



COMPREHENSIVE PLAN TEXT ORDINANCE 1967

**ORIGINALLY ADOPTED BY CITY COUNCIL
JULY 2, 1979**

AS AMENDED BY:

Ordinance No. 2049 on April 6, 1981
Ordinance No. 91-2299 on May 22, 1991
Ordinance No. 92-2345 on November 11, 1992
Ordinance No. 94-2379 on April 19, 1994
Ordinance No. 94-2380 on June 6, 1994
Ordinance No. 94-2384 on August 1, 1994
Ordinance No. 95-2397 on January 3, 1995
Ordinance No. 96-2452 on November 4, 1996
Ordinance 96-2452 on November 4, 1996

Ordinance 98-2494 on April 6, 1998
Ordinance 98-2499 on November 2, 1998
Ordinance 98-2501 on December 7, 1998
Ordinance 99-2505 on February 3, 1999
Ordinance 99-2508 on March 1, 1999
Ordinance 99-2513 on August 2, 1999
Ordinance 99-2517 on August 2, 1999
Ordinance 2002-2564 on April 15, 2002
Ordinance 2005-2616, February 7, 2005

**NEWBERG COMPREHENSIVE PLAN
INDEX**

I.	INTRODUCTION AND BACKGROUND	1
A.	INTRODUCTION	1
B.	BACKGROUND	1
C.	SIGNIFICANCE	2
D.	PERIODIC REVIEW OF 1991	3
E.	THE PLAN	3
II.	GOALS AND POLICIES	3
A.	CITIZEN INVOLVEMENT	4
B.	LAND USE PLANNING	4
C.	AGRICULTURAL LANDS	4
D.	WOODED AREAS	5
E.	AIR, WATER, AND LAND RESOURCE QUALITY	5
F.	AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS	6
G.	OPEN SPACE, SCENIC, NATURAL HISTORIC AND RECREATIONAL RESOURCES	7
1.	Open Space & Natural Resources Policies	7
2.	Scenic Resources Policies	8
3.	Historic Resources Policies	8
4.	Recreation Policies	9
5.	Willamette River Greenway Policies	11
H.	THE ECONOMY	12



1.	General Policies	12
2.	Industrial Areas Policies	13
3.	Commercial Areas Policies	14
I.	HOUSING	15
1.	Density Policies	15
2.	Location Policies	15
3.	Mix Policies	16
J.	URBAN DESIGN	17
1.	General Policies	17
2.	Industrial Areas Policies	19
3.	Commercial Areas Policies	19
4.	Residential Areas Policies	19
5.	Downtown Policies	20
6.	Specific Plans	21
K.	TRANSPORTATION	21
1.	Goal 1 Policies	21
2.	Goal 2 Policies	22
3.	Goal 3 Policies	22
4.	Goal 4 Policies	23
5.	Goal 5 Policies	24
6.	Goal 6 Policies	24
7.	Goal 7 Policies	25
8.	Goal 8 Policies	26
9.	Goal 9 Policies	26
10.	Goal 10 Policies	29
11.	Goal 11 Policies	29
12.	Goal 12 Policies	30
L.	PUBLIC FACILITIES AND SERVICES	30
1.	All Facilities & Services Policies	30
2.	Sewers and Water Policies	31
3.	Street Lighting Policies	31
4.	Fire Protection Policies	31
5.	Schools Policies	31
6.	Civic Center Policies	32
7.	Park Facilities Policies	32



M.	ENERGY	33
1.	Planning Policies	33
2.	Public Energy Conservation Policies	33
3.	Design Policies	33
N.	URBANIZATION	33
1.	Urban Growth Boundary and Urban Reserve Policies	34
2.	Annexation Policies	35
3.	General Policies	36
III.	VACANT LAND INVENTORY	36
IV.	PLAN DESCRIPTION	37
A.	INTRODUCTION	37
B.	URBAN GROWTH BOUNDARY	37
C.	URBAN RESERVE AREA	38
D.	LAND USE NEEDS	38
E.	HOUSING NEEDS	40
F.	PLAN CONCEPT	45
G.	PLAN CLASSIFICATIONS	45
1.	Mixed Use	46
2.	Residential Land Use	46
a.	Low Density Residential	46
b.	Medium Density Residential	47
c.	High Density Residential	47
3.	Commercial Land Use	47
4.	Stream Corridor	48
5.	Parks	48
6.	Future Park Site	48
7.	Future Park and School Sites	49



8.	Public/Quasi-Public	49
9.	Industrial Use Areas	49
10.	Commercial/Medium-High Density Center at Mountainview Road and College Street	49
11.	Springbrook District	50
13.	Riverfront District	50
14.	Specific Plan (SP)	51
H.	PROVISION FOR FUTURE NEEDS	51
1.	Land Needs	51
2.	Public Facilities	52
V.	SUMMARY	58



NEWBERG COMPREHENSIVE PLAN
INDEX OF TABLES

IV-1	Year 2010 Land Use Needs in Acres	39
IV-2	Projected Population Growth	40
IV-3	Population Growth and Needed Dwellings	41
IV-4	Projected Housing Needs 1990-2010	42
IV-5	Demand by Plan Category	43
IV-6	Supply and Demand Analysis	43
IV-7	Land Available for MI-Mixed Infill Overlay Zone	44
IV-8	Housing Types Allowed by Zone	45
IV-9	Land Use Requirements	51
IV-10	Capital Improvements - Sewer	53
IV-11	Capital Improvements - Water	54
IV-12	Capital Improvements - Storm Sewer	56



I. INTRODUCTION AND BACKGROUND

A. INTRODUCTION

Newberg is a small but growing community. Attracted by the high quality of life, increasing numbers of people have chosen to live in Newberg while commuting to other areas for employment. Adding to the population has been the expansion and diversification of the City's economic base. Population growth in Newberg has meant new housing, expanding commercial areas, additional parks and recreational facilities, and the expansion of a variety of other uses. The result has been a changing land use pattern.

This Plan is intended to guide the growing land use needs of the City until the year 2010. As required by State Senate Bill 100, the Plan addresses and is consistent with established statewide goals and guidelines. At the same time, the goals and policies included within the Plan reflect primarily local concerns. Newberg residents and their representatives have produced this plan based upon community needs and expectations for the future.

B. BACKGROUND

In preparing the Plan, the first step was a land use inventory and a general analysis of needs through the year 2000. Based upon findings, an urban growth boundary was proposed and, after numerous public hearings and several revisions, was formally adopted by the City Council. The Plan was updated in 1990.

With the adoption of the Urban Growth Boundary (UGB) in August, 1977 (amended June, 1979), the planning area was defined. Work was begun on a detailed inventory report to provide background material for the comprehensive plan. The inventory was prepared in draft form and sent out to interested agencies, public officials and citizens for review and comment. The final report, entitled Inventory of Natural and Cultural Resources, was completed and made available in January, 1978.

The initial Inventory examined existing resources in the Newberg area and projects future needs for these resources through the year 2000. The Inventory was updated in 1990 and adjusted to meet future needs through the year 2010. Resources described include agricultural and forest lands, mineral and aggregate resources, housing, public facilities, transportation, and other areas of public concern.



Following completion of the initial Inventory report, the Newberg Citizen Involvement Advisory Committee (CIAC) held public meetings on goals and policies for the different resource areas. Based upon the recommendations of the CIAC, the information included in the Inventory report, and the considerations of existing plan designations, staff prepared three alternative land use plan concepts. The CIAC and the Planning Commission adopted a modified version of one of the alternatives as a draft plan. The City Council examined the recommended plan and, with minor modifications, distributed it for public review and comment.

During the following months, a series of hearings and work sessions were held. With the active participation of local residents, public officials and representatives of affected governmental agencies, several changes were made in the draft Plan. On July 2, 1979, the Newberg Comprehensive Plan was officially adopted by the City Council.

C. SIGNIFICANCE

The Comprehensive Plan provides the city with a positive tool to direct growth. The plan is general in nature, providing a basis for long term decision-making. The plan is not an end in itself, but must be implemented through specific ordinances and programs.

For example, the zoning ordinance regulates land uses within various zoning classifications, while the land use element of the Comprehensive Plan provides general goals, policies and classifications.

Besides the zoning ordinance, several other ordinances and plans have been prepared to implement the Comprehensive Plan. Examples of implementing regulations include subdivision, annexation and design review ordinances. Implementing plans mandated by the Comprehensive Plan include a phased utility plan, a six-year capital improvements program, a streets plan and other such reports. Together, these documents affect both the quality and location of future developments.

Policies included under the Recreation and Public Facilities sections of the Comprehensive Plan influence the location of new schools, parks, fire stations and other public facilities. Policies on hazardous lands add conditions to the development of areas with natural limitations. The Transportation section includes required standards for the provision of streets, sidewalks and curbs as well as recommended bikeway facilities. These policies will affect improvements in new developments as well as repairs or expansions of existing facilities.

The Urban Growth Boundary will also have an important effect on local residents. The UGB, although only a guide, is intended to provide adequate space for land use needs to

the year 2010 and defines the area within which urban services can be provided. The purpose of the UGB is to contain urban growth within a reasonable area while providing adequate choices for new development locations.

Neither the Comprehensive Plan nor the UGB are intended to be inflexible. The Plan, its subsections and implementing ordinances will be reviewed continually and revised as needed. Every five to seven years a periodic review will take place, examining population projections, economic conditions, land use needs, local concerns, and other planning information. The Plan is not a static document. Instead, it is intended to change according to local needs.

D. PERIODIC REVIEW OF 1991

The first periodic review of the 1979 Plan was begun in 1986 and completed in 1991. This review presented the City with an opportunity not only to fine-tune the existing plan, but also to make additions to those areas deemed especially important by, and for, the community.

Three such areas were identified: The Willamette Riverfront; the downtown; and economic development, especially industrial development. Policies were added to address these needs. The City also made those modifications required to comply with state-mandated programs, such as Goal 5 (Historic Preservation), and the public facilities plan.

E. THE PLAN

The Plan has several components. The Goals and Policies section includes general goals associated with each resource area followed by specific policies. This section includes information on the general intent of the Plan and more detailed requirements on a resource-by-resource basis. In most cases, goals and policies relate to the entire planning area rather than to specific locations.

The Plan Description Section is somewhat more area-specific. It explains the land use plan map and describes the different land use categories. It also analyzes the amounts of land provided in the Plan for various uses in comparison with projected needs.

The final element in the Comprehensive Plan is the land use plan map which specifies geographic locations of intended densities and/or land use classifications. In a few cases, such as in the designation of future park and school sites, locations are intentionally imprecise and are more closely defined in the text of the Plan Description section.



II. GOALS AND POLICIES

The following goals and policies are important elements in the Comprehensive Plan. These statements indicate the intent of the Plan and establish directions for future planning decisions and activities.

A. CITIZEN INVOLVEMENT

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

B. LAND USE PLANNING

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

POLICIES:

1. To implement the Comprehensive Plan, the following detailed plans shall be periodically updated by the City:
 - a. Phased Utility Expansion Plan
 - b. Six-Year Capital Improvements Program
 - c. Bikeway and Pedestrian Plan
 - d. Streets Plan
2. The Comprehensive Plan and implementing ordinances shall be reviewed continually and revised as needed. Major reviews shall be conducted during the State periodic review process.
3. Industrial land use needs shall be periodically evaluated.
4. When Comprehensive Plan statements conflict, the relative importance of the statements should be balanced by giving consideration to existing and future public need, impacts on surrounding areas, and the effect of any precedent that may be established.



C. AGRICULTURAL LANDS

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

POLICIES:

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

D. WOODED AREAS

GOAL: To retain and protect wooded areas.

POLICIES:

1. Existing wooded areas shall be encouraged to remain as open areas for wildlife habitat and limited recreational uses.
2. Development in drainageways shall be limited in order to prevent erosion and protect water quality. Trees provide needed protection from erosion and should be maintained.

E. AIR, WATER, AND LAND RESOURCE QUALITY

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

POLICIES:

1. Development shall not exceed the carrying capacity of the air, water or land resource base.
2. Water quality in the Willamette River and tributary streams shall be protected.



