



Planning Commission Workshop
June 10, 2021 - 7:00 PM

(teleconference meeting - instructions to join <https://zoom.us/j/98918137384?pwd=a3FLSnFxK3IyOFIpbVnRNVFRNL0tZQT09>

Passcode: 718322

email comments to bobbie.morgan@newbergoregon.gov)

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

(5-minute maximum per person - for items not on the agenda)

IV. CONSENT CALENDAR

IV.a NEWBERG PLANNING COMMISSION MINUTES
May 13, 2021

[PC Minutes 2021-0513.pdf](#)

V. NEW BUSINESS

V.a UGB Discussion
[Memo UGB w attachments.pdf](#)

VI. ITEMS FROM STAFF

- a. *Update on Council items*
- b. *Anticipated schedule of Planning Commission activities*
- c. *Other reports, letters or correspondence*
- d. *Next Planning Commission meeting*

VI.a Planning Activities Updates
[Memo Planning Commission Activities 2021.doc](#)

VII. ITEMS FROM COMMISSIONERS

VIII. ADJOURNMENT

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify the Community Development Department Office Assistant II of any special physical or language accommodations you may need as far in advance of the meeting as possible as and no later than 48 business hours prior to the meeting. To request these arrangements, please contact the Office Assistant at (503) 537-1240. For TTY services please dial 711.

Planning Commission Agenda Item Report

Meeting Date: June 10, 2021

Submitted by: Bobbie Morgan

Submitting Department: Community Development

Item Type: MEETING MINUTES

Agenda Section:

Subject:

NEWBERG PLANNING COMMISSION MINUTES

May 13, 2021

Suggested Action:

Motion to approve May 13, 2021 Newberg Planning Commission Meeting Minutes

Attachments:

[PC Minutes 2021-0513.pdf](#)

NEWBERG PLANNING COMMISSION MINUTES

May 13, 2021 7:00 pm
414 E First St,
City Hall Permit Center Conference Room
Newberg Teleconference

(This is for historical purposes as meetings are permanent retention documents and this will mark this period in our collective history)

Chair Jeffrey Musall called the meeting to order at 7:01 p.m.

PLANNING COMMISSION ROLL CALL:

Members Present: Jeffrey Musall, Chair
Robert Sherry, Vice Chair
Jason Dale
Kriss Wright
Sharon Capri
Colin Bolek, Student

Members Absent: Charles Aban, excused
Jenna Morris

Staff Present: Doug Rux, Community Development Director
Brett Musick, Senior Engineer

Participants: Andrey Chernishov, HBH Consulting
Natalie Jennings, HBH Consulting
Steve Faust, 3J Consulting
Elizabeth Decker, Jet Planning
Heather Austin, 3J Consulting

Attendees: Abner Meda
Jack Shepherd
Jacob Jenkins
Joseph Ourada
Lisa Delzer Cox
Marc Belsher

PUBLIC COMMENTS:

None

CONSENT CALENDAR:

1. Approval of the April 8, 2021 Planning Commission meeting minutes

MOTION: PC Wright/PC Dale moved to approve the April 8, 2021 Planning Commission Meeting Minutes. Motion carried (5 Yes/0 No).

LEGISLATIVE PUBLIC HEARINGS

1. CPTA20-0005 Stormwater

RESOLUTION 2021-367

A Resolution recommending City Council adopt the 2021 Stormwater Master Plan into the Newberg Comprehensive Plan

Chair Musall called the hearing to order at 7:05 p.m.

Call for abstentions, conflicts of interest, and objections to jurisdiction: None

Staff report:

Community Development Director Rux entered the staff report into the record. This was a request to adopt the 2021 Stormwater Master Plan into the Newberg Comprehensive Plan.

Natalie Jennings, HBH Consulting, gave a presentation on the Stormwater Master Plan update. She explained what a Stormwater Master Plan was, why it was being updated, stormwater activities flow chart, problem areas, maintenance issues, other non-capacity related issues, prioritization criteria for CIP projects, prioritized project costs, identified projects, and design criteria recommendations from HBH and the Citizens Advisory Committee.

CDD Rux presented the findings for compliance with the Statewide Planning Goals, Newberg Comprehensive Plan, ORS 197.712, OAR Chapter 660, Division 11 Public Facilities Planning, and Municipal Code. Staff recommended approval.

Public Testimony:

None

Close of Public Testimony:

Chair Musall closed the public testimony portion of the hearing at 7:25 p.m.

Final comments from staff and recommendation

No comment.

Planning Commission Deliberation:

Student PC Bolek asked if the model took into account climate change which might affect the prioritization of projects.

Ms. Jennings responded the model was based on standard designs for storms in this part of the country. It had not been ground truthed to make sure that nothing was missed. They were more looking at history than at the future and climate change could be looked at more thoroughly in the future.

PC Sherry commented that this was a comprehensive report and showed what needed to be done in the next 5 to 10 years.

PC Wright questioned going from a 10 to 25 year storm event standard. She thought climate change would cause increased rain and downpours.

Ms. Jennings responded climate change was not the standard at this point, but she thought it would be in the future. The 25 year storm event criteria would help prepare the City with larger storm event improvements.

Action by the Planning Commission:

MOTION: PC Wright/PC Sherry moved to adopt Resolution 2021-367, approving the 2021 Stormwater Master Plan into the Newberg Comprehensive Plan. Motion carried (5 Yes/0 No).

2. DCA21-0002 AMENDING THE NEWBERG COMPREHENSIVE PLAN, NORTHWEST NEWBERG SPECIFIC PLAN, SPRINGBROOK OAKS SPECIFIC PLAN, AND SPRINGBROOK MASTER PLAN, RELATED TO DUPLEX REGULATIONS

RESOLUTION 2021-371

Chair Musall called the hearing to order at 7:34 p.m.

Call for abstentions, conflicts of interest, and objections to jurisdiction: None

Staff report:

CDD Rux entered the staff report into the record. These were a series of amendments to the Comprehensive Plan, Development Code, Specific Plans, and Master Plan related to the duplex requirements in HB 2001. He described the public input process that went into this work.

Elizabeth Decker, Jet Planning, gave a presentation on the middle housing code and plan amendments for duplexes. She explained the project objectives, project development, project engagement, housing policy amendments in the Comprehensive Plan, and additional duplex code concepts to be included in the Development Code including duplex definitions, permitting duplexes, applicability, minimum lot sizes, density targets and standards, dimensional standards, minimum parking standards, duplex driveway options, and additional standards. She explained the changes proposed to the NW Newberg Specific Plan, Springbrook Oaks Plan, Airport Code, Springbrook Plan, and Riverfront Code.

CDD Rux presented the findings that showed compliance with the Statewide Planning Goals, Newberg Comprehensive Plan, OAR Chapter 660, Division 46, and Newberg Municipal Code. The Middle Housing Citizens Advisory Committee and Affordable Housing Commission recommended approval. A letter from Friends of Yamhill County expressed their support and 1000 Friends of Oregon was also in support. DLCDC suggested deleting the language in Section 4b 1 and 2 of the ordinance because it was not clear and objective, clarifying the 2,500 square feet for R-3 in Section 36, and clarifying the lot size in Section 37. Staff would follow up with DLCDC and make any changes before presenting the ordinance to Council. Staff recommended approval.

