

CITY OF NEWBERG
CITY COUNCIL
AGENDA

COUNCIL CHAMBERS
MAY 6, 1985
7:30 P.M.

I. CALL MEETING TO ORDER.

II. ROLL CALL

III. CONSENT CALENDAR:

1. Approve minutes of April 1 and April 9 City Council meetings.
- 1144 2. Resolution proclaiming week of May 19-25 as "Public Works Week."
3. Update on County-wide Communication Committee.
4. Letter thanking City Attorney for agreeing to conduct workshop on resolution and ordinance writing for Association of Municipal Recorders.
5. Letter from Lumiere Theater thanking City for use of Council Chambers.
6. Letter from Governor of Oregon thanking City Engineer for Public Works Report.
7. Communication from the President of the National League of Cities appointing Councilman Tucker to Transportation and Communications Policy Committee.
- 1145 8. Resolution proclaiming week of May 12-18 as "Newberg Police Week" and May 15, 1985 as "Police Memorial Day."
9. Communication from Oregon Association of Chiefs of Police.
10. Information on Library Bill of Rights.
11. Request for liquor license from 9th Street Grocery.
- 1146 12. Resolution declaring May 11-18, 1985 as "Newberg Historic Preservation Week."
13. Proclamation declaring week of June 4, 1985 as "National Safe Boating Week." *Copy sent to Paul Durbin. 202 W. 12th. McMinumille*
- 1143 14. Resolution - Jean Harris

IV. APPOINTMENTS BY THE MAYOR.

V. REQUESTS FROM FLOOR AND COMMUNICATIONS:

- 1.. Presentation on Solar Access by Department of Energy.

VI. PUBLIC HEARINGS:

1. Public hearing on International Church of the Four Square Gospel and Pam Kimberly requesting a Planned Unit Development in order to restrict the types of uses permitted on the property and to identify certain site requirements for development of the property; together with a request for a Comprehensive Plan Amendment from LDR (Low Density Residential) to COMM (Commercial) together with a zone change from R-1 (Low Density Residential) to C-2 (Community Commercial) on a 4.83 acre tract of land identified as 3777 Portland Road, Newberg (Yamhill County Tax Lot No. 3216-CA-2190).

ORD #
2165

VII. REPORTS FROM CITY MANAGER:

VIII. REPORTS FROM YAMHILL COUNTY COMMISSIONER:

IX. OLD BUSINESS:

1. Report on progress of Newberg Bowling Alley site.

X. NEW BUSINESS:

1. Approve accounts payable. *Feb & April*
2. Statistical report on Newberg/Yamhill County population and employment.

XI. RESOLUTIONS:

- 1147* 1. Resolution authorizing contract for Storm Drainage Master Plan.
- 1148* 2. Resolution authorizing City to relinquish certain property for construction of Villa Road connection.
- 1144* 3. Resolution on Public Works Week (Refer: Item III-2)
- 1145* 4. Resolution on Newberg Police Week (Refer: Item III-8)
- 1146* 5. Resolution on Newberg Historic Preservation Week (Refer: Item III-12)
- 1143* 6. *Jean Harris*
- 1149* 7. *Sr. Citizen Discount*

XII. ORDINANCES:

- 2166* 1. Ordinance amending Ordinance No. 2161 adopting Supplemental Budget.
- 2165* 2. Ordinance amending Comprehensive Plan from a LDR designation to Commercial designation with amendment to zoning map from an R-1 to C-2 with the establishment of a Planned Unit Development overlay for tax lot No. 3216-CA-2190. (Refer: Item VI-1)

RESOLUTION NO. 85-1143

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWBERG, OREGON PAYING TRIBUTE AND HONOR TO JEAN HARRIS FOR HER YEARS OF SERVICE TO THE CITY OF NEWBERG AND ITS CITIZENS.

WHEREAS, Jean Harris was elected to the City Council and served from January 1971 through November 1977; and

WHEREAS, Jean Harris served twice as a member of the Planning Commission; from January 1972 through December 1973 and from January 1979 through March 1985; and

WHEREAS, Jean Harris was a part of the business community of Newberg for over 25 years; and

WHEREAS, Jean Harris was, and still is, active in many other activities that are of great benefit to the community; and

WHEREAS, Jean and Stu Harris have been friends of the City Council and staff and are admired and respected by all.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Newberg, on behalf of the people of the City of Newberg, do hereby pay tribute to a most valued citizen of this community.

BE IT FURTHER RESOLVED that a copy of this Resolution be entered upon the Minutes of the Council and that a copy thereof, duly certified by the Recorder and attested by the Mayor, be tendered to Jean Harris.

Adopted by the Council at a regular meeting this 6th day of May, 1985.

Recorder - Arvilla Page

Mayor - Elvern Hall



For history buffs:

Coordinators of a Newberg historic inventory project, now well underway, are searching for additional volunteers interested in researching and documenting the history of local houses and buildings. The project includes title searches and field work. Assistance is available for local residents who wish to conduct title searches on their own homes. The "exciting work" has begun, says Jane Altier (left), staff coordinator. "The stories behind the houses are now being compiled." The history of Myron Heath's (second from right) 1000 E. Sheridan St. home (pictured above) was recently researched by Norma Bauer (second from left), coordinator of a volunteer group now numbering 17. At right in photo is Heath's daughter, Kathy Kelso, member of the volunteer research group.



Readers of the *Newberg Graphic* who might be acquainted with the history of the above Newberg house, located at 801 East Third St., are asked to contact Jane Altier or Julie Pinger, at the city of Newberg (538-9421). Altier and Pinger are currently compiling information about the history of various homes and buildings located within the city. Although they are on staff at the city only on a temporary, part-time basis on Wednesdays and Thursdays, persons interested in helping document the history of the above house are asked to leave a message; Pinger or Altier will return the telephone call. Pictured with the home are its 22-year owners, George and Ruth Snyder. Information sought includes when and by whom the home was built, owners, and events and anecdotes about the structure and its surrounding neighborhood.

February Payables

ASE NO.	VENDOR NO.	VENDOR NAME	DESCRIPTION	AMOUNT
0 01	0170	ACTION TRANSMISSION	TRANSM REPAIR	265.05
	0240	AL'S FAMILY DINING	PRISONER MEAL	1.99
	0240	AL'S FAMILY DINING	PRISONER MEAL	3.00
	0240	AL'S FAMILY DINING	PRISONER MEAL	2.54
	0240	AL'S FAMILY DINING	PRISONER MEAL	3.20
	0240	AL'S FAMILY DINING	PRISONER MEAL	2.45
	0240	AL'S FAMILY DINING	PRISONER MEAL	3.00
	0410	BANTAM BOOKS	BOOK	11.89
	0410	BANTAM BOOKS	BOOK	11.89
B 01	0420	BARKER'S AUTO SUPPLY INC	SHOP SUPPLIES	62.85
9 01	0420	BARKER'S AUTO SUPPLY INC	SHOP SUPPLIES	19.00
2 04	0506	BOISE CASCADE-OFFICE PROD	LETTER SET	9.80
2 05	0506	BOISE CASCADE-OFFICE PROD	DESK TRAY	8.00
2 01	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	29.97
2 02	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	13.15
2 03	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	10.87
2 04	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	46.52
2 06	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	7.53
2 07	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	6.53
9 04	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	12.39
	0560	BROWN & TARLOW	G MCCONNEL	72.00
	0640	BUTTERWORTH LEGAL PUBLISH	LUBA VOLUME	50.00
	0660	BUY-WISE DRUGS	PICTURES	10.33
	0660	BUY-WISE DRUGS	PICTURES	14.37
	0660	BUY-WISE DRUGS	PICTURES	6.47
4 01	0697	CALLIGRAPHICS	DRAWING/PATCH	20.00
6 01	0745	CASCADE TIRE	TIRES/STUDDING	158.64
6 01	0745	CASCADE TIRE	TIRES/STUDDING	166.08
2 01	0745	CASCADE TIRE	TIRES	40.22
	0800	CHEHALEM ANIMAL CLINIC	SIMPSON	46.50
	0810	CHEHALEM PRINTING	5X7 INDEX	1.25
	0810	CHEHALEM PRINTING	POL DEPT COVERS	4.00
7 01	0810	CHEHALEM PRINTING	LETTERHEAD	47.85
5 01	0810	CHEHALEM PRINTING	BUSINESS CARDS	32.34
5 02	0810	CHEHALEM PRINTING	BUSINESS CARDS	18.48
5 03	0810	CHEHALEM PRINTING	BUSINESS CARDS	18.48
5 04	0810	CHEHALEM PRINTING	BUSINESS CARDS	48.46
	0830	CHEHALEM VLY SR CIT COUNC	PAYMENT #8	1525.34
	0880	COAST TO COAST STORES	BRACES/BRADS	2.41
	0880	COAST TO COAST STORES	DRILL BIT/MISC	8.83
	0880	COAST TO COAST STORES	HOSE/WASHERS	14.25
	0880	COAST TO COAST STORES	CHAIN LINKS	2.33
	0880	COAST TO COAST STORES	DRILL BITS	6.37
	0880	COAST TO COAST STORES	PICT HANGERS	.72
	0880	COAST TO COAST STORES	RUSTOLEUM	7.89
	0880	COAST TO COAST STORES	CORNER IRONS	2.33
	0880	COAST TO COAST STORES	CLAMPS/WRENCH	13.59
	0880	COAST TO COAST STORES	BATTERY	2.15
7 01	0908	COMM OF ACCRED/LAW ENF AG	STANDARDS	17.00
	0980	COPY OFFICE PRODUCTS INC	COPIES	306.80
6 01	0980	COPY OFFICE PRODUCTS INC	PAPER	21.00
	1015	CROWELL AUTO PARTS	SHOP SUPPLY	23.49
	1015	CROWELL AUTO PARTS	SQUEEGEE	3.79