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.
4. The Newberg airshed shall be protected from excessive pollution levels resulting from urbanization.
5. New industry should be located in areas which minimize impacts upon the air, water, and land resource base, as well as upon surrounding land uses.
6. The City will cooperate with State and Federal agencies which regulate environmental quality and shall adhere to the standards established by these agencies in the issuance of any permits or approvals given by the City. This policy is intended to cover discharges and emissions which may impair air, water or land quality or exceed the established standards for noise or other emissions.
7. The threat of excessive noise will be considered when reviewing land use requests. In addition, any new commercial and industrial developments shall conform to DEQ noise pollution standards.
8. The City will continue to support soil conservation measures designed to prevent unnecessary losses through excavation, stripping, erosion, and sedimentation.
9. The City will seek abatement of the aesthetic degradation of the environment resulting from blighted neighborhoods, indiscriminate waste disposal, offensive outdoor storage.
10. The City shall promote community cleanup programs.
11. The City will continue to encourage and support the three R's of recycling (re-use, reduction and recycling).
12. The City will require development to establish and maintain adequate levels of natural area buffers between new development and the waterways in the Riverfront District.
13. The City will discourage the development of uses that will generate or import quantities of hazardous substances into the Riverfront District.
14. Development in the Riverfront District will be encouraged to retain existing native vegetation that contributes to habitat functions and values.



F. AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

GOAL: To protect life and property from natural disasters and hazards.

POLICIES:

1. The City will coordinate with the Federal Emergency Management Agency to ensure continued compliance with federal flood plain regulations.
2. The largest floodplain area within the Urban Growth Boundary is located within the Willamette Greenway. As such, this area will be subject to Greenway plans and regulations.
3. In other areas of potential or existing hazards, development shall be subject to special conditions. Reasonable development may be permitted in these areas when it can be shown, based on sound engineering and planning criteria, that adverse impacts can be mitigated and kept to a minimum. Hazardous areas shall be considered to be lands with slopes 20% or greater, potential and existing slide areas, fault areas, and areas with severe soil limitations.
4. The City will discourage development on hazardous slope areas and natural resource areas in the Riverfront District.

G. OPEN SPACE, SCENIC, NATURAL HISTORIC AND RECREATIONAL RESOURCES

GOALS:

1. To ensure that adequate land shall be retained in permanent open space use and that natural, scenic and historic resources are protected.
2. To provide adequate recreational resources and opportunities for the citizens of the community and visitors.
3. To protect, conserve, enhance and maintain the Willamette River Greenway.

POLICIES:

1. **Open Space & Natural Resources Policies**



- a. While the Land Use Inventory has shown that an ample amount of open space currently exists within the Urban Growth Boundary, the City shall insure that, as development continues, adequate land shall be retained in permanent open space use.
- b. In selecting areas to be maintained as open space, parcels shall be of adequate size and possess desirable natural and locational qualities. Cost and ease of acquisition shall also be important considerations.
- c. The purchase of partial easements, transfers of development rights, cluster development incentives, taxation policies and other techniques should be considered as methods of keeping important lands in open space uses.
- d. The dedication of easements for public drainageways and stream corridors should be encouraged when properties are either developed or redeveloped. Developed densities that would normally be allocated to portions of the property within delineated stream corridors may be transferred to adjoining areas up to a maximum increase of 20 percent. (Adopted by Ord. 96-2452, approved by City Council 11-4-96).
- e. The floodplains and natural drainageway areas in Newberg should be preserved with a largely open character to provide a basic open space framework for the community. The capacities of these areas shall be maintained to provide a natural storm water and natural drainage system, as well as to continue to provide a natural habitat for local fish and wildlife. Natural drainageways should be kept in open space uses. Bicycle and pedestrian pathways might be included in these areas. Care should be taken to minimize disturbances in these often erosive and steep areas. All uses should be compatible with the specific sites.
- f. The Smurfit Newsprint processing plant has a waste treatment lagoon located inside the urban growth boundary and within a designated open space area. The waste treatment system has been in place for 35 years and is not incompatible with the identified fish and wildlife habitat. This system shall be permitted to continue, subject to applicable State and Federal environmental regulations.
- g. The City shall coordinate with State and Federal agencies to protect identified wetland areas. The National Wetlands Maps prepared by the U.S. Fish and Wildlife Service in 1981 provides an initial inventory of wetlands in Newberg.



- h. The City shall classify wetlands as 1-B resources under Statewide Planning Goal 5. State and federal requirements shall apply to these areas. The City shall conduct a wetlands inventory prior to the completion of the next periodic review.

2. Scenic Resources Policies

- a. The City shall take steps to maintain and improve the visual quality of the City.
- b. The City will encourage identification of scenic drives, sites and viewpoints.
- c. The City will encourage the protection and enhancement of views of the Willamette River throughout the Riverfront Plan Area.
- d. The City shall seek to protect identified key views of the Willamette River that are identified through area plans, specific plans, and other planning processes.

3. Historic Resources Policies

- a. The continued preservation of Newberg's designated historic sites and structures shall be encouraged.
- b. Newberg's Historic Inventory shall be updated as needed to reflect new information.
- c. The City will encourage the establishment of a museum for the housing of historic artifacts, the sponsorship of touring exhibits, seminars and oral history, archival research, etc.
- d. The City will encourage the re-use of historic structures such as the establishment of bed and breakfast operations, specialty shops, restaurants and professional offices.
- e. The City will encourage identification and/or preservation of significant historic landmarks, archaeological or architectural sites which meet criteria established by the City.

4. Recreation Policies



- a. Recreational facilities and services shall expand to meet growing recreational demands. In cooperation with Chehalem Park and Recreation District, these demands shall periodically be assessed and plans for programs and facilities shall be revised accordingly.
- b. To ensure that adequate lands shall be available for recreation, areas which are suitable recreational sites due to locational and natural qualities shall be designated as park land on the land use plan map. Other less specific park sites shall also be indicated on the plan.
- c. The City shall encourage the establishment of a comprehensive program for sequential park and recreation land development by the Chehalem Park and Recreation District. Such a program would include planning in coordination with state, county and other affected agencies.
- d. High priority shall be given to recreational facilities and services designed to:
 - Meet recreational needs requirements for higher density areas.
 - Provide recreational opportunities for persons of limited mobility and finances.
 - Minimize the adverse impact on the environment.
 - Meet recreational needs of the area's citizens and visitors.
- e. Recreational facilities shall be located throughout the planning area in order to minimize distances between residential areas and recreational opportunities.
- f. The continued multiple use of public facilities for recreational and other purposes shall be encouraged. In particular, schools and parks shall be located on adjacent sites wherever possible.
- g. Recreational standards for the planning area shall be as follows. These standards shall be considered as desirable guidelines to be achieved whenever possible.

Park Area Standards*			
Classification	**Level of Service (Acres Per 1000 People)	Service Size Range	Area
Neighborhood Parks	2.5	Free standing: -10 acres. Adjacent to an elementary school; 2-5 acres with the school supplying about 6 acres of playground.	1/4-1/2 Mile
Community Parks	5.0-8.0	Free standing; 10-25 acres. Adjacent to junior or senior high school; 8-15 acres with school supplying about 12 acres.	Not more than 1-1/2 miles
City Wide Park	N.A.	25 acre minimum	Entire City
Regional Park	N.A.	180 to 200 acres	Park service area

Source: Chehalem Park & Recreation District

* Park Area Standards as established by the National Recreation and Park Association

** Level of Service (L.O.S.) - The National Recreation and Park Association uses the "Level Of Service" to describe the necessary acreage for urban areas considering the following factors:

1. An expression of minimum acceptable facilities for citizens of every community.
2. A guideline to determine land requirements for various kinds of park and recreation facilities.
3. A basis for relating recreational needs to spatial analysis within a community-wide system of parks, recreation areas, and open spaces. (Amended by Ordinance 2005-2616, February 7, 2005)
 - h. Public and private recreational development will be encouraged on sites suitable for the proposed uses.
 - i. The City shall cooperate with Chehalem Park and Recreation District to provide recreational opportunities which meet the needs of Newberg and Yamhill County residents as well as any transient and regional population.
 - j. A senior center, a community center, and an adult sports complex of 20-50 acres should be developed.



- k. The City will cooperate with the Chehalem Park and Recreation District to locate parks and scenic areas which are easily accessible to the City's population and which can be developed to provide recreational opportunities for a variety of age and interest groups.
- l. Newberg's Public Lands Fund shall be used to support a variety of public purposes including recreation facilities. The allocation of these funds shall be made by the Council in accordance with public needs for these facilities.
- m. The City will encourage the development of greenways or trails connecting the Riverfront to other open spaces and/or parks in the Newberg areas.
- n. The City will encourage the development of a regional Riverfront pedestrian/bicycle path connection, including connections to Champoege State Park, the French Prairie, and Dundee.

5. Willamette River Greenway Policies

- a. Newberg will encourage the protection, conservation, enhancement and maintenance of the Willamette River Greenway.
- b. Newberg recognizes the importance of the Willamette River as a regional resource which should be maintained for its natural, scenic, economic, recreational, agricultural and historic value.
- c. The Oregon Department of Transportation Greenway Plan shall by reference be incorporated within the Newberg Comprehensive Plan.
- d. Recreational activities shall be encouraged consistent with the statewide Willamette River Greenway Goal.
- e. Newberg should actively promote programs to preserve the Willamette River for recreational and open space uses.
- f. Recreational access to the Willamette River for pedestrians, boaters (motorized and non-motorized), and other users who wish to appreciate the River from its banks should be provided.



- g. The current boat launching site is a proposed acquisition area, which in cooperation with Yamhill County, should be purchased for public use when funds become available.
- h. The City shall encourage the establishment of river oriented uses such as boat landings, docks and people oriented attractions such as restaurants and tourist or community related facilities.
- i. Existing waterfront parklands should be developed to maximize their water orientation and provide for a variety of active and passive recreational uses, including motorized and non-motorized boating, picnicking, walking, hiking, and other activities that make use of the waterfront and waterways.
- j. The City will encourage the development of a pedestrian esplanade in the Riverfront District to provide views of the river and connections to the riverfront.
- k. Waterfront recreational and park development along the Willamette River will be given emphasis to provide recreational resources for future generations.
- l. New development within the floodplain shall conform to Flood Hazard and stream corridor protection regulations. (Adopted by Ord. 96-2452, approved by City Council 11-4-96).
- m. Public and private recreational development will be encouraged on sites suitable for the proposed uses.
- n. The City will seek to establish increased public access to areas of prime recreational significance and the development of additional water based recreational opportunities.
- o. Developments within the Greenway shall be encouraged to donate land within the 100 year flood plain to either the City or Chehalem Park and Recreation District. Transfer of development rights and other alternative approaches should be considered as a way of implementing this policy.
- p. The use of the riverfront for commercial, residential and open space recreation purposes shall be encouraged, preserving as nearly as possible the natural character of the area.



- q. Extractive processes should be screened from view, should control dust through watering or other acceptable practices, and should consider limiting their hours of operation to daylight times only.
- r. All sites will be planned for re-use upon depletion of the resource. The property owner is responsible for planning and reconstructing the site. Re-use of the site will be consistent with the land use policies outlined in the comprehensive plan.

H. THE ECONOMY

GOAL: To develop a diverse and stable economic base.

POLICIES:

1. General Policies

- a. In order to lessen the percentage of persons who live in Newberg but must work elsewhere, the City should encourage a diverse and stable economic base through tax incentive programs, land use controls, preferential assessments and capital improvement programs. The formation of a community development corporation should also be considered.
- b. The City shall encourage economic expansion consistent with local needs.
- c. The City will encourage the creation of a diversified employment base, the strengthening of trade centers, and the attraction of both capital and labor intensive enterprises.
- d. Newberg will encourage the development of industries which represent the most efficient use of existing resources including land, air, water, energy and labor.
- e. Economic expansion shall not exceed the carrying capacity of the air, water or land resource quality of the planning area.
- f. The City shall participate with local and regional groups to coordinate economic planning.
- g. The City shall encourage business and industry to locate within the Newberg City limits.



- h. Yamhill County history, products and activities should be promoted.
- i. The City shall encourage tourist-related activities and services such as motor inns, restaurants, parks and recreation facilities, a visitor center, conference and seminar activities.
- j. A mixed-use river-oriented commercial area should be encouraged to be developed near the Willamette River.
- k. The City shall promote Newberg as a tourist destination location.
- l. The City shall promote the expansion of local viticulture and wine production as a method for increasing tourism.

