

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 Eight Parcels currently within the)
Newberg Urban Reserve Area, Docket no. PA-03-05, Tax Lots) **ORDINANCE 781**
3218AB-1000, 1001, 1100, 1101, 1200, 1300, 1400 and 1600,)
Applicant Coyote Homes 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 Coyote Homes Inc. applied for an urban growth boundary amendment to include to include eight parcels that are currently within Newberg Urban Reserve Area, tax lots 3218AB-1000, 1001, 1100, 1101, 1200, 1300, 1400 and 1600.

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.

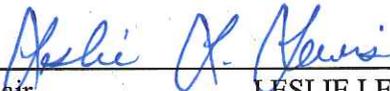
NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE BOARD:

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.

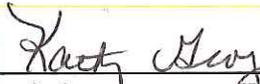
DONE this 29th day of March, 2006, at McMinnville, Oregon.

ATTEST YAMHILL COUNTY BOARD OF COMMISSIONERS

JAN COLEMAN
County Clerk

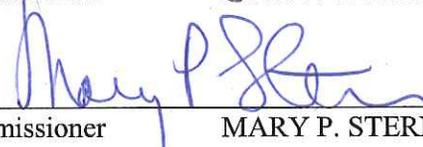

Chair LESLIE LEWIS

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\CoyoteWillcutsUGBAmdment.wpd

Exhibit "A" - Findings

DOCKET NO.: PA-03-05 (Newberg File No. UGB-05-014)

REQUEST: To amend the Newberg Urban Growth Boundary to include eight parcels that are currently within Newberg Urban Reserve Area (URA).

APPLICANT: Coyote Homes Inc.

TAX LOTS: 3218AB-1000, 1001, 1100, 1101, 1200, 1300, 1400 and 1600

LOCATION: Generally located northwest of the intersection of Crater Lane and Lynn Drive

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

ZONE: VLDR-1 Very Low Density Residential

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. *Size:* Approximately 9.82 acres.
2. *Access:* Crater Lake and Lynn Drive to the east, and Chehalem Drive to the west. Chehalem Drive is a county road.
3. *On-site Land Use:* The subject parcels are situated on fairly flat, open terrain. Tax Lots 3218AB-1000 and 1400 are vacant fields, and appear suitable for housing development. Tax Lots 3218AB-1001, 1100, 1101, 1200, 1300 and 1600 each contain single-family dwellings situated on open fields, and are sparsely forested. They also appear to be suitable for future development. Tax Lot 3218AB-1001 also contains a machine shop, which was granted as a home occupation in 2000 (see *Previous Actions*, below).
4. *Current Zoning:* VLDR-1 Very Low Density Residential.
5. *Surrounding Land Use:* The surrounding properties to the south and west are rural residential lands, and appear to be in light farm use with a mixture of grass and grain crops. Forest cover is sparse. The land to the north and east is in the Newberg city limits and is in residential use.
6. *Surrounding Zoning:* Zoning to the south and west is VLDR-1. To the north and east the parcel is bordered by the Newberg City limits, so city zoning applies.
7. *Water:* City water will be available once the parcels are annexed.

B.O. 06-205

8. *Sewage Disposal:* City sewer will be available once the parcels are annexed.
9. *Fire Protection:* Newberg Rural Fire District
10. *Soils:* Woodburn, rated as agricultural Class II soil.
11. *Taxes:* Parcels are taxed at full market value.
12. *Previous Actions:* Tax Lot 3218AB-1000 - A partitioning application was approved in 1994 which created one new parcel, Tax Lot 3218AB-1001 (Docket P-7-94). Tax Lot 3218AB-1001- In 2000, a conditional use application for a home occupation to allow operation of a machine shop was approved. Tax Lot 3218AB-1100 - A partitioning application was approved in 1993 which created one new parcel, Tax Lot 3218AB-1101 (Docket P-14-93). Tax Lot 3218AB-1300 - A partitioning request was approved in 1978 which created Tax Lots 3218AB-1701 and 1702 (Docket P-889-78). Tax Lot 3218AB-1400 - A minor partitioning request was approved in 1992 which created Tax Lot 3218AB-1401 (Docket P-28-92). A lot-line adjustment was approved in 1998 which transferred ½ acre from Tax Lot 3218AB-1400 to Tax Lot 3218AB-1401. Two additional lot-line adjustments were approved in 2000, each involving Tax Lots 3218AB-1400 and 1401. The first action adjusted each parcel to approximately 1.04 acres. The second lot-line adjustment reconfigured the lot line into two 1-acre parcels.
13. *Exception:* On May 3, 1979 Yamhill County adopted Exceptions Statement I which included the property in Code Area 1.5, West Chehalem Drive exception area. This area was challenged and Exceptions Statement II was adopted by the Board of Commissioners April 23, 1980. 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 F.
14. *Fish and Wildlife:* The property is not identified as being on any county adopted fish and wildlife habitat plan.
15. *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 for 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 this Ordinance. The application did consider the Yamhill County Comprehensive Plan and much of the justification of Newberg's Comprehensive Plan criteria follows similar reasoning for justification of the Yamhill County Comprehensive Plan Criteria. Thus that

justification is hereby incorporated and adopted by this Ordinance.

Even though the majority of the Yamhill County Goals and Policies are aspirational and not to be mistaken for, or treated as, approval criteria it is appropriate they be considered.

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. The main issues that appear to need to be resolved are the transportation issues and the transfer of jurisdiction of roadways as discussed in Section C. The March, 2005 Newberg Transportation System Plan notes that at such time when Newberg annexes land along Chehalem Drive into its UGB the jurisdiction would transfer to Newberg. Adjacent properties to the north and east are within the City limits so conversion of this block of land is a natural progression of development in this area.

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 1980. 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:

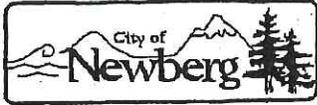
4. *It is the policy of Yamhill County to coordinate the County Transportation System Plan with the transportation plans of the ten incorporated cities within Yamhill County. The County will emphasize continuity in the classification of roads and appropriate design standards for roadways which link urban 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.

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 items are addressed in the application prepared by SR Design LLC and the City's findings for ordinance 2006-2636, both of which are appended and hereby incorporated into this Ordinance, which also adopts their findings and conclusions.



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: Mike Willcuts Sec/Treas CORONADO HOMES, INC.
 ADDRESS: P.O. Box 490 Newberg, OR 97132
 PHONE: 503-538-0984 MOBILE: _____ FAX: 503-538-3599
 OWNER (if different from above): See attached list of owners PHONE: _____
 ADDRESS: See attached list of owners
 ENGINEER/SURVEYOR: Steve Roper, P.E., SR Design LLC PHONE: 503-469-1213
 ADDRESS: 8196 SW Hall Blvd., Suite 232, Beaverton, OR 97008

GENERAL INFORMATION:

PROJECT NAME: _____ PROJECT LOCATION: Between Crater Land and Chehalem Dr. North of Columbia Dr.
 PROJECT DESCRIPTION/USE: Urban Growth Boundary Amendment
 MAP/TAX LOT NO. (i.e. 3200AB-400): Map 32 18AB, Lots 1000, 1001, 1100, 1200, 1300, 1400, and 1600 ZONE: VLDR-1 SITE SIZE: approx 8.82 ACRE:
 COMP PLAN DESIGNATION: VLDR TOPOGRAPHY: Relatively FLat
 CURRENT USE: Rural Single Family Residential
 SURROUNDING USES:
 NORTH: R-1 / 6.6 Single Family Residential SOUTH: Rural Residential
 EAST: Rural Residential WEST: R-1 Single Family Residential

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.

[Signature] 9-26-05
 Applicant Signature Date
MICHAEL R WILLCUTS Sec/Treas
 Print Name CORONADO HOMES, INC.

See attached list of owners
 Owner Signature Date

 Print Name

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

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

Floodplain

Areas of erosion

Steep Slopes

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 transferrable 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.

[Signature]
Applicant's signature

9/19/05

Date

See attached list of owners

Property owner's signature (if different)

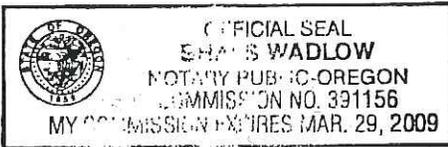
Date

State of Oregon

County of Yamhill

Signed before me on this 19th day of September, 2005

by Shai S Wadlow



Notary Public for Oregon
My Commission expires

Shai S Wadlow
March 29, 2009

NELSON

Property Owner Consent

We, the undersigned, are the legal recorded owner(s) and hereby approve the request for this Urban Growth Boundary Amendment Application

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 of Yamhill County, its officers, agents, and employees coming upon the above-described property whenever it is reasonably necessary for the purpose of processing this application.

Property Owner – Tax Lot #3218 AB 1400

Signature David E. Nelson Date Sept. 19, 2005

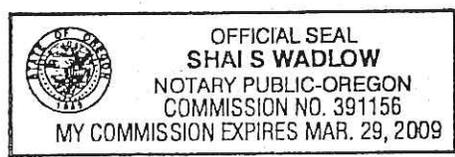
Printed Name David E. Nelson

State of Oregon

County of Yamhill

Signed before me on this 19th day of September, 2005

By Shai S Wadlow



Notary Public for Oregon Shai S Wadlow

My Commission expires March 29, 2009

Hancock

Property Owner Consent

We, the undersigned, are the legal recorded owner(s) and hereby approve the request for this Urban Growth Boundary Amendment Application

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 of Yamhill County, its officers, agents, and employees coming upon the above-described property whenever it is reasonably necessary for the purpose of processing this application.

Property Owner – Tax Lot #3218 AB 1100

Signature Elizabeth Hancock Date 9-22-05

Printed Name Elizabeth R. Hancock

State of Oregon

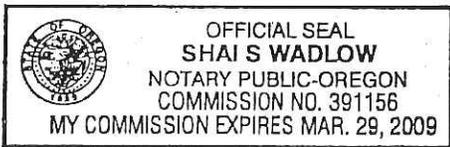
County of Yamhill

Signed before me on this 22nd day of September, 2005

By Shai S Wadlow

Notary Public for Oregon Shai S Wadlow

My Commission expires March 29, 2009



LA00

Property Owner Consent

We, the undersigned, are the legal recorded owner(s) and hereby approve the request for this Urban Growth Boundary Amendment Application

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 of Yamhill County, its officers, agents, and employees coming upon the above-described property ~~whenever~~ it is reasonably necessary for the purpose of processing this application. **BY APPOINTMENT ONLY WHEN**

Property Owner – Tax Lot #3218 AB 1600

Signature Merrie Fitzgerald Ladd Date 9-19-05

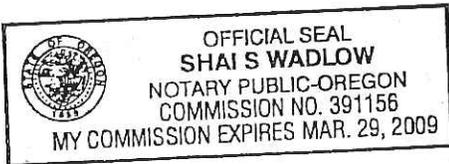
Printed Name Merrie Fitzgerald Ladd

State of Oregon

County of Yamhill

Signed before me on this 19th day of September, 2005

By Shai S Wadlow



Notary Public for Oregon Shai S Wadlow

My Commission expires March 29, 2009

Property Owner Consent

Copy:

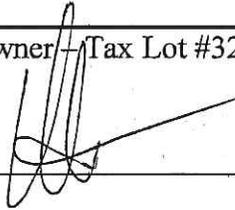
We, the undersigned, are the legal recorded owner(s) and hereby approve the request for this Urban Growth Boundary Amendment Application

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 of Yamhill County, its officers, agents, and employees coming upon the above-described property whenever it is reasonably necessary for the purpose of processing this application.

Property Owner Tax Lot #3218 AB 1000

Signature



Printed Name Marc Wrenn

Date

9/16/05

Printed Name

Marc Wrenn

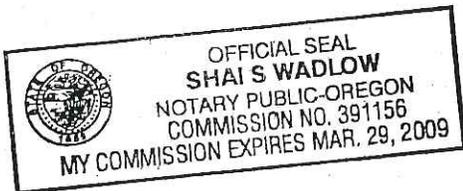
Corote Homes Inc.

State of Oregon

County of Yamhill

Signed before me on this 19th day of September, 2005

By Shai S Wadlow



Notary Public for Oregon



My Commission expires

March 29, 2009

Property Owner Consent

Copy 2

We, the undersigned, are the legal recorded owner(s) and hereby approve the request for this Urban Growth Boundary Amendment Application

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 of Yamhill County, its officers, agents, and employees coming upon the above-described property whenever it is reasonably necessary for the purpose of processing this application.

Property Owner - Tax Lot #3218 AB 1200

Signature [Handwritten Signature] Date 9/18/05

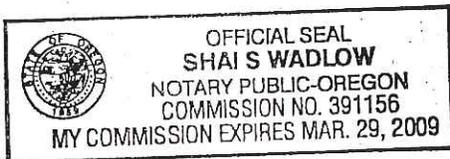
Printed Name Mare Wilcous Corote Harris LLC

State of Oregon

County of Yamhill

Signed before me on this 19th day of September, 2005

By Shai S Wadlow



Notary Public for Oregon [Handwritten Signature]

My Commission expires March 29, 2009

Copy

Property Owner Consent

We, the undersigned, are the legal recorded owner(s) and hereby approve the request for this Urban Growth Boundary Amendment Application

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 of Yamhill County, its officers, agents, and employees coming upon the above-described property whenever it is reasonably necessary for the purpose of processing this application.

Property Owner - Tax Lot #3218 AB 1300

Signature [Handwritten Signature] Date 9/19/05

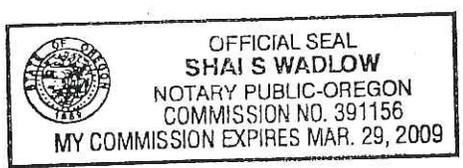
Printed Name Mare Winans Pres Carote House 1/2

State of Oregon

County of Yamhill

Signed before me on this 19th day of September, 2005

By Shai S Wadlow Shai S Wadlow



Notary Public for Oregon Shai S Wadlow

My Commission expires March 29, 2009

September 23, 2005

REQUEST FOR Urban Growth Boundary Amendment City of Newberg

Map # 32 18AB Lots # 1000, 1001, 1100,
1200, 1300, 1400, and 1600

AGENT:

SR Design LLC
Contact: Jeff Caines
8196 SW Hall Blvd., Suite 232
Beaverton, OR 97008
office (503) 469-1213
fax (503) 469-8553

APPLICANT:

Coyote Homes Inc.
Contact: Mike Willcuts
P.O. Box 490
Newberg, OR 97132
(503) 538-0984

Property Owner Consent

William D. Whalen

We, the undersigned, are the legal recorded owner(s) and hereby approve the request for this Urban Growth Boundary Amendment Application

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 of Yamhill County, its officers, agents, and employees coming upon the above-described property whenever it is reasonably necessary for the purpose of processing this application.

Property Owner – Tax Lot #3218 AB 1001

Signature *William D. Whalen* Date *9-23-05*

Printed Name *William D. Whalen*

State of *Oregon*

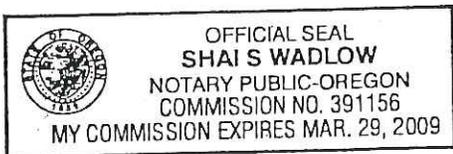
County of *Yamhill*

Signed before me on this *23rd* day of *September*, 20*05*

By *Shai S Wadlow*

Notary Public for Oregon *Shai S Wadlow*

My Commission expires *March 29, 2009*



September 23, 2005

**REQUEST FOR
Urban Growth
Boundary Amendment**

City of Newberg

Map # 32 18AB Lots # 1000, 1001, 1100,
1200, 1300, 1400, and 1600

AGENT:

SR Design LLC
Contact: Jeff Caines
8196 SW Hall Blvd., Suite 232
Beaverton, OR 97008
office (503) 469-1213
fax (503) 469-8553

APPLICANT:

Coyote Homes Inc.
Contact: Mike Willcuts
P.O. Box 490
Newberg, OR 97132
(503) 538-0984

B.O. 06-205

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Exhibit 3 – Zoning Map

Exhibit 4 – Study Area “F” (Newberg Urban Reserve Area Project)

Exhibit 5 – Title Reports

Exhibit 6 – Newberg Housing and Residential Land Needs Report

Exhibit 7 – Yamhill County “Exception Statement II” 1980 report

Exhibit 8 – Soils Map

Exhibit 9 – Aerial Photo with Soils Map overlay

GENERAL INFORMATION

Agent: SR Design LLC
Attn: Jeff Caines
8196 SW Hall Blvd., Suite 232
Beaverton, OR 97008

Applicant/Property Owner: Coyote Homes Inc.
Mike Willcuts
P.O. Box 490
Newberg, OR 97132

Tax Lot Information Map # 32 18AB Lots # 1000, 1001, 1100, 1200, 1300, 1400,
and 1600

Location: The seven parcels are located in the area east of Chehalem
Drive, west of Crater Lane, south of Tax Lot 900 and north of
Columbia Drive. Lots 1000, 1001, and 1400 have frontage on
Chehalem Drive. Lots 1100, 1200, and 1300 have frontage on
Crater Lane, and Lot 1600 has frontage on Columbia Drive.

Current Zoning: All lots under review are currently zoned with the Yamhill
County Low Density Residential (VLDR-1).

Proposed Comp. Plan
and Zoning: The Applicant is requesting an Urban Growth Boundary
Amendment for the above referenced properties. The Applicant
is requesting that the property under review be brought in to the
UGB with a Comprehensive Plan designated of MDR and
subsequent Zoning designation of R-2.

Project Area(s): Lot 1000: approximately 1.0 acres / 43,560 sq. ft.
Lot 1001: approximately 1.0 acres / 43,560 sq. ft.
Lot 1100: approximately 1.0 acres / 43,560 sq. ft.
Lot 1200: approximately 1.24 acres / 54,014 sq. ft.
Lot 1300: approximately 1.05 acres / 45,738 sq. ft.
Lot 1400: approximately 1.04 acres / 45,302 sq. ft.
Lot 1600: approximately 2.49 acres / 108,464 sq. ft.

REQUEST:

The Applicant is requesting an Urban Growth Boundary Amendment to include approximately 8.82 acres of property, which is currently located in Yamhill County in to the Urban Growth Area for the City of Newberg. The subject site is currently located in the City's Urban Reserve area and has been identified as property to eventually become part of the City of Newberg as the population grows and the need for additional lands are need for future residents. The applicant is The Applicant is requesting that the property under review be brought in to the UGB with a Comprehensive Plan designated of MDR and subsequent Zoning designation of R-2.

SITE DESCRIPTION:

All seven lots are located with the in the VLDR-1 (Low Density Residential) Yamhill County zoning designation. The area under consideration is located between Crater Lane on the east and Chehalem Drive to the west. The area under review is located on the western fringe of Newberg's city limits. West of Chehalem Drive (west of the site under review) additional pieces of land designated as Urban Reserve Area. This Urban Reserves Land acts as a buffer between Yamhill County agricultural lands and the City of Newberg's urbanized area. The lands directly to the east of the site contain residential dwelling units developed to City of Newberg R-1 zoning standards. The properties to the north contain residential dwelling units developed to the City of Newberg R-1/6.6 zoning standards. Lot 1600 extends to the south and has frontage that extends to Columbia Drive. Two public schools and a community center were constructed within the City limits north of the site under review and should be able to serve the parcels under UGB amendment consideration. The schools were built in this area in anticipation of future development and growth in this area of the City and general area.

VI. **Yamhill County Comprehensive Plan Amendment Criteria – Yamhill County Comprehensive Plan: The applicant must demonstrate compliance with the following criteria:**

Section I: Urban Growth and Change and Economic Development

A. Urban Area Development

SUMMARY

Growth in Yamhill County is being most heavily influenced by spillover from the Portland metropolitan area. The northeast section of the county has been absorbing the brunt of this growth pressure and will continue to do so in the future. Due to a vigorous policy to attract additional industry into the city, McMinnville should also see rapid population growth in coming years. Future growth pressures will increase the potential for sprawl development, a condition that results in higher costs in providing public facilities and services due to the extension, then under-utilization, of those services. Economic, energy, and environmental considerations point to the need for containing urban growth to existing urban centers. An established urban growth boundary for each city of Yamhill County will assist in the orderly and efficient transition from rural to urban land uses.

GOAL STATEMENT

1. 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.

POLICIES

- A. Yamhill County will, in cooperation with the cities and special districts of the county, encourage urban growth to take the form of a series of compact, balanced communities, each with its own business and community center and each related to industrial areas and other centers of employment.
- B. Yamhill County will cooperate and coordinate with each of the cities in the development of urban growth boundaries and will adopt an urban area growth management agreement with each city which outlines a growth management plan for unincorporated areas within the boundary and the means by which the boundary can be modified.
- C. Yamhill County will recognize the lands within established urban growth boundaries as the appropriate and desired location for urban development.
- D. Yamhill County will coordinate with the City of Newberg to adopt an Urban Reserve Area (URA). The URA identifies high priority lands to include with the Newberg UGB to meet long-term urban growth needs to the year 2030. Interim rural development within the Urban Reserve Area will be regulated with tools such as corridor plans, shadow plats, clustering and redevelopment plans to ensure that long-term options for urban development are protected.

Comment: The proposed UGB Amendment is an effort to enable urban growth in an efficient compact manner. This Application is in cooperation with both the City of Newberg and Yamhill County in order to create a smooth transition between county property and the newly expanded City limits. Finally, the land under review for the expanded Urban Growth Boundary Amendment uses land that is identified as Urban Reserve for the City of Newberg.

GOAL STATEMENT

2. To encourage the containment of urban services and facilities and other public capital improvements within existing urbanizing areas in order to achieve an orderly pattern of urban growth.

POLICIES

- A. Yamhill County will continue to seek full cooperation and coordination among the cities, the school districts, other special-purpose districts of the county and the county itself in jointly planning and programming all land use, urban services and facilities and other public improvements having an impact on the rate and direction of urban growth.
- B. Yamhill County will seek to establish a general commitment by all providers of urban services that no subdivision of lands in designated urban areas on the Plan Map will be permitted without the provision of urban services commensurate with the location, nature and scale of the proposed development, recognizing the overall capital program for community services and the ultimate net cost to the community of the services to be provided.
- C. Yamhill County will coordinate with the cities to ensure that rural residential development contiguous with urban growth boundaries does not restrict long-term options for urban expansion.

