

CITY OF NEWBERG
COUNCIL AGENDA
MARCH 5, 1990
7:30 P.M.
NEWBERG PUBLIC LIBRARY

- I. CALL MEETING TO ORDER.
- II. ROLL CALL.
- III. CONSENT CALENDAR:
 1. NHRC/CASA Homeless Shelter request for \$200.00 refund.
- IV. REQUESTS AND COMMUNICATIONS FROM FLOOR. (Limit 5 minutes)
- V. PUBLIC HEARINGS:
 1. Public Hearing: Zoning Ordinance Amendment
Amendment of Section 354 to add building material sales
as a permitted use in the C-2 (Community Commercial)
district.
File No.: G-10-89
Ordinance No.: 90-2272
 2. Public Hearing: Zoning Ordinance Amendment
Amendments to Section 354, C-2 (Community Commercial)
and Section 356 C-3 (Central Business) districts to
permit Light and Limited Industrial uses.
File No.: G-11-86
Ordinance No.: 90-2273
 3. Public Hearing: Comprehensive Plan Map Amendment
Amendment to remove the Proposed Park PP designation
from a 7.8 acre site and to redesignate the site Low
Density Residential LDR.
File No.: CPA-1-90
Ordinance No.: 90-2274
- VI. REPORT FROM CITY MANAGER.
- VII. REPORT FROM CHAMBER OF COMMERCE.

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CITY COUNCIL AGENDA
MARCH 5, 1990

- VIII. REPORT FROM YAMHILL COUNTY COMMISSIONER.
- IX. NEW BUSINESS:
 - 1. Information regarding complaint at 1203 Hawthorne Loop.
- X. OLD BUSINESS:
- XI. ADJOURN TO MEETING ON MARCH 6, 1990 AFTER THE BUDGET COMMITTEE MEETING.

INDEX OF RESOLUTIONS AND ORDINANCES ON THIS AGENDA FOR ACTION:

RESOLUTIONS:

ORDINANCES:

- 1. Ordinance No. 90-2272 amending Section 354 of the Zoning Ordinance to add building material sales as a permitted use in the C-2 (Community Commercial) district.
- 2. Ordinance No. 90-2273 amending Section 354, C-2 (Community Commercial) and Section 356 C-3 (Central Business) districts of the Zoning Ordinance to permit Light and Limited Industrial uses.
- 3. Ordinance No. 90-2274 amending the Comprehensive Plan Map to remove the Proposed Park PP designation from a 7.8 acre site and to redesignate the site Low Density Residential LDR.

\lagenda

**CITY OF NEWBERG
CITY COUNCIL WORK SESSION
MONDAY, MARCH 5, 1990
6:00 P.M.
NEWBERG COMMUNITY HOSPITAL**

THE CITY COUNCIL OF THE CITY OF NEWBERG WILL HOLD A WORK SESSION TO REVIEW THE MARCH 5, 1990, COUNCIL AGENDA ITEMS. THE COUNCIL WILL NOT MAKE ANY DECISIONS ON THE AGENDA ITEMS AT THE WORK SESSION. THE WORK SESSION WILL BE HELD IN CONFERENCE ROOM "A" AT THE NEWBERG COMMUNITY HOSPITAL.

THE WORK SESSION WILL BE FOLLOWED BY THE CITY COUNCIL MEETING WHICH WILL BE HELD AT NEWBERG PUBLIC LIBRARY BEGINNING AT 7:30 P.M.

DATED THIS 28TH DAY OF FEBRUARY, 1990.

DUANE R. COLE,
CITY RECORDER

\wsnote

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: February 27, 1990

X MOTION

DATE ACTION REQUESTED: March 5, 1990

 RESOLUTION

 ORDINANCE

 INFORMATION

SUBJECT: NHRC/CASA Homeless Shelter

RECOMMENDATION:

Refund the \$200 conditional use application fee to NHRC and CASA.

BACKGROUND:

At the February 21 meeting of the Newberg Planning Commission, the Commission voted to approve a conditional use for the proposed homeless shelter at 615 North College. At the hearing, representatives of NHRC and CASA requested that the City refund the \$200 conditional use application fee. The Planning Commission voted to recommend that the Council refund the \$200 fee to the applicants.

COST: \$200.00



Dennis Egner, Planning Director



Duane Cole, City Manager

REQUEST FOR COUNCIL ACTION

<u>DATE SUBMITTED:</u>	January 24, 1990	_____	<u>MOTION</u>
<u>DATE ACTION REQUESTED:</u>	March 5, 1990	_____	<u>RESOLUTION</u>
		_____ X _____	<u>ORDINANCE</u>
		_____	<u>INFORMATION</u>

SUBJECT:

Amendment of Section 354 of the Newberg Zoning Ordinance to add building material sales as a permitted use in the C-2 (Community Commercial) district.
(File G-10-89)

RECOMMENDATION:

Adopt the ordinance based on the criteria, facts, and conclusionary findings which are attached.

BACKGROUND:

Lumberman's Builders Supply has recently approached City staff about finding land for expansion of their lumber supply facility located at the corner of Second and Edwards. The retail store is zoned C-3 Central Business District and the storage lot is zoned C-2 Community Commercial. The complex exists as a non-conforming use. The Zoning Ordinance lists building material sales as a permitted use only in the M-2 Light Industrial zone and the M-3 Heavy Industrial zone.

Because of the retail nature of building supply sales, it seems appropriate to allow such uses in commercial zones. Building supply stores are generally land extensive uses and for that reason they are not appropriate in intensive downtown central business zones such as the C-3 zone. They are appropriate uses in broad general commercial zones such as the C-2 Community Commercial zone which should encourage and allow land extensive uses.

A change to the text of the zoning code would represent a legislative amendment to the Ordinance and would apply generally to all C-2 properties in the City. In order to expand, Lumberman's would need to apply for a Plan Amendment and Zone Change to extend the C-2 district to the south. The likelihood of a successful application for such an amendment is unknown.

On January 18, 1990 the Planning Commission held a hearing to consider this Zoning Ordinance text amendment. The Planning Commission unanimously recommended revision of the Zoning Ordinance to include retail building material sales as an outright permitted use within the C-2 Community Commercial zone subject to a provision that exterior storage is screened.

COST: None



Dennis Egnert, Planning Director



Duane Cole, City Manager

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ORDINANCE NO. 70-2272

AN ORDINANCE AMENDING ORDINANCE NO. 1968 PROVIDING FOR THE ADDITION OF RETAIL BUILDING MATERIAL SALES AS AN OUTRIGHT PERMITTED USE WITHIN THE C-2 (COMMUNITY COMMERCIAL ZONING DISTRICT).

WHEREAS, The Newberg Planning Commission met on January 18, 1990 and reviewed a proposal which authorized the addition of building material sales as a permitted use within the C-2 Community Commercial zone; and

WHEREAS, A need was determined by the Planning Commission for such use; and

WHEREAS, The City Council did hold a public hearing on this matter on March 5, 1990.

NOW, THEREFORE, THE CITY OF NEWBERG ORDAINS AS FOLLOWS:

Section 1: The City Council adopts the findings of fact which are attached as Exhibit A and incorporated herein by reference.

Section 2: Section 354 C-2 Community Commercial District Ordinance No. 1968 is hereby amended to include the following:

Retail building material sales, provided outside storage is visually screened.

PASSED by the City Council of the City of Newberg this day of , 1990, by the following votes:

AYES:

NAYS:

ABSENT:

Duane Cole - City Recorder

APPROVED by the Mayor this day of , 1990.

Elvern Hall - Mayor

**EXHIBIT A
FINDINGS FOR APPROVAL**

HEARING DATE: Planning Commission - January 18, 1990
Newberg City Council - March 5, 1990
7:30 PM - Newberg Public Library

PROPONENT: City of Newberg

REQUEST: Amend Section 354 of the Newberg Zoning Ordinance to add building material sales as a permitted use in the C-2 (Community Commercial) district.

FILE NO: G-10-89

I. CRITERIA AND ORDINANCE REQUIREMENTS

A. Criteria

The zone change criteria are set forth in Section 600 of the Newberg Zoning Ordinance No. 1968 and read as follows:

Zone Change Criteria

1. The proposed change is consistent with and promotes the objectives of the Comprehensive Plan and of the Zoning Ordinance of the city.
2. There is a public need for a change of the kind in question.
3. The need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

B. Applicable Comprehensive Plan Goals and Policies

Goals and Policies found within the Newberg Comprehensive Plan which are relevant to this request include the following:

1. Economy Goal

To develop a diverse and stable economic base.

2. Economy-Policy No. 2

The City shall encourage economic expansion consistent with local needs. Such expansion shall include the addition of new industrial and commercial operations as well as the growth of existing industries and businesses.

3. Industrial Areas-Policy No. 2

Non-industrial uses shall be prohibited from encroaching on areas designated for industry except as conditional uses.

C. Zoning District Purpose Statement, Newberg Zoning Ordinance Section 352

Description and Purpose

The C-2 Community Commercial District is intended to create, preserve and enhance areas with a wide range of retail sales and service establishments serving both long and short term needs in compact locations typically appropriate to commercial clusters near intersections of major thoroughfares. This district also includes some development which does not strictly fit the description of sections 352 through 360 but also does not merit a zoning district. The C-2 district is intended to be consistent with the "commercial" and "mixed use" designations to the Comprehensive Plan.

II. FACTS

- A. The Zoning Ordinance lists building material sales as a permitted use only in the M-2 Light Industrial zone and the M-3 Heavy Industrial zone.
- B. Generally, building supply sales are conducted as a retail sales facility and are not manufacturing facilities. Building supply stores are generally land extensive uses with outside storage.
- C. The C-2 Community Commercial zone includes numerous land extensive uses. The following land extensive uses are permitted in the C-2 Community Commercial zone but not in the C-3 Central Business District zone:
 - o Agricultural machinery sales and service;
 - o Auction sales excluding livestock;
 - o Drive ranges, private;
 - o Marine sales and service; and
 - o Mobile home sales and service.

III. CONCLUSIONARY FINDINGS

- A. Regarding Criterion 1, the proposed amendment to allow building material sales in the C-2 zone promotes the objectives of the Comprehensive Plan and the Zoning Ordinance of the City by providing additional opportunities for economic expansion. Because building material sales is a land extensive use, it is appropriate in a C-2 zone, since other similar uses are allowed in that zone.
- B. Regarding Criterion 2, no specific public need has been identified for building material sales in the community. In general, appropriate amounts of commercial land must be available for commercial use. Because building material sales are a retail use, they should be allowed in a commercial district.
- C. Criterion 3 does not apply to this request.

IV. CONCLUSION

Based on the criteria, facts, and conclusionary findings, it is concluded that the proposal satisfies the zone change criteria and Section 354 of the Zoning Ordinance should be amended to include building material sales as a permitted use in the C-2 Community Commercial zone.

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REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: January 24, 1990

_____ MOTION

DATE ACTION REQUESTED: March 5, 1990

_____ RESOLUTION

_____ X ORDINANCE

_____ INFORMATION

SUBJECT:

Amendments to the C-2 Community Commercial and C-3 Central Business Districts to permit Light and Limited Industrial uses. (File G-11-86)

RECOMMENDATION:

Adopt the ordinance based on the criteria, facts and conclusionary findings which are attached.

BACKGROUND:

In 1986-87 various individuals approached the City regarding the possibility of locating Light Industrial uses in a Commercial district. Most of these inquiries were for small businesses interested in the downtown area. These proposals included a small-scale salsa manufacturer, electronic assembly, and limited warehousing.

The Zoning Ordinance at that time did not permit such activities in the downtown area. As there seemed to be increasing interest in locating such businesses in some of the empty storefronts, staff prepared an ordinance amendment that would permit Limited Industrial uses in the C-3 district, provided certain conditions were met. The intent of the conditions was to prevent industry from creating "dead zones" on First Street that would offend--and hence drive away--pedestrian traffic.

A second alternative was also prepared for the C-2 district. The intent of this amendment was to encourage the construction of "spec" buildings, up to and including business parks such as those located in Beaverton and Tigard. This section could also apply to those existing buildings located along the highway that do not have good highway exposure.

The amendments were adopted by the City Council in November 1987. The adoption also included a "sunset" provision, so that the amendments could be tested for their effectiveness, problems, etc. These amendments sunsetted November 2, 1989.

Since adoption, no one has approached the City about locating an industrial use in a commercial district. The City is starting to see the construction of "spec" buildings, but so far they have been located in Industrial districts. The downtown meanwhile, is not yet to full occupancy, but new commercial enterprises

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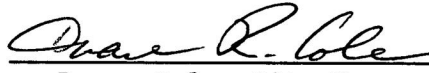
are continuing to locate there. In short, there has been no opportunity to implement either of these amendments and to determine how well they work.

On January 18, 1990 the Planning Commission held a hearing to consider reinstating the Zoning Ordinance amendments. The Planning Commission recommended adoption of the ordinance with a provision that it again be sunsetted two years from date of passage. The Commission added a condition that within the C-3 Central Business District, an industrial use be limited to one employee per 500 square feet of building floor area. This recommendation was approved on a 6-3 vote. This condition is included in the proposed ordinance, Section 4.

COST: None



Dennis Egner, Planning Director



Duane Cole, City Manager

ORDINANCE NO. 70-2273

AN ORDINANCE AMENDING ORDINANCE NO. 1968 PROVIDING FOR ADDITIONAL USES WITHIN THE C-2 (COMMUNITY COMMERCIAL) AND C-3 (CENTRAL BUSINESS) ZONING DISTRICTS AND PROVIDING FOR A SUNSET OF THE ORDINANCE TO OCCUR TWO YEARS FROM THE DATE OF ITS ENACTMENT.

WHEREAS, The Newberg Planning Commission met on January 18, 1990 and reviewed a proposal which authorized additional light and limited industrial uses within commercial areas; and

WHEREAS, A need was determined by the Planning Commission for such uses; and

WHEREAS, The City Council did hold a public hearing on this matter on March 5, 1990.

NOW, THEREFORE, THE CITY OF NEWBERG ORDAINS AS FOLLOWS:

Section 1: The City Council adopts the findings of fact which are attached as Exhibit A and incorporated herein by reference.

Section 2: Section 354 C-2 Community Commercial District of Ordinance No. 1968 is hereby amended to include the following:

Light Industrial uses provided that:

1. The project is a mixed use multi-tenant development.
2. Development shall be processed through the planned unit development procedures.
3. Industrial uses shall not exceed 40% of the total gross square footage of the project.
4. Warehousing and distribution facilities shall be screened from view from any public street.
5. Industrial uses shall not be permitted within 100 ft. of a major arterial street.
6. No operation shall be conducted or equipment or chemicals used which would create a hazard or offensive odor, vibration, smoke, dust or other similar condition.
7. Noise associated with the use shall comply with OAR Chapter 340, Division 35, Department of Environmental Quality - "Noise Control Regulations."
8. All material and vehicle storage shall be within an enclosed building.

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Section 3: Section 354 C-2 Community Commercial District of Ordinance No. 1968 is hereby amended to include the following:

Limited Industrial Uses Provided:

1. Such uses shall not have any different or more detrimental effect upon the adjoining area than the building and uses specifically listed in this section.
2. Individual industrial enterprises occupy no more than 5000 sq. ft. of gross floor area.
3. Delivery vehicles in excess of 12,000 pounds GVW shall be prohibited from making deliveries between the hours of 10 AM to 6 PM.
4. No operation shall be conducted or equipment or chemicals used which would create a hazard or offensive odor, vibration, smoke, dust, or other similar condition.
5. Noise associated with the use shall comply with OAR Chapter 340, Division 35, Department of Environmental Quality - "Noise Control Regulations."
6. All material and vehicle storage shall be within an enclosed building.
7. Notice of this action shall be provided to all abutting property owners, including owners of property which would be abutting if there were no intervening streets. Such notice shall indicate that the decision of the City Planner may be appealed within 10 days from the date of such notice.

Section 4: Section 364 C-3 Central Business District of Ordinance No. 1968 is hereby amended to include the following:

Limited Industrial Uses Provided:

1. Such uses shall not have any different or more detrimental effect upon the adjoining area than the building and uses specifically listed in this section.
2. Individual industrial enterprises occupy no more than 5000 sq. ft. of gross floor area.
3. Delivery vehicles in excess of 12,000 pounds GVW shall be prohibited from making deliveries between the hours of 10 AM to 6 PM.
4. No operation shall be conducted or equipment or chemicals used which would create a hazard or offensive odor, vibration, smoke, dust, or other similar condition.

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5. Noise associated with the use shall comply with the Department of Environmental Quality "Noise control regulations".
6. All material and vehicle storage shall be within an enclosed building.
7. The industrial uses shall not be permitted in building spaces which front on First Street.
8. Number of employees are limited to one per 500 square feet of building floor area.
9. Notice of this action shall be provided to all abutting property owners, including owners of property which would be abutting if there were no intervening streets. Such notice shall indicate that the decision of the City Planner may be appealed within 10 days from the date of such notice.

Section 4. Ordinance No. shall be sunseted March 5, 1992.

