

Newberg Urban Reserve

Land Conservation and
Development Commission
Hearing July 20, 2009

ORS 197.139: Purpose of Urban and Rural Reserves

- (1) *Long-range planning for population and employment growth by local governments can offer greater certainty for:*
 - (a) *The agriculture and forest industries, by offering long term protection of large blocks of land with the characteristics necessary [i.e. rural reserves, which Newberg is not authorized to establish]; and*
 - (b) *Commerce, other industries, other private landowners and providers of public services, by **determining the more and less likely locations of future expansions of urban growth boundaries and urban development.***
- (2) *State **planning laws must support and facilitate long-range planning** to provide this greater certainty.”*
(Emphases added)

OAR 660-021-0000: Purpose

Purpose

This division authorizes planning for areas outside urban growth boundaries to be reserved for eventual inclusion in an urban growth boundary and to be protected from patterns of development that would impede urbanization.

OAR 660-021-0010 (1): Definition

"Urban Reserve": *Lands outside of an urban growth boundary that will provide for:*

(a) Future expansion over a long-term period; and

(b) The cost-effective provision of public facilities and services within the area when the lands are included within the urban growth boundary. (Emphases added)

Sequential Process for Creating Urban Reserves

- (1) Estimate **amount** of land to be included
(10-year to 30-year supply)
- (2) Determine **suitable** lands according to
Goal 14 locational factors and criteria
- (3) Designate **suitable** lands according to
the priorities
- (4) Take exceptions to the priorities as
warranted

OAR 660-021-0030 (1)

*Urban reserves shall include an amount of land **estimated** to be at least a 10-year supply and no more than a 30-year supply of developable land beyond the 20-year time frame used to establish the urban growth boundary.*

Table 1: Year 2040 Buildable Land Needs

Land Use Category	Buildable Acres Needed 2005-2040 (per Ord. 2005-2626)	Land Built 2004-2007	Remaining Acres Needed 2007-2040	Buildable Acres in 2007 UGB	Remaining Buildable Acres Needed 2007-2040
Residential	1,883	131	1,752	805	947
Commercial	220	10	210	125	85
Industrial	307	16	291	65	226
Public / Semi Public	597	8	589	182	407
Total	3,007	165	2,842	1,177	1,665

Source: URA Findings, Record p. 3114

“Generalized Land Need Theory” Estimate

2040 Population Projection: 54,097 (Record, p. 195)
2005 Newberg UGB Population: 21,132 (Record, p. 195)
Population to Serve - 2005-2040: 32,965 (2040 population -
2005 population)

Land Needed 2005-2040 @ 11 person/acre:

2,997 acres (32,965
persons/11 person per

acre)

(-) Developable Land in 2007 UGB: 1,177 acres (Record p.
3114)

(-) Developed Land 2004-2007: 165 acres (Record p.
3114)

Total Land Need in Urban Reserve: 1,655 acres (2005-2040
land need -
Land in UGB
- built land)

OAR 660-021-0030 (2)

*Inclusion of land within an urban reserve shall be based upon the **locational factors of Goal 14** and a demonstration that there are no reasonable alternatives that will require less, or have less effect upon, resource land. Cities and counties cooperatively, and the Metropolitan Service District for the Portland Metropolitan Area Urban Growth Boundary, shall **first** study lands adjacent to, or nearby, the urban growth boundary **for suitability** for inclusion within urban reserves, **as measured by the factors** and criteria set forth in this section. Local governments shall **then** designate, for inclusion within urban reserves, that suitable land which satisfies the priorities in section (3) of this rule. (Emphasis added)*

Goal 14 Locational Factors

- (1) Efficient accommodation of identified land needs;*
- (2) Orderly and economic provision of public facilities and services;*
- (3) Comparative environmental, energy, economic and social consequences; and*
- (4) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB*

OAR 660-021-0030 (3)

*Land found **suitable** for an urban reserve may be included within an urban reserve only according to the following priorities:*

(a) First priority goes to land adjacent to, or nearby, an urban growth boundary and identified in an acknowledged comprehensive plan as an exception area or nonresource land. First priority may include resource land that is completely surrounded by exception areas unless these are high value crop areas as defined in Goal 8 or prime or unique agricultural lands as defined by the United States Department of Agriculture;

*(b) * * * (marginal land)*

(c) If land of higher priority is inadequate to accommodate the amount of land estimated in section (1) of this rule, third priority goes to land designated in an acknowledged comprehensive plan for agriculture or forestry, or both. Higher priority shall be given to land of lower capability as measured by the capability classification system or by cubic foot site class, whichever is appropriate for the current use.

OAR 660-021-0030 (4)

Land of lower priority under section (3) of this rule may be included if land of higher priority is found to be inadequate to accommodate the amount of land estimated in section (1) of this rule for one or more of the following reasons:

- (a) Future **urban services could not reasonably be provided** to the higher priority area due to topographical or other physical constraints; or*
- (b) **Maximum efficiency** of land uses within a proposed urban reserve requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.*

(Emphasis added)

"Developable Land" Definition

Land that is not severely constrained by natural hazards, nor designated or zoned to protect natural resources, and that is either entirely vacant or has a portion of its area unoccupied by structures or roads.

