

MEMORANDUM

TO: Newberg Planning Commission

FROM: Leanne Wagener, Assistant Planner

SUBJECT: Supplemental Packet Material: Additional Public Comments for File No. CUP23-0015

DATE: December 11, 2023

Following the publishing of the staff report for File No. CUP23-0015, staff received one additional public comment from the public on December 11, 2023.

Please review these additional materials and add to your packets.

Attachments:

1. Public Comment from David S Wall

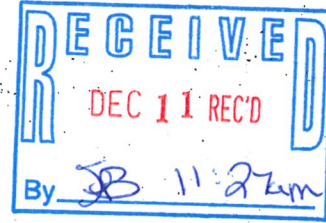
David S. Wall
P.O. Box 756 Newberg, Oregon 97132
[Cell: 408-287-6838]

***I was Never noticed by the City of Newberg concerning CUP23-0015/MIMD323-0002.**

Via Hand Delivery AND Email

December 10, 2023

City of Newberg-City Hall
Community Development Department
414 E. First Street
Newberg, Oregon 97132



Re: OPPOSITION to CUP23-0015/MIMD323-0002

Please consider my OPPOSITION to CUP23-0015/MIMD323-0002 for the following reasons:

The "Planned Unit Development (PUD)" should be a 'Ballot Measure.'

The good hearted and honest 'Voters' of Newberg, Oregon should 'Vote' on all Land Use decisions since they will be subsidizing the costs of the proposed 'PUD' via their property taxes.

What are the costs of long-term infrastructure and maintenance for: sewer service and use, storm water management, potable water, Fire and Police Department requirements, Parks and Recreation, and associated established services provided by the City of Newberg taxpayers?

The Newberg ratepayers will be subsidizing the PUD's treatment of sewage and of all aspects of operation and maintenance of the Water Pollution Control Plant (WPCP). What is the flow rate to the WPCP from the PUD? What will be the increased Laboratory costs to analyze the wastewater emanating from the PUD?

The PUD will contribute to the aforementioned costs but not the total addition of their respective discharges and maintenance requirements. The aforementioned costs will be 'averaged' to the ratepayers to fund.

The PUD will cover the vacant land with roads and 'Unit Developments' adding to the costs of storm water management the City of Newberg ratepayers currently do not have to subsidize. What are the costs of the 'storm water management program' for the PUD?

***The PUD will contribute significantly to the trash, hydrocarbons from vehicles, sediments run-off into the receiving waters.** Rainwater will not be able to percolate into aquifer.

Additionally, the Newberg residents will be compelled to subsidize the PUD's share of 'City services' such as Police, Fire, Parks, et cetera. What are the PUD's effects on the electrical grid? Will electrical power losses become more frequent effecting the internet and 911 Emergency calls? Where is open space for a Park for the residents of the PUD? What are the cumulative effects of the PUD to native plants, pollinator insects, birds-(Hawks, songbirds, Bluebirds, Humming birds) and other native animals who reside on the lands associated with the PUD?

The increases to: Foreseeable criminal acts, Blight, **diminution of existing property values**, noise pollution, traffic increases-air pollution, congestion-(vehicle parking will become a significant problem) and various municipal rate increases make the PUD burdensome and oppressive to Newberg ratepayers. Who profits from the PUD?

OPPOSITION to CUP23-0015/MIMD323-0002