



Newberg Urban Renewal Agency

July 20th, 2026

6PM

Newberg Public Safety Building 401 E. Third Street

Denise Bacon Community Room

Online: <https://us06web.zoom.us/j/89536547180>

Public Comment Registration: <https://bit.ly/nbgcomment>

1. CALL TO ORDER

2. ROLL CALL

3. COMMITTEE BUSINESS

1.1. Board Member Appointments

i NURA Board Chair

ii NURA Board Vice-Chair

iii NURA CAC Chair

1.2. De-annexation of Parcels from Newberg Urban Renewal Area and Plan

i Exhibit A: Legal Descriptions and Cadastral Maps

ii Presentation

ADJOURNMENT

ADA STATEMENT

Contact the City Recorder's Office for physical or language accommodations at least 2 business days before the meeting. Call (503) 537-1283 or email cityrecorder@newbergoregon.gov. For TTY services please dial 711.

*indicates supplementary item



NEWBERG URBAN RENEWAL AGENCY

REQUEST FOR BOARD ACTION

Date Action Requested: July 20, 2026

Resolution ☒ Motion ☐ Information ☐	
No. 2026-16	
Subject: De-annexation Removal of Parcels from Newberg Urban Renewal Area and Plan	Staff: James Dingwall Department: Community Development

Recommendation: Adopt Resolution No. 2026-16 removing Yamhill County Tax Lots 3230B 02300, 3230B 06000, 3230B 06100, and 3230 01400 from the Newberg Urban Renewal Area and Plan.

Executive Summary: Del Boca Vista LLC (Applicant), on behalf of Cindy A. Christenson and Larry D. Christenson, Co-Trustees of the Larry D. Christenson Trust, and Laura Jeffery and John A Jeffery, Trustees of the John and Launa Jeffery Trust (Owners), requested de-annexation of 28.38 acres comprised of four tax lots (Tax Map and Parcel numbers 3230B 02300, 3230B 06000, 3230B 06100, 3230 01400) as described in Exhibit “A” from Newberg’s city limits.

The properties were originally annexed in 2006 through Ordinance No. 2006-2651. The tax lots are approximately 20.05, 2.38, 5.02, and 0.93 acres in size and are zoned Medium Density Residential/Riverfront Subdistrict (R-2/RD). Significant portions of the properties are within the Stream Corridor Overlay and Areas of Special Flood Hazard Overlay, which restrict development through provisions in the Newberg Municipal Code. The Applicant has also cited that the properties cannot be developed to City standards and has submitted a Utility Memo describing the location of existing public utilities and infrastructure requirement feasibility for proposed development.

The parcels are within the Newberg Urban Renewal Area (north parcels – Riverfront Sub-Area: C, south parcels – Riverfront Sub-Area: B). If the parcels are de-annexed and remain in the Urban Renewal Area, approval by the Yamhill County Board of Commissioners would be required to continue including the newly unincorporated area. The City Attorney recommends that the Newberg Urban Renewal Agency consider a Minor Amendment to remove the parcels to avoid ambiguity and disputes related to the status of the de-annexed land under the Plan. This minor amendment should be approved before the de-annexation occurs.

No projects are identified in the Newberg Urban Renewal Plan on or adjacent to the subject properties.

On June 15, 2026, the Newberg City Council adopted Resolution No. 2026-4032 declaring that it is the intent of the Newberg City Council to change the boundaries of the city by means of a withdrawal of territory, held a public hearing, and adopted Order No. 2026-47 establishing a time and place for a final hearing on the withdrawal of territory following the Agency’s consideration of the minor amendment.

Fiscal Impact: Removing the tax lots from the city limits would diminish urban renewal district revenues, though the current assessment, summarized below, is small and future development potential minimal due to natural resource constraints.

The 2025 assessed values for the tax lots were:

- R3230B 06000: \$3,684
- R3230B 06100: \$47,399
- R3230B 02300: \$52,560
- R3230 01400: \$2,694

Attachments:

1. Ordinance No. 2026-2945
2. Exhibit A Legal Descriptions and County Assessor Cadastral Map

RESOLUTION No. 2026-16

A Resolution Removing Yamhill County Tax Lots 3230B 02300, 3230B 06000, 3230B 06100, and 3230 01400 from the Newberg Urban Renewal Area and Plan

Recitals:

1. Whereas, on April 18, 2022, the Newberg City Council adopted the Newberg Urban Renewal Plan through Ordinance 2022-2896.
2. Whereas, Del Boca Vista LLC submitted an application to withdraw 28.38 acres shown and described in Exhibit “A” from the Newberg city limits pursuant to ORS 222.460.
3. Whereas, the property shown and described in Exhibit “A” is included in the Newberg Urban Renewal Area, Subdistricts B and C, adopted through Ordinance No. 2022-2896.
4. Whereas, removal of territory from the Newberg Urban Renewal Plan is not a Substantial Amendment or Council Approved Amendment as defined in the Newberg Urban Renewal Plan, Section VII, ORS 457.085, or ORS 457.220.
5. Whereas, the Newberg Urban Renewal Plan, Section X.D requires that the Newberg Urban Renewal Agency undertake a financial analysis of the Newberg Urban Renewal Plan every five years from the date of first tax increment revenues.