Public testimony:

Joseph Ourada, Newberg resident, was concerned about parking and property values. Only requiring one parking spot per unit would cause increased on-street parking. He did not agree that the average number of cars per household was 0-1 in Newberg, especially since there was not good access to mass transportation. They needed to encourage developers to put in more parking. He thought these changes would affect property values. There was a large lot behind his property and an elderly person lived there. He was concerned that the heirs would subdivide the lot, sell it to a developer, who would possibly put in several units that would look into his backyard and park around the corner in front of his house. He would like to know how the City would address these concerns.

CDD Rux said they received a lot of comments about parking. However, the state mandated that they could not require more than one space per unit. They had worked on preserving on-street parking spaces as much as possible with the design of these units. There was very prescriptive language in the Measure 56 notice about affecting property values, but the City did not do an analysis on whether that was true or not.

Mr. Ourada thought an analysis on property values should be done.

Lisa Delzer Cox, Newberg resident, asked if duplexes would be allowed on single tax lots.

CDD Rux responded a duplex was on a single lot; it would not be two lots that were attached. Duplexes could be attached, detached, stacked, etc. and the code allowed for flexibility for the different types of duplex development which would be driven by the developer.

Ms. Delzer Cox asked about the process if someone wanted to sell one half of a duplex.

CDD Rux said they would have to go through a land division process, but would not be able to meet the minimum lot size standards.

Close of Public Testimony:

Chair Musall closed the public testimony portion of the hearing at 8:23 p.m.

Staff Recommendation:

CDD Rux recommended approval.

Planning Commission Deliberation: None

Action by the Planning Commission:

MOTION: PC Capri/PC Dale moved to adopt Resolution 2021-371, recommending the City Council amend the Newberg Comprehensive Plan, Newberg Municipal Code, Title 15 Development Code, 15.05.030, 15.100.020, 15.205.050, 15.205.060, 15.220.020, 15.235.040, 15.235.050, 15.240.020, 15.302.032, 15.302.040, 15.303.200, 15.305.020, 15.336.010, 15.336.020, 15.340.020, 15.342.050, 15.342.070, 15.342.100, 15.346.070, 15.3522.050, 15.405.010, 15.405.030, 15.405.040, 15.410.070, 15.415.020, 15.420.010, 15.420.020, 15.440.020, 15.44.060, 15.440.075, 15.505.030, Northwest Newberg Specific Plan, Springbrook Oaks Specific Plan, and Springbrook Master Plan, related to duplex regulations. Motion carried (5 Yes/0 No).

**3. DCA21-0001 NEWBERG MUNICIPAL CODE, TITLE 15, 15.250.080
COMPREHENSIVE PLAN AND ZONING DESIGNATIONS**

RESOLUTION 2021-370

Chair Musall called the hearing to order at 8:26 p.m.

Call for abstentions, conflicts of interest, and objections to jurisdiction: None

Staff report:

CDD Rux entered the staff report into the record. This was a proposal to amend the annexation regulations that at the time of annexation a portion of the mill site would receive a Mixed Employment zoning designation. It was cleaning up the language and complied with the Statewide Planning Goals, Newberg Comprehensive Plan, and Chapter 15.100.

Public testimony:

None

Close of Public Testimony:

Chair Musall closed the public testimony portion of the hearing at 8:29 p.m.

Staff Recommendation:

CDD Rux recommended approval.

Planning Commission Deliberation:

PC Wright pointed out the need for an additional comma in the designations table.

Action by the Planning Commission:

MOTION: PC Wright/PC Sherry moved to adopt Resolution 2021-370, DCA21-0001 NEWBERG MUNICIPAL CODE, TITLE 15, 15.250.080 COMPREHENSIVE PLAN AND ZONING DESIGNATION. Motion carried (5 Yes/0 No).

WORKSHOP:

1. Newberg Urban Renewal Plan and Report

CDD Rux gave a briefing on the Urban Renewal Plan proposal. The Feasibility Study had been completed and the Council had accepted it. The Urban Renewal Agency was then established and staff was working on completing the Plan and Report. The final draft would be taken to the Advisory Committee on May 24 for their recommendation. It would then be taken to the Urban Renewal Agency in June and they would refer the Plan to the overlapping taxing districts. He explained how the selling of the mill site and appealing of their tax bill had changed the financial modeling. He described the different sub areas in the Urban Renewal District. He had included maps of these areas in the staff report. The District was all about infrastructure improvements and creating jobs. The maximum indebtedness amount would be \$106.4 million over 30 years. The Plan and Report would go to City Council in August.

ITEMS FROM STAFF:

CDD Rux noted there was a City Council/Planning Commission meeting on June 7, 2021. It would be a Work Session on Middle Housing (Tri/Quad/Cottage Cluster/Townhomes). He discussed upcoming meetings and agenda items. He was also working on Urban Growth Boundary expansion and creating an Urban Reserve.

The next Planning Commission meeting would be held on June 10, 2021.

ITEMS FROM COMMISSIONERS:

None

ADJOURNMENT:

Chair Musall adjourned the meeting at 8:43 p.m.

Approved by the Newberg Planning Commission this June 10, 2021.

Jeffrey Musall, Planning Commission Chair

Bobbie Morgan, Office Assistant II

Planning Commission Agenda Item Report

Meeting Date: June 10, 2021

Submitted by: Bobbie Morgan

Submitting Department: Community Development

Item Type: PC NEW BUSINESS

Agenda Section:

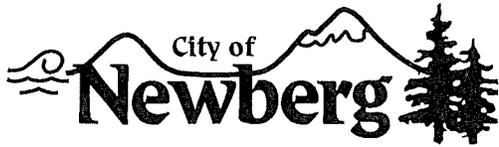
Subject:

UGB Discussion

Suggested Action:

Attachments:

[Memo UGB w attachments.pdf](#)



Community Development Department

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

MEMORANDUM

TO: Newberg Planning Commission
FROM: Doug Rux, Community Development Director
SUBJECT: Urban Growth Boundary Expansion
DATE: June 10, 2021

The City Council reviewed material related to various options related to a potential Urban Growth Boundary Expansion on Amy 17, 2021. They will be continuing that discussion on June 21, 2021. The following material was presented to the City Council. Staff is also seeking feedback from the Planning Commission on the possible options.

EXECUTIVE SUMMARY:

The City of Newberg has been evaluating if it has a sufficient residential land supply to meet the population growth projected by Portland State University (PSU) Population Research Center (PRC) for the 20 year period of 2021 – 2041, the employment growth over the next 20 years, and land needs for public and semi-public uses for the next 20 years. The City Council has accepted the following documents related to these evaluations.

- City of Newberg Housing Needs Analysis, February 2021 (Resolution No. 2021-3718)
- City of Newberg Economic Opportunities Analysis, March 2021 (Resolution No. 2021-3728)
- Newberg Public and Semi-Public Land Need 2021 – 2041, February 2021 (Resolution No. 2021-3720)

The City Council also updated the Newberg Comprehensive Plan Section IV (Subsection B) Population Projections by Ordinance No. 2021-2872 on March 15, 2021 based on the PRC Coordinated Population Forecast for Yamhill County Urban Growth Boundaries (UGB) & Area Outside, June 2020.

Conclusions reached in the reports identified the following:

City of Newberg Housing Needs Analysis (HNA)

A twenty-year population forecast (in this instance, 2021 to 2041) is the foundation for estimating needed new dwelling units. The Newberg UGB will grow from 25,204 persons in 2021 to 33,199 persons in 2041, an increase of 7,995 people.