Comment: The proposed UGB Amendment will allow for the containment of urban services and facilities within existing urbanizing areas in order to achieve an orderly pattern of urban growth. The proposed expansion is adjacent to land that is currently served by urban services. In addition, the development pattern proposed for this project is located in an area where additional Urban Reserve land is located to the west, thus creating a buffer between the urban area and the county's rural land.

GOAL STATEMENT

3. To create convenient and attractive residential neighborhoods, which can be efficiently serviced with roads, utilities, schools, parks and commerce, and can take advantage of desirable physical features; and to give a satisfactory range of choice to the prospective householder through the imaginative use of a variety of design concepts.

POLICIES

- A. Yamhill County will continue to recognize that the appropriate location of medium-density residential development is in areas having a full range of urban services and amenities within or immediately adjacent to central business districts; immediately adjacent to public traffic generators, such as schools, parks, hospitals, and regional or neighborhood shopping centers; or in selected small areas having unique scenic qualities and a location where community water supply and sewage-disposal systems, adequate access by way of a road of collector or higher status and other urban services necessary to meet the needs of the intended residents can and will be provided.
- B. Yamhill County will continue to recognize that the appropriate location of low-density residential development is in areas where adequate access and services to satisfy the scale of ultimate development can and will be provided. Such areas would generally be within, or contiguous with, existing urban centers, but may also be in selected small areas having unique scenic qualities or, where the need may be demonstrated, in selected outlying areas of varying size having appropriate site qualities and other supporting services.

D. City Growth and Development

Comment: The proposed project is for medium density residential dwelling units. County and city roads and utilities are currently serving the area. The expansion of the Urban Growth Boundary will only help enhance the current road system and infrastructure either by upgrading the existing system(s) or by creating a new system within the proposed subdivision. In addition, the proposed project is located near other medium density residential developments. This type of housing is needed, according to the Residential Needs Analysis report and will help contribute to a diverse range of housing types.

SUMMARY

Each of the ten cities in Yamhill County has established, or is in the process of establishing, an urban growth boundary. The staged extension of city services will facilitate orderly urban expansion. Growth pressures in and around the cities of McMinnville and Newberg make these areas particularly vulnerable to land use conflicts.

POLICIES

- A. All urban growth boundaries in the county will be delineated as shown on the plan map and no extension of urban land uses or city water and sewer services beyond the designated urban growth boundaries will be undertaken without concurrent amendments to both the respective city and county comprehensive plans.
- B. Yamhill County will encourage major land uses or functional areas and domestic water supply and sanitary sewer service areas in the cities to develop progressively outward and to be extended on a staged basis until they become coextensive with and fully service the designated urban area.
- C. The designated residential area west of Hill Road and east of the Lafayette-Riverside industrial area (in McMinnville) will be denied city water and sewer services until all other designated residential areas are substantially developed, and such services will not be extended across Baker Creek, the North Yamhill River, or Highway 18 except in the designated PUD area.
- D. The designated PUD area (along Three Mile Lane in McMinnville) will be retained for the time being in its present agricultural and limited commercial, industrial and public uses and be designated for the uses shown on the plan map, and the area will be developed in accordance with the general policies of this plan and the following principles set out in the recommendations of the city and county planning commissions relative to Three Mile Lane land use policy:
 1. Both Yamhill County and the City of McMinnville recognize that residential, commercial and industrial development along Three Mile Lane is desirable if it is of good quality and design. Further, such development should be staged in accordance with need and be compatible with the traffic-carrying function of Three Mile Lane, and the design capacity of the sewer and water service extensions into the area. Therefore, both governing bodies will consider applications for zone changes to property within their jurisdiction provided that the planned unit development concept is utilized.

2. Both Yamhill County and the City of McMinnville will look favorably upon mixed urban development projects; that is, that integrated designs for commercial, industrial and residential uses will be encouraged.
 3. Both Yamhill County and the City of McMinnville, in considering applications for zone changes, will place heavy emphasis upon:
 - the minimization of entrances onto Three Mile Lane;
 - the development of on-site circulation systems;
 - the provision of deep setbacks, landscaping, buffer strips, sign controls, and the setting of an adequate setback line from the existing right-of-way line;
 - the provision of service roads and acceleration and deceleration lanes and left-turn refuges when and where necessary and practicable.
- E. The City of McMinnville will adopt an annexation policy and urban service policy which would qualify properties for annexation and the extension of urban services based on applicable statewide goals and the applicable policies in the McMinnville Comprehensive Plan. In the case of Three Mile Lane, annexation and extension of urban services will include, but not be limited to, the following considerations:
- the location and area of the land to be annexed shall be defined as the boundary of the sewer service area east to County Roads 92 and 464 and areas approximately 1500 feet north of Three Mile Lane and approximately 1200 feet south of the Lane;
 - the present and proposed use of the land to be annexed;
 - the availability of, and current service policies concerning access, water supply and sewerage; and
 - the need to annex the land to the city.
- F. An Urban Reserve Area is designated for the City of Newberg as shown on the Comprehensive Plan Map. The URA identifies high-priority land to include within the City of Newberg UGB on a phased basis to meet urban growth needs to the year 2030. Interim rural development within the designated Urban Reserve Area shall be regulated and reviewed as outlined in the City of Newberg/Yamhill County Urban Growth Management Agreement to ensure that long term opportunities for urban development are protected. (Ord. 596)

Comment: This project is located in the Urban Reserve Area and identified in the City of Newberg's Comprehensive Plan. As stated above, this land has already been listed as high-priority land to be included in the City's future expansion for new urban land to be developed.

E. HOUSING

SUMMARY

Through its regulatory and legislative powers, the county can greatly influence choices in housing types, location, density, and cost within its boundaries. The rising costs in land, labor, materials and financing, combined with increasing population pressure, have created a housing problem in Yamhill County reflected in both the quantity and quality of the existing stock. The county has numerous housing units in need of rehabilitation to make them safe, sanitary and decent places in which to live. Federally subsidized housing programs have provided some relief for those who could not otherwise afford quality shelter, yet it appears that many in need are still unaided. In 1978, the county enacted a new building, mechanical and plumbing ordinance, which adopts by reference the Uniform Building Code, the Uniform Mechanical Code, and the Uniform Plumbing Code of 1976 published by the International Conference of Building Officials. Home occupations are widely practiced in both urban and rural areas of Yamhill County.

GOAL STATEMENT

1. To assure the provisions of safe, sanitary and decent housing for all residents of the county at a reasonable cost.

POLICIES

- A. Yamhill County will continue to cooperate with all governments and housing agencies within the region in promoting unified housing policies and action programs as well as an equitable distribution of assisted housing throughout the county.
- B. Yamhill County will continue to administer uniform building, mechanical and plumbing codes for all new construction, as well as consider the adoption and administration of a uniform housing code to assure the maintenance and upgrading of existing housing units to code standards.
- C. Yamhill County will provide opportunities for a variety of housing types in different residential environments, including single-family structures, conventional and modular type construction, and mobile homes to serve the housing needs of all components of the county population.
- D. Yamhill County will encourage an adequate supply of new and rehabilitated housing units for rental or purchase by low- and moderate-income families and individuals through support of, and participation in, state and federal programs.
- E. Yamhill County will coordinate its efforts with each city in order to avoid potential conflicts with respect to countywide housing opportunities and demand.
- F. Yamhill County will establish a process by which builders and citizens can receive an energy efficiency evaluation of their site and house plans.
- G. Yamhill County will provide assistance to local realtors, developers, contractors and other members of the building community to inform buyers of total life-cycle housing costs.
- H. Home occupations will continue to be recognized and reasonably regulated in all medium and low-density residential areas in accordance with accepted standards and practice in urban environments.

- I. A reasonable expansion of the concept and definition of home occupation will apply to very low density residential and agricultural small and large holding areas where small-scale, family-operated, home-craft industry or repair service has been traditionally carried on, and such uses will be reasonably regulated, subject to limitations on location, scale, performance characteristics, commercial character, and visibility from bounding roads or adjoining property.

Comment: As stated in previous sections of this application: 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. This 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 on 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 continuity 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. The site under review was originally included in Area F of the URA study, as described below:

Area F: The area under review for the UGB Amendment is located in the southern half of the original Area F study in 1995 (exhibit 4). This half has been developed as rural residential on small lots and acreage. Chehalem Drive traverses the area in a north-south orientation on the western boundary of the study area. Crater Lane borders the eastern side of the study site. The only natural condition affecting future development is some water drainage ways. There are both storm and sanitary sewer line's located in the southeastern boundary of the subject site. At this time, there may not currently be adequate service to meet the future demand if this site under review develops to its full potential. As the area develops, new utility lines (sanitary and storm sewer) will need to be installed to meet the future demands of the area. In addition to the new sewer lines being installed, new pump stations may need to be installed or upgraded to the existing pump stations may need to occur. These issues will be resolved prior to the construction of new residential units.

In the fall of 1996, the City undertook a residential needs analysis to identify the twenty (20) - year needs for residential land that resulted in revisions to the City's Comprehensive Plan and Development Code. As the following tables demonstrate, there is currently a need for additional medium and high density zoned land to meet projected increases in population growth in the next twenty (20)-years. 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 a diversity in the type, density and location of housing units to ensure an adequate supply of affordable housing.

Development of the subject site, based on the mix of housing zones proposed by the applicant would be consistent with housing policies of the City's Comprehensive Plan and with requirements of the Development Code. Attached with this application is a copy of the City's Residential Land Needs Report.

SECTION III. Transportation, Communications and Public Utilities

A. Transportation

SUMMARY

Efforts need to be coordinated among local, regional, state and federal agencies in order to develop a sound transportation system for the county. The regional transportation needs must be addressed primarily in respect to the utilization of the county's arterials as State thoroughfares. A major concern of the county is to develop a transportation system that will maintain and enhance the quality of life enjoyed by its residents. Due primarily to the increasing traffic load and traffic hazards on all county roads, there is a need to control access points for future development. In view of the rapidly increasing cost and decreasing supply of energy, it is imperative that all transportation decisions take into account the conservation of energy. The provisions of adequate bicycling and pedestrian paths within the county is a concern of the county residents. Such modes of transportation lend themselves particularly to the rural nature of the county. There is a potential for the McMinnville Municipal airport to be developed into a Basic Transport facility. Rail freight service to the county is provided by Southern Pacific Railroad. The county operates a limited public transit system. In order to protect the scenic resources of the county, outstanding highway views should be designated as scenic areas.

GOAL STATEMENT

1. To provide and encourage an efficient, safe, convenient and economic transportation and communication system, including road, rail, waterways, public transit and air, to serve the needs of existing and projected urban and rural development within the county, as well as to accommodate the regional movement of people and goods and the transfer of energy, recognizing the economic, social and energy impacts of the various modes of transportation.

POLICIES

- A. Yamhill County will encourage the establishment of a transportation system supportive of a geographically distributed and diversified industrial economy for the county including coordination with all city comprehensive plans.
- B. All transportation-related decisions will be made in consideration of land use impacts including but not limited to adjacent land use patterns, both existing and planned, and their designated uses and densities.
- C. Yamhill County will cooperate and establish close liaison with the State Department of Transportation, the cities of the county, the Tri-County Metropolitan Transportation District of Oregon (Tri-Met), the Southern Pacific Railroad, the Federal Aviation Administration, Federal Highway Administration, and private utility companies operating in the county, in respect to matters relating to the location, design and programming of roads, railroads, public transit facilities, airports, transmission lines, pipelines, waterways, energy corridors and communications facilities to guide and accommodate the emerging development patterns of the county.
- D. Yamhill County will, in cooperation with the State Highway Division and the cities of the county, establish a comprehensive list of recommended road improvements throughout the county, establish a suitable review mechanism for arriving at and amending priorities on a continuing basis and work towards the creation of an on-

going capital improvement program closely coordinated with all agencies of government responsible, including cities for road location, construction, finance and maintenance.

- E. Yamhill County will cooperate with and support the State Highway Division, the Mid-Willamette Valley Council of Governments, and any other county or regional transportation agency in an effort to establish a viable and productive regional transportation planning process and operations system geared to identifying, prioritizing and resolving both present and future transportation needs, with special reference to our county and regional network.
- F. Yamhill County will establish by ordinance in cooperation with the State Highway Division, the cities of the county, adjoining counties, the U.S. Postal Service and all affected special purpose districts, including fire protection districts, a system for naming all public roads and numbering property as prescribed by ORS 215.110(1)(c), and in doing so will give full consideration to the costs, benefits and timeliness of such action.
- G. Yamhill County will appoint a committee of interested citizens to study all State highways within the county and inventory and evaluate the aesthetic features of the views from such highways, consider the eligibility of specific sections for designation as scenic areas under the provisions of the Scenic Areas Act, and make appropriate recommendations to the Planning Commission and Board of Commissioners in respect to a petition to the Scenic Area Board to hold hearings on the possible designation of scenic areas within Yamhill County.
- H. Yamhill County will, in cooperation with the cities of the county, and in consultation with the Mid-Willamette Valley Council of Governments, the State Public Transit Division, the Public Utility Commissioner, and private companies providing transit services, make a comprehensive study of public transit possibilities, including bus and rail, and if economically feasible, will seek such services as are found to be safe, efficient, and convenient in serving the transportation needs of the residents of the county.
- I. Yamhill County will encourage bicycle and pedestrian traffic as an element of the transportation system by coordinating with the cities within the county to develop an integrated system of safe and convenient bicycle and pedestrian ways to complement other modes of transportation.
- J. Yamhill County will require new development to:
 - 1. Limit access points on highways designated as arterials when alternative access points are feasible.
 - 2. Provide a frontage setback requirement of 50 feet from the public right-of-way of all designated arterials within the county for commercial and industrial development; and
 - 3. Minimize direct access points onto arterial right-of-ways by encouraging the utilization of common driveways.
- K. All county transportation-related decisions will be made in particular consideration of energy efficiency and conservation.

- L. Yamhill County will establish programs, such as van or car-pooling to increase vehicle occupancy and reduce unnecessary passenger car travel.
- M. Transportation needs for the disadvantaged, such as the low income, the handicapped, and the elderly, will be considered in the development of the county transportation system.
- N. Yamhill County will utilize existing facilities and right-of-ways to the fullest extent possible provided that such use is consistent with the county comprehensive plan.
- O. All transportation-related decisions will be made in support of the efficient and economic movement of people, goods, and services throughout the region, and will be based on the location and adequacy of facilities for such goods and services.
- P. The county plan and zoning ordinance will continue to recognize the need for protecting the McMinnville Municipal Airport as a vital county-wide transportation facility and efforts will be made to regulate land use in the environs of the airport to prevent the erection of further airport hazards and obstructions, at the same time preventing any residential encroachment upon the critical noise contours.
- Q. The status and proposed location or expansion of all airport facilities will be specifically designated in the plan map, as amended, and, if under county jurisdiction, will be accorded a planned-unit development designation in the zoning ordinance, in order to assure a compatible association of airport growth with surrounding urban development.
- R. The county will continue to work with the State, the City of Newberg, and the City of Dundee on alternatives for routing Highway 99W traffic through or around Newberg and Dundee.

Comment: Based on the previous discussion with regards to the City's Transportation regulations: 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 URA's.

Newberg's Transportation Plan update shows the current and Planning Commission's recommendation for Chehalem Drive. According to Figure 6-1 of the Transportation System Plan (March 2005) Chehalem Drive is classified as a Major Collector street. The City's Planning Commission, on their periodic review of the Transportation System Plan, has recommended that Chehalem Drive remain a Major Collector street. As stated in the TSP, the recommendation includes:

Chehalem Drive: Recommend that the City of Newberg and Yamhill County reconstruct those sections of Chehalem Drive under each respective jurisdiction, between Ore 240 and North Valley Road to major collector street standards to include bicycle lanes and sidewalks on both sides of the street. This project is approximately 1.57 miles, and is estimated to cost approximately \$4.0 million. Approximately one-half of this segment is within the UGB; the remaining portion of this project is located outside of the City's UGB and within its

designated Urban Reserve Area, and therefore is currently within the jurisdiction of Yamhill County. At such time when Newberg annexes these Urban Reserves into its UGB, this portion of the project would become the City's responsibility.

Improvements to Chehalem Drive will provide adequate access for the area, thereby reducing the potential for arterial traffic traveling on nearby local streets, and provide better access for bicyclists and pedestrians. Chehalem Drive is either inside the Newberg UGB or Urban Reserve Area. For purposes of cost attribution, it was assumed that the City would be responsible for the total cost of this project.

A transportation study was not conducted for this project. At the pre-application meeting held with the City of Newberg (September 7, 2005) staff stated that the total number of lots proposed did not require a Traffic Impact Study. This was due to the threshold level of 400 vehicle trips per day at the pm peak. The Applicant is proposing to build approximately 38 homes, thus being under the threshold amount. If in the future a transportation study is required, the Applicant will submit a study by a transportation engineer to meet this requirement.

Future development in the area will pay for transportation improvements through existing Transportation System Development Charges. These are estimated as follows:

38 Single Family at \$1,709.35 each equals \$64,955.30

Thus, future development would generate sufficient SDC revenue to pay its share of capacity improvements, and generate additional funds for other capacity improvements throughout the City as identified in the Transportation System Plan. Please note that Lot 38 can be subdivided in the future. When Lot 38 is subdivided, SDC fees will be paid to the City at that time. For this application, the SDC fees are based on the total number of proposed lots at this time.

By meeting the goals and policies of Newberg's Comprehensive Plan, the Applicant believes that they are also in compliance with Yamhill County's Comprehensive Goals and Policies. By including this site within Newberg's UGB, the property is better to serve many of the transportation policies set out by the County. These include utilizing the existing facilities and right-of-ways to the fullest extent possible; and working with the City of Newberg for their transportation needs for the future expansion of urbanized areas.

B. Utilities

SUMMARY

Transmission lines and pipelines cross miles of land, consume many acres of right-of-way, and have a significant impact on land use. The Public Utility Commission has allowed for local review of utility location with its agency coordination program. The county recognizes the effects that the development of utilities has on land use and sees a need for close consideration and cooperation with the utility companies.

GOAL STATEMENT

(See goal statement under Public Facilities and Services)

POLICIES

- A. Yamhill County will review all right-of-way acquisitions for utility lines and facilities and, where appropriate, require:
1. That the route or corridor chosen locate on or parallel to existing public or private right-of-ways and avoid the creation of unusable parcels;
 2. That the route or corridor chosen have a minimum visual impact along highways and in residential areas, blend well with the natural landscape, and create minimum conflict with present and planned uses of the land;
 3. That clearing for, and construction of, transmission lines, pipelines and other utility facilities be performed in a manner which will maximize preservation of natural beauty and conservation of natural resources, and which will minimize scarring of the landscape or siltation of streams;
 4. That following construction of utility facilities, construction areas will be cleaned up and efforts will be made to restore the landscape and the land capability to its original condition prior to construction; and
 5. That a maintenance program for utility facilities include maintenance of the environmental preservation and restoration achieved during all phases of construction.

Comment: The utilities brought in to the area to serve the future residential dwelling units are small in size and scale than what the purpose of this Summary indicates. However, the utilities brought in to serve the site will be located in areas as to minimize any visual impacts that may be created. For example, the use of overhead power lines will be kept to a minimum, as required by Newberg's Development Code. Also, the clearing of land will be minimized since the majority of the utilities will be placed in the right-of-way, underneath the existing or future roadway extension. Therefore, no additional clearing may be necessary since the existing or future roadway may be wide enough to consolidate all the utilities underneath the ground.

SECTION V. Environmental Quality

A. Air, Water and Land Resources Quality

SUMMARY

Yamhill County has retained an overall high-quality natural environment, yet the impact of human activities on the environment has upset the natural ecological balances and the high aesthetic quality of the county in the past, and poses the threat of future deterioration. The increasing demands put upon the air resources of the county affect the capability of those resources to provide for a clean, enjoyable and safe environment. The Willamette Valley is prone to air pollution as a result of climatic and physiographic conditions. Suspended particulates from a number of sources, including automobiles, dust, field and slash burning, and industry process losses, pose the largest air pollution problem for Yamhill County.

GOAL STATEMENT

1. To conserve and to protect natural resources, including air, water, soil and vegetation and wildlife, from pollution or deterioration which would dangerously alter the ecological balance, be detrimental to human health, or compromise the beauty and tranquility of the natural environment.

POLICIES

- A. Yamhill County will cooperate with the State Department of Environmental Quality in enforcing state and federal regulations designed to achieve high air quality.
- B. Yamhill County will, in making land use decisions relative to industrial or other uses likely to pose a threat to air quality, consider proximity of the proposed use to residential areas and meteorological factors such as seasonal prevailing wind direction and velocity.
- C. Yamhill County will cooperate with the State Department of Environmental Quality in implementing noise control regulations.
- D. Consideration will be given to adopting an ordinance requiring environmental impact review of all major public and private development proposals and the social and economic costs and benefits associated with any particular development proposal will be properly evaluated prior to public endorsement or approval.
- E. In order to maintain and improve the quality of the county's air, water and land resources, Yamhill County will seek to minimize irreversible and other long-term impacts in its development of energy resources; support efforts, where feasible, for the appropriate and efficient recovery of energy as a means to reduce waste problems; and encourage a program to recover and recycle used motor oil.

Comment: As stated above: 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 Yamhill County and Newberg Comprehensive Plans, contain several policies intended to ensure conformance with state federal regulations governing air, water and land resources quality. No watercourses 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 regulations

GOAL STATEMENT

2. To preserve and enhance the charm and amenity values of the county, while accommodating change, through ensuring harmony between urban development and the natural environment, at the same time cultivating more attractive urban environments in which to live, work and play.

POLICIES

- A. Yamhill County will, in cooperation with the cities, work to establish high standards for urban development and redevelopment, initiate incentives and regulatory programs to achieve such standards and seek abatement of the aesthetic degradation of the environment resulting from conflicting land uses and blighted neighborhoods, indiscriminate waste disposal, offensive outdoor storage and advertising, and the lack of adequate natural and landscaped open space.
- B. Yamhill County will work to maintain a healthy natural balance among the many life forms existing together within the region.