SE NO.	VENDOR NO.	VENDOR NAME	DESCRIPTION	AMOUNT
	1015	CROWELL AUTO PARTS	SHOP SUPPLY	7.25
	1015	CROWELL AUTO PARTS	SHOP SUPPLY	21.30
	1028	D P ENTERPRISES, INC.	DISKETTE DRIVE	100.00
	1055	DENTS	LETTER TRAYS	16.69
	1055	DENTS	STIK A FILE	9.50
	1055	DENTS	KIWI KLEENER	6.50
	1055	DENTS	ACTO BLADES	10.65
	1055	DENTS	NOTE RACK	6.49
	1055	DENTS	TYPING PAPER	4.30
	1055	DENTS	POST IT ROLL	3.70
	1055	DENTS	DEFLECTO FILE	10.95
	1055	DENTS	OFFICE SUPPLIES	4.47
	1055	DENTS	PEN/INDEX CARDS	8.88
	1055	DENTS	PENS	1.96
	1055	DENTS	STAMP PAD	3.25
	1055	DENTS	LETTERS/PEN	3.95
01	1055	DENTS	VIRCO CHAIR	175.00
	1055	DENTS	PRESIDENTS HEAD	1.20
	1055	DENTS	SCOTCH TAPE	9.88
	1055	DENTS	TAPE	3.26
	1055	DENTS	PAPER	4.05
	1055	DENTS	CREDIT/RETURN	-1.75
	1055	DENTS	CONST PAPER	2.50
	1055	DENTS	DEFLECTO FILE	10.95
	1055	DENTS	OFFICE SUPPLIES	17.11
	1055	DENTS	PROTECTOR	.80
	1055	DENTS	PEN	.79
	1055	DENTS	CALENDAR	10.00
	1055	DENTS	FORM HOLDER	26.10
	1055	DENTS	LEGAL FORM	1.20
01	1055	DENTS	DESK	275.00
01	1055	DENTS	CASE	70.00
	1055	DENTS	DYMO TAPE	11.22
	1055	DENTS	CLIP FOLIO	5.75
	1108	DONUTS TO YOU	PRISONER MEAL	2.40
	1173	CARMELLA ETTINGER	J. MAAKESTAD	75.00
	1173	CARMELLA ETTINGER	J. MAAKESTAD	150.00
	1190	FARMGRO SUPPLY	DOG FOOD	39.80
01	1190	FARMGRO SUPPLY	DOG FOOD	61.35
	1235	FOWLER TIRE SERVICE, INC.	ALIGNMENT	17.05
	1235	FOWLER TIRE SERVICE, INC.	ALIGNMENT	16.95
01	1253	G K HALL & CO/GREGG PRESS	BOOKS	153.02
	1253	G K HALL & CO/GREGG PRESS	ADJUSTMENT	-7.25
01	1265	GAYLORD BROS., INC	REG CARDS/MISC	38.40
	1300	GENERAL TELEPHONE CO	628-2325	101.80
	1300	GENERAL TELEPHONE CO	924-4025	30.50
	1300	GENERAL TELEPHONE CO	924-5022	14.25
	1300	GENERAL TELEPHONE CO	538-3131	62.27
	1300	GENERAL TELEPHONE CO	924-2125	18.70
	1300	GENERAL TELEPHONE CO	924-5075	7.00
	1300	GENERAL TELEPHONE CO	924-2721	8.80
	1300	GENERAL TELEPHONE CO	924-5120	7.50
	1300	GENERAL TELEPHONE CO	538-4389	202.19

CITY OF NEWBERG
OF VOUCHERS TO BE PAID
BY 03/10/85

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LINE NO.	VENDOR NO.	VENDOR NAME	DESCRIPTION	AMOUNT
	1300	GENERAL TELEPHONE CO	538-9421	935.97
03 01	1560	THE HIGHSMITH CO., INC	BAGS	25.85
	1580	HOME LAUNDRY	MATS	10.00
	1580	HOME LAUNDRY	MATS	15.15
	1580	HOME LAUNDRY	TOWELS	6.70
	1628	HOT LINE, INC	12 ISSUES	34.95
	2100	JOHNSON FURN. & HARDWARE	HOSE ENDS/CLAMP	2.98
04 01	2100	JOHNSON FURN. & HARDWARE	LIGHT BULBS	23.94
	2100	JOHNSON FURN. & HARDWARE	EXTENSION CORD	9.20
	2100	JOHNSON FURN. & HARDWARE	BATTERY	5.18
04 01	2255	K & S FIRE EQUIPMENT	REFILL/CHECK	7.25
09 01	2310	L N CURTIS & SONS	NOZZLE	255.00
04 01	2350	LANIER BUSINESS PROD. INC	CASSETTES	10.95
04 02	2350	LANIER BUSINESS PROD. INC	CASSETTES	10.95
04 03	2350	LANIER BUSINESS PROD. INC	CASSETTES	10.95
04 04	2350	LANIER BUSINESS PROD. INC	CASSETTES	10.95
	2350	LANIER BUSINESS PROD. INC	QUARTERLY PMT	177.74
00 01	2370	LAUGHLIN OIL CO.	FURNACE OIL	146.57
00 02	2370	LAUGHLIN OIL CO.	GASOLINE	472.50
00 02	2370	LAUGHLIN OIL CO.	GASOLINE	562.36
00 02	2370	LAUGHLIN OIL CO.	DIESEL	327.02
	2417	LEGAL RESEARCH SERVICES	LITIGATION RPTR	48.75
	2430	LES SCHWAB TIRE CENTER	U BAR CROSS	15.36
	2430	LES SCHWAB TIRE CENTER	U BAR CROSS	15.36
	2520	LUMBERMEN'S	PAPER BUCKETS	3.27
	2520	LUMBERMEN'S	ROCKITE/BUCKETS	17.48
	2520	LUMBERMEN'S	STAIN/BRUSH	16.18
	2520	LUMBERMEN'S	THREADED RODS	22.97
	2520	LUMBERMEN'S	SAW BLADES	2.60
	2520	LUMBERMEN'S	SUPPLIES	13.80
	2520	LUMBERMEN'S	PLEXIGLASS	11.19
	2520	LUMBERMEN'S	SUPPLIES	7.97
	2520	LUMBERMEN'S	VARATHANE	3.99
	2520	LUMBERMEN'S	MOLD/LATTICE	7.00
	2520	LUMBERMEN'S	ROCKITE	7.65
	2520	LUMBERMEN'S	A.C. PLY	14.29
	2520	LUMBERMEN'S	CEILING TILE	3.97
06 01	2630	MAIN STREET AUTO BODY	WINDSHIELD	193.10
	2680	MCCABE LOCK & KEY	KEYS	20.00
01	2727	MEDICAL DISPATCH SYSTEM	MANUAL/SAMPLES	54.35
	2740	METROPOLITAN AGENCIES INC	FEB TRANSACTION	143.50
08 01	2750	METRO-WEST OIL, INC	MOTOR OIL	330.00
00 01	2805	MITCHELL MANUALS	BOOK	166.00
	2885	MOTOR VEHICLES DIVISION	SUSP PACKAGE	40.50
07 01	3010	NAP'S IGA	TURKEY	10.27
	3010	NAP'S IGA	ROCK SALT	3.53
	3010	NAP'S IGA	BOTTLE	1.55
	3030	NTL AUTO DLRS USED CAR GD	ANNUAL SUBSCRIP	29.00
04 01	3060	NATIONAL GEOGRAPHIC SOC	BOOK	24.95
	3160	NEWBERG AUTO PARTS	HAND TOOLS	6.14
	3160	NEWBERG AUTO PARTS	WELLER TAPE	2.05
	3160	NEWBERG AUTO PARTS	DRILL BIT	.85
	3160	NEWBERG AUTO PARTS	PARTS	41.70

