Supplemental

Planning Commission Meeting

August 8, 2013

RECEIVED

JUL 31 2013

Initial:_____

July 31, 2013

To: Newberg Planning & Building Department
P.O. Box 970
Newberg, OR 97132

From: Fritz and Kathy Graff (Lot 12 of Terrace Heights)
3743 Dahlia Street, Newberg, OR 97132

Ref: Terra Estates subdivision
File No. SUB2-12-003

Since we will be out of state on August 8th, this is our supplemental statement to the Planning department's hearing concerning the referenced subdivision proposal.

- The proposed density of 5.75 lots per acre is 30% higher than the City's zoning target density of 4.4 for R-1. This proposed density is higher than the Terrace Heights subdivision we are a part of as well as the neighboring community of homes. The 4.4 density seems much more appropriate in this new subdivision given the rural area that surrounds it.
- Should this proposed density be approved, there were some promises made by the developer/builder at a meeting on July 23rd that we attended with some other neighbors along with the Planning Department Director and a staff member that need to be documented in writing.
- As part of any eventual development of this parcel of land, we would like the developer/builder to install a 6-foot privacy fence along the southern boundary adjacent to Terrace Heights. In addition to providing a uniform appearance in separating the two subdivisions, this would help alleviate the normal dust and noise during construction.

Thank you for your consideration,

Fritz Graff and Kathy Graff

July 31, 2013

This document is to bring to the attention of the Newberg Planning Board that Carla and David Reitz at 3526 Dahlia St., Newberg, Or. didn't receive an affidavit of notice for the new development. Our neighbors, across the street did receive an affidavit of notice. When I, David Reitz, went to the board meeting on July 8th I mentioned this to Barton Brierley. He requested my address and phone, which I provided, and he was going to look into this matter. As of this time I have not received any information from the City of Newberg on this issue.

RECEIVED
AUG 0 2 2013
Initial: BB

July 30, 2013

Newberg Housing Development

My name is David Reitz and my address is 3526 Dahlia St., Newberg, OR and wish to inform the Newberg Planning Board about some areas of concern with the new development going in north of us. I want to make it clear to the planning board that I'm not against the new development but want to make them aware of the following issues:

- Number of vehicles in the existing and new developments
- Traffic safety
- New development to follow the continuity of the existing neighborhoods
- Incorporate some of the existing trees into the new development

RECEIVED
AUG 0 2 2013
Initial:

NUMBER OF VEHICLES

- The following table was copied from the web site www.clrsearch.com/sitemap/oregon/yamhill-county. The number and percentages under the heading "YAMHILL" were used in the formulas developed in the Excel spread sheets to clarify the estimated number of vehicles for the different developments. In all of the spread sheets the formula for calculating "4+ Vehicles" uses 4 as the multiplier for the number of vehicles.

Number of Vehicles Per Household

2010 Number of Vehicles per Household	Yamhill	Oregon	United States
Households, Median Vehicles	2.50	2.30	2.20
No Vehicles	3.84%	6.27%	8.49%
1 Vehicle	25.13%	31.35%	32.66%
2 Vehicles	41.10%	39.29%	38.43%
3 Vehicles	21.96%	16.79%	15.03%
4+ Vehicles	7.96%	6.30%	5.39%

Information is deemed reliable but not guaranteed. Demographic Information FAQ

- The spread sheet, on page 2, is an estimate of the number of vehicles and an actual count of the vehicles with the current 16 houses that are built or under construction in the "Terrace Heights" development, and 2 vehicles per each of the 2 houses that aren't occupied. The estimate of vehicles matched the true count taken, which is 33 vehicles. The spread sheet also contains an estimate of the total vehicles when the development is completed with 22 homes. Therefore one can assume that the table is fairly accurate.

Newberg Housing Development

Number of Vehicles per Household - Yamhill County Oregon 2010
Terrace Heights

Number of Vehicles per Household - Yamhill County Oregon 2010	Yamhill County	Estimate of Number Vehicles in Terrace Heights with 16 Homes	Current Number of Houses in Terrace Heights	Estimate of Number Vehicles in Terrace Heights with 22 Homes	Number of Houses in Terrace Heights When Completed
Households, Median Vehicles	2.50	40		55	
No Vehicles	3.84%	1	16	1	22
1 Vehicle	25.13%	4	16	6	22
2 Vehicles	41.10%	13	16	18	22
3 Vehicles	21.96%	11	16	14	22
4+ Vehicles	7.96%	5	16	7	22
	Est. Total No. of Vehicles	33		46	

- The spread sheet, on page 3, is an estimate of the number of vehicles for the new proposed development north of the "Terrace Heights" development. At this time my understanding is that it is to contain 44 home sites and these vehicles would be coming in off of College Ave. to Terrace Dr.