2. Industrial Areas Policies

- a. Industrial expansion shall be located and designed to minimize impacts on surrounding land uses.
- b. The City shall encourage industrial development, preferring firms that:
 - Meet or exceed state or local environmental standards;
 - Utilize the existing labor force and help to reduce seasonal unemployment fluctuations; and
 - Are efficient consumers of energy.
- c. Newberg shall actively pursue the inclusion of large industrial sites within the urban growth boundary.
- d. The City shall reserve land for industrial development prior to demand and attract new industries in accordance with future community needs.
- e. Established industrial areas may be extended and new industrial areas designated by plan amendment where development trends warrant such extension or designation. Full urban services will be extended into the area if appropriate, if the extension of land use and services is consistent with all other goals and policies of the plan.



- f. Concerted community efforts should be made to see that industrial development expands outward from existing areas rather than occurring in haphazard patterns.

3. Commercial Areas Policies

- a. The City shall encourage the retention of the downtown core as a shopping, service and financial center for the Newberg area. New commercial developments shall be encouraged to locate there.
- b. Adequate neighborhood commercial areas will be provided to serve localized needs.
- c. Commercial development will be encouraged to be clustered and to develop off-street parking facilities in conjunction with other nearby developments.
- d. To maintain the integrity and function of the highway system, new commercial development shall be discouraged along the route of any limited access highway.
- e. New highway oriented commercial development at limited access highway interchanges will only be permitted where direct access is provided from a local street system. The City will prohibit direct access from the State highway system for commercial development oriented to limited access highways.

4. Riverfront District Policies

- a. The City will enhance commercial diversity and activity in the Riverfront area by encouraging a business mix that provides goods and services to satisfy neighborhood and visitor needs and that also draws people from the greater region.
- b. The City will encourage development of the Riverfront District as a distinct river oriented center that can help support a variety of local businesses.
- c. The City will encourage the development of commercial and retail uses that have a strong reason for locating near the Riverfront and support the



vision of the Riverfront District as a walkable and bikeable mixed-use area.

I. HOUSING

GOAL: To provide for a diversity in the type, density and location of housing within the City to ensure there is an adequate supply of affordable housing units to meet the needs of City residents' of various income levels.

POLICIES:

1. Density Policies

- a. Density rather than housing type shall be the most important development criteria and shall be used to classify different types of residential areas on the plan.
- b. Density classifications shall be as follows:

<u>Classification</u>	<u>Units Per Gross Acre*</u>
Urban Low Density	4.4
Urban Medium Density	4.4 - 8.8
Urban High Density	8.8 - 21.8

*Includes a 25 percent allowance for streets

- c. In determining net residential densities, developers may be given density credit for land donated and accepted by the City for needed public facilities.

2. Location Policies

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



- b. The City will encourage medium density housing in and adjacent to the commercial core of the Riverfront District and lower intensity residential uses in the western portions of the Riverfront District.

3. Mix Policies

- a. The City will encourage innovative approaches to solving the problem of meeting low income housing needs. Such approaches may include, but are not limited to the following: rent subsidies, federally funded development under HUD programs, state and regional housing programs.
- b. Low and moderate income housing should not be concentrated within particular areas of the City.
- c. Manufactured dwellings shall be recognized as a source of affordable housing.
- d. Modular housing (prefabricated structures) meeting all building codes and placed on permanent foundations shall be treated as single-family units. They will be subject to the same location and density requirements as other single-family dwellings. Manufactured housing on individual lots shall be subject to special development standards to assure design consistency and compatibility. (As amended by Ord. 2380, 6-6-94).
- e. Manufactured homes shall be permitted in the following locations: 1) mobile home parks, 2) mobile home subdivisions, and 3) individual lots within all residential districts when units meet manufactured home standards. Manufactured dwellings shall be allowed in mobile home parks and mobile home subdivisions when units meet the provisions of the Zoning Ordinance. (As amended by Ord. 2380, 6-6-94).
- f. The City shall ensure that enough land is planned for manufactured homes, particularly in conjunction with transportation corridors.
- g. Home occupations shall be permitted provided that such uses are compatible with adjoining residential uses and there are no outward manifestations of the business.
- h. To reduce distances between land uses, a mixture of all compatible uses will be encouraged. As such, convenience commercial areas may be



located within residential districts provided they meet special development standards.

- i. The City shall support regional fair share distribution of assisted housing for low income people.
- j. The City shall encourage innovation in housing types and design as a means of offering a greater variety of housing and reducing housing costs.
- k. The City shall encourage an adequate supply of rental housing dispersed throughout the City to meet the needs of renters.
- l. The City shall encourage residential occupancy of upper floors within multi- story commercial buildings.
- m. Within the urban area, land use policies will attempt to provide a broad range of residential uses and encourage innovative development techniques.
- n. The City will encourage housing development in commercial areas within the Riverfront District on upper floors, above ground floor commercial, office, or retail spaces.

J. URBAN DESIGN

GOAL: To maintain and improve the natural beauty and visual character of the City.

POLICIES:

1. General Policies

- a. Design review should be performed at the staff level.
- b. Design review should be provided for all new developments more intensive than duplex residential use.
- c. Non-residential uses abutting residential areas should be subject to special development standards in terms of setbacks, landscaping, sign regulations, building heights and designs.



- d. The City should impose a design overlay zone on those areas adjacent to major and minor arterial streets.
- e. Developments should respect the natural ground cover of their sites to the extent possible and plans should be made to preserve existing mature, non-hazardous trees in healthy condition.
- f. The planting of street trees should be required in conjunction with a list of City-approved trees.
- g. Community appearance should continue to be a major concern and subject of a major effort in the area. Street tree planting, landscaping, sign regulations and building improvements contribute to community appearance and should continue to be a major design concern and improvement effort.
- h. Landscaping shall be required along street frontage strips within the street right-of-way in order to soften the appearance of commercial and industrial developments.
- i. The City shall encourage tree planting for aesthetic purposes.
- j. Curbs, gutters, and sidewalks are to be required in all new developments.
- k. Curb ramps will be required at intersections and pedestrian crosswalks wherever new curbs are installed. These ramps improve access for the elderly and handicapped, as well as for strollers, bicycles and other wheeled vehicles.
- l. The City shall encourage compatible architectural design of new structures in the community.
- m. The City shall encourage the use of planned unit developments.
- n. The City shall encourage innovative design and ensure that developments consider site characteristics and the impact on surrounding areas.
- o. The City shall encourage flexibility in design review and interpretation of policies and regulations by ensuring that functional design and community benefit remain as the principal review criteria. Consider variance

procedures where interpretation of regulations impede fulfillment of these criteria.

- p. Public and private properties located along entrances should be attractively landscaped in order to reinforce the sense of gateway into Newberg.
- q. The City shall develop and adopt a design review manual.
- r. Developments of medium or high density shall be of a quality and design which will effectively offset the greater density.
- s. The City shall ensure that City review processes do not unnecessarily delay development of projects.
- t. The City shall encourage residential-professional uses as a buffer between intensive commercial uses and less intensive residential uses.

2. Industrial Areas Policies

- a. Industrial development should be encouraged to locate in industrial parks offering good access, buffering and landscaping.
- b. Industrial developments should be well landscaped and maintained and existing trees should be preserved where possible.
- c. Where industrial uses abut residential zones or uses, special development standards relating to setbacks, screening, signs, building height and architectural review should be established.

3. Commercial Areas Policies

- a. Where commercial development is permitted, such development should be subject to design requirements for ingress and egress, landscaping and sign control.
- b. Existing development shall be encouraged to follow the same general design standards as new commercial development.
- c. The City shall maintain sign regulations to help create a business environment that is attractive to customers and citizens. The City and



appointed committees shall seek to eliminate signs that detract from the aesthetics of commercial areas and that violate adopted sign design regulations. (Adopted by Ord. 98-2499, approved by City Council 11-2-98).

d. Residents of the City should have access to neighborhood commercial facilities, and these uses should conform to the character of the area in which they are located. The Neighborhood Commercial designation and the corresponding C-1 Zone should be allowed only on property with the following characteristics:

- A distance, measured along public streets, of at least 1/4 mile from any other properties designated for commercial use; and
 - A location at an intersection of a local street and either a collector or arterial street.
- e. Off-street parking should be provided in adequate amounts. (Adopted by Ord. 99-2513, approved by City Council 8-2-99).

4. Residential Areas Policies

- a. The City will require buffering and landscaping to minimize impacts between housing and potentially conflicting uses.
- b. The City will evaluate and encourage various innovative and alternative approaches to zoning, including but not limited to the following: zero lot lines, cluster and density zoning, planned unit developments, performance standards and condominiums.
- c. Solar rights of residences should be protected where possible. Lot designs should provide for maximum design flexibility in landscaping and building.
- d. Special development and design standards shall be adopted in the Development Code to ensure that multi-family, attached single-family and manufactured home park/subdivision projects are aesthetically-pleasing and compatible with nearby lower-density residential development.

5. Downtown Policies



- a. The City shall encourage improvement of the central business district as the economic, cultural, business and governmental center of the Newberg area.
- b. The City shall encourage federal, state and local government to maintain or locate their offices and related facilities in the central business district.
- c. The City shall encourage a variety of commercial and service activities to locate in the central business district.
- d. The City shall discourage the use of the central business district for non-intensive land uses or uses which have a low floor area to site size ratio.
- e. The City shall encourage a higher utilization of downtown space, encouraging intensive use of all building levels.
- f. A concerted effort should be made to revitalize the central business district through rehabilitation or redevelopment of existing areas.
- g. The City shall encourage:
 - Reconstruction of First Street and both sidewalks to accommodate a two-way flow of traffic with diagonal and parallel parking.
 - Creation of a major attraction in the downtown retail core to showcase Yamhill County's agriculture, industry, arts, culture and history.
 - Retention of a post office within the downtown and continued occupancy of the existing post office building.
 - Adequate off-street parking to serve retail and institutional needs.
 - Construction of a new one-way eastbound couplet to encourage downtown core development.
 - Adoption of a downtown design ordinance, instituted to review and control all private and public improvements.
- h. Benches, street trees, and other pedestrian-scaled amenities shall be planned for and encouraged in the downtown area.

6. Riverfront District Policies

- a. The City will encourage a mix of employment, housing, and retail uses serving the neighborhood and the surrounding community to enhance the



Riverfront's identity as a vital and attractive City asset and to ensure an active, pedestrian friendly, and thriving Riverfront area.

- b. Development and land uses will be encouraged that promote the Riverfront area as a convenient and attractive environment for residents of Newberg as well as for visitors from other cities and the region as a whole.
- c. The development of storefront scale commercial uses will be encouraged in the Riverfront area along 14th, College, and River Streets.
- d. The City will encourage the use of a common language of design elements for new and/or improved development in the Riverfront District in order to create a sense of identity that is unique to this area of Newberg.
- e. The City will permit land uses with design features along River Street Between 12th and 14th Streets that are compatible with or provide a buffer to SP Newsprint.
- f. The City will encourage new commercial and mixed use development in the Riverfront District to step down in scale in the western and northern portions of the planning area in order to relate to the scale and character of the adjacent established neighborhoods.
- g. The City will encourage commercial structures within the riverfront District that are small in scale and suitable for river-oriented businesses.
- h. On-street parking will be encouraged on streets with commercial or mixed use development to provide a buffer between pedestrians on the sidewalk and auto traffic.
- i. Businesses and other property owners will be encouraged to minimize the number of off-street parking spaces and to share off-street parking facilities.
- j. The City shall re-evaluate the inclusion of the old municipal sewage treatment plant (tax lot 3219-2700) within the stream corridor overlay.

7. Specific Plans

- a. The City shall encourage the use of specific plans to coordinate development and create neighborhood identity. Specific plans are



intended to serve as master plans for land development or redevelopment and may be applied to one parcel or multiple parcels. Specific Plans will be used to promote coordinated planning concepts and pedestrian oriented mixed use development. (As amended by Ord. 2379, 4-19-94).

- b. The Zoning Ordinance shall set forth the process and procedure for adoption of and amendments to specific plans. Approval of new specific plans will require Comprehensive Plan Map amendments to apply the SP (Specific Plan) plan district overlay to the affected property. (As amended by Ord. 2379, 4-19-94).

