	384.91	83.91	83.91
MDR	132	81	81.59	(46.46)	(46.19)
HDR	46	9	9	(33.3)	(33.3)
Total	479	475	475.5	(4.15)	(4.42)

Table 2 utilizes the data from the Beaudry comprehensive map/zoning map amendment, CPMA19-0001/ZMA19-0001, and the Holveck comprehensive map/zoning map amendment, CPMA20-0001/ZMA20-0001, due to these data being the most up-to-date for residential buildable land. IND designated land would decrease by 0.27 acres and the deficit for industrial sites would increase to 40.27 acres. The MDR designated land would increase by a total 0.27 acres, which reduces the deficit to 46.19 acres. As illustrated in Table 2 there is still a deficit in MDR lands after the amendments. The proposed amendment will only slightly increase the need for IND. There will still be a demonstrated need for

additional MDR land, however, this application will move toward the goal to increase acreage for this land use designation.

Industrial Analysis

Based on the findings in the Beaudry's comprehensive plan map/zoning map amendment staff report, CPMA19-0001/ZMA19-0001, there would still be a deficit of acres of property with the IND land designation for the 2005-2025 planning period. With the proposed removal of 0.27 acres from IND land to MDR land, the deficit for IND land would slightly increase to 40.27 acres. As previously stated, the subject property is undersized for IND land at 9,096 square feet and therefore difficult to develop with industrial uses.

Adequate Infrastructure to Serve the Site

Data from the City's GIS was utilized for determining existing utility services. The subject property is connected to an 18-inch water line along the north side of E Vermillion Street. Wastewater is provided by a 21-inch wastewater line along the centerline E Vermillion Street. The subject property is not connected to a stormwater service line at this time. The City's GIS mapping illustrates stormwater lines north and east of the subject property but does not list the diameter of the pipe or any other details.

The proposed development site is located adjacent to E Vermillion Street, which is classified as a major collector. The applicant will not be required to dedicate right-of-way or construct street improvements. According to the applicant's Transportation Planning Rule (TPR) analysis, trip generation for the proposed residential zoning would be approximately equal to an industrial use under the existing zoning and significantly lower than a retail use which is currently allowed by right in the M-2 zoning district. Based on 2 units of single-family detached housing the number of trips would be 2 during AM peak hour and 2 during the PM peak hour. As previously noted, the current single-family use has been in existence for decades and there is no current plan to change the land use or further partition the property.

Availability of Public Services

The site is within walking distance of many services: Approximately 1,475 feet north from the downtown (E Hancock Street); and about 500 feet west of George Fox University. This means that resident of the proposed rezoning can continue to easily walk or bike to commercial areas, jobs, parks, and schools. Currently, there isn't a public sidewalk in front of the applicant's house and there is no continuous sidewalk along E Vermillion Street. There are public transit stops approximately one block east of the subject property on N Meridian Street.

Subject Property is Suitable for MDR Development

The proposed site is suitable for MDR development because it meets the Comprehensive Plan policies of medium density housing location, dispersal of medium density housing, design of medium density housing, and is compatible with surrounding development. The proposed site is adjacent to a major collector road, which will provide adequate access for medium density housing. There are other single-family homes near the subject property that are also zoned R-2. According to the applicant the existing single-family home will continue to be utilized as a dwelling. Any future development on the site will be compatible with the surrounding area due to existing medium density housing abutting the subject property. Lot coverage limits, height limits and all other pertinent R-2 NMC requirements are currently met, and any future partitioning of the property will be required to meet all NMC requirements.

The application meets this criterion because the proposed CPM and ZM amendments from Industrial (IND) to Medium Density Residential (MDR) and Light Industrial (M-2) to Medium Density Residential (R-2) respectively, is consistent with applicable goals and policies in the Comprehensive Plan and the Development Code.

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

Finding: Data from the City's GIS was utilized for determining existing utility services. The subject property is connected to an 18-inch water line along the north side of E Vermillion Street. Wastewater is provided by a 21-inch wastewater line along the centerline E Vermillion Street. The subject property is not connected to a stormwater service line at this time. The City's GIS mapping illustrates stormwater lines north and east of the subject property but does not list the diameter of the pipe or any other details. The applicant stated that the available public infrastructure is adequately sized to accommodate the property and that "any analysis required by the City to verify the capacity of these facilities will be performed and provided to the City for review and acceptance". Capacity of services was not addressed by the applicant beyond stating that the capacity of the public infrastructure was adequate to serve the proposed zone change. The City of Newberg Engineering Division reviewed the proposed map amendments and did not note any concern with the ability of the available infrastructures to serve the subject property.