Newberg Housing Development

Number of Vehicles per Household - Yamhill County Oregon 2010
New Development

Number of Vehicles per Household - Yamhill County Oregon 2010	Yamhill County	Estimate of Number Vehicles in New Development	Proposed Number of Houses in New Development
Households, Median Vehicles	2.50	110	
No Vehicles	3.84%	2	44
1 Vehicle	25.13%	11	44
2 Vehicles	41.10%	36	44
3 Vehicles	21.96%	29	44
4+ Vehicles	7.96%	14	44
	Estimated Total No. of Vehicles	92	

- The spread sheet, below, is an estimate of the number of vehicles for the existing homes on Natalie Dr. and Morris St. The purpose for including the home sites on these streets is to try and come up with a reasonable traffic load on Terrace Dr. on to College Ave. My estimate will be 1/3 of the vehicles on these 2 streets.

Number of Vehicles per Household - Yamhill County Oregon 2010
Natalie Dr. and Morris St.

Number of Vehicles per Household - Yamhill County Oregon 2010	Yamhill County	Estimate of Number Vehicles	Number of Houses on Natalie Dr. and Morris St.
Households, Median Vehicles	2.50	93	
No Vehicles	3.84%	1	37
1 Vehicle	25.13%	9	37
2 Vehicles	41.10%	30	37
3 Vehicles	21.96%	24	37
4+ Vehicles	7.96%	12	37
	Estimated Total Number of Vehicles	77	

TRAFFIC SAFETY

- At the present time the intersection College Ave. and Terrace Dr. can very difficult to navigate with the sweeping turn on College Ave., the trees that aren't trimmed yearly to help with the visibility, and the high grass that isn't mown on a regular schedule. Currently 2 of the homeowners have been trimming the trees and mown the grass for our own safety. The other

street into the proposed development would be using Morris St. At the present time the streets in that part of the neighborhood handle a large amount of traffic. When going through the area quite often you find a number of children playing on the streets. The additional traffic will only put the children in more danger of accidents.

- Will the City of Newberg please require the developer to install stop signs on Morris St. at the intersection of Natalie Dr. and Morris St.

- From the above tables it appears that there are about 153 vehicles consisting of current and future home owners that will be using, and could be making multiple trips per day through the intersection of Terrace Dr. and College Ave. At the present time it is always a challenge when turning off of College Ave. to Terrace Dr. when going either north or south. There are many vehicles coming at speeds above the posted speed limit south on College Ave., the un-pruned trees, and uncut grass makes it a very dangerous intersection. When coming south on Collage Ave and making a right hand turn on to Terrace Drive it is an extremely tight right turn. When you have traffic behind you it can be very difficult to get them to slow down. We would like to have the City of Newberg have the developer modify the intersection to make it safer and the city to get the home owners that own the property that is overgrown to clean it up as needed. Presently some of the homeowners in "Terrace Heights" have been taking it upon themselves to trim the trees and cut the grass on other homeowner's property to make it safer when turning at the intersection.

Newberg Housing Development

- The pictures below were taken at the intersection of College Ave. and Terrace Dr., which hopefully can convey the dangers when trying to use this intersection.

- This picture was taken south of the intersection of College Ave. and Terrace Dr.

Newberg Housing Development

- This picture was taken from the left turn lane on College Ave. onto Terrace Dr. Look at the upper right side of the turn and see how blind you are with the light poles and the tree. Imagine the grass about 42" tall and the tree not being trimmed with limbs a lot lower and very bushy.

