



CITY OF NEWBERG / YAMHILL COUNTY  
NEWBERG URBAN AREA MANAGEMENT COMMISSION

## MEMORANDUM



TO: NUAMC

FROM: Doug Rux, Newberg Community Development Director  
Ken Friday, Yamhill County Planning and Development Director

SUBJECT: CPMA21-0002 (City)/PA-01-21 (County) Newberg Urban Reserve Area Expansion

DATE: October 25, 2022

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Attached is a supplemental packet of public comments received after the packet was distributed on October 18th.

Attachment: 1. Supplemental Public Comments

## Doug Rux

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**From:** Ashley Smith  
**Sent:** Thursday, October 20, 2022 9:15 AM  
**To:** Doug Rux  
**Cc:** Fe Bates  
**Subject:** FW: City of Newberg Urban Reserve Application Comment

Ashley Smith  
Assistant Planner  
City of Newberg  
Direct: 503.554.7768  
Cell: 971.281.9911  
Email: ashley.smith@newbergoregon.gov  
Pronouns: she/her/hers

-----Original Message-----

From: Darren Blass <darrenblass@gmail.com>  
Sent: Wednesday, October 19, 2022 7:30 PM  
To: PLANNING <planning@newbergoregon.gov>  
Subject: City of Newberg Urban Reserve Application Comment

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Darren Blass. I am a resident of Newberg and Yamhill County, Oregon. The following are my comments in opposition to the proposed Urban Reserve Application proposal. I understand the deadline to receive public comment is 4:30 pm, October 20, 2022.

1. Soil and Water

Should this proposal come to fruition and the current agricultural area become developed, storm water release from this newly industrialized area and associated vehicle use on associated roads will be released into the area's natural drainages and will have a negative impact on adjacent and surrounding agricultural areas.

2. Traffic

Specifically as it applies to Corral Creek and Fernwood, there is not a current traffic issue, traffic flow or intersection management issue, bike or pedestrian issue. Those issues would all increase substantially should this application be granted.

3. Safety consideration

This is an agricultural area. Hay trucks, logging trucks, harvest vehicles, and livestock vehicles are common. Current traffic levels on surrounding roads is manageable with an occasional "slowdown" for a few cars when an Ag vehicle shows up. Substantially increased traffic resulting from approval of this proposal will result in longer back ups on these occasions, will offer no alternate routes or turnarounds, and will compromise emergency stop location and will hinder Emergency vehicle flow.

Thank you for your review and consideration of my comments in opposition to this proposal.

Darren Blass  
Newberg, Oregon 97132  
darrenblass@gmail.com

Sent from my iPad

## Doug Rux

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**From:** Ashley Smith  
**Sent:** Thursday, October 20, 2022 9:15 AM  
**To:** Doug Rux  
**Cc:** Fe Bates  
**Subject:** FW: Newberg area reserve expansion

**Ashley Smith**  
*Assistant Planner*  
**City of Newberg**  
**Direct:** 503.554.7768  
**Cell:** 971.281.9911  
**Email:** ashley.smith@newbergoregon.gov  
**Pronouns:** she/her/hers



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**From:** Molly Eacret <mollyeacret@gmail.com>  
**Sent:** Wednesday, October 19, 2022 10:40 PM  
**To:** PLANNING <planning@newbergoregon.gov>  
**Subject:** Newberg area reserve expansion

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am writing ask that you deny the application to expand the Urban reserve area to accommodate the wishes of the applicants to use approximately 90 acres of land at the intersection of Corral Creek Rd & Fernwood Rd for a housing/retail mixed use development.

This area is rural with rural roads & accordingly has restrictions on what can and should be built on the property in question. Our roads are not designed to tolerate the increased traffic that this proposal would create with people coming and going to these homes and shops.

Additionally, water is a serious issue that the applicants fail to address as well as storm water run off that would occur and damage the existing farms adjacent to or across from the property.

Newberg has far more appropriate land to build additional housing. This proposal is a very bad idea and as a near resident I urge you to deny this application.

Sincerely yours,  
Molly Eacret  
34880 NE Corral Creek Road  
Newberg, OR 97132

## Doug Rux

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**From:** Ken Friday <fridayk@co.yamhill.or.us>  
**Sent:** Wednesday, October 19, 2022 9:41 AM  
**To:** Doug Rux  
**Cc:** Fe Bates  
**Subject:** FW: Docket No. PA-01-21 (Newberg Planning No. CPMA21-0002) Newberg Urban Area Management Commission

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

An additional comment submitted into the record.