Comment: The subject site is located in an area of Newberg where the development pattern is proposed in an area where additional Urban Reserve land is located to the west, thus creating a buffer between the urban area and the county's rural land. The City of Newberg and Yamhill County have worked together to come up with a viable plan to accomplish a smooth transition between charm and amenity values of the county, while accommodating change, through ensuring harmony between urban development and the natural environment, at the same time cultivating more attractive urban environments in which to live.

URBAN GROWTH BOUNDARY

CRITERIA AND FINDINGS

I. **Newberg Urban Area Management Agreement:** 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 Historical Areas, Natural resources; Goal 6, Air Water and Land Resources Quality; Goal 8, Recreational 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: The properties under review are located within Study Area "F" of the Newberg Urban Reserve Area Project (exhibit 4), which was adopted by the City and Yamhill County in 1993. A public involvement program was implemented as part of the Urban Reserve Area Project in 1992 and 1993. In 1997, a study was prepared that examined this, and other, 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 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 desire of residents and property owners in the City and County. The City held two workshops for property owners and other interested parties in the URA's in 1997, which was attended by 60-70 people. A questionnaire was also distributed at that time to solicit additional citizen input in the URA planning process.

Public notice was provided to all properties within 500 feet of the site and the site has been posted. Public notice was 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 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. This includes the exception where a property is physically developed to the extent that it is no longer available for uses allowed by the applicable goal and the land subject to the exception is irrevocably committed to uses not allowed by the applicable goal because existing adjacent uses and other relevant factors make uses allowed by the applicable goal impracticable. The City of Newberg's Comprehensive Plan was originally adopted in 1979 and has been amended several times since the date of the original adoption. An updated Residential Needs Analysis and Policy with Recommended Comprehensive Plan and Development Code amendments was last revised in 2004.

The City's Development Code implements the Comprehensive Plan. An amended Newberg Urban Area Growth Management Agreement between the City of Newberg and Yamhill County was adopted to

ensure coordination and cooperation between the City and County in the management of growth within the Newberg Urban Growth Boundary (UGB) and URA's. 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 required counties to inventory agricultural lands and to "preserve and maintain" them for farm use. The properties under review are currently zoned VLDR-1 (Low Density Residential). In 1980, Yamhill County identified the properties under review as "land committed to rural residential use" in Exceptions Statement II (exhibit 7). The exception land definition identified this general area as having a mixture of soil types ranging from Class II soil type to Class VI soil type. The City of Newberg Inventory of Natural and Cultural Resources indicates that most soils in the vicinity are flat and at least moderately fertile, though nearly all types have some problem with drainage. The site consists primarily of WuB Woodburn silt loam soils. Woodburn soils are identified as Class II soils by the SCS.

The Exceptions Statement II document includes a discussion noting that good roads, rural fire services, fair or better water availability, and mostly fair soil suitable for septic systems characterize the area involved. This area is currently committed to rural residential development.

The Inventory of Natural and Cultural Resources report states the City's recognition that urban expansion will undoubtedly occur on prime Class II soils, but notes that wasteful land use practices should be discouraged. The proposed addition of the project site into the UGB would provide needed area for urban expansion adjacent to the City, where services are available or can be readily extended, thereby avoiding leap-frog development or other land consumption practices.

Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources: This goal encompasses 12 different resource types, including wildlife 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; forestlands; mineral and aggregate resources; fish and wildlife; water; air quality; and open space, scenic, natural, historic, and recreational resources. The properties under review consist primarily of WuB Woodburn silt loam soils (exhibit 8 & exhibit 9). Woodburn soils are identified as Class II soils by the SCS, as indicated on the Oregon Soil Survey maps. Most of the area is used for residential use in conjunction with undeveloped areas. The site contains no identified forest lands, mineral resources, and aggregate resources, fish, wetlands or waterways, and no known archeological, open space, scenic, natural historic and recreational resources. The County has no identified wildlife resource information in this area. Negligible impacts are anticipated to existing air quality in the area, especially once full residential development occurs on the site.

Goal 6, Air, Water and Land Resource 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 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 regulations.

Goal 8, Recreation Needs: This goal requires a community to evaluate its area 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 service are expanded to meet growing recreational demands of the community. Chehalem Park and Recreation District (CPRD) has established a 19-acre park directly north of the school facility on Foothills and Chehalem Drive to meet the recreational needs of the area.

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. This 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 on 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 continuity 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. The site under review was originally included in Area F of the URA study, as described below:

Area F: The area under review for the UGB Amendment is located in the southern half of the original Area F study in 1995 (exhibit 4). This half has been developed as rural residential on small lots and acreage. Chehalem Drive traverses the area in a north-south orientation on the western boundary of the study area. Crater Lane borders the eastern side of the study site. The only natural condition affecting future development is some water drainage ways. There are both storm and sanitary sewer line's located in the southeastern boundary of the subject site. At this time, there may not currently be adequate service to meet the future demand if this site under review develops to its full potential. As the area develops, new utility lines (sanitary and storm sewer) will need to be installed to meet the future demands of the area. In addition to the new sewer lines being installed, new pump stations may need to be installed or upgraded to the existing pump stations may need to occur. These issues will be resolved prior to the construction of new residential units.

In the fall of 1996, the City undertook a residential needs analysis to identify the twenty (20)-year need for residential land that resulted in revisions to the City's Comprehensive Plan and Development Code. As the following tables demonstrate, there is currently a need for additional medium and high density zoned land to meet projected increases in population growth in the next twenty (20)-years. 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 a diversity in the type, density and location of housing units to ensure an adequate supply of affordable housing.

Development of the subject site, based on the mix of housing zones proposed by the applicant would be consistent with housing policies of the City's Comprehensive Plan and with requirements of the Development Code. Attached with this application is a copy of the City's Residential Land Needs Report.

Goal 11, Public Facilities and Service: 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 serve as a framework for urban development. Water, sanitary sewer and storm water management facilities were evaluated as part of the URA analysis conducted by the City of Newberg in 1997. In that study, it was determined that these services can be provided in the project area, subject to completion of a new sanitary sewer pump station which was built through the LID process. Part of the project site may use the pump station, thus rendering the station's use at maximum capacity. It is the intent of the Applicant to create a proposal that will utilize a gravity feed system in order to minimize the impact on the existing pump station. A general review of the project was conducted by a registered engineer, and it was determined that public facilities can be extended to the site in an orderly and efficient arrangement. The Applicant has also submitted service provider letters to the various service agencies (i.e., fire, police, parks) in order to obtain their standpoint on whether or not they would be able to serve the area in an efficient manner.

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 URA's.

Newberg's Transportation Plan update shows the current and Planning Commission's recommendation for Chehalem Drive. According to Figure 6-1 of the Transportation System Plan (March 2005) Chehalem Drive is classified as a Major Collector street. The City's Planning Commission, on their periodic review of the Transportation System Plan, has recommended that Chehalem Drive remain a Major Collector street. As stated in the TSP, the recommendation includes:

Chehalem Drive: Recommend that the City of Newberg and Yamhill County reconstruct those sections of Chehalem Drive under each respective jurisdiction, between Ore 240 and North Valley Road to major collector street standards to include bicycle lanes and sidewalks on both sides of the street. This project is approximately 1.57 miles, and is estimated to cost approximately \$4.0 million. Approximately one-half of this segment is within the UGB; the remaining portion of this project is located outside of the City's UGB and within its designated Urban Reserve Area, and therefore is currently within the jurisdiction of Yamhill County. At such time when Newberg annexes these Urban Reserves into its UGB, this portion of the project would become the City's responsibility.

Improvements to Chehalem Drive will provide adequate access for the area, thereby reducing the potential for arterial traffic traveling on nearby local streets, and provide better access for bicyclists and

pedestrians. Chehalem Drive is either inside the Newberg UGB or Urban Reserve Area. For purposes of cost attribution, it was assumed that the City would be responsible for the total cost of this project.

A transportation study was not conducted for this project. At the pre-application meeting held with the City of Newberg (September 7, 2005) staff stated that the total number of lots proposed did not require a Traffic Impact Study. This was due to the threshold level of 400 vehicle trips per day at the pm peak. The Applicant is proposing to build approximately 38 homes, thus being under the threshold amount. If in the future a transportation study is required, the Applicant will submit a study by a transportation engineer to meet this requirement.

Future development in the area will pay for transportation improvements through existing Transportation System Development Charges. These are estimated as follows:

38 Single Family at \$1,709.35 each equals \$64,955.30

Thus, future development would generate sufficient SDC revenue to pay its share of capacity improvements, and generate additional funds for other capacity improvements throughout the City as identified in the Transportation System Plan. Please note that Lot 38 can be subdivided in the future. When Lot 38 is subdivided, SDC fees will be paid to the City at that time. For this application, the SDC fees are based on the total number of proposed lots at this time.

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." According to Section IV.B, Urban Growth Boundary, of the Comprehensive Plan, the UGB for Newberg was established to separate urban and urbanizable areas from land which are to remain in rural uses through the year 2010. The UGB contains approximately 3,952 acres, as compared with the current City area of approximately 2,780 acres. 1,043 acres have been identified as being vacant and buildable. Anticipated development needs are expected to exceed the area currently within the UGB.

The UGB was adopted based on anticipated needs for housing, employment and livability. In accordance with Statewide planning goals. The UGB is designed to accommodate multiple tasks including a projected population of 27,000 people; the orderly and economic provision of public facilities and services; and to provide for maximum efficiency of land uses both within and on the fringe of the existing urban area. Environmental, social, energy, and economic consequences and the compatibility of proposed urban uses with nearby agricultural activities were also considered in the location of the UGB.

Seven factors are specified by Goal 14 that must be considered in establishing and changing UGB. These seven factors, including the establishment of the urban growth boundary (a), are addressed in this application (b) through (g) of this section.

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

Based on the 2010 population forecast of 24,000 for the City as shown in the Newberg Housing and Residential Land Needs Report (exhibit 6), and the certified population estimates of 18,064, there remains a projected increase of 5,936 people for the planning period 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 Newberg Housing and Residential Land Needs Report forecast of 2.88 % increase.

POPULATION AND POPULATION PROJECTIONS
2000-2040

TABLE 1

Location	2000 (1)	2010	2020	2030	2040
Yamhill County (2)	84,992	101,152	119,589	138,095	155,779
Newberg UGB (3)	18,438	24,497	33,683	42,870	54,097
City of Newberg (4)	18,064	24,000	33,000	42,000	53,000

(1) 2000 data for City & County from US Census Bureau; UGB data are estimate by City of Newberg

(2) Yamhill County projections from Oregon Office of Economic Analysis, 1997 Long-Term Population Forecast

(3) Newberg UGB projections computed using 2000 estimate from City of Newberg and PSU growth rates for Newberg

(4) City of Newberg projections from PSU Population Research Center, cohort-component method, 3/25/2004

According to the City's population projections, the population of Newberg is expected to continue to grow over the next 20-years. According to the 2004 population projections, approximately 15,000 new residents will have moved into the City of Newberg between the year 2000 and 2030. 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 choice to maintain livability in the community.

A housing analysis was conducted in 2004 to study the availability of land in the Newberg area to determine the amount of residential land needed in the City of Newberg for each needed housing type for the next 20 years. This study was able to demonstrate that both a housing and land shortage within the UGB of the City of Newberg was unavoidable and concluded that an expansion of the "City's identifiable residential capacity is projected to be largely exhausted without action to increase capacity."

The table below shows the net surplus/ (deficit) by housing category to demonstrate the need for increased capacity.

TABLE 2

NET SURPLUS/ (DEFICIT) BY PLAN CATEGORY					
	Land Needed		Buildable Land	Surplus/ (Deficit)	
	by Plan Category			by Plan Category	
	2005-25	2005-40	Within UGB	2005-25	2005-40
Medium Growth					
<i>LDR</i>	837	1,638	357.25	(480)	(1,281)
<i>MDR</i>	163	318	73.12	(89)	(245)
<i>HDR</i>	70	136	2.11	(68)	(134)
High Growth					
<i>LDR</i>	1,394	2,473	357.25	(1,037)	(2,116)
<i>MDR</i>	272	482	73.12	(199)	(409)
<i>HDR</i>	116	206	2.11	(114)	(204)

Low Growth					
<i>LDR</i>	602	1,287	357.25	(245)	(929)
<i>MDR</i>	117	251	73.12	(44)	(178)
<i>HDR</i>	50	107	2.11	(48)	(105)

The Net Surplus/ (Deficit) table, shown above, includes projected residential land needs for the various housing types provided for in the Newberg Housing and Residential Land Needs Report: Low Density Residential (LDR); Medium Density Residential (MDR); and High Density Residential (HDR). This study shows the available lands available per category as of 2005. The Surplus/ (Deficit) category shows that there is already a deficit of land, which is needed in order to keep up with demand. The evidence presented in the table above and within the Newberg Housing and Residential Land Needs Report 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 several years.

In summary, the population and residential housing growth within the City has increased consistently over the past several years. The Urban Reserve Area land that has been brought into the UGB has started to be developed with residential units. There is currently a low amount of available, developable land within the city for residential development. Suitable residentially zoned land is in short supply to meet residential growth needs in the immediate future and especially over the next five to ten years according to City sources including the Comprehensive Plans and the Newberg Housing and Residential Land Needs Report.

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

Utilities can be brought in and extended from the existing utilities from the north and the east. A development has already extended utilities to the northern boundary of the site. The existing utilities located in Crater Lane and Lynn Drive can be extended to serve the proposed development. Please refer to the potential Lot Layout plan which demonstrates that utilities can be brought in, in an orderly and economic fashion. Please note, that tax lot 1600 has an existing septic system on the lot. It is the intention of the applicant to eventually take the existing home off of the septic system and connect it with the City's public facilities. This can be done in a number of ways or stages depending on the overall development pattern. The Applicant will be willing to work with Staff to determine the best approach to include this property in to the UGB Amendment with the expectation of bringing the property in to the City of Newberg.

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

The proposed amendment will provide for maximum efficiency of land use on the fringe of the urban area through the extension of public utilities that would allow for development at an urban scale. For the proposed use of the area under review, the Applicant is requesting the Comprehensive Plan designated of MDR and subsequent Zoning designation of R-2. This designation would allow the type of development that is harmonious in agreement with the use of nearby properties located east and north of the site within the City limits. The properties to the north were recently brought into the City of Newberg in 2001. This land was given the Comprehensive Plan Map Designation of LDR-6.6 Low Density Residential 6.6 d.u. /ac. However, the land just north of that has the MDR Comprehensive Plan Map Designation. In addition, there is a large area to the south east of the subject site that is also designated MDR. Thus, it is

not a large leap to demonstrate that the MDR Comprehensive Plan Map Designation could be compatible lying adjacent to LDR6.6 and LDR Comprehensive Plan Map Designation land. The applicant is seeking a similar designation in order to develop the land in manner that will allow flexibility to the homebuilder and yet compatible with the surrounding properties. In addition, MDR lands are in short supply, according to the housing needs study (see Table 2) and thus fill a housing need. Finally, the area could potentially provide an overall density of approximately 38 Single Family residential units, which can efficiently be served by extension of public utilities. (Please note that Lot 38 may be divided in the future.) The overall number of lots may change depending on the City's Development Code at the time of either Annexation or Land Division approval.

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

Environmental consequences: The site is developed with single-family homes with a few vacant lots. Although the lands west of the site are classified as agricultural in nature, the properties under review are zoned VLDR lots with homes fronting Chehalem Drive. Chehalem Drive serves as both a visual and physical buffer between the agricultural uses west of the site. There are no known historic sites that exist on the project area.

Energy consequences: The provision of needed medium-density housing will help to conserve energy resources by expanding an existing efficient land use pattern. The proposed site is within a close proximity of public facilities, thus potentially reducing the reliance on automobile transportation.

Economic consequences: Until the parcels are annexed, there is negligible economic impact. Upon annexation, a complete economic impact statement may be required and additional service requirements and the costs associated with them will be analyzed at that time. For example, development activity will likely generate more traffic in the area but that same development activity will also generate additional transportation fees and fund those local road improvements.

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 for their employees. There are public schools, a community center and a park within easy walking distance of the proposed site for the UGB amendment.

The applicant strongly believes that including these parcels, under review, within the urban growth boundary at this time will be a greater benefit to the City than any negative impact that may have been identified or listed above.

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

The City of Newberg Inventory of Natural and Cultural Resources indicates that most soils in the vicinity are flat and at least moderately fertile, though nearly all types have some problem with drainage. The site consists primarily of WuB Woodburn silt loam soils. Woodburn soils are identified as Class II soils by the SCS. The land definition identified in this general area as having a mixture of soil types ranging from Class II soil type to Class VI soil type. Yamhill County identified the property under review as "lands committed to rural residential use" in Exceptions Statement II, issued in 1980. 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.

Oregon's land use laws were designed to protect farmland 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 the 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 because of existing farm practices, can also be mitigated by proper installation of amenities such as landscaping and screening at time of development.

The area under consideration is located between Chehalem Drive to the west and the western fringe of Newberg's city limits. West of Chehalem Drive (west of the site under review) there are additional pieces of land designated as Urban Reserve Area. This Urban Reserves Land acts as a buffer between Yamhill County agricultural lands and the City of Newberg's urbanized area. The lands directly to the west of the site contain residential dwelling units developed to City of Newberg R-1 zoning standards. The property to the north contains residential dwelling units developed to the City of Newberg R-1/6.6 zoning standards. Two public schools and a community center were constructed within the City limits north of the site under review and should be able to serve the parcels under UGB amendment consideration. The schools were built in this area in anticipation of future development and growth in this area of the City and general area.

II. Newberg Comprehensive Plan Amendment Criteria – Newberg Development Code, Section 151.122: 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.

Agricultural Lands – Policy 1. The conversion of urbanizable land from agricultural to urban land uses shall be orderly and efficient.

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 until 2020. As shown on Table 2, a current shortfall of residential land has been identified. These parcels were included within the urban reserve area and conversion from agricultural and county-zoned VLDR-1 (Low Density Residential) lands to urban land uses are occurring in an orderly and efficient manner. Adjacent properties to the east and north have been either developed or are in the process of being developed with residential units. Conversion of this site, from urban reserve to be within the UGB is the next logical step and order of progression for any urban development to occur.

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

The site under review is currently zoned VLDR-1 (Low Density Residential) land. This area is mostly developed with single-family residential units; a couple of parcels are undeveloped at this time. As shown in Table 2, there is a shortage of medium and high-density lands available to meet the City's needs. If the current trends continue, the inclusion of this land into the UGB will become vital for the city to meet the housing needs of future residents.

Air, Water, and Land Resource Quality – Goal: To maintain and, where feasible, enhance the air, water and land resource qualities within the community.

Air, Water, and Land Resource Quality – Policy 3: As public sanitary sewer systems become available, all development shall connect to the public system. To encourage economic development, the City may permit subsurface sewerage disposal where the system meets State and County requirements and where unique circumstances exist.

The property owners on the area of the proposed UGB amendment will connect to a public sanitary sewer system. A study will be done to determine if the current regional sanitary sewer and associated pump station will be able to handle the added capacity of the new development. The Applicant is designing the area under review to go directly into a gravity sewer system in order to minimize any impact of the existing sewer pump station that serves this area. In any situation, the future development of the site will connect into a public sanitary system in order to meet the goals and policies of the City's Comprehensive Plan.

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.

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

The subject site has two existing streets that border the site on both the east and west of the site. Chehalem Drive borders the site on the west and Crater Lane is located on the east side of the site. Chehalem Drive provides convenient access to Highway 240 and Highway 99. In addition, Chehalem Drive provides convenient access to nearby employment centers within the City of Newberg. Two public schools and a community center have been constructed within the last few years within the general area to the north of this site. The schools were built in this area in anticipation of future growth in the general vicinity of the subject site.

Transportation – Goal 5: Maximize pedestrian, bicycle and other non-motorized travel throughout the city.

Transportation – Policy d: Public sidewalks shall be provided along all public street frontages. Pedestrian traffic shall be separated from automobile traffic whenever possible.

The ultimate use of the subject site will be residential dwelling units. Upon development of the site, Staff will review the project to ensure that the goals of the Comprehensive Plan are met. If required, the subdivision will be built with sidewalks along all public streets to keep a buffer between pedestrian and vehicular traffic.

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

A Traffic Impact Study has been prepared by Kittleson & Associates to study the area to the north of this site. A transportation study was not conducted for this project. At the pre-application meeting held with the City of Newberg (September 7, 2005) staff stated that the total number of lots proposed did not require a Traffic Impact Study. This was due to the threshold level of 400 vehicle trips per day at the pm peak. The Applicant is proposing to build approximately 38 homes, thus being under the threshold amount. If in the future a transportation study is required, the Applicant will submit a study by a transportation engineer to meet this requirement.

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

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

The public utilities can be extended to connect to the existing services in the area, which will serve the proposed site once a formal development application has been submitted to the City (i.e., after the UGB amendment and annexation is complete). A study will be done to determine if the current regional sanitary sewer and associated pump station will be able to handle the added capacity of the new development. In any situation, the future development of the site will connect into a public sanitary system in order to meet the goals and policies of the City's Comprehensive Plan. Please note, that tax lot 1600 has an existing septic system on the lot. It is the intention of the applicant to eventually take the existing home off of the septic system and connect it with the City's public facilities. This can be done in a number of ways or stages depending on the overall development pattern. The Applicant will be willing to work with Staff to determine the best approach to include this property in to the UGB Amendment with the expectation of bringing the property in to the City of Newberg.

Urbanization – Goal To provide for the orderly and efficient transition from rural to urban land uses.

As previously noted above, the land has been included within the Newberg's Urban Reserve Area to provide adequate land for the City's needs through 2020. Since these parcels were already included within the urban reserve area, conversion from agricultural / VLDR-1 (Low Density Residential) land to

urban land uses is occurring in an orderly and efficient manner. In addition, the study of the utilities and traffic impact prepared in conjunction with this application found that public services and facilities can be effectively provided to the site not support the urban level of service for a low to medium 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.

