



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: March 28, 2023

---

Attached are public comments received as of 12 p.m. on March 27, 2023 related to CPMA21-0002 (City)/PA-01-21 (County) Newberg Urban Reserve Area Expansion.

Attachments: 1. Public Comments

## Doug Rux

---

**From:** Bradley <brad.johnson2013@gmail.com>  
**Sent:** Sunday, March 26, 2023 4:52 PM  
**To:** Doug Rux  
**Subject:** The 90 acre Bellair plan

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.

Hi Doug-

Please do not allow this. It is my understanding that there are many places already available for development and already zoned for it.

Furthermore, development of that land will result in a dramatic increase in traffic and a reduction in the value of all the homes in the greens and surrounding areas. Newberg does not need more high density housing, especially if there's no plans for improving access from 99. There's NO WAY that corral creek and fernwood can handle that additional traffic. As is, at 0615 in the morning, I sometimes wait 5-10 min just to get onto 99 from corral creek because there's a continuous flow of traffic up Rex Hill at 55-70 mph and it requires a huge break in traffic to accelerate up Rex Hill. Is anyone seriously considering adding a stop light halfway up Rex Hill? Adding hundreds of homes to the area will make that immensely worse and will result in diverting traffic down around the golf course, past the retirement communities, up brutscher, and to a red light that is already regularly backed up. That route isn't able to handle additional traffic and functions to add a mile or more to everyone from the hundreds of homes in The Greens every morning.

Lastly, we already have a major problem with cars speeding down The Greens. We have asked for this to be addressed several times. NPD brought out a radar sign that pulled data on how fast people drive down The Greens. As I recall it, the average was 34 mph some some people being clocked at 55 mph, in a residential neighborhood loaded with kids and a 25 mph limit. As it is already a problem- what do we expect will happen if we exponentially increase the flow of traffic in the area?

Also, this feels very much like the Bellairs are using money and lawyers to manipulate the system for their benefit. Why do we, as a society, allow this? 1000 page document? As if any of us have the time or ability to go over that and respond meaningfully. They're banking on hammering down thr community's collective throats with their money. And we all know they're not going to hang out and live in their mansion amongst the new high density housing. They're going to develop the area and move, leaving the rest of us to deal with the fallout.

I would point out as well that our school district does not have its house in order. It has recently been in the national news and has reportedly spend obscene amounts of money on a tit-for-tat political battle. What happens when we bring in hundreds of new high-density homes contributing less money per capita to the school district? It certainly won't help the situation!

Lastly, with the recent and ongoing dramatic increases in interest rates, it is widely expected that the housing market will be in decline. Flooding the market with hundreds of new and high density homes will devastate our local home values. Worse, a builder may start the project and then bail as soon as it is no longer profitable to continue, leaving the development awkwardly unfinished and homes unsold.

This just doesn't make any sense. Please do not let some gimmick as pathetically transparent and problematic as pickleball be a part of this discussion at all, let alone a determining factor.

Thank you-

Brad Johnson, Newberg Resident and small business owner.

To Doug Rux and members of NUAMC

My name is Mary Ann Scholz and I have lived at 31139 NE Corral Creek for 58 years. I, and my three children, grew up on our farm and attended Newberg Schools being actively involved in all aspects of the community, including 4-H and FFA, raising registered sheep and goats along with horses, and various other animals on our pastures. Our acreage has been and still is in farm deferral and is fertile farmland. We border Chehalem Vineyards, which was planted in berries and filberts before being a winery, and across the street is a filbert orchard that has been such since before I was a child.

I am opposed to the Bellairs/Beswick URA proposal for several reasons.

- The proposed property has always been farmland, used for grazing cattle, pastureland, and hay.
- It was said in the last meeting that traffic and roads are of no concern in bringing this property into the Urban Reserve Area. However, how can you even consider this area for housing and road construction before the new bypass is present. It is not fiscally responsible to make road and housing development decisions on land that size that is adjacent to the proposed bypass which is not totally planned yet.
- The City Staff report for denial for application was given at the last meeting. Why was staff then encouraged to rewrite the City Staff report for approval? Where is the transparency in this decision?
- There are currently enough approved areas of land to develop without the above land. Why add this land before the bypass is present.
- This project will have huge cost to taxpayers for an upgraded sewerage pump needed as well as other needed infrastructures.
- The proposed high-density housing along Corral Creek Road. Corral Creek Road is a dangerous road especially towards 99W from the proposed site with a very steep hill ending in a 90 degree turn and then a second 90 degree turn to opposite way. 99W at Corral Creek Road is backed up from the stop light near Providence Hospital all the way up Rex Hill every evening with numerous weekly accidents currently. Adding 300 households to this problem area only exasperates the already dangerous situation.
- We only had four days' notice to view the 1,079-page document which accompanied the March 28 agenda. This is not enough time for people to read and respond to the myriad of information presented.

Because of these concerns I urge NUAMC to vote to continue this meeting, giving everyone time to read, understand, research, and respond to the packet attached to the agenda and I urge NUAMC to deny the Bellairs/Beswick URA proposal.