PASSED by the City Council of the City of Newberg this day of , 1990, by the following votes:

AYES:

NAYS:

ABSENT:

Duane Cole - City Recorder

APPROVED by the Mayor this day of , 1990.

Elvern Hall - Mayor

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**EXHIBIT A
FINDINGS FOR APPROVAL**

HEARING DATE: Planning Commission - January 18, 1990
Newberg City Council - March 5, 1990
7:30 PM - Newberg Public Library

PROPONENT: City of Newberg

REQUEST: Amendments to the C-2 Community Commercial District and C-3 Central Business District to permit Light Industrial uses.

FILE NO: G-11-86

I. CRITERIA AND ORDINANCE REQUIREMENTS

A. Criteria

The Newberg City Council has the authority to make the final decision on this matter. The Planning Commission may recommend that the Council approve or deny the application, or may request further information relating to the annexation/zone change request. The Planning Commission and City Council must determine whether the proposal conforms to the following criteria as set forth in Section 600 of the Newberg Zoning Ordinance No. 1968.

Zone Change Criteria

1. The proposed change is consistent with and promotes the objectives of the Comprehensive Plan and of the Zoning Ordinance of the city.
2. There is a public need for a change of the kind in question.
3. The need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

B. Applicable Comprehensive Plan Goals and Policies

Goals and Policies found within the Newberg Comprehensive Plan which are relevant to this request include the following:

1. Economy Goal

To develop a diverse and stable economic base.

2. Economy-Policy No. 2

The City shall encourage economic expansion consistent with local needs. Such expansion shall include the addition of new industrial and commercial operations as well as the growth of existing industries and businesses.

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3. **Industrial Areas-Policy No. 1**

Industrial area expansion shall be located and designed to minimize impacts on surrounding land uses.

4. **Commercial Areas-Policy No. 1**

The City shall encourage the retention of the downtown core as a primary shopping, service and financial center for the Newberg area. New commercial developments shall be encouraged to locate there.

II. FACTS

- A. In 1987 the City adopted provisions to allow limited manufacturing uses in the C-2 and C-3 districts. These provisions sunsetted on November 2, 1989.
- B. Between 1987-89 no one approached the City about locating an industrial use in a commercial district. During the two year period there were no opportunities to implement the provisions.
- C. Extensive discussion regarding the proposal took place when initially implemented. The original staff report and the adopted ordinance are attached as exhibits.

III. CONCLUSIONARY FINDINGS

- A. Regarding Criterion 1, the proposed change is consistent with and promotes the objectives of the Comprehensive Plan by allowing additional opportunities for industrial development within the City. Surrounding properties will be protected from encroachment by industrial development through the performance set forth in the ordinance. Furthermore, it is proposed that the ordinance again be sunsetted to assure that commercial areas continue to be used for commercial purposes.
- B. Regarding Criterion 2, there has traditionally been a lack of industrial incubator space in the City. Vacant commercial space offers an excellent option for small scale industrial use. The proposed ordinance would make this type space available to satisfy the need for incubator space.
- C. Criterion 3 does not apply to the proposal.

IV. CONCLUSION AND RECOMMENDATION

Based on the findings presented in the Staff Report, it is recommended that the Planning Commission and Council adopt the proposed ordinance allowing limited industrial use in the commercial districts.

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REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: February 27, 1990

_____ MOTION

DATE ACTION REQUESTED: March 5, 1990

_____ RESOLUTION

X _____ ORDINANCE

_____ INFORMATION

SUBJECT:

A Comprehensive Plan Map Amendment to remove the Proposed Park PP designation from a 7.8 acre site and to redesignate the site Low Density Residential LDR (File NO. CPA-1-90).

RECOMMENDATION:

Adopt the ordinance to amend the Comprehensive Plan Map based on the criteria, facts and conclusionary findings which are attached.

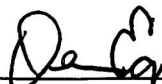
BACKGROUND:

On February 21, the Planning Commission held a hearing to review the proposed Comprehensive Plan Amendment and a companion request for a Conditional Use Permit to allow construction and operation of an assisted living facility for 25 residents. The location of the proposed development is 1407 North College, north of Jaquith Park. The proposed Plan Amendment and Conditional Use will allow Assisted Living Facilities, Inc. to develop a 15,500 square foot residential structure to house up to 25 residents who may require nursing care.

The proposed Plan Amendment applies to a 7.8 acre site including two tax lots. The Conditional Use request for the assisted living facility applies to a 1.8 acre parcel adjacent to North College. With approval of the Plan Amendment, the remaining portion of the site may be developed as single family housing. Realty Brokers of Portland has been in contact with City Staff regarding the possibility of a zone change on the remaining portion of the site to R-2 Medium Density Residential to allow higher density housing or, potentially, a mobile home park. As proposed, the housing development on the remaining portion of the site would be complimentary to the assisted living facility and care from the facility may be shared with residents of the housing development.

Resolution 79-797 sets forth requirements related to the Future Park Site designation. Section 4 of the resolution states that the purpose of the Future Park Site designation was to give the City or the Park and Recreation District an opportunity to acquire sites for park purposes. On January 25, 1990, the Chehalem Park and Recreation District reviewed the Comprehensive Plan Amendment request and voted not to pursue acquisition of the site. Based on the Park District's lack of interest in the site, staff is recommending that the Proposed Park designation be removed and the site become available for development.

COST: None



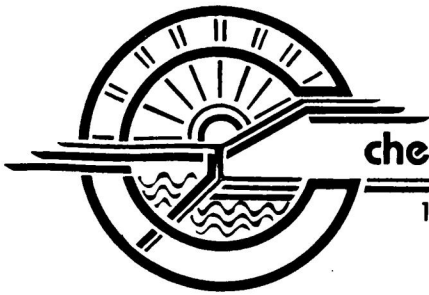
Dennis Egner, Planning Director



Duane Cole, City Manager

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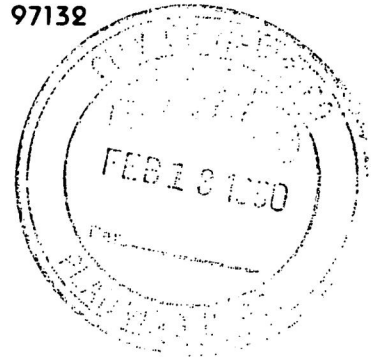
(14)



chehalem park and recreation district

1802 haworth ave. newberg, oregon 97132

(503)-538-7454



February 9, 1990

Mr. Dennis Egner
Planning Department
City of Newberg
414 E. First St.
Newberg, Oregon 97132

Dear Dennis:

The Chehalem Park and Recreation District Board of Directors, at the January 25, 1990 meeting, was approached by ALF Inc. as to the Board's intention for the land on Hillsboro Highway, adjacent to Jaquith Park. The land is presently designated "park land" in the Comprehensive Plan. ALF Inc. indicated that they would like to buy the property.

The Board informed ALF Inc. that they had no immediate plans for either purchasing the land or developing the land, and moved to remove the park designation from this parcel. He asked that we send a letter to you informing you of our actions.

As per the motion passed at the January 25, 1990 meeting, the Board does not intend to purchase the parcel and approves releasing the park designation from their parcel. If ALF Inc. does not purchase the property, we would like the park designation to remain.

I hope this meets the requirements necessary to allow ALF Inc. the right to buy the land. We will be glad to furnish any further material you feel needed or necessary.

Sincerely,

W. Don Clements
Superintendent

WDC/js

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Assisted Living Facilities, Inc.

208 S. W. Stark, Suite 400
Portland, Oregon 97204

January 15, 1989

APPLICATION OUTLINE

TO: City of Newberg Planning Commission

FROM: Assisted Living Facilities Incorporated
(ALF, Inc.) (An Oregon Corporation)

SUBJECT: ALF, Inc.'s Request for Approval by Newberg's Planning Commission for both

- 1) An ordinance amending the comprehensive plan designation map of the City of Newberg as adopted by Ordinance number 1967 on July 2, 1979, by changing the plan designation of a certain parcel of land (Tax Lot numbers 3218AD7400 and 3218AD7500 Yamhill County, Oregon) within the City of Newberg from "Proposed Park (PP) designation to a "Low Density Residential" (LDR/R-1) plan designation; and,
- 2) Issuance of a Conditional Use Permit to allow construction and operation of an assisted living facility for twenty five residents in an R-1 zone.

I. Property Location:

- A. The subject property is vacant and is located abutting the west side of the Hillsboro-Silverton Highway #219 (a minor arterial street - see Newberg City Council Resolution number 87-1273 ordained August 3, 1987 - copy enclosed as Exhibit #1) and is immediately north of Jaquith Park and tax lot number 3218AD7600. To the immediate north of the subject property is R-1 developed single family residential parcels. To the west of subject property is a public ball park and to the east (east of Highway #219) is R-1 developed single family residential parcels and a neighborhood nursery business operation that is for sale. The subject property is served by both Newberg city water and sewer.

The subject property is currently designated on the Newberg Comprehensive Plan Map as (Future) Proposed Park. "The purpose of this designation is to provide the Parks District and/or the City of Newberg with a first option to buy part or all of the indicated areas." (1) "Specific sites (for parks sic) are not delineated due to financial constraints and in some cases, to the LACK OF IMMEDIACY in the need for the facilities." "...specific future park (sic) sites may be added to the land use plan as NEED BECOMES APPARENT." (2) The current zoning on the subject property is R-1 (Low Density Residential with #5. Group Care Homes; #6. Homes for the Aged; and #8. Nursing Homes permitted conditionally. "The objective of this land use designation is to provide a wide range of housing types and styles, while allowing for up to an overall density of 4.4 units to the acre." (3)

- #1. City of Newberg Comprehensive Plan Amended April 6, 1981, Page 35, Paragraph 3
- #2. IBID, Paragraph 4
- #3. IBID, Page 33, Paragraph 4

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ALF, Inc. contacted Mr. W. Don Clements, Superintendent of Chehalem Park and Recreation District, several times regarding the Park District's interest in the subject property. Based on comments by Mr. Clements, the current owners of the subject property and a church group that was also interested in purchasing the subject property, it is our understanding that the Park District has no immediate plans for either purchasing or developing the subject property. Further, it is also our understanding that the Board of Directors of the Chehalem Park and Recreation District can be expected, at their January 25, 1990, 7:30 PM Board meeting to remove the (future) park designation from the subject property. Please note that under the terms of Newberg City Council Resolution number 79-797, if the governmental entity does not choose to pay just compensation for acquiring the property (in this case asking price is \$125,000 for 7.81 acre tax lot parcel) or their plans for making the property a "park" does not materialize, then the future [proposed sic] parks designation should be removed. We anticipate that the Board will vote to remove the park designation and to property notify all concerned after January 25, 1990.

II. Applicant for amendment of Comprehensive Plan and Conditional Use Permit authority is:

Assisted Living Facilities Incorporated
(An Oregon Corporation)
5207 S. E. 80th
Portland, Oregon 97206
(503) 777-0907

Principal stockholders are: Please refer the five enclosed resumes and item number IV below.

III. Titleholders of subject property are:

Bertha Newton
3491 N. E. Hawn Creek Road
McMinnville, Oregon 97128
(503) 678-5917

and

Linda Swartout
11025 N. E. Hurleys Lane
Newberg, Oregon 97132
(503) 538-6948

IV. Public hearing attendance

At least one major shareholder of ALF, Inc. shall attend all hearings.

- 1) G. Edward Dobbs
5207 S. E. 80th
Portland, Oregon 97206
(503) 775-2730

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- 2) Dr. Keren Brown Wilson
5207 S. E. 80th
Portland, Oregon 97206
(503) 777-0907
- 3) Don Nielsen
400 Concord Building
Portland, Oregon 97204
(503) 227-1751
- 4) Ted Chilless
400 Concord Building
Portland, Oregon 97204
(503) 227-1751
- 5) Dr. Michael R. DeShane
3530 S. E. 84th
Portland, Oregon 97206
(503) 777-8102

V. Legal Description of Subject Property

(Note: the below described tax lots, e.g. Yamhill County #R3218AD07500 (5 acres) and #R3218AD07400 (2.81 acres) are currently being realigned. Please see enclosed site map. Upon approval of the new alignment by Newberg City a new survey and legal description will be certified by a registered land surveyor. The current assessed values are:

Tax Lot #R3218AD07500 \$45,000.00
Tax Lot #R3218AD07400 \$40,996.00

VI. Proposed Use of Subject Property

A. ALE Inc. proposed to use the newly realigned subject property as delineated in attached site plan as follows:

- 1) The construction and operation of a residential care facility/assisted living facility for twenty five frail elderly residents of the City of Newberg.
- 2) For a complete understanding of what is an assisted living facility and how it operates operate and what services it offers to the community, please refer to the enclosed articles entitled:
 - a. Assisted Living: The Merger of Housing and Long Term Care Services. by Dr. Keren Brown Wilson, Ph.D., Concepts in Community Living, Inc.
 - b. Assisted Living Project. Newberg, Oregon. Section I project description.

- c. Administrative Rules for Residential Care Facilities/Assisted Living Facilities. as adopted by the State of Oregon Department of Human Resources, Senior and Disabled Services Division, September, 1989.

VII. Site Suitability:

- 1) After closely examining the below listed available sites, the best alternative subject site as noted was selected for the reasons listed below:

- A) Alternative sites personally inspected and closely examined by ALF Inc. staff, listed by Yamhill County Tax Assessment identification map numbers:

1. R3218AD07500 } Subject site
2. R3218AD07500 } Subject site
3. R3207DD00300 - Rawlen and Lois D. Smith
(812 E. Henry Rd.) 513 Cambridge Street
Newberg, Oregon 97132
4. R3219D00600 - John and Hildred Rentfro
(1020 N. Main St.) 1020 N. Main Street
Newberg, Oregon 97132
5. R3218DB00600 - Clifford and Gifford Wilhelmson
(728 N. Main St.) 728 N. Main Street
Newberg, Oregon 97132
6. R3218DR00800 - First Presbyterian Church
c/o Dorothy Hemphill
Route 1, Box 68
Newberg, Oregon 97132
7. R321701804 - Michael McDermott
(Villa Road) 18910 Cole Witten Road
Battleground, Washington 98604
8. R321701900 - George and Joan Austin
(Between Villa Rd & Hwy. 219)
P. O. Box 209
Newberg, Oregon 97132
9. R3217BC1101 - Free Methodist Church
(Corner of Crestview Dr. & Hoskins St.)
P. O. Box 109
Newberg, Oregon 97132
10. R320702700 - Archdiocese of Portland, Oregon
(Crater Lane) P. O. Box 351
Portland, Oregon 97207
11. R320703000 - Dale and Marjorie Holiday
(Crater Lane) 2700 N. Crater Lane
Newberg, Oregon 97132
12. R320703100 - Nick and Setsuko Second
(Crater Lane) 3011 N. College
Newberg, Oregon 97132

13. R320703300 - Ovy and Viola Pratt
(Crater Lane) 1301 E. Fulton
Newberg, Oregon 97132
14. R3207DB04200 - Nick and Setsuko Second
(3011 N. College St.) 3011 N. College Street
Newberg, Oregon 97132
15. R3207DB00100 - Richard Brown
(Partridge Ln. & Sunset Dr.)
12380 S. W. Corylus Court
Tigard, Oregon 97224
16. R3218AB00100 - James and Lillie Norris
(Main St.) 7464 N. Olin Avenue
Portland, Oregon 97203
17. R3218AB00500 - John Coleman and Michael Schlachter
(Main St.) 2211 Portland Road
Newberg, Oregon 97132
18. R3218AB00700 - Dorothy Kreder
(Main St.) 15300 S. E. Kreder Road
Dayton, Oregon 97114

NOTE: After beginning its research into available sites within the City of Newberg on August 11, 1989, ALF Inc. culminated all its efforts by consummating an earnest money agreement on the subject site four months later.

Because of the extensive amount of time and effort expended acquiring a suitable site for our proposed assisted living facility, it is the studied opinion of ALF, Inc. that there is no other readily available properly zoned site within Newberg Full City Services District where our proposed use could be reasonably conducted to meet the needs of the future local residents.

VIII. Goals and Policies Section of the City of Newberg's Comprehensive Plan:

A) Cost

The price of this subject site along with all anticipated system development costs and off site costs falls within our maximum budget.

B) Zoning/Location

Current zoning allows our proposed use conditionally as is typical for all our facilities throughout the State of Oregon. To successfully offer a main ingredient (neighborhood location and not an institutional setting) to the local residents who need to live in our facility, the site must be located within a comfortable existing moderate neighborhood centrally located to the greatest concentration of potential future residents.

C) Relative Location

In addition to the above, the subject site enjoys an added and highly desired attribute, immediate proximity to Jaquith Park. A beautifully maintained, full service (from our standpoint) properly scaled public park. It also appears that the Chehalem Park and Recreation District will allow direct access from our site to the park via a new footpath to be constructed in the near future.

The site is less than 1/4 mile from Newberg Community Hospital and the main downtown service area and is immediately surrounded by a number of churches. Because its location fronts Highway 219, it is very easy for most people to locate it. Also the scale of this project blends well with the adjacent park and ball park and surrounding single family residences by offering a variety to the neighborhood without overwhelming it.