K. TRANSPORTATION

GOAL 1: Establish cooperative agreements to address transportation based planning, development, operation and maintenance.

POLICIES:

- a. The City shall coordinate with the State Department of Transportation to manage access to the state highway system and to implement the State Highway Improvement Program.
- b. The City shall coordinate its Transportation System Plan with the planning process of other jurisdictions to assure adequate connections to streets and transportation systems outside City boundaries.
- c. The City shall participate in the planning efforts to bring light rail transit to Newberg.
- d. The City shall promote transportation improvements which would result in less through automobile and truck traffic on First Street and maintain the option of future development of light rail to serve the downtown core area.

GOAL 2: Establish consistent policies which require concurrent consideration of transportation/land use system impacts.

POLICY: Transportation improvements shall be used to guide urban development and shall be designed to serve anticipated future needs.

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



POLICIES:

- a. Design the transportation system and related facilities to accommodate multiple modes of transportation where appropriate and encourage their integrated use; and
 - 1) The City shall plan for a network of transportation facilities and services including but not limited to air, water, rail, auto, pedestrian, bicycle and public transit.
 - 2) The City shall encourage the continued operation of the existing public transit system.
 - 3) All local and commuter transit services must implement the accessible transportation requirements established by the Americans with Disabilities Act of 1990.
 - 4) The City should conduct a market assessment to determine the demand and needs for commuter transit service from Newberg and McMinnville to the downtown Portland area.
 - 5) The City should evaluate the market assessment and if it is financially feasible, develop transit service to the Portland area either as a City operation or by another agency.
 - 6) The City should establish a local transit service district to include but not be limited to the City of Newberg, City of McMinnville and Yamhill County.
 - 7) The City should establish a long term funding base for local and commuter transit service within the local transit district to include federal and state funding sources for capital and operating expenses.
 - 8) The City should develop a policy agreement between local transit service districts and Tri-Met for provision of service operations inside Tri-Met service district.
 - 9) The City shall encourage more efficient use of existing transportation systems including car pooling, park and ride stations and bus service.



- b. Modifications should be made to the City's land use plan and development ordinances that will decrease trip length and encourage non-auto oriented development.
 - 1) The City shall encourage neighborhood commercial development.
 - 2) The City shall encourage higher density development around commercial areas.

GOAL 4: Minimize the impact of regional traffic on the local transportation system.

POLICIES:

- a. Enhance the efficiency of the existing collector/arterial street system to move local traffic off the regional system.
- b. Provide for alternative routes for regional traffic.
- c. Identify and analyze options for the re-routing of 219 in conjunction with ODOT, in an effort to support both Bypass and delayed Bypass development scenarios.
- d. Before choosing the 219 re-route to be included in the City's Capital Improvement Program, hold public hearings to determine which re-route alternative is most satisfactory to the public.
- e. Include the 219 re-route alternative most favorable to the public in the City's Capital Improvement Plan, Transportation Section.
- f. Minimize the use of local and minor collector streets for regional traffic through application of traffic calming measures as traffic operations and/or safety problems occur. (Adopted by Ord. 99-2513, approved by City Council 8-2-99).
- g. The City shall coordinate with the State of Oregon to synchronize all signals on Highway 99W.
- h. The City actively supports the development of the Bypass in the southern location corridor described as Modified 3J in the Location Environmental Impact Statement.
- i. The City supports the designation of the Bypass as a moderate to high-speed statewide expressway and freight route as defined in the Oregon Highway Plan.

The Bypass and interchanges will be fully access controlled and no direct access will be allowed from private properties onto the Bypass. The primary function of the Bypass is to provide for moderate to high-speed through trips and to relieve congestion through the downtown Newberg.

- j. The functions of the Bypass are to accommodate and divert longer-distance through trips around the Newberg-Dundee urban area and to serve regional trips going to and from Newberg or Dundee (ie. Those trips with either an origin or destination outside of the Newberg-Dundee urban area). The function of the planned intermediate interchanges is to provide access between Newberg or Dundee and other regions(e.g. McMinnville, Portland or the coast). It is not the function of the interchanges to provide for or attract regional commercial or highway commercial development in the vicinity of the interchanges. In general, needs for commercial development should be accommodated in areas planned for commercial development within Newberg. Plan amendments and zone changes shall be consistent with the function of the bypass and interchanges as set forth in this policy.
- k. For the purposes of compliance with the Transportation Planning Rule, OAR 660-12-0060 and in order to support the goal exception that Yamhill County must take to advance construction of the Bypass, the City of Newberg acknowledges that reliance upon the Bypass as a planned facility to support comprehensive plan amendments, zone changes or UGB expansions is premature.

Accordingly, proposed changes to lands already planned and zoned for urban uses inside the Newberg UGB or annexations or UGB expansions outside of designated Urban Reserve Areas approved as of August 1, 2004 shall be subject to the analysis and mitigation requirements of OAR 660-12-0060. Upon adoption of a Bypass financing plan by the Oregon Transportation Commission, those portions of the Bypass identified to be constructed within the 20-year planning horizon by the financial plan can be considered planned transportation facilities pursuant to OAR 660-12-0060. It is expected that the Oregon Transportation Commission will adopt a financing plan in approximately three years of adopting this plan policy.

Lands designated as Urban Reserve Areas as of August 1, 2004, and identified in Appendix A may or may not depend upon the transportation capacity of the future bypass or the improved capacity of Oregon 99W due to the future construction of the bypass. It is the policy of the City of Newberg to plan and zone those planned urban reserve areas that are outside the Interchange Area Management Plan Areas, as identified in Appendix A, to be compatible with the trip generation



assumptions used to develop the Newberg 2025 Transportation Model when they are annexed into the City. For the purposes of this policy, compatibility means that trips estimated as attributable to planning and zoning in an Urban Reserve Area shall be no greater than 5 percent above the estimates used for that area in the Newberg 2025 Transportation Model. The trip generation assumptions for each Urban Reserve Area and a map illustrating these areas are provided in Appendix A and Table A-1. Annexation of the Urban Reserve Areas will not occur at a rate any greater than 30 percent of the total Urban Reserve Area in any five year period from the date of the adoption of this policy or until the adopted financing plan proposes construction of the bypass or portions of the bypass relied upon for capacity by the development proposal within the planning horizon. This assumption addresses assumed capacity on Oregon 99W only; development in these Urban Reserve Areas will continue to be subject to OAR 660-012-0060 for impacts to transportation facilities other than Oregon 99W.

Those planned Urban Reserve Areas located within the Bypass Interchange Overlay District shall be subject to the provisions of the Overlay District in the interim period before the City of Newberg and the Oregon Transportation Commission adopt Interchange Area Management Plans for the Oregon 219 and East Newberg Interchanges. Upon adoption, the IAMPs will guide land use and capacity issues for purposes of complying with OAR 660-012-0060.

- l. The City will coordinate with ODOT, Yamhill County and affected property owners to participate in preparation and adoption of Interchange Area Management Plans (IAMPs) for the East Newberg and Oregon 219 Interchanges, consistent with the requirements of the 1999 Oregon Highway Plan and OAR 734-051-0200 (the Access Management Rule). The IAMPs will address the following at a minimum: access management standards, road connections and local street circulation, compatible land uses and bypass termini protection. The IAMPs will be designed to protect the function and capacity of the interchanges for at least a 20-year planning period.
- m. To protect the function of the Bypass to serve primarily longer-distance through trips, the City of Newberg will apply an Interchange Overlay District to lands that are within the Newberg city limits and within approximately ¼ mile of the East Newberg and Oregon 219 interchange ramps.
- n. To enable the City and ODOT to adequately plan land uses and local circulation for the interchange areas, the City of Newberg will retain existing base zoning within the Interchange Overlay District in the interim period before IAMPs are prepared and adopted. Annexations will be allowed if the associated zone change



is consistent with the acknowledged Newberg Comprehensive Plan designation for the property in effect at the date of adoption of the Interchange Overlay. Permitted and conditional uses that are authorized under existing base city zones will generally be allowed within the Interchange Overlay, with certain limitations on commercial uses in the industrial zones.

- o. The Bypass location corridor was selected to avoid displacement of the Sportsman Airpark. The City supports the continued operation of the airport. The airport is located within the Newberg UGB, is within ¼ mile of the Oregon 219 interchange and is currently under Yamhill County jurisdiction. If the airport property is annexed, the City intends to apply an Airport Zone that maintains the ongoing use of the facility as an airport. The City will not support conversion of the airport property to commercial zoning or uses. The Bypass itself should be designed to avoid conflicts with existing air transportation corridors.
- p. The City of Newberg will coordinate with ODOT on any development proposal within the Bypass location corridor and interchange management areas through the City's established Site Design Review process. Development planning should consider and complement the intended function of the bypass. Land use decisions should consider the planned corridor location and avoid conflicts where feasible.
- q. The City recognizes that the Oregon Highway Plan seeks to avoid UGB expansions along Statewide Highways and around interchanges unless ODOT and the appropriate local governments agree to an Interchange Area Management Plan to protect interchange operation or access management for segments along the highways. [OHP Action 1B.4]. Thus, the City will work with ODOT, property owners, and citizens to create IAMPs as soon as possible.
- r. The City agrees not to approve expansion of the Newberg UGB or Urban Reserve Areas around the East Newberg or Oregon 219 interchanges until IAMPs for the two interchanges are prepared and adopted by ODOT, Yamhill County and the City of Newberg. An exception to this policy will be allowed for a limited expansion of the Newberg UGB into the westerly portion of Urban Reserve Area C to accommodate construction of the Northern Arterial in the general location shown on the City of Newberg acknowledged Transportation System Plan.
- s. Special planning and efforts shall be made to replace affordable housing displaced by construction of the bypass within the community. ODOT shall be encouraged to provide relocation assistance to the maximum extent allowed under Federal law.



- t. special planning and efforts shall be made to retain and create livable and desirable neighborhoods near the bypass. This shall include retaining or creating street connections, pedestrians paths, recreational areas, landscaping, noise attenuation, physical barriers to the bypass, and other community features.

GOAL 5: Maximize pedestrian, bicycle and other non-motorized travel throughout the City.

POLICIES:

- a. The City shall provide safe, convenient and well-maintained bicycle and pedestrian transportation systems.
- b. Bicycle parking facilities shall be required for all new and improved commercial, institutional, office, industrial, and multi-family development.
- c. All new and improved commercial, office, institutional, and multi-family development shall be conveniently and directly accessible from the public right-of-way by bicycle and on foot.
- d. Public sidewalks shall be provided along all public street frontages. Pedestrian traffic shall be separated from automobile traffic whenever possible.
- e. All schools shall be serviced by pedestrian and bicycle systems.
- f. The City shall encourage pedestrian access throughout commercially zoned areas.
- g. On-street bike lanes or parallel bikeways should be provided on all designated major collector and arterial roadways, and on certain neighborhood collectors if warranted from a bicycle system connectivity standpoint.
- h. Sidewalks or parallel pathways should be provided on all designated collector and arterial roadways.
(As amended by Ord. 98-2494, Approved by City Council 4-6-98)
- i. Enhance the pedestrian and cyclist environment on streets leading to the Riverfront District and, where possible, provide a pedestrian/cyclist connection between downtown Newberg and the Riverfront District.

GOAL 6: Provide effective levels of non-auto oriented support facilities (e.g. bus shelters, bicycle racks, etc.).



POLICIES:

- a. The City shall develop land use, density, and design standards to encourage development patterns that accommodate pedestrian, bicycle and transit uses.
- b. New development shall be designed to accommodate integrated multiple modes of transportation facilities where appropriate.
- c. The City in cooperation with the public transit agencies shall develop park and ride facilities.

GOAL 7: Minimize the capital improvement and community costs to implement the transportation plan.

