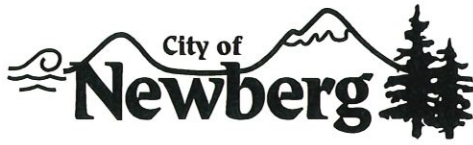


# EXHIBIT L

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Draft Public Notice



## Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132  
503-537-1240. Fax 503-537-1272 [www.newbergoregon.gov](http://www.newbergoregon.gov)

### NOTICE OF PLANNING COMMISSION HEARING ON AN COMPREHENSIVE PLAN AMENDMENT

A property owner in your neighborhood submitted an application to the City of Newberg for an 18-Lot Planned Unit Development. The Newberg Planning Commission will hold a hearing on **XXX** at 7pm at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

The application would permit an 18-Lot Planned Unit Development Subdivision of the 1.56-acre property located on S. River St. in the City's Medium Density Residential/Riverfront Zoning District (R-2/RD).

APPLICANT/PROPERTY OWNER:	<i>Riverlands Subdivisión LLC</i>
TELEPHONE:	<i>971-706-2058</i>
LOCATION:	<i>1303 S River Street, Newberg</i>
TAX LOT NUMBER:	<i>Tax Map R3229/02500</i>



*Working Together For A Better Community-Serious About Service"*

C:\Users\MacKenzie\Desktop\CPA\_WorkingPublicNotice-CPA.doc

We are mailing you information about this project because you own land within 500 feet of the proposed development. We invite you to participate in the land use hearing scheduled before the Planning Commission. If you wish to participate in the hearing, you may do so in person or be represented by someone else. You also may submit written comments. Oral testimony is typically limited to five minutes per speaker.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File xxx  
City of Newberg Community Development Department  
PO Box 970 Newberg, OR 97132

All written comments must be received by noon on **XXX**. Written information received after this time will be read out loud at the hearing subject to time limits for speakers, and will be included in the record if there are further proceedings.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240. A copy of the application is posted on the city website at [www.newbergoregon.gov/planning](http://www.newbergoregon.gov/planning).

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for a Planned Unit Development are found in Newberg Development Code Section 15.240.030

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The Planning Commission will make a recommendation to the city council. The city council will then hold a public hearing, and make a decision at the end of the public hearing process. If you participate in the public hearing process, either by testifying at the public hearing, or by sending in written comments, we will send you information about any decision made by the City relating to this project.

Date Mailed: **XXX**