The Newberg Urban Renewal Agency Resolves as Follows:

1. Upon approval of withdrawal from the Newberg city limits by the Newberg City Council, the subject property which is shown and described in Exhibit “A” shall be withdrawn from the Newberg Urban Renewal Area and Newberg Urban Renewal Plan.
2. At the time of the Newberg Urban Renewal Agency’s next financial analysis of the Newberg Urban Renewal Plan, the Plan and incorporated documents, including but not limited to Newberg Urban Renewal Area map, legal description, and tax increment finance projections shall be updated to reflect the removal of the subject property.
3. Exhibit “A” is hereby adopted and by this reference incorporated.

Effective Date of this resolution is the day after the adoption date, which is July 21, 2026.

Adopted by the Newberg Urban Renewal Agency, Oregon, this 20th day of July, 2026.

Rachel Thomas, City Recorder

Attest by the Chair this _____ day of _____, 2026.

Derek Carmon, Chair

Exhibit "A"

Real property in the County of Yamhill, State of Oregon, described as follows:

All of the following described property lying SOUTHERLY of the State Highway as awarded in Stipulated General Judgment in Yamhill County Circuit Court Case 14CV07218, and recorded September 29, 2015 as Instrument No. [201515432](#):

Parcel 1:

Beginning at a stake on the right bank of Chehalem Creek and on the East line of the Levi Hagey Donation Land Claims No. 41 and No. 61 in Township 3 South, Ranges 2 and 3 West of the Willamette Meridian, Yamhill County, Oregon, 4.80 chains South of the Northeast corner of said Claim, from which a cedar 36 inches in diameter bears South 40° West 100 links distant and a maple 6 inches in diameter bears North 40° West 82 links distant; thence North on the East boundary of said Claim (intersect the left bank of said Creek at 0.18 of a chains, intersect the Northeast corner of the Hagey Donation Land Claim at 4.80 chains) 9.60 chains to a stake from which a maple tree 8 inches in diameter bears South 1° West 64 links distant and a maple 6 inches in diameter bears North 89° East 45 links distant; thence East (at 6.32 chains intersect the Southwest corner of the Joseph B. Rogers Donation Land Claim) 12.17 chains to a stake on the South boundary of said Rogers Claim from which a fir 8 inches in diameter bears North 38°30' West 53 links distant and a fir 6 inches in diameter bears North 52° East 47 links distant; thence South 10.50 chains to stake from which a maple 6 inches in diameter bears North 40° East 92 links distant; thence South 59°30' East (at 15.50 chains intersect Chehalem Creek) 15.65 chains to a stake on the right bank of Creek from which an ash tree 4 inches in diameter bears South 83° West 10 links distant; thence South 26° West along right bank, 2.33 chains to stake from which an ash 10 inches in diameter bears North 42° East 60 links distant; thence South 73°30' East 1.50 chains to a stake on the left bank of the Willamette River from which an ash 24 inches in diameter bears North 70° East 18 links distant; thence South 45° West along left bank 3.46 chains to a stake from which a balm tree 24 inches in diameter bears North 60° East 29 links distant; thence North 79°15' West 7.25 chains to stake on right bank of Chehalem Creek from which a maple 24 inches in diameter bears South 30° West 13 links distant; thence meandering the right bank of said Creek as follows: North 26°30' West 2.80 chains; South 56° West 4.50 chains; North 41°30' West 17.50 chains to the Place of Beginning.

SAVE AND EXCEPT that portion conveyed to George James Barton and Christa Renante Barton in Warranty Deed recorded June 1, 1972 in Film [Volume 89, Page 1390](#), Deed and Mortgage Records.

Parcel 2:

All that portion of the following described tract lying Northeasterly of Chehalem Creek:

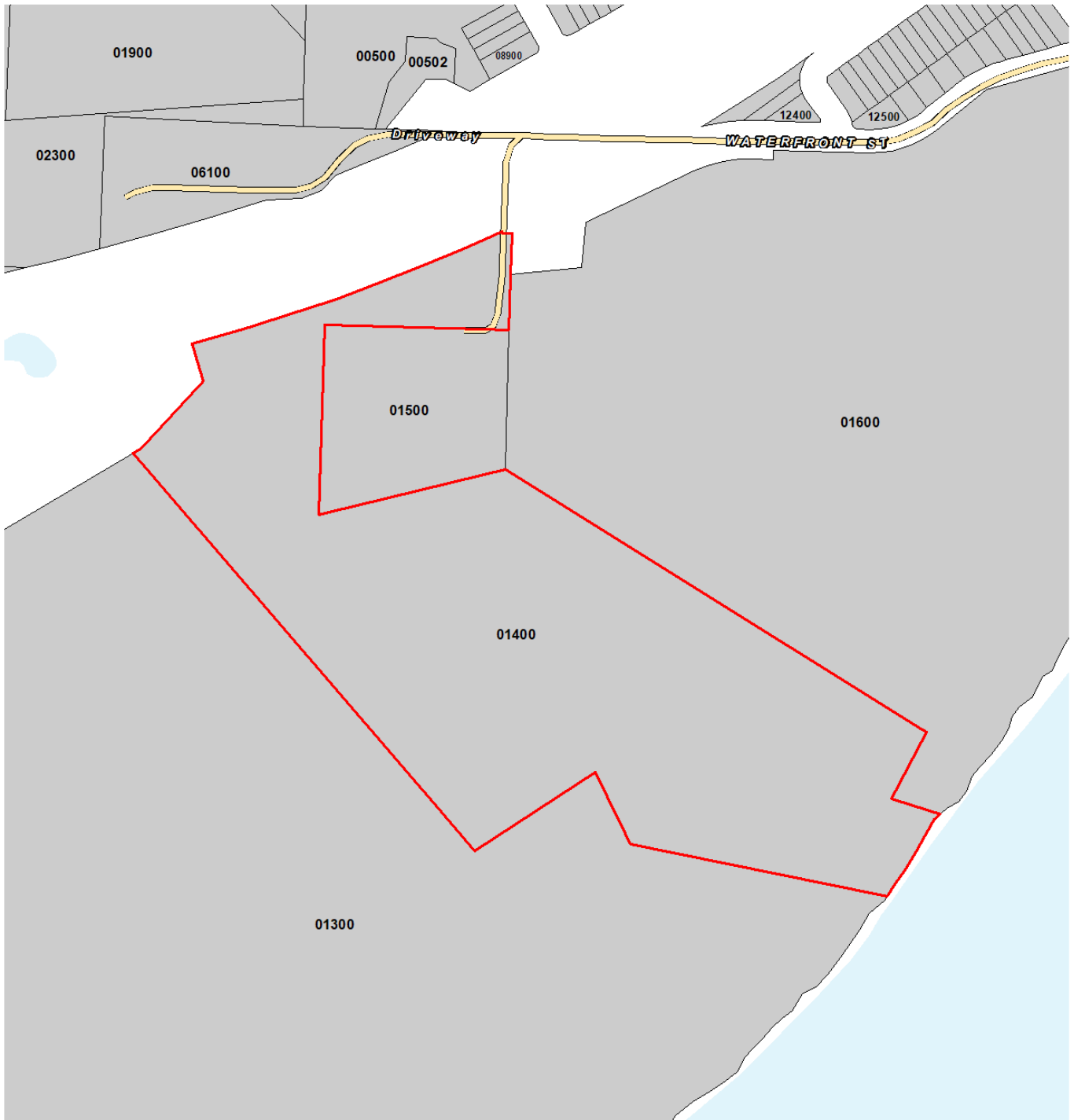
Part of the Levi Hagey Donation Land Claim No. 41 and No. 61 in Township 3 South, Ranges 2 and 3 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at the Northeast corner of said Claim; thence South along the East line thereof, 31.10 chains to an iron gas pipe; thence North 89° West 21.10 chains to an iron gas pipe; thence North parallel with the East line of said Claim 30.52 chains; thence North 88°38' East 21.10 chains to the Place of Beginning.



First American Title

R3230 01400
1835 NE Waterfront St
Newberg, OR 97132



Taxlot



Subject



Taxlot

9/26/2025

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Exhibit "A"

Real property in the County of Yamhill, State of Oregon, described as follows:

TRACT 1: [3230B 6000]

All of the following described property lying NORTHERLY of the State Highway as awarded in Stipulated General Judgment in Yamhill County Circuit Court Case 14CV07218, and recorded September 29, 2015 as Instrument No. [201515432](#):

All that portion of the following described tract lying Northeasterly of Chehalem Creek: Part of the Levi Hagey Donation Land Claim No. 41 and No. 61 in Township 3 South, Ranges 2 and 3 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at the Northeast corner of said Claim; thence South along the East line thereof, 31.10 chains to an iron gas pipe; thence North 89° West 21.10 chains to an iron gas pipe; thence North parallel with the East line of said Claim 30.52 chains; thence North 88°38' East 21.10 chains to the Place of Beginning.

TRACT 2: [3230B-2300]

All of the following described property lying NORTHERLY of the State Highway as awarded in Stipulated General Judgment in Yamhill County Circuit Court Case 14CV07218, and recorded September 29, 2015 as Instrument No. [201515432](#):

That portion of Lot 8, SOUTH NEWBERG SUBURBAN ACRES which lies South of Chehalem Creek and being a part of the land described in contract dated November 6, 1963 and recorded November 18, 1963 in Film Volume 33, Page 957, Deed and Mortgage Records, between Harold H. Miller and Martin VerMum, in Yamhill County, Oregon.