27% of Newberg's new group quarters population (7.2% of the total population), approximately 155 additional people, will be housed in group quarters.

For the 2021 to 2041 period, it was assumed an average household size of 2.61 persons.

For the 2021 to 2041 period, it was assumed a vacancy rate of 5.5%.

Newberg will have demand for 3,169 new dwelling units over the 20-year period, with an annual average of 158 dwelling units.

Newberg will have demand for 3,169 new dwelling units over the twenty-year period. Of these 3,169 dwelling units, 1,901 dwelling units will be single-family detached housing.

After accounting for the 20 forecasted accessory dwelling units, Newberg will have demand for 1,881 single-family detached units on vacant or partially vacant land. Similarly, Newberg will have demand for 1,014 multifamily units. After accounting for the 100 dwelling units accommodated by redevelopment, Newberg will have demand for 914 multifamily units on vacant or partially vacant land.

The Economic Opportunities Analysis (EOA) employment forecast assumes 303 employees will locate in residential plan designations, based on analysis of the distribution of existing employment in Newberg. Of these 303 employees, 19 will be in retail commercial and 284 will be in office and commercial services. The EOA assumes employment densities of 16 employees per acre for retail commercial employment and 22 employees per acre for office and commercial services employment. This results in about 14 net acres, or 18 gross acres of land for employment uses in residential plan designations.

The analysis shows that Newberg does not have sufficient land to accommodate development in the Medium and High-Density Residential plan designations, with a deficit of 37 acres and 44 acres, respectively. There is a surplus of 31 acres in the Low Density Residential plan designation.

City of Newberg Economic Opportunities Analysis (EOA)

Newberg has sufficient land to accommodate demand for commercial employment in the Newberg UGB, but it does not have sufficient land to accommodate demand for industrial employment.

Based on land demand, Newberg is forecast to have a 21-gross-acre surplus of commercial land and a 152-gross-acre deficit of industrial land (on 96 sites). Factoring in the need for Public and Semi Public uses, the deficiency is 18 acres of commercial land and 164 acres of industrial land.

Newberg is planning for growth of 4,452 new jobs in the city over the 2021 to 2041 period. About 2,407 of the jobs will be industrial, 1,799 of the jobs will be in office and commercial services, and 120 in retail. Growth of these jobs will result in demand for about 83 gross acres of commercial land and 131 new sites for industrial uses.

Newberg will need an additional 2.9 acres of commercial land and 12.3 acres of industrial land for public and semipublic uses.

Newberg's wages are comparable to the regional average. Newberg's average wage of \$43,480 is slightly higher than the average of \$43,299 for Yamhill County. Newberg's potential growth industries generally have above-average wages, except for some types of food or agricultural product industries, such as wineries or vineyards, which also tend to hire seasonally.

Newberg will need to address key infrastructure needs in the Riverfront District. While water and wastewater connections will be relatively easy for eventual developers to access, the Riverfront Master Plan identifies potential challenges with connecting a road along the bluff area. This would require geotechnical studies that may present cost barriers for potential developers of the area.

Newberg's lack of industrial land presents barriers for business retention, expansion, and recruitment. Since 2014, the City has documented recruitment and retention of businesses looking to stay or locate in Newberg. A key issue businesses have cited is the lack of available or suitable greenfield sites. This has led to recent relocation of existing Newberg businesses, as well as lack of new businesses choosing to locate in Newberg. Businesses are attracted to Newberg because of the access to a skilled workforce and quality of life, but the lack of suitable sites remains a key issue for many of these businesses.

Recommendations in the EOA include:

- The City should continue to implement the Newberg Economic Development Strategy to continue to support the type of industrial and commercial growth described in the EOA.
- The City has actively worked on implementing recent plans that in part address issues related to commercial and industrial land, including the Newberg Economic Development Strategy, Newberg Downtown Improvement Plan, A NewBERG Community Vision, and Riverfront Master Plan. This EOA implements the Newberg Economic Development Strategy by supporting the goals in the Strategy, such as identifying the need for land to support retention and expansion of businesses (item 1.2 in the Strategy), coordinating recruitment of traded-sector companies with partners such as SEDCOR and Business Oregon (item 1.3 in the Strategy), conducting analyses that support commercial development opportunities (item 2.1 and 2.2 in the Strategy), and providing other analyses and recommendations that implement the Strategy.

The redevelopment plans that are proceeding on the Commercial Development Company (former WestRock) mill site show that the City's Economic Development Strategy and broader redevelopment plans are being implemented. Implementing the Riverfront Master Plan and using Urban Renewal, as well as using the City's Enterprise Zone and the Opportunity Zone at the Commercial Development Company (former WestRock) mill site, have all resulted in plans for the redevelopment and implementation of these plans.

- Newberg should develop a policy that supports preservation of prime industrial land for sites over 10 acres in size. The City may consider identifying prime industrial sites using the following criteria: sites larger than 10 acres, sites with direct access to a highway or major arterial road, sites with existing investments in infrastructure needed by industrial uses, and sites surrounded by properties that are planned for industrial uses.
- The City should consider using incentives to support economic development. These incentives could include creating an economic or business district, developing a downtown partnership, developing a parking management plan in key commercial areas, supporting land assembly, reducing costs of development via regulatory streamlining, using SDC “deferrals” or changing how SDCs are assessed, using New Market Tax Credits and EB-5 Investment programs to support business growth, and supporting growth of particular industries (such as tourism and hospitality).
- The City should address the deficit of industrial land identified in the EOA, for 152 acres of land on about 96 sites. Given the limited amount of vacant land within Newberg’s existing UGB, the City has few opportunities to accommodate expected growth within the UGB. The best opportunity, redevelopment of the Commercial Development Company (former WestRock) mill site, as well as the other sites shown in Exhibit 30, are the City’s primary opportunities to increase land use efficiency within the existing UGB. The City should consider opportunities for the expansion of the UGB to accommodate industrial land needs.

Newberg Public and Semi-Public Land Need 2021 – 2041

Newberg will need about 120.5 acres of land to accommodate public and semi-public uses.

- Residential: 120.5 acres based on 16.3 acres needed for municipal uses, 60 acres needed for parks, and 29 acres for semi-public uses.
- Industrial: 12.3 acres based on 10 acres needed for municipal uses and 2.3 acres for semipublic uses.
- Commercial: 2.9 acres based on 2.2 acres for municipal uses and 0.7 acres for semi-public uses.

Options to consider for the identified land deficiency.

Residential

- Comprehensive Plan/Zone changes to accommodate the MDR and HDR deficiency and not expand the UGB.

- Comprehensive Plan/Zone changes to accommodate the MDR and HDR deficiency and expand the UGB.
- Expand the UGB and not conduct Comprehensive Plan/Zone changes to accommodate the MDR and HDR deficiency.

Industrial

- Comprehensive Plan/Zone changes to accommodate industrial to address the deficiency and not expand the UGB.
- Comprehensive Plan/Zone changes to accommodate industrial to address the deficiency and expand the UGB.
- Expand the UGB and not conduct Comprehensive Plan/Zone changes to accommodate the industrial deficiency.

Commercial

- The City currently has an identified surplus of 18 acres of commercial after deducting the Public/Semi-Public land need and no up zone or UGB expansion is necessary at this time.
- The City will need to monitor the commercial land supply. The Crestview Crossing Planned Unit Development will absorb approximately 22 gross acres of commercial land over the next several years creating a deficiency in the commercial land supply. Other inquiries the City has received on zoning modifications could also impact the current surplus of commercial land.