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**From:** Gary Owen <gary.owen5@frontier.com>  
**Sent:** Tuesday, October 18, 2022 11:55 PM  
**To:** Ken Friday <fridayk@co.yamhill.or.us>  
**Subject:** Docket No. PA-01-21 (Newberg Planning No. CPMA21-0002) Newberg Urban Area Management Commission

**Caution:** This email originated outside of the Yamhill County email system

To: Newberg Urban Area Management Commission

Re: CPMA21-0002/PA-01-21 Newberg Urban Reserve Area Expansion.

From: The Greens at Springbrook Homeowners Association

We write this letter to acknowledge the proposed Bellairs/Bestwick LLC application for inclusion into the Urban Reserve.

Our number one concern is additional and unwanted traffic circulating through The Greens at Springbrook.

We have reviewed the application materials and appreciate that page 3 of Exhibit I – TPR Compliance Memo that the application appears to have anticipated that this might be a sensitive issue.

We would like the applicant to be aware of this concern and encourage them to further develop strategies to mitigate this concern.

We understand that future planning processes will eventually include more technical Environmental and Stormwater feasibility with greater detail. The applicant should also acknowledge that added runoff into downstream natural areas shall not have detrimental a effect.

Thank you for your time.

Gary L. Owen  
President,  
The Greens at Springbrook Homeowners Association

## Doug Rux

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**From:** Gregg Rossi <greggrossi@yahoo.com>  
**Sent:** Wednesday, October 19, 2022 9:54 AM  
**To:** Rick Rogers; Doug Rux  
**Subject:** Urban Reserve Amendment

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Rogers and Mr. Rux,

Our family lives in Newberg off of Wilsonville Road. We love it here! Many of our friends would love to move out here and away from Portland too. The problem is they can't find really nice homes in great neighborhood communities. Most of our friends who live out here commute to Washington County for work because they can't find the type of houses they are looking for.

We drive past the property bordering Corral Creek and Fernwood Roads every day and feel it is the perfect place for a nice community to be developed. It is next to the Greens and close to HWY 99 for those who work nearby and for those who commute to Washington County. While we appreciate how beautiful the land is, the community would be better served if a nice development was located there and the surrounding roads (Corral Creek, Fernwood and Veritas) were improved. We fully support including this land in the Urban Reserve and would love to see a great neighborhood developed there in the future.

Sincerely,

Gregg and Chelsea Rossi

Gregg Rossi  
(503) 351-2492

## Doug Rux

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**From:** Ashley Smith  
**Sent:** Thursday, October 20, 2022 9:14 AM  
**To:** Doug Rux  
**Cc:** Fe Bates  
**Subject:** FW: CPMA21-0002 Newberg Urban Reserve Area Expansion Land Use Application

Received in Planning email.

Ashley Smith  
Assistant Planner  
City of Newberg  
Direct: 503.554.7768  
Cell: 971.281.9911  
Email: ashley.smith@newbergoregon.gov  
Pronouns: she/her/hers

-----Original Message-----

From: Barbara Whitaker <barbwhit6885@gmail.com>  
Sent: Thursday, October 20, 2022 8:01 AM  
To: PLANNING <planning@newbergoregon.gov>  
Cc: Ladd Hill Neighborhood Association <lhna2015@gmail.com>  
Subject: Re: CPMA21-0002 Newberg Urban Reserve Area Expansion Land Use Application

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: City of Newberg Planning Department

We are longtime residents in eastern Yamhill County, where we and all our rural neighbors rely upon private domestic wells for our household water supply.

This proposed expansion for the purpose of commercial-industrial-residential development of 95 acres within what is also currently a rural area could potentially and drastically affect the water supply for all of us. The idea of drilling many private wells to support all those new homes and commercial/industrial buildings is ludicrous, not to mention all those buildings would require individual septic tank and drain field installations.

The negative effects of adding so many wells would draw down the available water level in the aquifer across this whole area, and very possibly could cause already existing domestic wells to fail, which would be DISASTROUSLY COSTLY to established rural residents. And most of us are located much too far from Newberg city limits to ever hope to gain access to city water in the event that our wells fail due to this kind of development.

We DEPEND on the continuing viability of the aquifer that feeds our wells!

Therefore, we are DIAMETRICALLY OPPOSED to this proposed expansion UNLESS the developers AND Yamhill County AND the City of Newberg are legally committed and responsible to provide city water and sewer services to all 95 acres BEFORE any development of this expansion property.

We hope the Planning Department will take our concerns seriously, and carefully weigh all the collateral problems that this expansion could create, versus any profits that ensuing development might generate for a few individuals and businesses. Newberg still has substantial undeveloped acreage---closer to already available city water and sewer services---that should be developed before encroaching on the fragile outlying rural areas.

Barbara and Linn Whitaker  
6885 NE Earlwood Rd  
Newberg OR 97132