TRACT 3: [3230B-6100]

All of the following described property lying NORTHERLY of the State Highway as awarded in Stipulated General Judgment in Yamhill County Circuit Court Case 14CV07218, and recorded September 29, 2015 as Instrument No. [201515432](#):

Beginning at a stake on the right bank of Chehalem Creek and on the East line of the Levi Hagey Donation Land Claims No. 41 and No. 61 in Township 3 South, Ranges 2 and 3 West of the Willamette Meridian, Yamhill County, Oregon, 4.80 chains South of the Northeast corner of said Claim, from which a cedar 36 inches in diameter bears South 40° West 100 links distant and a maple 6 inches in diameter bears North 40° West 82 links distant; thence North on the East boundary of said Claim (intersect the left bank of said Creek at 0.18 of a chains, intersect the Northeast corner of the Hagey Donation Land Claim at 4.80 chains) 9.60 chains to a stake from which a maple tree 8 inches in diameter bears South 1° West 64 links distant and a maple 6 inches in diameter bears North 89° East 45 links distant; thence East (at 6.32 chains intersect the Southwest corner of the Joseph B. Rogers Donation Land Claim) 12.17 chains to a stake on the South boundary of said Rogers Claim from which a fir 8 inches in diameter bears North 38°30' West 53 links distant and a fir 6 inches in diameter bears North 52° East 47 links distant; thence South 10.50 chains to stake from which a maple 6 inches in diameter bears North 40° East 92 links distant; thence South 59°30' East (at 15.50 chains intersect Chehalem Creek) 15.65 chains to a stake on the right bank of Creek from which an ash tree 4 inches in diameter bears South 83° West 10 links distant; thence South 26° West along right bank, 2.33 chains to stake from which an ash 10 inches in diameter bears North 42° East 60 links distant; thence South 73°30' East 1.50 chains to a stake on the left bank of the Willamette River from which an ash 24 inches in diameter bears North 70° East 18 links distant; thence South 45° West along left bank 3.46 chains to a stake from which a balm tree 24 inches in diameter bears North 60° East 29 links distant; thence North 79°15' West 7.25 chains to stake on right bank of Chehalem Creek from which a maple 24 inches in diameter bears South 30° West 13 links

distant; thence meandering the right bank of said Creek as follows: North 26°30' West 2.80 chains; South 56° West 4.50 chains; North 41°30' West 17.50 chains to the Place of Beginning.

SAVE AND EXCEPT that portion conveyed to George James Barton and Christa Renante Barton in Warranty Deed recorded June 1, 1972 in Film Volume 89, Page 1390, Deed and Mortgage Records.