OAR 660-021-0010 (5)

Industrial Land Needs

Column	A	B	C	D	E	F	G
	Buildable Acres Needed 2005-2040	Buildable Acres Needed 2025-2040	Buildable Acres Needed 2005-2040	Land Built 2004-2007	Remaining Acres Needed 2007-2040	Buildable Acres in 2007 UGB	Remaining Buildable Acres Needed 2007-2040
Source	Newberg Comp. Plan	Newberg Comp. Plan	A+B	City of Newberg	C-D	City of Newberg	E-F
Small/med. site industrial needs (1/2 of employment)	50	37	87	16	71	45	26
Large site industrial needs (1/2 of employment)	100	120	220	0	220	20	200
Total Industrial Need	150	157	307	0	291	65	226

Source of Industrial Land Needs

Column	A	B	C	D	E	F
	Industrial Land Needs – All Employment Based ~ 18 emps/acre)	½ of Industrial Employment Based Needs	Displaced need from Bypass	Large Sites	Large Site Land Need ~8 emps./acre	Total Needs
Source	Johnson-Gardner	½ x A	Bypass Location EIS	Winter- brook	Winter- brook	B + C + E
2005-2025	87	44	6	5	100	150
2026-2040	75	37		6	120	157
Total	162	81				307



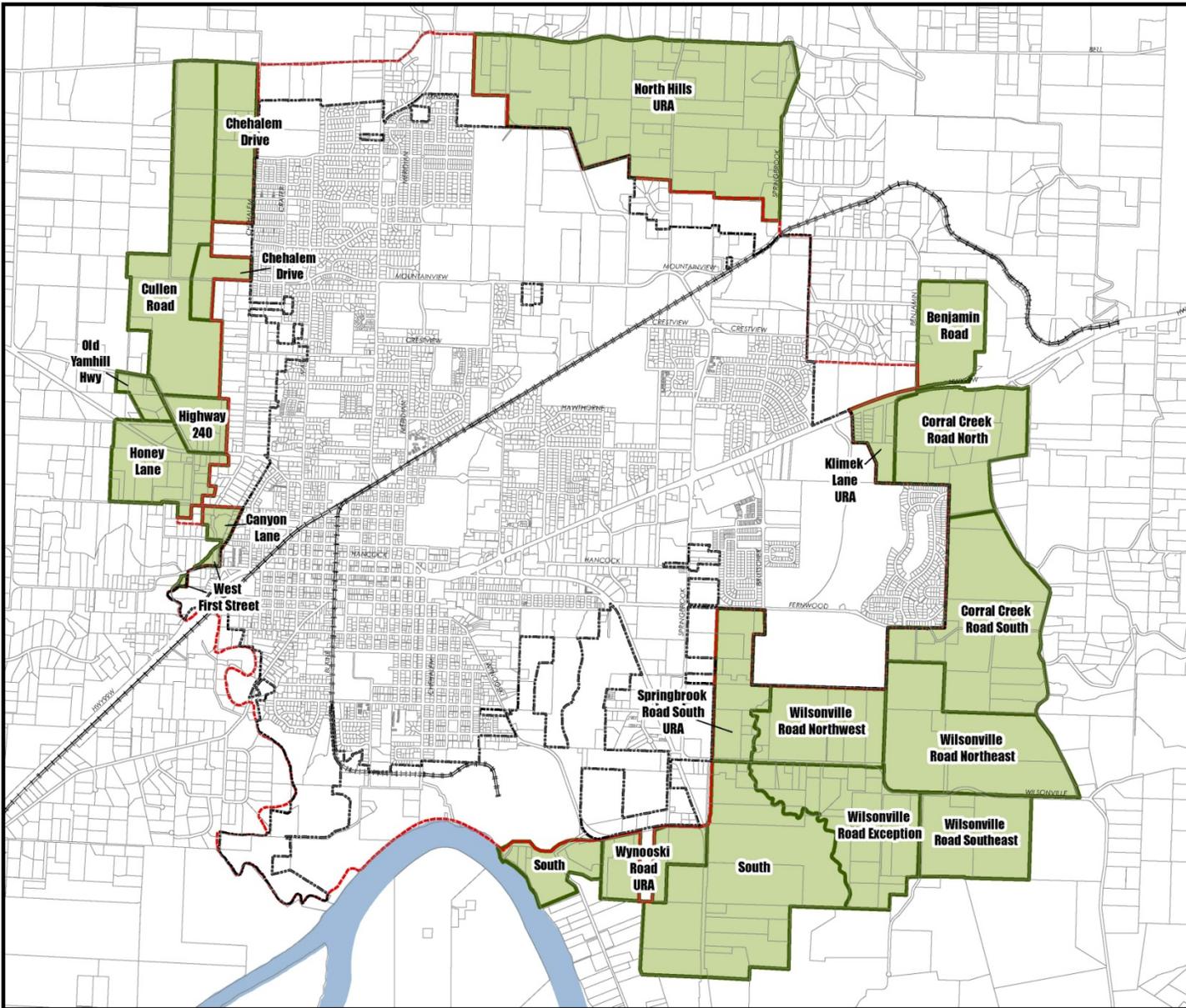
1/4 mile
BROOK

MAP 1

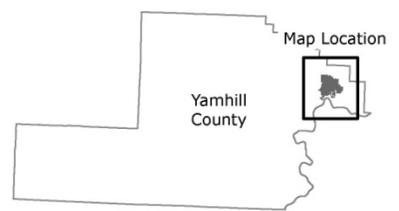
2007 URBAN RESERVE AREA

NEWBERG, OREGON

As Proposed For Adoption

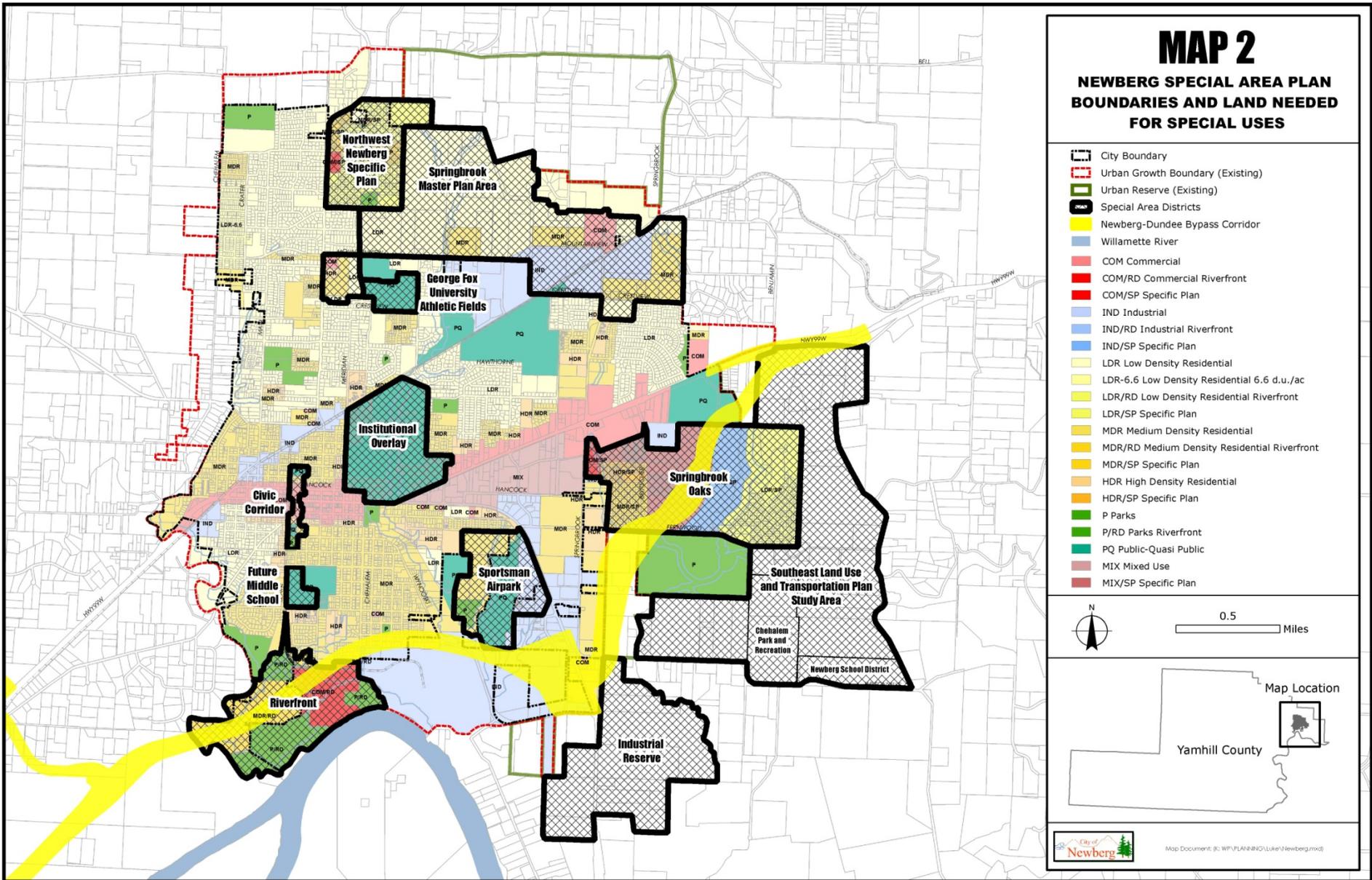


- City Boundary
- Urban Growth Boundary
- 2007 Urban Reserve Areas
- Lot Line
- Rail Road Tracks
- Willamette River

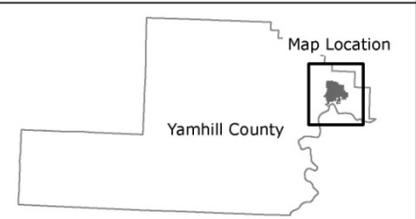
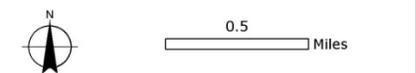


