



MEMORANDUM

TO: Newberg Planning Commission

FROM: Clay Downing, Planning Manager

SUBJECT: Supplemental packet material: Additional Public Comments for File No. MAMD323-0001

DATE: June 5, 2023

We have received an additional public comment for File No. MAMD323-0001 during the Planning Commission meeting on June 8, 2023. Please review this additional public comment and add to your packet.

Attachments:

1. Public Comment from Craig Dalton received June 5, 2023

Craig Dalton
3801 E Coffey Lane
Newberg, OR 97132

May 31, 2023

File No. MAMD323-0001
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132



RE: Modification to previously approved case files PUD18-001/CUP18-0004

I would like to make known that I am opposed to the change of use for this project. I have already watched the project taking form as approved and find significant increase in people and traffic. The housing that has been built provides minimal parking for owner/tenants and even less for their guests.

As I have walked through this new development, I have also noted that while additional parking has been provided alongside some of the homes, none of those parking spaces have been designated as handicapped parking.

My concern with changing the single-family development alongside the park in the Springbrook neighborhood to multi-family increases the number of units by 87 units. With those 87 additional units comes a significant increase in cars. Apartment complexes notoriously do not provide sufficient parking for their tenants. They also place strict rules, understandably, regarding what can and cannot be done in the parking lot for the apartments.

I owned property on 12th Street in Newberg when the new apartment complex was being built on River Street. It was quite common for me to drive to my property and find up to an additional 20 cars parked on the street by my house because there was insufficient parking provided by the complex. It is also quite common to find tenants working on their vehicles curbside on 12th Street because they were not allowed to do anything in the apartment complex lot.

I would like it noted that I am opposed to changing this approval from single-family units to multi-family units. It will bring additional traffic and parking issues to a neighborhood that is already being overrun as the developer would prefer to minimize lot size in order to maximize profit. Once they are done, they will leave the neighborhood with their profits and not concern themselves as to reduced livability of their new development and the surrounding neighborhoods.

Sincerely,

Craig Dalton