

MEMORANDUM

TO: Newberg Planning Commission

FROM: Jeremiah Cromie, Associate Planner

SUBJECT: Supplemental Packet Material: File No. MIMD323-0003/MISC323-0001 Updated Proposed Resolution 2024-393

DATE: April 29, 2024

On April 29, 2024, staff realized that item No. 2 in resolves section of the proposed resolution 2024-393 needed to be updated to include Exhibit “F”, which is the updated matrix which would supersede some of the conditions of approval from the Collina at Springbrook Subdivision Order No. 2023-44. A tracked change version of the updated resolution is attached.

PLANNING COMMISSION RESOLUTION 2024-393

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVE COLLINA AT SPRINGBROOK PHASING MODIFICATIONS & TEXT AMENDMENT TO THE DEVELOPMENT STANDARD MATRIX OF THE SPRINGBROOK MASTER PLAN (FILE NO. MISC323-0001/MIMD323-0003)

RECITALS

1. On July 7, 2023, the Newberg City Council adopted Order 2023-44 and Ordinance No. 2023-2915 approving the ± 403 lot Collina at Springbrook Subdivision tentative plat, approving a Stream Corridor Impact for a Pedestrian Bridge, and amending the Springbrook Master Plan by changing the zoning from Springbrook District/Neighborhood Commercial (SD/NC) to Springbrook District/Mid-Rise Residential (SD/MRR) for 11.23 acres plus adjoining rights-of-way to street centerline.
2. On March 27, 2024, City staff sent the proposed changes to the Springbrook Master Plan to the Department of Land Conservation and Development for review of a post-acknowledgement plan amendment pursuant to OAR 660-018.
3. After proper notice, the Newberg Planning Commission opened the hearing on April 11, 2024, continued the public hearing to a time-certain date of May 1, 2024, heard public testimony and deliberated. They found that the phasing modifications and text amendments to the Springbrook Master Plan were in the best interests of the City.

The Newberg Planning Commission resolves as follows:

1. This recommendation is based on the staff report including Exhibit “A” Findings for the Collina at Springbrook subdivision phasing modifications and Exhibit “B” Findings for proposed text amendments to the Development Standards Matrix portion of the Springbrook Master Plan.
2. The Planning Commission of the City of Newberg hereby acknowledges the continued applicability and requirements of conditions of approval that were previously adopted by City Council Order 2023-44 and Ordinance No. 2023-2915 which are incorporated herein through Exhibit “C” except as otherwise modified by Exhibits “D” ~~and~~ “E” and “F”.
3. The Planning Commission of the City of Newberg recommends the City Council adopt an order approving the requested Collina at Springbrook Subdivision phasing modifications subject to conditions in Exhibit “D” and as depicted in Exhibit “E”.
4. The Planning Commission of the City of Newberg recommends the City Council adopt an ordinance amending a portion of the Springbrook Master Plan subject to conditions in

Exhibit “D” and as depicted in Exhibit “F” except for the request to amend Development Standards Matrix text to allow a 20-foot minimum driveway separation standard for quadplex and duplex lots.

Adopted by the Newberg Planning Commission this 1st day of May, 2024.

ATTEST:

Planning Commission Chair

Planning Commission Secretary

List of Exhibits:

Exhibit “A”: Findings Collina at Springbrook Subdivision Phasing Modifications

Exhibit “B”: Findings Springbrook Master Plan Development Standards Modifications

Exhibit “C”: Order No. 2023-44 and Ordinance No. 2023-2915 Conditions of Approval

Exhibit “D”: Recommended Conditions of Approval for File No. MIMD323 - 0003/MISC323-0001

Exhibit “E”: Proposed Collina at Springbrook Subdivision Phasing Table and Map

Exhibit “F”: Proposed Springbrook Master Plan “Development Standards Matrix”