



Community Development Department

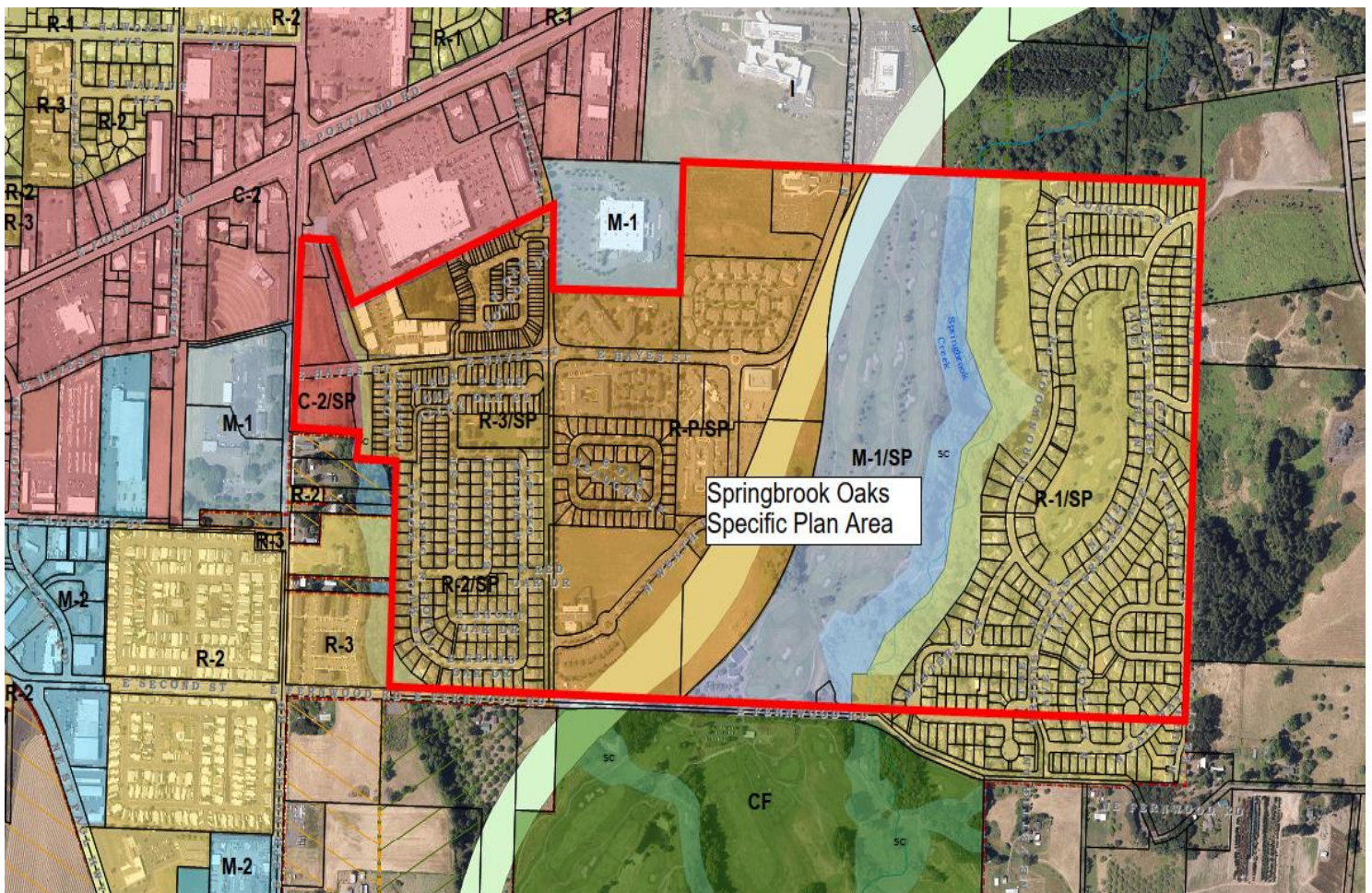
P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

NOTICE OF PLANNING COMMISSION HEARING ON TRIPLEX, QUADPLEX, COTTAGE CLUSTER AND TOWNHOUSE REGULATIONS (HB 2001)

The City of Newberg is amending the Springbrook Oaks Specific Plan to comply with HB 2001 regarding triplex, quadplex, cottage cluster and townhouse development regulations. All property within the Springbrook Oaks Specific Plan that allows detached single-family dwellings will also be allowed to develop triplex, quadplex, cottage cluster and townhouse dwellings. The Newberg Planning Commission will hold a hearing on November 10, 2021 at 7pm at using Zoom:

<https://us06web.zoom.us/j/96560992068> Or Telephone: Dial (for higher quality, dial a number based on your current location):
US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099
Webinar ID: 965 6099 2068, 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.

APPLICANT: City of Newberg
TELEPHONE: 503-537-1240
LOCATION: Springbrook Oaks Specific Plan



We are mailing you information about this project because you own land within the Springbrook Oaks Specific Plan area. 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:

City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132

Written Comments: File No. GEN21-0012

All written comments must be received by 4:30 p.m. on October 29, 2021. 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. The proposed material on triplex, quadplex, cottage cluster and townhouse regulations can also be accessed at: <https://www.newbergoregon.gov/cd/page/cpta21-0002-dca21-0004-gen21-0011gen21-0012gen21-0013-middle-housing-triplexes-quadplexes>

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 are found in Newberg Development Code Section 15.100.050, 15.100.060 and 15.346.050.

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 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: October 20, 2021