The proposed UGB amendment would modify the existing boundary to coincide with the west line of Chehalem Drive, which includes tax lots: 1000, 1001, 1100, 1200, 1300, 1400, and 1600 on Map 32-18AB.

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.

The Urban Reserve Areas were evaluated and prioritized for inclusion in the UGB a number of years ago. Since that time, the properties to the north of this site have been through the UGB amendment process in 2001. These properties were zoned R-1/6.6 with properties zoned R-2 abutting the R-1/6.6 properties to the north. The Applicant requests to have this site reviewed for inclusion within the UGB and designated with a MDR comprehensive planning designation and a R-2 zoning designation. This application demonstrates compliance with criteria specified in Statewide Goal 14, Urbanization. Responses to this section can be reviewed earlier in this report.

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

The proposed Urban Growth Boundary Amendment itself does not require provision for public facilities. As previously noted, future development can readily be served by the extension of utilities from the surrounding area. Please note, that tax lot 1600 has an existing septic system on the lot. It is the intention of the Applicant to eventually take the existing home off of the septic system and connect it with the City's public facilities. This can be done in a number of ways or stages depending on the overall development pattern. The Applicant will be willing to work with Staff to determine the best approach to include this property in to the UGB Amendment with the expectation of bringing the property in to the City of Newberg.

Utilities can be brought in and extended from the existing utilities from the north and the east. A development has already extended utilities to the northern boundary of the site. The existing utilities located in Crater Lane and Lynn Drive can be extended to serve the proposed development. Please refer to the potential Lot Layout plan which demonstrates that utilities can be brought in in an orderly and economic fashion. The Applicant will prepare a detailed site plan for submittal to the City of Newberg to demonstrate that all utilities are designed with adequate capacity to service every proposed and future lot within the subject site.

III ORS Standards:

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."

As noted in Exhibit 2, and the findings starting on page 5, the land under review is currently located within the urban reserve area, and as a result has the urban reserve designation on the City Comprehensive Plan Map.

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 applying Goal 14 as it existed prior to the amendments adopted April 28, 2005, 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, 197.625 or 197.626. 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."

The seven factors of Goal 14 were addressed earlier in this application. Please refer to pages 5 through 13 of this application for the facts and findings. In addition the property was designated as "Exception Lands" in 1980 by Yamhill County (exhibit 7).

IV. Goal 14 Factors:

- (a) Demonstrate need to accommodate long-range urban population growth requirements consistent with LCDC goals;
- (b) Need for housing, employment opportunities;
- (c) Orderly and economic provision for public facilities and services;
- (d) Maximum efficient of land uses within and on the fringe of the existing urban area;
- (e) Environmental, energy, economic, and social consequences;
- (f) Retention of agricultural lands as defined, with Class I being the height priority for retention and Class VI the lowest priority; and
- (g) Compatibility of the proposed urban uses with nearby agricultural activities.

The seven factors of Goal 14 have been addressed earlier in the application. Please refer to the findings for this section.

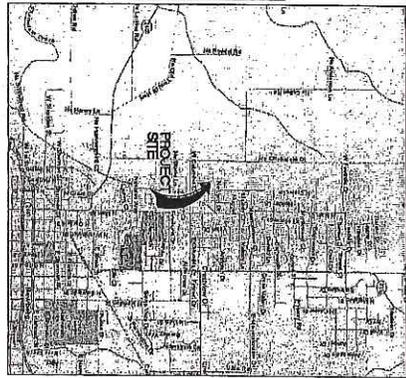
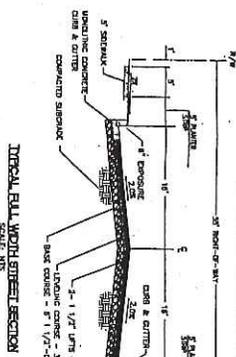
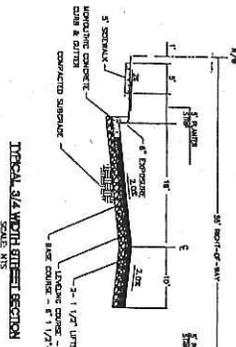
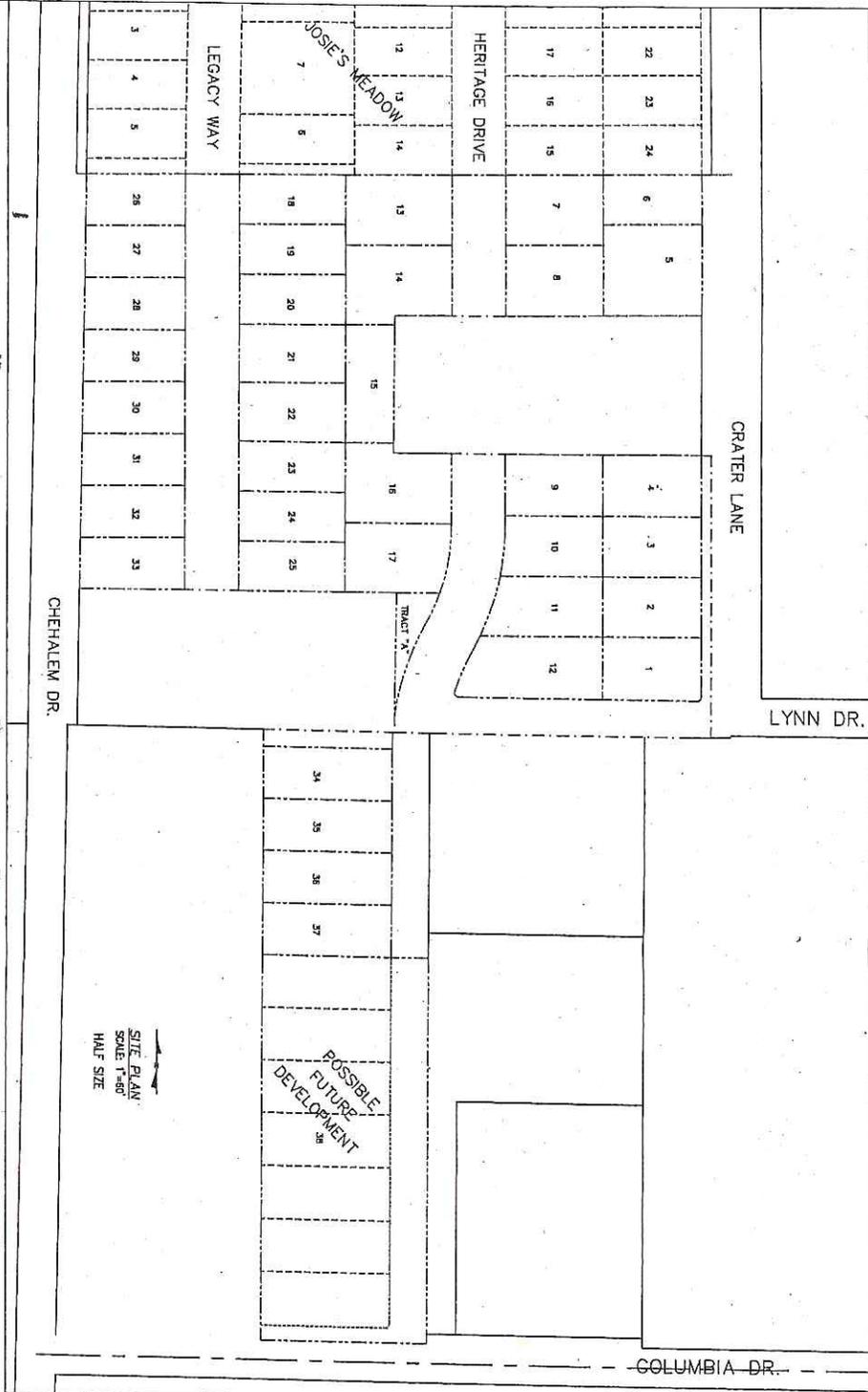
V. Conclusion: As shown in Table 2 of this report, there will be a significant shortage of land available for residential development within the City by 2010, if not sooner. The proposed UGB amendment and subsequent Comprehensive Plan and Zoning designation will allow the city to meet housing demand. Changing the Plan designation to allow for higher density urban level development as opposed to very low rural residential development that is currently allowable on the site under County zoning would help the City meet their housing needs.

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 and housing balance.

The site can be relatively economically and efficiently served by extensions of public utilities that have the capacity to serve the proposed development, as discussed in the Utility Report.

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

MADISON GARDENS



SHEET INDEX
 C1 COVER SHEET
 C2 POTENTIAL LOT LAYOUT

APPLICANT
 COYOTE HOMES INC.
 P.O. BOX 490
 NEWBERG, OREGON 97132
 PHONE: (503) 538-0884
 FAX: (503) 538-3599
 CONTACT: WENDY WILCOX

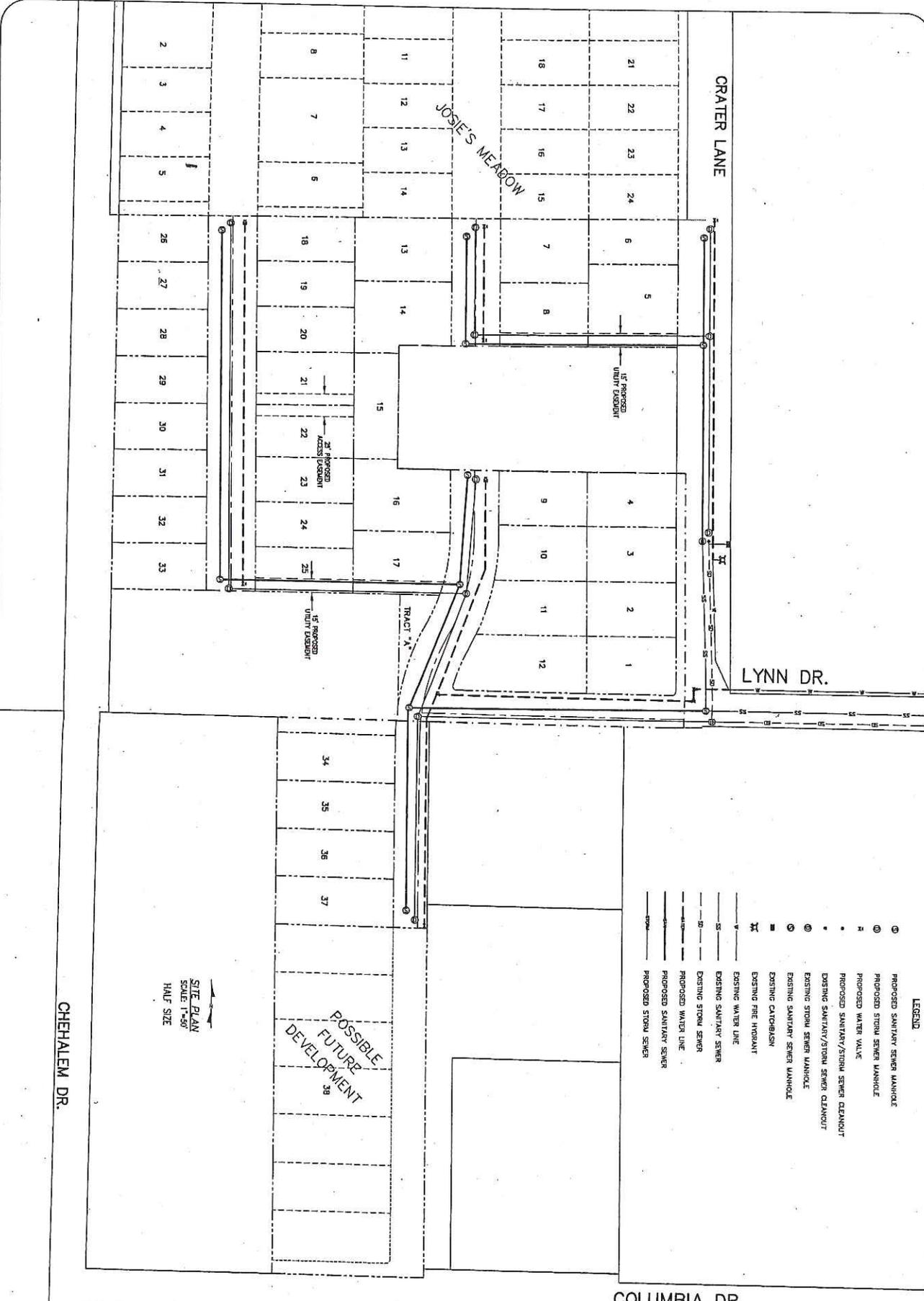
CIVIL ENGINEER
 STEVE ROBER
 818 SW HILL BLVD., #232
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 CONTACT: STEVE ROBER

SUPERVISOR
 WALT DUNCKEL & ASSOC.
 10000 N. WILSON AVE., SUITE 100
 PORTLAND, OREGON 97217
 PHONE: (503) 472-7794
 CONTACT: WALT DUNCKEL

LEGAL LOCATION
 TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
 LOCATION ON THE NORTHEAST QUARTER OF SECTION 18
 TAX MAP AND TAX LOT 3 2 19A01 1000 1001 1100 1200,
 1300, 1400 AND 1500



COVER SHEET MADISON GARDENS COYOTE HOMES INC. P.O. BOX 490 NEWBERG, OREGON	SR Design LLC ENGINEERING - PLANNING 8196 SW HALL BLVD., STE. 232 BEAVERTON, OR 97008 PHONE: (503) 469-1213 FAX: (503) 469-8553		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">REV.</th> <th style="width: 40%;">DESCRIPTION</th> <th style="width: 50%;">DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 30%;">PROJECT NO. CH1002</td> <td style="width: 70%;">DATE 8/27/06</td> </tr> <tr> <td>CASE FILE NO.</td> <td>DESIGNED BY R. CHAMBERLAIN</td> </tr> <tr> <td>LEGAL</td> <td>CHECKED BY S. ROBER</td> </tr> <tr> <td> </td> <td>SHEET TITLE COVER</td> </tr> <tr> <td> </td> <td>SHEET NUMBER C1</td> </tr> </table>	REV.	DESCRIPTION	DATE										PROJECT NO. CH1002	DATE 8/27/06	CASE FILE NO.	DESIGNED BY R. CHAMBERLAIN	LEGAL	CHECKED BY S. ROBER		SHEET TITLE COVER		SHEET NUMBER C1
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LEGAL	CHECKED BY S. ROBER																								
	SHEET TITLE COVER																								
	SHEET NUMBER C1																								



- LEGEND**
- ⊙ PROPOSED SANITARY SEWER MANHOLE
 - ⊕ PROPOSED STORM SEWER MANHOLE
 - F PROPOSED WATER VALVE
 - PROPOSED SANITARY/STORM SEWER CLEANOUT
 - EXISTING SANITARY/STORM SEWER CLEANOUT
 - ⊙ EXISTING STORM SEWER MANHOLE
 - ⊕ EXISTING SANITARY SEWER MANHOLE
 - ⊕ EXISTING CATCHBASIN
 - ⊕ EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER

SITE PLAN
SCALE 1"=50'
HALF SIZE

CHEHALEM DR.

COLUMBIA DR.

**POTENTIAL LOT LAYOUT
MADISON GARDENS**

COYOTE HOMES INC.
P.O. BOX 490
NEWBERG, OREGON



SR Design LLC
ENGINEERING - PLANNING
8196 SW HALL BLVD., STE. 232
BEAVERTON, OR 97008
PHONE: (503) 469-1213 FAX: (503) 469-8553

REV.	DESCRIPTION	DATE

PROJECT NO. CH1002
CASE FILE NO.
LEGAL

DATE: 8/12/03
DESIGNED BY: R. CHANDLER
ENGINEER: S. REYNOLDS
CHECKED BY: S. REYNOLDS

SHEET TITLE: LAYOUT
SHEET NUMBER: 03

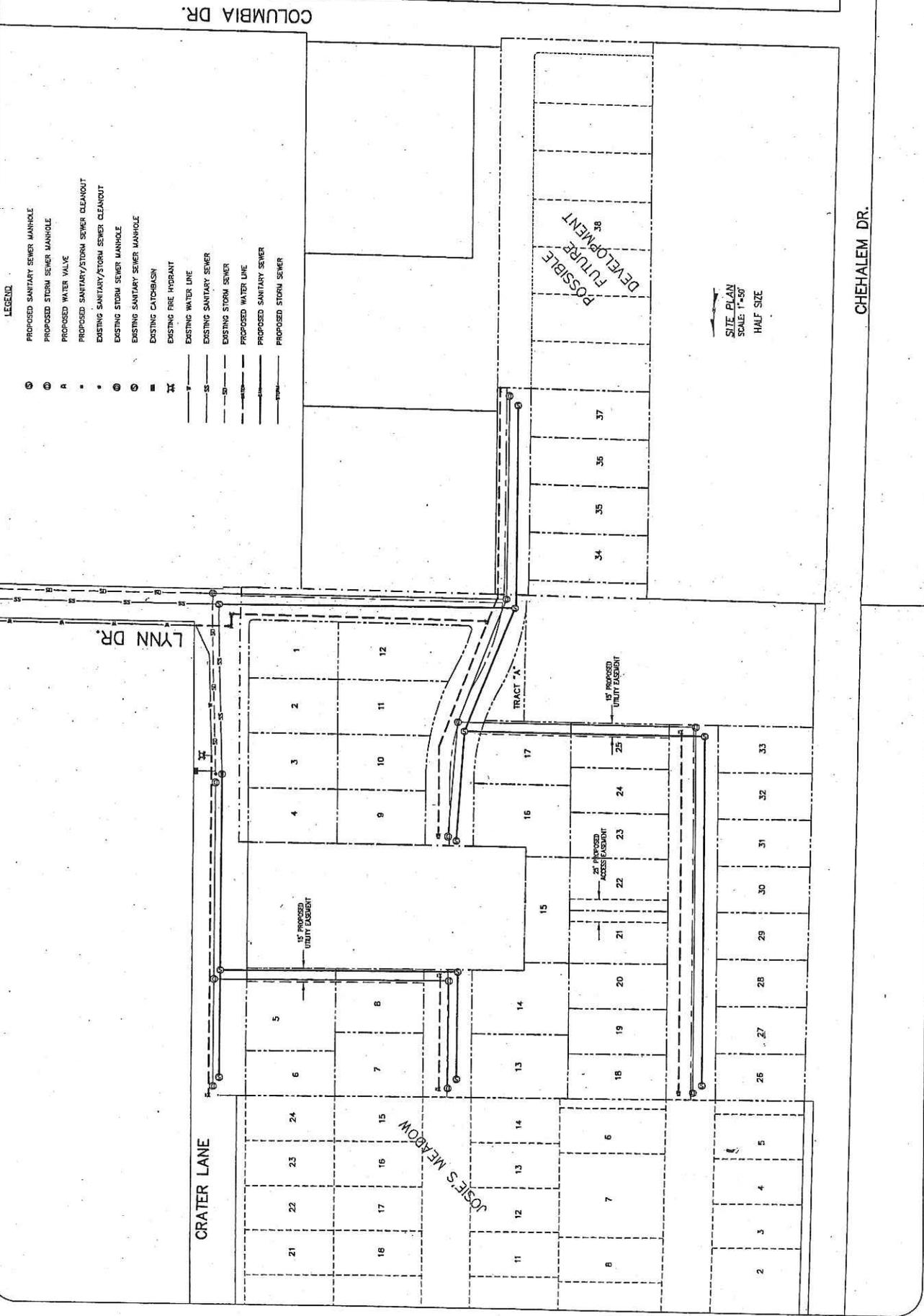
SR Design LLC
 ENGINEERING - PLANNING
 8186 SW HALL BLVD., STE. 232
 PORTLAND, OR 97208
 PHONE (503) 469-1213 FAX (503) 469-6633



POTENTIAL LOT LAYOUT
 MADISON GARDENS
 COYOTE HOMES INC.
 P.O. BOX 490
 NEWBERG, OREGON

REV.	DESCRIPTION	DATE

PROJECT NO. CH1002
 CASE FILE NO. LEGAL
 DATE 1/9/12/05
 DESIGNED BY CHANDLER
 ENGINEERED BY ROPER
 CHECKED BY
 SHEET TITLE LAYOUT
 SHEET NUMBER 83



CHEHALEM DR.

COLUMBIA DR.

CRATER LANE

LYNN DR.

JOSIE'S MEADOW

TRACT "A"

TO NORTH LINE OF NORTH VALLEY RD.

NORTH VALLEY ROAD

HILLSBORO SILVERTON HWY.

COLUMBIA DR.

MAIN STREET

HWY 240

OLD YANTHILL RD.

