

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON
FOR THE COUNTY OF YAMHILL
SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of Approving an Urban Growth Boundary Amendment)
for the City of Newberg to Add Approximately 18.83 Acres)
Amending the County Comprehensive Plan from Urban Reserve to) **ORDINANCE 780**
Low Density Residential, Tax Lot no. 3208-1100, Applicant Austin)
Industries, Inc, and Declaring an Emergency)

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) sat for the transaction of county business on Wednesday, March 29, 2006, Commissioners Leslie Lewis, Kathy George, and Mary P. Stern being present.

IT APPEARING TO THE BOARD that WRG Design, representing Austin Industries Inc., applied for an urban growth boundary amendment to include 18.83 acres currently within the Newberg Urban Reserve Area in Newberg's Urban Growth Boundary, tax lot 3208-1100, located at 2908 NE Aspen Way, Newberg, Oregon.

The Newberg Urban Area Management Commission (NUAMC) and Newberg City Council held duly noticed public hearings on this application and it was approved by both bodies. A duly noticed public hearing was held March 15, 2006, before Yamhill County Board of Commissioners. The applicant appeared, no opponents appeared, and the Board voted 3-0 to approve the application.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE BOARD:

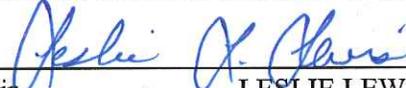
The application is approved as detailed in Exhibit "A", attached and hereby incorporated into this ordinance. This ordinance, being necessary for the health, safety, and welfare of the citizens of Yamhill County, and an emergency having been declared to exist, is effective upon passage.

DONE this 29th day of March, 2006, at McMinnville, Oregon.

ATTEST

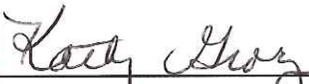
YAMHILL COUNTY BOARD OF COMMISSIONERS

JAN COLEMAN
County Clerk


Chair LESLIE LEWIS

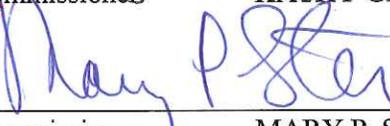
By: 
Deputy Anne Britt




Commissioner KATHY GEORGE

APPROVED AS TO FORM:


Rick Sanai
Assistant County Counsel


Commissioner MARY P. STERN

\\Yam-main\Admin\Users\sanair\LU\WRGAustinUGBAmendment.wpd

Exhibit "A" - Findings

DOCKET NO.: PAZ-02-05 (Newberg File No. UGB-05-013)

REQUEST: Approval of an urban growth boundary amendment to include 18.8 acres currently within Newberg Urban Reserve Area (URA) in Newberg's Urban Growth Boundary.

APPLICANT: WRG Design, representing Austin Industries

TAX LOTS: 3208-1100

LOCATION: 2908 NE Aspen Way, Newberg, Oregon

COMPREHENSIVE PLAN: VLDR Very Low Density Residential (The property is also within the Newberg Urban Reserve Area)

ZONE: AF-10 Agriculture/Forestry Small Holding

CRITERIA: Newberg Urban Area Management Agreement, Statewide Planning Goals, Yamhill County Comprehensive Plan Goals and Policies and the Oregon Administrative Rules.

FINDINGS:

A. Background Facts

1. *Property size:* Approximately 18.83 acres.
2. *Access:* The property is adjacent to Aspen Way, which is designated as a County Road.
3. *On-site Land Use:* The property contains a single-family dwelling and accessory building, both situated atop a hill at the center of the parcel. The property includes rolling, grassy terrain that is intermittently forested.
4. *Current Zoning:* AF-10 Agricultural Forestry
5. *Surrounding Land Use:* The properties to the south and west are inside the Newberg city limits and are in farm use. The area to the north and northeast is in forest use, with intermittent forest cover and smaller farming operations. The properties to the east/southeast are in rural residential use and are more densely forested.
6. *Surrounding Zoning:* Zoning to the north and northeast is AF-10. The surrounding property to the east and southeast is zoned VLDR-1. To the west and south and across from Aspen Way, the parcel is bordered by the Newberg city limits, so city zoning applies.

7. *Water:* City water would be available once this parcel is annexed.
8. *Sewage Disposal:* City sewer would be available once this parcel is annexed.
9. *Fire Protection:* Newberg Rural Fire District
10. *Soils:* Soils consist of Jory, Woodburn, Nekia, Stony Land, and Hazelair soils. They are rated class III high-value farmland, class IV and VI non-high-value farmland, and class II Prime soil.
11. *Taxes:* Parcel is taxed at full market value.
12. *Previous Actions:* Previous Actions: In 1986 a partitioning was granted preliminary approval to divide the property in half. This partitioning was never completed and has expired. On May 3, 1979 Yamhill County adopted Exceptions Statement I which included the property in Code Area 1.4, North Newberg exception area. At that time an exception to Goals 3 and 4 were taken based on the area being committed to rural residential use and the property was given a VLDR Very Low Density Residential comprehensive plan designation. In 1995 Yamhill County and the City of Newberg adopted the Urban Reserve Area. Yamhill County adopted Ordinance 596 on July 19, 1995 which identified the subject parcel as part of Newberg Urban Reserve Area A.
13. *Fish and Wildlife:* The property is not identified as being on any county adopted fish and wildlife habitat plan.
14. *Coordinated Population Projection:* Under ORS 195.036 cities are required to coordinate their population projections with the counties. The last coordinated population projection for Newberg is 33,200 for the year 2020. On November 29, 2005 the city of Newberg mailed a letter to Yamhill County requesting that their revised population projections be recognized as a coordinated population forecast.

B. Urban Growth Boundary Amendment Criteria

1. Criteria to be addressed in UGB amendment requests include the *Newberg Urban Area Growth Management Agreement*, the statewide planning goals, and the city and county Comprehensive Plans. The review standards from the first three of these are detailed in the city's staff report, appended and hereby incorporated into these Findings. Although the application did not consider the county Comprehensive Plan criteria, the city's justification of Newberg's Comprehensive Plan criteria follows similar reasoning for justification of the Yamhill County Comprehensive Plan Criteria, and thus that justification is adopted here.
2. The Yamhill County Comprehensive Plan, Section I.A., Goal 1, directs County:

To encourage the containment of growth within existing urban

centers, provide for the orderly, staged, diversified and compatible development of all of the cities of Yamhill County, and assure an efficient transition from rural to urban land use.

In 1995 the urban reserve area project was completed. The Newberg Urban Reserve Area (URA) land supply was intended to provide adequate land for the City of Newberg needs to 2020. The subject parcel was included in the URA.

3. The Yamhill County Comprehensive Plan, Section II, Goal 2, Policy a. states:

Yamhill County will continue to preserve those areas for farm use which exhibit Class I through IV soils as identified in the Capability Classification System of the U.S. Soil Conservation Service.

The majority of the property is made up of high-value farmland which consists of agricultural Class I-IV soils. However, as noted above an exception to Goal 3, related to the protection of agricultural land was taken in 1979. The exception was based on the subject parcel and surrounding area being irrevocably committed to rural residential use. Therefore the goals and policies related to the protection of farm land do not apply to the subject parcel.

C. Urban Growth Boundary Transportation Issues

1. The Yamhill County Transportation Plan Section 5.2.2 has Goals and Policies that deal with issue of UGB amendments and Annexations. Goals 4, 5, and 6 of this section state:
 4. *It is the policy of Yamhill County to coordinate the County Transportation System Plan with the transportation plans of the ten incorporated cities within Yamhill County. The County will emphasize continuity in the classification of roads and appropriate design standards for roadways which link urban areas with rural areas outside Urban Growth Boundaries. At the time of UGB amendment Yamhill County and the City involved shall agree on classification and design standards of all County Roads within the proposed UGB area prior to finalization of the amendment.*
 5. *County policy will encourage the expeditious transfer of jurisdiction of roadways to incorporated cities in conjunction with annexation. It is the policy of Yamhill County that developers of property who propose annexation and who have frontage on a road that does not meet city road standards shall have the primary responsibility for upgrading the road to city standards. Roads shall be upgraded at the time of annexation, or the developer shall sign an agreement with the city to upgrade the road at the time of development. Transfer of jurisdiction shall require the approval of both the County and the City in accordance with the provisions in Oregon Revised Statutes 373.270.*

City of Newberg - Type III Applications
 Fees for "Ingram" Annexation and UGB Expansion Requests

Property	acres	Type III action	Base fee	add'l fees	calc'd fee for acres	Fees
INGRAM	18.83	Annexation	\$ 1,410 +	\$ 170 per acre	\$ 3,201.10	\$ 4,611.10
		UGB Expansion	\$ 1,130	\$ -	\$ -	\$ 1,130
						\$ 5,741.10 total

7411

AUSTIN INDUSTRIES

P.O. BOX 1060
 NEWBERG, OR 97132
 PHONE: (503) 537-1000

USBANK
 24-22-1230

7411

*****FIVE THOUSAND SEVEN HUNDRED FORTY ONE AND 10/100*****

PAY

TO THE
 ORDER OF

City Of Newberg

DATE

Sep 12 05
 Memo: Ingram Property

AMOUNT

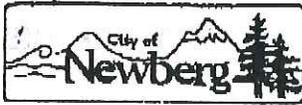
**\$5,741.10*

City Of Newberg

VOID AFTER 90 DAYS

David L. Hansen ^{MP}

⑈007411⑈ ⑆123000220⑆ 153602104165⑈



UGB AMENDMENT APPLICATION (QUASI-JUDICIAL REVIEW)

OFFICE USE ONLY:		(Pre-Application Conference is required on Type 3)
Total Ap Fee: _____	File #- _____	Project Cost: _____
Less Pre-Ap Fee: _____	Date: _____	Receipt: _____
Balance Due: _____	Date: _____	Receipt: _____

TYPES - PLEASE CHECK ONE:

Urban Growth Boundary Amendment
 Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: WRG Design, Inc.; Contact: Mimi Doukas
 ADDRESS: 5415 SW Westgate Drive, Suite 100 Portland, OR 97221
 PHONE: 503-419-2500 MOBILE: _____ FAX: 503-419-2600
 OWNER (if different from above): GEORGE KENNETH AUSTIN, JR. and JOAN D. AUSTIN / AUSTIN FAMILY / AUSTIN INDUSTRIES (c/o SONIA HAUGEN) PHONE: 503-537-1000
 ADDRESS: 3113 CRESTVIEW DRIVE (or P.O. BOX 1060), NEWBERG, OR 97132-8060
 ENGINEER/SURVEYOR: WRG Design, Inc.; Contact: Randy Dyer PHONE: 503-419-2500
 ADDRESS: 5415 SW Westgate Drive, Suite 100 Portland, OR 97221

GENERAL INFORMATION:

PROJECT NAME: UGB expansion to include former "Ingram" Property PROJECT LOCATION: 2908 N. Aspen Way, Newberg, OR 97132
 PROJECT DESCRIPTION/USE: Annexation of specified property within the UGB.
 MAP/TAX LOT NO. (i.e. 3200AB-400): 3208-01100 ZONE: URA SITE SIZE: 18.83 SQ. FT. ACRE:
 COMP PLAN DESIGNATION: URA TOPOGRAPHY: Inclining 20%, or 8.5 degrees, eastward from Aspen Way
 CURRENT USE: Vacant
 SURROUNDING USES:
 NORTH: Agricultural in County (AF-10); (URA) SOUTH: Agricultural, one SFR lot; LDR, R-1
 EAST: County SFR homes (VLDR-1); Agricultural WEST: Agricultural; LDR, R-1

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: Fees Noticing Information Title Report Criteria Response Owner Signature/Letter of Consent
 UGB Amendment Checklist: Site Plan Map & Legal Description Dedications Easements

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must either sign the application giving applicant authorization, or submit letters of consent. Incomplete or missing information may delay the approval process.

Mimi Doukas 9/27/05
 Applicant Signature Date
Mimi Doukas
 Print Name

George K. Austin, Jr. 9/16/05
Joan D. Austin 9/16/05
 Owner Signature Date
GEORGE K. AUSTIN, JR.
JOAN D. AUSTIN
 Print Name

Attachments: General Information, Criteria, Noticing Procedures, City of Newberg Fee Schedule, Checklist, Yamhill County Application, Yamhill County Fee Schedule

Land Use Application
Page 6 of 6

The undersigned understands that this application must be complete and accurate; that the fee for a zone change or plan amendment, as required by Yamhill County, shall be paid prior to having this application processed; that an official public hearing after at least ten (10) days public notice will be held by the Yamhill County Planning Commission; that after the hearings on zone changes, the decision of the Planning Commission is final unless appealed to the Board of Commissioners within fifteen (15) days of the decision, and after the hearings on Comprehensive Plan amendments, the recommendation of the Planning Commission will be presented at a further public hearing before the Board of Commissioners on the application; and that notice of all hearings shall be made in the manner as prescribed in Section 1402 of the Yamhill County Zoning Ordinance, Ordinance No. 310, 1982.

The undersigned also agrees to waive the requirement of Section 43.1301 of Ordinance No. 310 that a public hearing be held within ninety (90) days of receipt of an application, if it appears to the Planning Director that this requirement is not reasonable due to excessive applications pending before the Planning Commission.

Applicant's Signature George K. Austin
Date 9/6/05

- H. What, if any, public need would be met by the proposed change that is not already satisfied by other available property in the County? The State-wide Planning Goals and Guidelines should be addressed in determining public need.