IX. Conformity of our Proposed Project to the Comprehensive Plan as Implemented through the City of Newberg's Zoning Ordinances:

A. Our proposed facility is consistent with State Senate Bill 100, and the subsequent Newberg Comprehensive Plan adopted by City Council on July 2, 1979 and amended April 6, 1981 as per below outlined criteria of the goals and policies sections.

B. Goals and Policies Sections of the City of Newberg's Comprehensive Plan:

1) Citizen Involvement:

ALF complies to the goals of this section by submitting to the required public hearing necessary to obtain approval of its proposed use of the subject site. Upon approval, ALF also complies by offering various types of "public workshops" to inform the general public and to modify its programs to become consistent with specific cultural and natural needs discovered during this development phase of our project.

2) Air, Water and Land Resource Quality:

ALF's proposed project will not add to pollution levels to any greater extent than the current uses surrounding this subject site. See below traffic and density criteria.

3) Areas Subject to Natural Disasters and Hazards:

The subject site does not fall within the current floodway zone or the floodway fringe area which is in compliance with the regulations of the Federal Flood Insurance Program. The site is flat, there is no potential or existing slide areas, fault areas or severe soil limitations.

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4) The Economy:

ALF's proposed project represents economic expansion consistent with local needs by providing a residential service enterprise that is scaled in a way to not place an undue burden upon existing and planned public services and facilities. The need for this service has been confirmed by both our own privately commissioned marketing study and the State of Oregon Housing Agencies economists and statisticians.

5) Housing:

ALF's proposed project is designed to provide for Newberg's housing needs by offering an option of residential care for the frail elderly that is commensurate with area income levels and further: Our proposed facility is qualified for state aided residents who without this type of assistance could not afford the high level of care and comfortable surroundings. ALF has set aside up to forty percent of its facility for low income housing for the residents of Newberg.

It is ALF's understanding that because the category of assisted living facility has just been certified by the State of Oregon (see enclosed regulations) and is not defined in the City of Newberg's zoning ordinance relative to uses permitted conditionally within the R-1 zoning designation, the following will take place simultaneously during this public hearing:

An assisted living facility definition will be adopted and included into the zoning ordinance based upon the following criteria:

- a. The enclosed State adopted definitions and regulations.
- b. There is no density limit for similar types of housing as defined in the City of Newberg's Zoning Ordinance #254, e.g. nursing home, group care home, homes for the aged. Instead density has been determined on a case by case basis via the conditions cited in the conditional use permit.

Our facility is 15,300 square feet sited on 76,605 square feet of land which is twenty percent lot coverage and is substantially less than the allowable lot coverage as defined in Zoning Ordinance #496. Parking area is approximately seven percent of lot coverage with the remaining approximately seventy four percent of the lot dedicated to landscaping and outdoor living area. The allowable lot coverage defined in Zoning Ordinance #496 for both building and parking is sixty percent in R-1 zoning.

- c. ALF Inc. has developed the smallest possible model of an assisted living facility so that it relates best to the neighborhood scale and has designed it inside and out with typical residential details as opposed to the typical commercial/institutional details of a nursing home or

VEB

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hospital. Notice on our blueprints the type of roof style and materials, window styles, siding material and landscaping.

- d. By permitting our proposed use on this subject property our project would be in compliance with the Comprehensive Plan goal of not concentrating low income housing (forty percent of our facility is dedicated to low income housing) within particular areas of the City and providing multi-family housing at transportation corridors.

6. Urban Design:

ALF Inc.'s proposed project has been placed on the site so that there is approximately thirty foot setbacks for the interior lot lines and seventy foot setback from the front lot line. The building height has been specifically designed to be compatible with nearby existing buildings (e.g. highest point twenty feet six inches at cupola and seventeen feet zero inches at common main feature roof ridge line). Please refer to site plan for design specifics regarding landscaping buffers, parking and circulation and access and egress, underground utilities placement, et cetera.

7. Public Facilities and Services:

The subject site is located on a minor arterial street - Highway 219 - (See City of Newberg City Council Resolution #87-1273) with city water and sewer running along Highway 219, the subject site's east boundary. The building standards of construction for our proposed facility is I-2 construction - fully sprinklered and completely handicap accessible. Also, the facility is constructed to the standards of the local utilities "Good Cents" program.

8. Urbanization:

The subject site fits within the goals of this section as noted on the comprehensive plan map and is classified as suitable, available and vacant to city standards encouraging urban development within the urban growth boundary.

9. Development Impact on Surrounding Neighborhood:

1) Traffic

At R-1 zoning density twelve single family detached residential units could be constructed without any special public hearings. Single family housing is 2.75 persons per dwelling unit according to the State of Oregon's Center for Population Research. Thus, on the subject property, single family residents could total approximately 33 people (2.75 X 12 = 33). Our proposed facility, at a constant 100 percent occupancy (We anticipate an average of 80 percent occupancy.) could have a maximum of 29 residents (21 studio units equals one resident for each unit and four one

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bedroom units, some of which may have two residents per units, thus at a maximum $21 \times 8 = 29$ residents - a highly unlikely possibility). Please note: None of our residents will be driving, thus only staff, occasional professional service visits and visitors will make up the traffic load.

Please note the following traffic data as compiled by the Institute of Transportation Engineers as it may relate to traffic impacts of our proposed use of this subject site.

	Average Trip Rate Per Dwelling Unit		At Subject Site
Single Family Housing:	Weekdays	10 X 12	120
	Saturday	10.1 X 12	121.2
	Sunday	8.8 X 12	105.6
	Average Trip Rate Per Bed		
Nursing Home:	Weekdays	2.7 X 25	86.4

Except for the fact that none of the residents in an assisted facility drive cars, this data seems to indicate that the traffic generated by a use permitted outright in this R-1 zone is slightly greater than the traffic generated by the use as contemplated by our proposed facility.

2. Parking

Please refer to our enclosed site plan and note that the required parking for facilities similar to an assisted living facility (except that some residents of these other facilities will be driving) is defined in the City of Newberg's Zoning Ordinance #528 Parking Spaces Required:

- Item #2. Institutional Types,
- D. Nursing Homes, Homes for the Aged, Group Homes, Asylums, Et cetera.

The parking required is one space for each three beds, thus our proposed facility will have 25 beds (at 100 percent occupancy and non driving residents) and under this formula requires a minimum of eight off street parking spaces. We have provided fourteen spaces initially with expansion possibilities if necessary at a later date. (See enclosed site plan).

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ALF Inc.'s proposed facility's impact, in all regards, upon the surrounding neighborhood will have the same and in some cases less than the same impact as would a use permitted outright in this R-1 zone while providing valuable services and revenues to this community.

We respectfully request that this application for both a conditional use permit and a comprehensive plan amendment be granted to Assisted Living Facilities Inc. to construct and operate its proposed twenty five resident assisted living facility on this subject site.

Thank you.

Best personal regards,

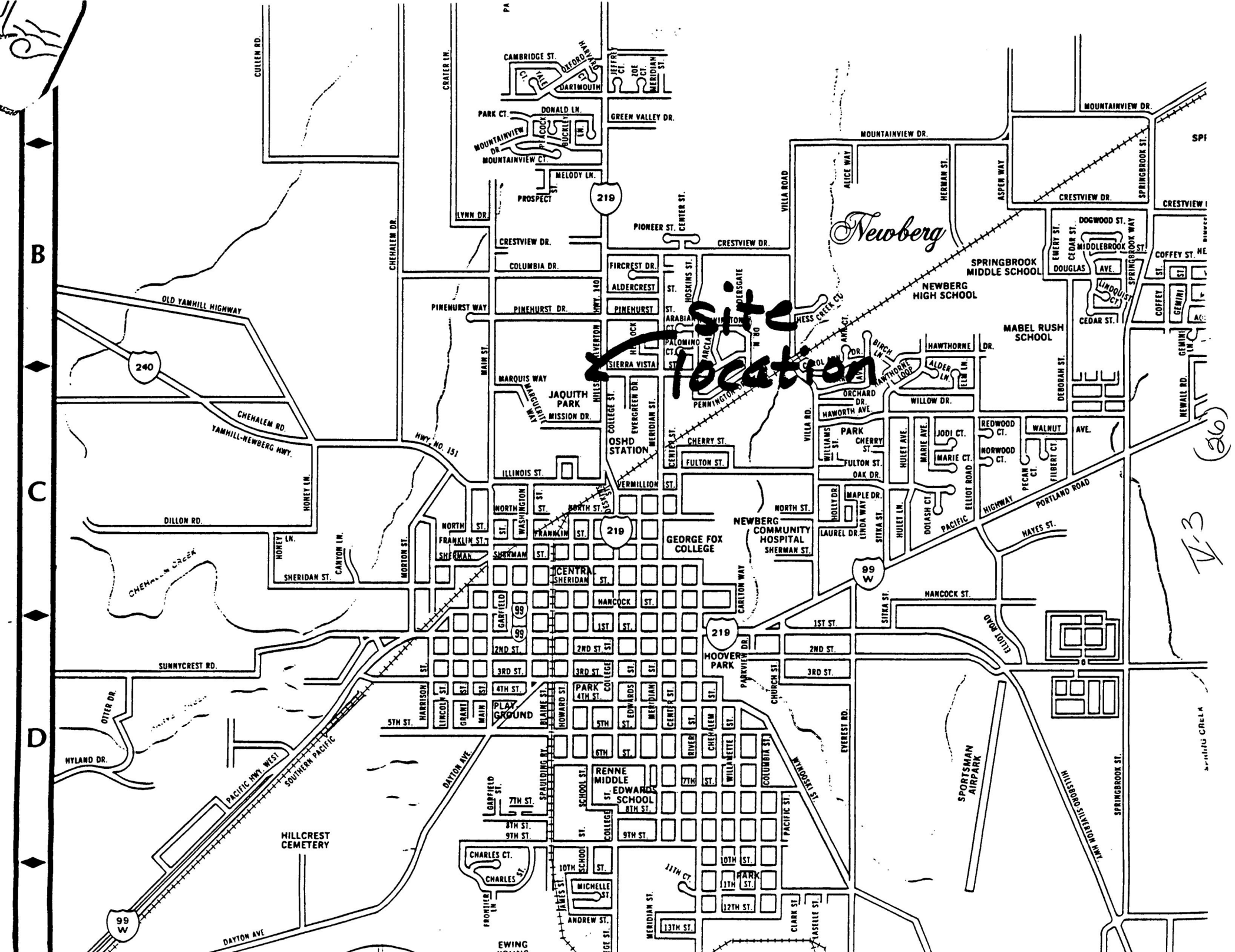


Ken Nielsen
President
ALF Inc.

GED/jf

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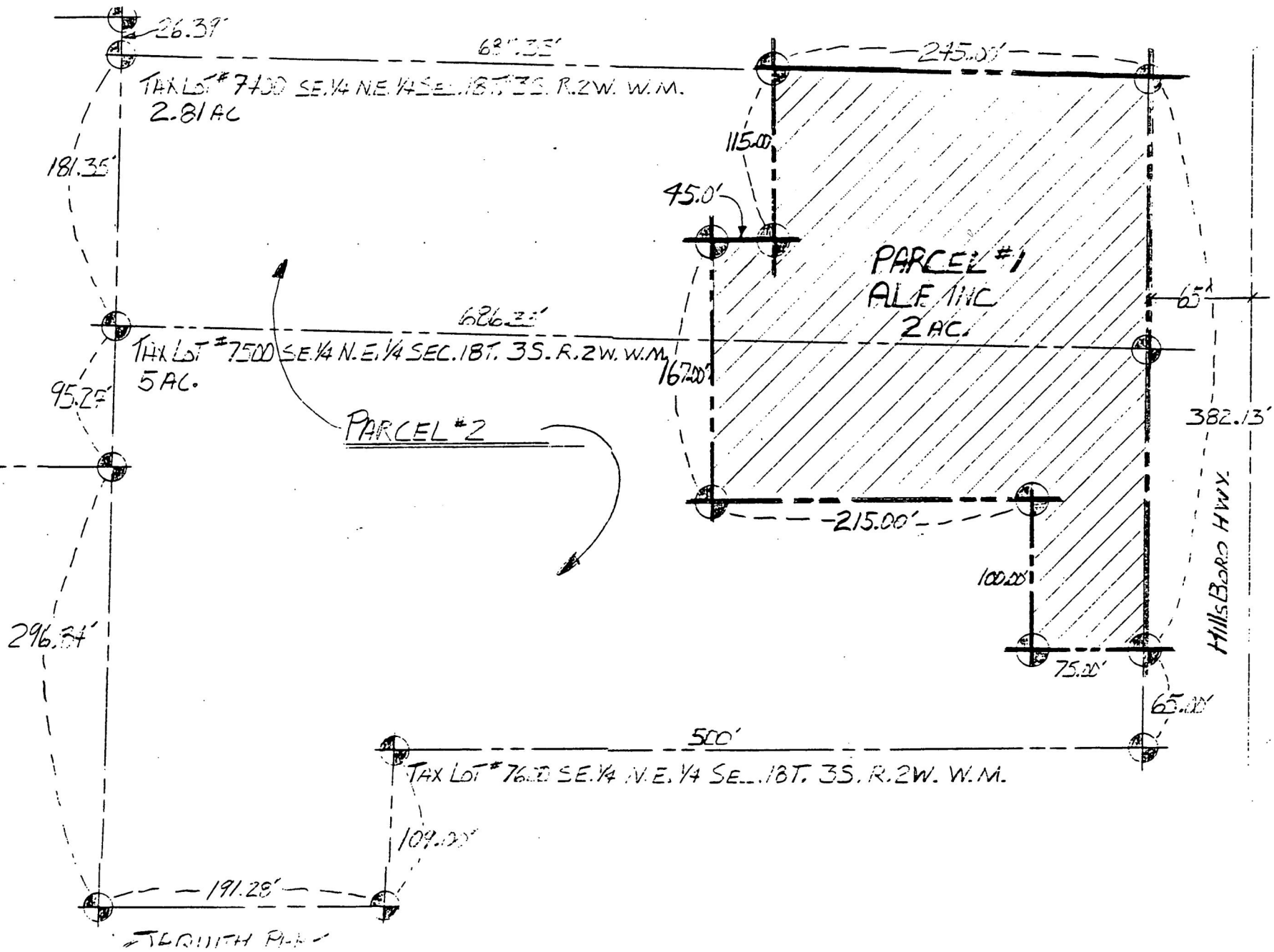


site location

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SPRING CREEK



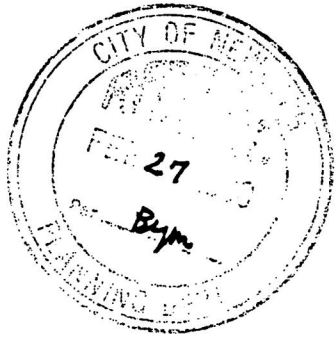
V-3 (27)

PREPARED BY	
MINOR	
ASSISTED BY	
PARCEL	
SCALE	
DATE	
OWNER	
SUBDIV	
ACRES	
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SEWER	
LA	
STATE	

104 Markris Way
Newberg OR 97132
February 25, 1990

2.

Dennis Gner, city planner
To City of Newberg
414 E. 1st Street
Newberg OR 97132



Dear Sir:

^{1/3} A neighbor of mine on Pinhurst came to my door with a letter and petition to prevent a zone change to accommodate housing which does not fit our neighborhood of single family residence.

Back a couple of years we fought the building of the four baseball fields just north of me. Park and Recreation promised a 20 foot zone between the fields and boundary fences. They ended up taking 10 more feet. We lost because they had their minds all made up even before we attended the hearings.

I hope the Newberg Planning Commission will look more carefully into this

piece of land. I have no argument with an assisted living facility. It is the remaining 6 1/2 acres. I feel we have enough mobile home facilities in Newberg. The latest one on Columbia Drive has plenty of room and there are vacancies in others I know of.

Our property would not be as valuable with a mobile home court close. The four ball fields are going to cause too much in traffic on N. Main which is narrow and Pinhurst. That street is nice and wide but there are a lot of children on that short section of street. I know I won't appreciate the lights and PA system. Presently I have too light from N. Main, and 2 on Markris, plus these big ones from Allen Fruit shining in my house at night.

Why don't you offer the land to the Park and Recreation for more ball fields. They told us that by the time

the fields were ready, they would need more places to play.

I bought in this place last 1985 aft. my son died leaving me alone on the farm in Sunnycrest. I still feel crowded in with just wooden fences separating my neighbors from my 75 x 100 foot lot. My next door neighbors are too close to suit me but it was the best thing for me to do at my age. I will be 65 next July.

Why should someone who is not even a resident of the town come in and try to change the zoning so he can put in inferior housing around our nice one family residence?

Sincerely
Marian Rak

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ORDINANCE NO.

90-2274

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP OF THE CITY OF NEWBERG ADOPTED BY ORDINANCE NO. 1967 ON JULY 2, 1979, BY REMOVING A PROPOSED PARK PP DESIGNATION FROM A 7.8 ACRE SITE COMMONLY KNOWN AS 1407 NORTH COLLEGE.

