

**Attachment 4: Planning Commission Supplemental Packet on May 8, 2023**

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

## MEMORANDUM

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TO: Newberg Planning Commission

FROM: Clay Downing, Planning Manager

SUBJECT: Supplemental packet material: Additional public comment for File No. MAMD323-0003

DATE: May 8, 2023

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We have received some additional public testimony about the File No. MAMD323-0001, which is on the May 11, 2023, agenda. Please review this testimony and add this to your packet.

I received a letter from the city stating that J.T. Smith wants a major modification to a previously approved conditional use permit for the Crestview Crossing area. The proposal to change the number of family units from 299 to 386 units smells like the classical bait and switch scheme, which was probably the intent from the very beginning.



It seems like there is a blatant ethical lapse where people who don't even live in the North East sector of Newberg want to change it from a nice peaceful part of Newberg to a high density neighborhood with all the associated problems that come with high density. Just for starters, if each housing unit has 2 cars where are the 772 cars going to be parked and of course all the noise and exhaust pollution that goes along with the vehicles isn't going to enhance the livability of the neighborhood.

Furthermore, what gives the people on the other side of town the right to decide on the makeup of our neighborhood? Better yet why don't the Lake Oswego developers build a high density housing project in their own town?

While taking the required psychology and sociology classes at Oregon State I learned that the more people or animals you put in a given area the more hostile the environment gets. Looking at things from the simplest perspectives, the denser the population is, the more services

Newberg is going to need to provide to police the population. One does not need a degree in sociology to figure out that crowded living conditions do not add to the quality of life. I know of no instances where a denser population created greater harmony and well-being.

Couple this with the fact that Newberg is being touted as the gateway to wine country. How does high density housing add to the image of the gateway to wine country. How does backed up traffic and general congestion add to the relaxing open space image that the "gateway to wine country" suggests.

Tangential to our wine country image, it appears that the main exit from our new class "A" shopping center is through the traffic circle which in addition to more traffic that is destined to come with the buildup of North Newberg and possibly Benjamin road. Yes, Benjamin road, with the next fatality accident at Benjamin road and Hwy 99 the state will want to close off Benjamin and route the traffic through Springbrook road via the Crestview traffic circle.

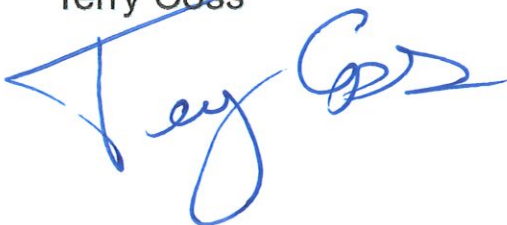
That would mean that 772 cars from the high density housing, all the cars from the new Crestview Crossing retail center, all the commuters from North Newberg, and sooner or later all the traffic from Benjamin road would be circling through the traffic circle, or should I say queuing up and waiting their turn to enter the traffic circle.

In addition to our home grown traffic, the Hwy 99 traffic is getting heavier daily. The duration of the traffic light at the intersection of Crestview and Hwy 99 is going to have to favor Hwy 99 traffic, lest the cars would be backed up to the bottom of Rex Hill. That means Crestview road will have a shorter green light and taking into consideration that there is only room for one school bus and a dozen cars in between the circle and the traffic light on Crestview and Hwy 99. The traffic circle will be non functional because vehicles will be backed up from the Hwy into the traffic circle making it difficult for customers and clients of our newest retail space to merge into traffic.

It cannot be overemphasized that Newberg needs to be supportive of the new businesses that decide to invest in our town and make every effort to provide the best traffic flow for their customers and clients as they leave their business and enter the traffic circle. Remember, greed is nothing more than a lack of foresight.

Thank you for you time and consideration,

Terry Coss

A handwritten signature in blue ink that reads "Terry Coss". The signature is stylized, with the first letter of "Terry" being a large, looped capital "T".