Thank you for your consideration on this matter.

A handwritten signature in cursive script that reads "Mary Ann Scholz". The signature is written in dark ink and is positioned above the printed name.

Mary Ann Scholz

March 26, 2023

Mr. Rux and Members of the NUAMC

My name is Gregg Scholz. My family and I live at 31139 NE Corral Creek Rd. I have lived on this property since 1980. We are sending this letter to voice our opposition to the proposed CPMA21-0002/PA-01-21 Newberg Urban Reserve Area Expansion in our neighborhood. The acreage at the corner of Fernwood Rd. and Corral Creek Rd. is not suitable land for potential development.

We have recently been made aware of the public hearing scheduled for March 28, 2023, but will not be able to attend due to travel conflicts. We plan to view the meeting virtually. We request that a continuance be made for this decision since it is not practical to review and rebut 1079 pages of findings from the minutes of the last meeting.

I am concerned about this development for several reasons.

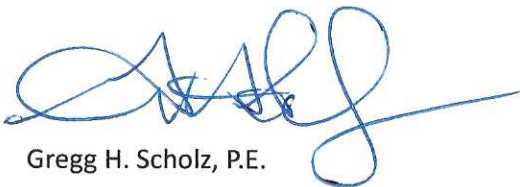
1. Traffic on Corral Creek Road is already concerning. The most common route from the Greens development to Portland is east on Fernwood and north on Corral Creek Rd. These roads are two lane, no shoulders, with steep grades and 90 degree corners that are often missed due to speed and/or oncoming traffic. Walking along these roads is very dangerous. Bicycling on them is difficult and can be life threatening. Adding a development of this type that will rely on these roads to access a major thoroughfare is shortsighted and will result in casualties.
2. Wastewater transport to the Newberg Waste Treatment Facility will be an issue for this development. My engineering firm, and me personally, were involved in the electrical and control system design for the Fernwood Rd Pump station for the City of Newberg. Previous reports have indicated that this station and force main will be inadequate to handle the additional flows required by this development.
3. Power and communication infrastructure is sorely lacking in this area. Corral Creek Rd between Fernwood Rd. and Hwy 99 is served by limited PGE overhead facilities that often fail during storm events. Ziply Fiber has one option for telephone and internet and that is slow DSL that fails whenever it rains, or a mouse decides to take up residence in a nearby terminal.

While the above issues can be resolved by making significant investment in this area, who will be required and who is willing to support these improvements?

Our property is zoned for agriculture and forest. We abide by this zoning by managing our land and raising animals. We strongly feel that the current land use zoning for the proposed development property should remain as-is.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gregg H. Scholz', with a long horizontal line extending to the right.

Gregg H. Scholz, P.E.

## Doug Rux

---

**From:** Josh Dillard <dillard.josh@gmail.com>  
**Sent:** Sunday, March 26, 2023 8:31 PM  
**To:** Doug Rux  
**Subject:** opposition to Urban Reserve Area 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.

Hello Doug,

I am a resident of The Greens neighborhood, and I am unlikely to be able to make the Tuesday night meeting, so I wanted to send a short email in opposition of the Newberg Urban Reserve Area Expansion Request (below). Please enter these notes to any record or hearing on the matter. Thank you!

-Josh

To Whom It May Concern:

My name is Josh Dillard, and I live at 5108 Longest Drive, Newberg (The Greens). As a concerned resident, I want to state my opposition to the proposed Urban Reserve Area Expansion. In an effort to be brief, please see a few of my thoughts here:

1. At a bare minimum, I think a continuance should be allowed, given that there are 1,000+ pages of agenda for interested citizens to review.
2. The plan, if carried out, will undoubtedly and significantly increase the local traffic. My neighborhood has a LOT of children, one of them my own, and an exponential increase in traffic will certainly have an increased risk to children playing in the neighborhood.
3. There appears to be a lack of planning or description of how utility infrastructure and road improvements will be developed. Similarly, I have read concerns that the actual storm water service connection proposal is in fact illegal. The amount of time, money, and resources it would take to make the surrounding roads adequate for all of the increases in traffic, in my opinion, have not been adequately addressed.
4. The last point I will make is pretty specific to The Greens. I understand some proponents of the proposal are very excited at the prospect of a local pickleball court—however, the vast majority of residents in this neighborhood do not share that excitement, and I have been reading a lot about how a public pickleball court in Lake Oswego has become the source of unending complaints and dissatisfaction from local residents. I would hope the leaders in Newberg would avoid following suit to what is a foreseeable mistake.

Thank you for your time. Please contact me with any questions.