POLICIES:

- a. The Transportation System Plan shall identify short and long term improvements to the collector/arterial street system, the public transit system, the pedestrian/bicycle system and the air, rail, water, and pipeline systems.
- b. The list of improvement projects in the Transportation System Plan shall guide development of the city's capital improvement plan for transportation projects.
- c. Periodically prioritize the list of transportation-related capital improvements to be included in the City's Capital Improvement Plan.
- d. For those priority transportation projects included in the City's Capital Improvement Plan (CIP), provide updated cost estimates, each time the CIP list is revised.
- e. Excessive impacts of improvements to adjacent properties shall be avoided where possible.
- f. A Future Streets Plan shall be developed to serve as a guide in the decision-making process on new development requests.
- g. Future rights-of-way should be identified in undeveloped areas to facilitate acquisition with minimal disruption and cost.
- h. Transportation facilities will be designed to minimize impacts on:

- Present and Planned Land Use patterns;
 - Natural and Scenic Resources;
 - Air Resource Quality, including noise;
 - Water and Land Resource Quality; and
 - Existing and Planned Transportation Facilities.
- i. New development and existing development undergoing expansion or modification shall be designed to accommodate planned long-term transportation improvement projects which are adjacent to the development.
 - j. The City shall encourage the use of specific area plans in order to minimize the impacts of transportation facilities on neighboring properties.

GOAL 8: Maintain and enhance the City's image, character and quality of life.

POLICIES:

- a. Adopt transportation/land use system design standards which emphasize visual and aesthetic quality.
- b. New office park and commercial developments shall provide internal pedestrian circulation by clustering of buildings, construction of pedestrian ways, covered walkways and skywalks, and other similar techniques.
- c. Encourage plans which protect the integrity of existing neighborhoods, commercial, and industrial areas.
 - 1) New development and new transportation facilities shall be designed to meet the street classification, design, and access standard identified in the Transportation System Plan.
 - 2) New minor arterials shall include sound walls and/or landscaping buffering between the residential use and the street.
 - 3) The City shall develop 100 off-street parking places, in a cooperative effort with the business community, in the central business district, to offset parking lost by the Hancock Street widening project.

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



POLICIES:

- a. Analyze alternative routes for the re-routing of 219 to facilitate both local and regional traffic.
- b. Enhance existing and add alternative routes for local travel.
 - 1) The City shall coordinate the development of a continuous interconnected street pattern which connects adjacent developments and minimizes the use of cul-de-sacs.
 - 2) The City shall develop and implement standards for cul-de-sac design.
- c. Develop a system of roads which provide for efficient movement of traffic, considering the general design guidelines below:
 - 1) Arterials. Arterials shall expedite the movement of traffic to and from major trip generators and between communities; collect and distribute traffic from freeways and expressways to collector streets, or directly to traffic generators. General design criteria are summarized as follows:
 - 85 to 100 feet of right-of-way.
 - 70 feet curb to curb.
 - Direct access is minimized (no residential access).
 - Signalization at intersections with arterials, and with collectors as warranted.
 - Bicycle paths may be provided on both sides of street. Bicycle lanes should be four to six feet wide on both sides of the street.
 - Seven foot sidewalks and curbs are required on both sides of the street.
 - Parking allowed on one side in some areas; no parking allowed within twenty feet of curb return.

Within the City of Newberg, **Highway 99W** is an arterial which is generally aligned east/west. The length of Highway 99W within the City is approximately 3.3 miles representing 15% of the total nonresidential street mileage.

Highway 219 (Hillsboro-Silverton Highway) from First Street to the southern urban boundary is also an arterial within the City of Newberg,



and is generally aligned north/south. The length of Highway 219 within Newberg (south of Villa Road) is approximately 3.0 miles.

2) Minor Arterial. Minor Arterials shall collect and distribute traffic from major arterials to collector and local streets; and, facilitate traffic movement between neighborhoods. General street design criteria shall be as follows:

- 60 to 80 feet of right-of-way.
 - 46 feet curb to curb.
- Signalization at intersections with major arterials and collector streets as warranted.
- A 5-foot bicycle lane in each direction adjacent to the curb.
- Seven-foot curb sidewalks. In commercial areas sidewalks preferred from curb to property line. Sidewalks and curbs required on both sides of street. Five-foot sidewalks in non-commercial areas.
- Parking allowed on one side in some areas where there are existing curbs. In general, no parking will be allowed within 100 feet of curb return.
- Sound buffering will be required to protect all existing and future residential property where deemed necessary.

3) Major Collectors. Major collectors shall serve multi-neighborhood areas. They are intended to channel traffic from local streets and/or minor collectors to the arterial street system. A major collector can also provide access to abutting properties.

- 60 to 80 feet of right-of-way with ten foot public utility easements..
 - 34 to 46 feet curb to curb.
- Five-foot bike lanes on both sides of the street.
- No parking on both sides of the street, generally.
- A minimum six-foot planter strip and six-foot sidewalk on both sides of the street.

4) Minor Collectors. A minor collector provides access to abutting properties and serves the local access needs of neighborhoods by channeling traffic to the major collector and arterial street system. A minor collector is not intended to serve through traffic.



- 56 to 65 feet of right-of-way with 10 foot public utility easements.
- 34 to 42 feet curb to curb.
- Parking on both sides of the street, replaced by bike lanes where needed.
- A minimum four and one-half (4 1/2) foot planter strip and five-foot sidewalk on both sides of the street.

5) Local Streets. Local streets provide direct access to adjoining properties and connect to collector streets. The system design criteria for local streets include:

- 54-65 feet of right-of-way with 10 foot public utility easements.
- For residential streets, standard 32 feet curb to curb with parking on both sides.
- A minimum four and one half foot wide planting strip and five foot wide sidewalk on both sides of the street.

6) New private streets shall not be allowed.

d. Apply appropriate access spacing criteria to enhance traffic operation and safety on City streets. The access spacing standards apply to traffic signals, public street intersections, private driveways, and non-traversable median openings. The standards shall be applied to new street construction, reconstruction of existing streets, and new street access associated with development. (Adopted by Ord. 99-2513, approved by City Council 8-2-99).

GOAL 10: Maintain the viability of existing rail, water and air transportation systems.

POLICIES:

- a. Encourage and support compatible transportation and land use development.
- b. Evaluate and mitigate potential losses whenever possible.
 - 1) The City shall maintain the viability of existing rail, water, and air transportation systems.
 - 2) The City shall maintain an airport overlay zone as long as there is an operating airport in or near the City.



- 3) Adequate open space and landscaping shall be provided by all new development around the airport to reduce the noise impact of airport operations on surrounding residential areas.
- 4) The City shall encourage the use of properties adjacent to the airport for industrial parks, related commercial activities and community facilities in order to maximize airport services and provide a buffer for surrounding residences.

GOAL 11: Establish fair and equitable distribution of transportation improvement costs.

POLICIES:

- a. Define appropriate phasing and funding which relates to the benefits received.
- b. The City shall utilize the Transportation Improvement Funding policies outlined in the Transportation System Plan for determining responsibilities and costs for funding improvements.

(As amended by Ord. 94-2384, 8-1-94 and as amended by Ord. 98-2494, 4-6-98. Ord. 94-2384 also adopted the Newberg Transportation System Plan, a technical supplement to the Comprehensive Plan).

GOAL 12: Minimize the negative impact of a Highway 99 bypass on the Newberg community.

- a. The bypass should be located within the study area as far from the Willamette River as practical.
- b. If the Southern bypass route is chosen, pedestrian/bike trails, streets, and rail lines should have access across the bypass route. The bypass should not block access to the Willamette Greenway or the Chehalem Creek corridor and Ewing Young Park. Trails connecting across the bypass should be welcoming and pedestrian-friendly amenities, such as benches, decorative lighting, decorative walkway paving materials, and special landscaping.
- c. The bypass route should be located as far north as practical within the study area to consolidate the Riverfront District residential and commercial land on the south side of the bypass.



- d. If the Southern bypass route is chosen, the bypass should be below grade through the riverfront area.
- e. If the Southern bypass route is chosen, significant landscaping should be located along the bypass, including trees.
- f. If the Southern bypass route is chosen, significant landscaping should be located along the bypass, including trees.
- g. If the Southern bypass route is chosen, measures should be taken to minimize noise in adjacent residential, tourist commercial and recreational areas.
- i. Impacts to Scott Leavitt Park shall be mitigated to significantly enhance the function of the park after construction of the bypass.
- j. Safe pedestrian and bicycle connections shall be maintained between the riverfront area and downtown.

L. 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.

POLICIES:

1. All Facilities & Services Policies

- 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.
- b. The extension of publicly-owned facilities and services into currently undeveloped areas shall occur only in accordance with the Public Facilities and Service Plan.
- c. New public facilities and services shall be designed at levels consistent with planned densities and designated land uses for the area.
- d. Services shall be planned to meet anticipated community needs.

- e. Owners of properties which are located on unimproved streets should be encouraged to develop their streets to City standards.
- f. Maximum efficiency for existing urban facilities and services will be encouraged through infill of vacant City land.
- g. Public facilities and services necessary to meet the special needs of industrial activities should be planned for those areas designated industrial on the comprehensive plan map and should be provided at a level sufficient to support proposed activities, if public funds are available.
- h. New residential areas shall have: paved streets, curbs, pedestrian ways, water, sewer, storm drainage, street lights and underground utilities.

2. Sewers and Water Policies

- a. All existing development within the City limits will connect to public sewer and water systems as soon as they become available.
- b. Water systems within the planning area will be designed to provide an adequate peak flow for fire protection.
- c. Developments with urban densities should be encouraged to locate within the area which can be serviced by Newberg's present sanitary sewer system.
- d. Sewer and water service shall not be provided outside the City limits except for cases of health hazards, where no other alternative exists, and where property owners agree to annex upon request of the City.
- e. Individual water service may be provided to properties within the Urban Reserve Area on a case-by-case basis, with review and approval by both the City Council and the Engineering Manager. New connections will only be allowed where service to existing users will not be diminished.
- f. Additional sewer and water connections should be discouraged in the floodplain. Any new sewer and water connections in the flood plain will be required to be flood proofed in order to prevent inundation.

3. Street Lighting Policies



- a. Adequate street lighting shall be provided with priority given to arterial and collector streets, intersections, pedestrian paths, and bikeways.
- b. New street lights shall use high pressure sodium or other energy efficient lamps.

4. Fire Protection Policies

- a. Fire protection should be provided in accordance with the suggested guidelines of the National Board of Fire Underwriters and the Insurance Services Office.
- b. Fire stations shall have good access to arterial streets.
- c. Adequate warning signals should be installed where emergency vehicles gain access to the street.

5. Schools Policies

- a. Elementary schools should be centrally located with reference to their service areas.
- b. In accordance with the land use plan, the school district should anticipate development and acquire the best sites in advance of urbanization.
- c. Elementary schools should not be located on arterial streets.
- d. Schools should be built with parks wherever possible. To this end, the City together with the School and Park Districts should coordinate development plans.
- e. The location of schools should be used as a major tool for directing future residential growth.
- f. Schools shall be encouraged to serve as centers for neighborhood and community activities.
- g. New schools shall be located in such a manner as to provide adequate and safe pedestrian, bicycle, and automobile access. Streets shall be fully improved and major intersections shall provide signalization where necessary.

- h. Access to existing schools should be upgraded to levels required for new school facilities.
- i. The City shall encourage and support George Fox College as a community asset.

6. Civic Center Policies

- a. The City shall actively pursue acquisition of lands and the development of a civic center.
- b. The Civic Center shall be located to serve the entire planning area.

7. Park Facilities Policies

- a. In conjunction with Chehalem Park and Recreation District, park facilities shall be provided consistent with recreational needs.
- b. New residential development shall contribute to the Public Lands Fund or shall donate land for public parks or facilities when appropriate and acceptable to the City.

M. ENERGY

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

POLICIES:

1. Planning Policies

- a. The City will encourage energy-efficient development patterns. Such patterns shall include the mixture of compatible land uses and a compactness of urban development.

2. Public Energy Conservation Policies

- a. Techniques for recycling sewage sludge and "grey water" shall be continued and expanded if economically and environmentally feasible.



- b. In the planning of new public buildings, operating as well as building costs shall be examined. The operating costs will include expenditures for heating and cooling.
- c. Public buildings shall be designed for multiple use and located in easily accessible areas.
- d. The City shall, when practicable, make energy conservation a regular practice in its design and operation of buildings, facilities, and equipment.

3. Design Policies

- a. The City shall encourage the use of energy-efficient materials and construction methods in building new residential, commercial, industrial and other types of structures.

N. URBANIZATION

GOALS:

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

POLICIES:

1. Urban Growth Boundary and Urban Reserve Area Policies

- a. The conversion of lands from rural to urban uses within the Urban Growth Boundary will be based on a specific plan for the extension of urban services.
- b. The City shall oppose urban development outside the City limits but within the Newberg Area Influence.
- c. The City shall encourage urban development within the City limits.