Potential implications of Comprehensive Plan designation changes and Zoning changes.

Residential

- A. Comprehensive Plan/Zone changes to accommodate the MDR and HDR deficiency and not expand the UGB.
 1. Attachment 1 is a copy of the Comprehensive Plan Map. Attachment 2 is a copy of the Zoning Map. Attachment 3 is the map showing the vacant/partially vacant residential lands. There is a surplus of 31 acres of LDR land. Reclassifying or up zoning 31 acres of LDR to MDR would leave a deficit of 6 acres of MDR and 44 acres of HDR. Reclassifying or up zoning 31 acres of LDR to HDR would leave a deficit of 13 acres of HDR and 37 acres of MDR.
 2. Changing 18 acres of COM to MDR would leave a deficit of 19 of MDR and 44 acres of HDR. Reclassifying or up zoning 18 acres of COM to HDR would leave a deficit of 26 acres of HDR and 37 acres of MDR.
 3. There are other subset combination choices to this approach such as making some changes to LDR and COM. If this is an approach Council would like to investigate, staff can

- prepare a matrix. Initial analysis is that there would still be a deficit of 32 acres of MDR and HDR to meet the 20 year need.
4. The City would also need to take into the consideration the Crestview Crossing development noted above that will place the City in a deficit position on commercial land over the next several years.
- B. Comprehensive Plan/Zone changes to accommodate the MDR and HDR deficiency and expand the UGB.
1. This option includes the scenarios above to address the MDR and HDR deficit.
 2. The City has Urban Reserve Area designations. These are depicted on Attachment 4. The North Hills URA encompasses 412 gross acres. The Klimek Lane URA totals approximately 28 gross acres. The Springbrook Road South URA totals approximately 68 acres. Finally, the Wynooski Road URA totals approximately 49 acres.
 3. The North Hills URA may be the appropriate location for additional MDR and HDR lands.
 4. The City Council may want to consider the Klimek Lane URA as a future employment area for medical services given the proximity of Providence Newberg Medical Center and the future need for medical services within the community.
 5. The Springbrook Road South URA is largely bisected by the Newberg-Dundee Bypass Attachment 5 is a map identifying lands that have been acquired by ODOT in this area. Springbrook Creek borders the area on the east and would need to be evaluated for Goal 5 resources to determine what the net developable area might be.
 6. The Wynooski Road URA is in an area with existing industrial development and may not be an appropriate location to consider for housing. In addition there is the Hess Creek area which would need to be evaluated for Goal 5 resources to determine what the net developable area might be.
- C. Expand the UGB and not conduct Comprehensive Plan/Zone changes to accommodate the MDR and HDR deficiency.
1. This option includes the scenarios above under B.

Industrial

- A. Comprehensive Plan/Zone changes to accommodate industrial to address the deficiency and not expand the UGB.
1. Attachment 6 is the map showing the location of unconstrained vacant and potential infill Commercial and Industrial land. A visual review is that there is not much land to convert to industrial.
 2. Changing 18 acres of COM to IND would leave a deficit of 134 acres if IND. One potential issue with this approach is if the COM locations are conducive to industrial given surrounding uses.
 3. The Commercial Development Company (WestRock) mill site is identified for redevelopment and is not included in the 152 acre industrial land deficiency.

B. Comprehensive Plan/Zone changes to accommodate industrial to address the deficiency and expand the UGB.

1. This possible option includes the elements under A above.
2. The City has Urban Reserve Area designations. These are depicted on Attachment 4. The North Hills URA encompasses 412 gross acres. The Klimek Lane URA totals approximately 28 gross acres. The Springbrook Road South URA totals approximately 68 acres. Finally, the Wynyoski Road URA totals approximately 49 acres.
3. The North Hills URA would need to be evaluated to determine if it meets the site characteristics for industrial and if it is compatibility with surrounding uses.
4. The City Council may want to consider the Klimek Lane URA as a future employment area for medical services given the proximity of Providence Newberg Medical Center and the future need for medical services within the community.
5. The Springbrook Road South URA is largely bisected by the Newberg-Dundee Bypass. Attachment 5 is a map identifying lands that have been acquired by ODOT in this area. Springbrook Creek borders the area on the east and would need to be evaluated for Goal 5 resources to determine what the net developable area might be.
6. The Wynyoski Road URA is in an area with existing industrial development. In addition there is the Hess Creek area which would need to be evaluated for Goal 5 resources to determine what the net developable area might be.
7. There may not be adequate lands within the URAs to meet site characteristics for industrial uses. Further analysis would need to be conducted.

C. Expand the UGB and not conduct Comprehensive Plan/Zone changes to accommodate the industrial deficiency.

1. This option includes the elements under B above.
2. If there are insufficient lands within the URAs then an evaluation of lands not in a URA would need to be evaluated. These lands could be Exception Lands or Resource Lands (Class 1 – 6 soils). Attachment 7 is a map that depicts the location of Exception Lands or Resource Lands outside of the UGB and URAs.
3. UGB Priority (Hierarchy) for Consideration
 - a. Urban Reserve Areas
 - b. Exception Land
 - c. Resource Land Class IV – VI Soils
 - d. Resource Land Class I – III Soils