Inclusion of this property within the UGB would help to evolve a complete community on the north section of Newberg with the anticipated master planning of the area. It would ensure that this property is properly and efficiently integrated into the City of Newberg. The State-wide Planning Goals are addressed on pages 5-10 in the application narrative (which is a part of complete application packet).

- I. Is there other available land in the County which would allow the type of uses allowed by the requested amendment(s)? If so, is there a particular reason why your property is better suited for the development? NOTE: Evidence must be provided by the applicant which clearly indicates that the land in question is as well or better- suited for the proposed new allowable uses than other available land in the County which is already zoned and/or planned for such uses(s).

This property is between an existing housing development (to the east) and vacant land that is anticipated to be built as single-family residential (immediately to the west and south). Inclusion into the UGB will help ensure that a balanced transition between SFR homes blends smoothly into the surrounding rural area. No other land in this area provides an opportunity for appropriate transition from rural to urban land uses.

- J. Is the property in question subject to any of the following:

Flooding?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
Landslides?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
High Water Table?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
Steep Slopes?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Excessive Soil Erosion?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes

- K. Discuss how your application relates to the goals and policies of the Yamhill County Comprehensive Plan, 1979. NOTE: The Comprehensive Plan was adopted by the Yamhill County Board of Commissioners in 1974 and gives direction to all changes in existing land use in Yamhill County. These goals and policies are available to you at no charge in the Planning Department.

This application aligns with the goals of providing adequate amount of land for appropriate rural type development while simultaneously achieving urban containment and working towards orderly urban development. Approval of this application also supports the goals and policies of minimizing the costs of extending urban services. This property abuts the existing city boundary making it an appropriate candidate in which to extend urban services.

E. What effect would the proposed change likely have on the use of nearby properties, agricultural activities, mineral resource sites (including rock and gravel), and/or other land uses in the area? Indicate what, if any, new land use issues might result from approval of this application.

The proposed change would have minor impacts on nearby properties. The land will be used primarily as a
buffer zone but will retain future potential for very low density residential type development. No new land use
issues are apparent or anticipated at this time.

F. Will the amendment(s) likely have any affect on surrounding land uses, or will surrounding land uses be of any consequence to the use(s) allowed by the change(s)? Explain how the use(s) allowed by the amendments might affect surrounding land use(s).

Inclusion of this property within the UGB would minimally, if at all, affect the surrounding area land uses. With
no initial development on the property, it will remain much as it is today. Anticipated future allowed uses on
the property will be of low to very-low density housing.

G. Is the property in question presently served by any of the following? If yes, list servicing agency.

- Water? No Yes _____
- Sewer? No Yes _____
- Fire Protection? No Yes Newberg Rural Fire Protection District
- Electricity No Yes _____
- School Bus No Yes _____

Indicate any other utility or public service which will be necessary to accommodate the new uses allowed by the amendment(s), and the agency which will supply these services.

Supplemental Questionnaire For Zone Change and/or Comprehensive Plan Amendment Applications

Please answer the following questions as completely as possible. The burden of proof is on the applicant to demonstrate that the request complies with applicable county and state requirements.

A. Why do you want The Comprehensive Plan and/zone map to be amended?

Inclusion of this property within the UGB would ensure that the property be a part of the overall master planning of the area. Additionally, expansion of the UGB to include this property would preserve its long-term urbanization potential that would be in line with the rural characteristic of the area. Planning for the potential development of the property would facilitate integration of predictable and desired development on the site, which is expected to be very-low residential development.

B. What land use changes could or would result from such amendments(s)?

Currently, the land is zoned AF-10 (County) within an Urban Reserve Area (City). Inclusion into the UGB and concurrent (or subsequent) annexation would allow the property to be part of Austin Industries' master planning of their property in the vicinity. Development on the property will not occur immediately. A conceptual development plan shows the potential for build-out in 20 to 30 years.

C. Was the original Comprehensive Plan or zoning designation appropriate for the property? If not, why not?

The County designates the property as AF-10. The Newberg comprehensive plan designates the property within the urban reserve area (URA). With adjacent vacant parcels (to the west and south) intended for a master planned residential community (within the Newberg city limits), inclusion of the parcel in discussion into the UGB will help to ensure a continuum of appropriate development in the area. Inclusion into the UGB and Newberg's city limits warrants appropriate reclassification of the property from URA land to low density residential (LDR) land.

D. What changes, if any, have occurred in your neighborhood or community since August 1974 which should be considered in evaluating this application? NOTE: August 1974 is the date of adoption of the Yamhill County Comprehensive Plan.

Joan Austin Elementary School constructed in 2004 off of Mountainview Drive. Employment center (including ADEC and other employment facilities) was built in the 1990s 1/4-mile south of property in discussion. Housing subdivision built in the mid-1990s 1/2-mile west of the property. Isolated SFR built just south of site. Other housing units were intermittently constructed in the 70s, 80s, and 90s between what is today Austin Elementary School and the employment/commercial/industrial center. Other residential development scattered in the NE and N along Springbrook Road.

8. To your knowledge, do any of the following natural hazards exist on the property?

Floodplain -- _____

Areas of erosion -- _____

Steep slopes X _____

Fish or wildlife habitat -- _____

Soil limitations for building or septic -- _____

THE APPLICANT MUST SUBMIT:

1. Completed application form, signed by the applicant and property owner (if different). The owner's signature must be notarized.
2. Site plan drawn to scale showing property lines, location and size of all existing buildings, existing and proposed access roads, and location and size of any proposed new buildings.
3. Written justification of how the application complies with the approval criteria. Attach additional sheets to this form.
4. Filing fee (make check payable to Yamhill County).

NOTE. Fees are not transferable or refundable.

I hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that the above information is true and correct to the best of my knowledge. I understand that issuance of an approval based on this application will not excuse me from complying with other effective ordinances and laws regulating the use of the land and buildings.

I hereby grant permission for and consent to Yamhill County, its officers, agents, and employees coming upon the above-described property to gather information and inspect the property whenever it is reasonably necessary for the purpose of processing this application.

George K. Austin Joan A. Austin 9/16/05
Applicant's signature Date

Property owner's signature (if different) Date

State of Oregon

County of Yamhill

Signed before me on this 6 day of September, 2005 by LISA M. FIELDS



Lisa M. Fields
Notary Public for Oregon
My Commission expires December 17, 2007

Yamhill County Department of Planning & Development
Land Use Application

401 NE Evans Street, McMinnville, OR 97128 - Tel: 503-434-7516 - Fax: 503434-7544

Docket PA-05
 Date 10.12.05
 Rec'd By MCHM
 Receipt # 20634
 Fee \$ 1,058.00

APPLICANT				LEGAL OWNER (IF DIFFERENT)			
AUSTIN	GEORGE	K					
Last Name	First		MI	Last Name	First		MI
3113 CRESTVIEW DRIVE (or P.O. BOX 1060)				Mailing Address (Street or PO Box)			
Mailing Address (Street or PO Box)				Mailing Address (Street or PO Box)			
NEWBERG	Oregon	97132					
City	State	Zip		City	State	Zip	
503-537-1000				Telephone			
Telephone				Telephone			

If the applicant is not the legal owner, state interest in property:

PROPERTY INFORMATION

Tax Lot(s) 3208-01100 Zone AF-10

Size of Tract (include all adjacent tax lots) 18.83 (gross) ACRES

1. TYPE OF APPLICATION (what is requested?): URBAN GROWTH BOUNDARY AMENDMENT

2. JUSTIFICATION FOR REQUEST YCZO Section(s): _____

Property is within the URA. Inclusion within Newberg's UGB helps to ensure orderly transition from rural to urban land uses (Goal 14).
 A Planner will assist you in identifying the review criteria that apply to your request. The review criteria are used to determine whether your application will be approved or denied. It is your responsibility to provide adequate written justification and any other evidence you feel is relevant to explain how your request complies with the review criteria. Failure to provide adequate justification may result in your application being denied, or deemed incomplete until additional information is provided.

3. Present use of property: Vacant. City's comprehensive plan designates property as part of the Urban Reserve Area (URA).
 County Zoning lists the property as AF-10.

4. Please list the type of buildings that are currently on the property (i.e. manufactured home, pole building, agricultural barn, etc.)-
No buildings currently exist on the property.

5. Is there a septic system on the property? Yes _____ No X

6. How will water be provided? Well _____ city X Other _____

7. How is the property accessed? Via paved road facility, Aspen Way.

EXHIBIT "B" - LEGAL DESCRIPTION

A tract of land in the William T. Wallace Donation Land Claim No. 47 and in the Solomon Heater Donation Land Claim No. 48, in Township 3 South, Range 2 West of the Willamette Meridian, Yamhill County, Oregon, being more particularly described as follows:

PARCEL I:

Part of the William T. Wallace Donation Land Claim No. 47 in Township 3 South, Range 2 West of the Willamette, in the County of Yamhill and State of Oregon, described as Beginning at an iron stake on the East line of said claim, 38.22 chains South from the Northeast corner of said claim; thence South along the claim line, 18.78 chains to a stone; thence West 10 chains to an iron stake; thence North 21°10' West along the center of the county road, 14.82 chains to an iron stake at the Southwest corner of the Dan Harmon tract as described in deed recorded December 13, 1946, in Book 126, Page 142, Deed Records; thence North 73°15' East, 15.82 chains along the Southerly line of said Harmon tract to the place of beginning, EXCEPT that portion conveyed to Leland W. and Doris M. Gibbons by deed recorded June 10, 1959 in Film Volume 5, Page 578, Deed and Mortgage Records.

PARCEL II:

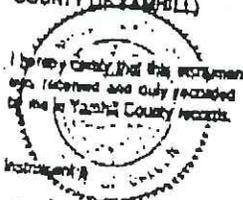
Beginning at an iron pipe on East line of the William T. Wallace Donation Land Claim No. 47 in Township 3 South, Range 2 West of the Willamette Meridian in the County of Yamhill and State of Oregon, 27.96 chains North of the Southeast corner of said claim; thence North on East line of said claim, 6.21 chains to an iron pipe; thence South 89°20' East 1.625 chains to an iron pipe; thence South parallel with the West line 6.21 chains to an iron pipe; thence North 89°21' West 1.625 chains to place of beginning, EXCEPT that portion conveyed to Leland W. and Doris M. Gibbons by deed recorded June 10, 1959 in Film Volume 5, Page 578, Deed and Mortgage Records.

EXCEPTING THEREFROM that portion of the above described real premises deeded to Yamhill County, a political subdivision of the State of Oregon, dated May 8, 1909, and recorded in Film Volume 232, Page 0577, Deed and Mortgage Records, Yamhill County, Oregon.-----

STATE OF OREGON)
COUNTY OF YAMHILL)

10 00
10 00
10 00
10 00

02384



Charles Stern
CHARLES STERN,
COUNTY CLERK

- (c) Orderly and economic provision for public facilities and services;
- (d) Maximum efficiency of land uses within and on the fringe of the existing urban area.
- (e) Environmental, energy, economic and social consequences;
- (f) Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and
- (g) Compatibility of the proposed urban uses with nearby agricultural activities.

Finding: See Exhibit A - Findings, pages 1-11.

V. Conclusion: As shown in Tables A, B, C and D of this report, there will be a significant shortage of land available for residential development within the City by 2025, if not sooner. The proposed change will help to address the projected shortage by changing the Plan designation on the property to allow for higher density urban level development as opposed to the very low rural residential development that is currently allowable on the site under County zoning.

The Newberg/Yamhill County Urban Reserve Project examined this area in detail and determined that the site would be suitable for meeting the public need for additional land within the City's UGB. Inclusion of this property within the UGB would help to assure a livable, economically healthy and complete community and provide for a long-term jobs/housing balance.

Potential development on the site can be feasibly served by extensions of public utilities that are a part of the preceding development of adjacent properties. Overall, inclusion of this property within the UGB will ensure that it is thoughtfully considered in planning – and developing – a complete community in the northern area of Newberg.

Based on all of the above mentioned findings, the application meets the criteria for an Urban Growth Boundary amendment.

Urban Growth Boundary may be initiated by the Yamhill County Board of Commissioners, the Newberg City Council, or by an individual owner(s) of property who request(s) inclusion in or exclusion from the urban Growth Boundary”.

An updated residential needs analysis was completed in 2004. As previously shown in Tables A, B, C and D of these findings, there is currently a need for additional low density zoned land to meet projected increases in population by 2025. For the planning period ending in 2025, there is a significant shortfall in every residential land category. The proposed amendment will help the City meet the requirements of ORS 197.296(2) by providing a suitable inventory of buildable residential land to the year 2025.

- **ORS 197.298.** ORS 197.298 establishes priorities for land to be included within an urban growth boundary. ORS 197.298 (1)(a) states: “In addition to any requirements established by rule addressing urbanization, land may not be included within an urban growth boundary except under the following priorities: (a) First priority is land that is designated urban reserve land under ORS 195.145, rule or metropolitan service district action plan.”

Finding: As noted in Exhibit A - Findings, page 1, the property under review is located with an urban reserve area adopted by the City and Yamhill County in 1993.