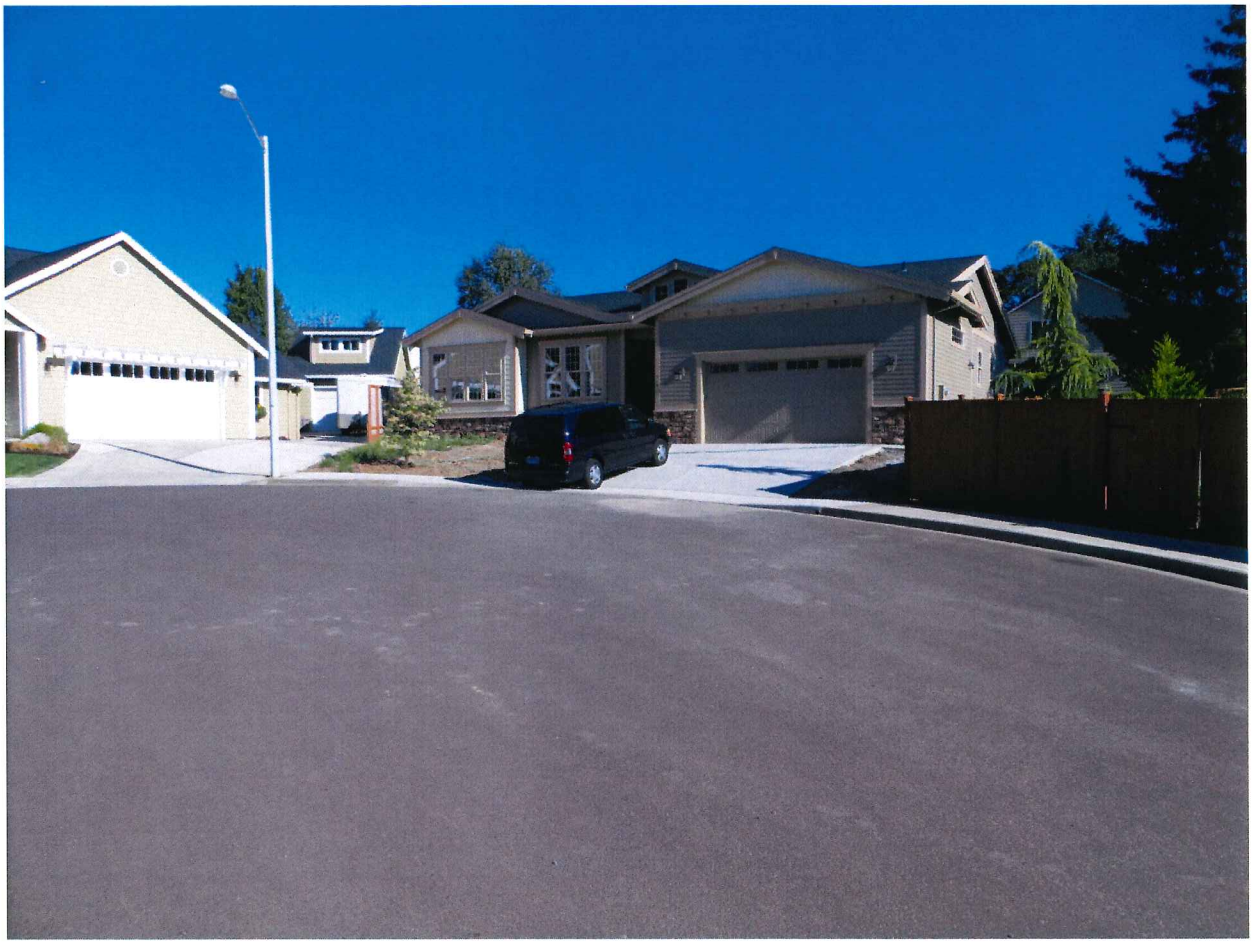
Newberg Housing Development

CONTINUITY OF NEIGHBORHOODS

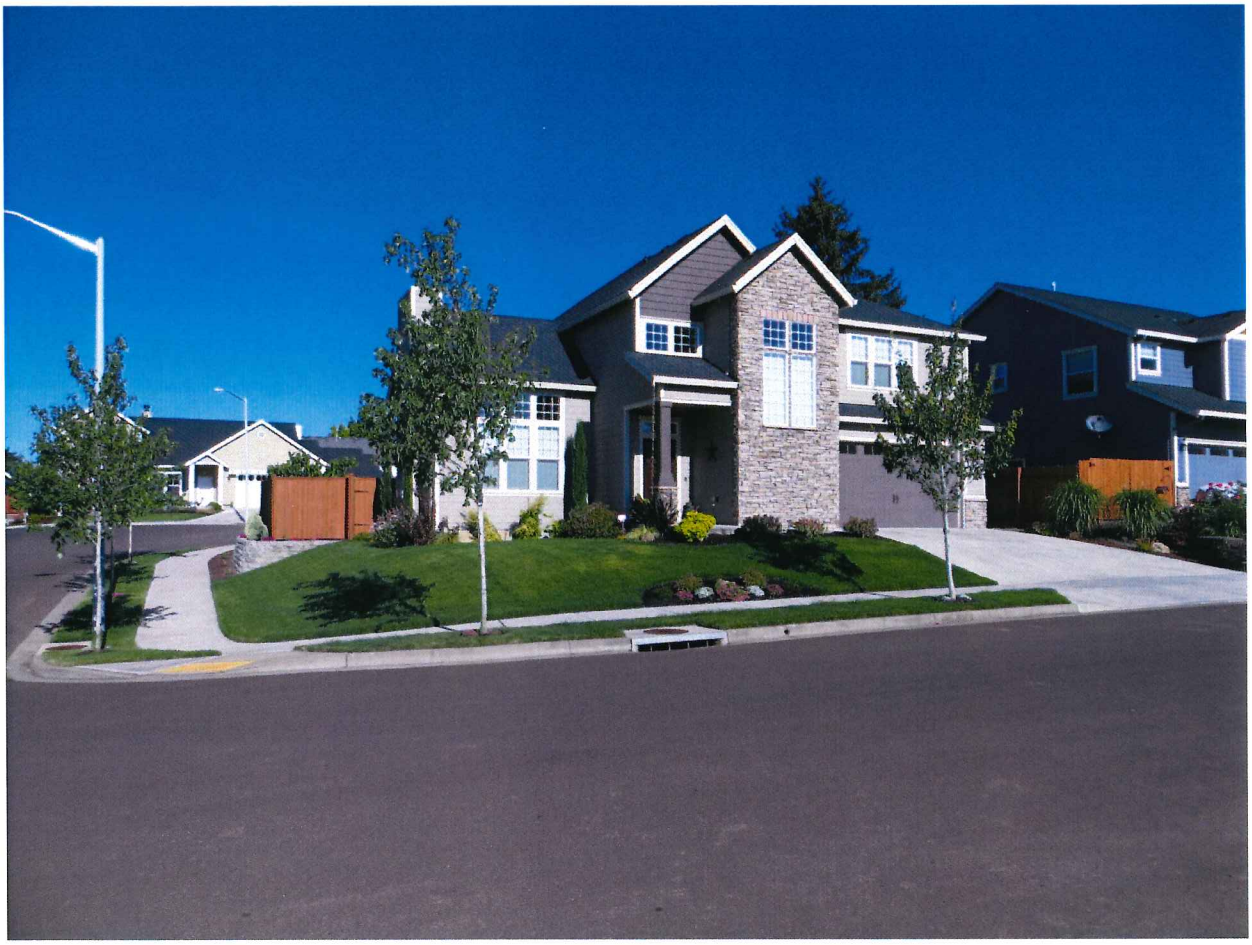
- I would like to see the number of home sites in the new development reduced to maintain continuity like "Terrace Heights and existing neighborhoods. The acreage in the proposed development is 7.9 acres and "Terrace Heights" is 8 acres.