The site is accessed by E Vermillion Street, which is a fully improved street. The City Engineering Division did not note any deficiencies with E Vermillion Street that need to be addressed as a result of this application.

The application meets this criterion because public facilities and services to support the uses allowed by the proposed CPM and ZM amendments from IND/M-2 to MDR/R-2.

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

Finding: The State Transportation Planning Rule is meant to determine whether proposals "significantly affect" existing or planned transportation facilities, and if they do affect them, to ensure that they are properly mitigated. The Rule says that:

"a plan or land use regulation amendment significantly affects a transportation facility if it would: (a) Change the functional classification of an existing or planned transportation facility; (b) Change standards implementing a functional classification system; or (c) As measured at the end of the planning period identified in the adopted transportation system plan: (A) Allow land uses or levels of development that would result in types of levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility; (B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or (C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan."

The development site is located adjacent to E Vermillion Street, which is classified as a Major Collector street in the City's Transportation System Plan. The existing single-family detached dwelling will remain in place and other than the proposed renovation to the existing dwelling, no other development is proposed once the requested amendments are adopted. The proposal would not: (a) change the functional classification of E Vermillion Street; or (b) change standards implementing functional classification system.

The applicant is proposing no changes to the functional classification of the existing transportation facility serving the site. There will also be no changes to the standards implementing the functional classification system. In the applicant's TPR Analysis they evaluated the effect of General Light Industrial, Convenience Market and Single-Family Detached Housing using the 10th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. According to the applicant's TPR analysis, trip generation for the proposed residential zoning would be approximately equal to an industrial use under the existing zoning and significantly lower than a retail use which is currently allowed by right in the M-2 zoning district. Based on 2 dwelling units of single-family detached housing the number of trips would be 2 during AM peak hour and 2 during the PM peak hour. Performance standards identified in the TSP and Comprehensive Plan are also not anticipated to be degraded. These criteria are met.

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

Finding: In the applicant's narrative they evaluated the effect of transitioning M-2 property with a General Light Industrial Use or a Convenience Market to 2 Single-Family Detached Housing Units. They compared the current trip production based on the land-use types to the proposed trip production based on the land-use type. According to the TPR analysis, trip generation for the proposed R-2 zoning would be approximately equal to an industrial use under the existing zoning of M-2 and significantly lower than a retail use which is currently allowed by right in the M-2 zoning district. Based on 2 units of single-family detached housing the number of trips would be 2 during AM peak hour and 2 during the PM peak hour. The existing single-family detached dwelling will remain in place and other than the proposed renovation to the existing dwelling, no other development is proposed once the requested amendments are adopted. A traffic study is therefore not required because the proposed land use change results in less than 40 trips during the PM peak hour. This criterion does not apply.

Section II. Applicable Statewide Planning Goals (SPG) and Newberg Comprehensive Plan (NCP) Goals & Policies

A. CITIZEN INVOLVEMENT GOAL (SPG/NCP)

Goal: To maintain a Citizen Involvement Program that offers citizens the opportunity for involvement in all phases of the planning process.

Finding: This application is subject to the Type III Quasi-Judicial process, which requires public notification and public hearings before the Planning Commission and the City Council. This process has been established by the City and determined to be consistent with this Goal. The public hearing notice of the action and decision, and the hearings on this case before the Planning Commission and the City Council are all recognized as opportunities for citizen participation.

B. LAND USE PLANNING (SPG/NCP)

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

Finding: This Goal requires that land use decisions 1) have an adequate factual base, 2) that alternatives have been considered, and 3) that implementation measures are consistent with and adequate to carry out comprehensive plan policies and designations.

The proposed land use action has an adequate factual base as demonstrated in the staff report and findings. The alternatives to approving the proposed Comprehensive Plan Map (CPM) and Zoning Map (ZM) amendments would be to: 1) deny the application and retain the current comprehensive plan and zoning designations Industrial Use Area (IND) and Light Industrial (M-2). There is a clear need for residential land within the City of Newberg. The subject property has been utilized as a single-family dwelling since the late 1950s and will continue to function as a single-family dwelling. The proposed Comprehensive Plan and Zoning Map amendments are consistent with and help to carry out comprehensive plan policies and designations as noted in these findings and comply with this goal.

C. AGRICULTURAL LANDS (SPG/NCP)

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

Finding: Not applicable because the proposal does not propose any changes to agricultural lands outside of the Newberg Urban Growth Boundary.

D. WOODED AREAS (SPG/NCP)

GOAL: To retain and protect wooded areas.

POLICIES:

2. Development in drainageways shall be limited in order to prevent erosion and protect water quality. Trees provide needed protection from erosion and should be maintained.