- **OAR 660-Division 4.** OAR 660-Division 4 exceptions standards interpret the Goal 2 Exception Process as it applies to statewide Goals 3 to 19. OAR 660-004-0010(1)(c)(B) states: “When a local government changes an established urban growth boundary, it shall follow the procedures and requirements set forth in Goal 2 “Land Use Planning,” Part II, Exceptions. An established urban growth boundary is one which has been acknowledged by the Commission under ORS 197.251. Revised findings and reasons in support of an amendment to an established urban growth boundary shall demonstrate compliance with the seven factors of Goal 14 and demonstrate that the following standards are met: (i) Reasons justify why the state policy embodied in the applicable goals should not apply (This factor can be satisfied by compliance with the seven factors of Goal 14.); (ii) Areas which do not require a new exception cannot reasonably accommodate the use; (iii) The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and (iv) The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.”

Finding: The seven factors of Goal 14 have been addressed in Exhibit A - Findings, pages 1-11. The property was designated as “Exception Lands” in by Yamhill County when it was zoned AF-10 rural residential.

IV. Goal 14 Factors:

- a) Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals.
- (b) Need for housing, employment opportunities, and livability;

Finding: The Urban Reserve Areas were evaluated and prioritized for inclusion in the UGB approximately ten years ago. The City of Newberg is currently evaluating which land will be included in the UGB to meet projected growth needs. In the meantime, the applicant has requested that this land within the Urban Reserve Area be included in the UGB. This application demonstrates compliance with criteria specified in Statewide Goal 14, Urbanization. Responses to the Goal 14 criteria are found elsewhere in this report.

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

Finding: The proposed Urban Growth Boundary Amendment itself does not require provision of public facilities. Future development in the general area can facilitate the extension of utilities lines to the site. The owners of the property also own adjacent properties to the west and south that will likely be developed prior to the property in discussion. Extensions of the necessary utilities to serve this property as low-density development should be feasible with the adjacent development, and might be financed by the developer.

In addition, there will need to be improvements in the public water infrastructure before urban development can occur. Most of this property is located at an elevation above the service level (zone 1) for the current water reservoir. The 2004 City of Newberg Water Distribution System plan assumes that additional facilities will be constructed during the next 20 years that will enable the 2-3 zone (where this property is located) to be served. The facilities will include a Springbrook Road main water line, a new zone 1 reservoir, a new zone 2-3 reservoir, and pump station.

III. ORS Standards:

- **ORS 197.296(2).** This ORS requires a City to provide sufficient buildable land within a City's boundary, and to analyze and determine residential housing patterns. Review of an urban growth boundary, comprehensive plan or other functional plan to accommodate estimated housing needs for 20 years may be done through the periodic review or any other legislative review.

Finding: The City is currently in the process of legislative review to accommodate housing needs for the next 20 years. This proposal is not initiated by that review process, but includes land that is under review for inclusion into the UGB. The proposal being considered is being heard as a site-specific quasi-judicial review. The findings are based on the residential needs analysis that was conducted as part of the City's legislative review process. In addition, the Newberg Comprehensive Plan provides that *"property owners will also have the opportunity to request that land within the designated Urban Reserve Area be included within the Newberg Urban Growth Boundary, based on the criteria outlined in LCDC Goal 14 and the Urban Growth Management Agreement."*

The Newberg Urban Area Growth Management Agreement provides the following mechanism for a site specific urban growth boundary amendment: "Amendment of the

TRANSPORTATION - Goal 9: Create effective circulation and access for the local transportation system.

Finding: Future development in the general vicinity will include road improvements on North Aspen Way and also additional connection through the new master-planned community south of this site. Inclusion of this property within the UGB will ensure the site's integration in the master planning of general area, including connectivity and access to and within the new community.

PUBLIC FACILITIES AND SERVICES - Policy 1(a). The provision of public facilities and services shall be used as tools to implement the land use plan and encourage an orderly and efficient development pattern.

PUBLIC FACILITIES AND SERVICES - Sewer and Water Policy 2(c). Developments with urban densities should be encouraged to locate within the area, which can be served by Newberg's present sanitary sewer system.

Finding: Improvements and new extensions of public utilities as the general area develops will facilitate the efficient extension of utilities to this property.

URBANIZATION - Goal 1. To provide for the orderly and efficient transition from rural to urban land uses.

Finding: As previously noted, the land has been included within Newberg's urban reserve area to provide adequate land for the City's needs to 2025. Since these parcels were included within the urban reserve area, conversion from agricultural to urban land uses is occurring in an orderly and efficient manner. As the area south of this site develops public services and facilities will be efficiently provided to the site to support an urban level of low density residential development.

URBANIZATION - Policy 1(f). In expanding or otherwise altering the Urban Growth Boundary, the Boundary shall follow road rights-of-way, lot lines, or natural features.

Finding: The boundary will not be expanded to only include the lower elevation portions of the property. The proposed UGB amendment will include the whole property; it will follow the property's existing boundary.

URBANIZATION - Policy 1(h). The designated Urban Reserve Area identifies the priority lands to include within the Newberg Urban Growth Boundary to meet projected growth needs to provide a thirty (30) to fifty (50) year land supply. Designated Urban Reserve Area lands will be included within the Urban Growth Boundary on a phased basis at periodic review. Property owners will also have the opportunity to request that land within the designated Urban Reserve Area be included within the Newberg Urban Growth Boundary, based on the criteria outlined in LCDC Goal 14 and the Urban Growth Management [Agreement].

AGRICULTURAL LANDS - Policy 1. The conversion of land from agricultural to urban land uses shall be orderly and efficient.

Finding: As previously noted, in 1992 and 1993 an urban reserve area project was completed. The Urban Reserve Area land supply was intended to provide adequate land for the City's needs to 2020. As shown in Tables B, C, and D a current shortfall of residential land has been identified. This parcel was included within the urban reserve area. This parcel, if added to the UGB, will be included within a master plan for this area which should ensure that the conversion to urban uses occurs in an orderly and efficient manner.

AGRICULTURAL LANDS - Policy 2. Inclusion of lands in agricultural use within the Urban Growth Boundary is recognition of a commitment of future urbanization, as such lands are necessary to meet long-range population and economic needs, based on criteria outlined in the statewide Urbanization Goal.

Finding: The site under review has been identified by the County as exception land, and the inclusion within the Urban Reserve area was a recognition that this land had potential for urbanization. Tables B, C and D demonstrate that there will be a substantial shortage of land in the City available for medium density housing should growth rates and corresponding housing development trends experienced over the past few years continue. Inclusion of the property under review within the UGB would help to alleviate the shortages of land available for residential use expected to occur by 2025, if not sooner.

AIR, WATER, AND LAND RESOURCE QUALITY - Goal: To maintain and where feasible, enhance air, water and land resource qualities within the community.

AIR, WATER, AND LAND RESOURCE QUALITY - Policy 3. As public sanitary sewer becomes available, all development shall connect to the public system.

Finding: If the site develops as rural residential land then the houses will have to use septic systems. If this site is included within the UGB then, upon development, all residences will connect to City sewer service. Sensitivity to the topography and limited development on the site will help minimize impact to air, water, and land resource quality.

HOUSING - 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.

Finding: This site's steep slopes limit the amount of housing that can easily be built on the site, and make it well suited to larger lots. Adding this site into the UGB will help meet the demand for larger-lot housing and free up almost 20 acres of flatter land already within the UGB that could more efficiently be developed for smaller-lot and more affordable homes.

(f) Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and

Finding: The site contains a patchy mix of soil types of which only one is considered well suited for agriculture. The discordant mix of soils combined with fairly steep-sloped terrain offer limited agricultural use. Yamhill County identified the property under review as “lands committed to rural residential use”, and zoned it AF-10 exception land. Therefore, it has been previously determined that the site is not well-suited for use as agricultural land, and has low priority for retention as agricultural land.

(g) Compatibility of the proposed urban uses with other adjacent uses.

Finding: Oregon’s land use laws were designed to protect farm land and to establish city boundaries. Where these boundaries terminate, potential conflict with adjacent activities, including farming activity can occur. Urban reserve areas, by their very nature, exist on the fringes of these city boundaries. These parcels were included within Newberg’s Urban Reserve Area in anticipation of development occurring by 2020. Newberg’s Development Code has been designed to mitigate impacts of new development on surrounding land uses. Impacts on this area which may occur as a result of existing farming practices can also be mitigated by proper installation of amenities such as landscaping and screening at time of development.

Adjacent property to the west and south of the property are planned for low density residential development. East of the site are existing low-density residential homes. North of the site is Urban Reserve Area land, currently used for rural residential development.

While no immediate development is proposed for the site, future development will be compatible with the surrounding uses. The conceptual use for the site is low-density residential development that is sensitive to the terrain of the property. Relatively few housing units could be built on the site, which would fit appropriately in the area, and even potentially serve as a transition zone between more urban development anticipated to the west and more rural areas to the north and northeast of the property.

II. Newberg Comprehensive Plan Amendment Criteria - Newberg Development Code, Section 10.20.030: *The applicant 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.*

NEWBERG COMPREHENSIVE PLAN POLICIES AND GOALS:

AGRICULTURAL LANDS - Goal: To provide for the orderly and efficient transition from rural to urban land uses.

The facilities will include a Springbrook Road main water line, a new zone 1 reservoir, a new zone 2-3 reservoir, and pump station.

(d) Maximum efficiency of land uses within and on the fringe of the existing urban area.

Finding: The proposed amendment will provide for maximum efficiency of land use on the fringe of the urban area through future extension of public water and sanitary sewer to land contiguous with the city limits. The potential use of the area for low-density urban residential development is appropriate considering the planned use of adjacent properties to the west, south, and east. As currently zoned by the County, very low-density rural residential development could occur. The site location contiguous to the City make it an efficient site to develop urban low density residential development.

(e) Environmental, energy, economic and social consequences;

Finding:

Environmental consequences: The site consists primarily of sloped terrain with minimal farming value. Several stands of trees are located in the northeaster corner and eastern portion of the property. These trees are intended to be retained. No known historic site or resources exists on the property.

Energy consequences: Inclusion of this property into the UGB avoids leap-frog development and provides the opportunity for master planning of a complete community in the north/northeastern section of Newberg. The anticipated master plan would ensure consideration of this property in the efficient urbanization of land in Newberg.

Economic consequences: Until the parcels are annexed, there is negligible economic impact. Upon annexation, a complete economic impact statement will be required and additional service requirements and the costs associated with them will be analyzed at that time. As an example, development activity will likely generate more traffic in the area but that same development activity will also generate additional transportation system development fees to fund local road improvements. The potential for positive economic impact, however, is likely with the planning and development of a complete community nearby. Development on – and the views from – this property can attract households with above average income. In addition to tax revenues from the new development, a larger amount of disposable income from these households may be spent in the community, contributing to the health of the local economy

Social consequences: The long-term socioeconomic benefits to the community will be enhanced by helping to create a “complete community”, where jobs, housing, goods and services are located in reasonable proximity to one another. Employers will be more inclined to retain and create well-paying jobs where a supply of housing choices is readily available to meet the needs of their employees.

Staff concludes that including these parcels in the urban growth boundary at this time will be a greater benefit to the City than any impacts that have been identified above.

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)	1,009

The evidence presented above clearly demonstrates that the current supply of vacant developable and appropriately zoned land is inadequate to meet the needs of the community over the next twenty years. There will be a negative supply of available low, medium and high-density land by 2025, if not before, to meet the community's need for residential land.

In summary, population and residential housing growth has averaged approximately 3% per year over the last 15 years. The City faces a shortfall in the supply of LDR land over the next 20 years, and needs to expand the UGB to meet this need. This site will not be developed in the next few years, due to the lack of City utilities at the site, but could be developed during the next 20 years as the area to the south is developed, utility lines are extended northward and water system improvements are built. Adding this site into the UGB will therefore help remedy the projected shortfall of LDR land within the UGB over the next 20 years, although it may not become available for development until the tail end of that period.

(c) Orderly and economic provision for public facilities and services;

Finding: The property is currently not served by public water or sanitary sewer. Existing public water and sanitary sewer connections are approximately 2,500 feet away within public rights of way. A stormwater ditch traverses the northern portion of the site and links to the city's stormwater management system via a culvert, catchbasin and pipe that eventually leads to Hess Creek.

The property's location, however, adjacent to land designated as low-density residential (LDR) and that land's likelihood of development in the near future will expand options for providing utility services to this property. Immediate development is not expected on the site. Any new development on the site will likely occur after new development on the adjacent low-density residential land. Extending services northward to this property would likely be more feasible and efficient on a longer-term development timeframe (about 15-20 years).

In addition, there will need to be improvements in the public water infrastructure before urban development can occur. Most of this property is located at an elevation above the service level (zone 1) for the current water reservoir. The 2004 City of Newberg Water Distribution System plan assumes that additional facilities will be constructed during the next 20 years that will enable the 2-3 zone (where this property is located) to be served.

2005 to 2025	3,377	492	1,022	1,533	140	140	6,704
2026 to 2040	3,234	471	978	1,467	135	135	6,420
Total	6,611	963	2,000	3,000	275	275	13,124

Source: City of Newberg, Comprehensive Plan, November 2005 (Johnson Gardner)

Table C includes projected residential land needs for the various housing types provided for in the Comprehensive Plan: Low Density Residential (LDR); Medium Density Residential (MDR); and High Density Residential (HDR). The table shows planned densities in order to calculate the needed acres needed for development.

The Table shows that 874 acres are needed to accommodate population growth for the next 20 years with an additional 1,009 acres needed to accommodate 2040 population estimates.