OF VOUCHERS TO BE PAID

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CHASE R NO.	VENDOR NO.	VENDOR NAME	DESCRIPTION	AMOUNT
	3160	NEWBERG AUTO PARTS	SHOP SUPPLIES	2.06
	3160	NEWBERG AUTO PARTS	PARTS	14.08
	3160	NEWBERG AUTO PARTS	PARTS	32.09
	3210	NEWBERG FAM PRACT ASSC PC	EMPL EXAM/BOLEK	43.00
	3220	NEWBERG GRAPHIC	SUPP BUDGET	56.26
	3220	NEWBERG GRAPHIC	CLASSIFIED AD	20.85
	3220	NEWBERG GRAPHIC	SUPP BUDGET HRG	10.01
	3220	NEWBERG GRAPHIC	PUBLIC HEARING	88.56
	3220	NEWBERG GRAPHIC	ONE YEAR SUB	9.00
	3230	NEWBERG HUMAN RESOURC CEN	PAYMENT #8	1222.22
	3371	NEWBERG TOWING	TOWING	22.50
	3380	NEWBERG VETERINARY CLINIC	RIDENOUR	24.00
	3380	NEWBERG VETERINARY CLINIC	BUD ORR	24.00
	3520	N W NATURAL GAS CO	2052-1185-1	151.98
	3520	N W NATURAL GAS CO	2052-0537-1	500.33
	3520	N W NATURAL GAS CO	2052-0877-3	7.40
	3520	N W NATURAL GAS CO	2052-0968-1	54.11
26 01	3560	NUDELMAN BROS	TROUSERS	39.00
85 01	3560	NUDELMAN BROS	TROUSERS	39.00
55 01	3560	NUDELMAN BROS	UNIFORM ITEMS	117.00
20 01	3560	NUDELMAN BROS	UNIFORM ITEMS	189.00
21 01	3560	NUDELMAN BROS	UNIFORM ITEMS	69.00
21 02	3560	NUDELMAN BROS	UNIFORM ITEMS	4.00
71 01	3560	NUDELMAN BROS	UNIFORM ITEMS	30.00
71 01	3560	NUDELMAN BROS	UNIFORM ITEMS	35.00
71 01	3560	NUDELMAN BROS	UNIFORM ITEMS	39.00
55 01	3560	NUDELMAN BROS	UNIFORM ITEMS	90.00
26 01	3660	OREGON FIRE EQUIPMENT CO	PAGER BATTERY	25.73
03 01	3904	PC WORLD	BOOK	9.97
	4050	PAYLESS DRUG	PAINT/BRUSH	5.87
02 01	4050	PAYLESS DRUG	STOP WATCH	29.95
03 01	4050	PAYLESS DRUG	CAMERA CASE	12.99
01	4100	JOHN C PINKSTAFF ATTORNEY	M. SHERLAND	54.00
	4325	QUADCO ROCK & PAVING	ROCK	42.35
25 01	6285	QUALITY OFFICE MACHINES	LIFT OFF TAPE	32.74
56 01	6330	QUILL CORPORATION	OFFICE SUPPLIES	132.99
56 01	6330	QUILL CORPORATION	BINDERS	22.89
56 01	6330	QUILL CORPORATION	BINDERS	17.08
56 01	6330	QUILL CORPORATION	CREDIT/RETURN	-23.03
	6660	RILEY STUDIO INC	PHOTO/SITTING	35.50
	7655	STATESMAN/JOURNAL	6 MOS SUBSCRIPT	67.50
	7912	DAN A. TARPLEY	6 MOS SUBS.	40.50
31 01	8430	UNIVERSITY BOOK SERVICE	BOOKS	125.38
79 01	8445	UNIVERSITY OF WASH PRESS	BOOKS	66.02
	8695	W R GRACE & CO	L 11233/4	91.45
	8695	W R GRACE & CO	L 11233/4	99.97
	8695	W R GRACE & CO	L 11233/4	54.50
	8695	W R GRACE & CO	L 11233/4	49.88
	8695	W R GRACE & CO	L 11233/4	11.36
	8695	W R GRACE & CO	L 11233/4	53.62
73 01	8880	WATT WELDING SUPPLY	GRINDING WHEEL	5.25
	9000	WESTERN AUTO ASSOC STORE	FURNACE FILTERS	4.50
	9000	WESTERN AUTO ASSOC STORE	CORD/ADAPTER	13.40

PURCHASE ORDER NO.	VENDOR NO.	VENDOR NAME	DESCRIPTION	AMOUNT
	9000	WESTERN AUTO ASSOC STORE	WASHERS	.90
	9035	WESTERN EMPLOYERS INS		3210.36
	9130	WESTSIDE AUTOMOTIVE SUPP	LOCTITE	4.36
	9130	WESTSIDE AUTOMOTIVE SUPP	317/12 RESCUE	6.64
09413 01	9130	WESTSIDE AUTOMOTIVE SUPP	HEATER MOTOR	45.70
09411 01	9130	WESTSIDE AUTOMOTIVE SUPP	AIR SHOCKS	69.96
	9130	WESTSIDE AUTOMOTIVE SUPP	AC PLUGS	14.40
	9130	WESTSIDE AUTOMOTIVE SUPP	PARTS	5.71
	9130	WESTSIDE AUTOMOTIVE SUPP	PARTS	1.25
	9130	WESTSIDE AUTOMOTIVE SUPP	VALVE STEM	3.64
	9130	WESTSIDE AUTOMOTIVE SUPP	TRANS FLUID	23.25
	9130	WESTSIDE AUTOMOTIVE SUPP	THROTTLE CABLE	6.00
	9130	WESTSIDE AUTOMOTIVE SUPP	SPARK PLUG	14.40
	9130	WESTSIDE AUTOMOTIVE SUPP	PLUGS	12.00
	9130	WESTSIDE AUTOMOTIVE SUPP	SHOCKS	42.30
09217 01	9145	WHEEL GRAPHICS	BADGE	44.50
09103 01	9145	WHEEL GRAPHICS	SQ KITS	181.95
	9510	YAMHILL CO PUB WORKS DEPT	RADIO REPAIR	17.54
	9510	YAMHILL CO PUB WORKS DEPT	RADIO REPAIR	34.80
				17184.96
	1015	CROWELL AUTO PARTS	WHEEL STUDS	1.12
	1235	FOWLER TIRE SERVICE, INC.	FLAT REPAIR	6.50
	2100	JOHNSON FURN. & HARDWARE	WAX/APPLICATOR	13.17
	2100	JOHNSON FURN. & HARDWARE	NUTS/BOLTS	.72
	2520	LUMBERMEN'S	BOARDS/NAILS	15.26
	2520	LUMBERMEN'S	NAILS/BRUSH	4.40
	2520	LUMBERMEN'S	OLY SOLID	14.95
	2520	LUMBERMEN'S	STAPLES	1.79
	2520	LUMBERMEN'S	SOLID OIL OLY	14.95
09374 01	2520	LUMBERMEN'S	PREMIX CONCRETE	98.00
09385 01	2780	MILLER'S UPHOLSTERY	RECOVER SEAT	100.00
	3010	NAP'S IGA	SUPPLIES	5.40
	3160	NEWBERG AUTO PARTS	PARTS	4.80
09396 01	4635	RYCO MANUFACTURING, INC.	FLOOR PLATE	48.00
09395 01	4635	RYCO MANUFACTURING, INC.	GRATES/FRAMES	429.24
09375 01	7935	TEK CHEMICAL INC	DUST TREATMENT	77.75
09219 01	8190	TRAFFIC SAFETY SUPPLY CO	STREET NAMES	196.93
09219 01	8190	TRAFFIC SAFETY SUPPLY CO	HAND PADDLES	44.76
09410 01	8190	TRAFFIC SAFETY SUPPLY CO	MARKERS	98.05
	9000	WESTERN AUTO ASSOC STORE	CYCLE OIL	9.00
09397 01	9130	WESTSIDE AUTOMOTIVE SUPP	TAIL PIPE	35.04
	9130	WESTSIDE AUTOMOTIVE SUPP	PARTS	42.20
	9130	WESTSIDE AUTOMOTIVE SUPP	PARTS	8.60
	9130	WESTSIDE AUTOMOTIVE SUPP	PARTS	5.74
	9130	WESTSIDE AUTOMOTIVE SUPP	PARTS	14.59
	9130	WESTSIDE AUTOMOTIVE SUPP	CREDIT/RETURN	-3.61
	9130	WESTSIDE AUTOMOTIVE SUPP	BRAKE PADS	20.07
	9130	WESTSIDE AUTOMOTIVE SUPP	PARTS	4.37
	9130	WESTSIDE AUTOMOTIVE SUPP	PARTS	4.33
	9130	WESTSIDE AUTOMOTIVE SUPP	PARTS	2.05
	9130	WESTSIDE AUTOMOTIVE SUPP	CARB KIT	10.43

