

MEMORANDUM

TO: Newberg Planning Commission

FROM: Doug Rux, Community Development Director

SUBJECT: Supplemental Material MISC322-0002/ZMA22-0001/SUB322-0002/MISC222-0005 Springbrook Master Plan

DATE: June 8, 2023

Attached are comments received from Dan Salvey and DLCD.

Attachment: 1. Dan Salvey Comment
2. DLCD Comment

Doug Rux

From: Fe Bates
Sent: Wednesday, June 7, 2023 9:57 AM
To: Doug Rux
Subject: Public Comment: Collina at Springbrook

Doug, below is a comment I received for the Collina at Springbrook subdivision.

Fé Bates

Community Development

Office Assistant II

City of Newberg

City Hall: 503-537-1240

Direct: 503-554-7788

From: Dan Salvey <dlsalvey@gmail.com>
Sent: Wednesday, June 7, 2023 8:52 AM
To: Fe Bates <Fe.Bates@newbergoregon.gov>
Subject: Planning Commission Mtg: June 8, 2023

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Hello,

I am writing in opposition to the proposed zoning change as proposed in SUB322-0002/ZMA22-0001/MISC322-0002/MISC222-0001.

As this area represents the gateway to Newberg, it seems like the first impression of a bunch of apartments right on the highway is not going to represent Newberg well. If such a development must go through then I would suggest additional landscape buffer restrictions that create a greenway along the highway so that we are not viewed as "apartment town". Our little town of Newberg is about to grow significantly and we need to make sure that we are being good stewards of our environment and our local community. Please be very thoughtful in your review of this proposed change and the development that could come of it.

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Thanks,
Dan Salvey
364 N. Fairway Street
Newberg, OR

Doug Rux

From: AHRENS Melissa * DLCD <Melissa.AHRENS@dlcd.oregon.gov>
Sent: Thursday, June 8, 2023 1:25 PM
To: Doug Rux
Cc: PUNTON Amanda * DLCD
Subject: PAPA 004-23 Springbrook Master Plan

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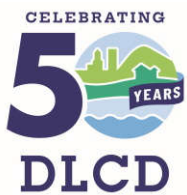
Hi Doug,

We have reviewed this PAPA for the SD/NC (Springbrook District/Neighborhood Commercial) area and, while we are generally supportive of the proposal and don't have any formal comments to add to the official record, we wanted to share the following recommendation with you for consideration:

The proposal includes modifications to land designated as open space along the Hess Creek Preserve corridor. DLCD staff recognize that the riparian area and wetland on site will still be preserved and the proposed pedestrian bridge across the creek is an allowed use in the city's code. However, if the Hess Creek Preserve corridor is identified as a Goal 5 resource site in the city's comprehensive plan, it would be prudent to include Goal 5 consistency findings in the documents/staff report supporting the amendment.

I am including Amanda Punton, DLCD's Natural Resource Specialist, on this email since she was the primary reviewer of this component of the PAPA record. If you have any questions please feel free to reach out to one or both of us. Thank you and hope the Planning Commission meeting tonight goes well!

Melissa



Melissa Ahrens

Mid-Willamette Valley Regional Representative
Pronouns: she/her/hers
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