- The pictures below were taken in the "Terrace Heights" development to show the continuity of this development and the existing homes on Natalie Dr. and Morris St.

Newberg Housing Development



Newberg Housing Development



Newberg Housing Development

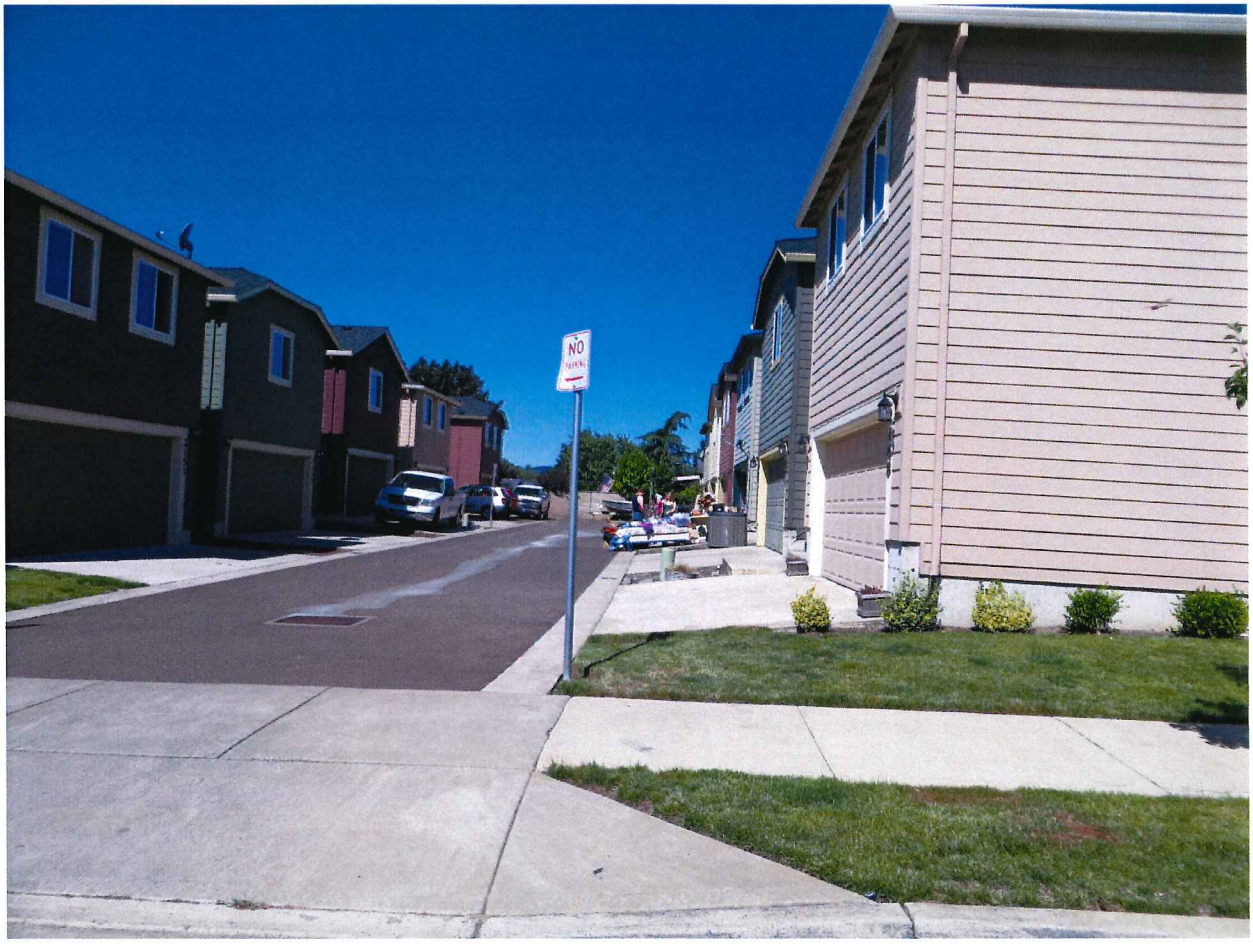
- The pictures below were taken on Natalie Dr. and Morris St. to show the continuity of these existing home sites and the new "Terrace Heights" development home sites.