- d. The Urban Growth Boundary shall designate urbanizable land.
- e. The City will support development within the areas outside the City limits but within the Newberg Urban Growth Boundary or Urban Reserve Area based on the following standards or restrictions:

- Residential development will be allowed on the basis of one house per 10 acres, or any lot of record created prior to January 1, 1989.

- New commercial and industrial uses will generally be discouraged within the UGB and Urban Reserve Area.

- Agricultural uses will be in accordance with the Yamhill County Comprehensive Plan.

- The City and County shall coordinate plans for interim rural residential development within the designated Urban Reserve Area. After street and utility corridor plans are adopted, overall rural residential densities shall be limited to one dwelling per five acres. The following strategies will be used to ensure that interim rural development does not inhibit long-term urbanization of lands within the Newberg UGB and Urban Reserve Area (these include but are not limited to):

- 1) shadow plats
- 2) cluster development
- 3) redevelopment plans
- 4) non-remonstrance agreements for annexation and provision of urban facilities

Development not meeting the standards may be opposed by the City.

- f. In expanding or otherwise altering the Urban Growth Boundary, the Boundary shall follow road rights-of-way, lot lines, or natural features.
- g. The City and County shall coordinate action regarding partitions and subdivisions of land within the urban growth boundary. The City shall seek revisions to the Urban Growth Boundary Management Agreement to require City consent for such partitions and subdivisions.
- 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.

- i. The City of Newberg will initiate transportation and utility corridor planning for the Urban Reserve Area in coordination with Yamhill County and property owners. The corridor plans shall provide the framework to guide interim rural development and long-range urban development within the Urban Reserve Area.

2. Annexation Policies

- a. The City shall amend the annexation ordinance to streamline the procedures used for annexations.
- b. If it appears that a proposed annexation would create excessive public costs or impacts on the surrounding area, an analysis of costs and/or impacts will be required.
- c. Property outside the Urban Growth Boundary may be annexed only upon inclusion of such property into the Urban Growth Boundary.

3. General Policies

- a. In new development areas all utility lines shall be placed underground. In existing areas an effort will be made to locate power, telephone, cable television and other utility cables underground over a period of time.
- b. The City shall coordinate planning activities with the county in order that lands suitable for industrial use but not needed within the planning period are zoned in a manner which retains these lands for future industrial use.
- c. The City may use the following or similar implementation measures to promote and encourage the establishment and expansion of industry in the planning area: tax incentives, land use controls and ordinances, preferential assessments, capital improvement programming, fee and less than fee acquisition techniques, and available state and federal programs or grants.

- d. Transfer of development rights may be used as a tool to aid in the preservation of historic sites, natural resources and open space areas.

III. VACANT LAND INVENTORY

A vacant land inventory was prepared as part of the Newberg Comprehensive Plan. An inventory of vacant land was necessary in order to determine whether adequate amounts of suitable vacant land will be available in each land use category to accommodate projected needs to the year 2010. The following factors were utilized in determining what lands were not suitable, available and vacant:

1. All lands above 20% slope
2. All street and railroad rights-of-way
3. Public land
4. Watercourses
5. Parcels with less than twice the minimum lot size, having generally sound structures situated thereon
6. Parcels that, because of odd shape, topography, irregular placement of buildings or limited accessibility, could not be readily developed if urban services were available
7. Cemeteries
8. Developed portions of the Sportsman Airport
9. Parking lots

The vacant land inventory is plotted on 1984 aerial orthophoto maps. Most of the maps used are quarter section maps at a scale of 1" = 100'. The vacant land inventory was prepared utilizing the above referenced criteria, then checked in the field for accuracy. By verifying the inventory through a visual land survey of all properties within the UGB, it was possible to ensure that the vacant lands identified were actually vacant and suitable for development.

IV. PLAN DESCRIPTION



A. INTRODUCTION

In addition to the overall goals and policies listed within the Comprehensive Plan, a land use map is included which ties land uses and densities to specific locations. The Land Use Plan is designed to provide adequate land for residential, commercial, industrial and other uses for a projected population of 27,000 plus people by the year 2010. The UGB defines Newberg's planning area and is intended to accommodate land use needs over the 20 year period. The City of Newberg is continually updating the buildable lands inventory and closely monitoring development rates to determine whether the UGB contains sufficient buildable lands to meet future needs.

B. URBAN GROWTH BOUNDARY

The Urban Growth Boundary (UGB) was established to separate urban and urbanizable areas from lands 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 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.

Overall, the UGB was based upon a service area concept. Nearly all of the land within the adopted boundary is within the drainage basin of the sewage treatment plant. Urban expansion to the east or west of the adopted UGB may require pumping facilities.

C. URBAN RESERVE AREA

The Urban Reserve Area (URA) identifies lands to include within the Newberg UGB to meet projected growth needs for the City for the next thirty (30) to fifty (50) years. Any development within the URA requires review by the City of Newberg in accordance with the policies in this plan and a joint agreement adopted by the City of Newberg and Yamhill County called the "Newberg Urban Area Growth Management Agreement". Lands included in this area will receive highest priority for inclusion into the Urban Growth Boundary during periodic reviews.



D. LAND USE NEEDS

The provision of land to meet future needs was one of the most important considerations in the design of the Newberg UGB. Land needs were determined by use of various methods. Residential land needs were projected on the basis of existing densities and housing mix trends. Commercial and industrial land needs were based primarily upon projected economic growth rates as related to employees per acre. The acreage provided for commercial and industrial uses will be adequate to implement the City's long range policy of encouraging industrial growth and economic independence. Park land needs were calculated with use of suggested guidelines from the Chehalem Park and Recreation District and the National Recreation and Park Association. These guidelines provide standards for recreational acreages based upon population. Public/Quasi-Public land needs were determined without the use of ratios. Needed school sites were added to existing Public/Quasi-Public lands.

Based upon an expected population of 27,000 by the year 2010, land use needs for the planning period were calculated as follows:

**TABLE IV - 1
YEAR 2010 LAND USE NEEDS
IN ACRES**

Use	Land Use Needs	Acreage in UGB (1989)
Residential	2,140	2,194
Commercial	324	324
Industrial	709	709
Public	299	218
Parks	100	45
Unbuildable	462	462
TOTAL	4,034	3,952

Source: Land Use Needs - 1979 Comprehensive Plan; Acreage Available - 1989 Lands Inventory

The above table indicates that 4,034 acres may be required for urban uses by the year 2010. Since only 3,952 acres are presently included within the Newberg UGB, a limited

amount of acreage may need to be added at some future time, depending upon trends of urban growth.

It should be noted that the UGB includes approximately 462 acres of land which are considered unbuildable due to steep slopes, unstable soils, flood hazards, or other natural conditions. These lands are most suitable for light agriculture or open space and are designated General Hazard or Flood Hazard sub-district zoning designations.

The Comprehensive Plan provides less park and public/quasi-public lands than are projected as needed. The acreage provided for public/quasi-public uses largely consists of areas already in these uses.

Additional lands are intended to be transferred from residential areas as needs for specific sites become apparent.

Overall, the Newberg Comprehensive Plan is well-balanced with respect to lands that are provided to accommodate projected needs. The City of Newberg will closely monitor development rates to determine whether the UGB contains sufficient buildable lands to accommodate land use needs. Any future change of the Newberg UGB will be based upon a consideration of the seven factors of Goal 14.

E. HOUSING NEEDS

Housing needs are based on a variety of factors including population growth and income levels. During the 1979 Comprehensive Plan process, a full housing needs analysis was conducted. As part of the 1990 Periodic Review, the 1979 housing needs analysis was updated, incorporating 1989 land use data and 1990 population data. The housing mix data from the 1979 Comprehensive Plan was largely unchanged in the update.

Based on population projections from the 1979 Plan and the preliminary 1990 census figures, the City is expected to grow by 14,000 people to year 2010. Based on an estimated overall housing density of 2.3 persons per dwelling unit, 6,126 new dwelling units will be needed.

**TABLE IV-2
PROJECTED POPULATION GROWTH**

1980	1990	2010	Change 1990-2010
10,394	13,000	27,000	14,000



Source: 1980 and 1990 U.S. Census; 1979 Comprehensive Plan

Tables IV-3 and IV-4 project housing needs and provide the future number of dwelling units and acreage required by each housing type. The stated housing mix for single family, multi-family and manufactured housing is unchanged from the 1979 Comprehensive Plan. The housing split between the manufactured housing parks and manufactured housing in subdivisions or on individual lots assumes that future manufactured housing development will shift from the 1989 mix, which is almost 90 percent manufactured home park development, to a 50-50 split between park development and subdivision/individual lot development. The multi-family split between medium and high density use is based on the 1989 mix of medium density-high density development in the City of Newberg. The City Land Use Inventory indicated that 61 percent of all multi-family development is located in the R-2 zone and 39 percent is located in the R-3 zone. Based on these assumptions, almost 1,000 acres of land will be needed to accommodate the projected 6,126 housing units needed between 1990 and the year 2010.



**TABLE IV-3
POPULATION GROWTH AND NEEDED DWELLINGS**

Housing Type	Mix	DU	Pop/DU	Population Increase 1990-2010
Single Family:	45%			
Conventional	(31%)	1,874	2.6	4,872
Manufactured	(14%)	882	2.6	2,293
Multiple Family	35%	2,144	1.9	4,074
Mobile Home:	20%			
Parks	(10%)	613	1.9	1,165
Subdivisions	(10%)	613	2.6	1,593
TOTAL/AVERAGE	100%	6,126	2.3	13,997

Source: Mix - 1979 Comprehensive Plan; Pop/DU - 1980 Census, PSU Center for Population Research, and Metropolitan Service District

Note: Manufactured home mix is based on 1991 income levels and the methodology outlined in the DLCD Technical Bulletin - Planning For Manufactured Homes On Individual Lots (May 1990)



**TABLE IV-4
PROJECTED HOUSING NEEDS 1990-2010**

Housing Type	Mix	Additional DU 1990-2010	DU/AC	Acreage Needed
Single Family:	45%			
Conventional	(31%)	1,874	4.4	426
Manufactured	(14%)	882	4.4	200
Multiple Family:	35%			
Medium Density	(22%)	1,372	8.8	156
High Density	(13%)	772	21.8	35
Mobile Home:	20%			
Parks	(10%)	613	8.8	70
Subdivisions	(10%)	613	6.5	94
TOTAL	100%	6,126	---	978

Source: Mix - 1979 Comprehensive Plan and 1989 Lands Inventory; DU/AC - Maximum densities within appropriate zones given a 25% allowance for right-of-way and public lands

Note: Manufactured home mix is based on 1991 income levels and the methodology outlined in the DLCD Technical Bulletin - Planning For Manufactured Homes On Individual Lots (May 1990)

Table IV-5 displays land need by plan category updated in November 1996. Approximately 530 acres of land are needed for low density residential use with over 300 acres needed for medium and high density use. Table IV-6 compares land need to buildable land available. Based on updated date, a surplus of land is available.



**TABLE IV-5
DEMAND BY PLAN CATEGORY**

Housing Type	Total Acreage Needed	Land Needed By Plan Category		
		LDR	MDR	HDR
Single Family:				
Conventional	360	360		
Manufactured	170	170		
Multiple Family:				
Medium Density	136		136	
High Density	35			35
Mobile Home:				
Parks	61		61	
Subdivisions	80		80	
TOTAL	842	530	277	35

**TABLE IV-6
SUPPLY AND DEMAND ANALYSIS**

Plan Category	Land Needed By Plan Category	Buildable Land Within UGB	Surplus
LDR	530	630	100
MDR	277	301	24
HDR	35	37	2
TOTAL	842	968	126

Source: Land Use Inventory run in March 1996
Further amended by Ord. 96-4225; Ord. 96-2455; Ord. 96-2457; Ord. 96-2456

Table IV-7 demonstrates that land designated LDR-MI satisfies manufactured housing requirements. As indicated in Table IV-3, 2756 single-family dwelling units will be needed by the year 2010. Thirty-two percent of these, or 882 units,



must be given the opportunity to be manufactured housing. This translates to a need for 200 acres to be designated for manufactured housing. The Plan designates 370 acres for the use. Although the majority of the acreage is outside the current city limits, numerous opportunities exist to satisfy the short term demand for manufactured housing. Thirteen acres of R-1 LDR land are currently designated MI and buildable. In addition, infill manufactured housing is allowed in the R-2 MDR zone. Based on the 1992 land use inventory, 172 acres of R-2 MDR land are located within the City and available for development. At 6.5 DU/acre, the R-2 land represents a significant opportunity for manufactured home infill development. Given that 30% of all single family development since 1981 has occurred in the R-2 zone, it can be expected that this zone will continue to provide new single family and manufactured home lots in the future. The R-2 acreage currently in the City therefore satisfies demand until additional LDR-MI land is annexed.