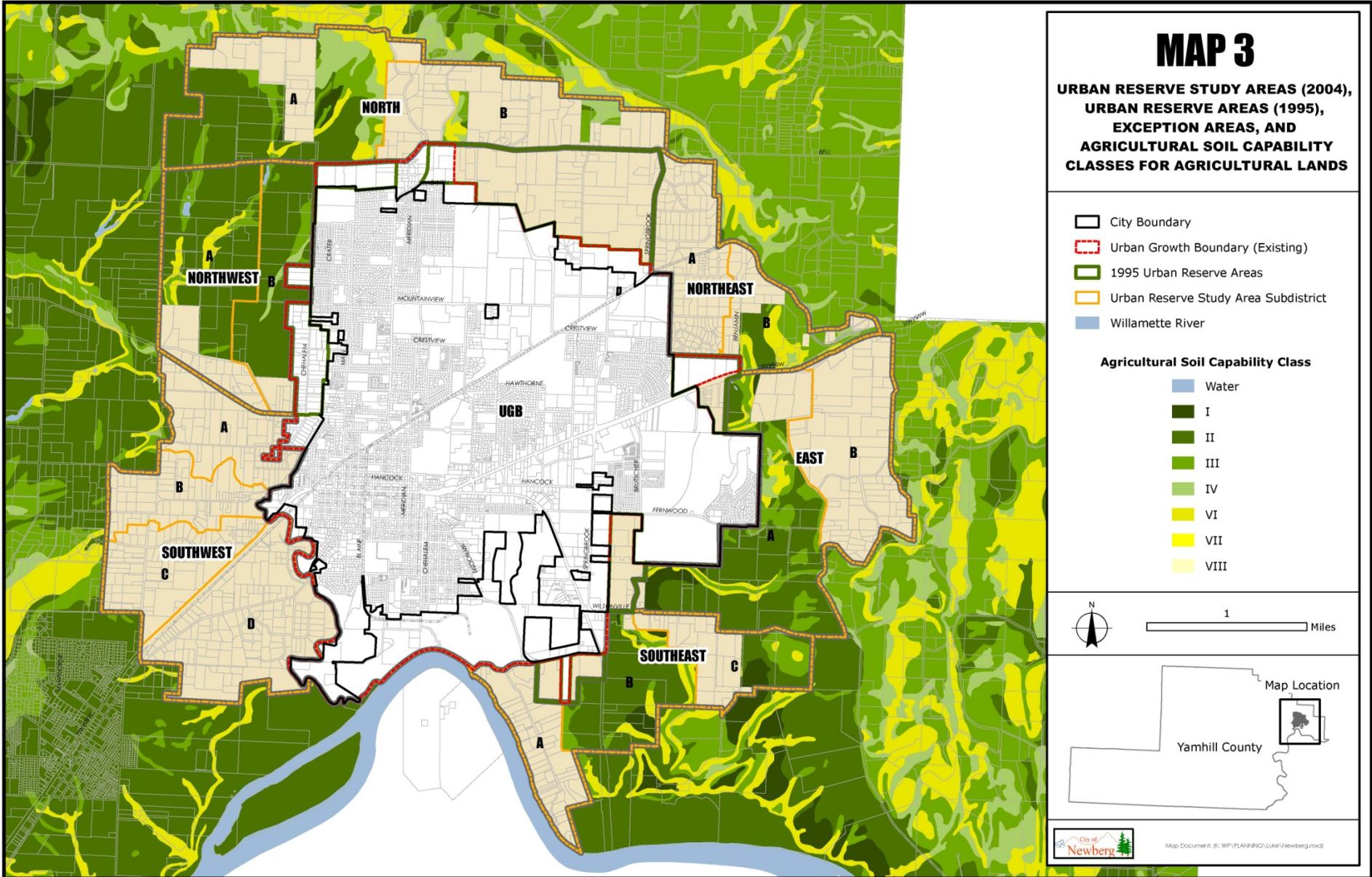
MAP 2

NEWBERG SPECIAL AREA PLAN BOUNDARIES AND LAND NEEDED FOR SPECIAL USES



- City Boundary
- Urban Growth Boundary (Existing)
- Urban Reserve (Existing)
- Special Area Districts
- Newberg-Dundee Bypass Corridor
- Willamette River
- COM Commercial
- COM/RD Commercial Riverfront
- COM/SP Specific Plan
- IND Industrial
- IND/RD Industrial Riverfront
- IND/SP Specific Plan
- LDR Low Density Residential
- LDR-6.6 Low Density Residential 6.6 d.u./ac
- LDR/RD Low Density Residential Riverfront
- LDR/SP Specific Plan
- MDR Medium Density Residential
- MDR/RD Medium Density Residential Riverfront
- MDR/SP Specific Plan
- HDR High Density Residential
- HDR/SP Specific Plan
- P Parks
- P/RD Parks Riverfront
- PQ Public-Quasi Public
- MIX Mixed Use
- MIX/SP Specific Plan





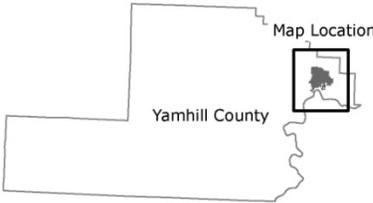
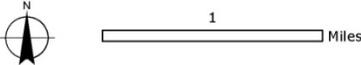
MAP 3

**URBAN RESERVE STUDY AREAS (2004),
URBAN RESERVE AREAS (1995),
EXCEPTION AREAS, AND
AGRICULTURAL SOIL CAPABILITY
CLASSES FOR AGRICULTURAL LANDS**

- City Boundary
- Urban Growth Boundary (Existing)
- 1995 Urban Reserve Areas
- Urban Reserve Study Area Subdistrict
- Willamette River

Agricultural Soil Capability Class

- Water
- I
- II
- III
- IV
- VI
- VII
- VIII



Map Document: (J: WP\PLANNING\Luke\Newberg.mxd)

MAP 4

YAMHILL COUNTY ZONING, 2006

-  City Boundary
-  Urban Growth Boundary (Existing)
-  Urban Reserve (Existing)
-  Urban Reserve Study Area Subdistrict
-  Urban Reserve Study Area Boundary
-  Willamette River