Finding: There are no wooded areas within the confines of the subject property. This goal is not applicable.

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

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

POLICIES:

1. *Development shall not exceed the carrying capacity of the air, water or land resource base.*

Finding: Newberg has an acknowledged comprehensive plan that complies with this goal. Protections are already in place for air, water and land resource quality. This proposal works within those parameters by providing efficiency of residential land uses within the Urban Growth Boundary and complies with State Goal 6.

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

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

Finding: Newberg has an acknowledged comprehensive plan that complies with this goal. This proposal does not impact the City's natural hazard areas such as flood plain because there are no such areas present on the site.

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

GOALS:

1. *To ensure that adequate land shall be retained in permanent open space use and that natural, scenic and historic resources are protected.*

2. *To provide adequate recreational resources and opportunities for the citizens of the community and visitors.*

3. *To protect, conserve, enhance and maintain the Willamette River Greenway.*

Finding: The proposed amendments would not negatively impact inventoried State Goal 5 resources. Protections already exist in the Newberg Municipal Code to protect these resources, areas, and open spaces. Newberg has an acknowledged Stream Corridor designation, inventoried historic resources and identified open spaces in compliance with Goal 5. There are no open space, scenic, natural, historic and recreational resources within the confines of the subject property. This local and state goal is not applicable.

H. THE ECONOMY (SPG/NCP)

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

POLICIES:

1. General Policies

a. *In order to increase the percentage of persons who live in Newberg and work in Newberg, the City shall encourage a diverse and stable economic base. Potential methods may include, but are not limited to, land use controls and capital improvement programs.*

Finding: The Newberg Economic Development Strategy identifies housing as a need for the community. The proposal would provide additional opportunities to develop residential use for the growing Newberg population base with MDR housing for which there is a demonstrated need.

SPG GOAL 10: HOUSING

To provide for the housing needs of citizens of the state.

NCP I. Housing Goals and Policies

GOAL: *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.*

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

3. Mix Policies. j: *The City shall encourage innovation in housing types and design as a means of offering a greater variety of housing and reducing housing costs.*

Finding: The goal of the City's Comprehensive Plan policies is to ensure that there is an adequate supply of housing, all density types, and for every income level. The proposed zone change would help the City remedy its deficit of available medium-density housing.

The proposed site is located near a minor arterial (N College Street/OR219), and traffic from the site is expected to use this street to access the site. The site is within walking distance of many services: Approximately 1,475 feet north from the downtown (E Hancock Street); and about 500 feet west of George Fox University. This means that resident of the proposed rezoning can continue to easily walk or bike to commercial areas, jobs, parks, and schools. Currently, there isn't a public sidewalk in front of the applicant's house and there is no continuous sidewalk along E Vermillion Street. There are public transit stops approximately one block east of the subject property on N Meridian Street. This meets the Comprehensive Plan policies of medium density housing being located near public services and public open spaces. It also means that residents of the proposed medium density housing may walk or bike to commercial areas, jobs, parks, and schools.

Any future development on the site under the proposed R-2 zoning will be reviewed by City Staff and must meet NMC requirements. Depending on the type of housing and future land use applications for the property, the City would have future opportunities to influence the design of the development and encourage innovation of housing types and design. R-2 zoned property allows multi-family residential development by right, although due to the size of the subject property, 9,098 square feet and current dwelling unit requirements, the property would have to be developed at 3,000 square feet per dwelling unit for multi-family residential. or duplex development. Single-family dwellings or duplex dwellings could be developed on the subject property at 3,000 square feet per dwelling unit. The proposal is consistent with many of the housing policies in the Comprehensive Plan.

J. URBAN DESIGN GOALS AND POLICIES

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

1. General Policies. b: *Design review should be provided for all new developments more intensive than duplex residential use.*

Finding: Any future multi-family development on this property under the proposed R-2 zoning will require design review approval. Single-family or duplex dwellings could be developed on the subject property at 3,000 square feet per dwelling units. Multi-family dwellings would have to be developed at 3,000 square feet of land area per dwelling unit. The proposal is consistent with many of the housing policies in the Comprehensive Plan. The NMC also has supplementary design review standards that multi-family developments must meet, including compatibility with adjacent sites. The site characteristics for future development would be looked at closely to encourage the best design of the property and to properly mitigate any impacts on surrounding uses. The proposal is consistent with at least one of the urban design goals and policies in the Comprehensive Plan.

K. TRANSPORTATION GOALS AND POLICIES (SPG/NCP)

Goal 3: Promote reliance on multiple modes of transportation and reduce reliance on the automobile.