URA BOUNDARY TO NORTH LINE OF CULLEN RD

URA BOUNDARY TO THE WEST
LINE OF CHEHALEM DRIVE

URA BOUNDARY TO SOUTH LINE OF HWY 240

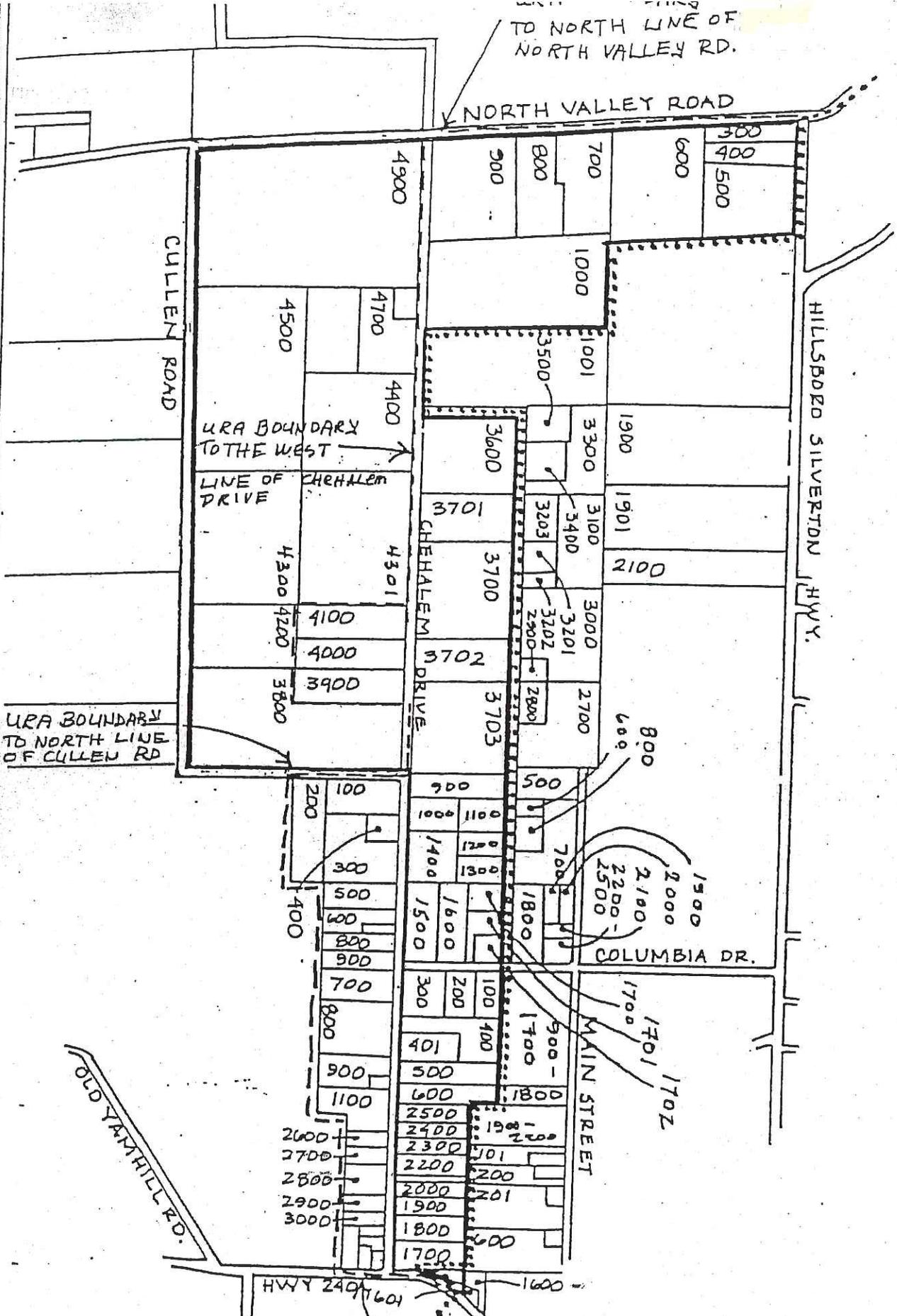


LEGEND

- Reserve area boundary
- Urban Growth Boundary
- Study area boundary

NEWBERG URBAN RESERVE AREA PROJECT

STUDY AREA "F"





III. HOUSING AND RESIDENTIAL LAND NEEDS ANALYSIS

The objective of this section is to determine the amount of residential land needed in the City of Newberg for each needed housing type for the next 20 years.

The following analysis uses a methodology suggested by *Planning for Residential Growth: A Workbook for Oregon's Urban Areas* produced by the Transportation and Growth Management Program (TGM). The steps used in this methodology have been followed to the greatest extent possible, given the data available for the City of Newberg. Since the City of Newberg is a small city, much of the data which is available for larger urban areas, such as Public Use Microdata Samples (PUMS) from the 2000 U.S. Census and detailed historical data from prior versions of the U.S. Census is not available. Consequently, not all of the suggested analysis steps in the Workbook have been conducted.

A. NEW HOUSING UNITS NEEDED IN THE NEXT 35 YEARS

Existing population and historical growth

The 2000 Census showed a population of 18,064 in Newberg and 84,992 in Yamhill County as of April, 2000, as shown in Table 3.1 below. The value of 18,438 indicated for the population within the Newberg Urban Growth Boundary was computed by the City of Newberg as the sum of the 2000 City population and an estimate of an additional 374 people within the UGB but outside the City limits.

Population projections

Population projections for the City of Newberg and Yamhill County have been drawn from separate sources. The Newberg projections were computed by staff at the Population Research Center at Portland State University (PSU), which utilized the cohort-component method to account for the influence of births, deaths, and migration on future populations for the City of Newberg.¹ The Population Research Center figures indicate that Newberg will grow from 18,000 residents in 2000 to 53,000 residents by 2040 (Table III.1).

The Yamhill County projections were released by the Office of Economic Analysis (OEA) of the Oregon Department of Administrative Services, the main forecasting body for the State of Oregon. The latest Long Term Employment and Population Forecasts were released in January 1997. The forecast shows a Yamhill County population projection of 101,152 for 2010, increasing to 155,779 by 2040.

The population projection for the Newberg UGB area was estimated by applying the rates implied by the PSU figures for the City of Newberg to the entire area within the UGB.

The population for 2000 and population projections for 2010, 2020, 2030, and 2040 are shown in Table 3.1 below.

¹ Edmonston, Barry. Population Projection for Newberg, Yamhill County, Oregon: 2000 to 2040. Population Research Center, Portland State University, Portland, Oregon. March 25, 2004.



TABLE 3.1
POPULATION AND POPULATION PROJECTIONS
2000-2040

Location	2000 (1)	2010	2020	2030	2040
Yamhill County (2)	84,992	101,152	119,589	138,095	155,779
Newberg UGB (3)	18,438	24,497	33,683	42,870	54,097
City of Newberg (4)	18,064	24,000	33,000	42,000	53,000

- (1) 2000 data for City & County from US Census Bureau; UGB data are estimate by City of Newberg
 (2) Yamhill County projections from Oregon Office of Economic Analysis, 1997 Long-Term Population Forecast
 (3) Newberg UGB projections computed using 2000 estimate from City of Newberg and PSU growth rates for Newberg
 (4) City of Newberg projections from PSU Population Research Center, cohort-component method, 3/25/2004

The growth rates implied by these estimates and projections are shown below. Table 3.2 below shows the annual average growth rate (AAGR) for the population estimates and projections for Yamhill County and the City of Newberg.

TABLE 3.2
AVERAGE ANNUAL GROWTH RATE (AAGR)
FOR POPULATION PROJECTIONS
2000-2040

Location	2000 Census - 2010 Estimate	2000 Census - 2020 Estimate	2000 Census - 2030 Estimate	2000 Census - 2040 Estimate
Yamhill County (1)	1.76%	1.72%	1.63%	1.53%
Newberg UGB (2)	2.88%	3.06%	2.85%	2.73%
City of Newberg (3)	2.88%	3.06%	2.85%	2.73%

- (1) Yamhill County projections from Oregon Office of Economic Analysis, 1997 Long-Term Population Forecast
 (2) Newberg UGB population growth rates were set equal to those computed for the City of Newberg by PSU
 (3) City of Newberg projections from PSU Population Research Center, cohort-component method, 3/25/2004

As shown in Table 3.2, the annual average growth rate (AAGR) implied by the U.S. Census for population for Yamhill County in 2000 and the OEA forecasts is 1.76 percent for 2010, decreasing to 1.72 percent for 2020, 1.63 percent for 2030, and 1.53 percent for 2040. PSU estimates for the City of Newberg show an AAGR of 2.88 percent for 2010, an increase to 3.06 percent for 2020, and subsequent decreases to 2.85 percent for 2030 and 2.73 percent for 2040.

Household Projections

The average household size for *new* households in Newberg through 2040 has been estimated at 2.76. The total number of new households in 2010 through 2040 was projected by dividing the new projected population in each year by the projected average household size for new households. Table III.3 shows the results of this analysis.



TABLE 3.3
NEW HOUSEHOLD PROJECTION
2010-2040

Location	Projected Household Size Per New Population	2010		2020		2030		2040	
		Projected New Population	Projected Total Number of New Households	Projected New Population	Projected Total Number of New Households	Projected New Population	Projected Total Number of New Households	Projected New Population	Projected Total Number of New Households
Newberg UGB	2.76	6,059	2,195	15,245	5,524	24,432	8,852	55,659	12,920
City of Newberg	2.76	5,936	2,151	14,936	5,412	23,936	8,672	34,936	12,658

Notes: 2000 Census data for the City of Newberg indicate an average household size of 2.76 persons/household at this time, 6.9 percent of the Newberg population resided in group quarters. Non-household population (person in group quarters) is not accounted for in the average household size figure.

As shown in Table 3.4, there are 2,151 new households projected for 2010, 5,412 new households projected for 2020, 8,672 new households projected for 2030, and 12,658 new households projected for 2040 for the City of Newberg. For the area within the Newberg Urban Growth Boundary, the projections are for 2,195 new households in 2010, 5,524 new households in 2020, 8,852 new households in 2030, and 12,920 new households in 2040. The projected total number of new housing units needed in the community in the next 20 years is equivalent to the projected number of new households for 2020.

National, State and Local Demographic and Economic Trends and Factors that may Affect the 20-Year Projection of Structure Type and Mix

This section is intended to determine how the projected number of new households will be distributed among different housing structure types in 20 years. In order to make this determination, it is necessary to analyze factors that will likely influence housing choice in the future (e.g., the decision to buy a single-family home as opposed to renting an apartment, the need for housing a seasonal labor force, second homes in recreation areas).

Major state and national housing and demographic trends, which may influence the housing types that will be needed in the next 20 years, are summarized below. This information about national and state housing trends is a summary of information in *Planning for Residential Growth: A Workbook for Oregon's Urban Areas*.

- *Households are becoming smaller. More households are being formed by "empty nesters," young singles, and couples than by the "traditional family".*
- *Declining household sizes suggest (with other things, especially income, being equal) a shift toward smaller-sized housing.*
- *Age of the head of the household is increasing. Aging of the baby boomers is the primary cause of this factor.*
- *Greater household age generally indicates a greater propensity toward home ownership. However, home ownership rates decline in the 65 and older age group. Older households also have a tendency to "trade down" to smaller housing types as their children leave the household.*
- *Household incomes are generally increasing though they have not kept pace with housing prices or rents. Demand for more affordable housing types (e.g., manufactured homes, apartments, townhouses, and small-lot single-family houses) will increase as housing costs continue to outstrip income growth.*



In conclusion, smaller households, older households and higher housing costs are expanding markets for "alternative housing" and reducing the demand for traditional large-lot single-family development. Housing types which will see greater demand include smaller-lot single-family developments, manufactured housing, clustered single-family housing, duplexes, condominiums, and zero-lot line houses.

There is no indication that local trends in Newberg and Yamhill County significantly contradict the degree to which larger trends affecting the nation as a whole will affect the local market for housing. According to the 2000 U.S. Census, the State of Oregon had an average household size of 2.51 persons, so the City of Newberg's average household size is somewhat higher than the statewide average.

Local Demographic Characteristics of the Population and, if Possible, Household Trends that Relate to Demand for Different Types of Housing

Some of the best indicators of housing needs are household incomes by household size and age of head of household. Ideally, an analysis would examine these statistics cross-tabulated against each other. However, cross-tabulation of this data can only be obtained from Public Use Microdata Samples (PUMS) from the 2000 Census for larger metropolitan areas. The smallest geographic level for which PUMS data is available is 100,000 people. The PUMS area that includes the City of Newberg contains Yamhill, Polk, and Marion Counties. This information is not useful for conducting a housing analysis for the City of Newberg. Therefore, non-cross-tabulated data is examined separately in order to determine the connection of this demographic information to housing need.

Table 3.4 provides a summary of household income, age of the head of household, household size, and tenure for the City of Newberg in 2000. This information is examined in more detail in subsequent tables.



**TABLE 3.4
CITY OF NEWBERG
HOUSEHOLD INCOME, SIZE, AGE OF HEAD
OF HOUSEHOLD, AND TENURE, 2000**

	Number	% Share
Household Income		
<\$10,000	312	5.10%
\$10-14,999	355	5.80%
\$15-24,999	872	14.30%
\$25-34,999	893	14.60%
\$35-49,999	1,003	16.40%
>\$50,000	2,666	43.70%
TOTAL	6,101	100.00%
MEDIAN INCOME	\$44,206	-
Household Size		
1	1,326	21.70%
2	1,899	31.10%
3	1,075	17.60%
4	1,019	16.70%
5+	780	12.80%
TOTAL	6,099	100.00%
Age of Head of Household		
15-24	459	7.50%
25-34	1,285	21.10%
35-44	1,519	24.90%
45-54	1,155	18.90%
55-64	603	9.90%
65+	1,078	17.70%
TOTAL	6,099	100.00%
Renter Households	2,276	37.30%
Owner Households	3,823	62.70%

Source: 2000 U.S. Census, SF1 & SF3

Note: Small discrepancies in the number of households are due to sampling in the Census tabulation

Table 3.5 illustrates housing types broken down by tenure, which indicates whether the housing is renter- or owner-occupied.



**TABLE 3.5
CITY OF NEWBERG STRUCTURE TYPE BY TENURE
2000**

Structure Type	Renter Occupied		Owner Occupied		Vacancy		Total Units
	Units	Percentage	Units	Percentage	Units	Percentage	
Single-family detached	619	16.20%	3,064	80.30%	131	3.40%	3,814
Single-family attached	218	76.20%	68	23.80%	0	0.00%	286
Multi-family (2+ units)	1,430	89.40%	62	3.90%	107	6.70%	1,599
Manufactured homes	48	6.80%	565	79.80%	95	13.40%	708
Other	8	40.00%	12	60.00%	0	0.00%	20
Total	2,323	36.10%	3,771	58.70%	333	5.20%	6,427

Source: 2000 U.S. Census, SF3

As shown in Table 5.5, in 2000 there were 6,427 housing units in the City of Newberg. Of these, 6,094 were occupied and 333 were vacant - a vacancy rate of 5.2%. Of the occupied housing units, 2,323 were renter-occupied (38.1% of occupied units and 36.1% of all units) and 3,771 were owner-occupied (61.9% of occupied units and 58.7% of all units).

Single-family detached housing units had the highest percentage of owner-occupancy. Single-family attached units, none of which were vacant at the time of the Census, were overwhelmingly occupied by renters. Multi-family units, which comprise one-quarter of all housing units in Newberg, were primarily occupied by renters. Manufactured homes were owner-occupied at almost an 80 percent rate, suggesting that these units are a popular alternative to ownership of single-family homes. However, manufactured homes had the highest vacancy rate of any category for the City.

Table 3.6 below examines housing tenure by the age classification of the head of the household.

**TABLE 3.6
CITY OF NEWBERG AGE OF HOUSEHOLD HEAD BY TENURE
2000**

Age of Head of Household	Renter Occupied		Owner Occupied		Total Units
	Units	Percentage	Units	Percentage	
Under 25	391	85.60%	66	14.40%	457
25-34	578	52.60%	520	47.40%	1,098
35-44	672	38.70%	1,063	61.30%	1,735
45-54	221	19.90%	892	80.10%	1,113
55-64	142	25.40%	418	74.60%	560
65+	319	28.20%	812	71.80%	1,131
Total	2,323	38.10%	3,771	61.90%	6,094

Source: 2000 U.S. Census, SF3.



As shown in Table 3.6, propensity for home ownership in Newberg is the least among younger households and generally increases with age. As households age past 55, the homeownership percentage begins to decline again.

Among the youngest householder age group (15-24 years), over 85% of households were renters in 2000, as compared to 38 percent of all households in Newberg. Householders aged 25-34 were almost equally split between renters and homeowners, with rates of 52.6% and 47.4%, respectively. Householders aged 35-44 had home ownership rates approximately equal to those of Newberg as a whole, whereas the 80.1% rate for householders aged 45-54 was the highest for the City. For householders aged 55-64 and age 65 and older, homeownership rates remained in the 70-75% range.

Table 3.7 below shows how income correlates with the age of the householder. The median household income in 2000 for Newberg was \$44,206 (see Table 3.4). As shown in Table 3.7, 11% of all households were in the bottom two income groups, 29% were in the middle two income groups, and 60% were in the top two income groups.

TABLE 3.7
CITY OF NEWBERG
AGE OF HOUSEHOLD HEAD BY INCOME
2000

Age of Head of Household	<\$10,000	\$10,000-14,999	\$15,000-24,999	\$25,000-34,999	\$35,000-49,000	\$50,000+	Total
Under 25	8.90%	9.30%	22.40%	24.10%	16.30%	18.90%	100.00%
25-34	1.40%	1.20%	15.50%	14.30%	24.20%	43.30%	100.00%
35-44	2.10%	1.50%	9.70%	12.60%	19.70%	54.40%	100.00%
45-54	5.20%	2.80%	6.90%	13.20%	8.70%	63.20%	100.00%
55-64	3.90%	9.50%	11.60%	12.70%	11.30%	51.00%	100.00%
65+	12.30%	16.50%	24.50%	15.90%	13.40%	17.40%	100.00%
Total	5.10%	5.80%	14.30%	14.60%	16.40%	43.70%	100.00%

Source: 2000 U.S. Census, SF3

Younger households where the age of the head of the household (householder) was in the under 25 age group, along with those age 65 and older, had lower incomes than the population as a whole and many more households in the Very Low income group. Households where the householder was in the 25 to 34 and 35 to 44 age group had much lower percentages in the Very Low and Low-income group than the City population as a whole. Householders age 35 to 64 had higher percentages in the Very High category than the City of Newberg average.

Households with the householder beyond retirement age (65+ years) had low-income levels, with rates more than twice as high as the City for the Very Low and Low-income categories. However, it should be remembered that, relative to housing need, these households tend to be "cash poor and equity rich," meaning that they have high home-ownership rates (72%, see Table III.6) and have frequently paid off their mortgages. Therefore, the reduced income



that these post-retirement households have does not necessarily translate into housing affordability problems.

B. HOUSING DEMAND SUMMARY

Our housing needs analysis is split into two components. The first of these is a short-term demand analysis, based primarily on recent demographic and market trends in the area. The second component evaluates longer-term trends through 2040. In addition, three scenarios were evaluated. The medium growth scenario is based on the PSU forecasts by age cohort, and represents our baseline findings. A high growth scenario was evaluated which increased the average annual growth rate by 1.0%, while the low growth scenario reduced the rate by 0.5%. Both of these scenarios utilized the same age cohort modeling assumptions, with growth above and beyond the natural rate of growth assumed to have the same age distribution characteristics as assumed in the PSU model.

Short-Term Residential Demand

The short-term residential demand analysis describes housing demand from 2004 to 2008 and has two components or modules. The first component is a demographically driven model, which is based on the current and projected age and income characteristics of households in the Newberg area. Data for the model was derived from Claritas, a third party data provider, and included a detailed age by income profile of the area for 2004 and 2008. A total of 11 income ranges and 11 age ranges are used, yielding 121 age-income cohort cells.

The age-income cohort data is converted to projected housing demand by tenure, using propensities by each age-income cohort to rent or own.² The propensity data is combined with the current and projected age-income cohort distributions to generate a net increase in ownership and rental households. Turnover housing demand is then evaluated to produce a more accurate profile of housing demand by income range. A turnover demand rate of 10% annually was assumed for ownership housing, and 45% rate for rental units. This step yields a net increase in demand for units, as well as an anticipated profile of demand by household income range. The demand by household income range was converted to affordable housing payments by income range.

The demand by tenure and income was further segmented using the housing production component of the model. The model evaluated observed housing production by type and price range within the Newberg area, and converted demand by price segment and tenure into demand by housing product type on the basis of recent trends. The short-term housing production model assumed no dramatic change in market inputs that would substantially impact the development environment.

The short-term model was used for a five-year period. The net change in households by cohort group is converted to structural demand for both owner and rental housing units

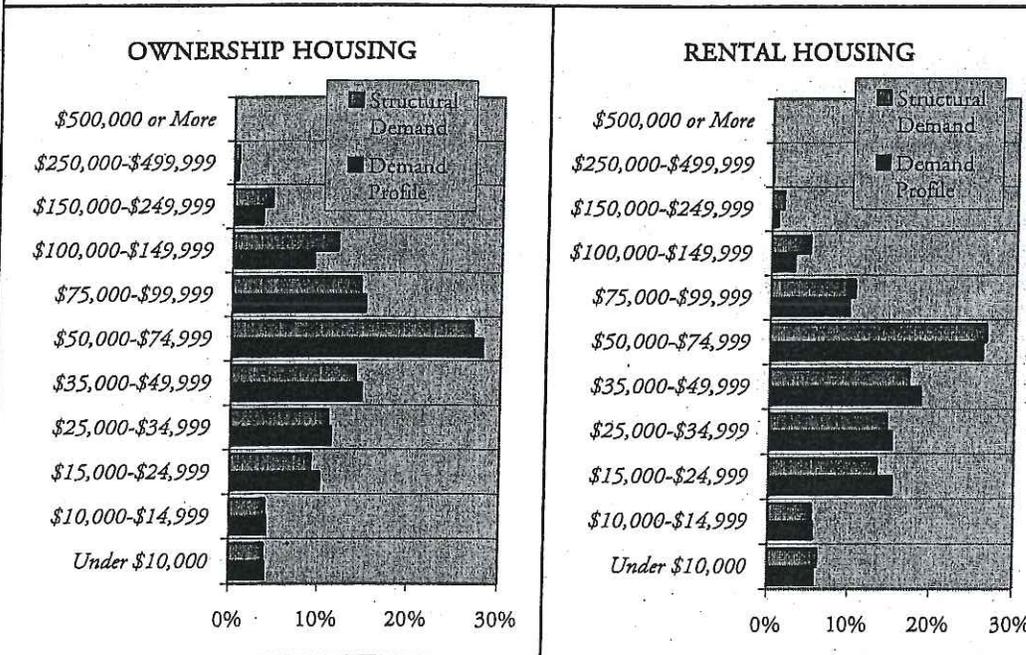
² Based on American Housing Survey data, updated to reflect current dollars and calibrated for the City of Newberg based on 2000 Census Data.



using a matrix of propensities to own and rent by cohort. In addition to producing an analysis of structural demand, the model also forecasts a demand profile. This profile represents the anticipated profile of overall demand, including turnover demand. This yields the following demand numbers through 2008:

**TABLE 3.8: PROJECTED SHORT-TERM RESIDENTIAL DEMAND, CITY OF NEWBERG
MEDIUM GROWTH SCENARIO, 2004-2008**

Household Income 1/	Structural Demand		Demand Profile	
	Owner	Renter	Owner	Renter
Under \$10,000	23	22	4.0%	5.8%
\$10,000-\$14,999	24	19	4.2%	5.6%
\$15,000-\$24,999	54	48	10.1%	15.4%
\$25,000-\$34,999	65	52	11.3%	15.2%
\$35,000-\$49,999	83	61	14.7%	18.6%
\$50,000-\$74,999	160	94	28.0%	26.0%
\$75,000-\$99,999	86	37	15.0%	9.7%
\$100,000-\$149,999	70	17	9.1%	2.9%
\$150,000-\$249,999	26	5	3.3%	0.7%
\$250,000-\$499,999	3	0	0.4%	0.0%
\$500,000 or More	0	0	0.0%	0.0%
Overall	594	355	100.0%	100.0%



1/ Income stated in 2003 Dollars.