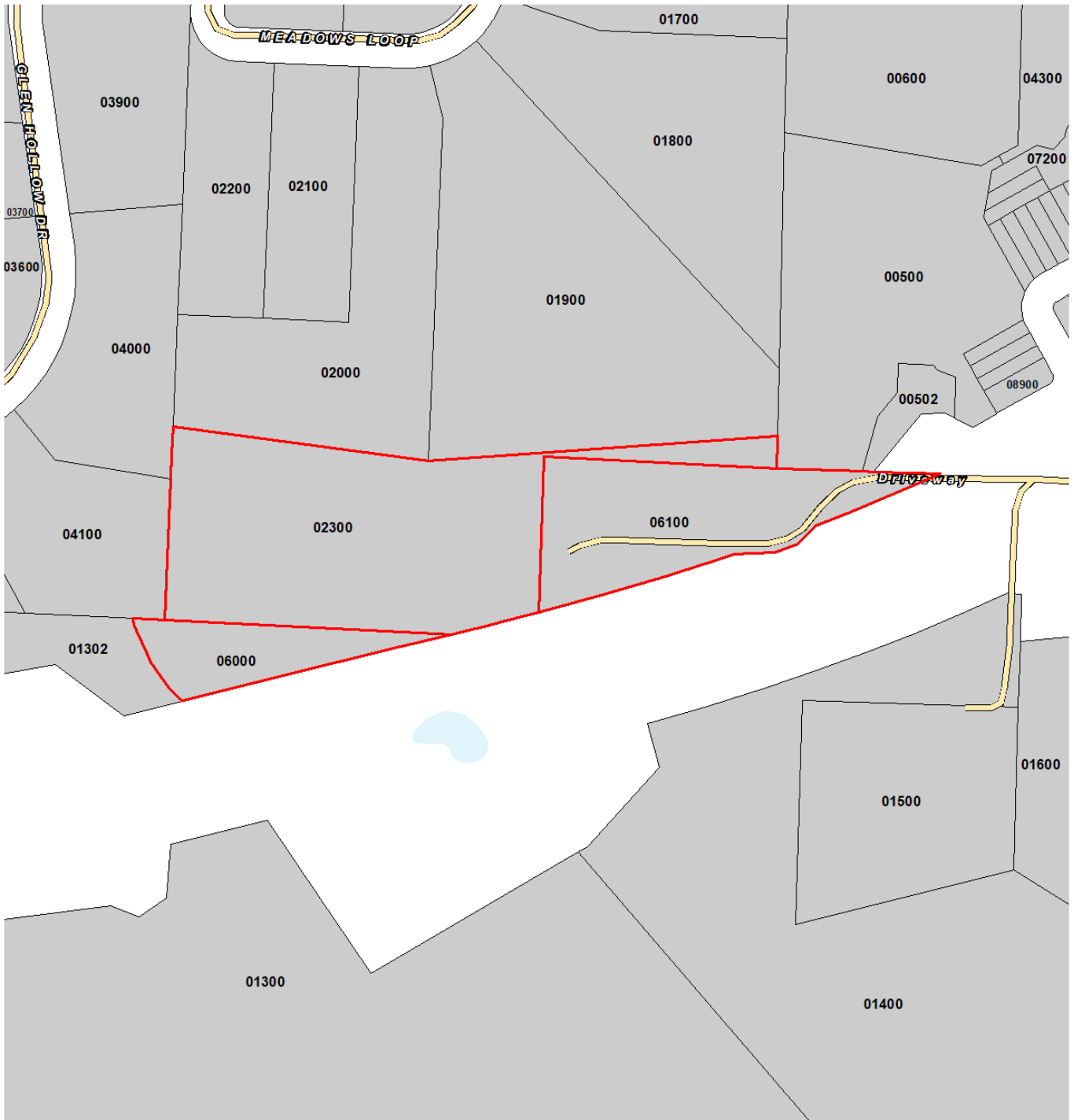


First American Title

R3230B 06100,R3230B 06000,R3230B 06100,R3230B 02300

No Site Address

, OR



Taxlot



Subject

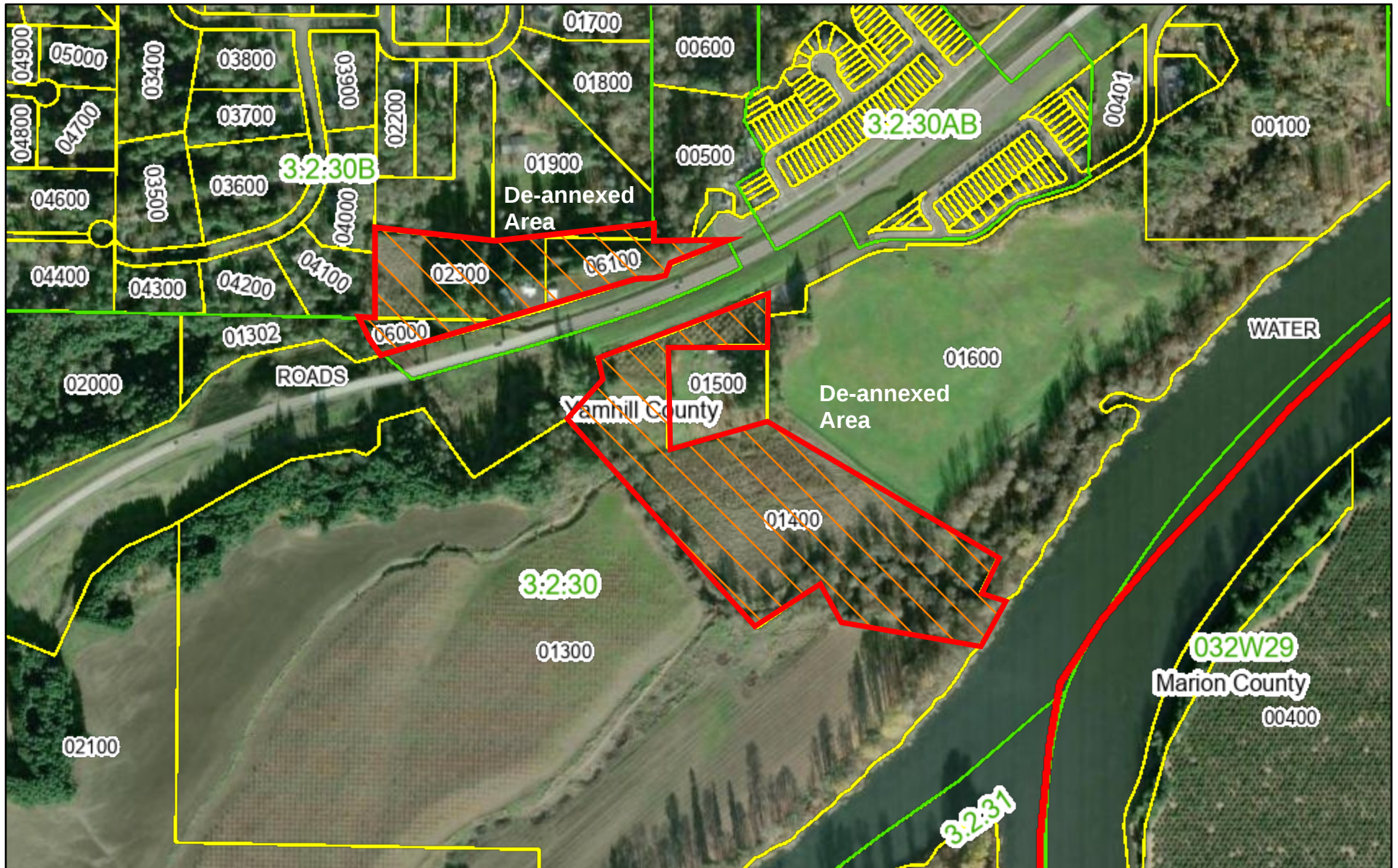


Taxlot

9/26/2025

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ArcGIS Web Map



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taxlot

CountyLines

mapIndex

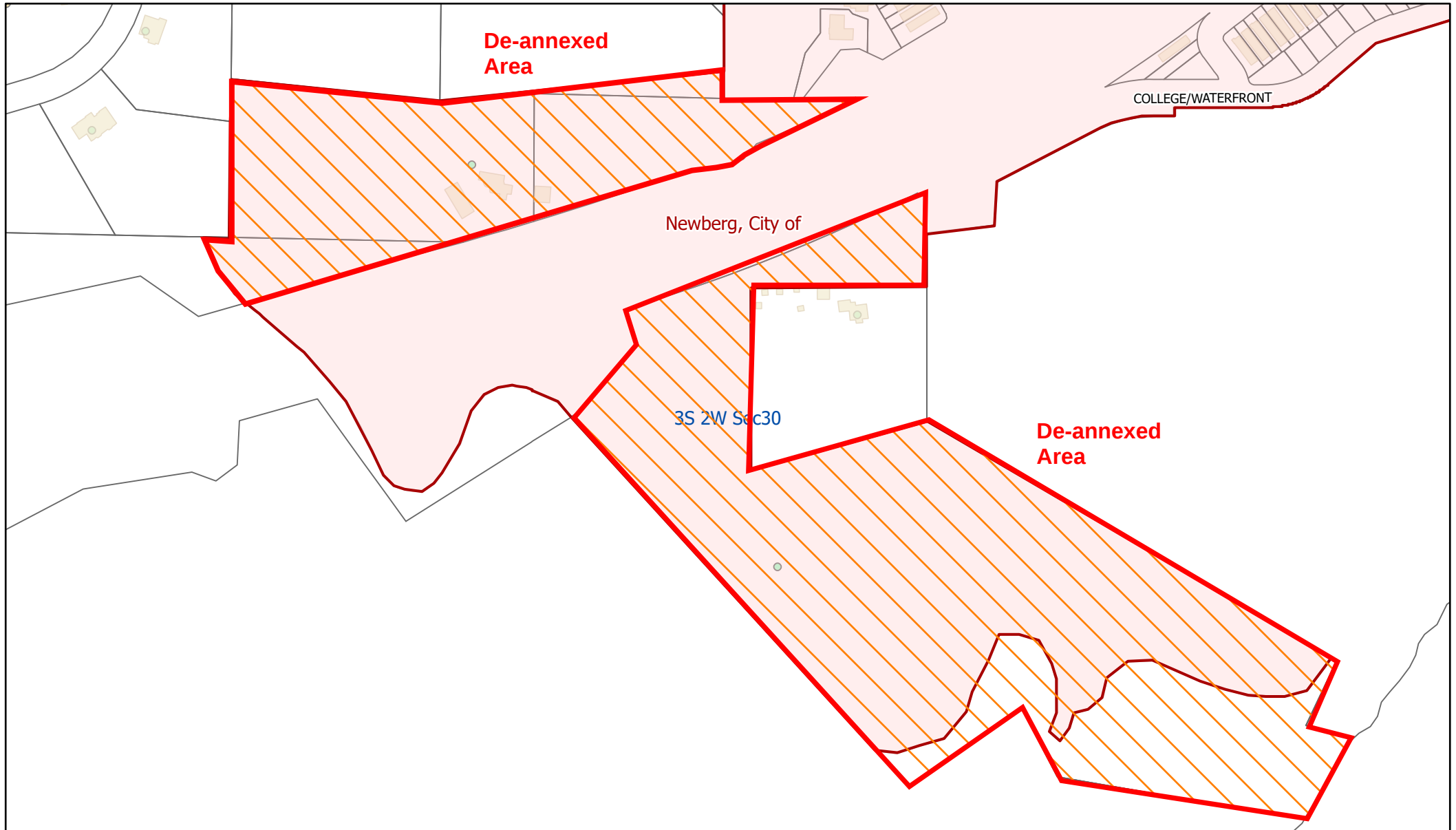
1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

OREGON DOR, GEO, Vantor

Yamhill County Map



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 City Boundaries

 City Boundaries

 Building Footprints

 Sections

 Taxlot Parcels

Structures

 Number

 Residential



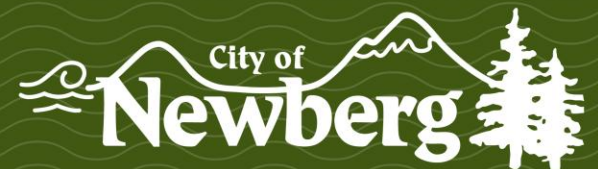
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0 0.04 0.09 0.18 km

