



Oregon

Kate Brown, Governor

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: December 16, 2015

Jurisdiction: City of Newberg

Local file no.: CPTA-15-001

DLCD file no.: 003-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 12/14/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD less than 35 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
File No.: 003-15 {23940}
Received: 12/14/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Newberg

Local file no.: **CPTA-15-001**

Date of adoption: 12/7/15

Date sent: 12/14/15

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 8/5/15

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

Proposed: adopt the 2012 Yamhill County coordinated population forecast and an accompanying employment safe harbor forecast. **Adopted:** updated population sections of comp plan for historic & current, and reference YC 2012 forecast for planning purposes.

Local contact (name and title): Jessica Pelz

Phone: 503-554-7744

E-mail: jessica.pelz@newbergoregon.gov

Street address: 414 E First Street

City: Newberg

Zip: 97132-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

A. Historic Population; B. Population Projections. Goals 1, 2, 9, 10, 11.

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts:

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.



ORDINANCE NO. 2015-2788

AN ORDINANCE UPDATING THE HISTORIC POPULATION AND POPULATION PROJECTIONS SECTIONS OF THE COMPREHENSIVE PLAN

RECITALS:

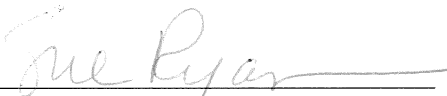
1. Oregon Administrative Rule (OAR) 660-024-0030 requires counties to adopt and maintain a coordinated 20-year population forecast for the county and for each urban area within the county. Yamhill County contracted with the Portland State University Population Research Center (PRC) to prepare the 20-year coordinated population forecast for the county and all of its cities. The PRC report was released in October 2012 and adopted by the Yamhill County Board of Commissioners in November 2012 through Board Order 878.
2. Newberg had previously adopted the coordinated population forecast as part of the south industrial urban growth boundary amendment and Economic Opportunities Analysis code amendments, which were then repealed by City Council adoption of Ordinance No. 2015-2786. Due to recent state rulemaking and creation of Oregon Administrative Rule OAR 660 Division 32 related to population forecasts, there is not currently a mechanism for the city to adopt the previous 2012 coordinated forecast. Newberg is expected to receive new updated population projections for adoption in 2017 as part of the new forecasting schedule, and will rely upon the acknowledged Yamhill County coordinated population forecast for planning purposes until that time [OAR 660-032-0040].
3. A comprehensive plan amendment is necessary at this time to provide updated information in the historic population and population projections sections of the plan.
4. The Newberg Planning Commission adopted Resolution No. 2015-309 on November 12, 2015 recommending City Council adopt the proposed comprehensive plan amendments.

THE CITY OF NEWBERG ORDAINS AS FOLLOWS:

1. The Comprehensive Plan is amended as shown in Exhibit "A". Adoption is based upon the findings in Exhibit "B". Exhibits "A" and "B" are hereby adopted and by this reference incorporated.

➤ **EFFECTIVE DATE** of this ordinance is 30 days after the adoption date, which is: January 7, 2016.

ADOPTED by the City Council of the City of Newberg, Oregon, this 7th day of December, 2015, by the following votes: **AYE: 7 NAY: 0 ABSENT: 0 ABSTAIN: 0**



Sue Ryan, City Recorder

ATTEST by the Mayor this 10th day of December, 2015.

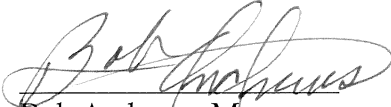

Bob Andrews, Mayor

Exhibit "A"

DRAFT Comprehensive Plan Amendment – CPTA-15-001

POPULATION GROWTH

A. HISTORIC POPULATION

Newberg grew over 400 percent from 1960 to ~~2004~~ 2010. This population growth was due to a variety of factors: regional population growth, expansion of industry and business in the area, proximity to other employment centers, and the high quality of life in the area.

Table III-1. Newberg City Population – 1960-~~2004~~ 2010.

Year	Population
1960	4,204
1970	6,507
1980	10,394
1990	13,086
2000	18,064
2004	19,910
<u>2010</u>	<u>22,068</u>

Sources: U.S. Census; ~~Population Research Center, Portland State University~~

~~In addition, approximately 374 people live in the area between the city limits and the urban growth boundary, making the 2004 Newberg UGB population about 20,284.~~

B. POPULATION PROJECTIONS

Population projections are the basis of comprehensive land use planning. To maintain a high quality of living and fulfill the community vision of Newberg as a place to live, work, play, and grow, the community must plan for its future population. Population growth will require sufficient land and services.

Many of the same factors that have contributed to Newberg's historic population growth will contribute to its future growth: employment opportunities both in Newberg and nearby, high quality of life, and regional population growth. Newberg is already experiencing a great amount of population growth ~~due to the lack of buildable land within the Portland area.~~ population growth throughout the region, regional tourism opportunities, local employment opportunities, and quality of life factors.