While structural demand calculations are useful in assessing the net new need for housing, the profile of demand is more critical for developers to understand, as it provides a more



accurate picture of the market into which he is building. As a result, new construction is more likely to reflect the projected profile rather than structural demand.

The projected distribution of demand by tenure in the City of Newberg over the next five years is approximately 34% renter and 66% owner occupied under the medium growth scenario.

The following tables summarize the results of the high and low growth scenarios:

**TABLE 3.9: PROJECTED SHORT-TERM RESIDENTIAL DEMAND, CITY OF NEWBERG
HIGH GROWTH SCENARIO, 2004-2008**

Household Income 1/	Structural Demand		Demand Profile	
	Owner	Renter	Owner	Renter
Under \$10,000	35	38	3.9%	5.8%
\$10,000-\$14,999	40	35	4.2%	5.6%
\$15,000-\$24,999	90	92	10.1%	15.4%
\$25,000-\$34,999	104	96	11.2%	15.3%
\$35,000-\$49,999	134	113	14.7%	18.6%
\$50,000-\$74,999	259	166	28.0%	26.0%
\$75,000-\$99,999	139	65	15.0%	9.7%
\$100,000-\$149,999	102	26	9.1%	2.9%
\$150,000-\$249,999	37	7	3.3%	0.7%
\$250,000-\$499,999	6	0	0.4%	0.0%
\$500,000 or More	0	0	0.0%	0.0%
Overall	946	638	100.0%	100.0%

**TABLE 3.10: PROJECTED SHORT-TERM RESIDENTIAL DEMAND, CITY OF NEWBERG
LOW GROWTH SCENARIO, 2004-2008**

Household Income 1/	Structural Demand		Demand Profile	
	Owner	Renter	Owner	Renter
Under \$10,000	15	13	4.0%	5.8%
\$10,000-\$14,999	18	11	4.2%	5.6%
\$15,000-\$24,999	37	25	10.1%	15.4%
\$25,000-\$34,999	46	29	11.3%	15.2%
\$35,000-\$49,999	56	33	14.6%	18.6%
\$50,000-\$74,999	114	58	28.0%	26.0%
\$75,000-\$99,999	62	25	15.0%	9.8%
\$100,000-\$149,999	56	14	9.2%	2.9%
\$150,000-\$249,999	21	5	3.3%	0.7%
\$250,000-\$499,999	3	0	0.4%	0.0%
\$500,000 or More	0	0	0.0%	0.0%
Overall	428	213	100.0%	100.0%



More detail on the short term demand model output is available in Appendix A to this report.

Long-Term Residential Demand

The long-term residential demand forecast assumes the PSU forecasts, and assumes that the City accommodates the projected residential demand over the forecast period. A total of 10,636 dwelling units are projected to be demanded within the City of Newberg through 2025. The demand numbers reflect an assumed structural vacancy rate of 5% for residential units within the UGB. This is considerably the 2000 Census average rate for the City of Newberg of almost 18% (897 vacant units out of a total of 5,019), but is more reflective of what would be expected with marginal growth in the future.

The distribution of this demand is as follows:

**TABLE 3.11: PROJECTED LONG-TERM RESIDENTIAL DEMAND, CITY OF NEWBERG
MEDIUM GROWTH SCENARIO, 2004-2025**

Year	Product Type				Total
	Single Family	Duplex	Multi-Family	Manufactured	
2004-08	496	34	367	48	945
2009-10	270	24	201	24	520
2011-15	800	96	603	68	1,567
2016-20	905	145	688	72	1,811
2021-25	906	193	695	68	1,862
Total	3,377	492	2,554	281	6,704

Through 2025, the medium growth scenario anticipates net new demand for 6,704 housing units within the City of Newberg's urban area. As shown in the next two tables, the high growth scenario anticipates demand for 11,176 new units during this period, while the low growth scenario projects demand for 4,829 new units.

**TABLE 3.12: PROJECTED LONG-TERM RESIDENTIAL DEMAND, CITY OF NEWBERG
HIGH GROWTH SCENARIO, 2004-2025**

Year	Product Type				Total
	Single Family	Duplex	Multi-Family	Manufactured	
2004-08	831	56	615	80	1,582
2009-10	478	43	357	43	922
2011-15	1,236	149	931	105	2,421
2016-20	1,475	236	1,121	118	2,951
2021-25	1,606	342	1,231	121	3,300
Total	5,626	826	4,256	467	11,176

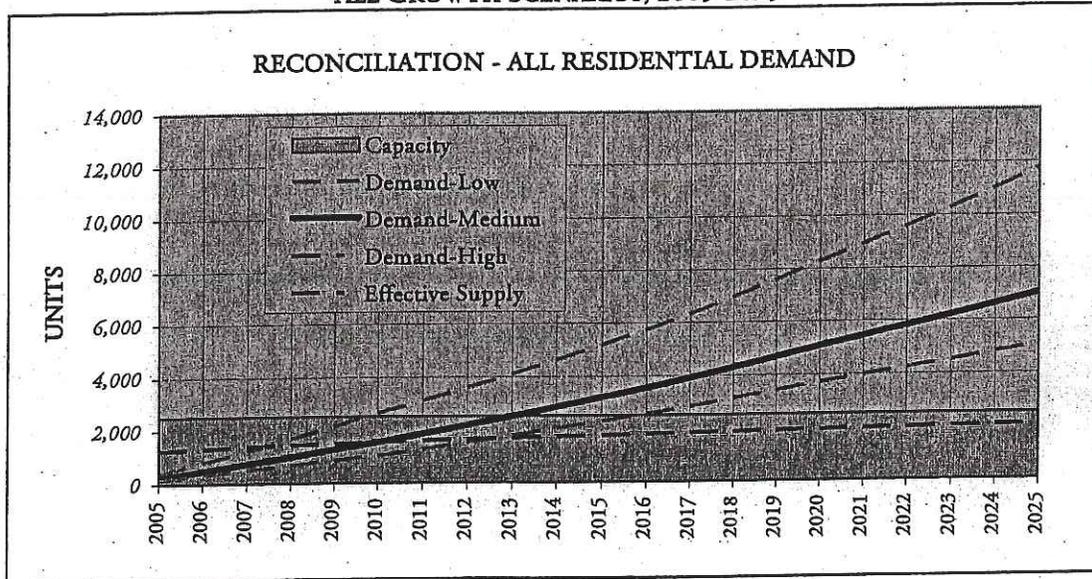


**TABLE 3.13: PROJECTED LONG-TERM RESIDENTIAL DEMAND, CITY OF NEWBERG
LOW GROWTH SCENARIO, 2004-2025**

Year	Product Type				Total
	Single Family	Duplex	Multi-Family	Manufactured	
2004-08	335	23	248	32	638
2009-10	177	16	132	16	341
2011-15	612	74	461	52	1,199
2016-20	672	108	511	54	1,344
2021-25	636	135	488	48	1,307
Total	2,432	355	1,840	202	4,829

As shown in Figure 3.14, the demand for residential units through 2025 is expected to outpace available carrying capacity by a significant amount.

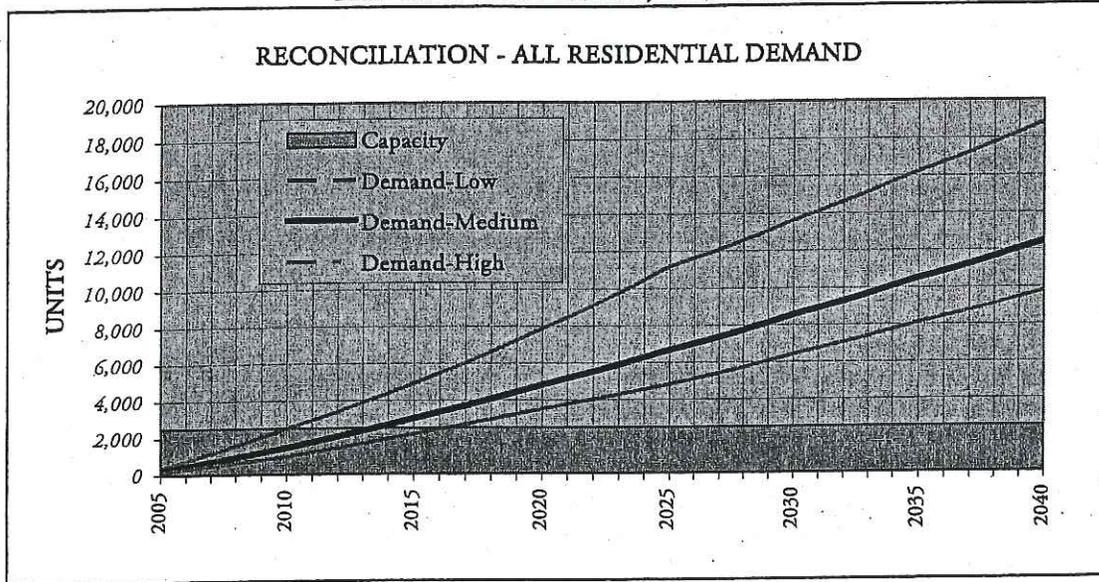
**FIGURE 3.14: PROJECTED LONG-TERM RESIDENTIAL RECONCILIATION, CITY OF NEWBERG
ALL GROWTH SCENARIOS, 2005-2025**



When the forecast is extended through 2040, the need for additional residential capacity increases commensurately.



**FIGURE 3.15: PROJECTED LONG-TERM RESIDENTIAL RECONCILIATION, CITY OF NEWBERG
ALL GROWTH SCENARIOS, 2005-2040**



Reconciliation of Residential Capacity and Projected Demand

As outlined in the following table, the City of Newberg’s residential capacity is insufficient to support projected residential demand through 2025, with that need increasing through 2040. In terms of units, the medium growth scenario shows a 4,170 unit deficit through 2025, increasing to a 9,953 unit deficit through 2040.

**TABLE 3.16: CAPACITY LESS DEMAND BY PERIOD
ALL GROWTH SCENARIOS, 2005-2040**

Scenario	Year Supply Exhausted		Capacity Less Demand							
	Total	Effective	2005	2010	2015	2020	2025	2030	2035	2040
UNITS										
Low Growth	2016	2013	2,352	1,484	222	(1,193)	(2,569)	(4,246)	(6,018)	(7,801)
Medium Growth	2014	2010	2,278	972	(677)	(2,563)	(4,522)	(6,487)	(8,542)	(10,609)
High Growth	2010	2008	2,130	(121)	(2,669)	(5,775)	(9,249)	(11,833)	(14,563)	(17,309)
ACRES										
Low Growth	2016	2013	375	237	35	(190)	(410)	(677)	(960)	(1,244)
Medium Growth	2014	2010	363	155	(108)	(409)	(721)	(1,035)	(1,362)	(1,692)
High Growth	2010	2008	340	(19)	(426)	(921)	(1,475)	(1,887)	(2,322)	(2,760)

The demand for residential units was converted to acreage demand using an average residential density of 6.27 units per acre reflecting recent trends by zoning classification as well as the composition of remaining buildable lands. While this is consistent with recent trends by zoning classification and the remaining supply of residential capacity, the zoning of any future capacity is cannot be know-at this time. As a result, the unit reconciliation is seen as the most relevant measure of need for planning purposes.



Additional density unit demand was converted into net acreage using recent density unit per acre patterns by housing type.

TABLE 3.17: SUMMARY OF ESTIMATED HOUSING ACREAGE NEED

MEDIUM GROWTH SCENARIO		Additional DU		DU/ Acre	Acreage Needed	
Housing Type	Mix	2005-25	2005-40		2005-25	2005-40
Single Family						
<i>Conventional</i>	50%	3,377	6,611	4.14	815	1,596
<i>Attached</i>	7%	492	963	8.00	61	120
Multi-Family						
<i>Medium Density</i>	15%	1,022	2,000	12.00	85	167
<i>High Density</i>	23%	1,533	3,000	22.00	70	136
Manufactured Homes						
<i>Parks</i>	2%	140	275	8.80	16	31
<i>Subdivisions</i>	2%	140	275	6.50	22	42
TOTAL	100%	6,704	13,124	6.27	1,069	2,093
HIGH GROWTH SCENARIO		Additional DU		DU/ Acre	Acreage Needed	
Housing Type	Mix	2005-25	2005-40		2005-25	2005-40
Single Family						
<i>Conventional</i>	50%	5,626	9,980	4.14	1,358	2,409
<i>Attached</i>	7%	826	1,466	8.00	103	183
Multi-Family						
<i>Medium Density</i>	15%	1,702	3,020	12.00	142	252
<i>High Density</i>	23%	2,554	4,530	22.00	116	206
Manufactured Homes						
<i>Parks</i>	2%	233	414	8.80	27	47
<i>Subdivisions</i>	2%	233	414	6.50	36	64
TOTAL	100%	11,176	19,823	6.27	1,782	3,161
LOW GROWTH SCENARIO		Additional DU		DU/ Acre	Acreage Needed	
Housing Type	Mix	2005-25	2005-40		2005-25	2005-40
Single Family						
<i>Conventional</i>	50%	2,431	5,193	4.14	587	1,254
<i>Attached</i>	7%	357	763	8.00	45	95
Multi-Family						
<i>Medium Density</i>	15%	736	1,571	12.00	61	131
<i>High Density</i>	23%	1,103	2,357	22.00	50	107
Manufactured Homes						
<i>Parks</i>	2%	101	215	8.80	11	24
<i>Subdivisions</i>	2%	101	215	6.50	16	33
TOTAL	100%	4,829	10,315	6.27	770	1,645



Estimated land need was further segmented into land needed by plan category, over both a 20- and 35-year horizon.

TABLE 3.18: SUMMARY OF ESTIMATED LAND NEED BY PLAN CATEGORY

MEDIUM GROWTH		Acres Needed		Land Needed by Plan Category - 20			Land Needed by Plan Category - 35		
Housing Type	2005-25	2005-40	LDR	MDR	HDR	LDR	MDR	HDR	
Single Family									
<i>Conventional</i>	815	1,596	815	0	0	1,596	0	0	
<i>Attached</i>	61	120	0	61	0	0	120	0	
Multi-Family									
<i>Medium Density</i>	85	167	0	85	0	0	167	0	
<i>High Density</i>	70	136	0	0	70	0	0	136	
Manufactured Homes									
<i>Parks</i>	16	31	0	16	0	0	31	0	
<i>Subdivisions</i>	22	42	22	0	0	42	0	0	
TOTAL	1,069	2,093	837	163	70	1,638	318	136	

HIGH GROWTH		Acres Needed		Land Needed by Plan Category - 20			Land Needed by Plan Category - 35		
Housing Type	2005-25	2005-40	LDR	MDR	HDR	LDR	MDR	HDR	
Single Family									
<i>Conventional</i>	1,358	2,409	1,358	0	0	2,409	0	0	
<i>Attached</i>	103	183	0	103	0	0	183	0	
Multi-Family									
<i>Medium Density</i>	142	252	0	142	0	0	252	0	
<i>High Density</i>	116	206	0	0	116	0	0	206	
Manufactured Homes									
<i>Parks</i>	27	47	0	27	0	0	47	0	
<i>Subdivisions</i>	36	64	36	0	0	64	0	0	
TOTAL	1,782	3,161	1,394	272	116	2,473	482	206	

LOW GROWTH		Acres Needed		Land Needed by Plan Category - 20			Land Needed by Plan Category - 35		
Housing Type	2005-25	2005-40	LDR	MDR	HDR	LDR	MDR	HDR	
Single Family									
<i>Conventional</i>	587	1,254	587	0	0	1,254	0	0	
<i>Attached</i>	45	95	0	45	0	0	95	0	
Multi-Family									
<i>Medium Density</i>	61	131	0	61	0	0	131	0	
<i>High Density</i>	50	107	0	0	50	0	0	107	
Manufactured Homes									
<i>Parks</i>	11	24	0	11	0	0	24	0	
<i>Subdivisions</i>	16	33	16	0	0	33	0	0	
TOTAL	770	1,645	602	117	50	1,287	251	107	

The resulting indicated need for land by plan category was then reconciled with the current buildable land supply within the UGB to calculate the net surplus or deficit of land by major residential plan category. This estimate is summarized in the following table:



TABLE 3.19: NET SURPLUS/ (DEFICIT) BY PLAN CATEGORY

	Land Needed		Buildable Land Within UGB	Surplus/(Deficit)	
	by Plan Category			by Plan Category	
	2005-25	2005-40	2005-25	2005-40	
MEDIUM GROWTH					
LDR	837	1,638	357.25	(480)	(1,281)
MDR	163	318	73.12	(89)	(245)
HDR	70	136	2.11	(68)	(134)
HIGH GROWTH					
LDR	1,394	2,473	357.25	(1,037)	(2,116)
MDR	272	482	73.12	(199)	(409)
HDR	116	206	2.11	(114)	(204)
LOW GROWTH					
LDR	602	1,287	357.25	(245)	(929)
MDR	117	251	73.12	(44)	(178)
HDR	50	107	2.11	(48)	(105)

IV. SUMMARY, RESIDENTIAL NEEDS

This section compares the mix of projected housing types to the mix of existing development; compares projected residential density to existing residential density; compares 20-year land need to land availability; and discusses whether any measures are required to meet housing mix or density projections, or to provide for additional land to address the residential, commercial, and industrial land needs for the next 20 and 35 years for the Newberg Urban Area.

The projected mix of housing types is largely consistent with recent trends, with single family dwellings accounting for over half of projected housing units. The share of single family units is well below pre-1991 levels, but reflects current development economics.

TABLE 4.1: COMPARISON OF HISTORICAL AND PROJECTED HOUSING DISTRIBUTION

	Time Period				
	Pre 1991	1991-2003	2001-2003	2005-2025	2025-2040
Single Family	64.0%	54.9%	53.1%	50.4%	50.4%
Duplex	5.6%	4.6%	3.0%	7.3%	7.3%
Multi-Family	19.4%	28.6%	38.6%	38.1%	38.1%
Manufactured Homes	11.0%	11.9%	5.4%	4.2%	4.2%

The model does not assume a constrained land supply, therefore land pricing is not assumed to escalate significantly outside the rate of general inflation. An assumption of constrained supply would increase the proportion of demand allocated to duplex and multi-family units.



Our analysis clearly indicates that the City of Newberg does not have adequate identifiable residential capacity to accommodate its twenty-year population and dwelling unit forecast. The estimated deficit is projected to be over 4,500 units, which translates into an estimated incremental acreage need of 1,069 acres at recent density levels. This assumes a 5% vacancy factor, but excludes any market factor.³ In practice, the demand for residential land precedes actual absorption, to allow for land and home development. As a result, the actual need to accommodate demand would exceed our forecast. Committed land in our analysis is assumed to be vacant, with the residential capacity on this property allocated to meet projected demand.

During the next ten years of the planning horizon, the City's identifiable residential capacity is projected to be largely exhausted without action to increase capacity. The metropolitan area's location along the Highway 99W Corridor also makes it a likely location for overflow residential demand from the Portland metropolitan area, which is not evaluated in the medium growth scenario.

V. MEASURES

The following measures are recommended to address the residential land needs for the next 20 years for the Newberg Urban Area:

- 1) Ensure that residential development meets projected densities. Projected densities have been set low to correspond with recent development patterns, but the City should still examine measures to encourage residential densities to approach the maximum allowed in each zone.
- 2) Rezone some R-1 land to R-2 or R-3 to allow for additional multi-family units and manufactured home units, or take steps to encourage greater production of multi-family units on R-2 and R-3-zoned land.
- 3) Upon formal acceptance of one of the scenarios evaluated, add land to the Urban Growth Boundary or convert other lands for residential uses consistent with demonstrated need. Additional lands should be added as Urban Reserves consistent with the projected 2040 need.

³ A "market factor", as used in this document, refers to an adjustment sometimes made to recognize that the land market needs an adequate supply of alternative sites to function efficiently. As a result, merely meeting the demand for land in aggregate does not allow for proper market function unless adequate options are available. While this factor was not used in this analysis, it does address a valid concern that should be recognized.