Policy b.2: The City shall encourage higher density development in residential areas near transit corridors, commercial areas and employment centers, including the downtown.

Finding: The site is within walking distance of many services: Approximately 1,475 feet north from the downtown (E Hancock Street); and about 500 feet west of George Fox University. This means that resident of the proposed rezoning can continue to easily walk or bike to commercial areas, jobs, parks, and schools. Currently, there isn't a public sidewalk in front of the applicant's house and there is no continuous sidewalk along E Vermillion Street. There are public transit stops approximately one block east of the subject property on N Meridian Street. This meets the Comprehensive Plan policies of medium density housing being located near public services and public open spaces. It also means that residents of the proposed medium density housing may walk or bike to commercial areas, jobs, parks, and schools. The proposal is consistent with transportation goals and policies in the Comprehensive Plan.

L. PUBLIC FACILITIES AND SERVICES GOALS AND POLICIES

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

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

1.h. New residential areas shall have: paved streets, curbs, pedestrian ways, water, wastewater, stormwater, street lights and underground utilities.

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

Finding: It is appropriate to use land within the city limits to its highest and best use in order to preserve the efficiency of public facilities to serve urban development. The subject property could be partitioned into 2 additional lots, therefore, there is the opportunity to create a new lot for infill residential development. The site has existing wastewater and water facilities available in E Vermillion Street. There is adequate capacity to serve the maximum density of the proposed zone change. It is more efficient to use an existing site such as this as opposed to extending new public utilities to an undeveloped vacant parcel without such services. Data from the City's GIS was utilized for determining existing utility services. The subject property is connected to an 18-inch water line along the north side of E Vermillion Street. Wastewater is provided by a 21-inch wastewater line along the centerline E Vermillion Street. The subject property is not connected to a stormwater service line at this time. The City's GIS mapping illustrates storm water line north and east of the subject property but does not list the diameter of the pipe or any other details. Any needed improvements to the public lines will be identified and completed prior to development of the site.

M. ENERGY (SPG/NCP)

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

Finding: The proposed Comprehensive Plan Change and Zoning amendment from Industrial to Medium

Density Residential and Light Industrial (M-2) to Medium Density Residential (R-2) respectively, will enable the existing dwelling to be renovated to provide for improved housing conditions within the Urban Growth Boundary. These upgrades may provide a more energy efficient home than the materials used to originally build the house in the 1950s.

N. URBANIZATION (SPG/NCP)

Goals:

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

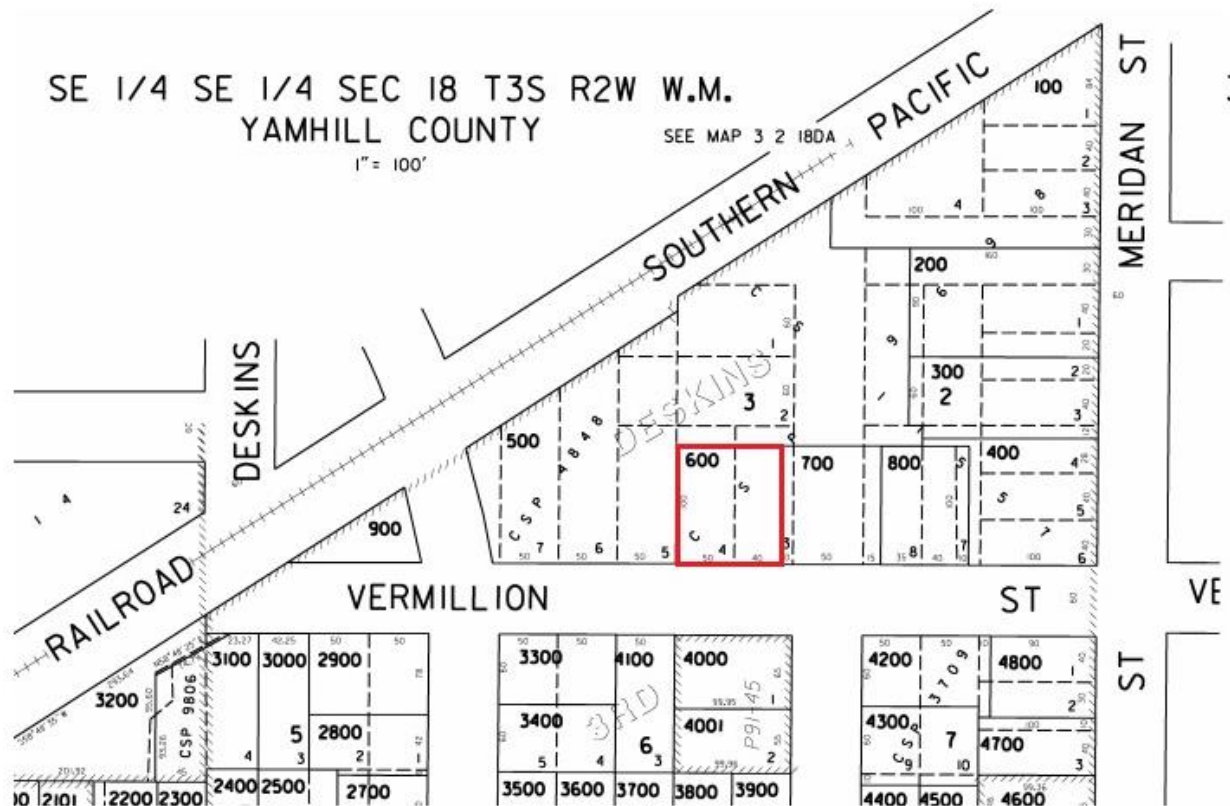
Finding: The proposed amendment does not include an expansion of the Urban Growth Boundary but ensures the efficient use of the land within the Urban Growth Boundary for the projected population and employment opportunities within the City and meets the goal.