Zoning Designation

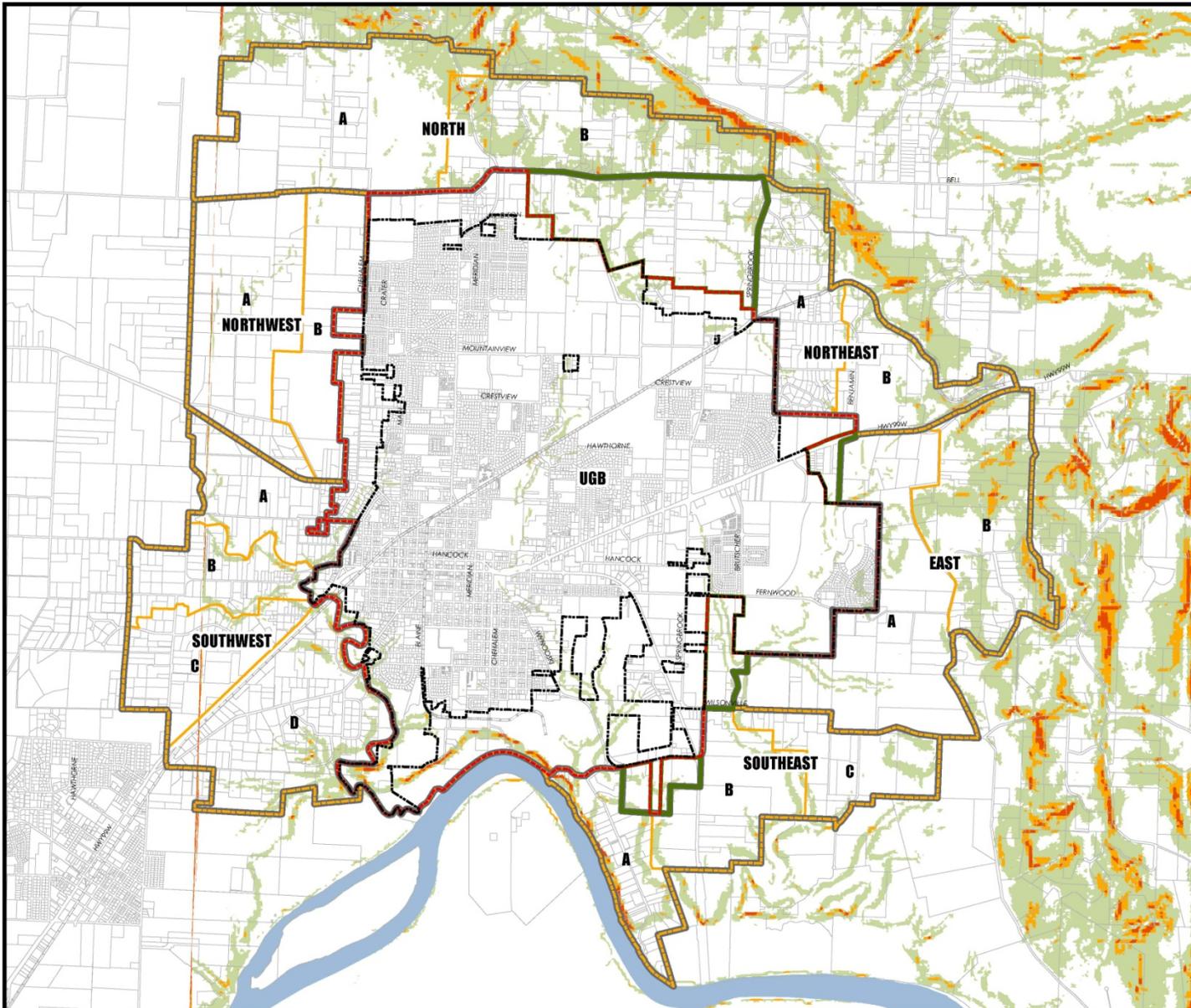
- | | | | |
|---|-----------|---|----------|
|  | AF-10 |  | MR-1 |
|  | AF-20 |  | MR-2 |
|  | AF-40 |  | NC |
|  | AF-80 |  | NCU |
|  | BLM |  | PAI |
|  | EF-20 |  | PALF |
|  | EF-40 |  | PRO |
|  | EF-80 |  | PWS |
|  | F-80 |  | RC |
|  | HC |  | RI |
|  | HI |  | SNF |
|  | LDR-12000 |  | TRBL |
|  | LDR-6750 |  | VLDR-1 |
|  | LDR-9000 |  | VLDR-2.5 |
|  | LI |  | VLDR-5 |
|  | MDR-5000 | | |



1 Miles



Map Document: (K:\WP\PLA\2\BNG\Luke\Newberg.mxd)



MAP 5

URBAN RESERVE STUDY AREAS WITH SLOPE

- City Boundary
- Urban Growth Boundary (Existing)
- Urban Reserve (Existing)
- Urban Reserve Study Area Subdistrict
- Urban Reserve Study Area Boundary
- Willamette River

Percent Slope

- < 10 %
- 10 - 20 %
- 20 - 25 %
- > 25 %

N

1 Miles

Map Location
Yamhill County

Map Document: (P:\WP\PLANNING\Luke\Newberg.mxd)

MAP 6

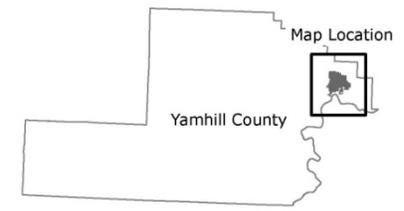
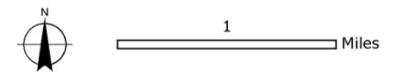
URBAN RESERVE STUDY AREAS WATER FEATURES, 2006

-  City Boundary
-  Urban Growth Boundary (Existing)
-  Urban Reserve (Existing)
-  Urban Reserve Study Area Subdistrict
-  Urban Reserve Study Area Boundary
-  Stream
-  Willamette River
-  National Wetlands Inventory*: PEM1Y
-  National Wetlands Inventory*: POWKZh