Newberg Housing Development

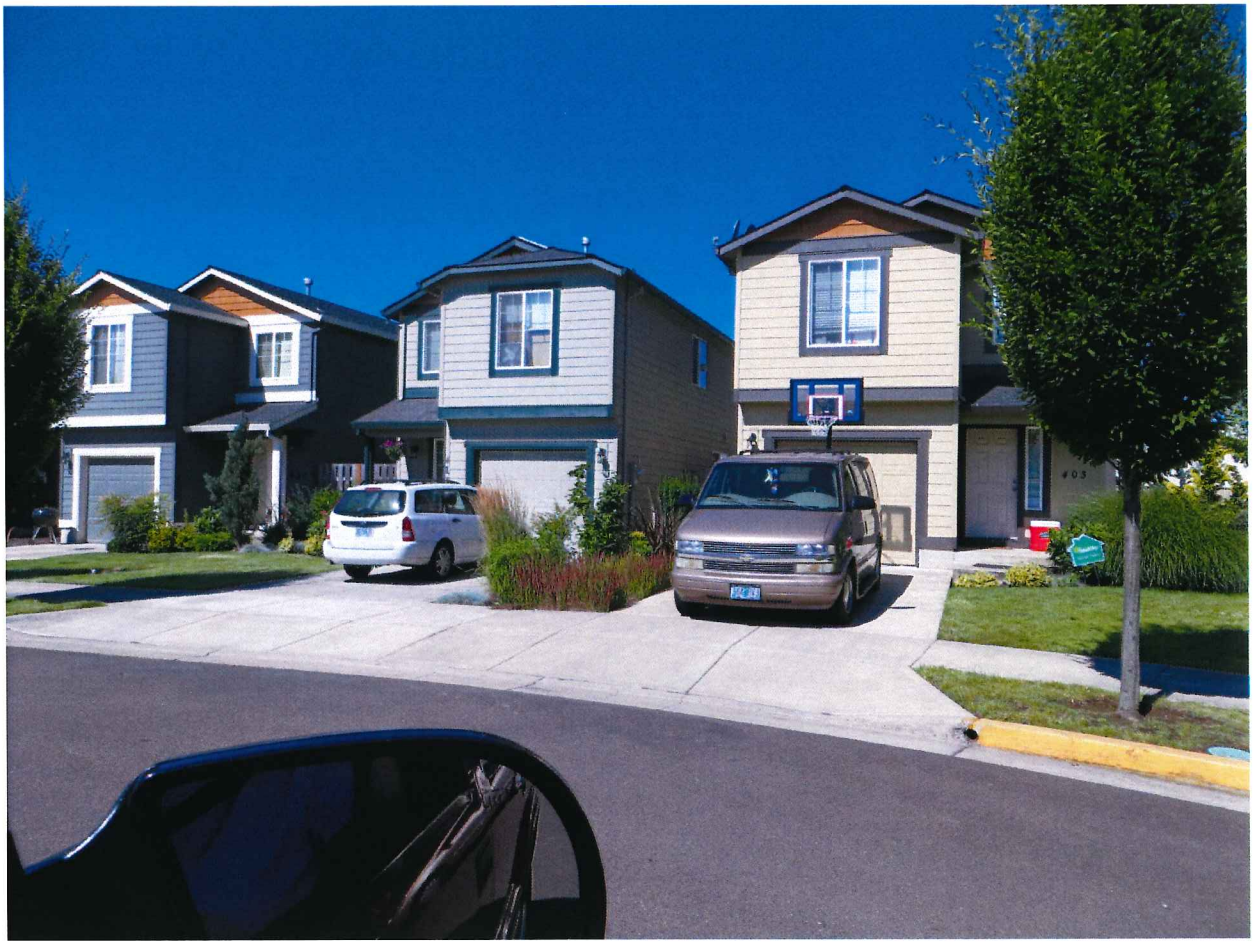
Newberg Housing Development

Newberg Housing Development

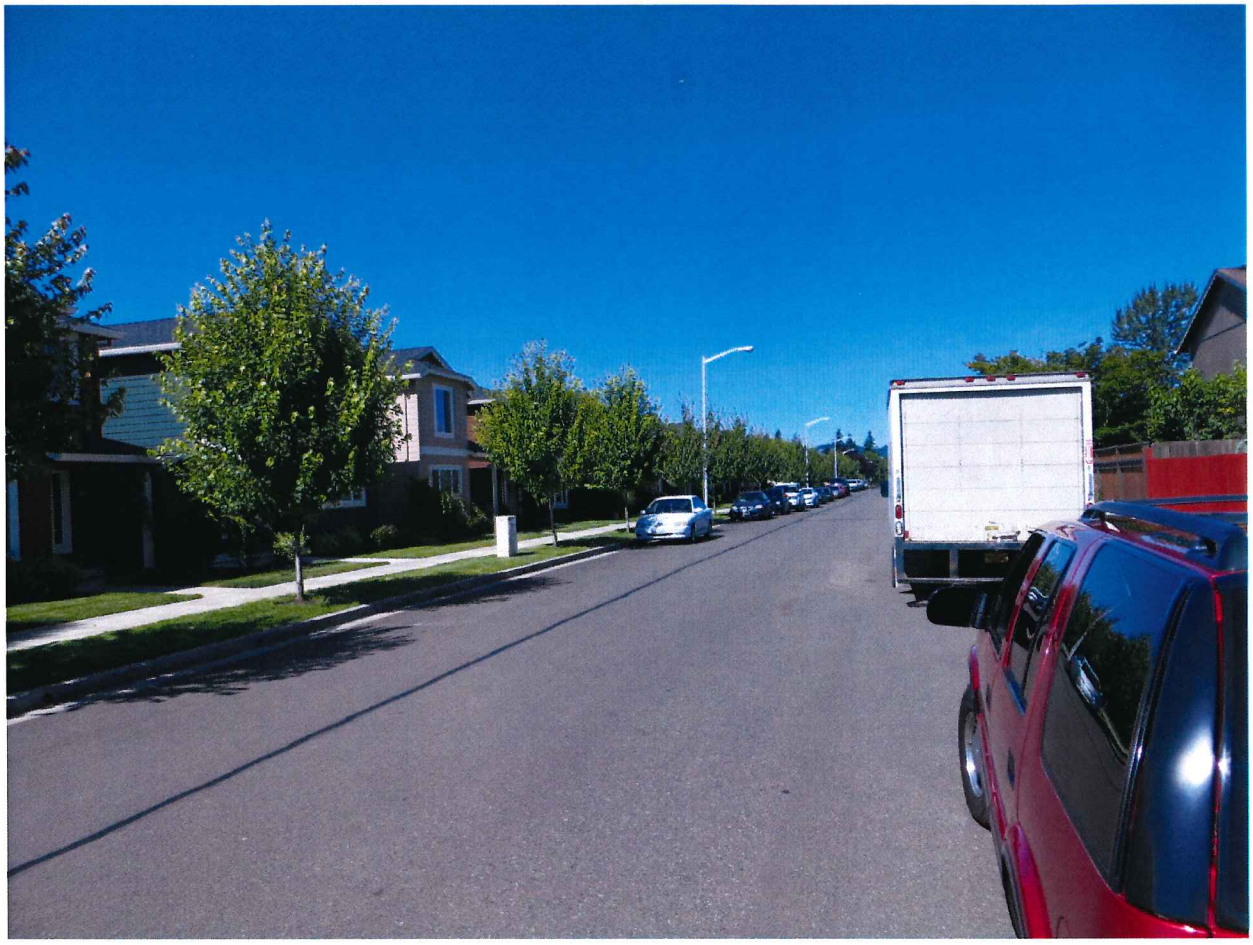
- The following pictures were taken down by the Newberg Airport to provide a reference to smaller homes and lots. The continuity that the current homeowners would like to have continued would definitely end. It would appear that a development like that next door would cause our property values to go down and the city's tax base would suffer.



Newberg Housing Development



Newberg Housing Development



Newberg Housing Development

EXISTING TREES

- The pictures below are of property that is being proposed to be developed.

- What is going to happen to these irreplaceable beautiful trees? Yes, we are aware that some will have to be removed, but can the City of Newberg require the developer to include some of the trees into the properties or put in a common area to save some of the trees.

Newberg Housing Development

Newberg Housing Development

STYLES OF HOMES
FOR
TERRA SUBDIVISION PROJECT

DEL BOCA VISTA, LLC

P: 503-590-8600 F: 503-590-8640

A: PO Box 486 / Newberg, OR 97132

Newberg Planning Commission
P.O. Box 970
Newberg, OR 97132

July 29, 2013

RE: Letter of Understanding / Terra Subdivision

To the Newberg Planning Commission:

As agreed with the surrounding neighbors for their support of the Terra Subdivision project; Del Boca Vista LLC is willing to make the following items in CCRS for Conditions of Approval:

- 1500 Sq. Ft. Minimum House Size
- Minimum 2 Car Garages
- Lap Siding; No Vinyl
- Front yard to have Sprinklers and Irrigation
- Minimum of Three Exterior Colors on House
- Wood Trimmed Windows on Front of House

Sincerely,

Del Boca Vista, LLC
Marc Willcuts

As agreed with the surrounding neighbors for their support of the Terra Subdivision project; Del Doca Vista LLC is willing to make the following items in CCRS for Conditions of Approval:

- 1500 Sq. Ft. Minimum House Size
- Minimum 2 Car Garages
- Lap Siding: No Vinyl
- Front yard to have Sprinklers and Irrigation
- Minimum of Three Exterior Colors on House
- Wood Trimmed Windows on Front of House