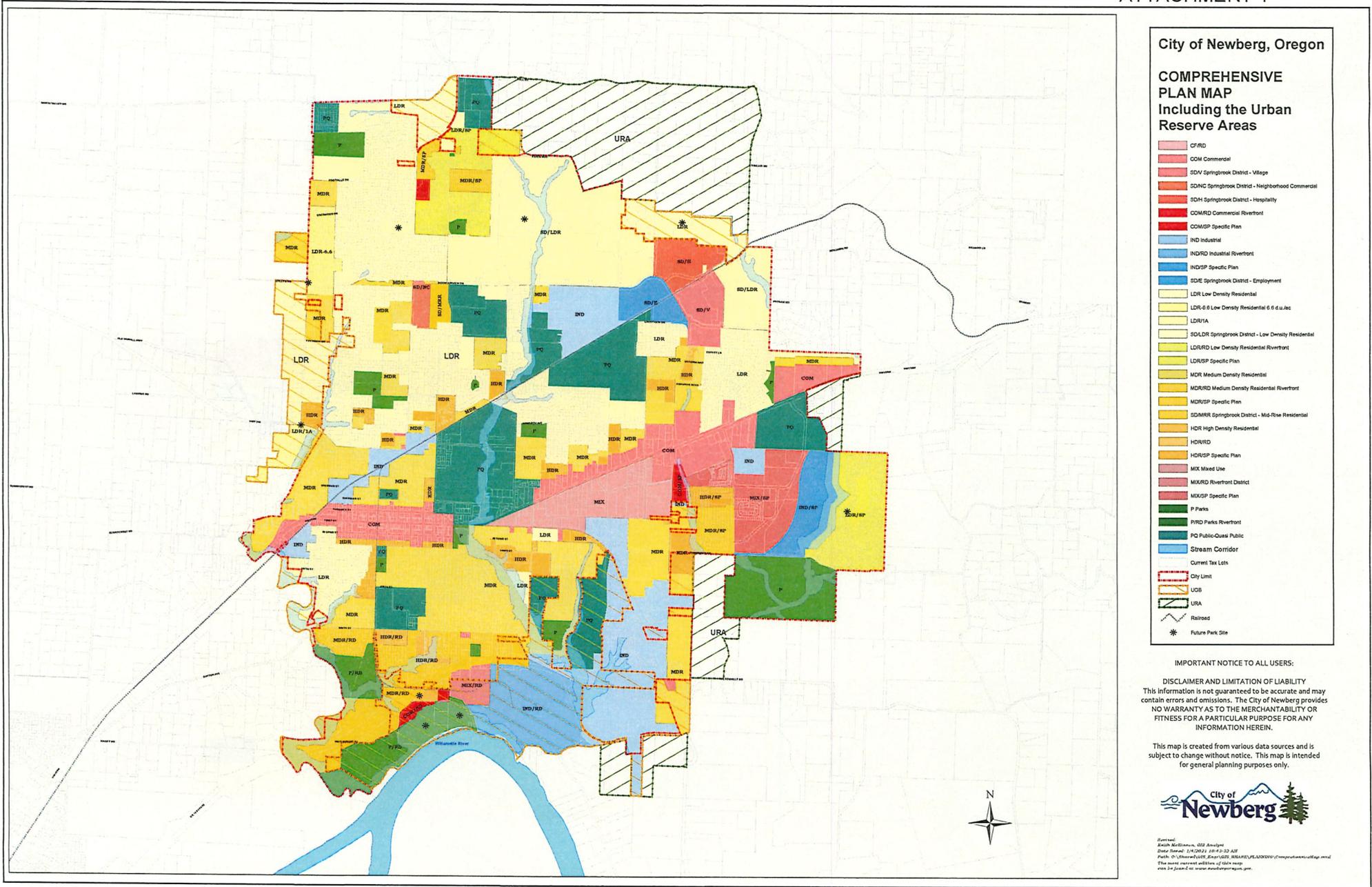
Next Steps

1. City Council meeting on June 21, 2021 to continue discussion on options and determine what approach the City Council wants to undertake on meeting the deficiency for residential and employment (Industrial) land need.
2. Notify the Department of Land Conservation and Development of the intent through the Post Acknowledgement Plan Amendment (PAPA) process to expand the UGB and to amend the Newberg Comprehensive Plan.

3. Adopt the EOA and integrate the necessary elements into the Comprehensive Plan under V. LAND NEED AND SUPPLY and notify the Department of Land Conservation and Development of the intent through the PAPA process.
4. Adopt the HNA and integrate the necessary elements into the Comprehensive Plan under V. LAND NEED AND SUPPLY and notify the Department of Land Conservation and Development of the intent through the PAPA process.
5. Adopt the Public and Semi Public Land Need and integrate the necessary elements into the Comprehensive Plan under V. LAND NEED AND SUPPLY and notify the Department of Land Conservation and Development of the intent through the PAPA process.
6. Respond to any legal challenges on the EOA, HNA, and Public and Semi Public Land Need.
7. If the direction is to proceed with a UGB expansion, engage a consultant(s) to assist with the UGB expansion process. Staff anticipates this will be a several year's long process.

Attachments:

1. Comprehensive Plan Map
2. Zoning Map
3. Residential Vacant/Partially Vacant Map
4. Urban Reverses Location Map
5. ODOT Bypass Land Acquisition Map
6. Unconstrained vacant and potential infill Commercial and Industrial Land Map
7. Exception Lands or Resource Land Map



City of Newberg, Oregon

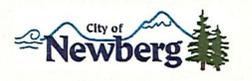
COMPREHENSIVE PLAN MAP Including the Urban Reserve Areas

- CFRD
- COM Commercial
- SDV Springbrook District - Village
- SDNC Springbrook District - Neighborhood Commercial
- SDH Springbrook District - Hospitality
- COMRD Commercial Riverfront
- COMSP Specific Plan
- IND Industrial
- INDRD Industrial Riverfront
- INDSP Specific Plan
- SOE Springbrook District - Employment
- LDR Low Density Residential
- LDR-6.6 Low Density Residential 6.6 d.u./ac
- LDR/IA
- SOADR Springbrook District - Low Density Residential
- LDRD Low Density Residential Riverfront
- LDRSP Specific Plan
- MDR Medium Density Residential
- MDRRD Medium Density Residential Riverfront
- MDRSP Specific Plan
- SDMR Springbrook District - Mid-Rise Residential
- HDR High Density Residential
- HDRRD
- HDRSP Specific Plan
- MIX Mixed Use
- MIXRD Riverfront District
- MIXSP Specific Plan
- P Parks
- PRD Parks Riverfront
- PQ Public-Quasi Public
- Stream Corridor
- Current Tax Lots
- City Limit
- UCB
- URA
- Railroad
- Future Park Site

IMPORTANT NOTICE TO ALL USERS:

DISCLAIMER AND LIMITATION OF LIABILITY
 This information is not guaranteed to be accurate and may contain errors and omissions. The City of Newberg provides NO WARRANTY AS TO THE MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE FOR ANY INFORMATION HEREIN.

This map is created from various data sources and is subject to change without notice. This map is intended for general planning purposes only.



Date: 08/11/2015
 Date Revised: 02/20/16
 Date Printed: 11/10/2015 10:52:33 AM
 Path: C:\Users\ELISE\Desktop\GIS\PLANNING\COMPREHENSIVE PLAN MAP
 The most current edition of this map can be found at: www.newbergoregon.gov



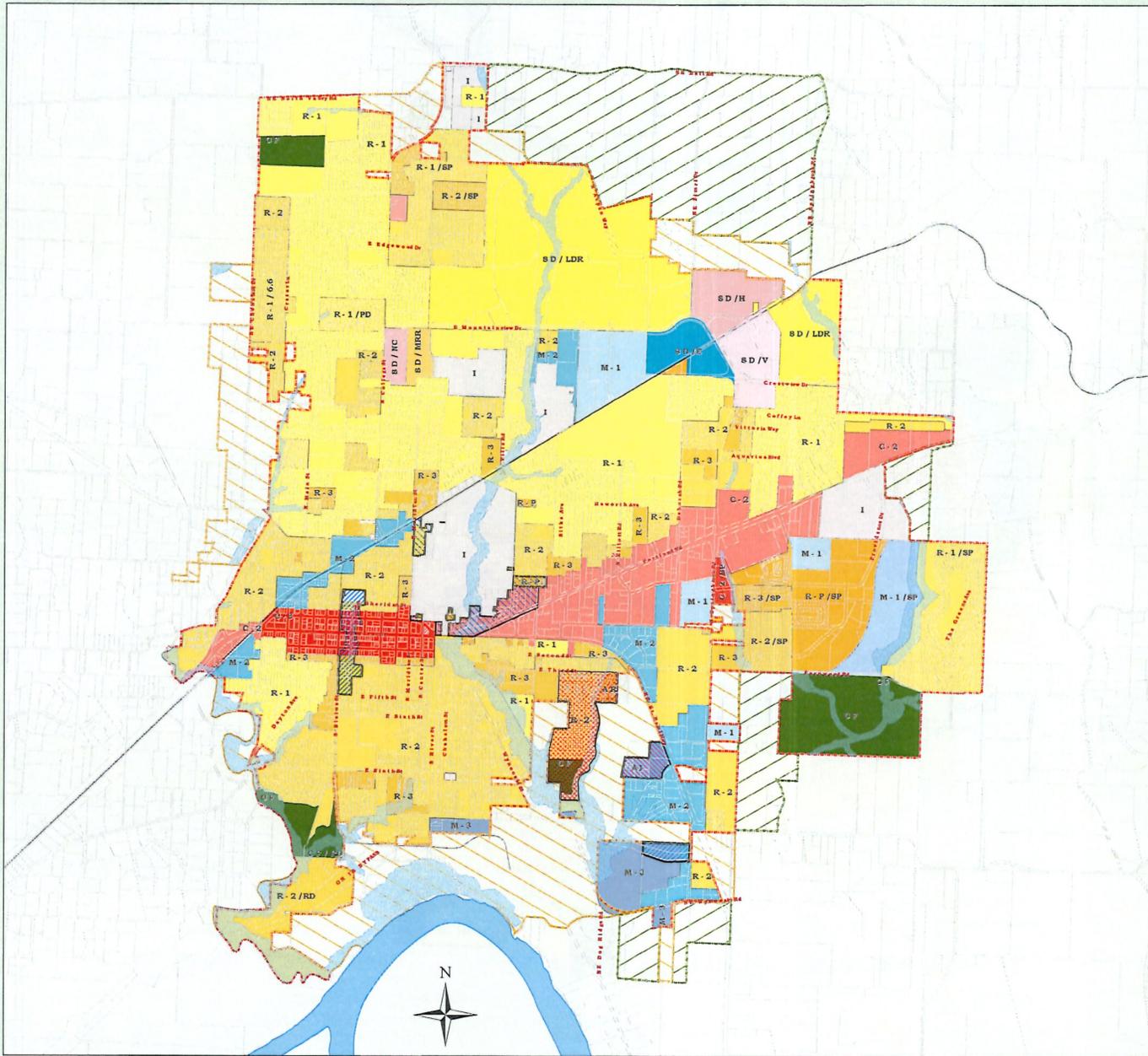
0 500 1,000 2,000 3,000 4,000 Feet 1 inch = 1,000 Feet