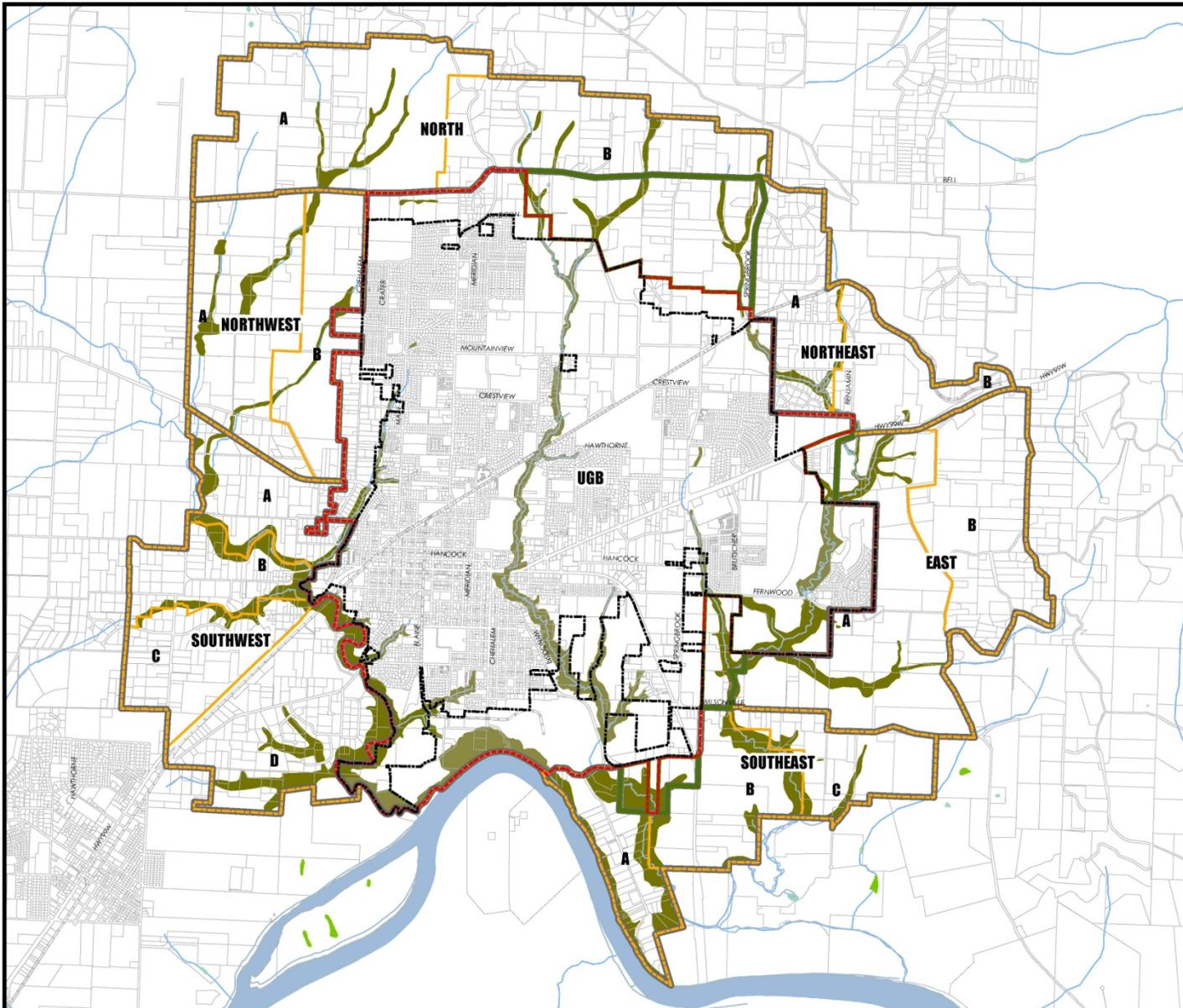
*Descriptions for the National Wetlands Inventory classification codes referenced above, are as follows:

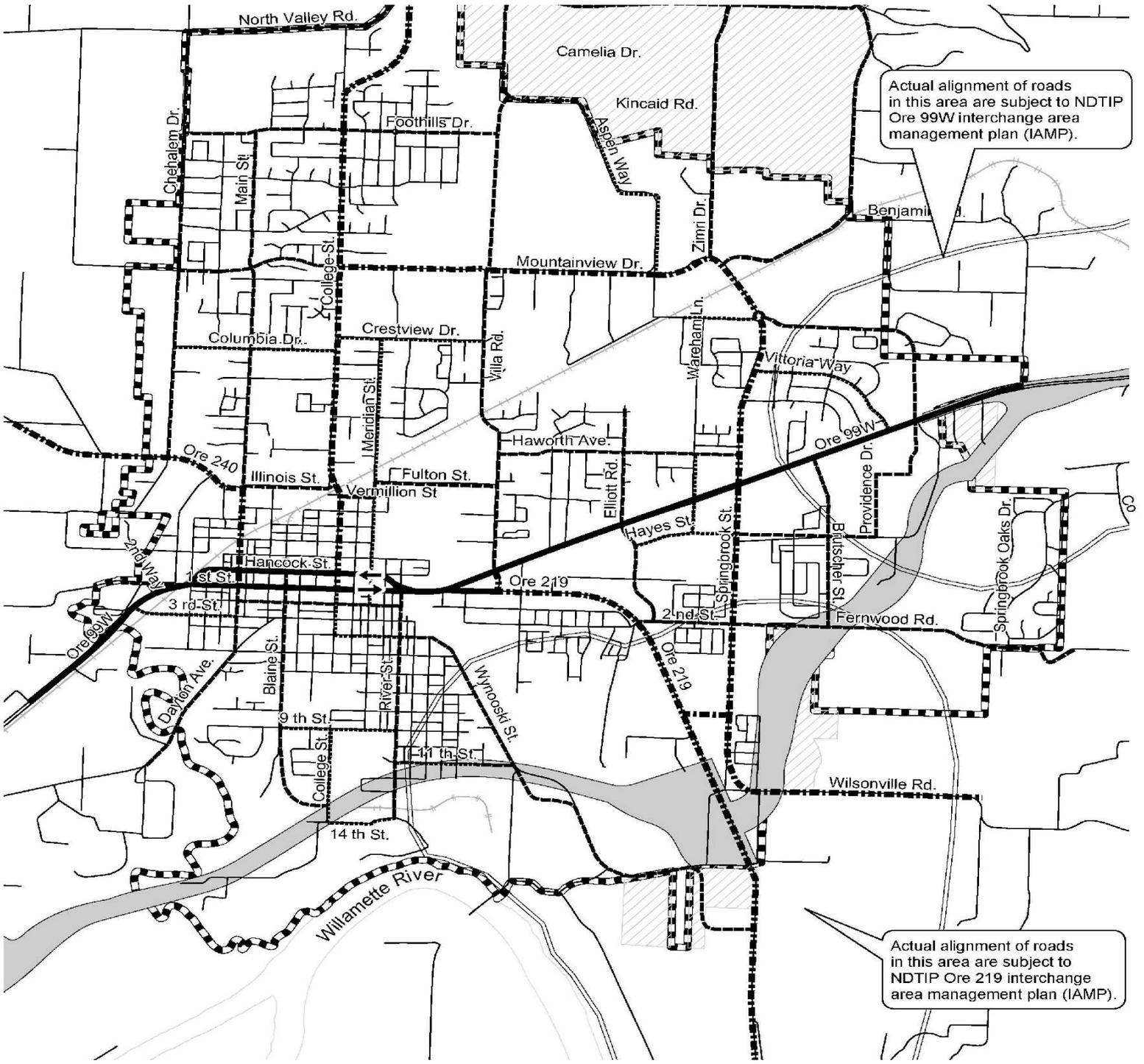
PEM 1y = Freshwater, wetlands often referred to as marshes, bogs, and swamps. Considered saturated/semipermanent/seasonal.