Exceptions Statement II

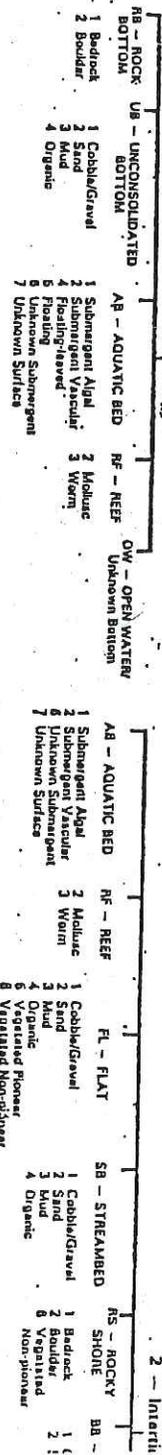
*Yamhill County
Board of Commissioners
April 23, 1980*

Regional Director (ARDE) Region I
 U.S. Fish and Wildlife Service
 Lloyd 500 Bldg., Suite 1692
 500 N.E. Multnomah Street
 Portland, Oregon 97232

tory, to define the limits of proprietary jurisdiction Federal, State or local government or to establish geographical scope of the regulatory programs of ment agencies. Persons intending to engage in acti vating modifications within or adjacent to wetlan should seek the advice of appropriate Federal, State agencies concerning specified agency regulatory p and proprietary jurisdictions that may affect such a

ECOLOGICAL SYSTEM

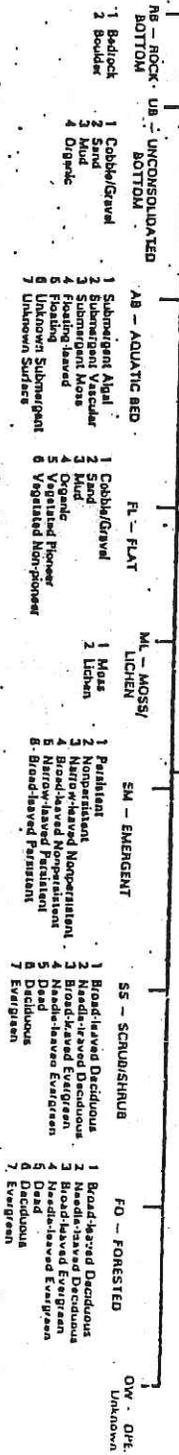
Ecological Subsystem



U - Prim
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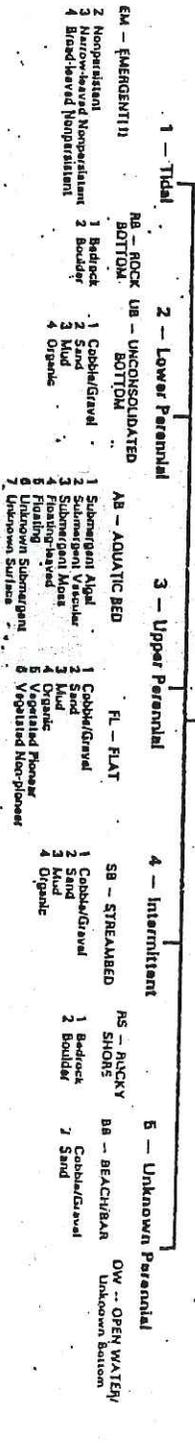
ECOLOGICAL SYSTEM

No Subsystem



ECOLOGICAL SYSTEM

Ecological Subsystem



(1) EM - EMERGENTS was only found in the Riverine Tidal and Riverine Lower Perennial Ecological Subsystem. All other classes are found in all Riverine Ecological Subsystems.

Newberg-Dundee

CODE NO: 1.8

ZONING CLASSIFICATION AND PLAN DESIGNATION: LDR-12,000, LDR-9,000, VLDR-1,
VLDR-2½, VLDR-5, AF-10, AF-20, EF-40/LDR and VLDR

TOTAL ACREAGE: 1936

TOTAL NUMBER OF PARCELS: 400

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 307 (322 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 66

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 1392 Class III 248 Class IV 79 Class VI 217

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 125 Fc 473 Fd 18 Fe 0 Ff 0 No Class 1320

DISCUSSION:

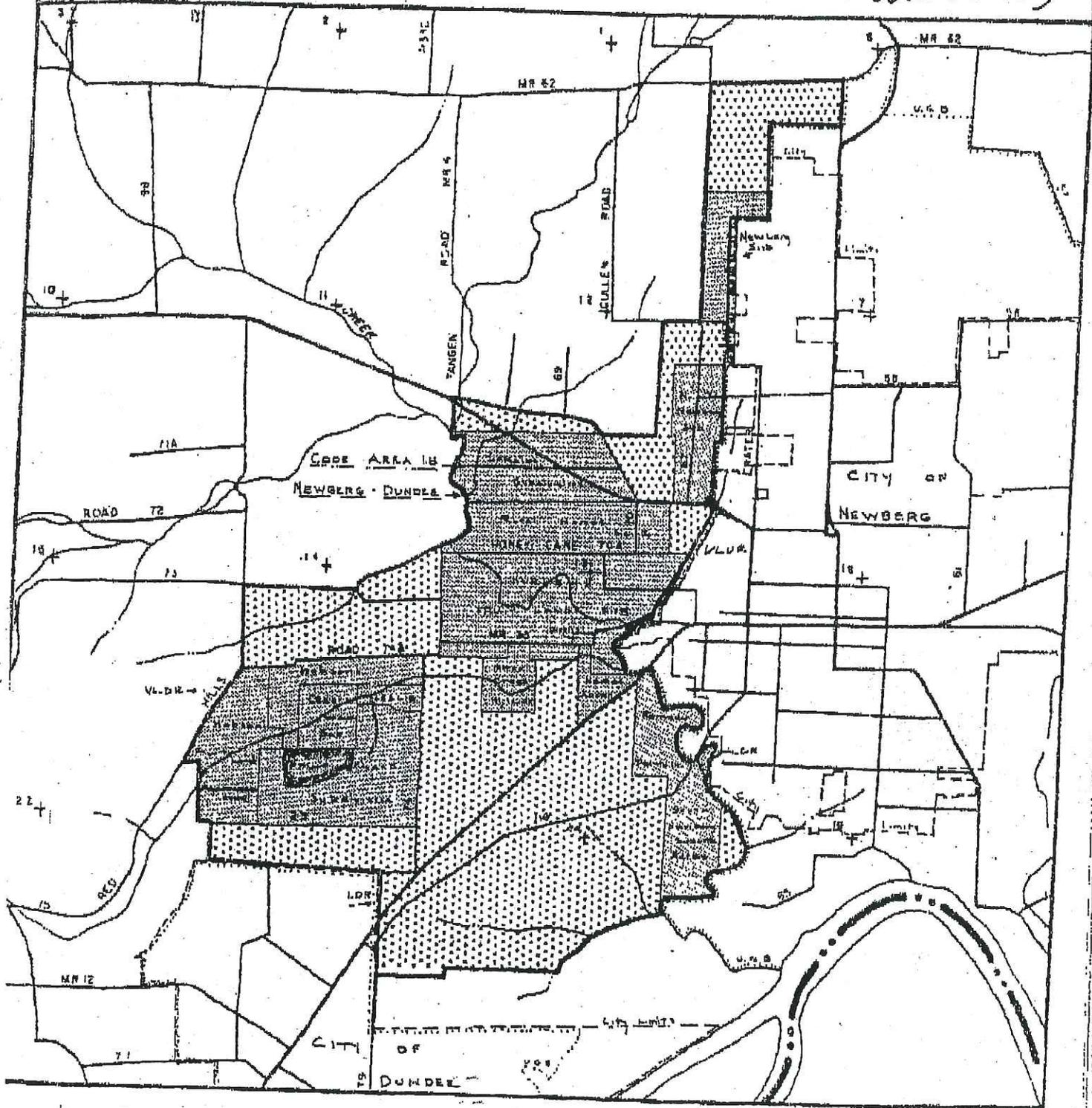
The entire Newberg-Dundee study area is committed to rural residential development. Over 50 percent of this area is contained in 14 different subdivisions, with the remaining portion of the study area consisting predominantly of parcels 10 acres or less in size and situated in subdivision-like clusters. The entire area is located in a rural fire district, exhibit good roads, has fair or better water availability, and has mostly fair soil suitability for septic systems.

This study area is bordered on the west by the City of Dundee and on the east by the City of Newberg. Of the 400 total parcels, 356 are 10 acres or less in size, and 307 contain dwelling units. The 16 parcels in this study area that exceed 20 acres in size are, without exception, surrounded or bordered extensively by developed parcels less than 10 acres in size. Agricultural activity in this study area has been restricted to small family gardens and orchards and, given the extensive subdivision and parcelization of this area and its close proximity to two urban areas, this rural residential settlement pattern will continue to dominate. Thus, this area is committed to rural residential development.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

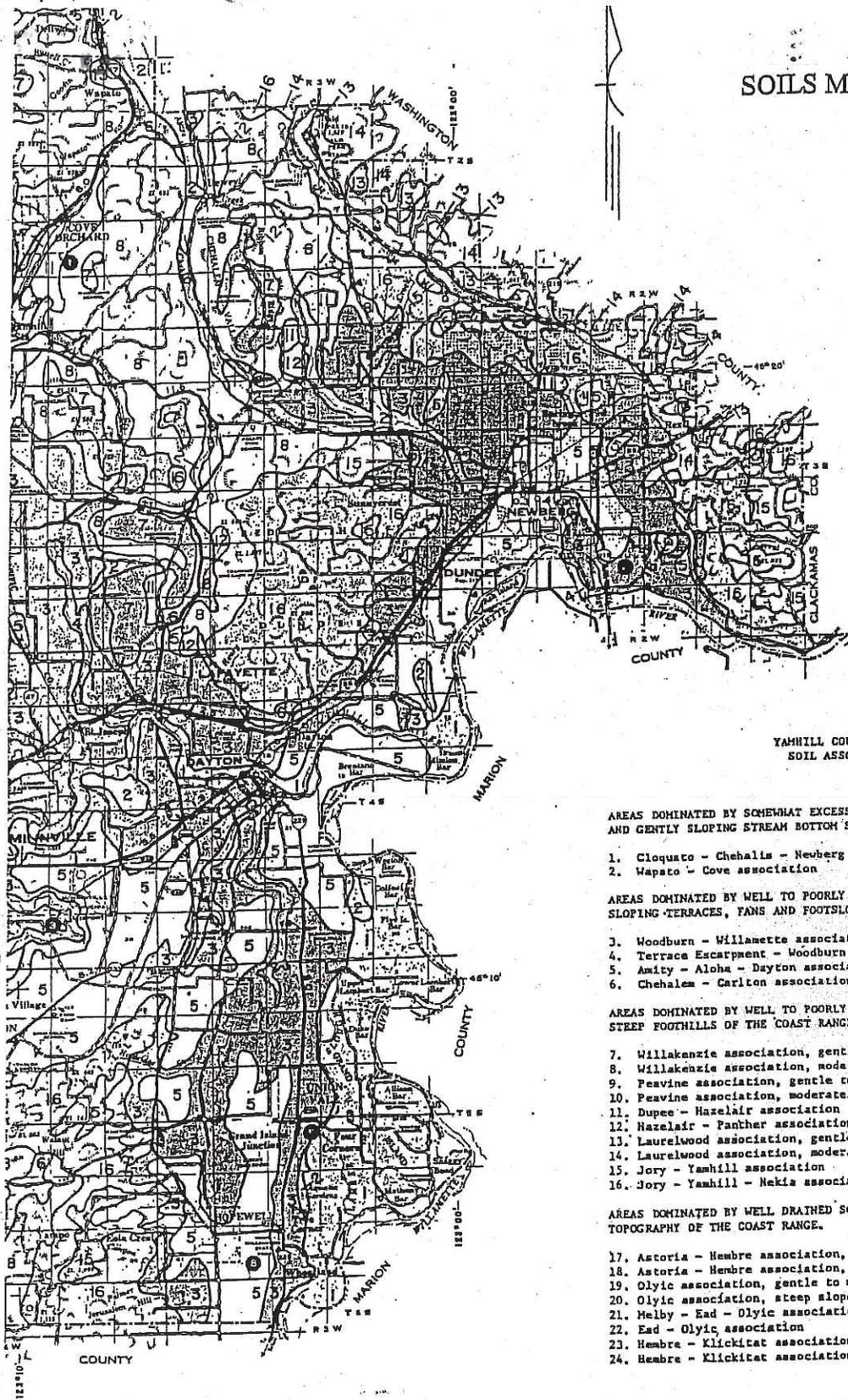
Code Area 1.8 (Non-contested Code Area)



SCALE: 1" = 1/2 mile

-  Plan Designation Changed to AFLH / Zone Changed to AF/20
-  Subdivision
-  Lands Committed to Rural Residential Use

SOILS MAPS



YAMHILL COUNTY, OREGON
SOIL ASSOCIATIONS

AREAS DOMINATED BY SOMEWHAT EXCESSIVELY TO POORLY DRAINED, NEARLY LEVEL AND GENTLY SLOPING STREAM BOTTOM SOILS.

1. Cloquato - Chehalis - Newberg association
2. Wapato - Cove association

AREAS DOMINATED BY WELL TO POORLY DRAINED SOILS ON NEARLY LEVEL TO STEEPLY SLOPING TERRACES, FANS AND FOOTSLOPES.

3. Woodburn - Willamette association
4. Terrace Escarpment - Woodburn association
5. Amity - Aloha - Dayton association
6. Chehalem - Carlton association

AREAS DOMINATED BY WELL TO POORLY DRAINED SOILS ON GENTLY SLOPING TO VERY STEEP FOOTHILLS OF THE COAST RANGE.

7. Willakenzie association, gentle to strong slopes
8. Willakenzie association, moderately steep to steep slopes
9. Peavine association, gentle to strong slopes
10. Peavine association, moderately steep to steep slopes
11. Dupee - Hazelair association
12. Hazelair - Panther association
13. Laurelwood association, gentle to strong slopes
14. Laurelwood association, moderately steep to steep slopes
15. Jory - Yamhill association
16. Jory - Yamhill - Nekia association

AREAS DOMINATED BY WELL DRAINED SOILS ON GENTLY SLOPING TO VERY STEEP TOPOGRAPHY OF THE COAST RANGE.

17. Astoria - Hembre association, gentle to moderately steep slopes
18. Astoria - Hembre association, steep slopes
19. Olyic association, gentle to moderately steep slopes
20. Olyic association, steep slopes
21. Melby - Ead - Olyic association
22. Ead - Olyic association
23. Hembre - Klickitat association, gentle to moderately steep slopes
24. Hembre - Klickitat association, steep to very steep slopes

This map is intended for general planning. Each delineation may include soils having ratings different from those shown on the map. Use detailed soil maps for operational planning, and an site inspection for more detailed delineations.

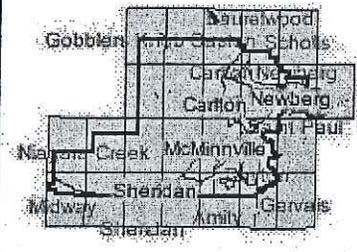
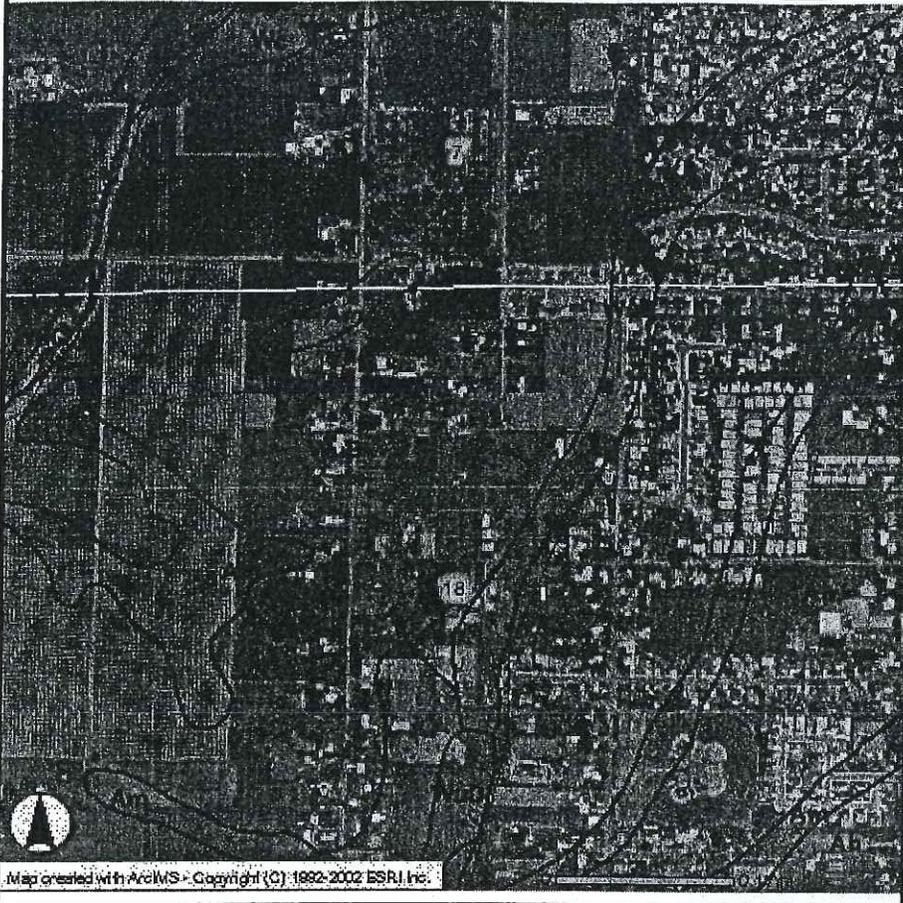
SOIL LIMITATIONS FOR ROAD AND STREETS DEVELOPED FROM GENERAL SOIL MAP YAMHILL COUNTY, OREGON

U.S. DEPARTMENT OF AGRICULTURE
IN COOPERATION WITH OREGON AGRICULTURE
ASSISTING YAMHILL SOIL AND WATER
THE PRINTING OF THIS PUBLICATION
COUNTY.

EXHIBIT 8

AUGUST 1970

Coyote Homes UGB



- Legend**
-  soils
 -  plss
 -  streams
 -  airphoto.sid

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Yamhill County Map

Parcel polygons

Tax lot Number
R3218AB 01000
Account Number
00141500

Owner
HOMES INC COYOTE
Site Address
0

Billing Agent
COYOTE HOMES INC
Billing Address
PO BOX 490 NEWBERG OR 97111

Square Feet
0

Legal Acres
0

Neighborhood
0006

PCA
4006

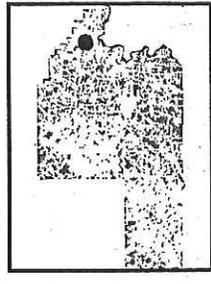
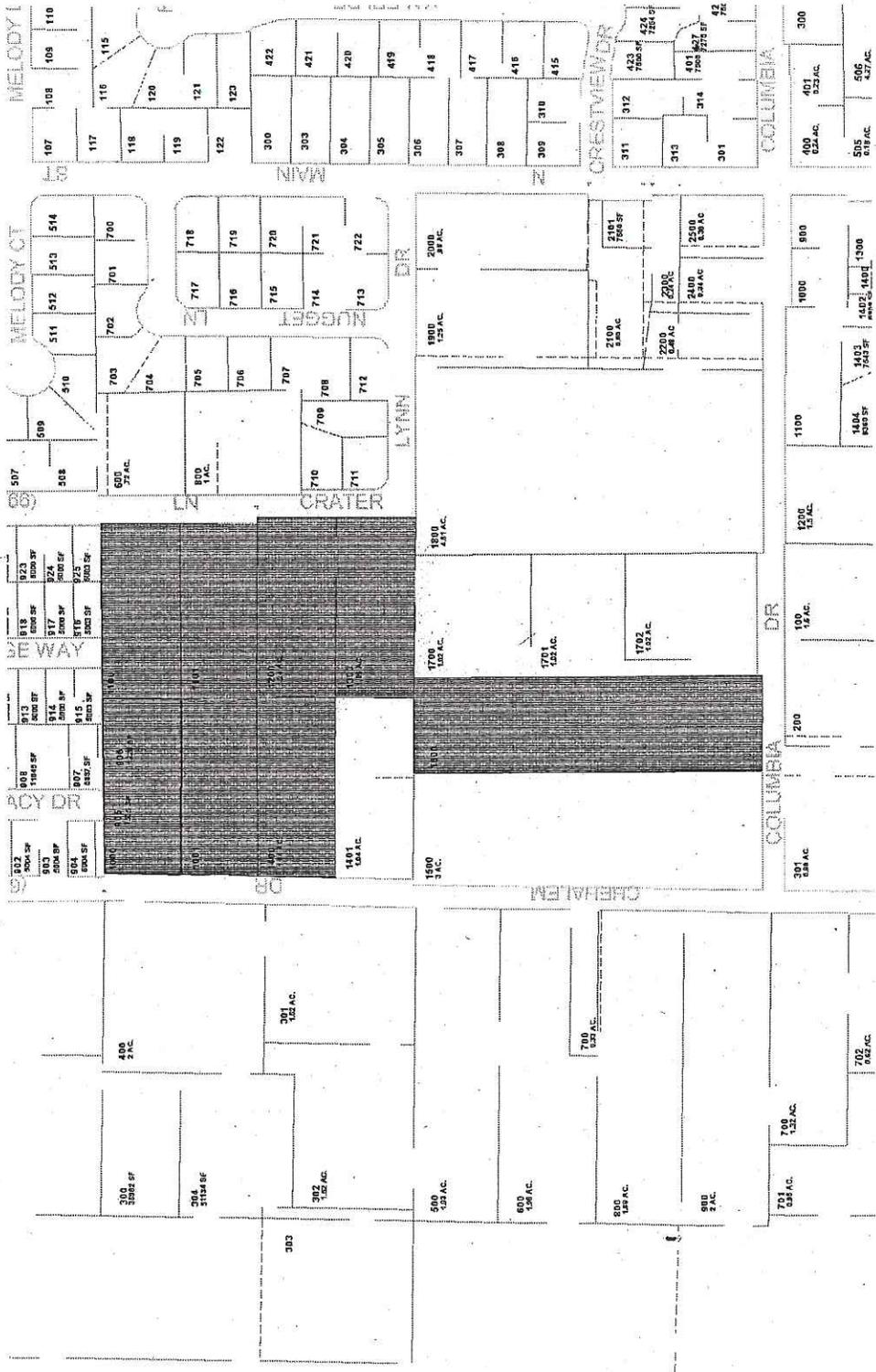
Tax lot Number
R3218AB 01000

PCA Code

PCA Description
Tract Land-No Significance-V...

Property Status Class

Use-Class-Description



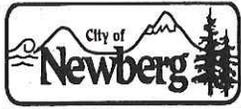
2/10/2006



1 in. = 300 ft.

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.

**a: APPLICANT'S
ADDITIONAL
INFORMATION**



ORDINANCE NO. 2006-2636

AN ORDINANCE DECLARING THAT CERTAIN TERRITORY BE INCLUDED IN THE CITY OF NEWBERG URBAN GROWTH BOUNDARY TOGETHER WITH A COMPREHENSIVE PLAN CHANGE FROM A YAMHILL COUNTY VLDR DESIGNATION TO A CITY OF NEWBERG MDR COMPREHENSIVE PLAN DESIGNATION. THE SITE IS LOCATED BETWEEN CRATER LANE AND CHEHALEM DRIVE, AT LYNN DRIVE, YAMHILL COUNTY TAX LOTS 3218AB-1000, -1001, -1100, -1101, -1200 -1300, and -1400.