Future population projections for the City of Newberg were prepared in 2004 by Barry Edmonston, Portland State University, Population Research Center,¹ using two different methodologies: a ratio method and a cohort component method. While the two methods produced similar results, City staff and the Ad Hoc Committee on Newberg's Future felt that the cohort component method more accurately projected the future population of Newberg. In addition, projected population growth for the area outside the city limits but inside the UGB was added to the City population projections to yield Urban Area population projections. Table III-1 presents the resulting population forecasts through 2040.

Table III-2. Future Population Forecast – Newberg Urban Area

Year	Population Forecast
2000 ²	18,438
2005	21,132
2010	24,497
2015	28,559
2020	33,683
2025	38,352
2030	42,870
2035	48,316
2040	54,097

Sources: Johnson Gardner, Barry Edmonston

This population forecast was used to determine future land needs within the Newberg urban area.

Oregon Administrative Rule (OAR) 660-024-0030 requires counties to adopt and maintain a coordinated 20-year population forecast for the county and for each urban area within the county. Yamhill County contracted with the Portland State University Population Research Center (PRC) to prepare the 20-year coordinated population forecast for the county and all of its cities. The PRC report was released in October 2012 and adopted by the Yamhill County Board of Commissioners in November 2012 through Board Order 878. In 2015, the State of Oregon adopted new administrative rules for population forecasts, which specify that the PRC will be doing new population forecasts for the regions of the state. Newberg is expected to receive new updated population projections in 2017 as part of the new forecasting schedule, and will adopt the new projections at that time. In the interim, Newberg will rely upon the acknowledged 2012 Yamhill County coordinated population forecast for planning purposes as permitted by OAR 660-032-0040.

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

² 2000 Population is the U.S. Census estimate for Newberg plus the estimate of population outside City limits but within the UGB.

Exhibit “B”

Comprehensive Plan Amendment – CPTA-15-001 - Findings

Comprehensive Plan amendments must comply with applicable statewide planning goals (SPG) and Newberg Comprehensive Plan (NCP) goals and policies.

NCP: A. Citizen Involvement/SPG 1: Citizen Involvement

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

FINDING: Newberg has a Citizen Involvement Program, including citizens appointed to decision making committees and several opportunities for the public to comment on proposed applications during review of planning applications. This proposed Comprehensive Plan amendment will go before both the appointed Planning Commission and the elected City Council for local decisions. This goal is met.

NCP: B. Land Use Planning/SPG 2: Land Use Planning

NCP 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.

NCP POLICIES: 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.

SPG GOAL: To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

FINDING: Newberg has an ongoing land use planning program, which includes using the adopted Comprehensive Plan, Development Code, and related plans to guide planning activities within the city. This proposed amendment to the Comprehensive Plan will help keep the Plan relevant and current. This goal is met.

NCP: H. The Economy/SPG 9: Economic Development

NCP GOAL: To develop a diverse and stable economic base.

NCP POLICIES: 1. General Policies. b. The City shall encourage economic expansion consistent with local needs.

SPG GOAL: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.

FINDING: The proposed Comprehensive Plan amendment is to update the historic population section and to reference the Yamhill County 2012 coordinated population forecast for the county and its cities in the population projections section. Newberg had previously adopted the coordinated population forecast as part of the south industrial urban growth boundary amendment and Economic Opportunities Analysis code amendments. However, City Council repealed these items on October 5, 2015, through adoption of Ordinance No. 2015-2786, which also voided adoption of the coordinated population forecast. In 2015, the State of Oregon adopted new administrative rules for population forecasts, which

specify that the Portland State University Population Research Center (PRC) will be doing new population forecasts for the regions of the state. Newberg is expected to receive new updated population projections in 2017 as part of the new forecasting schedule, and will adopt the new projections at that time. Due to the recent state rulemaking, there is not currently a mechanism for the city to adopt the previous 2012 coordinated forecast. Although the city cannot adopt the previous forecast, the new rules do specify that the city may rely upon the acknowledged 2012 county forecast for planning purposes until the new regional projection is adopted [OAR 660-032-0040].

The purpose of these amendments is to help the city plan for the future, including the ability to help develop a diverse and stable economic base and to provide a variety of economic opportunities. Without an accurate population and employment forecast, the city would not be as prepared to plan for future needs. This goal is met.

NCP: I. Housing/SPG 10: Housing

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

SPG GOAL: To provide for the housing needs of the citizens of the state.

FINDING: Newberg uses the Comprehensive Plan and related adopted plans to guide future land use planning efforts. The proposed Comprehensive Plan amendment will reference the updated population forecast for the city, enabling future planning efforts to plan for adequate housing for the current and future citizens of the city. This goal is met.

NCP: L. Public Facilities And Services/SPG 11: Public Facilities and Services

NCP/SPG GOAL: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development.

FINDING: Newberg needs to have an updated population and employment forecast in order to effectively plan future needs for public facilities and services. By updating the Comprehensive Plan, Newberg can more effectively plan for public facility needs. This goal is met.