Table C
Buildable Residential Land Need

Plan Designation	Density (du/ac.)	Dwelling Units Needed (2005-2025)	Buildable Acres Needed (2005-2025)	Dwelling Units Needed (2026-2040)	Buildable Acres Needed (2026-2040)
LDR	4.4	2,691	612	3,234	735
MDR	9	1,556	173	1,719	191
HDR	16.5	1,473	89	1,367	83
Total		5,720¹	874	6,320	1,009

The land need in Table C is compared with the buildable land supply within the current UGB to find the number of acres needed to accommodate future growth, as shown in Table D. The Table shows that an additional 380 acres will need to be within the UGB to accommodate growth to the year 2025. Beyond the year 2025, an additional 1,009 acres will be needed to accommodate growth to the year 2040.

Table D
Buildable Residential Land Needs vs. Supply

¹ The dwelling units needed for the time period of 2005-2025 was reduced from 6,704 (Table B) to 5,720 (Table C) to account for dwelling units that were in process of being built during 2004 and are now part of the current residential inventory.

Finding: In November 2005, the Comprehensive Plan was revised to include updated population forecasts through the year 2040. Based on the year 2025 population forecast of 38,352 and the 2005 population forecast of 21,132, there is a projected increase of 17,220 people for the next 20 years. The average annual population growth rate in Newberg from 1990-2005 was 3.1%. The AAGR (average annual growth rate) for the estimated population from 2005-2025 is 3.0% and decreases to an AAGR of 2.3% for the estimated population from 2025-2040.

**Table A
UGB Population Forecasts**

	Anticipated Population	UGB Population Estimate as of 2005	Population Remaining To Serve
Population 2025	38,352	21,132	17,220
Population 2040	54,097	21,132	32,965

Source: City of Newberg, Comprehensive Plan, November 21, 2005

According to the City's adopted population projections, the population of Newberg is expected to continue to grow at an average rate of 3.0% annually over the next 20 years. The additional 17,220 residents will result in approximately 6,704 new households by 2025. This population increase will require an adequate supply of residential, commercial and industrial land in order to maintain a jobs/housing balance in the area, and to provide adequate job opportunities and housing choices to maintain livability in the community.

A Housing and Residential Needs Analysis was conducted by Johnson-Gardner in 2004. In November 2005, Section IV of the Comprehensive Plan was revised to include updated housing needs derived from that analysis. These needs were based on a variety of factors, including population growth, housing cost, and income levels.

Tables B includes an analysis of housing needs based on historical evidence of quantities and types of housing developed, and an analysis of the amount of land that will be required to meet future needs for residential development to accommodate projected growth of the community.

Applying the growth forecasts established by the Comprehensive Plan, it is estimated that the City will require 6,740 units by 2025 and an additional 6,420 units by 2040, as shown below in Table B. Half of the projected units will be in single-family detached dwellings.

**TABLE B
Future Housing Need By Housing Type (number of dwellings)**

	Single Family		Multi-Family		Manufactured		
	Detached	Attached	Medium Density	High Density	Parks	Subdivision	Total
	50%	7%	15%	23%	2%	2%	100%

serve as a framework for urban development. Water, sanitary sewer and storm water management facilities were evaluated as part of the detailed URA analysis conducted by the City in 1997. Sanitary sewer and stormwater services can be provided in the project area, subject to development of the area south of the site or by the applicant extending these services approximately 2500 feet to reach the site. Water services can be provided at the site, but will require extensive public infrastructure improvements. Most of this property is located at an elevation above the service level (zone 1) for the current water reservoir. The 2004 City of Newberg Water Distribution System plan assumes that additional facilities will be constructed during the next 20 years that will enable the 2-3 zone (where this property is located) to be served. The facilities will include a Springbrook Road main water line, a new zone 1 reservoir, a new zone 2-3 reservoir, and pump station .

Goal 12, Transportation. The primary objective of this goal is to provide a safe, convenient and economic transportation system. The City's Comprehensive Plan contains several goals and policies designed to guide the planning and provision of a safe, convenient and economic transportation system in cooperation with state, county and neighboring communities in the region. The City's 1997 Urban Reserve Project report includes an analysis of transportation system impacts and possible improvements based on a comparison of two alternative land-use scenarios. The orderly and economic provision of public services and facilities, including the transportation system, was among the criteria used to evaluate the URAs.

Newberg's Transportation System Plan includes recommended road improvements to North Aspen Way:

- ▶ *North Aspen Way:* Reconstruct Aspen Way to minor collector street standards between Villa Road and Mountainview Drive (northern arterial) to include sidewalks and on-street parking on each side of Aspen Way. Total length of this improvement is 1.38 miles.

Future development on this site will be required to construct at least a half-street improvement along the North Aspen Way frontage, and will pay for off-site transportation improvements through Transportation System Development Charges.

Goal 14, Urbanization. The objective of this goal is to provide for an orderly and efficient transition from rural to urban land use. This goal requires all cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." The City of Newberg UGB contains approximately 3,555 acres. The City of Newberg Comprehensive Plan Section IV.B identifies approximately 778 acres as vacant and buildable, with anticipated residential needs expected to exceed the area currently located within the UGB. Seven factors are specified by Goal 14 that must be considered in establishing and changing UGBs. These seven factors are addressed in this application in items (a) through (g) of this section.

- (b) *Need for housing, employment opportunities, and livability;*

the master planning process the Austins are undertaking, and ensure that the proper amount of recreational amenities in the vicinity are provided.

Goal 10, Housing. This goal requires a community to plan for and accommodate needed housing types, including multifamily and manufactured housing, and to inventory buildable residential lands, project future needs for such lands, and to plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types. The goal for housing in the City of Newberg's Comprehensive Plan is to provide for 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. Housing density and mix policies are set forth in the Plan, rather than housing types, as the most important development criteria to be used to classify different types of residential areas in the City.

In 1995 the City adopted an Urban Reserve Area. The URA includes 916 acres of land with approximately 750 acres of buildable land. After combining the existing population within the City and the future population in the UGB, a total of approximately 34,700 people could be accommodated. Some of the factors used to determine which properties should be given a URA designation included contiguity to the UGB and City limits, percentage of study area designated rural residential, percentage of study area designated agricultural, transportation access, sewer and water potential, and natural boundaries.

In 2004, the City undertook a residential needs analysis to identify the need for residential land for the next 20 years. The Ad Hoc Committee on Newberg's Future recommended, in a report that was adopted by City Council in 2005, that the UGB would need to add 380 acres of residential land by 2025, 253 acres of which would be LDR. The steep topography of this site probably makes the LDR designation the most appropriate density for this site. While this parcel was not identified by the committee as a priority for inclusion within the UGB, due to the perceived delay in utilities reaching the site, it is true that inclusion of this parcel within the UGB would help meet the need that the committee identified for LDR land. The ongoing Austin master plan process may facilitate the development of the area south of the site, which could extend utilities to the site earlier than the committee was anticipating.

For the planning period ending in 2025, there is a significant shortfall in every residential land category. The proposed UGB amendment will help the City meet its Goal 10 obligations to provide a suitable inventory of buildable residential lands and to provide for opportunities for diversity in the type, density and location of housing units to ensure an adequate supply of affordable housing.

Goal 11, Public Facilities and Services. This goal calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The primary objective of this goal is to encourage planning of public services to meet the community's needs and capacities rather than being forced into the situation of responding to development as it occurs. The City's Comprehensive Plan includes the goal to plan and develop a timely, orderly and efficient arrangement of public facilities and services to

farm and forestry activities. Within this District, no limitations shall be placed on farm and forestry uses of the scale, type and performance characteristics commonly found in the F-40, EF-40 and AF-20 Districts. In areas immediately adjacent to urban centers, the AF-10 District is intended to be a transitional zone between F-40, EF-40 or AF-20 Districts and higher-density VLDR and LDR Districts or urban districts identified in city comprehensive plans.

The AF-10 zone indicates that this property is not prime farmland that has been preserved for exclusive farm use. It is rural residential land, in a zone that allows large lot subdivisions and planned unit developments as well as farming and forestry activities. The site's 20-percent (+) sloped terrain limits the viability of farming on the property. The proposed expansion of the UGB to encompass this property would provide for efficient urban expansion into Urban Reserve land abutting the city limits. It would also create a buffer between urbanized land and more suitable land for agriculture north and east of the site

Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources. This goal encompasses twelve resource types, including wild life habitats, mineral resources, and wetlands and waterways. Goal 5 requires inventories of resources to be conducted and policies to be adopted whereby the local jurisdiction can manage these resources. The City of Newberg prepared an inventory of natural and cultural resources in 1981 as part of its comprehensive planning program. This inventory includes the following resources: agricultural lands; forest lands; mineral and aggregate resources; fish and wildlife; water; air quality; and open space, scenic, natural, historic, and recreational resources.

The property under review contains no identified forest lands, mineral resources and aggregate resources, fish, or waterways, and no recognized archeological, open space, scenic, natural, historic or recreational resources. The county has no identified wildlife resource information in this area.

Goal 6, Air, Water and Land Resources Quality. This goal requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters of air, water and land resources quality. The Newberg Comprehensive Plan, Ordinance 1967 contains several policies intended to ensure conformance with state and federal regulations governing air, water and land resources quality. No water courses exist in the area. Negligible impacts are anticipated to existing air quality in the area. The proposed UGB amendment would be consistent with the City's Plan policies by providing public sanitary sewer capable of supporting future urban level development as a preferred alternative to allowing low density rural residential development with individual septic systems as allowed under current county zoning.

Goal 8, Recreation Needs. This goal requires a community to evaluate its areas and facilities for recreation and to develop plans to deal with the projected demand for them. The City's Comprehensive Plan includes policies designed to ensure recreational facilities and services are expanded to meet growing recreation demands of the community. Future growth in the surrounding area will include provision of recreation space. Expanding the UGB to include this property will ensure its full consideration in

determine which areas would be most suitable to meet the requirements of each type of land use.

The Committee received support from City staff and consultants. The Committee also sought the input from the general public. The Committee held two open houses, conducted two surveys, received comments at each of their meetings, and received several letters. The Committee's final report included a recommendation on the amount of land that needed to be included in the UGB to meet the projected shortfall in residential land. They did not recommend that this specific parcel be brought within the UGB because of the perception that utilities would not be available for more than 20 years.

UGB Amendment/Annexation application. Public notice has been provided to all properties within 500 feet of the site, the site has been posted, notice has been posted in four public places in accordance with ORS requirements, and notice of the hearing has been published in the Newberg Graphic. Public notice has been provided to the Oregon Department of Land Conservation and Development per state regulations.

Goal 2, Land Use Planning. This goal stipulates that land use decisions be made in accordance with a comprehensive plan, and that suitable "implementation ordinances" to the plan's policies must be adopted. It requires that plans be based on "factual information", that local plans and ordinances be coordinated with those of other jurisdictions and agencies, and that plans be reviewed periodically and amended as needed. Goal 2 also contains standards for taking exceptions to statewide goals. An exception may be taken when a statewide goal cannot or should not be applied to a particular area or situation. The City's Comprehensive Plan was originally adopted in 1979 and has been amended several times since then. An updated Housing and Residential Land Needs Report was prepared in 2004 and adopted in 2005.

The City's Development Code implements the Comprehensive Plan. An amended Newberg Urban Area Growth Management Agreement between the City and Yamhill County was adopted in 1997 to ensure coordination and cooperation between the City and County in the management of growth within the Newberg Urban Growth Boundary (UGB) and URAs. This agreement establishes a process for maintaining ongoing planning efforts, designed to keep pace with growth and change, recognizing that intergovernmental coordination is essential to assure citizens of the City and County that growth occurs in an orderly and efficient manner.

Goal 3, Agricultural Lands. This goal requires counties to inventory agricultural lands and to "preserve and maintain" them for farm use. The property under review is currently designated as Urban Reserve land and is zoned under the Yamhill County Zoning Ordinance as Agriculture/Forestry Small Holding (AF-10). By definition, this is exception land and not resource land. The purpose statement for this zone is:

501.01 Purpose (excerpted from Yamhill County Zoning Ordinance)

The purpose of the AF-10 District is to provide for low density rural residential development on selected lands identified as Agricultural/Forestry Small Holding in the Comprehensive Plan; and, at the same time, to encourage small-scale or more intensive

URBAN GROWTH BOUNDARY FINDINGS

UGB-05-014

Approval of an urban growth boundary amendment for 18.83 acres.

I. Newberg Urban Area Management Agreement -Urban Growth Boundary Amendment Criteria: Amendment of the Urban Growth Boundary shall be treated as a map amendment to both City and County Comprehensive Plan maps. Change of the boundary shall be based upon consideration of the following factors:

- (a) *Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals. The following Statewide goals apply to this application: Goal 1, Citizen Involvement; Goal 2, Land Use Planning; Goal 3, Agricultural Lands; Goal 5, Open Spaces, Scenic and Historic Areas, Natural Resources; Goal 6, Air, Water and Land Resources Quality; Goal 8, Recreation Needs, Goal 10, Housing; Goal 11, Public Facilities and Services; Goal 12, Transportation; and Goal 14, Urbanization. [Goals 4, 7, 9 and 15-19 do not apply to this site.]*

Findings:

Goal 1, Citizen Involvement.