ATTACHMENT 2

City of Newberg, Oregon

ZONING MAP

Including the Urban Growth Boundary



Residential Zoning

- | | |
|---|---|
| R-1 Low Density Residential | R-2/SP Specific Plan |
| SD/LDR Springbrook District - Low Density Residential | SD/MRR Springbrook District - Mid-Rise Residential |
| R-1/PD Planned Unit Development | R-3 High Density Residential |
| R-1/0.1 Low Density 0.1 d.u./ac. | R-3 PD Planned Unit Development |
| R-1/0.4 Low Density 0.4 d.u./ac. | R-3/SP Specific Plan |
| R-1/6.6 Low Density 6.6 d.u./ac | R-P Residential Professional |
| R-1/SP Specific Plan | R-P/SP Specific Plan |
| R-2 Medium Density Residential | R-P/LU Residential Profession - Limited Use Overlay |
| R-2 PD Planned Unit Development | AR Airport Residential |
| R-2/RD Riverfront District | |

Commercial Zoning

- | | |
|--|--|
| C-1 Neighborhood Commercial | C-2/LU Community Commercial/Limited Use |
| SD/V Springbrook District - Village | C-2 PD Planned Unit Development |
| SD/NC Springbrook District - Neighborhood Commercial | C-2/SP Specific Plan |
| SD/H Springbrook District - Hospitality | C-3 Central Business District |
| C-1/SP Specific Plan | C-3/LU Central Business District - Limited Use |
| C-2 Community Commercial | |

Industrial / Other Zoning

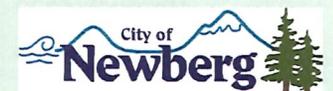
- | | |
|--|--|
| CF Community Facility | AI Airport Industrial |
| CF/RD Community Facility Riverfront District | M-2 Light Industrial District |
| I Institutional | SD/E Springbrook District - Employment |
| M-1 Limited Industrial District | M-3 Heavy Industrial District |
| M-1/SP Specific Plan | |

- | | |
|--------------------------------|------------------|
| Interim Industrial Use Overlay | City Limit |
| Airport Industrial Overlay | UGB |
| Airport Residential Overlay | URA |
| Institutional Overlay | Willamette River |
| Civic Corridor Overlay | Streets |
| Stream Corridor | Railroad Tracks |
| | Tax Lot Parcels |

IMPORTANT NOTICE TO ALL USERS:

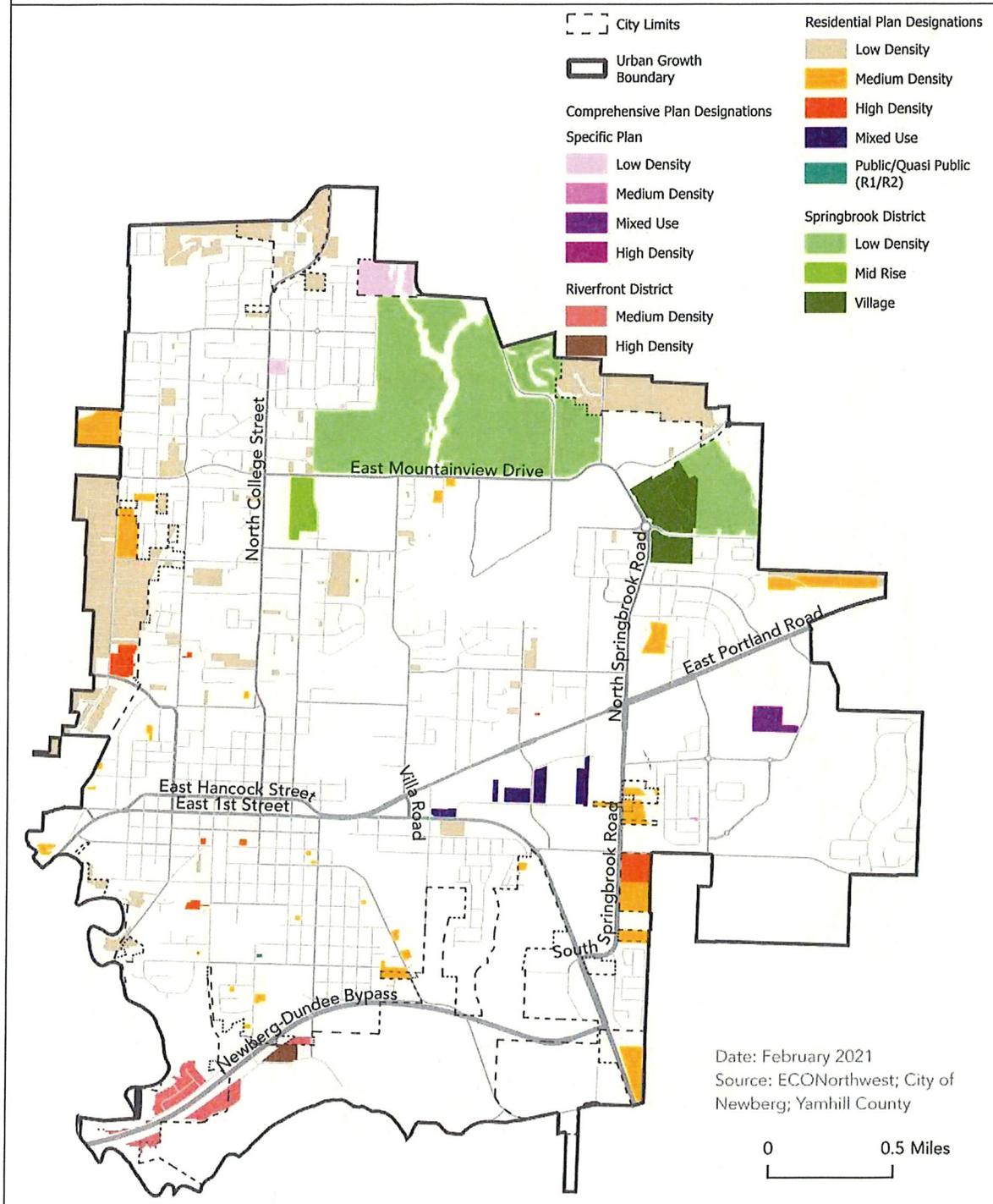
DISCLAIMER AND LIMITATION OF LIABILITY
This information is not guaranteed to be accurate and may contain errors and omissions. The City of Newberg provides NO WARRANTY AS TO THE MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE FOR ANY INFORMATION HEREIN.