**TABLE IV-7
LAND AVAILABLE FOR
INDIVIDUALLY SITED MANUFACTURED HOMES**

	Buildable Acres	Potential Units
LDR-MI (4.4 du/acre)		
Inside City West of N. Main St.	13	57
Outside City Inside UGB	<u>357</u>	<u>1,570</u>
TOTAL	370	1,627
Needed for Infill	200	882
Surplus Available	170	745

Source: 1992 Planning Department estimates



**TABLE IV-8
HOUSING TYPES ALLOWED BY ZONE**

Zones		Housing Types					
		Single Family	Duplex	Multi-Family 3+ Units	Mobile Home Sub's.	Manuf. Home Infill	Mobile Home Park
R-1	LDR	P	CU	CU	NP	NP	NP
R-2	MDR	P	P	P	P	P	P
R-3	HDR	PD	P	P	NP	PD	CU
R-P		P	P	P	NP	PD	NP
R-1 MI		P	CU	CU	NP	P	NP

P=Permitted PD=Planned Unit Development NP=Not Permitted CU=Conditional Use

F. PLAN CONCEPT

The Comprehensive Plan Map relies upon the goals, policies and projected needs of the community. Existing land uses and the 1973 Comprehensive Plan designations were also considered in the preparation of the Land Use Plan Map. The Plan maintains a strong central core while providing for neighborhood commercial centers. In general, medium and high density residential areas are clustered around commercial areas and along arterials. Lower density residential areas are generally located to the north of downtown and in peripheral areas.

The floodplain and drainageways provide a basic framework for Newberg's open space network. Existing and future park sites have been located at scattered locations throughout the planning area, so that all residential areas can be served by neighborhood parks. Other future park locations will be defined as the need arises.

G. PLAN CLASSIFICATIONS

For the purpose of evaluating and eventually implementing the proposed Comprehensive Plan, descriptions of land use classifications are essential. Explanations of the map designations are as follows:



1. Mixed Use (MIX)

The objective of this designation is to provide a compatible mixture of commercial, office, employment and high density residential uses. Commercial uses are intended to include neighborhood convenience uses such as convenience retail businesses, retail food establishments, personal service establishments, institutional uses and professional offices. Office employment uses may include office buildings, banks, theaters, and other similar types of facilities. Residential uses will be primarily multi-plexes and low or medium rise multi-family dwellings. Light industrial uses which are compatible with the general character of the area may also be permitted.

Due to the area's location, development should not be limited to a single type of use. Instead, this designation provides flexibility and recognizes that certain commercial, residential and industrial activities can be located together without conflicts. Proposals for the mixed use area shall be consistent with the availability of services and should not adversely impact existing or potential development of adjacent lands.

2. Residential Land Use

Residential land is divided into three categories. Density rather than housing type is generally the most important development criteria used to classify residential areas. Mobile home parks and mobile home subdivisions are permitted outright in the medium density residential zone. Manufactured homes on individual single family lots are permitted. (As amended by Ord. 2380, 6-6-94).

The following is a summary of the three residential land use categories:

a. Low Density Residential (LDR)

The objective of this designation is to provide a wide range of housing types and styles, while allowing for an overall density of up to 4.4 units per acre.

Typical housing types will include single-family attached and detached housing. Clustered housing areas within Planned Unit Developments or condominiums must include adequate open areas to maintain the low overall density of this classification.



Services shall include improved streets, underground utilities (except electrical transmission lines), street lighting, sidewalks, and in some cases, bikeways.

b. Medium Density Residential (MDR)

The objective of this designation is to provide a wide range of housing types and styles while maintaining an overall density of up to 8.8 units per acre.

Typical housing types include single-family housing on small lots, attached or detached single-family or duplex units or tri- or four-plexes where adequate open areas exist and where the overall density is within the limits of this classification.

Services shall include improved streets, underground utilities (except electric transmission lines), street lighting, sidewalks and, in some cases, bikeways.

c. High Density Residential (HDR)

The objective of this designation is to provide multi-family housing of different types while maintaining an overall density of up to 21.8 units to the acre.

Typical housing types include apartments, townhouses, and a variety of cluster developments. Density may vary depending on lot sizes, off-street parking and other site constraints.

Services shall include improved streets, underground utilities (except electric transmission lines), street lighting, sidewalks, and in some cases, bikeways.

3. Commercial Land Use (COM)

The objective of this designation is to provide for a wide variety of commercial activities including offices, retail sales and services.

Several areas are designated for commercial use. The downtown core is recognized as the Central Business District (CBD) of Newberg.



This area should remain as a stable commercial area and a primary location for offices and retail sales.

The area along Highway 99W east of the CBD is recognized as a commercial growth area. It will serve primarily as a service-type commercial area providing shopping centers, restaurants, motels and other services.

Neighborhood commercial areas are included on the Land Use Plan. These areas provide convenience sales or services to the neighborhood in which they are located. The services provided are at a scale consistent with the needs of the neighborhood and are designed so as to be compatible with the general character of the area.

4. Stream Corridor (SC)

The Stream Corridor lands also serve as a habitat for fish and wildlife. These lands form the basic Stream Corridor framework for the community and may be augmented over time with other parcels of land possessing desirable natural and locational qualities. The Stream Corridor lands were carefully examined in conjunction with fish and wildlife habitats. The Stream Corridor ordinance has been designed to ensure the protection and preservation of these lands. The Stream Corridor Subdistrict shall include procedures under which limited filling and grading will be allowed provided environmental damage and hazardous conditions can be minimized. (Adopted by Ord. 96-2452, approved by City Council 11-4-96).

5. Parks (P)

Park lands are usually publicly-owned or leased open areas which provide recreational or other types of leisure-oriented opportunities. Boundaries of these areas are specifically defined on the Plan map. These areas shall be located throughout the planning area in order to minimize travel distances to recreation opportunities.

6. Future Park Site

The purpose of this designation is to provide the Parks District and/or The City of Newberg with a first option to buy part or all of the indicated areas.



7. Future Park and School Sites

The approximate future park and school site symbols indicate general locations of needed new facilities. Specific sites are not delineated due to financial constraints and, in some cases, to the lack of immediacy in the need for the facilities. As these projects become more feasible, symbols may be removed and specific future park or school sites may be added to the Comprehensive Plan map as needs become apparent.

Whenever possible, future school sites should be located adjacent to existing or future park sites.

8. Public/Quasi-Public (PQ)

The public/quasi-public designation is used to indicate the location of existing and future schools, public and private; airports; hospitals; continuing care retirement communities; cemeteries; government centers and other non-park facilities serving major community functions.

Except in cases where specific new sites are known, only existing public/quasi-public uses shall be shown on the Land Use Plan map. In general, these areas will expand into adjacent areas when the need arises.

9. Industrial Use Areas (IND)

The objective of this designation is to provide land for a variety of light industrial, heavy industrial and industrial park areas.

Heavy industrial uses should be located in the area near Smurfit Newsprint, an existing pulp and paper mill. Other designated areas should be developed to light industrial or industrial park type uses.

10. Commercial/Medium-High Density Center At Mountainview Road and College Street

Although specific boundaries are indicated on the Comprehensive Plan map, these designations are indicative of approximate acreages rather than exact locations of these uses. The center is meant to include approximately 2.3 acres of commercial land, two acres of high density residential land, and ten acres of medium density land in any type of well-designed land use pattern. Commercial uses in this area shall be limited to



neighborhood convenience types of activities which shall not be permitted until transportation provisions are adequate. Such provisions shall include the completion of Mountainview Drive from Springbrook Road to College Street and the installation of proper traffic controls.

11. Springbrook District (SD)

The objective of this designation is to provide a compatible mixture of residential, hospitality/public, commercial, and industrial uses, governed by a master development plan. Residential uses will be primarily single-family dwellings and multi-plexes. Hospitality/public uses will be hotels and recreational facilities. Commercial uses are intended to include general commercial and neighborhood convenience uses such as retail businesses, retail food establishments, personal service establishments, and offices. Total area for commercial uses shall not exceed 10 acres, excluding open space. Light industrial uses which are compatible with the general character of the area are also permitted. Proposals for development shall be consistent with the master plan and the availability of services, and should not adversely impact existing or potential development of adjacent lands.

12. (Deleted by ordinance 99-2517)

13. Riverfront District (RD)

The riverfront provides a unique setting that, if properly developed, will elevate the quality of life for citizens of Newberg and the region. Development of the riverfront that provides the greatest benefit requires a flexible approach. Development should not be limited to a single type of use; residential and certain commercial activities can be located together without conflicts. Commercial uses must have a demonstrated need to be located near the river. Appropriate zones include Riverfront Commercial District (C-4), Medium Density Residential (R-2), Low Density Residential (R-1), and Community Facilities (CF). Proposals for development shall be consistent with the availability of services and should not adversely impact existing or potential development of adjacent lands. Natural habitats and riparian areas should be protected and enhanced as much as is reasonable. Good transportation links should be developed to connect the riverfront the local community and the region.

14. Specific Plan (SP)



The Specific Plan district identifies those areas where a specific plan has been approved and will apply upon annexation. Inside the City limits, approved specific plans are also identified by the SP Specific Plan zoning subdistrict.

Specific plans provide a coordinated master plan for the development or redevelopment of an area. Specific plans are intended to promote coordinated planning concepts and pedestrian oriented mixed use development. The adopted specific plan for an area will set forth permitted uses and development standards for that area. Procedures are to be set forth in the Specific Plan subdistrict section in the Zoning Ordinance. (As amended by Ord. 2379, 4-19-94).

H. PROVISION FOR FUTURE NEEDS

1. Land Needs

Land requirements for all uses have been projected and summarized in ten-year intervals to enable comparison and monitoring of population projects and development trends.

TABLE IV-9
LAND USE REQUIREMENTS
TOTAL ACRES NEEDED BY CATEGORY
1990-2010

Use	1990	2000	2010	In UGB
Residential	1,580	2,090	2,765	2,030
Commercial	250	309	381	333
Industrial	490	730	1,087	544
Public	223	299	375	180
Parks	44	100	478	301
Unbuildable	462	462	462	269
TOTAL	3,049	3,990	5,548	3,657

*Totals are as of April 2003, plus 100 acres of parks for a golf course regional park brought into the UGB in 2004 (file UGB-7-03), and plus 83 acres of industrial and residential land donated for a golf course regional park in 2004. Rights-of-way are not included.



The above Table indicates that 5,250 acres may be required for urban uses by the year 2010. Since 3,952 acres are presently included within the Newberg UGB, a considerable amount of acreage needs to be added.

The projections in the above table are calculated with the same percentage increases as in the 1979 acknowledged Comprehensive Plan, but with 1989-1990 existing use figures as a base. As the table indicates, Newberg's vacant land will be marginally sufficient to the year 2000; projections for the following 10 years demonstrate that Newberg will be deficient in all categories, but especially so for residential and industrial uses.

The Comprehensive Plan provides less park and public/quasi-public lands than are projected as needed. The acreage provided for public/quasi-public uses largely consists of areas already in these uses. Additional lands are intended to be transferred from residential areas as the need for specific sites becomes apparent.

Overall, the Newberg Comprehensive Plan is well-balanced with respect to lands that are provided to accommodate projected needs. The City of Newberg will closely monitor development rates to determine whether the UGB contains sufficient buildable lands to accommodate land use needs. Any future change of the Newberg UGB will be based upon a consideration of the seven factors of Goal 14.

2. Public Facilities

The Public Facilities Planning Rule (OAR 660, Division 11) requires that each City develop and adopt a public facility plan for areas within urban growth boundaries. The City has prepared Master Plans for water, sewer and drainage systems. The plans are designed to address the City's public facility needs through the year 2010. The following is the list of public facility projects as required by OAR 660, Division 11.