CORINE
5,000 SQ. FT. LOTS
(LOT WIDTHS 50')

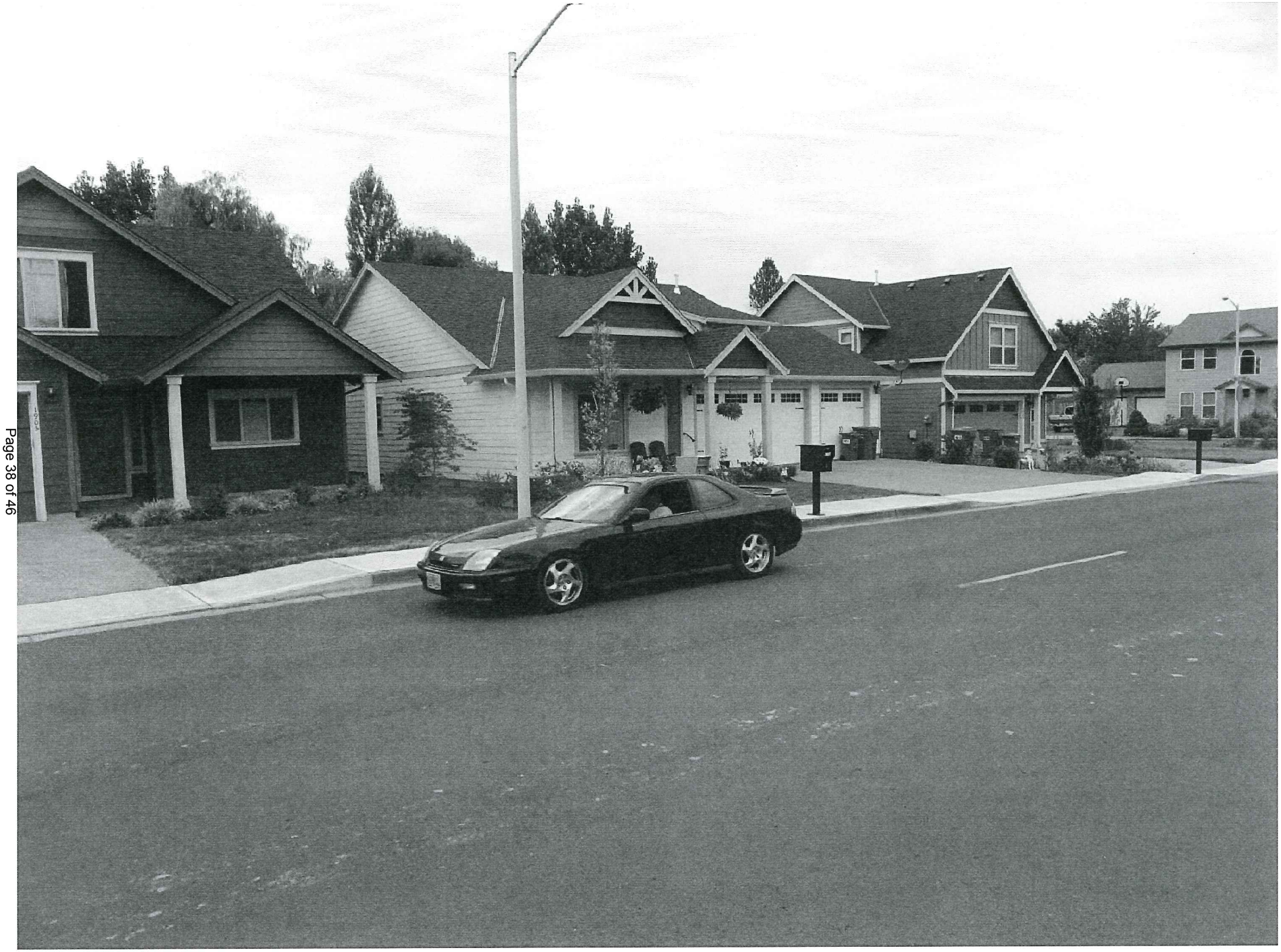
566
570

No Soliciting

GREENS
5,000 SQ. FT. LOTS
(LOT WIDTHS 50’ OR SLIGHTLY GREATER)

612

MAIN
LARGER THAN
5,000 SQ. FT. LOTS
(LOT WIDTHS ~65')



HERITAGE
5,000 SQ. FT. LOTS
MOST SIMILAR TO THE STYLE OF HOMES TO BE BUILT IN THE TERRA SUBDIVISION
(LOT WIDTHS 50')

HONDA

TERRACE ESTATES PROPOSED SUBDIVISION, Newberg, OR
File No. SUB 2-12-003

Enclosed are the written comments to be submitted for the record for August 8, 2013, quasi-judicial hearing on the proposed Terrace Estates subdivision. These comments are to be added to the comments submitted for the postponed July 11, 2013, quasi-judicial hearing.

These comments include a number of questions submitted for the hearing (questions in red). We request that the director provide those answers before the start of the quasi-judicial hearing on August 8, 2013.