POWKZh = Open water and intermittently exposed. Considered permanent.



Map Document: (C:\WP\PLAN\2\RC\Luke\Newberg.mxd)





Actual alignment of roads in this area are subject to NDTIP Ore 99W interchange area management plan (IAMP).

Actual alignment of roads in this area are subject to NDTIP Ore 219 interchange area management plan (IAMP).

North Valley Rd.

Camelia Dr.

Kincaid Rd.

Foothills Dr.

Chehaltem Dr.

Main St.

Aspen Way

Benjamin

Mountainview Dr.

Zimri Dr.

Columbia Dr.

Crestview Dr.

Villa Rd.

Wareham Ln.

Victoria Way

Ore 240

Illinois St.

Fulton St.

Haworth Ave.

Ore 99W

Vermillion St.

Elliott Rd.

Providence Dr.

21st Way

Hancock St.

Ore 219

Hayes St.

Springbrook St.

Britschler St.

1st St.

3rd St.

2nd St.

Fernwood Rd.

Springbrook Oaks Dr.

Ore 99W

Dragon Ave.

Blaine St.

Wynook St.

Ore 219

9th St.

River St.

College St.

14th St.

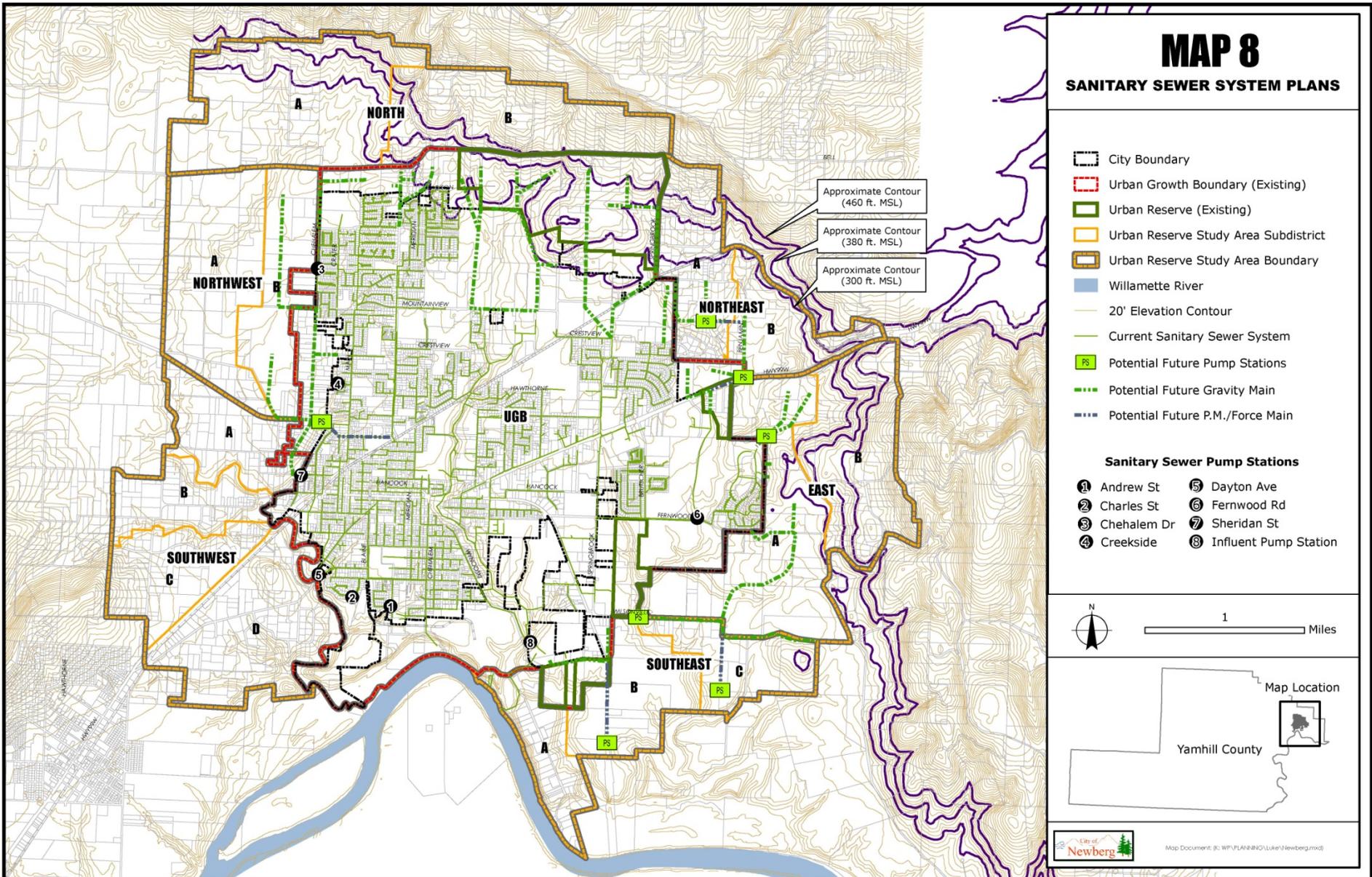
Willamette River

Wilsonville Rd.

