

## Planning and Building Department

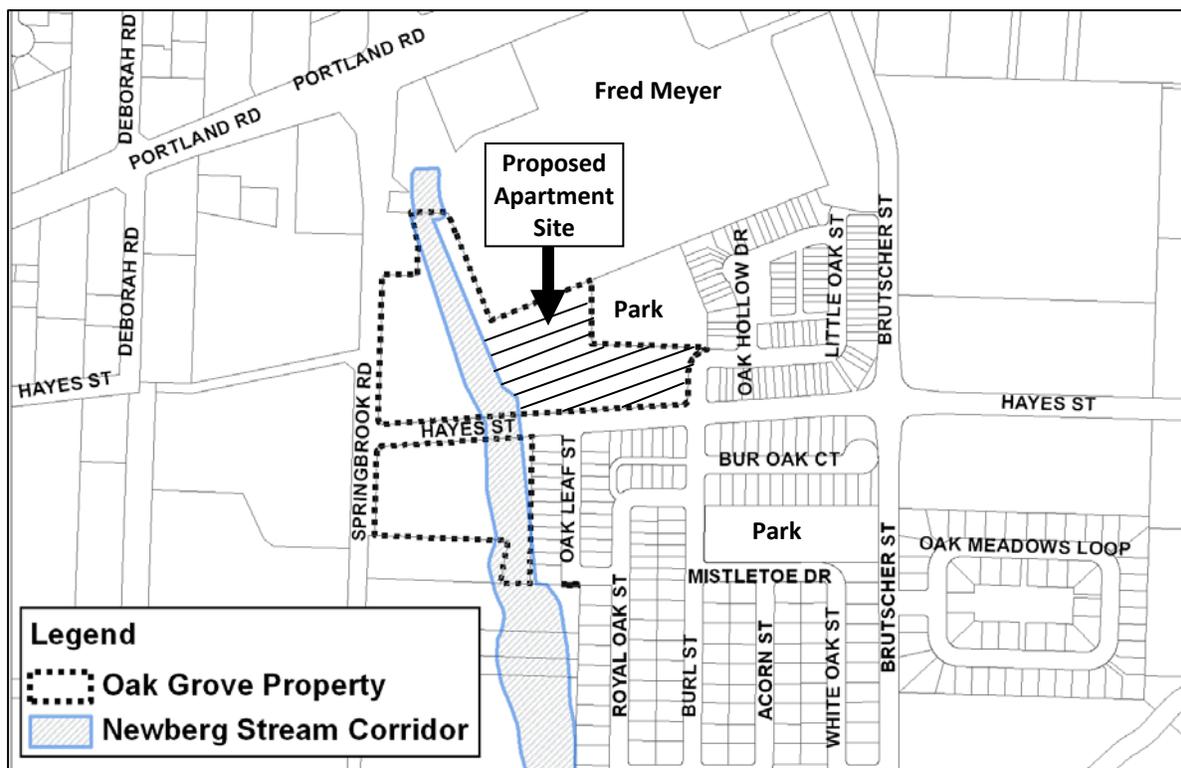
P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132  
503-537-1240. Fax 503-537-1272 [www.newbergoregon.gov](http://www.newbergoregon.gov)

### WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT IN YOUR NEIGHBORHOOD

A property owner in your neighborhood submitted an application to the City of Newberg for approval of a **preliminary partition, a property line adjustment, design review for an 84-unit apartment complex to be known as Oak Grove Apartments, and a code adjustment to reduce the number of off-street parking spaces.** You are invited to take part in the City's review of this project by sending in your written comments. For more details about giving comments, please see the back of this sheet.

The lot includes area on both side of Hayes Street, and goes east to Burl Street adjacent to White Oak Park. The preliminary partition would **divide the lot into two parcels and one tract.** The portion of the property west of the stream corridor is currently zoned for commercial development, and the portion east of the stream corridor is currently zoned for apartment development. **The apartment development would be on the eastern parcel created by the partition (east of the stream corridor), and would include seven apartment buildings with 84 total units, 123 on-site parking spaces, pedestrian paths, dedicated storage and a resident garden.**

APPLICANT: **MJG Development, Inc.; Attn: Mike Gougler**  
TELEPHONE: **(503) 810-5576**  
PROPERTY OWNER: **Werth Family LLC; Attn: Dean Werth**  
LOCATION: **3411 Hayes Street, Newberg, Oregon 97132**  
TAX LOT NUMBER: **3216-02017**



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

Z:\FILES.P\2012\PAR-12-002\_DR2-12-003\_ADJP-12-002\_ADJC-12-001 Oak Grove Apts/Type II Notice\_Oak Grove Apt\_2012-0419.doc

We are mailing you information about this project because you own land within 500 feet of the proposed project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No. PAR-12-002, DR2-12-003, ADJC-12-001, ADJP-12-002  
City of Newberg  
Planning & Building Department  
PO Box 970  
Newberg, OR 97132

All written comments must be turned in by 5:00 p.m. on [REDACTED]. Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on these applications are found in the Newberg Development Code sections 15.210, 15.220, 15.230, 15.235, 15.310, 15.405, 15.410, 15.415, 15.420, 15.425, 15.430, 15.440, 15.505 and Springbrook Oaks Specific Plan Appendix A, B & File No. PUD-07-04/ADJ-131-04.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can buy copies of the information for a cost of 25 cents a page. Project information can also be found on our website at: <http://www.newbergoregon.gov/planning/oak-grove-project>. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

The Newberg Planning & Building Director will make a decision at the end of a 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: [REDACTED]