WHEREAS, The Newberg Planing Commission held a public hearing on the proposal at their February 21, 1990 meeting and the Commission recommended to the Council that the Comprehensive Plan be amended; and

WHEREAS, The City Council has held a public hearing and deliberations on this matter on March 5, 1990.

NOW, THEREFORE, THE CITY OF NEWBERG ORDAINS AS FOLLOWS:

Section 1. The Newberg City Council adopts the findings of fact which shall be made a part of this ordinance and attached as Exhibit A.

Section 2. The Newberg Comprehensive Plan Map (Ordinance No. 1967 as amended) shall be amended to remove the Proposed Park PP designation from tax lots 3218AD-7400 and 3218AD-7500. The tax lots shall be redesignated Low Density Residential LDR.

PASSED by the Council this 5th day of March, 1990 by the following votes:

AYES:

NAYS:

ABSTAIN:

Duane Cole, City Recorder

APPROVED by the Mayor this ____ day of _____, 1990.

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2. There is a public need for a change of the kind in question;
3. The need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

B. Ordinance Requirements

Resolution No. 79-797, Section 4 clarifies the Comprehensive Plan provision relating to Future Park Site designation. Section 4 states:

"The reason for placing a Future Park Site designation on a piece of property is to make the public, property owner, and any future property owner aware of the plans of the governmental entity. If the governmental entity does not choose to pay just compensation for acquiring the property or their plans for making the property a "Park" does not materialize, then the Future Park Site designation should be removed. The process for removal would be for the individual property owner to file an application with the Planning Department for a Comprehensive Plan amendment. The Planning Department would notify the governmental entity of the pending application. If the governmental entity cannot come to terms with the property owner by the time of the Planning Commission hearing then this would be a very strong point for consideration in changing the designation. The other applicable planning criteria would be considered."

II. FACTS

- A. The subject site includes tax lot -7400 and -7500 of map 3218AD. The acreage of the two tax lots is 7.8 acres. The Plan Amendment applies to both tax lots.
- B. The applicant has proposed a lot line adjustment to change the configuration of the lots to create a 1.8 acre parcel adjacent to North College Street. The 1.8 acre parcel is the site for the proposed assisted living facility.
- C. On February 21, 1990, a conditional use permit was approved by the Planing Commission for a 25-unit assisted living facility. Four one-bedroom units and 21 efficiency units are proposed. The proposed building will be 15,500 square feet in gross area. The proposed structure will be a one story building with access provided from North College. As designed, there will be a 30 foot setback to residential properties to the north.
- D. According to project proponent Ed Dobbs, the remaining site area will be developed as single family housing or potentially a mobile home park that will be developed in conjunction with the assisted living facility. The proposed housing development will provide housing for other family members who are not residents of the assisted living facility. As proposed, the housing development will provide direct access to Jaquith Park to the south of the site.

- E. The site is currently zoned R-1 Low Density Residential and carries a PP Proposed Park Plan designation. The Plan Amendment applies an LDR Low Density Residential Plan designation to the site.
- F. Surrounding conditions are as follows:
- North: Single family homes in Baker's Orchard Subdivision, zoned R-1;
 - East: Single family homes on large lots, zoned R-1;
 - South: Jaquith Park and a 1.2 acre parcel with a single family home, zoned R-1; and
 - West: Recently developed Chehalem Park and Recreation District baseball fields, zoned R-1.
- G. On January 25, 1990 the Comprehensive Plan Amendment removing the PP Proposed Park designation was presented to the the Chehalem Park and Recreation District Board. The Board chose not to pursue acquisition of the site.
- H. The application materials address traffic generation. Based on the Institute of Transportation Engineers data, the proposed development will generate 86 trips per day. If the site were to be developed as single family housing, 120 trips would be generated per day.
- I. Notice of this request was provided to owners of the subject property and all the abutting property owners. Notice was also provided within the Newberg Graphic Newspaper and was posted on or adjoining the subject property.

III. REFERRALS

The Plan Amendment and Conditional Use request were referred to all City departments, the State Highway Department, Yamhill County Planning Department and Chehalem Park and Recreation District. The following comments have been received:

A. City Manager:

The City Manager listed the following concerns:

- Parking;
- Unit layout (lots of studios, few nicer/larger units);
- Landscaping; and
- Location.

B. Engineering Dept.:

1. A copy of a survey for the lot line adjustment and a letter from the Oregon State Highway Division allowing access to the parcel to the south, Parcel 2 is required. Without an access permit, the proposed Parcel 2 is landlocked.
2. A grading plan is required. The lot slopes away from the street and there will be a problem getting the parking lot to drain to the ditch along College Street.

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3. The plan shows curb and sidewalk on College Street. Engineered plans for street improvements must be submitted.

C. Building Dept.:

One handicap parking stall is required.

D. Fire Dept.:

One fire hydrant in the complex area is needed.

E. State Highway Department:

No conflict.

F. Chehalem Park and Recreation District:

The Park & Recreation District submitted a letter stating that the Board does not intend to purchase the site and that it approves releasing the Park designation from the parcel.

IV. CONCLUSIONARY FINDINGS - COMPREHENSIVE PLAN AMENDMENT

A. Criterion 1

Regarding Criterion 1, no specific policies in the Comprehensive Plan address housing for the elderly. Housing policy 3 states:

"Within existing R-1 areas a conditional use permit will be required before construction of other than single family housing."

The proposed assisted living facility will meet this requirement by following conditional use procedures.

Applicable Recreation policies include the following:

1. Recreational facilities and services shall expand to meet growing recreational demands. These demands shall periodically be assessed and plans for programs and facilities shall be revised accordingly.
2. To insure that adequate lands shall be available for recreation, areas which are suitable recreational sites due to locational and natural qualities shall be designated as park land on the land use plan map. Other less specific park sites shall also be indicated on the plan.
3. The City shall encourage the establishment of a comprehensive program for sequential park and recreation land development by the Chehalem Park and Recreation District. Such a program would include planning in coordination with state, county and other affected agencies.

5. Recreational facilities shall be located throughout the planning area in order to minimize distances between residential areas and recreational opportunities.

Recreation policies are satisfied by the request in that the Chehalem Park and Recreation District was given the opportunity to acquire the proposed site and neglected to pursue that option. The Park and Recreation District reviewed this matter at their January 25, 1990 meeting. A letter from Don Clements, Park and Recreation Director, has been submitted and is included in the project file.

B. Criterion 2

Regarding Criterion 2, as noted above, the Park and Recreation District has determined that there does not exist a public need for a park at the subject location.

C. Criterion 3

Regarding Criterion 3, because a park is not needed at the subject location, this criterion is not applicable.

V. CONCLUSION

Based upon the findings, testimony, and evidence in the record, the City Council concludes that the amendment to the Comprehensive Plan to remove the Proposed Park designation from the site is consistent with the Comprehensive Plan criteria.

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City Manager's Report
February 14-28, 1990

Bert Teitzel regarding public works issues.

February 19:

Holiday.

February 20:

Chamber Board.

Kathy Tri regarding the City budget.

Public Safety Committee meeting.

Bert Teitzel and Dennis Egner regarding City development issues.

Youngs Realty for Chamber Business After Hours reception.

City Council meeting.

ODOT hearing. This was an excellent hearing and I believe that the officials from the State will pay attention to Newberg's needs.

February 21:

Eldon McIntosh regarding City business.

Budget review with the Department Head staff.

Farewell party for Art Shew.

February 22:

Ordinance/Legislative Committee.

Elmer Christensen regarding the Fire Department budget.

Truck Parking meeting. This meeting was between Terry Mahr, Bert Teitzel, Dennis Egner, David Bishop and myself. We are attempting to resolve the truck parking issue that was raised when I first arrived at the City last July. The direction, at this time, is to redefine truck so that the definition does not include pickup trucks. We are also in the process of contacting businesses to see if we may use some of their property for truck parking. We are also exploring potential areas where we may want to post No Truck Parking signs in order to control this activity. This will be coming up through the committee structure to the Council in the near future.

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City Manager's Report
February 14-28, 1990

Lee Shafer, Manager of Support Services for the U.S. Postal Service. The Post Office is considering constructing a non-customer distribution site in Newberg. This would be a location for the mail deliverers to pickup their mail for the routes and also a sorting area. The Post Office downtown would remain as a customer service center with post office boxes. The public would notice no change in their downtown location Post Office. Mr. Egner and myself promised to work with these individuals in order to facilitate their need for an additional site. They will be placing an ad in the paper in the near future requesting proposals for construction of a ready-made building which they can lease back over ten years.

Carolyn Gueldner and Bill Ridge regarding Prudential deferred comp program. It seems that the City gets approached by deferred compensation program providers about once every two months. We do a fairly effective job marketing the existing programs the City has to offer the employees and participation has not increased. I am always willing to listen to these individuals but do not find them willing to come into the program here at the City when they find out the limitations of the market.

Doreen Turpen regarding capital budget.

Dennis Egner regarding capital budget.

The annual COG meeting was cancelled due to inclement weather and poor attendance sign-up.

February 23:

The City Managers Luncheon in Salem.

February 26:

Todd Laver, GTE Marketing Rep. I spoke with Todd regarding the franchise situation. He subsequently returned my call and gave me the name of Greg Leonetti, our Regional Service Manager. Mr. Leonetti indicated that the reason for the change in calculating the franchise fees due the City was because the long distance carriers like MCI, U.S. Sprint, etc. do not pay franchise fees. GTE was getting stuck for these franchise fees on their long distance calls that they carried over their own lines since it is part of their local gross. The Legislatures activity was to separate this calculation of local gross from the franchise payment. The impacts of this action are as yet unknown and Mr. Leonetti indicated that he had contacted, on the behalf of several cities, the Illinois tax office of GTE and that they were going to calculate the impacts. There will be a need to increase the phone franchise fee in order to make up the difference in the costs once the impacts are known.

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City Manager's Report
February 14-28, 1990

Chief Bishop and Kathy Tri regarding Budget Committee.

The City Budget Committee. I was generally pleased with the outcome of the meeting on Monday night. The movement towards immediately placing an issue on the May ballot was of some concern, but Committee members decided to continue the discussion a little bit longer. I look forward to the meeting next Tuesday.

February 27:

BOLI workshop. This was an excellent workshop updating Mr. Mahr and I on current public personnel laws approved by the Legislature and the Federal Court and State Court decisions. This works in well with the revisions we are currently doing to the Personnel Rules and Regulations.

Visit to Hawthorne Loop to observe the condition of the sidewalk at that location.

February 28:

Janice Moss regarding Wellness Assessments.

Regular weekly staff meeting.

Chamber of Commerce Economic Development Committee meeting.

MEETINGS PLANNED:

March 1:

A presentation to Public Works regarding policy agenda, philosophy, and City identity.

Kathy Rathlake of Newberg Graphic regarding economic indicators.

Don Clements and Wes Smith regarding City business and other agency coordination and communication.

Chehalem Care Center regarding senior issues.

March 2:

I will be out of the office on March 2. This is my first regular day off since coming to work for the City on July 3, 1989.

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City Manager's Report
February 14-28, 1990

March 5:

City Council workshop.

City Council meeting.

March 6:

Chamber Board.

Budget Committee meeting at 7:00 p.m. at the Fire Hall.

March 7:

Bob King, City Manager of Turner, Oregon. Bob is the past Chairman of the Mid-Willamette Valley COG Risk Management Group and I have scheduled a meeting with him to discuss the activities of the Risk Management Group.

Staff meeting.

March 8:

I-5 Corridor Association at Dalton's Family Restaurant.

Bruce Peet, City Manager of Sheridan. I have scheduled a meeting with Mr. Peet since he is the senior manager in Yamhill County. I wish to speak with him about County issues and about a common agenda for the cities of Yamhill County, McMinnville and Sheridan, since those communities are the primary communities with management staff in the County.

Public Works Committee meeting, 7:00 p.m. Wastewater Treatment Plant.

March 12:

David Weigan, Mid-Willamette Valley Training Center.

March 14:

Regular staff meeting.

March 15:

Ordinance/Legislative Committee.

Mid-Willamette Valley Risk Management Group.

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City Manager's Report
February 14-28, 1990

March 20:

Public Safety Committee meeting.


City Council workshop, City Council meeting.

March 21:

Regular staff meeting.

March 27:

Finance Committee meeting, 7:00 p.m. in City Manager's office.


Duane R. Cole
City Manager

DRC/bjm

Enc.

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A REGULAR MEETING
OF THE PLANNING COMMISSION
RESCHEDULED FROM FEBRUARY 15, 1990
Newberg Public Library
Newberg, Oregon

Thursday, 7:30 PM

February 21, 1990

Subject to P.C. Approval at 3/15/90 P.C. Meeting

I. ROLL CALL

Present:

Celine Hall
Jack Kriz
Mary Post
Kathleen Sullivan
Roger Veatch

Staff Present: Dennis Egner, Planning Director
Barb Mingay, Recording Secretary

Others Present: Approx. 20 citizens

II. OPEN MEETING

The meeting was called to order by Chairman Roger Veatch.

III. APPROVAL OF MINUTES

Motion: Sullivan-Post to approve the minutes of the Jan. 18, 1990 Planning Commission meeting. Motion carried unanimously.

IV. CPA-1/CUP-1-90 - PUBLIC HEARING:

Applicant: Assisted Living Facilities, Inc./Ed Dobbs
Owner: Bertha Newton/Linda Swartout
Request: Comprehensive Plan Amendment to remove the PP Proposed Park designation from the site. A conditional use permit is also requested to allow construction and operation of an assisted living facility for 25 residents.
Location: 1407 N. College; North of Jaquith Park and West of North College
Tax Lot: 3218AD-7400, 3218AD-7500
File No: CPA-1/CUP-1-90
Zoning: R-1 Single Family Residential
Plan Designation: PP Proposed Park

No abstentions or ex-parte contact were identified. No objections to jurisdiction were identified.

Staff Report: Planning Director Dennis Egner summarized the staff report, highlighting Comprehensive Plan Amendment and Conditional Use Permit criteria, facts associated with the site, and the location of the proposed development. Referrals to City staff, Chehalem Park & Rec. District and the State Highway

Department were noted. Their concerns primarily related to parking and highway access. He noted that all criteria have been adequately addressed. He added that new types of senior housing needs should be addressed in a future revision of the Zoning Ordinance.

Proponent: Ed Dobbs, 5207 SE 80th, Portland, stated he was representing Assisted Living Facilities, Inc. (ALF, Inc.), and that they were willing to comply with City requirements. He indicated that this facility was intended to have a residential character instead of an institutional look. He presented a site plan of the proposed development and indicated that the North College frontage for the assisted living facility was 360 feet of the total site frontage. He added that a portion of the 1.8 acre ALF, Inc. site is undeveloped to allow for future expansion of the project.

Questions to Proponent: Mr. Dobbs was asked if ALF, Inc. had another facility and he responded they had a facility in Canby due to open April 1.

Proponent: Dr. Michael DeChane, 8445 SE Lafayette, Portland, indicated that the type of service proposed at this facility is between that provided at Creekside, and an intermediate care facility. He indicated that some medical assistance will be offered, meals will be provided in a community kitchen, and rooms will have hot plates, small refrigerators, and space for a microwave oven. He added that cost of the units will range from \$950 - \$1,700 monthly depending on which of the five levels of service are desired; this is not a buy-in program.

Proponent: Ed Dobbs indicated that one of the basic philosophies of the ALF program will be to stress aging in place - moving up to a higher level of service as needed.

Proponent: Dr. DeChane indicated that this type of facility provides freedom and individuality with service availability. His experience has shown that few residents drive vehicles. He added that the facility is barrier free.

Questions to Proponent: Sandy Alex, 500 Pinehurst asked if the row of poplar trees between her residence and the site were intended to remain. Mr. Dobbs indicated that they would remain and that fencing would be installed to retain the natural atmosphere and prevent the appearance of a secure compound. Mrs. Alex said she felt the project would be a good neighbor, but would like to assure that the fence would be located to avoid destruction of the trees. She also requested that the fencing be constructed prior to the facility construction to protect the neighborhood children from the construction site. Mr. Dobbs indicated his willingness to work with the neighborhood.

Roger Currier, 504 Pinehurst, felt this was an excellent use of the land but he was in favor of some type of fence. He indicated that it would also act as a sound barrier between the residential area and the ALF, Inc. facility. He also expressed concern about drainage problems in the area. Mr. Dobbs indicated that a 30 foot wide landscape area would be provided. He commented that the drainage would be directed toward the existing park drainage. Mr. Dobbs indicated that developers of the remaining portion of the site may possibly contract with ALF, Inc. to provide some care service to residents of the proposed housing development.

Jean Harris asked if the facility provides terminal care and Mr. Dobbs indicated it would.

Opponent: None.

Public Agencies: A letter from Chehalem Park and Recreation District was identified. The Park Board acknowledged no interest in the land at this time, but requested that if ALF, Inc. doesn't purchase the land, the PP designation be retained. No additional public agencies commented except as identified within the Staff Report.

Letters: None.

Staff Recommendation: The Planning Director recommended that the conditional use permit and comprehensive plan amendment be approved. He recommended the following conditions be attached to the Conditional Use approval.