RECITALS:

1. On September 26, 2005, Coyote Homes, Inc., on behalf of the property owners in the area, initiated a request for an urban growth boundary amendment, and comprehensive plan change to the City of Newberg designation to MDR (Medium Density Residential) for approximately 8.82 acres. Coyote Homes, Inc. subsequently revised the request to 7.6 acres.
2. 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 12, 2005 notice of the Newberg Urban Area Management Commission meeting was posted on the site, and on November 30, 2005, notice was posted at four public places to comply with Oregon Revised Statute requirements.
3. 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 Chehalem Drive right-of-way.
4. 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.
5. 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 on January 3, 2006 notice of the City Council meeting was posted on the site and at four public places to comply with Oregon Revised Statute requirements.

6. 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 hereby 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 VLDR Comprehensive Plan Designation to a City of Newberg MDR 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 Chehalem Drive and Crater Lane abutting the property at the 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.

URBAN GROWTH BOUNDARY FINDINGS
UGB-05-013

Approval of an urban growth boundary amendment for 10 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. The property under review is located within Study Area "F" of the Newberg Urban Reserve Area Project adopted by the City and Yamhill County in 1995. 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.

Public notice has been provided to all properties within 500 feet of the site and the site has been posted. 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. Updated Comprehensive Plan population and land need forecasts were adopted in November 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 zoned VLDR-1 (very low density residential). In 1980, Yamhill County identified the property under review as "lands committed to rural residential use" in Exceptions Statement II. The exception land definition identified this general area as having a mixture of soil types ranging from Class II soil type to Class VI soil type. The City of Newberg Inventory of Natural and Cultural Resources indicates that most soils in the vicinity are flat and at least moderately fertile, though nearly all types have some problems with drainage. The site consists primarily of WuB Woodburn silt loam soils. Woodburn soils are identified as Class II soils by the SCS.

The Exceptions Statement II document includes a discussion noting that the area involved is characterized by good roads, rural fire service, fair or better water availability, and has mostly fair soil suitability for septic systems. This area is currently committed to rural residential development.

The Inventory of Natural and Cultural Resources report states the City's recognition that urban expansion will undoubtedly occur on prime Class II soils, but notes that wasteful land uses practices should be discouraged. The proposed addition of the project site into the UGB would provide needed area for urban expansion adjacent to the City, where services are available or can be readily extended, thereby avoiding leap-frog development or other land consumptive practices.

Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources. This goal encompasses 12 different resource types, including wildlife 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 consists primarily of WuB Woodburn silt loam

soils. Woodburn soils are identified as Class II soils by the SCS. The site contains no identified forest lands, mineral resources and aggregate resources, fish, wetlands or waterways, and no known archeological, open space, scenic, natural, historic and recreational resources. The County has no identified wildlife resource information in this area. Negligible impacts are anticipated to existing air quality in the 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 recreational demands of the community. Chehalem Park and Recreation District (CPRD) has established a 19 acre park directly north of the school facilities on Foothills and Chehalem Drive to meet the recreational needs of the area. Additional park facilities will be needed to serve Chehalem Drive area as it develops.

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. The subject site was originally included in Area F of the URA study, as described below:

Area F. The subject area is located in the southern half of the original Area F study in 1995. This half has been developed as rural residential on small lots and acreage. The northern half has been developed into low and medium density residential land within the City of Newberg. There remain a few scattered residences and some vacant land in the northern section of Area F. Chehalem Drive traverses the area in a north-south orientation. This is a major county road carrying reasonable levels of traffic that continues north into Washington County. North Valley Road is the northern boundary of this urban reserve area. The only natural condition affecting future development is some minor drainage ways. Periodic flooding has occurred in this area due to inadequate storm water drainage ways. A sewer pump station was built using LID funds to service new development in the northern section of Area F, from approximately Mountainview to Foothills Drive. Water service was provided to the new development with the extension of main lines in Crater Lane and Chehalem Drive. Sanitary sewer and water lines are available to the southeast of the subject site in Lynn Drive. At this time, there is adequate service to meet the future demand for the site.

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 that this URA area be included in the Urban Growth Boundary with approximately 45 acres of land designated LDR and 40 acres of land designated MDR.

As shown in the Tables A, B, C, and D of these findings, there is currently a need for additional medium density zoned land to meet projected increase in population growth by 2025.

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 a diversity in the type, density and location of housing units to ensure an adequate supply of affordable housing.

Development of the site, based on the designation proposed by the applicant, would be consistent with housing policies of the City's Comprehensive Plan and with requirements of the Development Code.

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 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. That study determined that these services can be provided in the project area, subject to completion of a new sanitary sewer pump station which was built through the LID process in the vicinity of these lots. The pump station is currently at capacity, however, the subject site may be served using gravity flow with the existing utility infrastructure in Lynn Drive.

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.

In 2005, the City of Newberg adopted an updated Transportation System Plan. This plan includes several recommended road improvements in the general vicinity of the site. They include:

- ▶ *Chehalem Drive:* A recommendation that the City of Newberg and Yamhill County reconstruct those sections of Chehalem Drive under each respective jurisdiction, between Highway 240 and North Valley Road to major collector street standards to include bicycle lanes, and sidewalks on both sides of the street. This project is approximately 1.57 miles, and is estimated to cost approximately \$4.0 million. Approximately one-half of this segment is within the City limits; the remaining portion of this project is located outside of the City's UGB and within its Urban Reserve Area, and therefore is currently within the jurisdiction of Yamhill County. At such time when Newberg annexes these areas into the City, this portion of the project would become the City's responsibility. Improvements to Chehalem Drive will provide adequate access for the area, thereby reducing the potential for arterial traffic traveling on nearby local streets, and provide better access for bicyclists and pedestrians.

A Traffic Impact Study has been prepared by Charbonneau Engineering, Inc. in conjunction with this application. The following transportation system improvements are recommended to enhance local street connectivity and improve circulation patterns within the site vicinity.

- ▶ **Chehalem Drive Cross-Section Improvements** - Chehalem Drive should be improved to major collector standards as per the City of Newberg TSP.
- ▶ **Crater Lane Improvements** - Crater lane should be improved to local street standards.

Additional details of the study methodology, findings, and recommendations are provided within the Traffic Study Report (Attachment F).

Future development in the area will pay for transportation improvements through existing Transportation System Development Charges. These are estimated based on the applicant's submitted concept plan:

48 Single Family at \$1,709.35 each equals \$82,048.80

Thus, the minimum future development would generate sufficient SDC revenue to pay its share of capacity improvements, and generate additional funds for other capacity improvements throughout the City as identified in the Transportation System Plan.

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;

Finding: In November 2005, the Comprehensive Plan was revised to include updated population forecasts through the year 2040. As shown in Table A, 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 Portland State University Population Research Center estimated an AAGR (average annual growth rate) of 3.1% from 1990-2005 for the City of Newberg. The AAGR 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 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		Total
	Detached	Attached	Medium Density	High Density	Parks	Subdivision	
	50%	7%	15%	23%	2%	2%	100%
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

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 planned densities are equivalent to the maximum densities allowed in each designation. Recent trends have indicated that development within the MDR (medium density residential) designation is closer to 5.8 units/acre compared with the planned density of 9 units/acre. The concept plan for the subject site has an approximate density of 5 units/acre, close to recent trends for MDR and far below the planned density for the this designation. In order to create an efficient use of land, the City of Newberg has committed to take steps to

increase the density in this category. This may include a requirement for duplex or multi-family only in the MDR designation, excluding detached single-family homes.

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

Source: City of Newberg, Comprehensive Plan, November 2005

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

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

Source: City of Newberg, Comprehensive Plan, November 2005

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 several years. There will be a negative supply of available low,

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.

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 ten years. There is currently a low amount of available, developable land within the city for residential development. As an example, the supply of Medium Density Residential (R-2) land has decreased at a faster rate than other residential zones in the City. Suitable residentially zoned land is in short supply to meet residential growth needs over the next five to ten years according to the City's residential land need analysis.

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

Finding: The majority of the site can readily be served by the extension of utilities currently located in Lynn Drive and Crater Lane. The southern most portion of the site will require future utility improvements in Columbia Drive before that portion of the site can be annexed and consequently developed.

Water: Based on a maximum density of approximately 76 dwelling units, the area could be served by six-inch water lines. A new reservoir on Corral Creek Rd. and one new well has been completed in the last two years. A second new well is under construction and will become on line by summer 2006. These facilities have the potential to increase the City's overall water storage ability by 50% per day. The water treatment plant will be expanded to accommodate the well field expansion by 2006.

Sanitary sewer: The subject site can feasibly be served via gravity flow from the sewer main line located in Lynn Drive.

Storm water management: There is currently no storm water provision on the site. On-site detention may be required to limit the impact of storm water on adjacent properties.

(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 extension of public water and sanitary sewer that allow for development at an urban scale. As currently zoned by the County, low-density rural residential development could occur, yet soils on the site are not suitable for septic drain fields. The proposed use of the area for medium density urban residential development is harmonious with the use of nearby properties located to the north and east of the site within the City boundary. Properties to the west and south are predominantly zoned for agricultural use. Land needed for medium density residential development will be added to the City's buildable lands inventory. The area could potentially provide an overall density of approximately 76 units, which can efficiently be served by extensions of public utilities.

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

Finding:

Environmental consequences: The site consists primarily of a Christmas tree farm and single-family homes. Although the land west of the site is in agricultural use, the area cannot be classified as strictly agricultural in nature due to the many VLDR lots and homes on Chehalem Drive. Chehalem Drive serves as both a visual and physical buffer between the agricultural uses west side of the site and the project area. No known historic sites exist in the project area.

Energy consequences: The provision of needed medium density housing will help to conserve energy resources by expanding an existing efficient land use pattern. The site is within close proximity of two schools, a community center, and a park, thus reducing reliance on automobile transportation.

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.

Social consequences: The long-term socioeconomic benefits to the community will be fulfilled by creating housing opportunities for households of all sizes and income levels. In the 2004 Housing and Residential Land Needs Report, the projected residential demand for duplexes and multi-family was over 45% of the total projected housing needs from 2004-2025. The requested MDR (Medium Density Residential) designation for this site fulfills part of that need. This will allow the City of Newberg to enable a diverse range of citizens to find housing and create a well rounded community.

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.

- (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 diverse array of soil types of which some are not deemed to be high quality soils for intensive agriculture use. As shown on the soils map, soils on the site are a mixture of soil types. In many cases, the area also has poor drainage. Yamhill County identified the property under review as "lands committed to rural residential use" in Exceptions Statement II, issued in 1980. 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.

The area under consideration is located between Chehalem Drive and the western fringe of Newberg's city limits. Chehalem Drive acts as a natural visual boundary between adjacent agricultural uses on larger parcels and residential development to the east. Land directly east of the site contains residential dwellings developed to City of Newberg R-1 zoning standards. The property to the north contains residential dwelling units developed to the City of Newberg R-1/6.6A zoning standards.

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.

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. These parcels were included within the urban reserve area and conversion from agricultural to urban land uses is occurring in an orderly and efficient manner. Adjacent properties within the City limits have recently been fully developed. Conversion of this block of land is the next logical order of progression for development to occur.

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 historically been used for low intensity agricultural purposes, such as filbert and walnut orchards. 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: Sanitary sewer service is available to the east in Lynn Drive to serve the majority of site. Currently, the existing homes are on septic sewer systems. When development occurs, all residences will connect to City sewer service.

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

Finding: The two primary accesses for the development are located on Chehalem Drive and Lynn Drive. Chehalem Drive provides convenient access to Highway 240 and Highway 99W and to nearby employment and commercial areas without passing through low-density residential areas. Two public schools and a community center were recently constructed in close vicinity of the site. The schools were built in this area in anticipation of future growth in the general vicinity.

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

Finding: The Traffic Impact Study prepared for this application includes an analysis of potentially affected roadways and intersections and recommends roadway improvements to provide for adequate circulation and access for future development in the area. Improvements to adjacent public streets will be required to conform to standards in the City's Transportation System Plan (TSP) and Development Code at time of future development.

The following transportation system improvements are recommended to enhance local street connectivity and improve circulation patterns within the site vicinity.

- ▶ **Chehalem Drive Cross-Section Improvements** - Chehalem Drive should be improved to major collector standards as per the City of Newberg TSP.
- ▶ **Crater Lane Improvements** - Crater lane should be improved to local street standards

Additional details of the study methodology, findings, and recommendations are provided within the Traffic Study Report (Attachment F).

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: As previously noted, public utilities can be extended to connect to existing services in Lynn Drive and Crater Lane to efficiently serve the future development of the site.

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 2020. 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. In addition, the Utility Study and Traffic Impact Study prepared in conjunction with this application found that public services and facilities can be efficiently provided to the site to support an urban level of medium 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 proposed UGB amendment would modify the existing boundary to coincide with the west line of tax lots 3218AB-1000, -1001, -1400, and -1300 as shown on the map in Exhibit C.

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].

Finding: The Urban Reserve Areas were evaluated and prioritized for inclusion in the UGB approximately ten years ago. The City of Newberg is currently in the process of evaluating which land will be included in the UGB to meet projected growth needs. In the meantime, the applicant has requested that 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. As previously noted, future development can readily be served the extension of utilities currently located in Foothills and Crater Lane. As indicated below, public utilities appear to have adequate capacities to accommodate the future demands of the area.

Water: Based on a maximum density of approximately 76 dwelling units, the area could be served by six-inch water lines. A new reservoir on Corral Creek Rd. and one new well has been completed in the last two years. A second new well is under construction and will become on line in summer 2006. These facilities have the potential to increase the City's overall water storage ability by 50% per day. The water treatment plant will be expanded to accommodate the well field expansion by 2006.

Sanitary sewer: The subject site can feasibly be served via gravity flow from the sewer main line located in Lynn Drive.

Storm water management: There is currently no storm water provision on the site. On-site detention may be required to limit the impact of storm water on adjacent properties.

An elementary school and a middle school are located approximately one half mile from the project area, and a high school is located approximately 1.5 miles away.

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 evaluating 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 period 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 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 medium 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 1995.

- **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 1980 by Yamhill County.

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;
- (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 medium 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.

The site can be relatively economically and efficiently served by extensions of public utilities that have capacity to serve the proposed development.

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

EXHIBIT "B" - LEGAL DESCRIPTION

TAX LOT 3218AB-1000

Parcel 1 of Partition Plat 1994-28, recorded June 13, 1994 in Film 3 Page 487, Plat Records, Yamhill County, Oregon.

TAX LOT 3218AB-1001

Parcel 2 of Partition Plat 1994-28, recorded June 13, 1994 in Film 3 Page 487, Plat Records of Yamhill County, Oregon.

TAX LOT 3218AB-1100

Parcel 1 of Partition Plat No. 94-23, Recorded May 27, 1994 in Film 3 Page 480 Record of Plats for Yamhill County, Oregon.

TAX LOT 3218AB-1101

Parcel 2 of Partition Plat 94-23, recorded May 27, 1994 in Film 3 Page 480, Record of Plats for Yamhill County, Oregon.

TAX LOT 3218AB-1200

PARCEL I:

A tract of land in the William Jones Donation Land Claim in the Northwest Quarter of Section 18, Township 3 South, Range 2 West, of the Willamette Meridian, more particularly described as follows: BEGINNING at the Southeast corner of that certain tract of land which was conveyed by George L. Kelty and wife to Richard Brain Hurlstone on May 11, 1910, and recorded in Book 58, Page 418, of Deed Records; thence North 1 deg. 30 sec. West 4.30 chains; thence West 5.25 chains; thence South 1 deg. West 4.25 chains to the South line of said Richard Brain Hurlstone tract; thence South 89 deg. 14 min. East 4.58 chains to the place of beginning. EXCEPTING THEREFROM the following described property: Beginning at the Southeast corner of a certain tract of land conveyed to Richard Hurlstone recorded in Book 58, Page 418, Yamhill County Deed Records, thence North 00 deg. 38 min. West along the centerline of County Road No. 66 a distance of 141.24 feet; thence South 89 deg. 53 min. 36 sec. West, 340.79 feet to an iron rod on the East line of a certain tract of land conveyed to William Hurlstone recorded in Book 69, Page 489, of Yamhill County Deed Records; thence South 00 deg. 17 min. 23 sec. West 141.24 feet to an iron rod in the South line of said Richard Hurlstone Deed; thence South 89 deg. 56 min. 37 sec. East along the South line of said Richard Hurlstone Deed 308.88 feet to an iron rod; thence North 88 deg. 25 min. East, 34.20 feet to the point of beginning.

TAX LOT 3218AB-1300

PARCEL II:

A tract of land in the William Jones Donation Land Claim in the Northwest one-quarter of Section 18, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows: Beginning at the Southeast corner of a certain tract of land conveyed to Richard Hurlstone recorded in Book 58, Page 418, Yamhill County Deed Records; thence North 00°38' West along the center line of County Road No. 66, a distance of 141.24 feet; thence South 89°53'36" West 340.79 feet to an iron rod on the East line of a certain tract of land conveyed to William Hurlstone, recorded in Book 69, Page 489, Yamhill County Deed Records; thence South 00°17'23" West 141.24 feet to an iron rod in the South line of said Richard Hurlstone deed; thence South 89°56'37" East along the South line of said Richard Hurlstone deed, 308.88 feet to an iron rod; thence North 88°25' East 34.20 feet to the point of beginning.

TAX LOT 3218AB-1400

Parcel 2 of Partition Plat 93-40, recorded August 4, 1993 in Film 3 Page 378, Record of Plats for Yamhill County, Oregon.

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: 2006, January 17

Ordinance XX Resolution ___ Motion ___ Information
No. 2006-2636 No.

Date Submitted: December 30, 2005

Contact Person (Preparer) for this
Ordinance: Harper Kalin

**SUBJECT: Urban Growth Boundary
Amendment for 7.6 acres and plan change to
MDR (Medium Density Residential).**

Dept.: Planning and Building Department

File No.: UGB 05-013

HEARING TYPE: X Quasi-Judicial ___ Legislative

RECOMMENDATION:

Adopt Ordinance No. 2006-2636 for the City of Newberg Urban Growth Boundary together with a Comprehensive Plan Change from a Yamhill County VLDR to a City of Newberg MDR Comprehensive Plan Designation. The site is located between Crater Lane and Chehalem Drive, at Lynn Drive (Yamhill County Tax Lots 3218AB-1000, -1001, -1100, -1101, -1200 -1300, and -1400).

BACKGROUND:

1. On September 26, 2005, Coyote Homes, Inc., on behalf of the property owners in the area, initiated a request for an urban growth boundary amendment, and comprehensive plan change to the City of Newberg designation to MDR (Medium Density Residential) for approximately 8.82 acres. Coyote Homes, Inc. subsequently revised the request to 7.6 acres.
2. The site is located between Crater Lane and Chehalem Drive at Lynn Drive, and south of Josie's Meadow Subdivision. The site carries a Yamhill County Comprehensive Plan designation of VLDR-1 (Very Low Density Residential). The property was designated as "Exception Lands" in 1980 by Yamhill County. Five of the lots contain residential dwellings. The balance of the area is vacant and a Christmas tree farm. The existing structures are served by individual septic systems.
3. The property was designated for future urban growth by the City and County with the adoption of the Urban Reserve Areas (URA's) in 1995. In 2005, the Ad Hoc Committee for Newberg's Future recommended to the Newberg City Council that these parcels, as part of the Northwest URA, be added to the UGB in order to meet residential land use

- needs from 2005-2025. The Committee recommended that 45 acres of this area be designated LDR, and 40 acres be designated MDR.
4. From 1990-2005, the City has grown by an average of 3.1 % per year. The adopted comprehensive plan projects that population will continue to grow by an average of 3.0% per year until 2025. After that time, population growth is projected to grow at 2.3% per year until the year 2040.
 5. The property can receive sewer service through a gravity main line to Lynn Drive.
 6. The applicant has requested a MDR (Medium Density Residential) Comprehensive Plan Designation. This would be consistent with the recommendations of the Ad Hoc Committee on Newberg's Future, as they have recommended that roughly half of the Chehalem Drive URA be designated MDR. Recent trends for this designation show the actual build out density to be far below the planned density. In addition, the committee found a large projected need for housing near the upper end of the MDR density. Thus, another recommendation of the Ad Hoc Committee was to consider steps to encourage development in the MDR district to be developed closer to 9 units per acre. The City Council has initiated a process to consider ways to achieve this goal. Provisions that may be considered include lower minimum lot sizes, a requirement for duplex or multi-family only in the MDR designation, excluding detached single-family homes, minimum density requirements or incentives, or so forth. Thus, it is possible that the applicant's concept development plan (single family residential at approximately 5 units per acre) may not ultimately be the plan that is approved for this site.
 7. On December 17, 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 Chehalem Drive right-of-way.

FISCAL IMPACT: There is no fiscal impact as a result of amending the urban growth boundary. At time of future annexation, application fees, system development charges, and additional property taxes will be collected. The fiscal impacts on public utilities and services will be identified in more detail at that time.

STRATEGIC ASSESSMENT: As noted in NUAMC Reso. 2005-012, 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 obligations to provide a suitable inventory of buildable residential lands and to provide for opportunities for a diversity in the type, density and location of housing units to ensure an adequate supply of affordable housing.

SUBMITTED BY:

APPROVED BY:

Barton Brierley, AICP
Planning and Building Director

James Bennett, City Manager

ATTACHMENTS:

1. Ordinance 2006-2636 w/findings, legal description and map - attached
2. NUAMC Resolution 2005-012 as adopted with
 - a. Exhibit A: Findings (by reference)
 - b. Exhibit B: Legal Description (by reference)
 - c. Exhibit C: Taxlot Map (by reference)
 - d. Exhibit D: Site Map
 - e. Exhibit E: Aerial Photo
3. NUAMC Minutes of December 14, 2005 w/public comment registration sheets
4. Yamhill County NUAMC Staff Report
5. UGB-05-013 application - attached
6. Traffic Impact Study - attached
7. Notice affidavit - attached
8. Comments/Correspondence Received - none as of 12/30/05
9. Newberg Comprehensive Plan - by reference
10. Newberg Development Code - by reference

B.0.06-205