Josh Dillard

503-310-6248

[dillard.josh@gmail.com](mailto:dillard.josh@gmail.com)



## Doug Rux

---

**From:** PLANNING  
**Sent:** Monday, March 27, 2023 8:22 AM  
**To:** Doug Rux; Fe Bates  
**Subject:** FW: CPMA21-0002/PA-01-21 Newberg Urban Reserve Area 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



---

**From:** Tad Szulc <tadszulc@yahoo.com>  
**Sent:** Monday, March 27, 2023 6:16 AM  
**To:** PLANNING <planning@newbergoregon.gov>  
**Subject:** CPMA21-0002/PA-01-21 Newberg Urban Reserve Area 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:** NUMAC  
  
**From:** Tad Szulc  
17871 SW Corral Creek Rd  
[tadszulc@yahoo.com](mailto:tadszulc@yahoo.com)

**Date:** 3/26/23

In regards to CPMA21-0002/PA-01-21 Newberg Urban Reserve Area Expansion, I would like to request a continuation to review the 1000 plus page report that has been submitted. It is my understanding that a similar request was previously submitted and subsequently denied by both the City of Newberg and ODOT, circa 2007.

In the event that a continuation is not granted, I request to go on record as being opposed to this request.

Respectively,

Tad Szulc

March 26, 2023

Newberg Urban Area Management Commission  
Doug Rux, Newberg Planning Director  
Ken Friday, Yamhill County Planning Director

Re: Newberg Urban Reserve Area Expansion Request  
(CPMA21-0002/PA-10-21)

Dear Planning Commission, Mr. Rux, and Mr. Friday,

We write to respectfully request a continuance of the public hearing regarding CPMA21-0002/PA-10-11 Newberg Urban Reserve Expansion Request. As concerned citizens residing in the area of proposed urban reserve area, we have not had adequate time to review the over 1,000 pages of agenda that was not provided to us until recently.

We adamantly oppose this expansion request and hope you will deny it. As residents of the area impacted by this proposed UR area, we are concerned about the increase in traffic on both Fernwood Road and NE Corral Creek Road. Fernwood Road is a two lane, semi-rural road which is not equipped to carry the additional traffic that this proposed UR area would cause at development. Additionally, NE Corral Creek Road is a windy, country road that has a hazardous intersection with Highway 99. There have been multiple fatal accidents at this intersections, and NE Corral Creek Road is not equipped to handle the additional traffic the proposed UR area would cause at development. Extensive road improvements are needed outside of the proposed UR area to accommodate the urban traffic that would be caused should this land be developed.

We believe there are other, pre-existing UR areas that would be better suited for an economic and orderly expansion of urban services. Thank you for your consideration.

Anthony and Emily Anderson



## Doug Rux

---

**From:** Farmgirl <farmgirlgrace@frontier.com>  
**Sent:** Monday, March 27, 2023 9:38 AM  
**To:** Doug Rux  
**Cc:** Ken Friday  
**Subject:** Proposal by Bellairs and Bestwick

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.

I am writing in opposition to the proposed development, for residential and commercial use, of properties along NE Corral Creek Road and NE Fernwood Road.

My objections are two fold.

1) there is already sufficiency land for future development within the city limits of Newberg. These properties are in the current UBG. Examples include the former paper mill site and land along CrestView, MountainView and N Springbrook Roads.

2)The lands proposed for development are zoned for farm and forest. The longest parcel is zoned EFU. As one of the owners of Schaad Orchards, LLC , a commercial walnut producer, and August Cellars Winery, I wish to state the just because the owners grow hay and graze cattle, do not mean that they properties are no longer viable farm land.

Additionally, I request a continuation of this hearing because we have not been given sufficient time to thoroughly review the 1,000+ page document submitted by the applicants.

Respectfully,

Grace Schaad  
31525 NE Schaad Road  
Newberg, OR 97132

## Doug Rux

---

**From:** Jenni Jeronimo <cantertunes@gmail.com>  
**Sent:** Monday, March 27, 2023 10:46 AM  
**To:** Doug Rux; jeffrey musall; Jason Dale; Michael Griffiths; Kriss Wright; Linda.newton@newbergoregon.gov; sharon capri; Layne Quinn; Avery Hansen  
**Subject:** Urban Expansion Proposal

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.

March 27, 2023

Dear Planning Commission Member,

I am writing in regards to the Urban Expansion proposal on Corral Creek and Fernwood Rd. As a local citizen I have many concerns about the proposal to expand the Urban Reserve boundaries on these properties.

- Our urban growth boundary was set in place to protect rural, farm and forest land and there are laws governing the growth. To ignore/bend the rules is detrimental to the well being of Oregon's natural resources and the people of Oregon.
- The critical infrastructure for this property including drainage, sewer and water is legally questionable and would be extremely expensive to route drainage, sewer and water and meet state guidelines. This would have to be paid in large part by taxpayer dollars.
- The traffic created by this development has no suitable route to access Hwy 99, which is the main thoroughfare. There is one 2 lane, windy country road and a high pedestrian use neighborhood road.
- In 2007 ODOT and the city council denied the project stating the intersection of Corral Creek and Hwy 99 as dangerous. Traffic has only gotten worse since then and no improvements have been made.
- The noise, traffic and congestion is not congruent with a rural setting which is why many live outside the city limits.
- There are other sites within the city limits which meet the Urban Expansion criteria. There is no good reason to escalate this property into the Urban Reserve.

I would also like to request a continuance as I have only recently been aware of this meeting that affects our community long term. The proposal is over 1,000 pages so will take some time to read completely.

Sincerely,

Jenni Jeronimo