- A. A copy of a survey for the lot line adjustment must be submitted to the Engineering Department;
- B. A letter from the Oregon State Highway Division allowing access to the parcel to the south is required;
- C. A grading plan will be required to assure that the parking lot will drain to the ditch along College Street;
- D. One handicapped parking stall is required;
- E. One fire hydrant is required in the complex;
- F. The existing 30 foot pine tree at the proposed entrance must be retained; and
- G. The Comprehensive Plan Amendment attached to this request must be approved by the City Council;

Chair Veatch closed the public hearing.

Discussion:

Access onto College was discussed briefly. It was noted that sidewalks would be required as part of the site development. Concern was expressed relating to the parking requirements. Dr. DeChane indicated that this facility was not intended for individuals who drove regularly. The consensus of the Commission was that the parking area indicated by the applicants was adequate for the project.

Motion: Post-Sullivan that the Planning Commission recommend to the City Council that they approve a Comprehensive Plan Amendment to change the existing PP Proposed Park designation on Yamhill County tax lots 3218AD-7400 and 3218AD-7500 to LDR Low Density Residential. In addition, the Planning Commission approves a Conditional Use Permit for an assisted living facility at 1407 North College, Yamhill County tax lots 3218AD-7400 and 3218AD-7500, subject to conditions A-G of the Staff Report with the addition of the following two conditions:

- H. A fence shall be installed prior to construction.
- I. The poplar trees along the north boundary of the site shall be retained.

This recommendation and approval is based on the Staff Report, Conclusionary Findings, and testimony.

Vote on Motion: Aye--Hall, Kriz, Post, Sullivan, Veatch; Nay--None. Motion carried unanimously by those present.

Planning Director Egner indicated that the Comprehensive Plan Amendment would be heard at the March 5 Council meeting. He indicated that the Conditional Use Permit approval was a final decision and subject to a 10 day appeal period.

V. CUP-2-90 - Public Hearing:

Applicant: William Jackson
Contact: Newberg Human Resources
Request: Operation of a homeless shelter by Newberg Human Resources Center
Location: 615 N. College
Tax Lot: 3218DD-2900
File No: CUP-2-90
Zoning: M-2 Light Industrial

Chair Veatch indicated that on a previous occasion one of the real estate agents working for his company had contact and discussion with individuals relating to this site. He indicated it would not interfere with his review of this proposal. No abstentions or additional ex-parte contact were identified. No objections to jurisdiction were identified.

Staff Report: Planning Director Dennis Egner reviewed the City Council decision relating to NHRC's block grant application for the homeless shelter. He indicated that the grant application needs to be submitted by March 2, 1990. He added that this request is only relating to a specific location for the shelter, not the grant itself. He summarized the staff report and noted the applicable conditional use criteria. He indicated that the City staff concerns primarily related to parking and storm drainage requirements. He added that all conditional use permit criteria have been adequately met. In addition, he noted that the City will be the ultimate owner of the site.

Proponent: Charlie Harris 19400 NE Jaquith Road, Newberg, Director of CASA, indicated he was helping NHRC and the City of Newberg complete the grant application. He noted that approval of a conditional use permit for this site would become part of the grant application. He felt that the Council's expression of approval for this particular project should weigh heavily in the Planning Commission's decision. He added that this project was a community wide concern and the request should be approved.

Proponent: Margie Taylor, 2830 McDonald Lane, McMinnville, Director of NHRC, presented numerous statistics documenting the need for a homeless shelter in Newberg. She added that most families in the Newberg area have children established within the school system. She commented that many of the homeless

are working families who average under \$10,000 a year; over half of this income would normally be required for rent alone. She indicated that housing is hard to obtain in Newberg and that she gets many referrals from community service agencies, the Police Department and the Chamber of Commerce. She indicated that the criteria that were used to select this site included consideration of the size of the house and lot, compatibility with the neighborhood, adequate off-street parking, a central location, within walking distance of NHRC, and nearness to a public transportation route. She noted that this site met all of the criteria. She requested approval of the request as well as waiver of the \$200 conditional use permit fee.

Questions to Proponent: Margie Taylor was asked how many individuals or families were expected to reside at the shelter at any time. She indicated that up to 15 people could be accommodated; this would consist of an average 3-4 individuals per family. She was asked what educational qualifications are required of the site manager. She indicated that there would be a volunteer training program as well as specific minimum requirements. She was asked what other types of similar facilities are available in the community. She responded that the Henderson House in McMinnville is being successfully operated with a maximum capacity of 14 people for a 6 day maximum stay; the Chehalem House in Newberg has 8-10 residents and has operated over 10 years with success.

Opponents: None

Public Agencies: No additional public agency comments were received in addition to those expressed in the Staff Report.

Letters: Adrienne Weber, 22090 NE Highway 240, Newberg, commented on the possible negative effect this type of facility could have on the community.

Staff Recommendation: Staff recommends approval of the request with the following conditions:

- A. A minimum ten foot wide landscaping buffer shall be provided between the new parking area and the property line to the west of the site. The landscape buffer should retain or replace the existing plant material on the site;
- B. The new parking area, in combination with the existing driveway, should be no greater than 40 feet in width. The remaining front yard area should remain in landscaping; and
- C. Final landscaping and parking plans should be submitted to City staff for review and approval.

Chairman Veatch closed the public hearing.

The Commission discussed the parking issue briefly. It was noted that public transportation is available to the site and will be the most frequent mode of transportation for the residents.

Motion: Sullivan-Hall that the Planning Commission approve the Conditional Use Permit for a homeless shelter at 615 North College, Yamhill County tax lot 3218DD-2900 based on the Staff Report, Conclusionary Findings, Conditions, and testimony; and to recommend that the City Council refund the \$200 conditional use permit fee.

Vote on Motion: Aye--Hall, Kriz, Post, Sullivan, Veatch; Nay--None. Motion carried unanimously by those present.

The 10 day appeal process was then noted.

VI. OLD BUSINESS: None.

VII. NEW BUSINESS:

Item A. Hearing Procedure

Council concerns relating to the hearing procedure were discussed. An alternative was reviewed and Planning Commission revisions were noted. The Planning Commission revisions will be forwarded to the City Attorney for review.

Item B. Transportation Hearing Update

Planning Director Egner briefly reviewed the State Highway Department transportation hearing of February 20.

Item C. Associate Planner Update

Planning Director Egner indicated that Michael Unger has been selected as the new Associate Planner and he will begin work March 5.

Item D. Miscellaneous

Commissioner Kriz requested more complete maps relating to surrounding properties for future hearings.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned.

DRAFT

MINUTES

NEWBERG PUBLIC LIBRARY BOARD

February 22, 1990

PRESENT:

BOARD MEMBERS:

Kate Copenhaver
Brian Bessler
Pat Landis

STAFF:

Doreen Turpen

The meeting was called to order at 7:30 p.m. by Chair Brian Bessler.

MOTION: Copenhaver/Landis to approve the consent calendar. Motion carried.

LIBRARIAN'S REPORT: The librarian's report was distributed in the Board packets. An update on the Trelease program was provided with the Library Director noting that in spite of the snow and ice, the total attendance for the two programs was 300; with the afternoon audience consisting mostly of teachers and librarians, and the evening audience primarily made up of parents, including many men. Feedback from those attending has been very positive and the library has received many requests for Trelease's book and for books that he talked about during his presentation.

An update on the budget process was provided with the Director noting that department heads had been involved in developing five year projections and that budget hearings were scheduled to begin on February 26.

Board members were given a copy of a report on non-resident fees as preparation for future discussion. They were advised that fee increases will be explored. There was some discussion on the report and questions raised about fee levels at other libraries outside CCRLS and any data that might be available to assess at which level of charges fee income would actually decrease.

UNFINISHED BUSINESS:

MATERIALS SELECTION POLICY: It was decided to not take action on the policy statements until more board members were present.

ADJOURNMENT: The meeting was adjourned at 8:30 p.m.

Doreen Turpen, Library Director

MINUTES
TRAFFIC SAFETY COMMITTEE
February 12, 1990
7:00 p.m.

1. Attendance: Doris Brandt Richard Meyer
 Gerry Fisher Ray Buckley
 Russ Pack
2. Staff Present: Burt Teitzel, City Engineer
 Lt. Hailey, Newberg Police Dept.
3. Guests: Dick McPike, President, Sentry Market, Jason Simpson, manager of Newberg Sentry Market, and Vince McDonald, Owner/Manager of the Shell gasoline station were present regarding the one-way traffic on First from Church St. to Villa Rd.
4. Old Business

A. Parking on Carol Ann Drive.

After discussing this issue, monitoring video tapes of the area, Traffic Safety recommends that parking be restricted (eliminated) from Villa Rd. up to the first driveway on the north side of Carol Ann Drive. Traffic Safety feels that by doing this, fire trucks and other larger vehicles will be able to accomodate the turn onto Carol Ann Drive, and the congestion right at the intersection will be relieved.

B. One-way traffic on First from Church St. to Villa Rd.

The guests participated in the discussion involving how to improve the traffic safety in the area of Church St. Several options were discussed, those options including making First St. one-way from Church to Villa; second option - placing an island out on Hwy. 99W to eliminate the ability to make left turns; third option - changing the signs and improving the signage near Villa Rd., which would discourage traffic desiring to use Hwy. 99W from going beyond Villa Rd.; fourth option - blocking Church St., between First and Hwy. 99W to prevent through traffic.

The guests in attendance generally agreed that they wanted to try the simplest solution first. They voiced some very strong opinions against creating the one-way traffic on First St. After the discussion, it was Traffic Safety's opinion that Church St. should be blocked off on a trial basis to determine how this affected the traffic flow in the area. In addition, any improvement in signs, to better direct motorists, is recommended.

C. Carol Ann and Haworth - dark areas for pedestrians.

This item will be reviewed and researched prior to the next meeting, and recommendations will be made at that time regarding this problem.

D. Report- Progress on mailbox at Springbrook Plaza.

Traffic Safety was made aware of the fact that Mercury Development has given their approval for the placement of the mailboxes. A copy of the letter has been given to the Postmaster, and Burt Teitzel has been made aware of this project, as the post office has requested some assistance in the placement of these boxes. Traffic Safety feels that accomplishing this site for dropping off mail will relieve much of the pressure currently being experienced at the First and Blaine St. mail drop boxes, and feels that traffic safety will be enhanced in this area as a result.

E. Report- Meeting with State Department of Transportation.

Burt Teitzel and Lt. Hailey met with Duane Hofstetter and Dennis Billings of the Department of Transportation. (See attachment.)

5. New Business

A. Second & Blaine St. visibility concerns.

Traffic Safety was made aware of the visibility problem that is created when Buckley's park their large truck in front of the stop sign; and how the various departments from the city, working together, had a rubber stop sign placed in the center of the street, improving the traffic safety in this area.

Traffic Safety was encouraged to pass on any of their traffic safety concerns, progressively, in order to give the departments the opportunity to solve some of these issues prior to Traffic Safety meetings.

B. Priority issues in traffic safety.

Traffic Safety was requested to evaluate their traffic safety concerns, and place them on the forms provided by the Oregon Traffic Safety Commission, in order to establish priority issues in traffic safety for Oregon. Traffic Safety members will be calling in their concerns to Lt. Hailey, who will document them and forward them to the State.

6. Business from the Floor

The concerns over defective sidewalks was brought up again. Burt Teitzel explained problems that the city is facing in dealing with property owners and defective sidewalks. This item will be placed back on the March Traffic Safety Agenda.

M E M O

February 16, 1990

To: Chief Bishop
From: Lt. Hailey
Subject: Meeting with Department of Transportation,
Duane Hofstetter.

Chief, on Friday February 9, 1990, Burt Teitzel and myself met with Duane Hofstetter and Dennis Billings from the Department of Transportation.

During our meeting we discussed the speed reduction issue on Hwy. 219 from Second St. past the Assembly of God Church. Duane Hofstetter advised that he could not reduce the speed administratively as far out as we desired it to be. However, he agreed to have the speed reduction extend further than they originally intended it to, to a point almost adjacent to the church's north property line. In addition to this, he agreed to use the type of signs, and place the signs, in a manner that would enhance and encourage an earlier reduction of speed in this area.

We also discussed the speed reduction that was requested on Hwy. 99W going across the west end bridge. Duane Hofstetter advised that they could not reduce the speed to 30 MPH across the bridge. However, he did agree to removing the 55 MPH speed sign that is currently located on the east end of the bridge, and replace that with a sign that says "End 30," and then move the 55 MPH speed sign out past the Someplace Else Tavern. Also in this location, on the incoming traffic, they are considering stepping the speed down from 55 to 45 MPH, and then to the 30.

A third item discussed involved the intersection of Hwy. 99W (Portland Rd.) and Villa Rd., where consideration is being done to creating two left turn lanes for northbound traffic on Villa Rd. desiring to travel west on Portland Rd. Accomplishing this would allow the traffic to empty off of Villa Rd. much more quickly, and would like to provide for a longer green light for eastbound Hwy. 99W traffic. Duane Hofstetter and Dennis Billings from the Department of Transportation will be conducting further studies on this, and will be getting back with Burt Teitzel.

LLH/gm

VI (51)

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: February 26, 1990

X INFORMATION

DATE ACTION REQUESTED: March 5, 1990

SUBJECT: Complaint Regarding 1203 Hawthorne Loop

RECOMMENDATION: This is an information item. The Council has the option to approve Ms. Francis' request to construct the sidewalk; reject Ms. Francis' request and accept the staff information; or defer this matter onto the Public Works Committee for recommendation.

BACKGROUND:

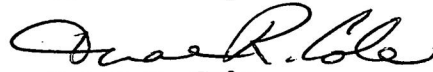
1. Inspection of this problem prior to April 28, 1989 indicated that cracks, as frequent as they are, look like a heavy vehicle was driven over the sidewalk at the location some years ago. In addition, the sidewalk along Hawthorne Loop does not show signs of settlement due to a soft sub-grade caused by hydrant watering down the backfill. This inspection suggested that the cause of the cracking was not due to the hydrant.

2. Staff will prepare and have available for City Council review a video of the damage at 1203 Hawthorne Loop. This video will, hopefully, show the extent of damage and allow the Council the opportunity to look at the sidewalk to compare it with the information in the inspection report.

3. The damage allegedly occurred in 1978 and no record of a claim was filed. Ms. Francis' letter indicates that she did not file a claim at that time. The City has specific claim procedures that must be filed in order for the City to respond to incidents of this nature. Waiver of those deadlines for filing a claim could be bad for business in future situations. Waiver of the deadline for one may create a precedent for additional waivers in the future.

FISCAL IMPACT: The work that Ms. Francis requests would cost the City between \$400 and \$500. This money would have to come from funds that could be allocated to benefit the City as a whole rather than a specific property owner.

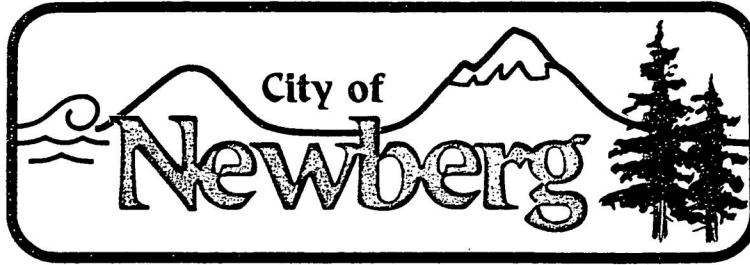
Submitted by:



Duane R. Cole
City Manager

Concurrence:

Bert Teitzel
Public Works Director



(503) 538-9421
FAX (503) 538-5393

414 E. First St.
Newberg, Oregon 97132

February 23, 1990

Deborah Francis
2815 SW Arrowhead Ct.
Lake Oswego, Oregon 97034

SUBJECT: Complaints Regarding 1203 Hawthorne Loop

Dear Ms. Francis:

Thank you very much for your letter regarding the property at 1203 Hawthorne Loop. I have requested information from the Public Works Director on this issue and will be preparing a staff report for the March 5, 1990 Council meeting. The City Council of the City of Newberg holds its regular meeting at 7:30 p.m. on the first Monday of each month at the Newberg Public Library. This month's meeting will be on March 5 and you are welcome to attend. You can anticipate that the Council will have information regarding your complaint and the reasons for the City taking the position that it has with regard to this issue.

You are welcome to come to my office next week and discuss this matter with me. I may be able to assist you in some manner with your presentation to the Council.

Sincerely,

A handwritten signature in cursive script, appearing to read "Duane R. Cole".

Duane R. Cole
City Manager

DRC/bjm

pc: Bert Teitzel, Public Works Director

\francis



Home of Old Fashioned Festival

IX-1

(53)

February 13, 1990

Mr. Duane Cole, City Manager
City of Newberg
Newberg, OR 97132

Re: 1203 Hawthorne Loop

Dear Mr. Cole:

This letter is in regard to a matter which I addressed to your Public Works Dept last summer and was in reference to an unfortunate incident which occurred at my home at 1203 Hawthorne Loop; the circumstances of which follows:

I. High School students with access to Fire Dept keys turned on several fire hydrants during the night. The hydrant located on the corner of my lot did a considerable amount of damage to my home, yard and sidewalks.