Urban Reserve adoption. The property under review is located within the Newberg Urban Reserve Area adopted by the City and Yamhill County in 1993. A public involvement program was implemented as part of the initial Urban Reserve Area Project in 1992 and 1993. In 1997, a study was prepared that examined the six Urban Reserve Areas (URAs) in detail, and that provided a buildable lands inventory and land use needs analysis, preliminary infrastructure and transportation plans, a prioritization plan for the URAs, and an amended urban services agreement between the City of Newberg and Yamhill County. In conjunction with this 1997 study, a citizen involvement and intergovernmental coordination program was prepared and implemented to assure that the results of the study accurately reflected the desires of residents and property owners in the City and County. The City held two workshops for property owners and other interested parties in the URAs in 1997 attended by 60 to 70 people. A questionnaire was also distributed at that time to solicit additional citizen input in the URA planning process.

Ad Hoc Committee on Newberg's Future. The Newberg City Council created the Ad Hoc Committee on Newberg's Future to provide a forum for citizen involvement in planning for Newberg's future land use patterns. The Committee was asked to make recommendations that would help the City Council make future amendments to the Comprehensive Plan. The Committee was to consider Newberg's future land use needs for at least the next 20 years (2025) and preferably longer (out to 2040).

The Committee met from April 2004 to June 2005. During that time, the Committee considered future population and housing needs, and the land requirements for residential, industrial, commercial, and industrial development. They reviewed the supply of buildable land within the existing Urban Growth Boundary (UGB), and evaluated the land in the Urban Reserve Areas (URAs) and surrounding areas to

8. After proper notice, on January 17, 2006 at the hour of 7:00 PM in the Newberg Public Safety Building, 401 E. Third, the City Council held a Public Hearing on the item: accurately stated objections to jurisdiction, bias, and ex-parte contact; considered public testimony; examined the record; heard the presentation from staff and the applicant; examined and discussed the appropriate criteria to judge the project (as listed in the staff report); considered all relevant information regarding the item; and deliberated.

THE CITY OF NEWBERG ORDAINS AS FOLLOWS:

1. The City Council finds that the requirements of the Newberg Urban Area Management Agreement - Urban Growth Boundary Amendment Criteria, Newberg Comprehensive Plan Amendment - Newberg Development Code, Section 151.122, Statewide LCDC Goals, ORS 197.296(2), ORS 197.298, OAR 660-Division 4, and Goal 14 Factors regarding urban growth boundary amendments have been met.
2. The City Council adopts the findings which are attached hereto as Exhibit A and incorporated herein by reference.
3. It is hereby ordered and declared that the property described in Exhibit B and shown in Exhibit C, is included within the Newberg Urban Growth Boundary.
4. The territory described in Exhibit B and shown in Exhibit C, is hereby changed from a Yamhill County AFSH Comprehensive Plan Designation to a City of Newberg LDR Comprehensive Plan Designation. The "Newberg, Oregon Comprehensive Plan Map" shall be amended to indicate this change.
5. It is the intent of the Newberg City Council to request jurisdiction of Aspen Way adjacent to the site at time of annexation.

➤ **EFFECTIVE DATE** of this ordinance is 30 days after the adoption date, which is: February 16, 2006.

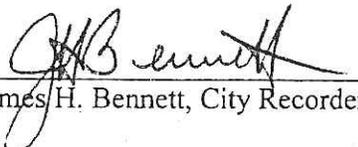
ADOPTED by the City Council of the City of Newberg, Oregon, this 17th day of January, 2006, by the following votes:

AYE: 6

NAY: 0

ABSENT: 0

ABSTAIN: 0

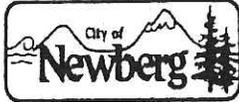

James H. Bennett, City Recorder

ATTEST by the Mayor this 19th day of January, 2006.


Bob Stewart, Mayor

LEGISLATIVE HISTORY

By and through Newberg Urban Area Management Committee at the 12/14/2005 meeting.



ORDINANCE NO. 2006-2637

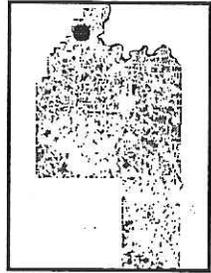
AN ORDINANCE DECLARING THAT CERTAIN TERRITORY BE INCLUDED IN THE CITY OF NEWBERG URBAN GROWTH BOUNDARY TOGETHER WITH A COMPREHENSIVE PLAN CHANGE FROM YAMHILL COUNTY AFSH AND URBAN RESERVE AREA DESIGNATION TO A CITY OF NEWBERG LDR COMPREHENSIVE PLAN DESIGNATION. THE SITE IS LOCATED AT 2908 NORTH ASPEN WAY, YAMHILL COUNTY TAX LOT 3208-1100.

RECITALS:

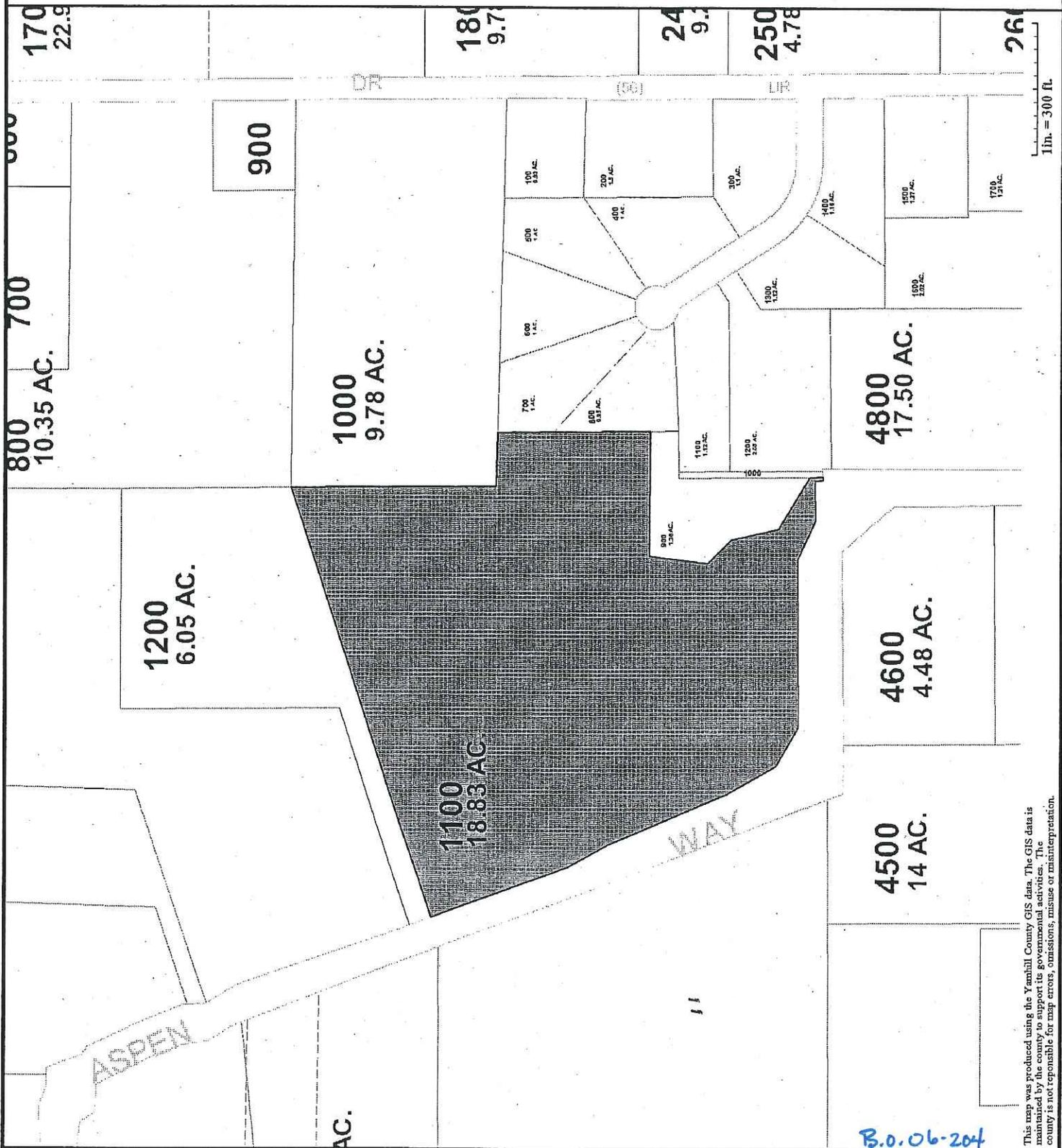
1. On September 29, 2005 WRG Design initiated a request, on behalf of the property owners, for an urban growth boundary amendment for property located at 2908 North Aspen Way, Yamhill County Tax Lot 3208-01100.
2. On November 16, 2006 notice of the Newberg Urban Area Management Commission meeting was posted on the site.
3. On November 30, 2005 notice of this proposed urban growth boundary amendment was mailed to the owner of record as identified in Yamhill County Assessor's Office, and all adjoining property owners within a distance of 500 feet.
4. Notice was published in the Graphic Newspaper on November 30, 2005 which is at least ten days prior to the public hearing before the Newberg Urban Area Management Commission on December 14, 2005, and on November 30, 2005, notice was posted at four public places to comply with Oregon Revised Statute requirements.
5. On December 14, 2005 a hearing was held by the Newberg Urban Area Management Commission and the Newberg Urban Area Management Commission, by a majority vote, recommended to the City Council and Yamhill County Board of Commissioners approval of the requested amendment. Further, the Newberg Urban Area Management Commission recommended that at the time of annexation, the City of Newberg provide Yamhill County with written acceptance of jurisdiction over the North Aspen Way right-of-way.
6. On December 27, 2005 notice of this proposed urban growth boundary amendment was mailed to the owner of record as identified in Yamhill County Assessor's Office, and all adjoining property owners within a distance of 500 feet.
7. Notice was published in the Graphic Newspaper on December 31, 2005, which is at least ten days prior to the public hearing before the City Council on January 17, 2006; and notice of the City Council meeting was posted on the site and at four public places to comply with Oregon Revised Statute requirements.

Yamhill County Map

- Railroads
- Streams
- Taxlots
- right of ways
- taxlot polygons
- Factor's History
- Townships



2/10/2006



B.O. 06-204

This map was produced using the Yamhill County GIS data. The GIS data is maintained by the county to support its governmental activities. The county is not responsible for map errors, omissions, misuse or misinterpretation.

6. *It is the policy of Yamhill County to require the transfer, or an agreement to transfer with specific time lines and milestones as part of the agreement, of jurisdiction of County roadways within urban growth boundaries to their respective cities at the time of annexation.*

These criteria are fully addressed by the application and the City of Newberg's Findings in Ordinance 2006-2637, attached and hereby incorporated by reference into this ordinance.

Northwest Title Company

McMinnville Office
 P.O. Box 1239
 775 NE Evans Street
 McMinnville, OR 97128
 Tel (503) 472-4627 Fax (503) 434-4432
 Email- nwtitle@vclink.com

Newberg Office
 P.O. Box 746
 515 E. Hancock
 Newberg, OR 97132
 Tel (503) 538-7361
 Fax (503) 538-0723

METROSCAN PROPERTY PROFILE Yamhill County

Prepared For : RADCLIFFE DACANAY
 : PLANNER
 : (F) 503-419-2600

Prepared By : NANCY
 Add. Comments :

Date: 7/25/2005

OWNERSHIP INFORMATION

Parcel Number: R3208 01100 R:02W T:03S S:08 Q: QQ:
 Ref Parcel : 025216
 Owner : Austin George K Jr; Joan D
 Site Address : 2908 N Aspen Way Newberg 97132
 Mail Address : PO Box 1060 Newberg Or 97132
 Telephone : Owner Tenant
 Legal : 18.83 ACRES IN SEC 08 T3S R2W

SALES AND LOAN INFORMATION

Transferred : 03/02/1990 Loan Amount :
 Document # : 241-1505 Lender :
 Sale Price : \$300,000 Loan Type :
 Deed Type : Warranty InterestRate :
 Prior Doc # :

ASSESSMENT AND TAX INFORMATION

	RMV	MAV	TAXES	
Land	: \$344,606	\$77,948	Exempt Type	:
Structure	:		Levy Code	: 29.2
Total	: \$344,606	\$77,948	04-05Taxes	: \$1,026.06
% Improved:			03-04Taxes	: \$1,041.12
			02-03Taxes	: \$845.03

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefitting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

Exhibit C Property Title Information

Cont 42 fee 873 x 100

NORTHWEST TITLE COMPANY

REC MAR 20 11 16 14

F241P1505

WARRANTY DEED - STATUTORY FORM

EDRINA A. INGRAM, grantor, conveys and warrants to GEORGE KENNETH AUSTIN, JR. and JOAN D. AUSTIN, husband and wife, as tenants by the entirety, grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein, situated in Yamhill County, Oregon, to-wit:

---SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION---

The said property is free from all encumbrances created or suffered by the Grantor.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true consideration for this conveyance is, \$200,000.00.

Dated this 5th day of MARCH 1990.

Edrina A. Ingram
Edrina A. Ingram

STATE OF OREGON, County of Yamhill, ss.

On this 5th day of March 1990, personally the above named EDRINA A. INGRAM, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Comm. expires 7/11/10



Mail Tax Statements to:
George K. Austin, Jr., et ux
P. O. Box 1000
Newberg, OR 97132

Page 1 - Warranty Deed

JACK C. NILSEN, JR.
ATTORNEY AT LAW
617 E. FRONT STREET
NEWBERG, OREGON 97132
Telephone (503) 538-1138

3-20-90

29.2^s

1400
7.16 AC.

