

**REFERRED BY THE CITY OF NEWBERG
MEASURE 36-163**

**EXPLANATORY STATEMENT
36-163**

**ANNEXING 7.2 ACRES AT
108 S. SPRINGBROOK ROAD INTO NEWBERG.**

QUESTION: Should Newberg annex approximately 7.2 acres located at 108 S. Springbrook Road?

SUMMARY: This measure would annex one parcel to the City of Newberg. The parcel is adjacent to the current city limits on its east, south and west sides. The parcel would be zoned R-3 (high density residential), which matches the HDR (high density residential) comprehensive plan designation on the site. Annexation would also place a stream corridor overlay and airport overlay on the site, and withdraw the parcel from the Newberg Rural Fire Protection District.

The parcel is owned by the Estate of J.C. Walker, and the applicant is Springbrook Investments LLC. The R-3 zone would allow a variety of uses, including multifamily apartments. The stream corridor overlay would place some protections on the existing trees along the stream on the eastern portion of the property.

The Newberg City Council determined that the application met land use approval criteria. The Newberg Charter requires annexations to be approved by the electorate of the city. For more information, see Explanatory Statement.

EFFECT OF PASSAGE: If this measure passes, one parcel consisting of approximately 7.2 acres would be incorporated into the city limits of the City of Newberg. The parcel would be withdrawn from the Newberg Rural Fire Protection District.

BACKGROUND: This measure would annex one parcel located at 108 S. Springbrook Road to the City of Newberg. The parcel is adjacent to the current city limits on its east, south and west sides, and is within the Newberg Urban Growth Boundary. The parcel would be zoned R-3 (high density residential), with a stream corridor overlay on the eastern portion of the site. The proposed zoning matches the existing HDR (high density residential) Comprehensive Plan designation on the site.

The parcel is owned by the Estate of J.C. Walker, and the applicant is Springbrook Investments LLC. The R-3 zone would allow a variety of uses, including multifamily apartments. The stream corridor overlay would place some protections on the existing trees along the stream on the eastern portion of the property.

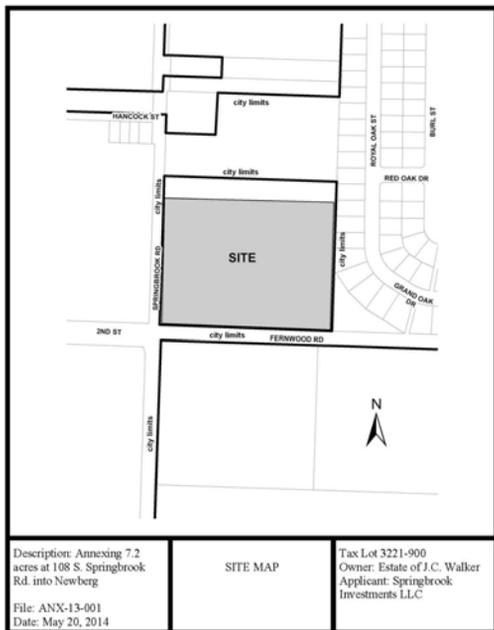
New development will be required to connect to sanitary sewer and water services upon development.

The Newberg City Council determined that the application has met the land use criteria for approval and that an adequate level of services is available or will be made available to serve the annexation area.

The Newberg Charter provides that annexations must be approved by a majority vote of the electorate of the city. The Council referred this matter to the May 20, 2014 election.

Information pertaining to this annexation measure, including a legal description, findings and additional maps, can be found on the City's website at <http://www.newbergoregon.gov>. Copies of the reports, minutes of the hearing, and a legal description are also available at the Newberg Planning and Building Department located at City Hall - 414 East First Street, Newberg, Oregon or (503) 537-1240.

EFFECT OF FAILURE: If this measure fails, the parcel would not be part of the City of Newberg but remain in Yamhill County outside the city limits, and the parcel would remain in the Newberg Rural Fire Protection District.



**NO ARGUMENTS WERE FILED
IN SUPPORT OR IN
OPPOSITION TO THIS MEASURE**

*Information furnished by Norma Alley, City Recorder
City of Newberg*