

## **Attachment 3. Public Comments**

Newberg Planning Commission - May 11, 2023

File No. MAMD323-0001

To whom it may concern,



"To whom it may concern" ... Who am I kidding? Obviously, no one on the planning commission in Newberg. Most of them do not even live in Newberg so why should they care? We all know this is just a formality. When it comes to 3JConsulting or J.T. Smith, they get WHATEVER they want whether it is rezoning, lot sizes or type of housing. There is a good reason why these city codes exist in the first place. Why change them suddenly for J.T. Smith? What they have built has NOTHING to do with what was originally approved 15 years ago when the land was sold to these developers.

I have been to many of the meetings and not once has the city cared anything about what the residence has to say or how we feel about those so called "cottages". Honestly, they're an eyesore. They look more like row housing in "The Bronx" than cottages. The people of Newberg are not ignorant. We all know every concession that has been made to J.T. Smith is to increase profits. It has nothing to do with "affordable housing", it's just a money grab. This is starting to smell like corruption, as if someone is on the take.

I am a retired letter carrier, and this was my delivery area. Most people I have spoken to agree with my assessment. It is too bad that only homeowners within 500ft were notified about what's going on at Crapview Crossing. I am sure more people would show up to voice their opinion but, then again, who would listen or even care? Newberg no longer has that smalltown feel to it. Thanks for nothing planning commission. You are destroying our small town.

One of your victims,

Ronny Bernier

Handwritten signature of Ronny Bernier in black ink.

## Clay Downing

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**From:** Keith Leonard <leonardkeith@comcast.net>  
**Sent:** Friday, April 28, 2023 5:07 PM  
**To:** Clay Downing  
**Subject:** Affordable units?

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# MAMD323-0001 Major Modification of CUP and PUD

Crestview Crossing PUD (PUD18-0001) and CUP (CUP18-0004)

Dear Planning Commission and Staff,

In the first approval of the Crestview Crossing PUD/CUP development the developer, JT Smith, proposed 12 affordable housing units in their narrative which have never been constructed. There has been no affordable housing created which this developer promised our community. The City of Newberg should require 12 of these units, same number JT Smith promised, of affordable housing in conjunction with any approval. Hold the developer to their promises of these affordable housing units in Phase 2 or please deny this application based on their previously broken promise. There should be a condition of approval guaranteeing 12 units of affordable housing are constructed that is clearly tied to the request for increased multiple-family dwelling otherwise they won't keep their word. Our community desperately needs more affordable housing units and not more units that will just increase the profits of JT Smith.

Thank you for considering my public comment and adding it to the public record.

Keith Leonard  
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Newberg, OR 97132