1300
21.64 AC.

5.75 AC.

C S P 6 2 2 6

589°E 265
1301
3.45 AC.

500
5.86 AC.

800
10.35 AC.

700

600

1200
6.05 AC.

900

1000
9.78 AC.

1100
18.83 AC.

SEE MAP

3 2 08AD

4500
14 AC.

4600
4.48 AC.

4800
17.50 AC.

401
0.33 AC.

4700
14.8 AC.

6 7 0

3 7 7

25 CH

S2°14'W 13.513 CH

569.47

3.83 CH

572°49'W 525

S2°14'W 507

802.52

291.30

291.30

10.833 CH

10.836 CH

7.224 CH

7.224 CH

13.84 CH

13.84 CH

CH

408

8.22

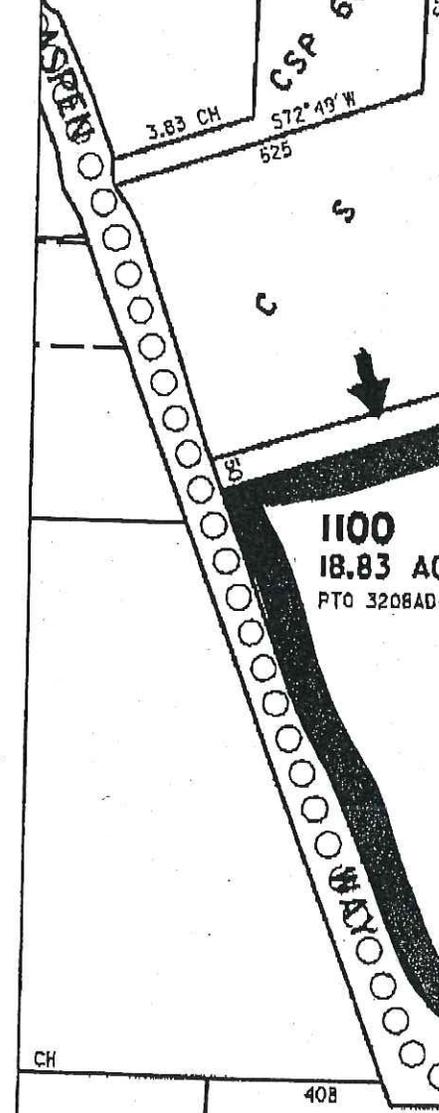
400

379.5

596.68

28.21 CH

ZIMRI



C S P 6021

C S P 5720

C S P 8789

C S P 3405

C S P

S

C

880.44
C S P

414.85

414.85

210

210

235.5

235.5

DR



3208 00800
CORDER NAIDA V
3501 N ZIMRI DR
NEWBERG OR
97132

3208 01000
ARENDT GILBERT A & MARGARET
878 GREENWOOD DR NE
SALEM OR
97303

3208 01100
AUSTIN GEORGE K JR & JOAN D
PO BOX 1060
NEWBERG OR
97132

3208 01200
SILVERS LEONARD L & JOAN B
TRUSTEES FOR
3300 N ASPEN WY
NEWBERG OR
97132

3208 01300
TUCKER TOMMY &
3304 NE ASPEN WAY
NEWBERG OR
97132

3208 04101
AUSTIN G KENNETH & JOAN D
PO BOX 1060
NEWBERG OR
97132

3208 04300
AUSTIN GEORGE K JR & JOAN D
PO BOX 209
NEWBERG OR
97132

3208 04400
AUSTIN GEORGE K JR & JOAN
PO BOX 209
NEWBERG OR
97132

3208 04500
AUSTIN GEORGE K JR & JOAN D
PO BOX 209
NEWBERG OR
97132

3208 04600
AUSTIN GEORGE K JR & JOAN D
PO BOX 1060
NEWBERG OR
97132

3208 04700
AUSTIN GEORGE K JR & JOAN D
PO BOX 209
NEWBERG OR
97132

3208 04800
AUSTIN GEORGE K JR & JOAN D
PO BOX 209
NEWBERG OR
97132

3208AD 00300
STRAM DONALD E & LAVINA
2613 ROBERTS LN
NEWBERG OR
97132

3208AD 00400
MEINERT MARK W & ANNE E
2713 E ROBERTS LN
NEWBERG OR
97132

G

R

W

UGB Amendment Request

to Encompass Former
“Ingram” Property

for

Tax Lot: 3208 1100

Type III Application
UGB Amendment and
Comprehensive Plan Amendment

City of Newberg, Yamhill County, Oregon

September 28, 2005

Applicant:

Austin Industries, Inc.
P.O. Box 1060
Newberg, OR 97132-8060

Prepared By:

WRG Design, Inc.
5415 SW Westgate Drive, Suite 100
Portland, OR 97221

TABLE OF CONTENTS

I. INTRODUCTION	2
Request.....	3
Site Description	3
Surrounding Area	4
II. NEWBERG URBAN AREA MANAGEMENT AGREEMENT	5
Urban Growth Boundary Agreement Criteria	5
III. NEWBERG COMPREHENSIVE PLAN AMENDMENT CRITERIA	10
Goals and Policies	10
Public Facilities and Services	12
IV. ORS STANDARDS	12
V. STATEWIDE LCDC GOALS	13
VI. CONCLUSION	14
VII. EXHIBITS	15
Exhibit A General Land Use / Conceptual Development Plan	
Exhibit B Application Forms	
Exhibit C Property Title Information	
Exhibit D Public Notice Information	
Exhibit E Public Facilities Information	

I. INTRODUCTION

Applicant:

George K. Austin, Jr. and Joan D. Austin
Austin Industries

PO Box 1060
Newberg, OR 97132

Phone: 503.537.1000

Fax: 503.537.1009

Contact: **Sonja Haugen, General Manager**

Applicant Representative:

WRG Design, Inc.

5415 SW Westgate Drive, Suite 100
Portland, OR 972211

Phone: 503.419.2500

Fax: 503.419.2600

Contact: **Mimi Doukas, AICP, RLA**

Attorney:

Stoel Rives, LLP

900 SW Fifth Avenue, Suite 2600
Portland, OR 97204-1268

Phone: 503.294.9599

Fax: 503.220.2480

Contact: **Steven W. Abel**

Property Owners: Tax Lot 3208 01100
George K. Austin, Jr. and Joan D. Austin
Austin Industries
PO Box 1060
Newberg, OR 97132

Tax Lot Number: 3208 01100

Parcel Size: 18.83 Acres

Comprehensive Plan: Urban Reserve Area (URA)

Current Zoning: Agriculture/Forestry Small Holding District (AF-10)

Request

The Applicant requests approval of an Urban Growth Boundary (UGB) amendment to encompass 18.83 acres of land within the Urban Reserve Area (in the "North URA") of the City of Newberg and is contiguous with city limits. The UGB amendment request includes the associated comprehensive plan amendment of the property, from "Urban Reserve" to "Low Density Residential (LDR)."

No immediate or short-term development plans are proposed. Expanding the UGB to encompass this property would ensure inclusion of this property in the long-range master planning of properties in the general vicinity. If developed without a master planning process, future development may consist of a few large-lot, low-density housing opportunities (see Exhibit A).

The Applicant is concurrently requesting the annexation of the property into the City of Newberg under a separate application. The requested UGB amendment and concurrent annexation will ensure master planning of interconnected tax lots that are under a single ownership. The consolidated set of properties in the north-northeast section of Newberg provides a larger framework for comprehensive/master planning.

The following narrative and attached exhibits describe the characteristics of the property and demonstrate compliance with the State of Oregon, Yamhill County, and City of Newberg Urban Growth Boundary amendment criteria.

Site Description

The property in discussion sits just outside the City of Newberg's northern boundary. It is located at the north end of the City of Newberg. The site's address is 2908 North Aspen Way.

The City of Newberg's Comprehensive Plan designates the property as within the "Urban Reserve Area" (URA), which makes the site a high priority for UGB expansion. The property carries an "Agriculture/Forest Small Holding" (AF-10) designation within Yamhill County.

The property is currently undeveloped and vacant. The terrain slopes approximately 8.5 degrees (or 20 percent) from North Aspen Road to the east boundary. Large trees are scattered about the site, primarily in the upper section of the property. A stand of notable trees are located at the northeastern and eastern boundary of the site.

The sloping terrain, the surrounding rural area, and adjacent low-density residential designated land, make this property an opportunity to create a transition area from urban to rural development. While no short-term development plans are anticipated, a potential for future low-density development on the property exists.

Surrounding Area

The tables below summarize the land use character, existing and planned transportation facilities, and utilities in the area surrounding the property in discussion.

Table A. Land Uses

Area	Plan	Zoning	Land Uses
North	Urban Reserve Area	AF-10 (County)	Single-family/rural residential
South	Low Density Residential	R-1 (City)	Single-family residential / farm
East	Urban Reserve	VLDR, AF-10 (County)	Single-family residential and farm
West	Low Density Residential	R-1 (City)	Farming; vacant, undeveloped

Table B. Public Utilities

Service	Provider	Size	Location	Distance from Site
Water	City of Newberg	12"	at "T" intersection of Herman Street and Mountainview Drive -or- at "L" intersection of Aspen Way and Crestview Dr.	<2,500 feet
Sanitary Sewer	City of Newberg	8"	on Aspen Way north of Crestview Dr. and south of intersection with Mountainview Dr.	<2,500 feet
Storm Drain	City of Newberg	n/a	a network of ditches exists on site which is connected to a culvert, catchbasin, and pipe in the southeast corner of the property.	On site

II. NEWBERG URBAN AREA MANAGEMENT AGREEMENT

Urban Growth Boundary Agreement Criteria

Amendment of the Urban Growth Boundary shall be treated as a map amendment to both City and County Comprehensive Plan maps. Change of the boundary shall be based upon consideration of the following factors:

- (a) *Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals.*

Goal 1. Citizen Involvement.

The property under review is located in the northern area of Newberg adjacent to other properties owned by Austin Industries. The property is currently within the City of Newberg's "North URA." The public was invited to an open house in March 2005 to comment on the development potential of the Austin properties in the north part Newberg. Over 100 citizens attend the open house. Additionally, regular discussions about the development vision of the Austin's property occur at the City's Ad Hoc committee meetings.

Goal 2. Land Use Planning.

This goal stipulates that land use decisions be made in accordance with a comprehensive plan and that suitable "implementation ordinances" to the plan's policies must be adopted. It requires that plans be based on "factual information," that local plans and ordinances are coordinated with those of other jurisdictions and agencies, and that plans be reviewed periodically and amended as needed. Goal 2 also contains standards for taking exceptions to statewide goals. An exception may be taken when a statewide goal cannot or should not be applied to a particular area or situation. The City of Newberg's Comprehensive Plan was originally adopted in 1979 and has been amended fifteen times, the most recent being August 2, 1999 (Ordinance 99-2513).

An updated Residential Needs Analysis and Policy with recommended Comprehensive Plan and Development Code amendments was prepared in 1997. The City's Development Code implements the Comprehensive Plan. An amended Newberg Urban Area Growth Management Agreement between the City and Yamhill County was adopted in 1997 to assure coordination and cooperation between the City and County in the management of growth within the Newberg Urban Growth Boundary (UGB) and Urban Reserve Areas (URA). The agreement establishes a process for maintaining ongoing planning efforts and is designed to keep pace with growth and change, recognizing that intergovernmental coordination is essential to assure citizens of the City and County that growth occurs in an orderly and efficient manner.

Goal 3. Agricultural Lands.

This goal requires counties to inventory agricultural lands and to "preserve and maintain" them for farm use. The property under review is currently designated as Urban Reserve land and is zoned under the Yamhill County Zoning Ordinance as Agriculture/Forestry Small Holding (AF-10).

The site's 20-percent (+) sloped terrain limits the viability of farming on the property. The proposed expansion of the UGB to encompass this property would provide for efficient urban expansion into Urban Reserve land abutting the city limits. It would also create a buffer between urbanized land and more suitable land for agriculture north, northeast, and east of the site.

Goal 5. Open Spaces, Scenic and Historic Areas, and Natural Resources.

This goal encompasses twelve resource types, including wild life habitats, mineral resources, and wetlands and waterways. Goal 5 requires inventories of resources to be conducted and policies to be adopted whereby the local jurisdiction can manage these resources. The City of Newberg prepared an inventory of natural and cultural resources in 1981 as part of its comprehensive planning program. This inventory includes the following resources: agricultural lands; forest lands; mineral and aggregate resources; fish and wildlife; water; air quality; and open space, scenic, natural, historic, and recreational resources.

The property under review contains no identified forest lands, mineral resources and aggregate resources, fish, or waterways, and no recognized archeological, open space, scenic, natural, historic or recreational resources. The county has no identified wildlife resource information in this area.

Goal 6. Air, Water and Land Resources Quality.

This goal requires local comprehensive plans and implementing measures to be consistent with state and federal regulations regarding air, water, and land resources quality. The Newberg Comprehensive Plan, Ordinance 1967, contains several policies intended to ensure conformance with state and federal regulations governing air, water, and land resources quality. In the short-term, no development is anticipated for the property. No new impacts will affect air quality, water, and land resources in the area. Potential limited development on the site will have minor impact on air, water, and land resource quality.