RECEIVED
AUG 05 2013
Initial:

John and Jane Greller
3641 Dahlia Street
Newberg, OR
Terrace Heights subdivision
Submitted August 5, 2013

1. PROCESS: We are citizens who live in Newberg neighborhoods, just like yourselves. We have made an open, honest effort to learn about the process, understand the process, and participate in the process, as established by ORS 197.763{City of Newberg Planning Commission Agenda packet for quasi-judicial hearing, July 11, 2013}.

We are asking questions because it appears we have a problem here.

2. PROBLEM: The problem is agreeing to what the R1- LDR low residential density limit is on this hearing date, August 8, 2013. The NMC (Newberg Municipal Code) states:

15.304.010 Description and purpose.
The R-1 low density residential district is intended for low density, urban single-family residential and planned unit development uses. A stable and healthful environment, together with the full range of urban services, makes this the most important land use of the community. The R-1 district is intended to be consistent with the low density residential designation of the comprehensive plan. [Ord. 2505, 2-1-99; Ord. 2451, 12-2-96. Code 2001 § 151.280.]

The question is: What is the R1 – LDR density limit stated in the Comprehensive Plan? _____

The question is: What is the R1-LDR density limit on August 8, 2013? _____

3. John and Jane Greller support the City of Newberg's planned LDR development in a manner consistent with the current standard of 4.4 designated by the comprehensive plan, per NMC 15.304.01. That standard is accurately represented on the Newberg, Oregon Zoning Map (NMC 15.05.110 Adoption of Zoning Map).

15.05.110 Adoption of zoning map.
In addition to the provisions of this code, this code includes a land use map which designates use districts and subdistricts to specific areas. The map is entitled "Newberg, Oregon Zoning Map," and is adopted as a part of this code and referenced by this section number. [Ord. 2451, 12-2-96. Code 2001 § 151.011.]

It is necessary to start from those facts that we can agree upon. Can we agree that:

1. planned density for R1-LDR is 4.4 on August 8, 2013

2. The parcel size of Terrace Estates subdivision is 7.67 (gross buildable acres)

3. The average lot size in Terrace Estates if 5656 sq. ft.(revised) or 5663 sq. ft. (original).

4. Buildable acre size is 32,670

   Formula: 43,560 sq. ft. per acre X .75 (must have 25% allowance for infrastructure of roads, sidewalks, etc.).

5. Formula for density: $\frac{\text{buildable acre}}{\text{Average lot size}}$

6. Density of Terrace Estates is 5.8 units per acre

$$\frac{\text{BA (buildable acre) } 32{,}670 \text{ sq. ft.}}{\text{Average lot size } 5656 \text{ sq. ft.}} = 5.8 \text{ units per acre}$$

7. The City of Newberg has a zoning map which designates use districts and subdistricts NMC 15.05.110

8. "until 2010" is January 1, 2010

9. "through 2010" is December 31, 2010

Question: Does the Comprehensive Plan guide the growing land use needs of the City until the year 2010 (January 1, 2010)? {Comprehensive Plan, A. Introduction page 8}

Yes/No

Question: Does the Inventory reflect adjustment to meet future needs through the year 2010? {Comprehensive Plan I.B Introduction Background page 8} Yes/No

Question: Does the Comprehensive Plan provide the basis for making land use decisions through the year 2010 (December 31, 2010)? {Comprehensive Plan VI. Summary page 78} Yes/No

VOCABULARY LIST (provided by the director)

1. Dwelling unit: This is an independent living unit for one family or group of people. It can be a house, an apartment unit, or one side of a duplex. A fourplex would be four dwelling units. A duplex would be two dwelling units.

2. Density: This is the number of dwelling units in a certain area of land. It is usually expressed as the number of dwelling units per acre of land.

3. Target density: This is the density the community is trying to get on a certain area of land.

4. Planned density: This is the density the community is counting on being provided on a certain area of land. This is essentially the same the target density.

5. Gross buildable acre: This is an acre of land (43,560 square feet, or an area roughly 200 feet by 200 feet) before it is developed with roads, sidewalks, utilities, buildings or other development. It excludes unbuildable areas, which in Newberg are mostly areas next to streams.

6. Density limits: This the highest number of dwelling units that are allowed on a certain area of land.

7. Units per gross acre: This is the number of dwelling units that are placed on a certain area of land. It includes the entire area of land including the streets, sidewalks, utilities, small pocket parks, etc. Basically, it's the number dwelling units you would count if you drew a square on a map to scale one acre and counted the number of dwelling units in that square.

8. Units per net acre: This is the number of dwelling units that are placed in a certain area of land excluding the street, sidewalks, utilities, pocket parks, etc. Newberg estimates that 25% of the land area is used in these other areas.

9. Until 2010, Through 2010: These depend on the context. Newberg's comprehensive plan was adopted in 1979, updated in 1991, and has been updated a number of times since. Some of the older provisions still refer to "until 2010" or "through 2010" as a planning horizon as that used to be 20 years away.