**TABLE IV-10
CAPITAL IMPROVEMENTS - SEWER
NOVEMBER 9, 1990**

PROJECT/LOCATION	ESTIMATED \$ COST	ESTIMATED YEAR	SERVICE PROVIDER
1. Springbrook St. Sewer - S. of Crestview	43,256	1992	1
2. Hess Creek Sewer - Sixth St. to Hess Creek Ct.	438,725	1992	1
3. Hess Creek Sewer - Sixth St. to South P.S.	204,230	1993	1
4. Springbrook St. - Sandoz Rd. - Wynooski Rd. to Waste Water Treatment Plant	656,320	1995	2
5. Morton & Sheridan Sts. to Eighth St. Pump Station via Fifth St.	230,540	1994	1
6. Eighth St. Pump Station - Upgrade	220,000	1994	1
7. Wynooski Rd. Pump Station East of Waste Water Treatment Plant	736,000	1995	1,2

SERVICE PROVIDER:

1. CITY OF NEWBERG
2. LOCAL IMPROVEMENT DISTRICT
3. DEVELOPER



**TABLE IV-11
CAPITAL IMPROVEMENTS - WATER
NOVEMBER 9, 1990**

PROJECT/LOCATION	ESTIMATED \$ COST	ESTIMATED YEAR	SERVICE PROVIDER
1. Highway 219 - East Second St. to Sandoz Rd.	189,300	1991	2
2. Design Treatment Plant/Update Master Plan	100,000	1991	1
3. Wells in well field located in Marion County	135,000	1991	1
4. Reservoir - 4,000,000 gallon at storage site	585,000	1992	1
5. New Water Treatment on Wynooski Street	2,610,500	1992	1
6. River Rd. Loop (College St.-Waterfront Dr. - River St. - 11th St.)	170,800	1993	1,2
7. Springbrook Loop (E. 2nd St. and north to Hwy 99W)	440,000	1993	1,2,3
8. Springbrook Rd. - College St. Loop (Mountainview Dr. - Zimri Dr. west to College St.)	750,000	1995	1,3
9. Transmission Line 24" Across Bridge	307,100	1995	1
10. Water Treatment Plant Expansion	1,405,700	1997-99	1
11. Wells in well field located in Marion County	135,000	1999	1
12. Springbrook Rd. - Wilsonville Road Loop	672,000	2000	1,3
13. New Reservoir at storage site NE of City	585,000	2000	1
14. Wells in well field located in Marion County	585,000	2006	1

SERVICE PROVIDER:

1. CITY OF NEWBERG
2. LOCAL IMPROVEMENT DISTRICT
3. DEVELOPER

Water line loop systems described above as projects 7, 8, and 12 shall be located within the Newberg UGB. Reservoir projects 4 and 13 are planned on land designated VLDR and are permitted by conditional use. Well and transmission line projects 3, 9, 11, and 14 are planned on land designated for agricultural use and are permitted by administrative review under the Marion County zoning ordinance. All necessary permits from County authorities shall be obtained prior to development of the utility improvements.

There exist no alternative sites within the UGB or outside the UGB for the reservoir, well, or transmission line projects. The reservoir projects have been sited in areas which utilize existing transmission lines. The wells and

new transmission line projects are located in an area where the City has an existing well field and transmission lines. These projects do not allow or encourage additional development that could be served from the facilities. Public Facilities and Services Policy L.2.d. states that sewer and water service shall not be provided outside the City limits except for cases of health hazards, where no other alternative exists, or on urban property where property owners agree to annex upon request of the City.

If new statewide goal exceptions are needed for the public facilities projects, they are justified for the following reasons:

- A. Resource use of the property is not appropriate based on the fact that the City of Newberg currently has existing public facilities in the immediate vicinity. The reservoir projects are located near existing reservoirs, water sources, or transmission lines and are existing in rural residential exception areas. The well project and related transmission lines are adjacent to the City's existing wells.
- B. Areas which do not require a new exception cannot accommodate the uses. Potential locations for a reservoir within the UGB are not at a high enough elevation to adequately serve the City. Existing well fields and transmission lines are not within the UGB. The existing location of the wells in Marion County allows the City adequate area to provide wellhead protection.
- C. The long term environmental, economic, social, and energy consequences of the uses are less adverse than if located in other areas. As noted above, environmental impacts are minimized since the reservoirs, wells, and transmission lines are located adjacent to existing facilities. This results in a positive economic benefit by allowing use of some existing transmission lines. Social and energy consequences result from increased costs to the citizens of Newberg if facilities are relocated to areas within the UGB. In addition, energy use would increase due to the increased need for pumping.
- D. The uses are compatible with surrounding uses since utility service will not be available to adjoining lands and therefore will not encourage or create pressure for unplanned development. Furthermore, Comprehensive Plan Policy L.2.d. restricts water and sewer service outside the limits to cases where health hazards exist and other alternatives are not available.

**TABLE IV-12
CAPITAL IMPROVEMENTS - STORM SEWER
NOVEMBER 9, 1990**

PROJECT/LOCATION	ESTIMATED \$ COST	ESTIMATED YEAR	SERVICE PROVIDER
1. Blaine Street - Sixth St. to Ninth St.	129,600	1991	1
2. Railroad Ditch - Smurfit South of Ninth St. to drainage	4,600	1992	4
3. Sheridan St. - Lincoln - Sheridan - Harrison West of Main St., North of Hancock St.	72,900	1993	1,2
4. Sherman St. - Franklin St. West of Main St.	6,600	1993	1,2
5. Main St. - North St. to Franklin St.	15,400	1994	1,2
6. Center St. and Hancock to Hess Crk. - Along New Highway Couplet Alignment	33,200	1994	1,4
7. Carlton Way - Sheridan St. to Hess Crk.	58,300	1994	1
8. Meridian St. - Sheridan St. to Hancock St.	12,200	1994	1
9. Hancock St. - School St. to Center St.	88,100	1994	1,4
10. Wynoski St. Culvert - East of Tenth St.	35,400	1995	4
11. Second St. Culvert - North of Airport	7,300	1995	5
12. Hwy 99W Culvert and Haworth Terrace Apts. - Hwy 99W to Haworth St. East of Elliott Rd.	112,000	1996	2,3
13. Haworth Ave. - Haworth Terrace Apts. to Elliott Road	20,700	1996	1
14. George Fox College - East of North St. to Hess Creek	51,600	1997	1,3
15. Center St. and North St. - to Vermillion St. and Meridian St.	47,500	1998	1

PROJECT/LOCATION	ESTIMATED \$ COST	ESTIMATED YEAR	SERVICE PROVIDER
16. Vermillion St. Extension - Meridian St. to RR	10,100	1999	3
17. S.P.R.R. Culvert - North of Edwards St.	8,100	1999	1
18. Meridian St. - R/R to 1000 ft. North	5,700	2000	1
19. Meridian St. - R/R to Vermillion St.	43,700	2000	1
20. Hwy 219 - Culvert - Near Western Helicopter Access Road	8,100	2001	3
21. Church St. - Hess Creek to Hwy 219	72,900	2001	1,3
22. Leo Lane - East of Springmeadow Subdivision to Hwy 99W	21,600	2002	3
23. Eighth St. - Willamette St. to Hess Creek	72,900	2003	1,3
24. Center St. - Fourth St. to 200 ft. South of Ninth St.	153,000	2004	1,3
25. Eighth St. - Center St. to Willamette St.	16,200	2005	1
26. College St. Culvert - South of Andrew St.	26,900	2006	1
27. Sunnycrest Road - Hwy 99W to Chehalem St.	81,000	2007	2,3
28. Hwy 219 - Ditches - Church St. to Everest Road	74,400	2008	4
29. Carol Avenue Culvert - Between Carol Avenue and Ann Dr.	17,000	2009	1
30. Birch Lane Culvert - West of Hawthorne Loop	23,300	2009	1
31. Laurel Dr. - Between Villa Rd. and Holly Dr.	31,600	2010	1

SERVICE PROVIDER:

1. CITY OF NEWBERG
2. LOCAL IMPROVEMENT DISTRICT
3. DEVELOPER
4. OREGON DEPARTMENT OF TRANSPORTATION
5. COUNTY



V. SUMMARY

The Comprehensive Plan provides the basis for making land use decisions through the year 2010. The goals included in the Plan describe long-range community objectives, while related policies clarify the intent of the Plan and directions for future planning decisions and activities. The Plan map with its related text indicates the geographic locations of different land uses and densities. In order for the Comprehensive Plan to continue to provide reliable guidance, the Plan, its subsections and implementing ordinances will be reviewed and revised as needed. A periodic review will take place every five to seven years, based upon an examination of local concerns and other planning information, to determine whether revisions will be necessary.

The Comprehensive Plan is intended to be flexible enough to meet changing needs. At the same time, it must be stable enough to provide reliable guidance. Overall, the Plan will provide for a continued development of Newberg as a healthy, well-balanced community offering a high quality of life.

Adopted by Ordinance No. 1967 on July 2, 1979.
Amended by Ordinance No. 2049 on April 6, 1981.
Amended by Ordinance No. 91-2299 on May 22, 1991.
Amended by Ordinance No. 92-2345 on November 11, 1992.
Amended by Ordinance No. 94-2379 on April 19, 1994.
Amended by Ordinance No. 94-2380 on June 6, 1994.
Amended by Ordinance No. 94-2384 on August 1, 1994.
Amended by Ordinance No. 95-2397 on January 3, 1995.
Amended by Ordinance No. 96-2452 on November 4, 1996.
Amended by Ordinance 98-2494 on April 6, 1998.
Amended by Ordinance 98-2499 on November 2, 1998.
Amended by Ordinance 98-2501 on December 7, 1998.
Amended by Ordinance 99-2505 on February 3, 1999.
Amended by Ordinance 99-2508 on March 1, 1999.
Amended by Ordinance 99-2513 on August 2, 1999.
Amended by Ordinance 99-2517 on August 2, 1999
Amended by Ordinance 2002-2564 on April 15, 2002



COMPREHENSIVE PLAN AMENDMENTS, 1979-1991

Ord. No.	Date of Enactment	Location	From	To
1975A	10/1/79	3218DB-500	Proposed Park	LDR
2019	6/9/80	3216-2000 & 3221-100	Incorporating property in to Urban Growth Boundary	
2020	6/9/80	3216-2000 & 3221-100	Incorporating property in to Urban Growth Boundary and to change land use percentages	
2021	6/9/80	NE 1/4 of Sec. 7, T3S, R2W, & south 1/2 of 3207-1000	Included within UGB and to designate property as Low Density Res./ School Facility	
2165	5/6/85	3216CA-2190	LDR	COMM
2177	4/7/86	3216BB-300	Proposed Park	LDR
2191	11/3/86	3221-3600	MDR	IND
2200	4/6/87	3221-3700	MDR	IND

Ord. No.	Date of Enactment	Location	From	To
2217	10/5/87	3216-1900 3217DC-1000 3217DC-1025 THRU 1035 AND 3217DC-1042 THRU 1063 3217DD-1523 3217DD-1900 3217DD-2400 3217DD-2501 3218DD-200 3218DD-700 3219AC-1300 3219AC-4800 3219BD-200 3219BD-300 3220AB-1700 3220AB-2100 3221-1400	IND/COMM MDR/COMM LDR/MDR AND COMM HDR/COMM MDR/COMM HDR/COMM COMM MDR/IND MDR/IND LDR/HDR LDR/HDR LDR/COMM COMM/IND COMM HDR PQ	COMM COMM MDR HDR COMM COMM HDR MDR MDR LDR LDR COMM IND HDR IND MDR
88-2228	/88	3219DD-1300, - 1400 3208-4400,-4401,- 4500,-4700,-4800 3209-2600,-2690,- 2700,-2703 3209CD-200,-300,- 700,-800,-900,-1000 3216BB-100,-300,- 400,-401,-402,-600 3217-100	IND LDR,MDR,IN D	MDR MIX-SD
88-2246	/88	3217CD-4400, -7100	HDR	COMM
88-2288	5/17/88	3219DD-1399,-1400	IND	COMM

Ord. No.	Date of Enactment	Location	From	To
89-2288	2/22/89	3209-2600, 3209CD-200	LDR/MDR	COMM
90-2274	1/15/90	3218AD-7400, -7500	PP	LDR