Goal 8. Recreation Needs.

This goal requires a community to evaluate its areas and facilities for recreation and to develop plans to deal with the projected demand for them. The City's Comprehensive Plan includes policies designed to ensure recreational facilities and services are expanded to meet growing recreation demands of the community. Future growth in the surrounding area will include provision of recreation space. Expanding the UGB to include this property will ensure its full consideration in the master planning and ensure that the proper amount of recreational amenities in the vicinity are provided.

Goal 10. Housing.

This goal requires a community to plan for and accommodate needed housing types, including multifamily and manufactured housing. The community is also required to inventory developable residential lands, conduct an analysis of projected future demand for various housing types, and to plan and zone enough buildable land to meet those needs. The goal prohibits local plans from discriminating against needed housing types. The goals for housing in the City of Newberg's Comprehensive Plan is to provide for diversity in the type, density, and location of housing to ensure there is an adequate supply of affordable housing units to meet the needs of City residents of various income levels.

The property in discussion is within the City's Urban Reserve Area – lands that are appropriate for future urbanization. Expanding the UGB to include this property would help to provide a variety of options for housing. This property may be suitable for several larger-lot housing units. As such, it would free up space in adjacent areas for more affordable housing products. Inclusion of this property within the UGB ensures that the master planning of the overall northern Newberg area can consider such options in locating and developing a variety of housing options, including a mix of large-lot homes and a range of more modest and affordable housing choices.

Goal 11. Public Facilities and Services.

This goal aims for efficient planning of public services such as sewers, water, law enforcement and fire protection. It encourages planning of public services to meet the community's needs and capacities rather than responding to development as it occurs. Newberg's comprehensive plan includes the goal to plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban development. Water, sanitary sewer, and storm water management facilities were evaluated as part of the detailed URA analysis conducted by the City in 1997.

New development adjacent to the property can facilitate the provision of future public utilities to this property. Connections may potentially be made to existing water and sanitary sewer lines located within public rights of way (in Aspen Way or Mountainview Drive) approximately 2,500 feet from the property. (Please see Exhibit E.)

Goal 12. Transportation.

The primary objective of this goal is to provide a safe, convenient and economic transportation system. The City's comprehensive plan contains several goals and policies designed to guide the planning and provision of a safe, convenient, and economic transportation system in cooperation with state, county, and neighboring communities in the region. The proposed expansion of the UGB would help to maximize the efficiency of improving roads, particularly North Aspen Way. The probable full improvements of the road adjacent to the

property will improve connectivity in the area and access to the site. Taking advantage of the site's proximity to North Aspen Way provides for efficient use of new and improved city roadways.

Goal 14. Urbanization.

The objective of this goal is to provide for an orderly and efficient transition from rural to urban land use. This goal requires all cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish and "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." According to Section IV: B, Urban Growth Boundary, of the City's Comprehensive Plan, the UGB for Newberg was established to separate urban and urbanizable areas from lands which are to remain in rural uses through 2010. The UGB contains approximately 4,016 acres, of which 3,138 acres are incorporated into the City. The remaining 878 acres have been identified as vacant and buildable. Anticipated development needs are expected to exceed the area currently located with the UGB, thus vacant and buildable lands within the UGB are a high priority for annexing into the City.

Seven factors are specified by Goal 14 that must be considered in establishing and changing UGBs. These seven factors are addressed in this application in items (a) through (g) of this section.

(b) Need for housing, employment opportunities, and livability.

Comment: Based on the year 2010 population forecast of 27,000 residents for the City as shown in the City's Comprehensive Plan, and the July 1, 2000 certified population estimate of 18,220, there remains a projected increase of 8,780 people through 2010. The certified U.S. Census counts indicate a population growth rate of 38% in Newberg from 1990 to 2000, which is the equivalent of an average of 3.3% increase per year. The growth rate experienced over the past decade is notably consistent with the Comprehensive Plan 2010 forecast of 27,000. The city's 2020 population projection is 33,200.

Table D. Population Forecast

Year	Projected Total Population	Population, July 1, 2000 (base year)	Population Growth (from base year)
2010	27,000	18,220	8,780
2020	33,200	18,220	14,980

Source: City of Newberg, May 25, 2001

According to the City's adopted projections, Newberg's population is expected to continue to grow, on average, by 3.0% annually over between 2000 through 2020. The additional 15,000 residents will result will require approximately 6,700 new households by 2020. This population increase will require an adequate supply of residential, commercial, and industrial land in order to maintain a jobs/housing balance in the area. A balanced supply of land can help to provide a variety job opportunities and housing choices to maintain overall livability in the community.

As noted in Section IV.E. of the Comprehensive Plan, housing needs are based on a variety of factors, including population growth and income levels. A full housing needs analysis was conducted during the 1979 Comprehensive Plan process. That analysis was updated as part of the 1990 Periodic Review utilizing 1989 land use data and 1990 population data. The housing mix data from the 1979 Comprehensive Plan remained largely the same in the update. The Comprehensive Plan indicates that nearly 1,000 acres of land will be needed to accommodate the projected 6,126 housing units needed between 1990 and 2010.

Additionally, the June 29, 2005, Ad Hoc Committee on Newberg's Future "Recommendations for Newberg's Future" (DRAFT) report to the Newberg City Council reports that by 2025 the City needs approximately 430 acres of residential land added to the UGB.

Tables D, E, and F include an analysis of vacant buildable lands, an analysis of housing needs based on historical evidence of quantities and types of housing developed, and an analysis of the amount of land that will

be required to meet future needs for residential development to accommodate projected growth of the community.

Applying the growth forecasts established by the Comprehensive Plan, it is estimated that the City will require approximately 3,950 units by 2010 and 6,700 units by 2020, as noted in Table E. This growth rate is in line with the estimates established within the Newberg Residential Needs Analysis.

Table E. Residential Housing Estimates

Plan Category	Housing Mix ¹	Estimated Population Growth 2010	Estimated Population Growth 2020	Population per Dwelling Unit	Number of Dwelling Units 2010	Number of Dwelling Units 2020
LDR	45%	3,951	6,741	2.6	1,520	2,593
MDR	32%	2,810	4,794	1.9	1,479	2,523
MDR/MH	10%	878	2,009	2.6	338	576
HDR	13%	1,141	2,612	1.9	601	1,025
TOTAL	100%	8,780	14,980	2.2	3,938	6,717

Source: City of Newberg, May 25, 2001

¹ Based on Comprehensive Plan housing mix percentages.

Table F includes projected residential land needs for the various housing types provided for in the Comprehensive Plan: Low Density Residential (LDR); Medium Density Residential (MDR); Medium Density Residential/Manufactured Housing (MDR/MH); and High Density Residential (HDR). Based on the acreage available for the various types of residential development as of June 17, 2002, the projected land supply for 2010 and 2020 have been calculated as shown. The residential land supply is summarized as follows:

- LDR – 190 acres available for development through 2010, with a projected shortfall of 78 acres by 2020;
- MDR – a shortage of 50 acres by 2010 and a shortage of 225 acres by 2020;
- HDR – a shortage of 10 acres by 2010 and a shortage of 38 acres by 2020.

Table F. Population Forecast

Plan Category	Number of Dwelling Units 2010	Number of Dwelling Units 2020	Dwelling Units/Acre ¹	Acres Required by 2010 per Comp Plan	Acres Required by 2020 per URA Report	Acreage Available 06/17/02	Acreage Supply Over (Under) 2010 ²	Acreage Supply Over (Under) 2020 ³
LDR	1,520	2,593	4	380.0	648.1	570.4	190.4	(77.7)
MDR ²	1,479	2,523	6	246.5	420.5			
MDR/MH	338	576	7	48.3	82.3	277.7	(50.1)	(225.1)
HDR	601	1,025	15	40.1	68.3	30.3	(9.8)	(38.0)
TOTAL	3,938	6,717		715	1,219	878.4	130.5	(340.9)

Source: City of Newberg, May 25, 2001

Note: Acreage calculations were based on data and information contained within the City of Newberg Access file "Land Inventory 6/1/02.mdb."

¹ Average dwelling unit per acre for each Comprehensive Plan classification is based on averages of approved and developed projects from 1990 – 2000.

² Approximately 22% of all multi-family housing is medium density and is located within the R-2 zone (duplex, tri-plex, etc.)

³ Based on average dwellings per acre (see footnote 1).

The data presented above projects a shortfall of vacant developable and appropriately zoned land to meet the needs of the community.

Growth in recent years – 3 to 4 percent in the last ten years – has reduced the available developable land within the City of Newberg. Combined with only one UGB amendment approval in the last six years, the supply of developable and appropriately zoned land is inadequate to meet the future growth needs of the community. In the next five to ten years, suitable land for residential development will be in short supply or perhaps even in a deficit.

Inclusion of the property into the UGB will play a part in alleviating the tight land supply and overall planning for new good growth and complete communities in Newberg. While development on the property may not be immediate, it will provide space to offer a balance and variety of market-rate housing products, from large-lot housing products to smaller, more affordable housing types.

(c) Orderly and economic provision for public facilities and services.

Comment: The property is currently not served by public water or sanitary sewer. Existing public water and sanitary sewer connections are approximately 2,500 feet away within public rights of way.

A stormwater ditch traverses the northern portion of the site and links to the city's stormwater management system via a culvert, catchbasin and pipe that eventually leads to Hess Creek.

The property's location, however, adjacent to land designated as low-density residential (LDR) and that land's likelihood of development in the near future will expand options for providing utility services to this property in discussion. Immediate development is not expected on the site. Any new development on the site will likely occur after new development on the adjacent low-density residential land. Extending services to this property would likely be more feasible and efficient on a longer-term development timeframe (about 15-20 years).

(d) Maximum efficiency of land uses within and on the fringe of the existing urban area.

Comment: The proposed amendment will provide for maximum efficiency of land use on the fringe of the urban area through future extension of public water and sanitary sewer to land contiguous with the city limits. The potential use of the area for low-density residential development is appropriate considering the planned use of adjacent properties to the west, south, and east.

(e) Environmental, energy, economic and social consequences.

Consequences:

Environmental: The site consists primarily sloped terrain with minimal farming value. Several stands of trees are located in the northeaster corner and eastern portion of the property. These trees are intended to be retained. No known historic site or resources exists on the property.

Energy: Inclusion of this property into the UGB avoids leap-frog development and provides the opportunity for master planning of a complete community in the north/northeastern section of Newberg. The anticipated master plan would ensure consideration of this property in the efficient urbanization of land in Newberg.

Economic: A complete economic impact statement will be required and additional service requirements and the cost associated with them will be analyzed at the inclusion of the property into the UGB and subsequent annexation. The potential for positive economic impact, however, is likely with the planning and development of a complete community. Development on – and the views from – this property can attract households with above average income. In addition to tax revenues from the new development, a larger amount of disposable income from these households may be spent in the community, contributing to the health of the local economy.

Social: The long-term socio-economic benefits to the community will be enhanced by helping create a "complete community," where jobs, housing, goods and services are located in reasonable proximity to one another. Employers will be more inclined to retain and create well-paying jobs where a variety of housing choices is readily available to meet the needs of their employees.

- (f) *Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority*

Comment: The site contains a patchy mix of soil types of which only one is considered well suited for agriculture. The discordant mix of soils combined with fairly steep-sloped terrain offer limited agricultural use. As it is land in the URA abutting city limits with limited agricultural production value, the priority is low for it to remain agricultural land.

- (g) *Compatibility of the proposed urban uses with other adjacent uses.*

Comment: Adjacent property to the west and south of the property are planned for low density residential development. East of the site are existing low-density residential homes.

While, no immediate development is proposed for the site, future development will be compatible with the surrounding uses. The conceptual use for the site is low-density residential development that is sensitive to the terrain of the property. Relatively few housing units could be built on the site, which would fit appropriately in the area, and even potentially serve as a transition zone between more urban development anticipated to the west and more rural areas to the north and northeast of the property.

III. NEWBERG COMPREHENSIVE PLAN AMENDMENT CRITERIA

- a) *The proposed change is consistent with and promotes the goals and policies of the Newberg Comprehensive Plan and this Code.*

Goals and Policies

A. **Citizen Involvement.**

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

Comment: The Urban Reserve Area process in the 1990s included citizen input in the determination of which areas around Newberg should be included in the urban reserve. Public workshops and hearings were held in Spring and Summer 1997. Input from participants were recorded and considered in the decision-making process for URA, UGB expansion, and potential development in these areas.

B. **Land Use Planning.**

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.*

Comment: Inclusion of this property into the UGB and annexing it into the City of Newberg aligns with the state and local goals of providing enough land for new growth within a 20-year timeframe. Inclusion of this property into the UGB would enable the City to oversee a mix of land types that would facilitate the development of a variety of housing options.

C. **Agricultural Lands.**

Goal: *To provide for the orderly and efficient transition from rural to urban lands.*

Policy (1): *The conversion of land from agricultural to urban land uses shall be orderly and efficient.*

Comment: Expanding the UGB to include this property and annexing it into the City would be a natural progression of the City's expansion. The property abuts the current city boundary would be an appropriate place for the city to expand.

Policy (2): *Inclusion of lands in agricultural use within the Urban Growth Boundary is recognition of a commitment of future urbanization, as such lands are necessary to meet long-range population and economic needs, based on criteria outlined in the statewide Urbanization Goal.*

Comment: Expanding the UGB to include the property within its boundary would contribute to alleviating the projected land supply shortfall for residential development.