Resolution No. 2026-16

Minor Amendment Removing Territory from Urban Renewal Area and Plan

Newberg Urban Renewal Agency

July 20, 2026



Staff Recommendation

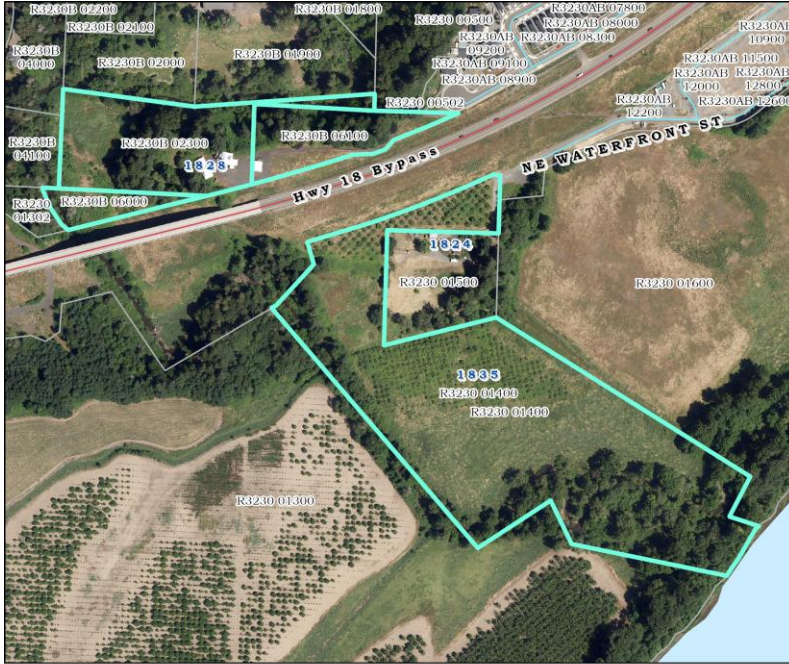
- Adopt Resolution No. 2026-16 removing Yamhill County Tax Lots 3230B 02300, 3230B 06000, 3230B 06100, and 3230 01400 from the Newberg Urban Renewal Area and Plan.

Background

- CDD held a pre-application meeting regarding the development of single-family dwellings, a storage facility, and potential de-annexation.
- The properties were annexed in 2006 through Ordinance No. 2006-2651.
- The sites are zoned R-2/RD and contain significant areas of the Stream Corridor Overlay and Areas of Special Flood Hazard Overlay, and are approximately 20.05, 2.38, 5.02, and 0.98 acres in size.

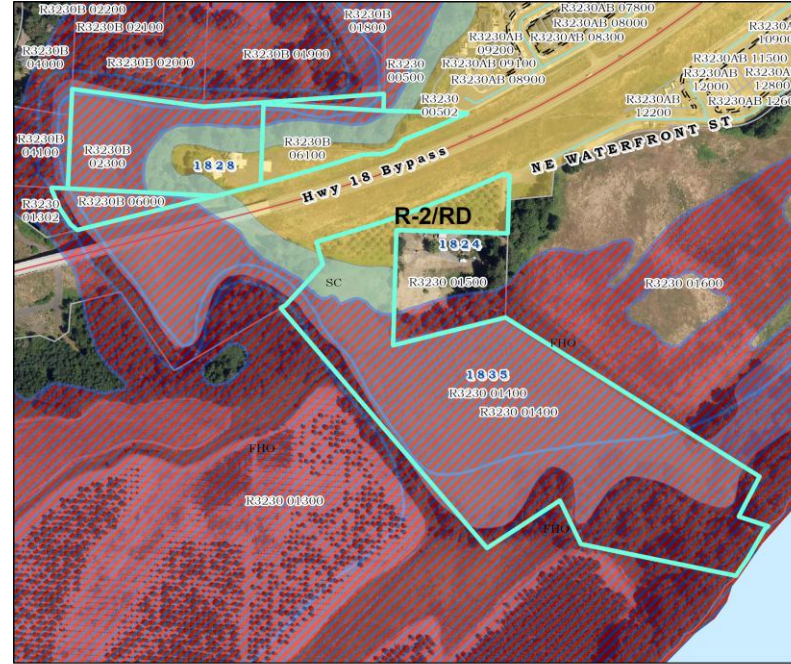
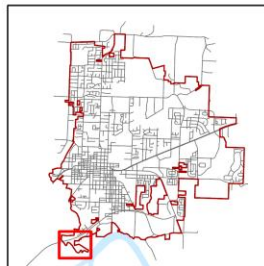
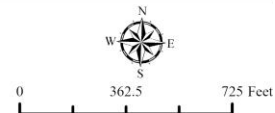
Background

- On June 15, 2026, City Council adopted Resolution No. 2026-4032 declaring the intent to withdraw territory, held a public hearing, and adopted and Order No. 2026-0047 fixing a time and place for a final public hearing.
- On July 20, 2026, The Newberg Urban Renewal Agency considering Resolution No. 2026-16 removing the territory from the Newberg Urban Renewal Area and Plan.
- On July 20, 2026, City Council will hold a final hearing and consider adopting Ordinance.