SPG GOAL 15: WILLAMETTE RIVER GREENWAY

To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

Finding: Existing regulations related to floodplain and stream corridor overlays within the Newberg Comprehensive Plan and Municipal Code protect the Willamette River Greenway within the City of Newberg. There are no Stream Corridor areas present within the confines of the subject properties. The proposed Comprehensive Plan and Zoning map amendments do not impact the overlay, Willamette River Greenway, and the protection of these areas. This goal is not applicable to the subject property because it is not located along the Willamette River or Willamette River Greenway.

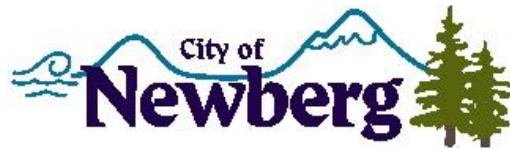
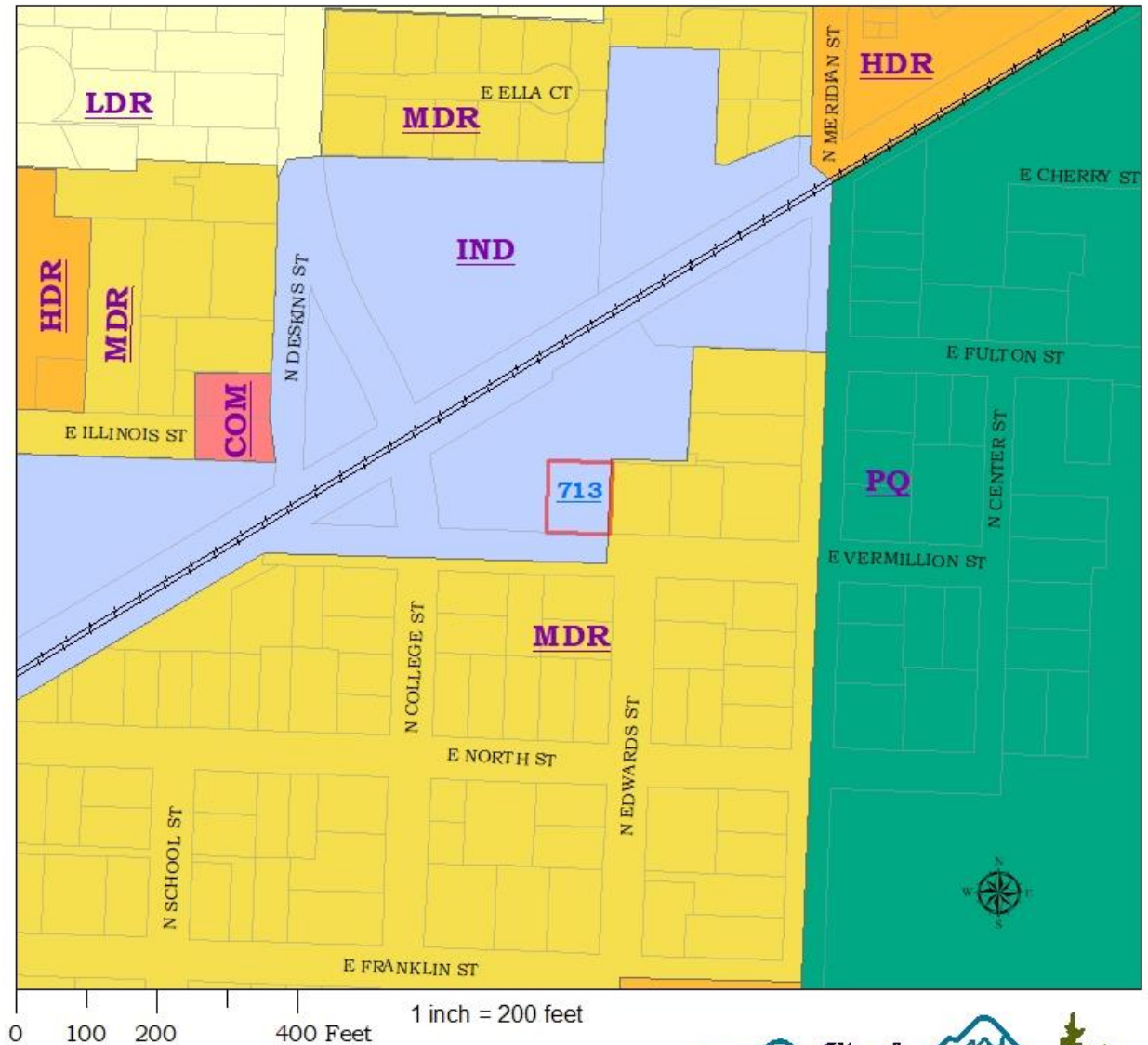
Exhibit "B": Boundary Map & Legal Description



