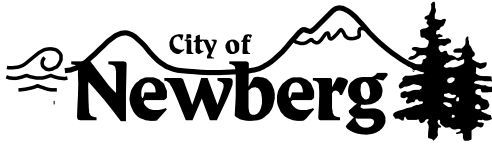


**Attachment 10: Additional Public Notice for MAMD323-0001 for June 8, 2023, Planning  
Commission Hearing**

Newberg Planning Commission – June 8, 2023  
File No. MAMD323-0001



## Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132

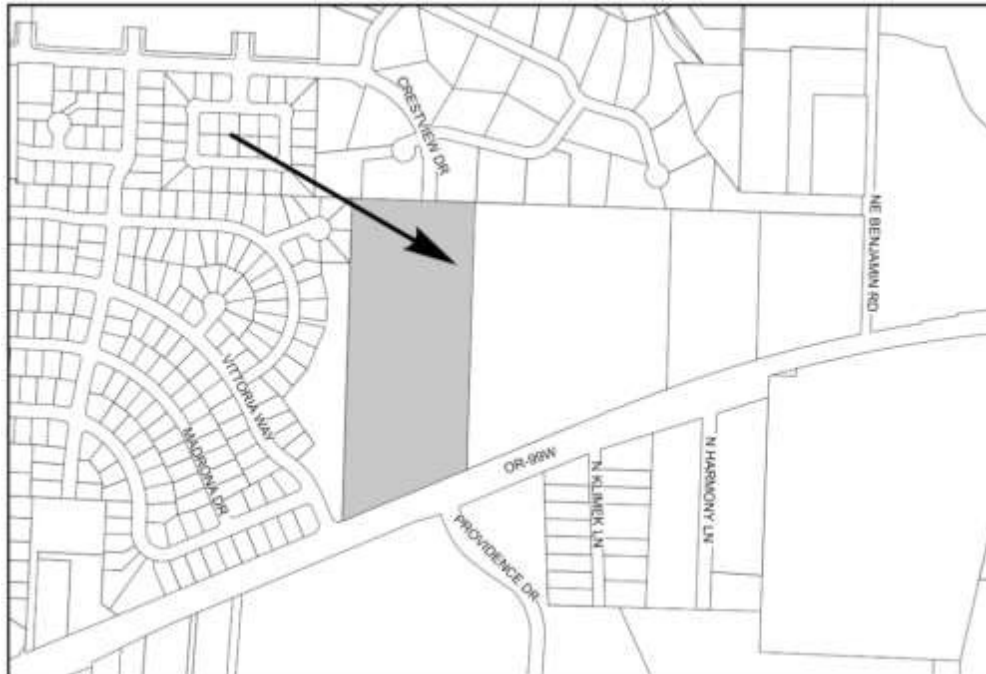
503-537-1240. Fax 503-537-1272 [www.newbergoregon.gov](http://www.newbergoregon.gov)

### NOTICE OF PLANNING COMMISSION HEARING ON A MAJOR MODIFICATION TO A PLANNED UNIT DEVELOPMENT & CONDITIONAL USE PERMIT

A property owner in your neighborhood submitted an application to the City of Newberg for a major modification to a previously approved Planned Unit Development (PUD) and Conditional Use Permit (CUP) at Highway 99W and E Crestview Drive. The Newberg Planning Commission will hold a hearing on **June 8, 2023**, at 7pm at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to continue evaluation of 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 make modifications to the previously approved case files PUD18-0001/CUP18-0004. The applicant is proposing to construct 8 multi-family buildings providing 196 dwelling units in place of the previously approved 110 single-family detached homes. The proposed development would increase the total number of units in the PUD/CUP from 299 units to 386 units. The proposed multi-family development includes a mix of unit types provided in eight garden-style apartment buildings and a community recreation facility for use by residents.

APPLICANT: *J.T. Smith Companies, LLC*  
TELEPHONE: *(503) 730-8620*  
PROPERTY OWNER: *Newberg Crestview, LLC*  
LOCATION: *Highway 99W & E Crestview Drive*  
TAX LOT NUMBER: *R3216AC 13800*



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

We are mailing you information about this project because you own land within 500 feet of the proposed major modification of a Planned Unit Development (PUD) and Conditional Use Permit (CUP). 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 No.MAMD323-0001  
City of Newberg  
Community Development Department  
PO Box 970  
Newberg, OR 97132

All written comments must be received by 4:30 p.m. on **Monday, June 5, 2023**. 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. Project information and application materials can be accessed online at <https://www.newbergoregon.gov/planning/page/mamd323-0001-major-modification-cup-and-pud-0>. 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.

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 major modification to a previously approved Planned Unit Development (PUD) and Conditional Use Permit (CUP) are found in Newberg Development Code Chapter 15.220, Chapter 15.225, Chapter 15.240, and Division 15.400.

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 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: **May 15, 2023**

**ACCOMMODATION OF PHYSICAL IMPAIRMENTS:**

*In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the City Recorder at 503-537-1283. For TRS services please dial 711.*

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