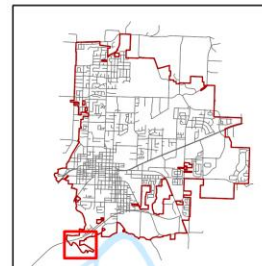
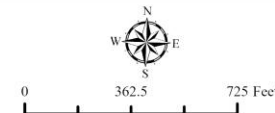
Aerial Map

- Subject Property
- Taxlots



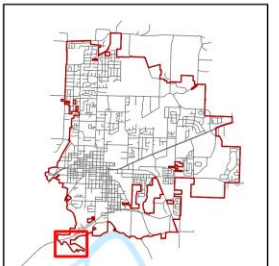
Zoning Map

- Subject Property
- Taxlots
- Special Flood Hazard
- Stream Corridor
- ZONING
- R-2/RD Riverfront District

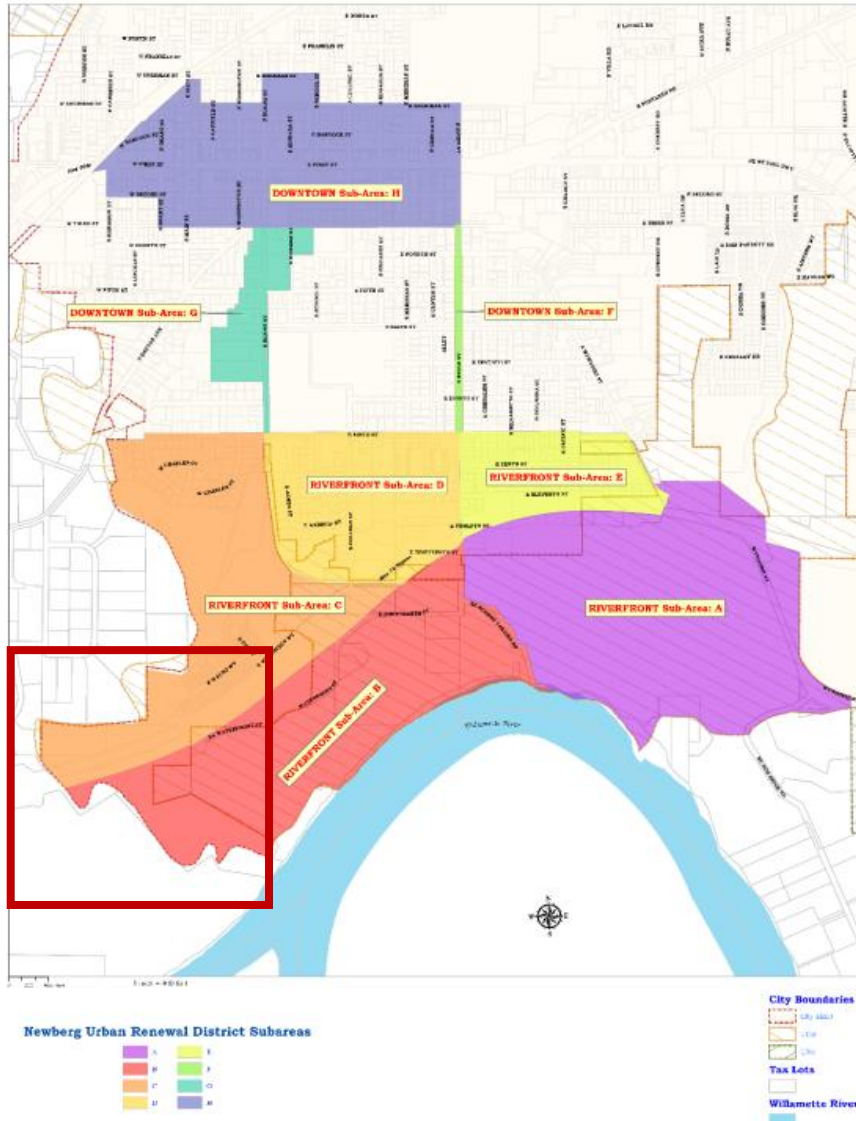


Utilities Map

- Subject Property
- Taxlots
- Sewer CleanOut
- Sewer Manholes
- Sewer Laterals
- Gravity Main
- Storm Manhole
- Active Storm Inlet
- Collector
- Storm Pipe
- Water Meter
- Water Valves
- CITY OF NEWBERG, Potable Main
- Hydrant
- Lateral
- Service Lateral



Newberg Urban Renewal District Subareas



The 2025 assessed values for the tax lots were:

- R3230B 06000: \$3,684
- R3230B 06100: \$47,399
- R3230B 02300: \$52,560
- R3230 01400: \$2,694

Process

- At the time of the Newberg Urban Renewal Agency's next financial analysis of the Newberg Urban Renewal Plan, the Plan and incorporated documents, including but not limited to Newberg Urban Renewal Area map, legal description, and tax increment finance projections shall be updated to reflect the removal of the subject property.

Staff Recommendation

- Adopt Resolution No. 2026-16 removing Yamhill County Tax Lots 3230B 02300, 3230B 06000, 3230B 06100, and 3230 01400 from the Newberg Urban Renewal Area and Plan.

Thank you!

Questions?