South 100 feet of Lot 4 and West 40 feet of the South 100 feet of Lot 3, Block 3, DESKINS THIRD ADDITION to the town of Newberg, Yamhill County, Oregon.

Exhibit "C": Current Comprehensive Plan & Zoning Map

713 E Vermillion St - Current Comprehensive Plan



Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet Intl
 Projection: Lambert Conformal Conic
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 False Northing: 0.0000
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 Standard Parallel 2: 46.0000
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 Author: Keith McKinnon, GIS Analyst

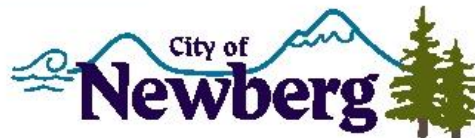
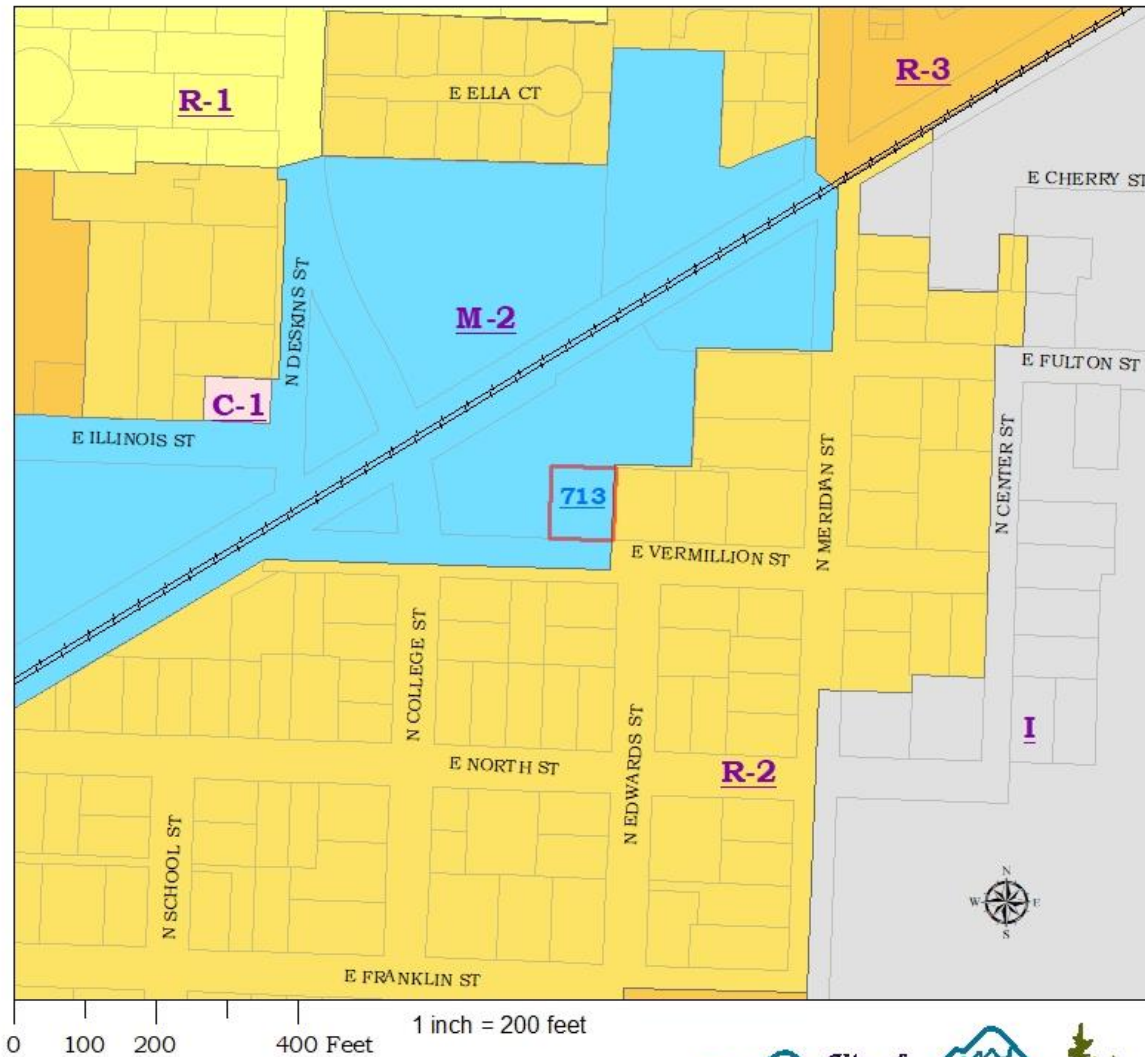
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713 E Vermillion St - Current Zoning