PURCHASE ORDER NO.	VENDOR NO.	VENDOR NAME	DESCRIPTION	AMOUNT
	9130	WESTSIDE AUTOMOTIVE SUPP	SPARK PLUG	12.00
	9130	WESTSIDE AUTOMOTIVE SUPP	PLUG WIRES	14.98
	9130	WESTSIDE AUTOMOTIVE SUPP	PARTS	7.02
				1362.60
9309 02	0420	BARKER'S AUTO SUPPLY INC	GROTE LIGHT	25.94
9412 08	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	1.07
9401 01	0745	CASCADE TIRE	TIRES	82.00
9401 01	0745	CASCADE TIRE	TIRES	537.38
9403 01	0855	CHEMTRIX INCORPORATED	ELECTRODE	51.25
	0880	COAST TO COAST STORES	BRUSH/CLAMP	7.98
	0880	COAST TO COAST STORES	GREASE NEEDLE	1.42
	0880	COAST TO COAST STORES	SPLITTING WEDGE	5.38
	0880	COAST TO COAST STORES	CORD	.54
	1015	CROWELL AUTO PARTS	AIR FILTER	60.16
	1015	CROWELL AUTO PARTS	OIL FILTER	1.30
9435 01	1075	DICK'S COLOR CENTER	PAINT	39.75
9433 01	1305	GENERAL TOOL & SUPPLY CO	MACH SQUARE	76.00
9433 01	1305	GENERAL TOOL & SUPPLY CO	DISCOUNT	-.76
	1330	GORMLEY CO., INC	SALT	9.00
9419 01	2020	THE JG PRESS	BIOCYCLE	64.00
9379 02	2130	JONES CHEMICALS, INC	CHLORINE	720.00
9442 01	2240	KROHN'S APPLIANCE CENTER	SERVICE CALL	69.00
	2520	LUMBERMEN'S	HOSE NOZZLE	3.79
	2760	MIDGET MOTORS	SAW CHAIN	13.20
9492 01	2790	MILLIPORE CORPORATION	SUPPLIES	34.46
	3010	NAP'S IGA	SUPPLIES	2.83
	3160	NEWBERG AUTO PARTS	PARTS	18.75
	3160	NEWBERG AUTO PARTS	SWITCH	1.89
9457 01	3170	NEWBERG COMMUNITY HOSPITA	BETADINE SCRUB	9.46
9457 02	3170	NEWBERG COMMUNITY HOSPITA	BETADINE SCRUB	18.92
	3360	NEWBERG STEEL	1/2 H R ROUND	1.00
	3373	NEWBERG TRANSFER STATION	1 YARD	5.00
9373 01	3540	NORTHWEST SAMCO	SPRINGS/DISCS	71.74
9423 01	3570	NURNBERG SCIENTIFIC	STIRRING PROBE	358.50
9432 01	4010	PARAMOUNT SUPPLY CO	GAUGE/GASKETS	14.40
9434 01	4130	PLATT ELECTRIC SUPPLY INC	LIGHT BULBS	78.12
9390 01	4250	POWER RENTS INC	DIAMOND BLADE	275.00
9456 01	6285	QUALITY OFFICE MACHINES	CORR RIBBONS	20.75
9349 01	7115	SCIENTIFIC SUPPLY & EQUIP	BICINCHORINATE	241.57
	8182	TRANSPORTATION FACTORING	FREIGHT	12.75
9453 01	8805	WARD/BROWNELL	2 SWITCHES	75.27
	9000	WESTERN AUTO ASSOC STORE	SNIPS	11.00
	9000	WESTERN AUTO ASSOC STORE	PERMATX BLUE	3.75
	9130	WESTSIDE AUTOMOTIVE SUPP	PARTS	1.00
	9130	WESTSIDE AUTOMOTIVE SUPP	PARTS	3.00
	9130	WESTSIDE AUTOMOTIVE SUPP	FILTER	17.80
9519 01	9130	WESTSIDE AUTOMOTIVE SUPP	TRAILER JACK	42.96
9417 01	9130	WESTSIDE AUTOMOTIVE SUPP	TRAILER COUPLER	50.00
	9130	WESTSIDE AUTOMOTIVE SUPP	SWITCH	4.93
	9130	WESTSIDE AUTOMOTIVE SUPP	PARTS	9.12
	9130	WESTSIDE AUTOMOTIVE SUPP	PARTS	2.55

LIST OF VOUCHERS TO BE PAID

BY 03/10/85

PURCHASE ORDER NO.	VENDOR NO.	VENDOR NAME	DESCRIPTION	AMOUNT
	9130	WESTSIDE AUTOMOTIVE SUPP	ANCO REFILLS	4.67
				3159.59
09412 09	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	1.07
09402 01	0745	CASCADE TIRE	TIRES	92.96
09384 01	0745	CASCADE TIRE	TIRE	76.46
09527 01	0750	CASE POWER & EQUIPMENT	SWITCH	33.89
09468 01	0750	CASE POWER & EQUIPMENT	SEAL KIT	30.33
09415 05	0810	CHEHALEM PRINTING	BUSINESS CARDS	9.24
	0880	COAST TO COAST STORES	MOP	7.82
09394 01	0940	CONSOLIDATED SUPPLY CO	CORP STOP	377.50
09455 01	0940	CONSOLIDATED SUPPLY CO	REDUCER	58.50
09437 01	0940	CONSOLIDATED SUPPLY CO	CORP STOP	406.00
	0940	CONSOLIDATED SUPPLY CO	CREDIT/RETURN	-320.00
	0940	CONSOLIDATED SUPPLY CO	FREIGHT/CM9150	10.01
09389 01	0940	CONSOLIDATED SUPPLY CO	VALVE BOX BASE	179.40
09389 01	0940	CONSOLIDATED SUPPLY CO	VALVE BOX	941.60
	1015	CROWELL AUTO PARTS	OIL FILTER	1.30
	1055	DENTS	FASTENERS	9.10
	1055	DENTS	CLIP BOARD	1.76
09498 01	1155	ENGINEERED CTRL PROD, INC	BUFF SOL/PARTS	209.67
	1235	FOWLER TIRE SERVICE, INC.	FLAT REPAIR	14.50
09443 01	1460	HALL'S HEATING & AIR COND	GAUGE	5.00
	1580	HOME LAUNDRY	MATS	10.10
09445 01	1795	ITT GRINNELL CORPORATION	PIPE	316.35
09445 02	1795	ITT GRINNELL CORPORATION	PIPE	65.80
09445 03	1795	ITT GRINNELL CORPORATION	PIPE	72.60
09445 04	1795	ITT GRINNELL CORPORATION	PIPE	285.40
09445 04	1795	ITT GRINNELL CORPORATION	DISCOUNT	-14.80
09493 01	2070	JOHN ALLEN RESEARCH	GASKET SET	40.31
	2100	JOHNSON FURN. & HARDWARE	NUTS	1.07
	2100	JOHNSON FURN. & HARDWARE	BUSHING/FITTING	3.69
	2100	JOHNSON FURN. & HARDWARE	NUTS/BOLTS	2.75
	2100	JOHNSON FURN. & HARDWARE	BELL	3.40
	2100	JOHNSON FURN. & HARDWARE	HOSE CONN BRKR	23.85
	2100	JOHNSON FURN. & HARDWARE	BALL VALVE	6.25
	2100	JOHNSON FURN. & HARDWARE	BOLTS/WASHERS	8.35
09379 01	2130	JONES CHEMICALS, INC	CHLORINE	387.00
09418 01	2238	KRAMER, CHIN & MAYO	ANALYSIS	300.00
09439 01	2520	LUMBERMEN'S	REDWOOD	178.89
	2520	LUMBERMEN'S	EXTENSION CORD	13.10
	2760	MIDGET MOTORS	CHAIN	3.50
09512 01	2760	MIDGET MOTORS	PULLEYS	40.45
09440 01	2780	MILLER'S UPHOLSTERY	REPAIR SEAT	120.00
09518 01	2780	MILLER'S UPHOLSTERY	RECOVER SEAT	80.00
09441 01	2830	KEN MOON	TAPS	1175.00
09405 01	3150	NEWBERG AUTO FREIGHT INC	OXYGEN	13.25
	3160	NEWBERG AUTO PARTS	GAS CAP	3.39
09457 03	3170	NEWBERG COMMUNITY HOSPITA	BETADINE SCRUB	9.46
	3360	NEWBERG STEEL	1/2 PLATE	1.80
	3360	NEWBERG STEEL	ANGLE	11.00
	3360	NEWBERG STEEL	BUSHING	1.00