60

MAP 8

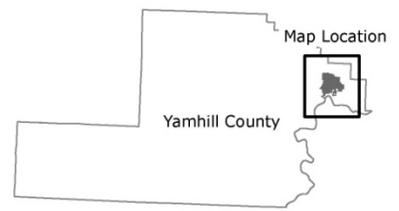
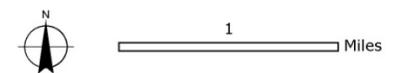
SANITARY SEWER SYSTEM PLANS

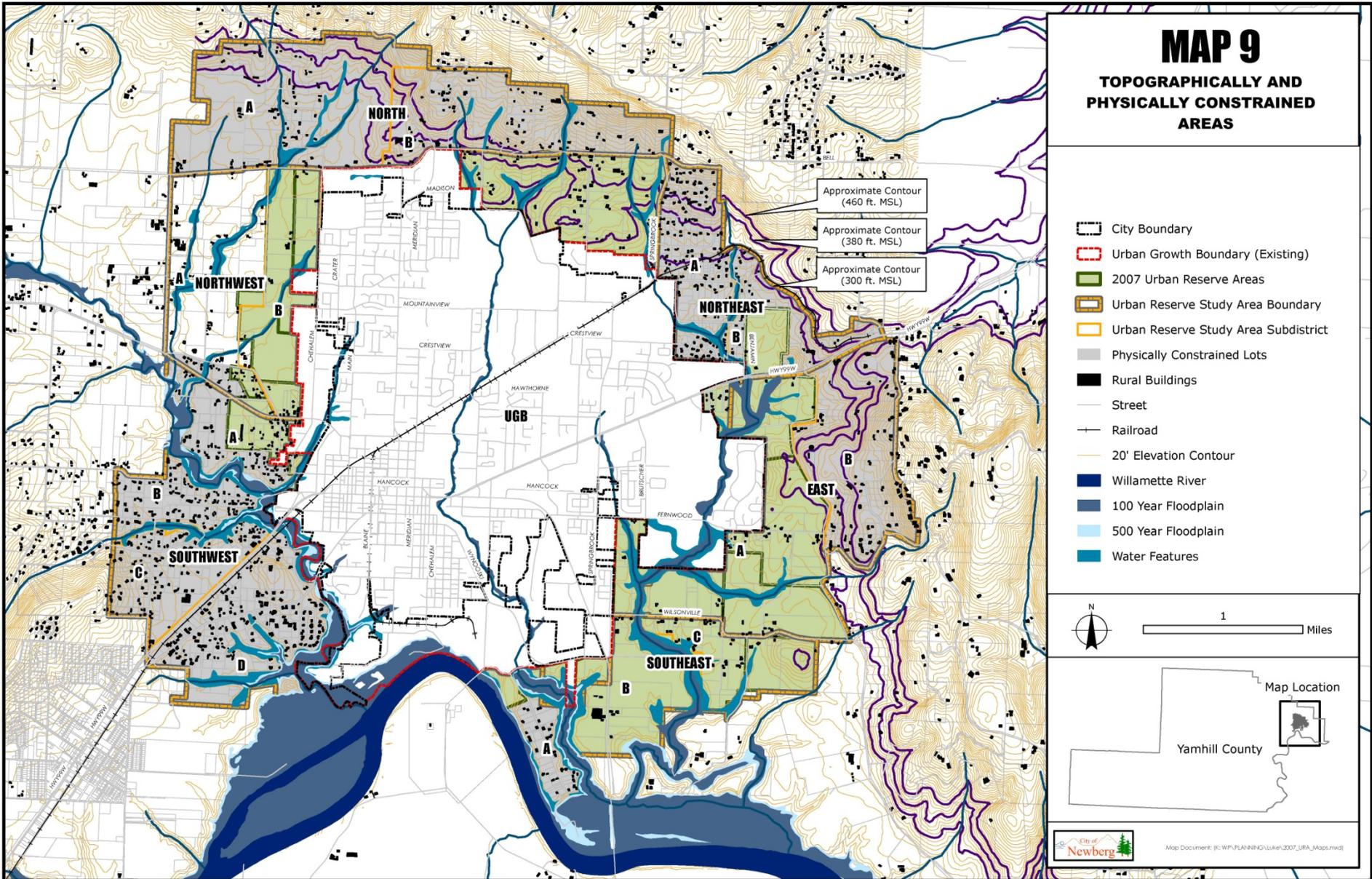


- City Boundary
- Urban Growth Boundary (Existing)
- Urban Reserve (Existing)
- Urban Reserve Study Area Subdistrict
- Urban Reserve Study Area Boundary
- Willamette River
- 20' Elevation Contour
- Current Sanitary Sewer System
- Potential Future Pump Stations
- Potential Future Gravity Main
- Potential Future P.M./Force Main

Sanitary Sewer Pump Stations

- 1 Andrew St
- 2 Charles St
- 3 Chehalem Dr
- 4 Creekside
- 5 Dayton Ave
- 6 Fernwood Rd
- 7 Sheridan St
- 8 Influent Pump Station





MAP 9

TOPOGRAPHICALLY AND PHYSICALLY CONSTRAINED AREAS

-  City Boundary
-  Urban Growth Boundary (Existing)
-  2007 Urban Reserve Areas
-  Urban Reserve Study Area Boundary
-  Urban Reserve Study Area Subdistrict
-  Physically Constrained Lots
-  Rural Buildings
-  Street
-  Railroad
-  20' Elevation Contour
-  Willamette River
-  100 Year Floodplain
-  500 Year Floodplain
-  Water Features

Approximate Contour
(460 ft. MSL)

Approximate Contour
(380 ft. MSL)

Approximate Contour
(300 ft. MSL)