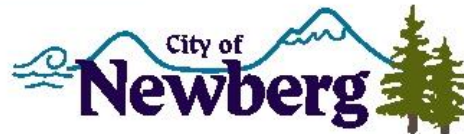
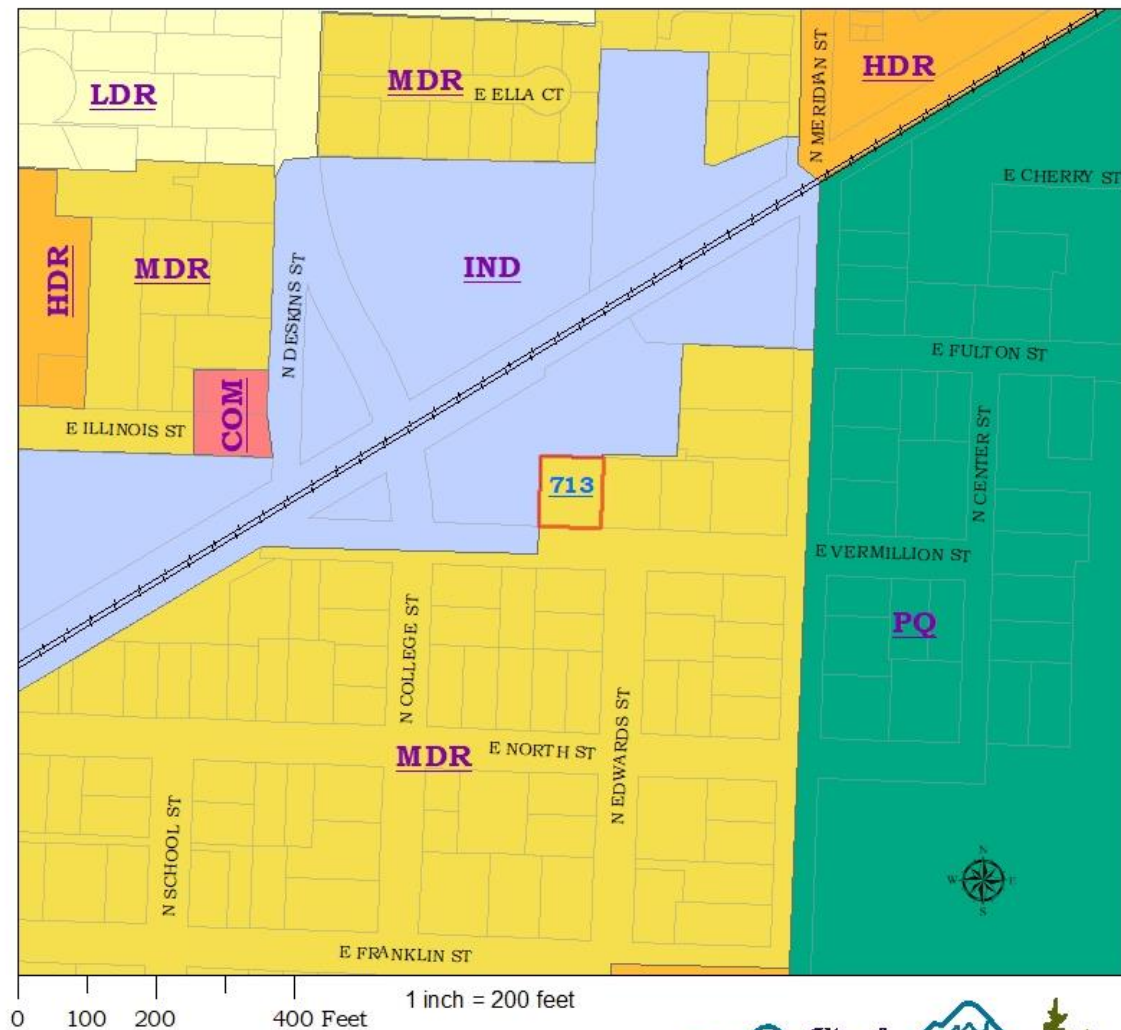