LIST OF VOUCHERS TO BE PAID

BY 03/10/85

PURCHASE ORDER NO.	VENDOR NO.	VENDOR NAME	DESCRIPTION	AMOUNT
	3520	N W NATURAL GAS CO	1810-2004-1	608.73
009467 01	3950	PAC WATER WRKS SUP CO INC	NUTS/BOLTS	950.95
009409 01	3950	PAC WATER WRKS SUP CO INC	METER BALL VALV	223.99
009409 01	3950	PAC WATER WRKS SUP CO INC	PJ CTS TEE	109.86
009409 01	3950	PAC WATER WRKS SUP CO INC	COUPLING/NIPPLE	517.67
009409 01	3950	PAC WATER WRKS SUP CO INC	CREDIT/RETURN	-410.00
	4325	QUADCO ROCK & PAVING	ROCK	539.00
	4325	QUADCO ROCK & PAVING	ROCK	77.00
009456 02	6285	QUALITY OFFICE MACHINES	CORR RIBBONS	20.74
	8182	TRANSPORTATION FACTORING	FREIGHT	12.80
009295 01	8865	WATER, FOOD & RESEARCH LB	TESTS	111.00
	8865	WATER, FOOD & RESEARCH LB	WATER ANALYSIS	112.00
009444 01	8930	WEST COAST ABRASIVES	CUTTING WHEELS	60.00
	9000	WESTERN AUTO ASSOC STORE	BRUSHES	4.90
	9130	WESTSIDE AUTOMOTIVE SUPP	PARTS	1.50

8249.21

009155 02	1253	G K HALL & CO/GREGG PRESS	BOOKS	100.00
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100.00

009381 01	1030	DAILY JOURNAL OF COMMERCE	AD/BIDS	278.98
	2133	JOURNAL OF COMMERCE	NOTICE OF BID	546.00
	3220	NEWBERG GRAPHIC	AD FOR BIDS	216.92

009429 01	3918	PACIFIC ECONOMICA, INC	PROF SERVICES	6192.69
	7376	THE SKANNER NEWSPAPER	BID AD	399.00
	7376	THE SKANNER NEWSPAPER	BID AD	399.00

8032.59

38088.95

[Handwritten signatures and initials]

CITY OF NEWBERG

LIST OF VOUCHERS TO BE PAID

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2/27 APR 11 1985 Payables

PURCHASE ORDER NO.	VENDOR NO.	VENDOR NAME	DESCRIPTION	AMOUNT
09706 01	0360	ASSOC JANITOR & PAPER	JAN SUPPLIES	54.70
09765 01	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	2.61
09765 02	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	15.60
09765 01	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	117.76
09765 02	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	9.66
09765 03	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	16.50
09765 04	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	119.51
09765 05	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	10.81
09747 04	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	19.28
09747 01	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	4.90
09747 02	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	52.56
09747 03	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	4.91
09747 04	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	264.16
09747 05	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	4.91
09747 06	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	21.79
09661 04	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	3.00
09661 01	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	7.41
09661 02	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	104.25
09661 03	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	8.00
09661 04	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	153.05
09661 05	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	6.82
09577 06	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	3.00
09269 04	0506	BOISE CASCADE-OFFICE PROD	OFFICE SUPPLIES	19.63
09588 01	0516	BOB NAGEL DISTRIBUTING	ACC TOOL KIT	30.00
09728 01	0778	CENTRAL OREGONIAN	BOOK	40.00
09696 01	0980	COPY OFFICE PRODUCTS INC	PRINTWHEEL	24.50
09683 01	0980	COPY OFFICE PRODUCTS INC	PRINTWHEEL	25.50
	1028	D P ENTERPRISES, INC.	MAINTENANCE	100.00
09727 01	1055	DENTS	INDEX TABS	93.16
09727 01	1055	DENTS	3" RING BINDERS	110.00
09693 01	1055	DENTS	SCRAPBOOK	31.50
09617 01	1256	GALE RESEARCH CO	BOOKS	1566.72
09612 01	1265	GAYLORD BROS., INC	BOOK SUPPLIES	54.50
09611 01	1265	GAYLORD BROS., INC	BOOK SUPPLIES	74.10
09710 01	1560	THE HIGHSMITH CO., INC	BOOK TAPE	23.79
09689 01	1680	HYDROTEX	LUBRAKLEEN/GRSE	274.88
09689 02	1680	HYDROTEX	LUBRAKLEEN/GRSE	279.70
09667 01	1917	INTERNATIONAL CRYSTAL MFG	CRYSTAL	17.29
09655 01	2643	THE HART/DISC OFFICE FURN	DESK/FILE CAB	452.45
09616 01	2724	MCNAUGHTON BOOK SERVICE	USED BOOKS	122.55
	3310	KIMBALL VETERINARY CLINIC	GRIBBLE	13.50
09717 01	3450	LAUGHLIN OIL CO.	BLEND GASOLINE	617.11
09717 01	3450	LAUGHLIN OIL CO.	BLEND GASOLINE	538.02
09774 01	3450	LAUGHLIN OIL CO.	DIESEL	510.86
09596 01	3560	NUDELMAN BROS	UNIFORM ITEMS	50.00
09596 01	3560	NUDELMAN BROS	UNIFORM ITEMS	119.00
09596 02	3560	NUDELMAN BROS	UNIFORM ITEMS	18.00
09592 01	3560	NUDELMAN BROS	UNIFORM ITEMS	82.00
09713 01	3780	MARVIN HINES ENTERPRISES	FURNACE REPAIR	55.00
09731 01	3920	METRO WEST OIL INC	MOTOR OIL	535.00
	4070	MOTOR VEHICLES DIVISION	SUSP PACKAGE	31.50
09508 01	4075	PEOPLE'S MEDICAL SOCIETY	BOOKS	12.85
	4440	NEWBERG MARTINIZING	CLEAN/JAIL SUPP	32.20

CITY OF NEWBERG
T OF VOUCHERS TO BE PAID
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CHASE ER NO.	VENDOR NO.	VENDOR NAME	DESCRIPTION	AMOUNT
677 01	4600	NEWBERG TYPEWRITER	TYPEWRITER REPR	32.50
704 01	4855	NUDELMAN BROTHERS	UNIFORM ITEMS	78.00
767 01	4855	NUDELMAN BROTHERS	UNIFORM ITEMS	49.00
680 01	6285	QUALITY OFFICE MACHINES	CALCULATOR	190.00
780 01	6285	QUALITY OFFICE MACHINES	CALCULATOR	190.00
697 01	6660	RILEY STUDIO INC	FILM	84.34
754 01	6660	RILEY STUDIO INC	GLOSSY PRINTS	30.00
708 01	7155	SEARS ROEBUCK & CO	AIR CONDITIONER	510.78
666 01	7655	STATESMAN/JOURNAL	1 YR/DAILY ONLY	72.00
825 01	7835	SUPPLYWAYS	COPY PAPER	12.90
825 02	7835	SUPPLYWAYS	COPY PAPER	5.16
825 03	7835	SUPPLYWAYS	COPY PAPER	5.16
825 04	7835	SUPPLYWAYS	COPY PAPER	10.32
825 05	7835	SUPPLYWAYS	COPY PAPER	10.32
825 06	7835	SUPPLYWAYS	COPY PAPER	10.32
825 07	7835	SUPPLYWAYS	COPY PAPER	30.96
825 08	7835	SUPPLYWAYS	COPY PAPER	129.00
825 09	7835	SUPPLYWAYS	COPY PAPER	2.58
825 10	7835	SUPPLYWAYS	COPY PAPER	5.16
825 11	7835	SUPPLYWAYS	COPY PAPER	12.90
825 12	7835	SUPPLYWAYS	COPY PAPER	12.90
665 01	8055	THORNDIKE PRESS	LG PR BOOKS	58.32
673 01	8515	VALCOM	EPS LQ RIBBONS	65.00
698 01	8880	WATT WELDING SUPPLY	GAS WELDING KIT	231.15
698 02	8880	WATT WELDING SUPPLY	OXYGEN/ACETYLEN	284.38
	9035	WESTERN EMPLOYERS INS	WORKERS COMP	3257.54
744 01	9145	WHEEL GRAPHICS	NAME TAGS	16.50
505 01	9145	WHEEL GRAPHICS	BADGES	58.70
539 01	9150	WHEEL GRAPHICS, N.W.	BADGES	58.70
				12475.09
306 01	0470	BEN-KO-MATIC BRUSH & EQIP	TUBE BROOM	230.00
584 01	1115	DOUBLE G AUTO SERVICES	PROPANE	16.50
314 01	1170	ERNST HARDWARE	TRACTOR PARTS	57.96
508 01	1195	FEENAUGHTY MACHINERY CO.	FLAP	67.49
000 01	2425	LEMKE CONCRETE CONST CO	SIDEWALK	600.00
514 01	3400	NEWMAN SIGNS	SIGNS	638.00
750 01	3775	MARTIN & WRIGHT PAVING	EMULSION	198.00
				1807.95
249 01	0105	A D T COMPANY	FIRE ALARM SYS	873.00
576 01	8515	VALCOM	COMPUTER CLOCK	150.00
554 01	8775	WAJAX-PAC FIRE EQUIP INC	HOSE	245.40
715 01	9110	WESTERN STS FIRE APP IMC	FULL COMPARTMTS	5000.00
				6268.40
772 01	0190	ALEXANDER OIL CO	TURBINE OIL	191.50
701 01	0400	BAKER'S TV CENTER	BATT RECHARGER	11.47
585 01	0440	BEARINGS INC	DEPRT BEARING	47.82
760 01	0440	BEARINGS INC	BEARING	53.29