This map is created from various data sources and is subject to change without notice. This map is intended for general planning purposes only.

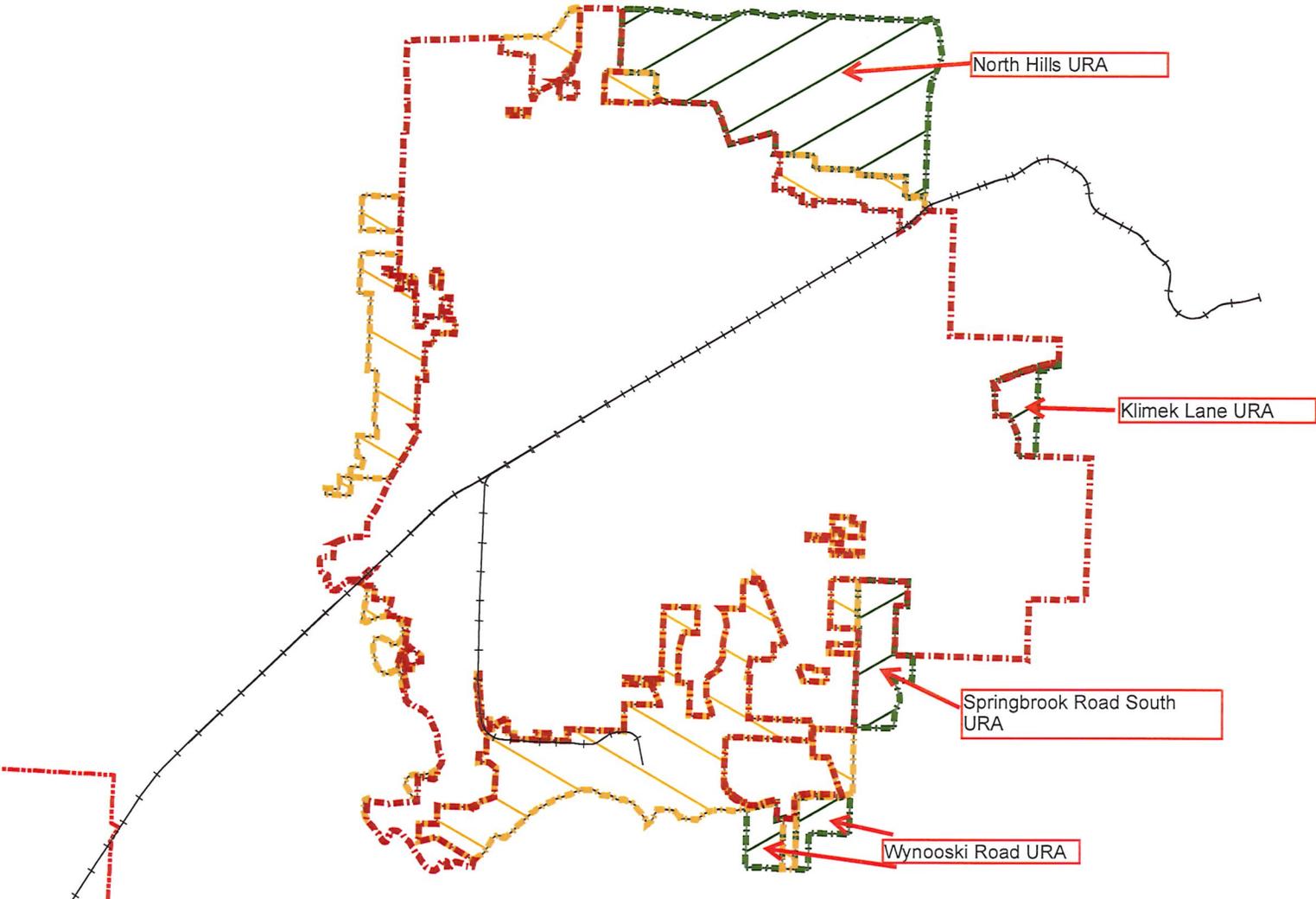


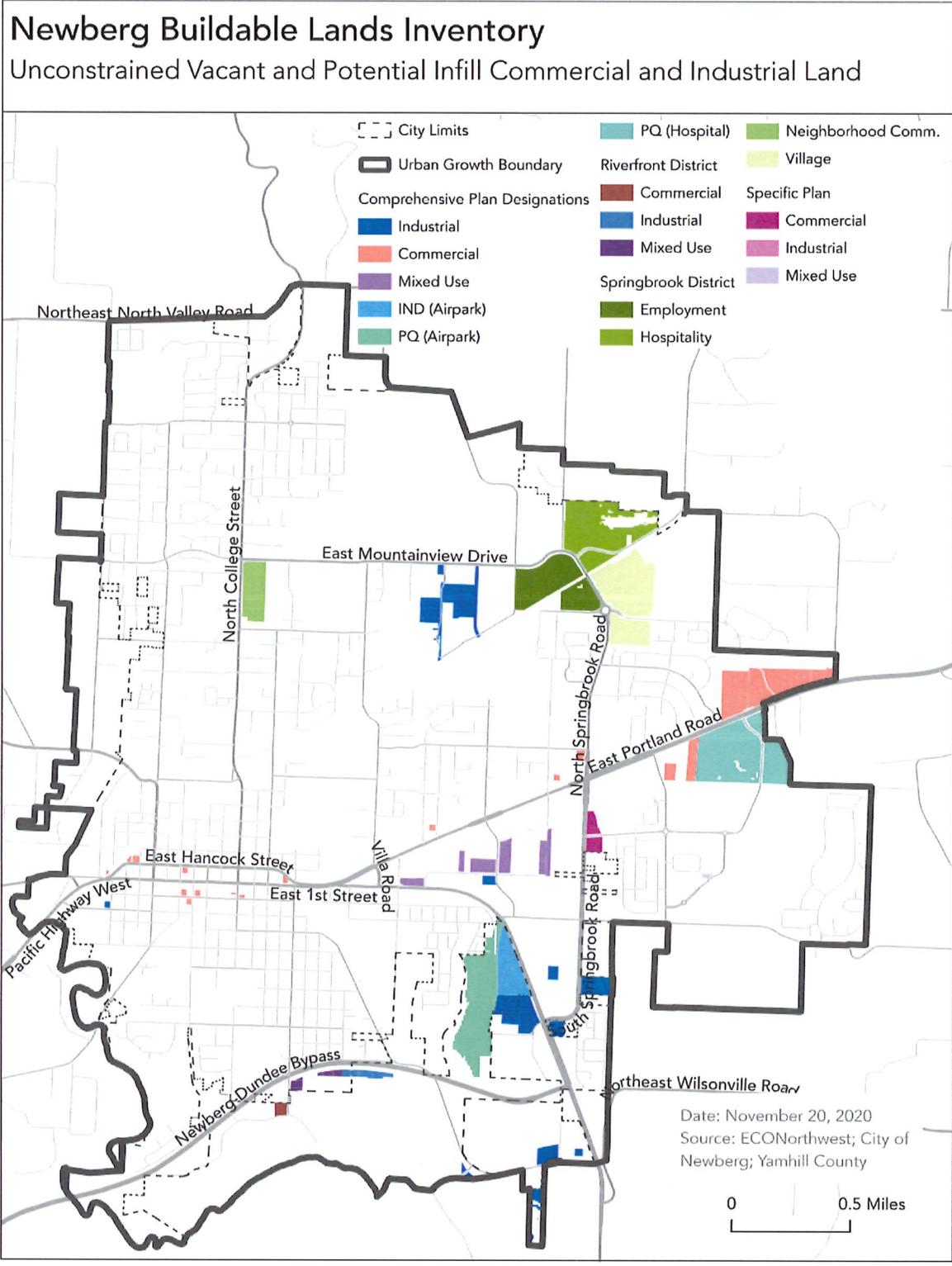
Newberg Buildable Lands Inventory

Unconstrained Vacant and Partially Vacant Residential Land



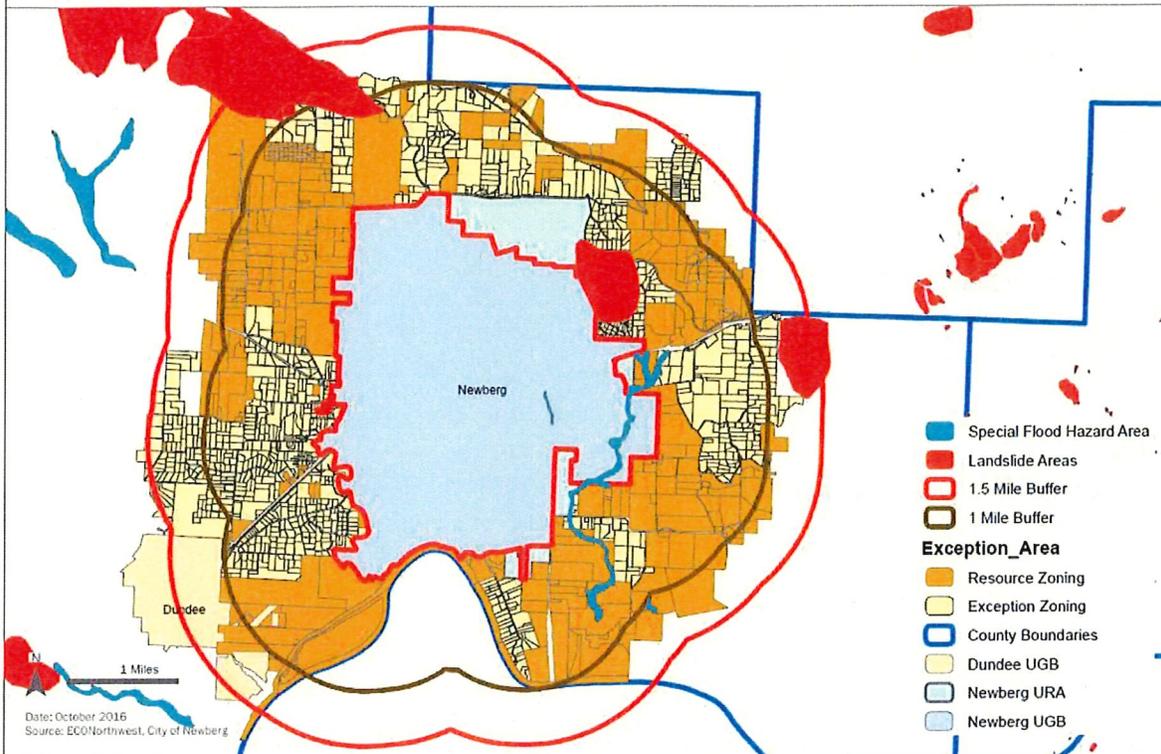
ATTACHMENT 4





NEWBERG BLI 2016

Newberg Study Area Buffers, Zoning and Exclusion Areas



Planning Commission Agenda Item Report

Meeting Date: June 10, 2021

Submitted by: Bobbie Morgan

Submitting Department: Community Development

Item Type: PC UPDATES

Agenda Section:

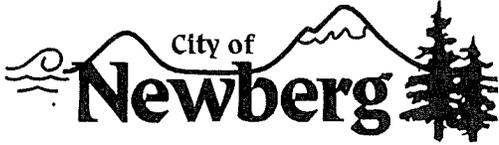
Subject:

Planning Activities Updates

Suggested Action:

Attachments:

[Memo Planning Commission Activities 2021.doc](#)



Community Development Department

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

MEMORANDUM

TO: Newberg Planning Commission
FROM: Doug Rux, Community Development Director
SUBJECT: Anticipated Schedule of Planning Commission Activities
DATE: June 10, 2021

To assist the Planning Commission in gauging activities for FY 20/21 below is a preliminary schedule of activities.

June 10, 2021

- Urban Growth Boundary discussion

July 8, 2021

- Vacation Rental CUP 412 W Fifth Street – Quasi Judicial Hearing (*Tentative*)
- Vacation Rental CUP 509 S Howard Street – Quasi Judicial Hearing (*Tentative*)
- Hearing Urban Renewal Plan & Report - Legislative Hearing

August 12, 2021

- Riverfront Annexations - Quasi Judicial Hearings (*Tentative*)
- TBD

September 9, 2021