E. Air, Water, and Land Resource Quality.

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

Policy (3): *As public sanitary sewer becomes available all development shall connect to the public system.*

Comment: No immediate plans for development exist for the property. Potential development is conceptualized on a long-range timeframe. Efficient expansion of public utilities to the site will become more feasible and efficient after the adjacent properties to the west and south are developed. Sensitivity to the topography and limited development on the site will help minimize impact to air, water, and land resource quality.

I. Housing.

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.*

Comment: Inclusion of this property within the UGB provides the potential for development of a larger-lot housing option on land suitable for that type of housing product. Thus, nearly 20 more acres would potentially be free of large-lot development on land already within the UGB which could be used more efficiently for more modest-sized and more affordable homes.

K. Transportation.

Goal 9: *Create effective circulation and access for the local transportation system.*

Comment: Future development in the general vicinity will include road improvements on North Aspen Way and also additional connection through the new community. Inclusion of this property within the UGB will ensure the site's integration in the master planning of general area, including connectivity and access to and within the new community.

L. Public Facilities and Services.

Policy 1(a): *The provision of public facilities and services shall be used as tools to implement the land use plan and encourage an orderly and efficient development pattern.*

Policy 2(c): *Developments with urban densities should be encouraged to locate within the area which can be served by Newberg's present sanitary sewer system.*

Comment: Improvements and new extensions of public utilities as the general area develops will facilitate the efficient extension of utilities to this property.

N. Urbanization.

Goal 1: *To provide for the orderly and efficient transition from rural to urban land uses.*

Comment: The land is within Newberg's urban reserve area. The Urban Reserve Areas are intended to maintain an adequate supply of land for the City's needs by 2020. They are the lands most appropriate in which to expand the UGB, and subsequently, annex into the city. Conversion of this property from agricultural/rural land to urban uses would qualify as growth in an orderly and efficient manner.

Policy 1(f): *In expanding or otherwise altering the Urban Growth Boundary, the Boundary shall follow road rights-of-way, lot lines, or natural features.*

Comment: The boundary will not be expanded to only include the lower elevation portions of the property. The proposed UGB amendment will include the whole property; it will follow the property's existing boundary.

Policy 1(h): *The designated Urban Reserve Area identifies the priority lands to include within the Newberg Urban Growth Boundary to meet projected growth needs to provide a thirty (30) to fifty (50) year land supply. Designated Urban Reserve Area lands will be included within the Urban Growth Boundary on a phased basis at periodic review. Property owners will also have the opportunity to request that land within the designated Urban Reserve Area be included within the Newberg Urban Growth Boundary based on the criteria outlined in the LCDC Goal 14 and the Urban Growth Management [Agreement].*

Comment: The Urban Reserve Areas were evaluated and prioritized for inclusion in the UGB approximately eight to ten years ago. Since that time, few URAs have been incorporated into the City's UGB. These annexations have been small and have not provided adequate lands to meet the growth needs of the City. This application demonstrates compliance with criteria specified in Statewide Goal 14, Urbanization. Responses to Goal 14 criteria are found at the beginning of this report.

Public Facilities and Services

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

Comment: Future development in the general area can facilitate the extension of utilities to the site. The owners of the property also own adjacent properties to the west and south that will likely be developed prior to the property in discussion. Extensions of the necessary utilities to serve this property as low-density development will be feasible with the adjacent development. The extension of utilities to the site will be financed by the developer.

IV. ORS STANDARDS

ORS 197.296(2)

This ORS requires a City to provide sufficient buildable land within a City's boundary, and to analyze and determine residential housing patterns. Review of an urban growth boundary, comprehensive plan or other functional plan to accommodate estimated housing needs for 20 years may be done through a periodic review or any other legislative review.

Comment: The City is not currently under periodic review or proposing citywide legislative review of buildable land. The proposal being considered by the Planning Commission is being heard as a site-specific quasi-judicial review. The findings are based on the existing adopted land inventory and adopted population calculations. In addition, the Newberg Comprehensive Plan provides that "property owners will also have the opportunity to request that land within the designated Urban Reserve Area be included within the Newberg Urban Growth Boundary, based on the criteria outlined in LCDC Goal 14 and the Urban Growth Management Agreement."

The Newberg Urban Area Growth Management Agreement provides the following mechanism for a site specific urban growth boundary amendment: "Amendment of the Urban Growth Boundary may be initiated by the Yamhill County Board of Commissioners, the Newberg City Council, or by an individual owner(s) of property who request(s) inclusion in or exclusion from the Urban Growth Boundary."

An updated residential needs analysis was completed in 1997. For the planning period ending in 2020, a significant shortfall exists in every residential land category. The proposed amendment will help the City meet the requirements of ORS 197.296(2) by providing a suitable inventory of buildable residential land to the year 2020.

ORS 197.298

This ORS establishes priorities for land to be included within an urban growth boundary. ORS 197.298 (1)(a) states: "In addition to any requirements established by rule addressing urbanization, land may not be included within an urban growth boundary except under the following priorities: (a) First priority is land that is designated urban reserve land under ORS 195.145 rule or metropolitan service district plan."

Comment: In 1993 by the City of Newberg and Yamhill County adopted the Urban Reserve Project. This property under review is designated as Urban Reserve land within "Area A" as defined by the Urban Reserve Project.

OAR 660-Division 4

OAR 660-Division 4 exceptions standards interpret the Goal 2 Exception Process as it applies to statewide Goals 3 to 19. OAR 660-004-0010(1)(c)(B) states: "When a local government changes an established urban growth boundary, it shall follow the procedures and requirements set forth in Goal 2 "Land Use Planning," Part II, Exceptions. An established urban growth boundary is one which has been acknowledged by the Commission under ORS 197.251. Revised findings and reasons in support of an amendment to an established urban growth boundary shall demonstrate compliance with the seven factors of Goal 14 and demonstrate that the following standards are met:

- (i) Reasons justify why the state policy embodied in the applicable goals should not apply. (This factor can be satisfied by compliance with the seven factors of Goal 14.);*
- (ii) Areas which do not require a new exception cannot reasonably accommodate the use;*
- (iii) The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring goal exception other than the proposed site; and*
- (iv) The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.*

Comment: The seven factors of Goal 14 have been addressed in Section II, "Newberg Urban Area Management Agreement," on pages 5-10.

V. STATEWIDE LCDC GOALS

- Goal 1. Citizen Involvement*
- Goal 2. Land Use Planning*
- Goal 3. Agricultural Lands*

-
- Goal 5. Open Spaces, Scenic and Historic Areas, Natural Resources*
 - Goal 6. Air, Water, and Land Resources Quality*
 - Goal 7. Areas Subject to Natural Disasters and Hazards*
 - Goal 8. Recreation Needs*
 - Goal 9. Economic Development*
 - Goal 10. Housing*
 - Goal 11. Public Facilities and Services*
 - Goal 12. Transportation*
 - Goal 13. Energy Conservation*
 - Goal 14. Urbanization*
 - Goal 15. Willamette River Greenway*
 - Goals 4, 16, 17, 18, and 19 do not apply in this application*

Comment: These goals and the seven factors of Goal 14 have been addressed in Section II, "Newberg Urban Area Management Agreement," on pages 5-10.

VI. CONCLUSION

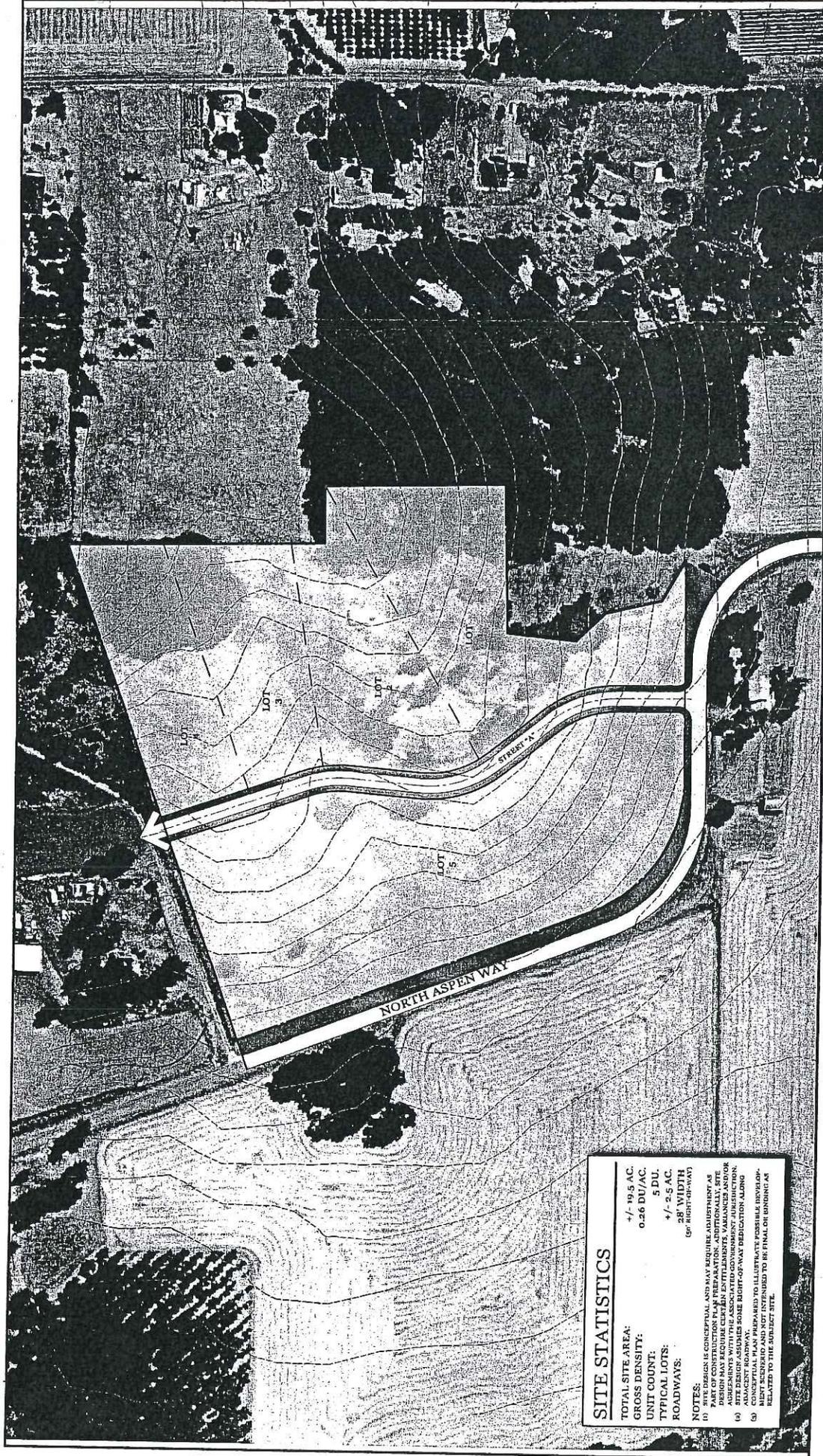
As shown in Tables D, E, and F of this report, a land deficit will exist for residential development by 2020, if not sooner. The proposed change will help to address the projected shortage by including the property within the UGB.

The Newberg/Yamhill County Urban Reserve Project examined this area in detail and determined that the site would be suitable for meeting the public need for additional land within the City's UGB. Inclusion of this property within the UGB would help to ensure a livable and economically healthy complete community.

Potential development on the site can be feasibly served by extensions of public utilities that are a part of the preceding development of adjacent properties. Overall, inclusion of this property within the UGB will ensure that it is thoughtfully considered in planning – and developing – a complete community in the northern area of Newberg.

VII. EXHIBITS

- Exhibit A General Land Use / Conceptual Development Plan**
- Exhibit B Application Forms**
- Exhibit C Property Title Information**
- Exhibit D Public Notice Information**
- Exhibit E Public Facilities Information**



SCALE: IN FEET
 0 40 80 160
 DATE: 31 AUGUST, 2005
W R G
 DESIGN INC.

AUSTIN FAMILY
 NEWBURG, OREGON

SITE STATISTICS	
TOTAL SITE AREA:	+/- 19.5 AC.
GROSS DENSITY:	0.26 DU/AC.
UNIT COUNT:	5 D.U.
TYPICAL LOTS:	+/- 2.5 AC.
ROADWAYS:	28' WIDTH (8' RIGHT-OF-WAY)

NOTES:
 (1) PART OF CONSTRUCTION SHALL REQUIRE ADJUSTMENT AS PER THE ASSOCIATED GOVERNMENT JURISDICTION.
 (2) SITE DESIGN SHALL BE SUBJECT TO FINAL DEDICATION ALONG ADJACENT ROADWAY.
 (3) ALLY SCENARIOS AND POSSIBLE DEVELOPMENTS SHALL BE PREPARED TO ILLUSTRATE POSSIBLE DEVELOPMENTS RELATED TO THE SUBJECT SITE.

UGB Amendment Request

General Land Use Plan - "INGRAM"

Legend

Urban Growth Boundary

Urban Reserve Area

City Limit

Tax Lot / Tax Lot Number

Contour



August 18, 2005

W R G
DESIGN INC.

Existing Conditions

Austin Properties -- former Ingram Property -- UGB Amendment Request

Newberg, Yamhill County, Oregon

B-D-06-204

FILM