ST OF VOUCHERS TO BE PAID
BY 05/10/85

CHASE ER NO.	VENDOR NO.	VENDOR NAME	DESCRIPTION	AMOUNT
733 01	0940	CONSOLIDATED SUPPLY CO	VALVE	49.00
719 01	1038	DATEC, INC	CI RIBBONS	30.81
627 01	1176	F E BENNETT CO	FLOOR MATS	85.77
686 01	3775	MARTIN & WRIGHT PAVING	"C" MIX	719.20
687 01	3965	MILL SUPPLY	FLEX COUPLING	55.69
761 01	4870	NURNBERG SCIENTIFIC	COPPER AA STD	11.00
761 01	4870	NURNBERG SCIENTIFIC	FILTER PAPER	111.51
01	4870	NURNBERG SCIENTIFIC	CR/RETURN	-34.50
01	4870	NURNBERG SCIENTIFIC	CARBOY/STOPPER	45.46
778 01	4870	NURNBERG SCIENTIFIC	CALC CHL/FREON	51.50
692 01	5630	PARAMOUNT SUPPLY CO	SEALS	283.44
753 01	6315	QUEEN PUMP CO	PISTON	743.04
714 01	6845	ROWELL & WICKERSHAM	3.98 TON A.C.	100.30
671 01	6980	SANDERSON SAFETY SUPPLY	SMOKE BOMBS	120.14
762 01	7775	SUBURBAN MACHINE WRKS INC	BUILD UP ROD	95.00
825 13	7835	SUPPLYWAYS	COPY PAPER	5.16
672 01	8865	WATER, FOOD & RESEARCH LB	BOD ANALYSES	52.00
672 01	8865	WATER, FOOD & RESEARCH LB	EPA SAMPLES	290.00
681 01	8865	WATER, FOOD & RESEARCH LB	BOD SAMPLES	56.00
826 01	8870	WATER METRICS CO	METER REPAIR	629.63
773 01	9570	ZEP MANUFACTURING CO	SEWER AID	111.05
				3915.28
7701 02	0400	BAKER'S TV CENTER	BATT RECHARGER	11.48 ✓
7495 01	0940	CONSOLIDATED SUPPLY CO	WRENCH/BUSHING	34.70
7719 02	1038	DATEC, INC	CI RIBBONS	30.80
7743 01	1075	DICK'S COLOR CENTER	SPRAY REDUCER	23.00
7585 01	2070	JOHN ALLEN RESEARCH	HEATER REPAIR	30.00
7625 01	2100	JOHNSON FURN. & HARDWARE	PADLOCKS	84.00
7726 01	3765	MARTIGS, INC	CHARTS/INK	27.20
7700 01	3775	MARTIN & WRIGHT PAVING	"C" MIX/"D" MIX	421.63
7723 01	3775	MARTIN & WRIGHT PAVING	"C" MIX	297.60
7777 01	4285	NESSCO SUPPLY, INC	BLUEPRINT PAPER	56.18
7735 01	4325	NEWBERG AUTO FREIGHT INC	OXYGEN/ACETYLEN	27.00
7694 01	4333	NEWBERG AUTO SALVAGE	USED BRAKE DRUM	40.00
7734 01	5530	PACIFIC SAFETY SUPPLY	AERVOE PAINT	180.00
7809 01	6010	POWER RENTS INC	DIAMOND BLADE	224.00
7597 01	6980	SANDERSON SAFETY SUPPLY	DOG REPELLENT	27.34
7825 14	7835	SUPPLYWAYS	COPY PAPER	5.16
7663 01	7944	TEMPRESS MEAS & CONTROL	DIAPHRAGM/PLUG	66.10
				1586.19
7615 01	6610	REJUVENATION HOUSE PARTS	LIGHT FIXTURES	2044.25
				2044.25
				28097.16

A RESOLUTION CONTINUING THE SENIOR CITIZEN UTILITY DISCOUNT PROGRAM TO REDUCE WATER AND SEWER UTILITY SERVICE RATES FOR QUALIFIED SENIOR CITIZENS LIVING WITHIN THE CITY LIMITS OF NEWBERG.

WHEREAS, the burden of meeting living expenses falls heavily upon elderly persons subsisting on limited income, which have not kept pace with the rising costs of providing municipal services; and

WHEREAS, the Council believes that members of this group should be given some relief from this burden by means of a discount on the utilities provided by the City of Newberg; and

WHEREAS, utility discounts to address these concerns have been granted in previous years by resolution since at least May 6, 1974.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Newberg, Oregon, as follows, to-wit:

Section 1. Purpose of Utility Discounts for Senior Citizens

There is hereby continued a senior citizens utility discount program, the purpose of which is to reduce the monthly amount due under the City's various rate ordinances for water and sewer service, to low-income senior citizens, living within the city limits of Newberg.

Section 2. Senior Citizen Defined

A senior citizen is a person who is sixty-five (65) years of age on or before the date on which the application for discount is submitted.

Section 3. Qualification of Senior Citizen

A senior citizen desiring to qualify for a utility discount must submit to the City a written application therefore, on forms to be provided by the City. To qualify for the senior citizens utility discount program:

- (a) The applicant must be a senior citizen; and
- (b) The applicant must be a resident of, and the head of the household for which the discount is requested; and
- (c) The senior citizen shall have an income not to exceed \$6,960. from all sources; and if married, then their joint income shall not exceed \$ 9,870. from all sources during the calendar year preceding the date on which the application for discount is submitted.

Section 4. Application Required

A senior citizen desiring to receive a utility discount must submit an initial application to the City therefore, on forms provided by the City. In order to maintain continuous qualifications for such discount, the senior citizen shall, not later than June 30th of each ensuing year, file an annual application for renewal on forms provided by the City. The City Manager shall determine whether the applicant meets the qualifications and requirements set forth in this resolution.

Section 5. Amount of Utility Discount

If the applicant has met all of the requirements of this resolution, the City shall beginning with the next billing cycle after the date of the application, discount by twenty-five (25%) the total amount billed for water and sewer service, not including connect fees, reconnect fees and similar charges, for the applicants own residence.

Section 6. Termination of Program

The Senior Citizen Utility Discount Program shall automatically terminate on June 30, 1986, unless extended by resolution of the Council.

ADOPTED by the Council this 6th day of May, 1985.

Arvilla Page - City Recorder

Monday, 7:30 p.m.

April 1, 1985

A REGULAR MEETING
OF THE CITY COUNCIL

Council Chambers

Newberg, Oregon

The meeting was called to order by Mayor Elvern Hall.

ROLL CALL:

Present: Roger Gano	Quentin Probst
Harold Grobey	Donna Proctor
Alan Halstead	Tommy Tucker
John Poet	Joe Young

Staff Present: Michael Warren, City Manager
Alan Barnes, Building Official
David Bishop, Chief of Police
Greg DiLoreto, City Engineer
Richard Faus, City Attorney
Clay Moorhead, Planning Director
Arvilla Page, City Recorder
Brenda Stroud, Finance Director
Doreen Turpen, Library Director

Others Present: Approximately 10 citizens.