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Exhibit “D”: Proposed Comprehensive Plan & Zoning Map

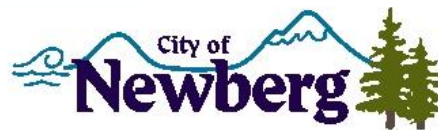
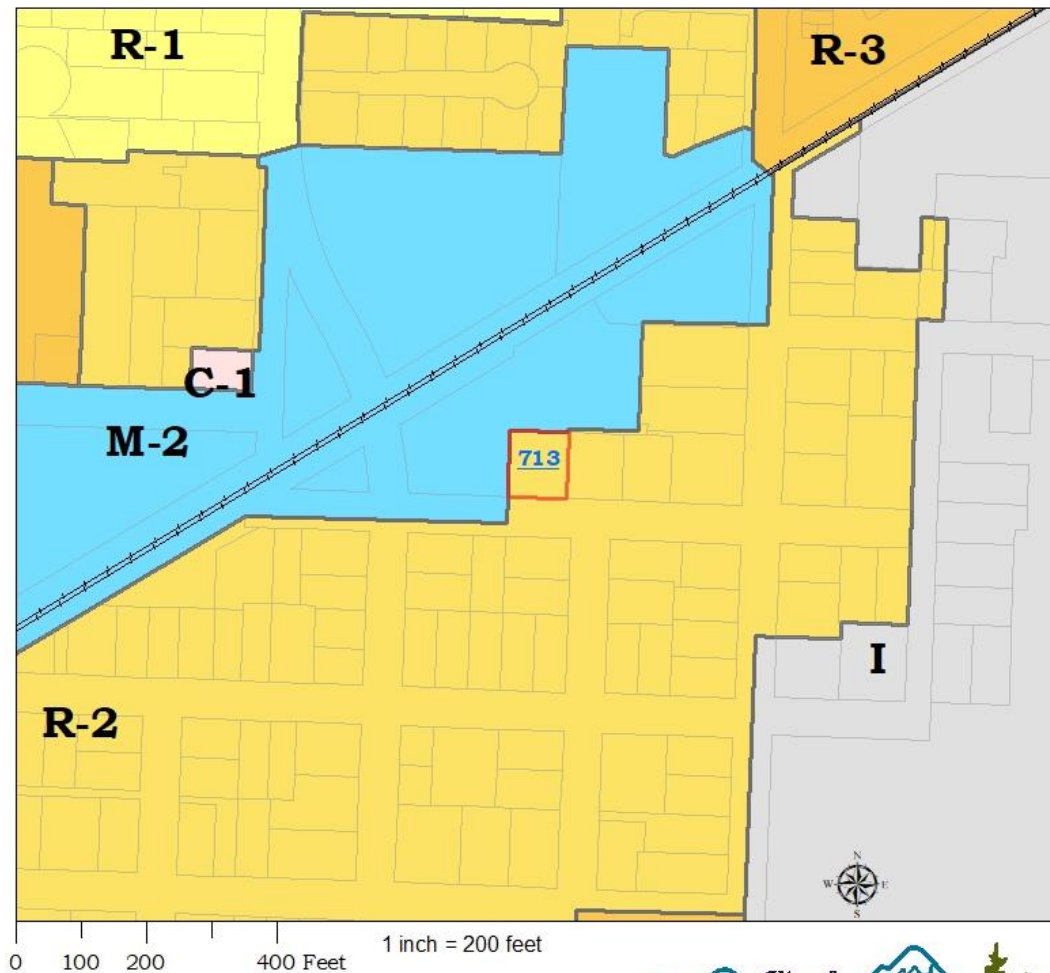
713 E Vermillion St - Proposed Comprehensive Plan



Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet feet
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713 E Vermillion St - Proposed Zoning



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