- Mill District Comprehensive Plan Text Amendment, Comprehensive Map Amendment/Zoning – Quasi Judicial Hearing
- TBD

October 14, 2021

- EOA Comp Plan Amendment - Legislative Hearing (*Tentative*)
- HNA Comp Plan Amendment- Legislative Hearing (*Tentative*)
- Public- Semi Public Comp Plan Amendment - Legislative Hearing (*Tentative*)

November 11, 2021

- Middle Housing (Tri/Quad/Cottage Cluster/Townhomes) – Legislative Hearing
- TBD

December 9, 2021

- TBD

**Extra meetings*

There are additional activities the Community Development Department may bring forward to the Planning Commission for consideration for land use cases. Staff is also looking at various updates and cleanup actions to the Development Code such as:

1. Subdivision 4016 N College Street
2. Tentative – Military Banner Sign Regulations – Legislative
3. Institutional Zone Development Code Changes
4. Residential Parking Standards
5. Annexation criteria
6. Stream Corridor Adjustment process
7. Urban Forestry program
8. Fences in Industrial zones
9. Parking for subdivisions/partitions/design review
10. C-3 zone – reduce front yard landscaping from 10 feet to 5 feet
11. Industrial outdoor storage
12. Downtown sign point system
13. Vacation home rentals
14. Roof top mechanical unit screening
15. Historic review process
16. Zoning Use Table
17. Undergrounding utilities
18. Driveway width
19. Home occupations
20. 15.405.030B – “The creation” ~~development~~ of lots under 15,000 sf.....
21. 15.302.010 – add R-4 to the list
22. Replace parking diagrams in 15.440.070 for readability
23. Replace airport overlay diagrams in back of Dev. Code for readability
24. Temporary Merchant standards
25. Food Carts