II. The city made no attempt to contact me although they shut the hydrant off and could obviously see the extensive damage that had been done.

III. At my request the city repositioned the hydrant so that any future water flow would be directed at the street and not at my house should such a prank reoccur.

IV. Rather than bring suit against the city for expense of repair I turned the matter over to my insurance agent (Bob Hurford) and filed a claim with American States Insurance Co. I paid the \$200 deductible.

V. One of the reasons I assumed this expense was to avoid a suit against the city and in turn, the city against the boys responsible. As I was living alone at this time I did not want to antagonize delinquents into a revenge type attitude that could incite more extreme acts and more serious problems.

VI. I am now in the process of selling this property and the new owners wish to have the city sidewalk replaced before closing. As all walks were damaged by the water washing away all the dirt under them and causing them to collapse. I also had my entire downstairs flooded and my front yard completely washed away. This incident is well remembered by many people.

I had made a request to the Public Works Dept for their cooperation in participating with me in the replacement of the city sidewalk. My suggestion was that I pay for material necessary and asked for the city to do the labor.

IX-1 (54)

Page 2
Mr. Duane Cole, City Manager
February 13, 1990

I was informed the city felt no obligation as the statute of limitations supposedly has run.

Perhaps the city may have some legal defenses but I would like to know why the city should not have some moral obligation to me as a tax payer for the past thirty years. I saved the city much time and money by assuming all of the expenses caused by the incident. I have not asked to be repaid my out of pocket costs but I do think I deserved some cooperation in replacing the sidewalk.

I feel I should have the opportunity to voice my grievances at a forthcoming city council meeting and I herewith request information so I can make arrangements to appear unless you feel you should reconsider my offer.

Respectfully,

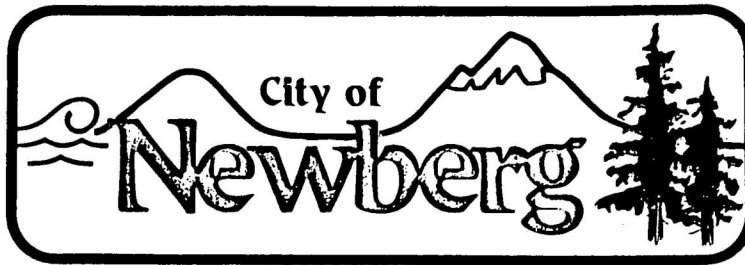


Deborah Francis

2815 S.W. Arrowhead Ct.
Lake Oswego, OR 97034

IX-1

(55)



Department of Public Works
Bert S. Teitzel, P.E.
Director

414 E. First St.
Newberg, Oregon 97132
(503) 538-9421

October 26, 1989

Deborah Francis
2815 SW Arrowhead Ct.
Lake Oswego, OR 97034

RE: Broken Sidewalk at 1203 Hawthorne Loop

Dear Ms. Francis,

This is to inform you that the City of Newberg will not participate in the repair of your sidewalk at 1203 Hawthorne Loop. We have researched our files and find no history of the vandalization of the fire hydrant, or any notification from you of the damage at the time that it occurred.

The City does have a claim procedure that can be followed, but in this situation, as eleven years have elapsed, the length of time to file a claim has passed.

I know that this is not the answer you would have preferred. If you have any questions, please call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Bert S. Teitzel", written in a cursive style.

Bert S. Teitzel, P.E.
Director of Public Works

rsa



Home of Old Fashioned Festival


IX-1

(56)

MEMO

TO: Bert Teitzel, Public Works Director DATE: October 20, 1989
FROM: Duane R. Cole, City Manager
SUBJECT: Broken Sidewalk at 1203 Hawthorne Loop

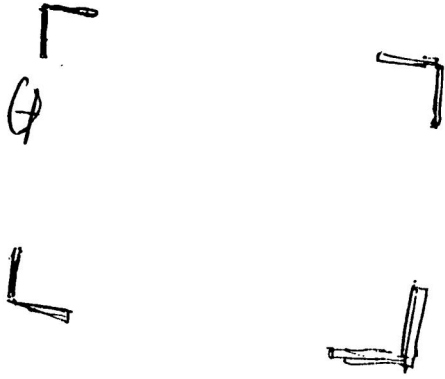
I totally concur with your analysis of this problem. I do not believe the City should invest labor for a three-man crew for approximately a day to repair a situation which our investigation indicates is not our responsibility. The City has a claim procedure that can be followed, but in this situation the length of time to file a claim has passed. Please advise me if you need any additional assistance with this problem.


Duane R. Cole
City Manager

DRC/bjm

\sidewalk

2815 SW Arrowhead Ct
Lake Os
97034
636-6855



IX-1

(57)

MEMORANDUM
October 10, 1989

TO: DUANE COLE, CITY MANAGER
FROM: BERT S. TEITZEL, DIRECTOR OF PUBLIC WORKS
RE: BROKEN SIDEWALK AT 1203 HAWTHORNE LOOP

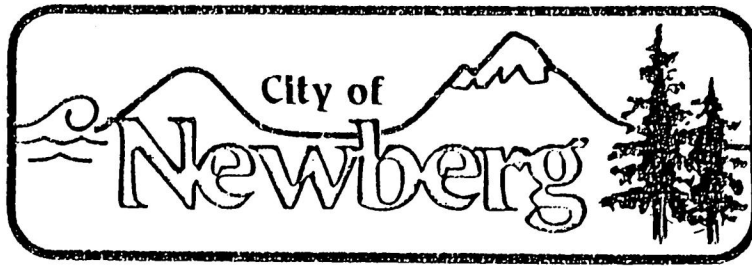
Earlier this year Fred Casey approached the City about a repair to a sidewalk at the subject location. He stated that the sidewalk was broken due to settlement that was caused by a fire hydrant being turned on by vandals at the corner of Hawthorne Loop and Birch Lane in 1978.

John Raineri could find no record of this incident, as outlined in his letter to Fred Casey dated April 28, 1989.

Deborah Francis, the owner of the property, has again approached me about the City supplying the labor to repair the walk, and she would supply all of the materials. She also stated that the damage was done by a fire hydrant being turned on at that location. She stated that her insurance paid for the damages to the house and the yard, and that at the time she never pursued the City on fixing the walk, as it was not a problem to her when she lived there. She is presently selling the house, and one of the requirements of the sale is that the sidewalk be repaired.

The cost to the City to supply the labor would be a three man crew for approximately a day, or about \$400 - \$500 in labor costs.

I have a hard time justifying that the City should participate in this project, as it has been eleven years since the damage occurred, and as far as I know this year is the first time the damaged has been claimed. Please let me know if have any thoughts on this.



Department of Public Works
Bert S. Teltzel, P.E.
Director

414 E. First St.
Newberg, Oregon 97132
(503) 538-9421

April 28, 1989

Fred Casey
2418 Portland Rd.
Newberg, OR 97132

RE: 1203 Hawthorne Loop - Broken sidewalk

Dear Fred,

After hours of research, I have found that we have no record of the fire hydrant being turned on at the corner of Hawthorne Loop and Birch Lane.

Further we have no record that the Public Works crews supplied labor or made any repairs to the house or the sidewalk at that address.

The sidewalk along Hawthorne Loop does not show the signs of settlement due to soft subgrade caused by a hydrant watering down the backfill. The cracks, as frequent as they are, look like a heavy vehicle was driven over the sidewalk at those locations some years ago.

For these reasons, I do not feel that the City should be responsible for replacing this sidewalk as you requested.

If you have any further questions or documentation of the flooding incident, please call.

Sincerely,

A handwritten signature in cursive script that reads "John J. Raineri".

John J. Raineri
Engineering Tech

rs

CC: Terry Mahr
Bert Teitzel



Home of Old Fashioned Festival

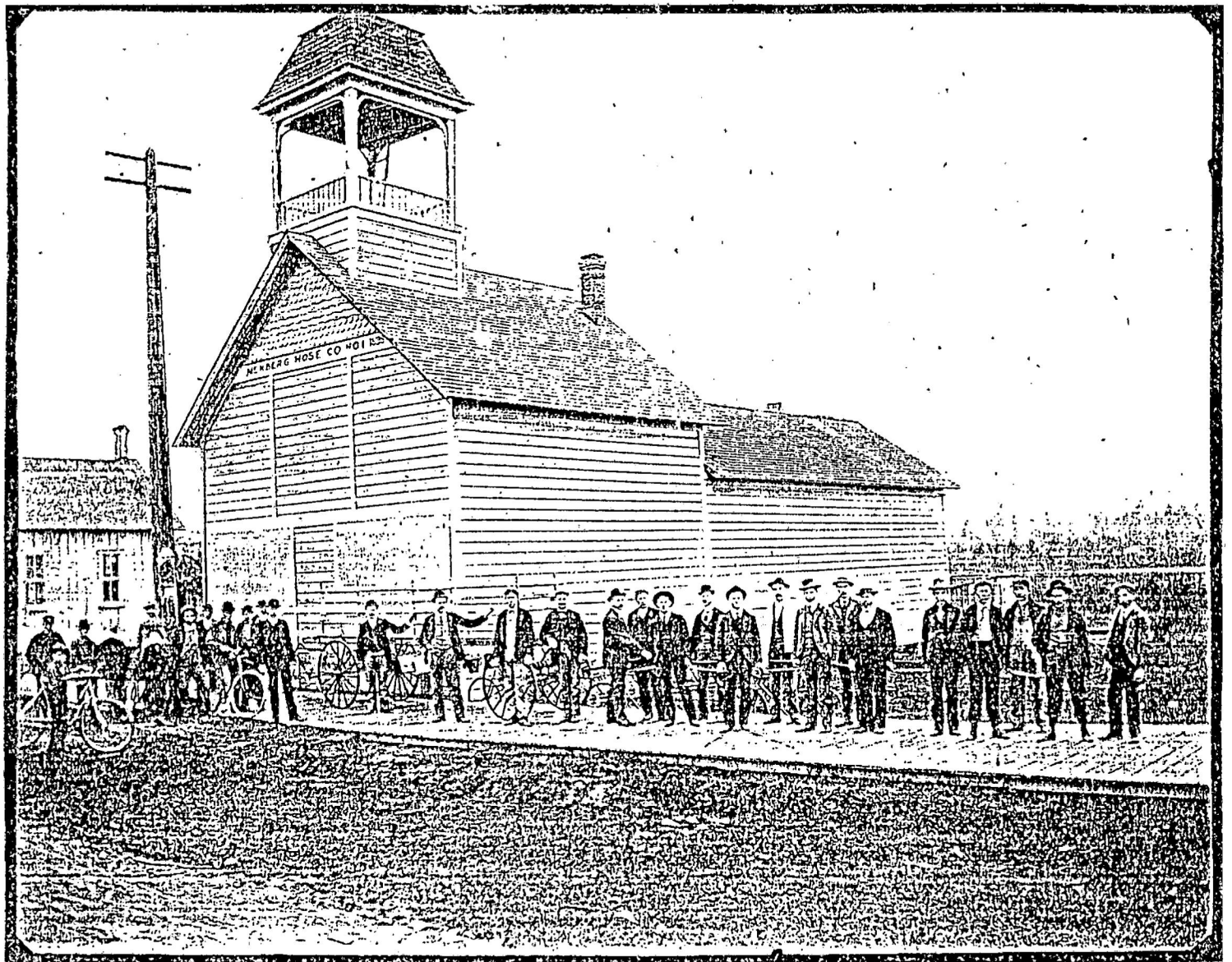
IX-1

(59)



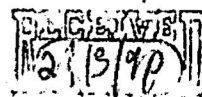
NEWBERG FIRE DEPARTMENT

1989 Annual Report



(Photo by Calkins & Sons - 1901)

92 Years of Dedicated Service



Chief's Report

TO: HONORABLE MAYOR - ELVERN HALL
CITY MANAGER - DUANE COLE
CITY COUNCIL
RURAL FIRE DIRECTORS

FROM: FIRE CHIEF - ELMER CHRISTENSEN
SUBJECT: YEAR END REPORT FOR 1989

The following report is divided into several sections. The first is my general report of the Fire Department functions for the past year and also a report on the Volunteer Firefighters projects. Also included is a report from Assistant Fire Chief Ben Erb on the training section of the Fire Department. Fire Marshal Phillip Picard also has his report on his functions for the year and Rod Meade has a report on equipment and buildings.

Our total calls were up again with a final total of 1198. Of these calls 744 were Medical, 140 were fires and 314 were miscellaneous calls and public assists. Our rural brush and wildland fires were down this year because of the damp summer, causing our man hours to be down some. Our total fire losses were down by about \$20,000. 70% of the fires were in the City and the remaining 30% were Rural and Mutual Aid calls.

We are still operating the Fire Department with a paid staff of 5 plus a 1/2 time secretary and 45 Volunteers even with the increase in alarms.

Fire Marshal Phil Picard has been working aggressively on Building Inspections the past year and has got the largest percentage of Inspections in several years.

Assistant Chief Erb has had a good informative training program for our Volunteers. Every year we are mandated either by Federal or State to have more hours in training. This has put much pressure on Volunteers to be able to get all of these additional hours. He also has inspected many woodstoves in homes to make sure they are safe to operate.

Rod Meade has an excellent maintenance program for our 13 apparatus and keeps good records to make sure all Fire Equipment

is in top shape. Rod is also in charge of building maintenance and has kept the building looking very good.

Al Blodgett also does building interior maintenance and assists Rod on other maintenance jobs.

Jill Dorrell, our 1/2 time secretary, has been a very good asset to the Fire Department. In the past year we received an 8 year old computer from City Hall and have put it to good use. Roger Gano has assisted us to get many programs into the computer which has really helped the Fire Department to be more efficient. Another time saver for all the staff is the used copy machine that we acquired from Engineering. This saves us from making many trips to City Hall every day to get copies made.

Our Volunteer Firefighters have been involved in many projects in the past year. Each Volunteer has donated over 300 hours this year to our Community, in training, responding to alarms and working on other Fire Department projects. Two of the main money raising projects for the Volunteers this year were the Pancake Feed in the spring and the Turkey Carnival in the fall.

The Turkey Carnival was the most successful in its history and we used over 650 turkeys in this money making project. As always a large portion of these funds goes to buy toys for needy families at Christmas. This year they purchased, wrapped and delivered 3 toys each, to 500 needy children from approximately 190 families. They still continue their program of repairing Christmas decorations, putting them up and also taking them all down again after Christmas.

The Volunteers have also purchased a new Hurst Ram, Rescue Air Bags and other equipment for the Rescue at a cost of \$2,125.

The Volunteers also took on another function this year of handling concessions, clean-up and policing of the Old Fashioned Festival grounds. They spent hundreds of hours on this project and were rewarded by receiving a share of the profits from the booths.

Time is becoming a major problem for Volunteers in trying to keep up with mandated training and a 100% rise in alarms in the past 7 years. Volunteers are expected to be professionals and are, because fires and disasters do not know the difference

between paid staff and Volunteers. It is getting harder each year recruit and retain good Volunteers because of the hours of commitment it takes to stay proficient in fire and rescue skills. I believe in 1990 the City should be looking at some type of "Length of Service Award" or some other incentive to help retain our excellent Volunteers.

Fire Prevention is another important function of the Fire Department and is being done by both paid and Volunteers. I still feel there is no better place of spending time or money than preventing fires before they occur. We now have a Fire Prevention curriculum in the schools as a mandated requirement and it should soon start to show success. We have also put on many Fire Prevention talks at all of the schools. In addition we have given tours of the Station and Prevention talks to about 30 groups of children. Also new this year, during Fire Prevention Week we give Fire Prevention classes to all children before they receive their ride on the Fire Engines.

We continue to have an excellent working relationship with the Newberg Hospital Ambulance staff. In 1989 we responded and assisted them with 744 Medical calls. In return they provide the availability to secure training and also provide us with instructors to keep our EMS personnel up on new techniques and training that is required by the State. Another important function for them is responding to the scene of any major fire and standing by to assist if any firefighter is injured.

The City and the Fire Department is very fortunate to still maintain a good working relationship with the Newberg Rural Fire District. In the 1989-90 Budget they contributed \$149,228. for their Fire Protection Contract. This is the first year of the new 5 year contract with the City. The City continues to lease two of their fire apparatus worth about \$100,000. for \$2.00 per year. This apparatus which we needed, has been a big asset to the Fire Department. Also in addition they have supported the Volunteers in some of their functions. I have attended all of their Board Meetings and I keep them informed on all functions of the Fire Department.

Again this year our Volunteers have been given physicals and step-tests to check their physical ability. I feel this to be a very important part of our training program, in making sure our Volunteers are able to handle the strenuous work of firefighting. These physicals were given at a low cost to the City by donated time and equipment of the Hospital, Doctors, Nurses and the Ambulance staff at Newberg Community Hospital.