CONSENT CALENDER

The Consent Calendar was as follows:

1. Approve minutes of March 8, 1985 Council meeting.
2. Report on City Hall's recycling program.
3. Letter from Don and Jane Holbrook RE: Fire at their property.
4. Resolution No. 85-1135 proclaiming week of April 14-20 as 'Newberg Building Safety Week'.

Motion: Gano-Probst to adopt the Consent Calendar. Carried unanimously.

APPOINTMENTS BY MAYOR

The Mayor informed the Council that Ken Austin has resigned from the Traffic Safety Commission. Karen Sharp has asked to be appointed to that commission and he would like to make that appointment.

Motion: Poet-Grobey to approve the Mayor's appointment of Karen Sharp to the Traffic Safety Commission. Carried unanimously.

REQUESTS FROM FLOOR AND COMMUNICATIONS:

There were no requests from the floor.

1. Communication from TCI-Liberty Cable Television: The City Manager stated that TCI-Liberty has increased by one dollar per month the rate

for the premium channel, HBO. Under the new federal regulations, they may increase the rates for non-standard service without approval of the Council.

Councilman Grobey stated he believed the Council should redouble their efforts to enforce the other provisions of the franchise agreement, such as the microwave relay.

Councilman Tucker stated that he had learned much regarding cable television franchises on his trip back East. There needs to be a reevaluation of the franchise. The evaluation should start first with the City Attorney and then go to the Ordinance Committee to review.

The Mayor assigned the evaluation of the cable television franchise as suggested by Councilman Tucker.

PUBLIC HEARING:

1. Public Hearing on Newberg Bowl Inc., 1002 E. First Street, County Tax Lot 3220 BB 3600 and 3220 BB 3700.

Councilman Poet disclosed that he had had contact with the owners of the property in question regarding possible sale of the property. He stated that he did not wish to abstain from the discussion or action.

Staff Report: The Building Official reviewed the actions he has taken and the present condition of the property. He passed pictures of the property for the Council to view. The options on the property are to take down the remains of the structure and fill the hole or take down the remains of the structure and fence the hole with an approved fence.

The City Attorney noted that all members of the Council have driven by the property. Councilman Gano advised that he had actually visited the property.

Proponents: No proponents present wished to be heard.

Opponents: Jack Nulsen, 404 E. First Street, attorney representing the Dormers, stated that some of the delay on doing something with the property are the result of City staff actions. There is \$300,000 of insurance coverage. However, the insurance companies will delay paying a claim as long as possible. The press coverage and comments by various staff and inspectors have given the insurance company an excuse to delay. Any talk of arson gives them further excuse to delay. The owners agree that it should be torn down, but they have no money. Because of one newspaper article, the insurance company has now canceled liability insurance on the property. The insurance company states now that they cannot settle until they have interviewed a fire investigator that is out of town until today on military duty.

Councilman Gano stated there were no City inspectors or staff on military duty at this time.

Members of the Council then questioned Mr. Nulsen on whether the owners recognize that the site is a hazard and whether they disagree

with the City's action in declaring it to be a hazard. Mr. Nulsen responded that it is no more a hazard than other things around town, but the owners do agree that the remains of the building should be torn down.

On a question from Councilman Tucker, the City Attorney stated the City is obligated to take reasonable action when a hazard appears to exist.

Mrs. Dorothy Dormer, one of the owners, stated she did not believe the remains of the building were in danger of collapsing. Ladders were used against the building to remove the metal.

Several members of the Council stated their disagreement noting that the fire may have weakened the walls. Only an engineer could make a definite determination of the wall's strength at this time.

Councilman Gano asked how soon the insurance company may settle after their interview with the inspector. Mr. Nulsen responded that it would be 30 days, plus another 30 days to settle agreements and contracts amongst the parties.

The City Manager advised that the question is the liability of the City. The Council needs to take some action on the matter.

No others wished to be heard. No written remonstrance has been received. The Mayor closed the public hearing.

There was general discussion amongst the Councilmembers and questions to the staff regarding the cost to demolish and backfill, whether interest would be charged on a City lien if the City had the hazard removed, and what the interest rate would be on any lien. It was determined that a 45 day time period would be required for bidding with the contingency that the owners would have an opportunity to take other action.

The City Attorney read a draft of a resolution incorporating the items discussed by the Council. Several amendments were proposed by the Council.

Motion: Poet-Tucker to adopt Resolution No. 85-1141 regarding actions the City will take on the Newberg Bowl property, as amended. Carried unanimously.

2. Public Hearing on International Church of the Four Square Gospel and Pam Kimberly RE: PUD and request for a Comp. Plan Amendment from LDR to Commercial and Zone Change from R-1 to C-2 on tax lot 3216 CA 2190 located at 3777 Portland Road; AND,

3. Public Hearing on International Church of the Four Square Gospel and Pam Kimberly RE: Request for a Comp. Plan Amendment from LDR to Commercial and Zone Change from R-1 and C-2 on 4.83 acres at tax lot 3216 CA 2190 located at 3777 Portland Road.

The City Planner reported the Planning Commission has continued the hearing on the above two hearings and a continuation by the Council is requested.

The public hearings were continued to May 6, 1985

REPORTS FROM CITY MANAGER:

Police Chief Bishop reported on the activities of the Countywide Communications Commission. Two meetings have been held since the last council meeting. The Commission has prepared a "problems statement" and they have slowed down. Those that were opposed are now less negative.

Councilman Tucker asked whether anyone has contacted Liberty Cable regarding cooperation with microwave. Chief Bishop responded that they had not yet. They must decide which way to go on the communication.

City Engineer, Greg DiLoreto, reported on the traffic study. The traffic study was a goal set by the Mayor's Task Force. The Newberg Centennial Redevelopment Commission was formed shortly thereafter and also set the traffic study as a goal. A committee of local business people has been formed to work toward a full traffic study and they will prepare a Request For Proposals.

Mr. DiLoreto reported that he had been assured that the Main and Hancock project will be completed within four weeks. The Villa Road extension project has had the bid opening delayed until August.

REPORT FROM YAMHILL COUNTY COMMISSIONER:

Commissioner Dave Bishop reported the County has been preparing their budget which will include additional people in social services, \$10,000 for the Crisis Center and \$7,500 to reinstate the position of County Trapper. They are submitting to the voters a 2 year operational levy and a 3 year capital improvements levy. They have signed an agreement for closeout of the Newberg Landfill. Costs of the closeout are expected to be paid for by gas generated by the landfill. It is unknown whether commercial gas exists. The Commissioners have also had an all day session on the subject of jails.

OLD BUSINESS: None

NEW BUSINESS:

1. Approve accounts payable: Several items on the March A/P were questioned and responded to by staff. The February A/P were not available for Council review.

Motion: Gano-Halstead to approve the Accounts Payable for March, 1985. Carried unanimously.

Motion: Gano-Tucker that the Finance Director present the February Accounts Payable at the next meeting of the Council. Carried unanimously.

2. Report by Mayor Hall and Councilman Tucker on trip to East Coast: Mayor Hall showed slides of two sludge composting operations they had visited.

Mayor Hall reported they had talked to Oregon Congressmen and Senators about a number of subjects and attended a number of conferences. Councilman Tucker added his impressions on the trip. Both stated the trip was very worthwhile and urged that others go in the future.

RESOLUTIONS:

Motion: Gano-Probst to adopt a resolution authorizing the City Manager to accept low bid for carpet contract at Library.

Councilman Halstead objected to the City Manager being given authority to approve expenditure in this amount.

Councilman Gano withdrew his motion. Councilman Probst concurred and withdrew his Second.

Motion: Halstead-Probst to set a special meeting of the Council to accept the bids on the Library carpet at 5:00 p.m. on April 9, 1985. Motion carried unanimously.

Motion: Tucker-Halstead to adopt Resolution NO. 85-1136 accepting low bid for Schedule A of Sewage Treatment Plant project and awarding contract, subject to EPA approval, to Marion Construction Company. Carried unanimously.

Motion: Gano-Grobey to adopt Resolution No. 85-1137 accepting low bid for Schedule B of Sewage Treatment Plant project and awarding contract, subject to EPA approval, to Mocon Corporation. Carried unanimously.

Motion: Gano-Poet to adopt Resolution No. 85-1138 accepting low bid for Schedule C of Sewage Treatment Plant project and awarding contract, subject to EPA approval, to Kurt Kimsey Construction Company. Carried unanimously.

Motion: Gano-Poet to adopt Resolution No. 85-1139 authorizing transfer of funds from Reserve for Contingency to Fire and Police Departments. Also, transfer of funds from Police Department to Administration. Carried unanimously.