In 1989, we did not make any major equipment purchases. As equipment and pumps get older our cost to maintain this equipment continues to rise. We now have one fire engine that is over 20 years old and over its normal replacement age by 5 years. We have to remember that even when a fire engine is ordered it takes from 1 1/2 to 2 years for delivery adding on more years to our already old engine. We have done major repairs on one pump and also have done major work on the differential on one fire engine the past year. Also our Chevrolet Suburban is 10 years old with about 70,000 miles on it and should be scheduled for replacement.

We are trying to continue our program of replacing our old breathing apparatus with new ones which will meet OSHA requirements. Also we are being mandated by OSHA to provide personal alert devices with our breathing apparatus and also ear protection to all firefighters riding in cabs.

Our hose replacement is getting to a critical point with over 4,000 feet of hose that is between 20 to 30 years old. Major hose purchases are needed very soon.

We were very fortunate about 6 years ago to lower our Insurance rate in the City to a 3 Classification. This means a major savings on Insurance costs to all businesses in town and including Smurfit. Out of 12 Cities in the State that have a 3 rating, only one other Department is a basic Volunteer. I believe we must look seriously at some means to start replacing equipment and hose before we take the risk of not maintaining this low rate. I feel it extremely important to give our 45 Volunteers, who risk their own lives to save lives and property the best equipment and safety equipment possible.

I still serve as Past President on the Board of Directors of the Oregon Fire Chiefs Association. Our Association is still an active leader of the Fire services of Oregon, watching legislative issues, Fire Codes and Building Codes to make sure they will not have a negative impact on the Cities and Fire Districts around the State. The last legislative session we helped get through several HazMat related bills that will fund HazMat Teams and equipment purchases for State coverage. These teams and equipment were mandated by Federal Law and would have to be provided by Fire Departments that respond to any HazMat situations. In getting these bills past, we have saved Fire Departments and Cities thousands of dollars. We have also been able to get mandated hours of training reduced which would have put a heavy burden on Volunteer Fire Departments.

I also serve on several Committees of the Oregon Fire Chiefs Association. In Yamhill County, I serve on the County Arson Task Force and help to put on a yearly Arson Seminar for Volunteer Firefighters and also Police officers at a low cost to participants. Also the past year I have served as Assistant Chief for the Yamhill County Fire Defence Board.

The Fire Department has had a very busy and progressive year. In looking thru our records our last additional full time firefighter was hired in 1974 to make our staff five. That year we responded to a total of 194 alarms. This year we responded to a total of 1198 calls or more than 1,000 additional calls with the same staff. Every year its becoming more and more difficult to handle this additional load as well as our other requirements of more training, more record keeping and more maintenance on equipment. We are very fortunate to be able to still maintain our fairly static 45 dedicated Volunteer firefighters. Knowing that firefighting is still the most dangerous profession in the United States, they still donate their time so freely to protect the lives and property of the people in the Newberg area.

Our many accomplishments of the past year would not have been possible without the full support I have received from the Mayor, the City Manager, the City Council and our Rural Fire Board.

The 1990's are here and for the future I see more Federal and

State mandated rules, regulations and requirements that we are going to have to live with. We also are facing tight budgets and rising costs of equipment and repairs. We have again set some high goals for the Fire Department in 1990.

A couple of those aggressive goals are to increase our Fire Prevention to the Public and the schools by 50% and also to get 90% of all businesses in town inspected for Fire Safety. The Fire Department will work hard in 1990 to accomplish our goals and still maintain our main responsibility of saving lives and property from the devastation of fire in the Newberg area.

**FIRE MARSHAL'S
REPORT**

FIRE PREVENTION & FIRE MARSHAL'S REPORT FOR 1989

As the Newberg Fire Marshal I have the following responsibilities:

1. Enforcing the Uniform Fire Code.
2. Performing Fire and Life Safety Inspections. (Which includes some Woodstove Inspections.)
3. Fire Cause/Determination Investigations.
4. Counseling juvenile fire setters.
5. Attending new construction plans review meetings.
6. Fire Prevention education.
7. Hazardous Materials Coordinator.
8. Misc. Fire Reports and Statistics.
9. EMS Coordinator.
10. Water Rescue Team Leader.
11. Field Burning Agent.
12. Fire Department liaison to Communications Center.
13. Map Maker for Newberg-Dundee Emergency services.

During 1989 I was able to complete 80% of my Fire and Life Safety Inspections. Since becoming Fire Marshal in 1984 my completion rate for inspections had been running at 60%-65% per year. In 1989 I devoted most of my efforts to my Fire Marshal activities. I was able to achieve a high percentage of Inspections. In 1990, we may fall back on these Inspections because of manpower shortages during the days at the Fire Station. Emergency calls have priority over Inspections on days when manpower is short. I have recommended to the Chief that we initiate a "Company Inspection Program" to take up some of the slack in my Inspection Program. These Inspections would be done by other paid staff with possibly some help from some Volunteers. With this program an Engine with an Officer and crew would make some simple B-2 Inspections when time and manpower would be available.

1989 saw the County introduce a new ordinance on rural driveway requirements for all structure built in the County. This ordinance requires on inspection and approval by a Fire Official in the Rural Fire District, before a building permit will be issued.

In 1989, I completed 25 Inspection on driveways. Some benefits to this ordinance are driveways that the Departments fire apparatus will be able negotiate and will allow us to provide more accurate maps of the rural area around Newberg.

The Fire Departments EMS personnel responded to 744 rescue calls in 1989, up from 735 in 1988. Heart calls were the most common rescue call. These rescue calls represent 62% of the Departments total call volume of 1198 for 1989. The Department experienced a slight decrease in the number of personnel in the EMS program and a slight increase in response time to the average rescue call. The Departments Diver roster increased from 6 to 8. I also taught 8 Fire and Ambulance personnel a High Angle/Rope Rescue class. This will give our two Departments an added dimension in our EMS service to the Community. An EMT-1 class was also taught this year at the Fire Station. The Department gained two new EMT-1's from this class.

I have been involved with trying to locate a site for the County's new radio antenna system for the east end of the County. This process has been frustrating but educational. To date a site still has not been found.

This completes my 1989 Fire Marshal's Report.

Phillip Picard
Newberg Fire Marshal

Year End Reports

SERVICE AND MAINTENANCE YEAR-END REPORT

In 1989 the Fire Department serviced and maintained 3 Staff Cars, 1 Ladder Truck, 4 Engines, 2 Tankers, 1 Brush Truck, 1 Dive Van and 1 Boat.

All of the repairs on the equipment was done by ourselves and the City Shop. Some of the repairs included: transmission repair, rear end repair, brakes, pumps, valves, nozzles, lites, oil and filters changes. We have also been able to buy surplus lite bars from the State Police at a cost of \$50.00 each, a savings of \$400.00 each, and they work very well. All of the above has saved the City money and saved us down time on our equipment.

We have installed new multi-channel radios to better communicate with each other and coordinating agencies.

In 1989 we had our high pressure compressor rebuilt at a cost of \$1600.00. The cost of a new compressor would have been \$10,000.00 or more. We have had the compressor since 1973.

We also replaced our low pressure compressor, the old one was 34 years old and was becoming extremely unreliable, the cost was \$450.00.

FIRE STATION MAINTENANCE

In 1989 the largest improvement was the outside painting of the building. We spent several weeks in all to do the job, the last week was all trim work.

We also inspected and repaired the roof as needed. We hope to get a new roof on the east side, it is 21 years old and has been coated and patched several times. One furnace was repaired and serviced so it works efficiently. All maintenance to the building is done by the Fire Department staff.

Rod Meade

GRASS ABATEMENT PROGRAM

During 1989 Newberg Fire Department mailed out 146 notices advising property owners to cut and remove tall grass, weeds or brush. Another 50 owners were advised by phone.

This past year along with the grass and weeds I started working on the ever creeping blackberries. In as much as some lots would require heavy equipment to take care of the problem we are requiring berries to be cut 10' back of the property lines.

Starting with the summer of 1988 we converted our grass cutting forms over to letters. We have found this greets the involved persons much better. Included on the back of this letter is a list with phone numbers of persons to contact who do grass cutting. I found this had reduced the number of phone calls to the Station wanting to know who cuts grass.

With the policy of using letters I feel the program is running much smoother and we are attaining near 100% compliance with our program.

Al Blodgett



Training & Statistics

The Newberg Fire Department Training Program is an on going process by which we hope to take new firefighters into our ranks and provide an ever enlarging base of knowledge and skills to do this job.

Just in the last decade, the risk of firefighting has changed dramatically - even in small towns like Newberg.

In addition to keeping up with the latest in fire prevention, fire suppression theories and techniques, we now teach specialized Driver/Engineer classes, Aerial Ladder Operator classes, Emergency Medical Technicians classes and other specialized classes in Hi-Angle Rope Rescue, Rescue Diving and Rescue Boat handling.

Our Officers are learning Incident Command System procedures to better handle large emergencies of many kinds.

In the past few years and months, State and Federal agencies have mandated an ever increasing number of subjects and hours of training that must be taught and documented as required every year.

These include; Recertifications every year in Emergency Medical Training, Breathing Apparatus proficiency, and more and more training in Hazardous Materials incidents.

Another relatively new area of training, brought on by the burgeoning illicit drug trade is safety in handling clandestine drug labs.

Unfortunately, more and more we are seeing Fire Departments in court defending the actions at emergency scenes, and in most all of these cases, a large part of the argument centers around whether or not the firefighters were adequately trained for their jobs.

As you can see even though we are basically a Volunteer Department we are expected to show, and indeed the public expects an ever increasing degree of professionalism from us.

Be assured we are striving to meet those expectations.

Sincerely,

R. B. Erb
Training Officer

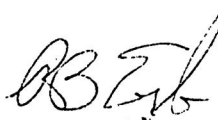
NEWBERG FIRE DEPARTMENT
1989 DRILL LOG, YEAR END REPORT

Regular Drill Hours	<u>1964</u>
Probationary Firefighter Drill Hours	<u>364</u>
Officers Drill Hours (Other than listed above)	<u>137</u>
Paid Staff Drill Hours (In addition to regular drill schedule)	<u>153</u>
Extra Engineer and Apparatus Operator Drill Hrs.	<u>43</u>
EMS and Specialized Rescue Training (PSD, Boot, Rope-Hi Angle) In addition to regular hours	<u>496</u>
Total Hours	<u>3157</u>
Average Hours Per Firefighter - @ 49 Firefighters	<u>64.5 Hrs.</u>

In 1989, 5 new Firefighters were trained. One of those being our first Female Firefighter. Their training began Oct. 24th, 1988 and was completed July 23rd, 1989.

A new class of 6 Probationary Firefighters started their basic training on Oct. 23rd, 1989.

Respectfully,

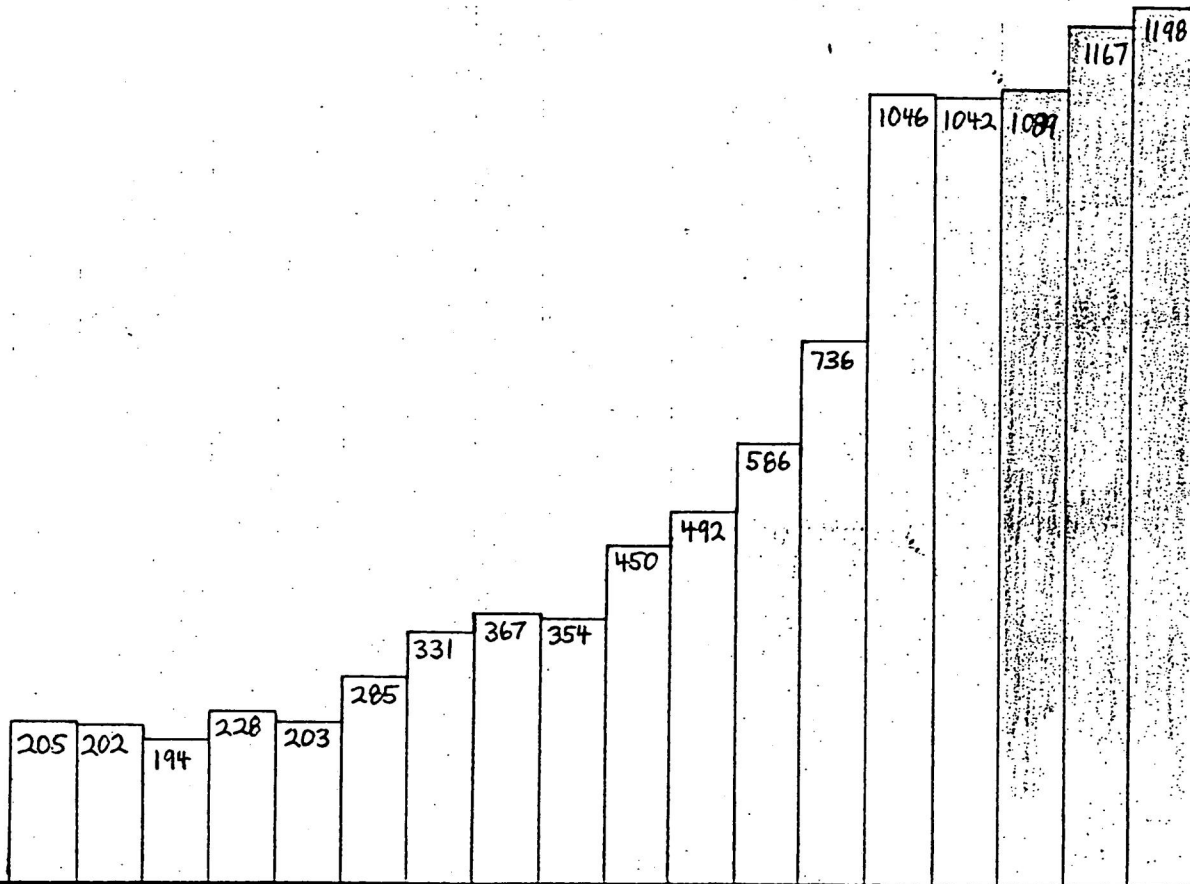


R. B. Erb

Department Training Officer

TOTAL INCIDENTS

1500
1400
1300
1200
1100
1000
900
800
700
600
500
400
300
200
100



1
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1989

140 = Total # of actual fires - 11.6% of total calls (1198)
34 = " " " " " (Flue only) - 24% of Fires (140)
84 = " " " " " in City - 60% " " (140)
41 = " " " " " in Rural - 29% " " (140)
15 = " " " " " O.O.D. - 11% " " (140)

42.8% = Residential Fires - % of total FIRES (140)

29.2% = Wildland Fires - " " " " "

16.4% = Commercial Fires - " " " " "

11.4% = Vehicle Fires - " " " " "

62.1% = Rescue Calls - % of total calls (1198)

11.6% = Actual Fires - " " " " "

11.6% = Service Calls (Public Assists) " " "

10% = False Alarms - Good Intent " " "

4.4% = Hazardous Conditions " " " "

\$244,235 = approximate dollar loss. due to Fire

80% = Residential % Dollar loss of total (\$244,235)

13% = Commercial - " " " " "

6.5% = VEHICLE - " " " " "

.5% = Wildland - " " " " "

43 or 30% of total Fires were over \$100 damage

9 or 6.4% of these 43 fires " " \$10,000 "

* 6.4% of the total fires did 85% of \$ loss, *

* Most common type of fire - flue only fire - 24% of total fires.

* 56% of the Residential Fires were flue only fires.

BREAKDOWN OF TOTAL INCIDENTS PER YEAR

%

100

90

80

70

60

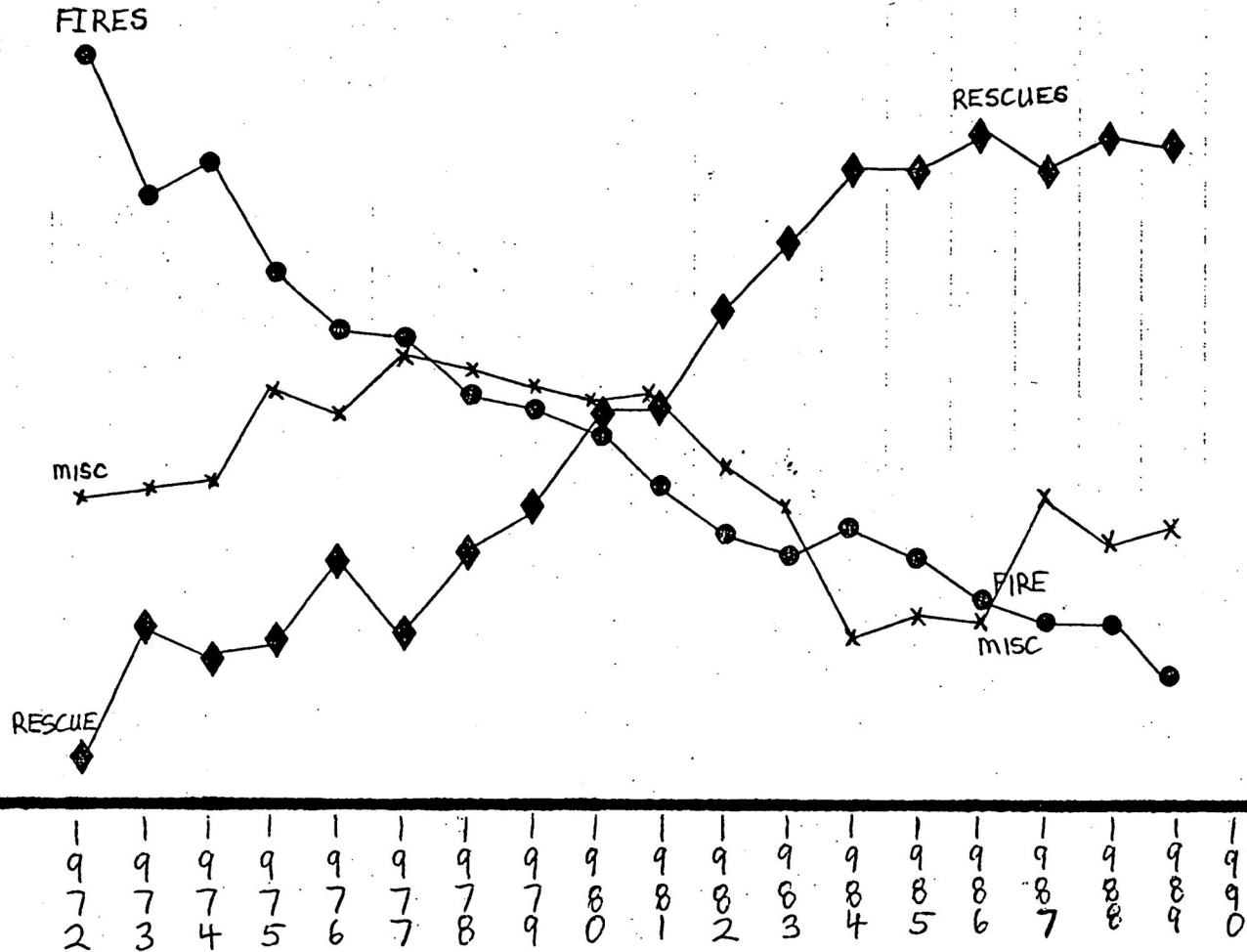
50

40

30

20

10



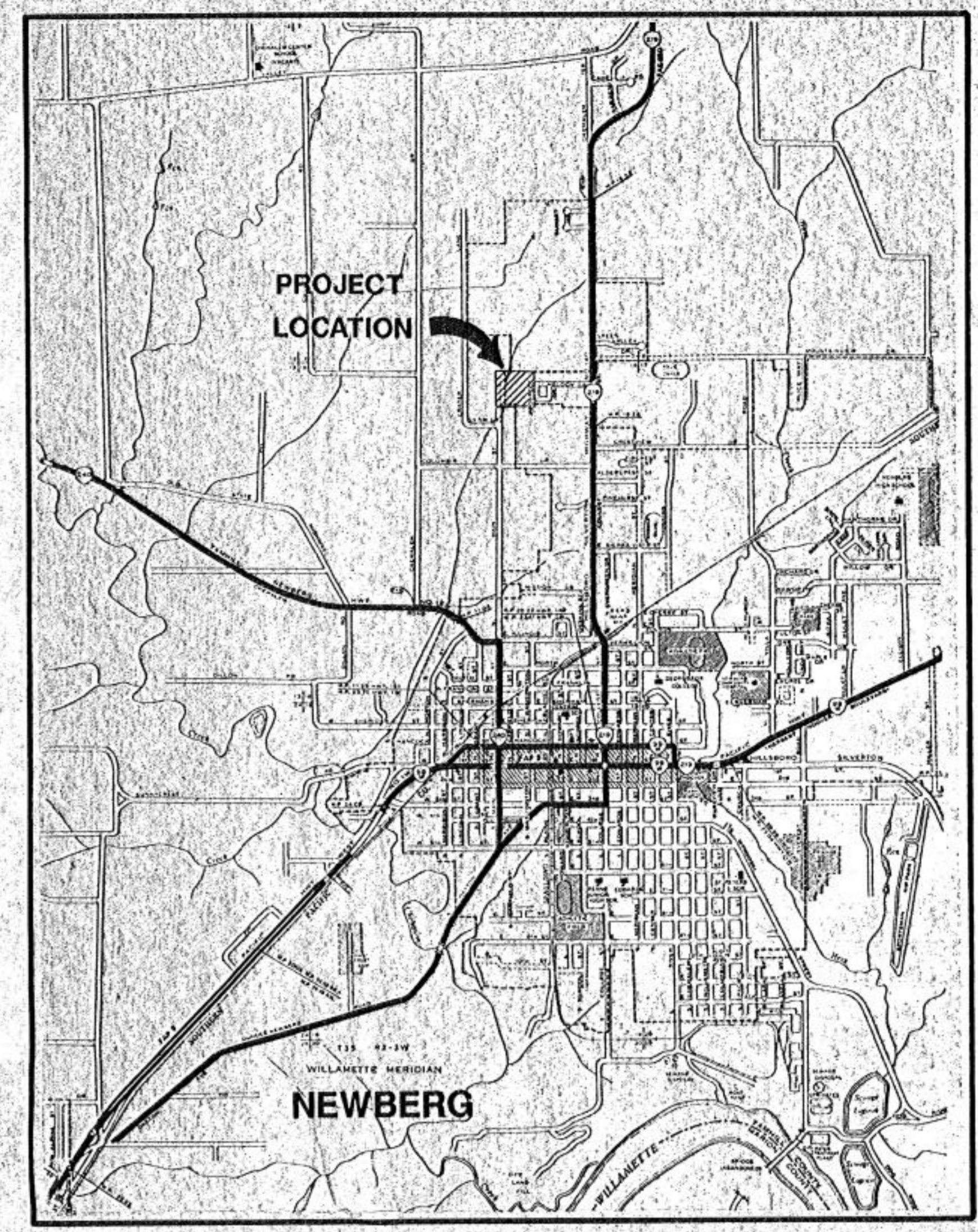
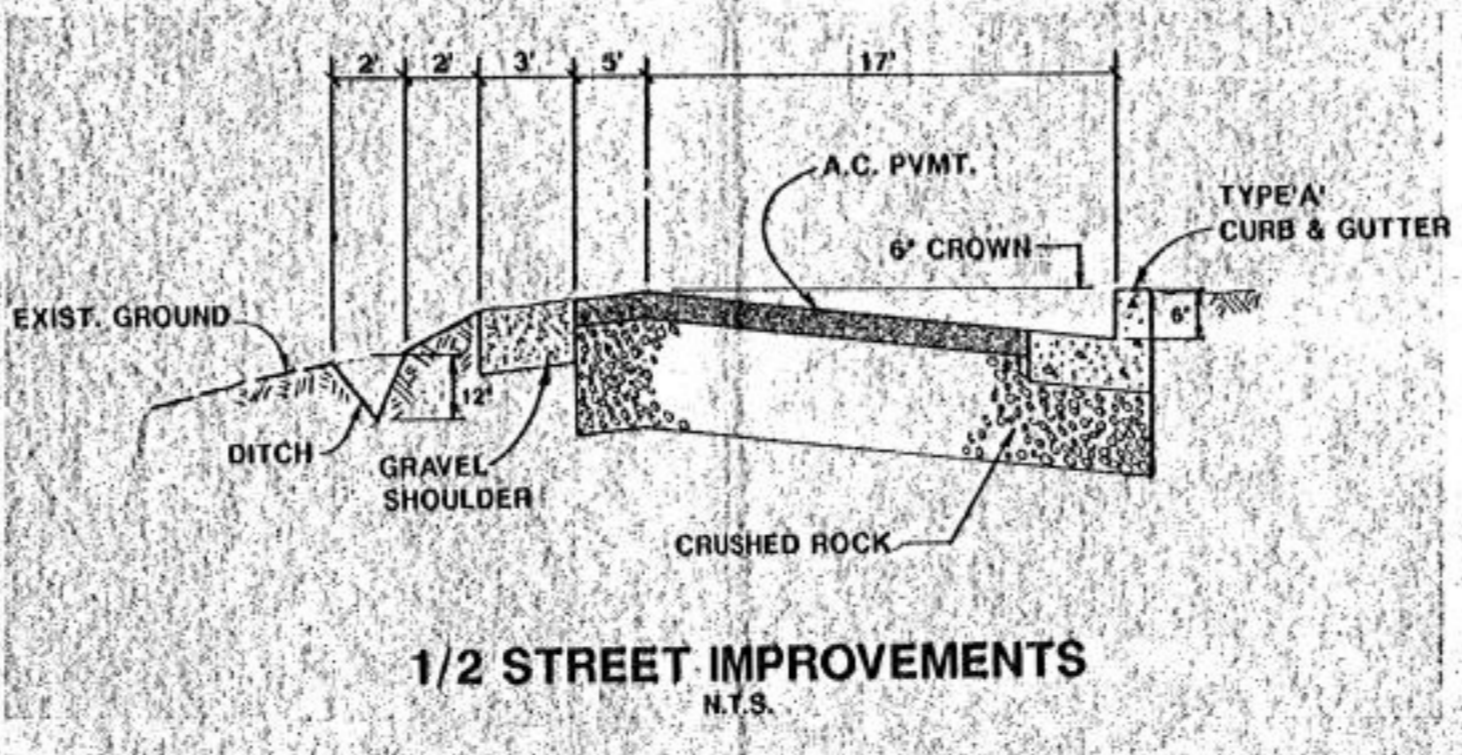
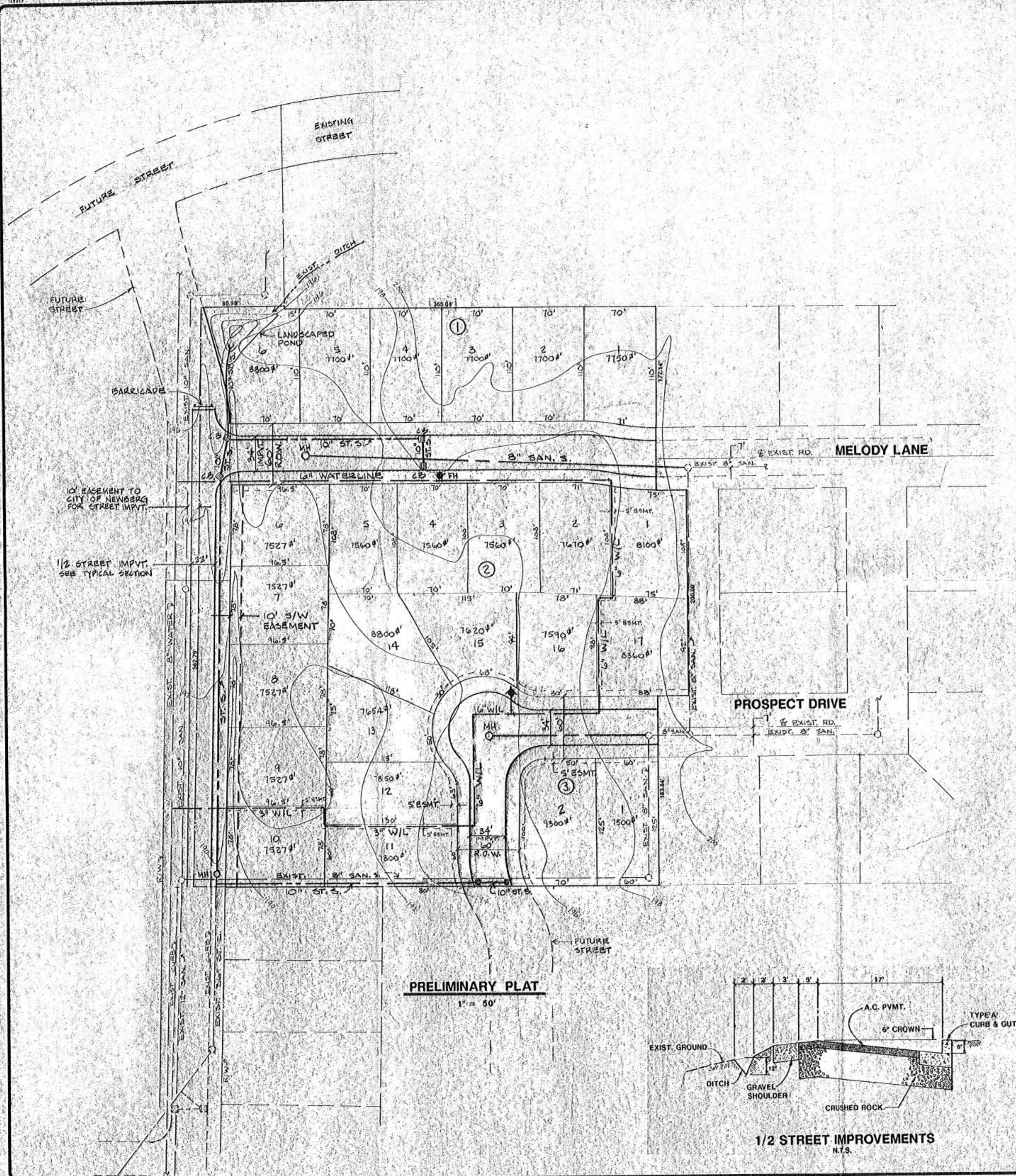
NEWBERG FIRE DEPARTMENT - 5 YEAR RERORT

ITEM	1985	1986	1987	1988	1989
ACTUAL FIRES - CITY	98	92	77	93	84
RURAL	73	52	52	55	41
OUT OF DISTRICT	14	14	17	7	15
MISC/NO FIRE - CITY	211	173	253	211	222
RURAL	40	43	63	61	90
OUT OF DISTRICT	2	0	3	5	2
RESCUE/EMS - CITY	387	414	438	486	535
RURAL	136	148	118	154	166
OUT OF DISTRICT	85	71	71	95	43
TOTAL FIRE CALLS	185-18%	158-16%	146-13%	155-13%	140-12%
TOTAL MISC/NO FIRE	253-24%	216-21%	319-29%	277-24%	314-26%
TOTAL RESCUE/EMS	608-58%	633-63%	627-58%	735-63%	744-62%
TOTAL DEPT. CALLS	1046-100%	1007-100%	1089-100%	1167-100%	1198-100%
TOTAL CALLS - CITY	696-67%	679-68%	765-70%	790-68%	841-70%
TOTAL CALLS- RURAL	249-24%	243-24%	233-21%	270-23%	297-25%
TOTAL CALLS- O-O-D.	101-9.7%	85-8.4%	91.9.7%	107-9%	60-5%
TOTAL MANHOURS	10,231	9,295	9,900	10,260	8707
TOTAL MHRS IN CITY	6526	5629	6371	6866	5643
TOTAL MHRS IN RURAL	2755	2850	2679	2710	2487
TOTAL MHRS IN O-O-D.	950	816	850	684	577
PERSONNEL IN DEPT.	45	42	44	45	48
PERSONNEL PER FIRE	26	25	23	22	22
PERSONNEL PER RESCUE	6	6	6	5	4
\$ EXPOSED/FIRE-CITY	6,746,850.	13,533,310.	4,222,650.	9,271,120.	34,435,200.
RURAL	168,735,200	142,814,300	3,155,200.	76,024,550	151,710,150.
\$ FIRE LOSS - CITY	25,070.	92,345.	600,565.	132,500.	142,585.
RURAL	480,790.	139,160.	135,911.	131,355.	101,650.

1990 Goals

FIRE DEPARTMENT GOALS *1990*

1. Replace one 1970 Fire Engine and one 1980 Staff Car.
2. Train all Officers in Incident Command System.
3. Institute new Safe Driver and Drivers classes for potential Engineers.
4. Inspect 90% of the businesses in the City for Fire Safety.
5. Increase Fire Education to Public and Schools by 50%.
6. Certify 80% of the Volunteers to Firefighter One Grade.
7. Update run cards and map system for Fire and Dispatch.
8. Train some Police, Water Treatment Plant, Sewage Plant and Public Works Employees in the operation of self contained breathing apparatus.
9. Replace range hood in kitchen and install approved extinguishing system.
10. Re-organize and build more storage space in the Fire Station.
11. Study the feasibility of instituting a Length of Service Award for the Volunteers.



VICINITY MAP

DEVELOPER/OWNER
PACIFIC EMPIRE BUILDERS, INC.
P.O. BOX 498
NEWBERG, OREGON 97132

ENGINEER:
WESTECH ENGINEERING, INC.
3421 25TH ST. S.E.
SALEM, OREGON 97302

ZONING:
R-1

PARCEL SIZE:
5.8 ACRES

NUMBER OF LOTS:
25

AVERAGE LOT SIZE:
7840 S.F.

SCALE		HORIZ: NOTED		VERT:	
DSN. I.G.		DRN. B.F.		CKD. DATE	
NO. DATE		DESCRIPTION		REVISIONS	
DATE: JAN. 1990					

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS & ARCHITECTS
3421 25TH ST. S.E., SALEM, OR. (503) 585-2474
15100 S.W. 72ND AVE., PORTLAND, OR. (503) 864-9226
2300 GUMMONT WAY, EUGENE, OR. (503) 443-4454

WE

PACIFIC EMPIRE BUILDERS
NEWBERG, OREGON
PRELIMINARY PLAT
PROSPECT PARK

SHEET
1 of 1
JOB NUMBER
1434