Motion: Gano-Tucker to adopt Resolution No. 85-1140 identifying Minthorn Hall as having local historic significance and requesting placement on National Register of Historic Places. Carried unanimously.

ORDINANCES:

Motion: Gano-Poet to read, by title only, Ordinance No. 2163 establishing a uniform civil infraction procedure. Carried unanimously. The ordinance was then read by title only. Roll Call: Aye 8 - Gano, Grobey, Halstead, Poet, Probst, Proctor, Tucker, Young. Nay 0. The Mayor then declared the ordinance passed.

Motion: Halstead-Grobey to read, by title only, Ordinance No. 2164 establishing a uniform nuisance abatement procedure for abating nuisances. Carried unanimously. The ordinance was then read by title only. Roll Call: Aye 8- Gano, Grobey, Halstead, Poet, Probst, Proctor, Tucker, Young. Nay 0. The Mayor then declared the ordinance passed.

Motion: Poet-Halstead to adjourn to April 9, 1985 at 5:00 p.m. Carried unanimously.

Attest:

Arvilla Page - City Recorder

Elvern Hall - Mayor

Tuesday, 5:00 P.M.

April 9, 1985

AN ADJOURNED MEETING
OF THE CITY COUNCIL

Council Chambers

Newberg, Oregon

The meeting was called to order by Mayor Elvern Hall.

Roll Call:

Present: Roger Gano	Quentin Probst
Harold Grobey	Tommy Tucker
Alan Halstead	Joe Young

Absent: John Poet	Donna Proctor
-------------------	---------------

Staff Present: Greg DiLoreto, City Engineer
Rick Faus, City Attorney
Doreen Turpen, Library Director
Ronita Seifken, Recording Secretary

Others Present: One member of the press.

Report from City Engineer on Bids for Purchase and Installation of
Carpet in the Newberg Public Library:

Mayor Elvern Hall asked the City Engineer to report on the result of the bidding on the carpet for the Newberg Public Library.

Greg DiLoreto, City Engineer responded that the bids were opened at 10:00 am at the Newberg Public Library. Fourteen contractors had received plans and specs, but only three responded with a bid. The low bidder was The Carpet Company of Eugene, Oregon for \$36,900. They have a person who will provide us a schematic on the seam design. The carpet will take six weeks to arrive.

Motion: Tucker/Halstead to accept the low bid of The Carpet Company for \$36,900 and adopt Resolution No. 85-1142. Carried unanimously by those present.

Motion: Young/Halstead to adjourn. Carried unanimously.

Attest:

Ronita Siefken, Recording Secretary

Elvern Hall - Mayor

MEMORANDUM
April 23, 1985

TO: CITY MANAGER
FROM: CITY ENGINEER
SUBJECT: NATIONAL PUBLIC WORKS WEEK

The Public Works Department in the City of Newberg is responsible for a budget which is far greater than the General Fund budget, which the remainder of the departments operate from. This extremely important department is responsible for maintainance of our City's greatest investments in streets, sewers, water lines, sewage treatment plant, water treatment plant, storm drainage system, and so forth. In recognition of this the American Public Works Association is asking cities to declare May 19 to May 25 as National Public Works Week. Enclosed with this memo is a resolution prepared by the City Attorney which will declare this week as National Public Works Week.

The importance of National Public Works Week is to draw attention to the fact that while many of our public works structures are under the ground and out of sight, they are an extremely costly investment that the citizens have paid for. This costly investment is deteriorating, and in fact, the Governor's Task Force on Public Works of which I was a member, has prepared a report in which they show that over the next five years, the funding necessary to maintain our public works projects is \$2.19 billion, and that local governments will be unable to meet this dollar figure with a shortfall of \$704 million dollars. This amount is staggering when one considers that local governments have absolutely no way to make up this \$704 million shortfall.

The City of Newberg is fortunate that the City Council recognizes the great investment made in public works and continues to support public works with their time and efforts. Particularly notable is the new Sewage Treatment Plant project.


Gregory E. DiLoreto, P.E.
City Engineer

rs/0423c
CC: City Attorney

A RESOLUTION PROCLAIMING THE WEEK OF SUNDAY, MAY 19, 1985, TO SATURDAY, MAY 25, 1985, AS NATIONAL PUBLIC WORKS WEEK IN THE CITY OF NEWBERG.

WHEREAS, public works services provided in our community are an integral part of our citizen's everyday lives; and

WHEREAS, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, sewers, streets, and public buildings; and

WHEREAS, the health, safety and comfort of this community greatly depend upon these facilities and services; and

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design and construction are vitally dependent upon the efforts and skill of public works officials; and

WHEREAS, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform;

NOW, THEREFORE, BE IT RESOLVED that as the Mayor and City Council of Newberg, we do hereby proclaim the week of May 19, 1985 to May 25, 1985 as National Public Works Week in the City of Newberg, and call upon all citizens and civic organizations to acquaint themselves with the problems involved in providing and funding our public works systems and services, and to recognize the contributions that public works officials make every day to our health, safety and comfort.

ADOPTED by the City Council of the City of Newberg, Oregon, this 6th day of May, 1985.

Elvern Hall - Mayor

Arvilla Page - City Recorder

MEMO

TO: City Council

DATE: April 22, 1985

FROM: City Manager

SUBJECT: County-wide Communication Committee

If you will recall the communication issue, on a county-wide basis, has been discussed for virtually years. Some cities such as Newberg have held back purchasing communication equipment with the thought in mind that there would be a county-wide program we could all buy into.

The communication committee for the County has been meeting on a regular basis and has decided to go to the people in November with this issue. In the meantime, RFP's will be written with emphasis being placed on the fact that the issue will be broken down into at least three sections opening the door for more companies to bid at a lower cost. The deadline to have the RFP's rewritten is May 30.

Our Police Chief will comment more on this subject but I would also like to point out that this is one of the first times in Yamhill County that all the cities in the county have worked together on one project.


Michael Warren
City Manager

MW/bjm



*make
FYI*

April 24, 1985

Richard Faus, City Attorney
City of Newberg
414 E. First Street
Newberg, Oregon 97132

Dear Rick,

This will confirm our conversation of a few days ago regarding your conducting a workshop on resolution and ordinance writing at the annual meeting of the Oregon Association of Municipal Records.

The meeting will take place at the Rippling River Resort at Welches, Oregon from October 10 through October 12, 1985. The tentative schedule for the Resolution and Ordinance Writing Workshop is from 3:45 P.M. to 5:00 P.M. on Thursday, October 10. I will keep you advised of any changes.

Thank you for agreeing to assist our organization. Please let me know if I can be of assistance in your preparations.

Sincerely,

Arvilla Page
Member-Education Committee
OAMR

CC: Arletta Pattison
Maureen Swaney

OREGON ASSOCIATION OF MUNICIPAL RECORDERS

President

Vice-President

Secretary

Treasurer

Karen Goldman

Maureen Swaney

Diana J. Nicolay

Ginger Morrison

III-4

22 APR 85 10: 55



LUMIERE THEATRE

JOSEPH E. GILMORE
MUSICAL DIRECTOR

GEORGE LAIRD DICKIE
PRODUCING DIRECTOR

April 20, 1985

Newberg City Hall
414 E. First St.
Newberg, Oregon 97132

Attn: Mike Warren, City Manager

Dear Mr. Warren:

The Lumiere Theatre Group owes a big thanks to the City of Newberg for the generous use of the City Hall. This was such an important part of the production of "Night of January 16th".

Every one attending was so thrilled to be experiencing a court room drama in a real courtroom. We also want to extend a special thanks to Arvilla Page for being so helpful throughout the entire production.

Very sincerely yours,

George Laird Dickie
George Laird Dickie

III-5

VICTOR ATIYEH
GOVERNOR



OFFICE OF THE GOVERNOR
STATE CAPITOL
SALEM, OREGON 97310

March 25, 1985

Gregory Dimoreto, City Engineer
City of Newberg
414 East First Street
Newberg, OR 97132

I was very favorably impressed by the Public Works Report which was presented to me last week.

You and the other members of the Governor's Public Works Task Force have done an excellent job in clarifying a very difficult issue and preparing a set of realistic recommendations. Because of your hard work we will be able to make solid progress this legislative session in the area of financing public works.

Please accept my thanks for a job well done.

Sincerely,

Victor Atiyeh
Governor

VA:n1

III-6



National
League
of
Cities

1301 Pennsylvania Avenue NW
Washington, D.C.
20004
(202) 626-3000
Cable: NLCITIES

Officers

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Mayor, Cleveland, Ohio

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George Latimer
Mayor, St. Paul, Minnesota

Executive Director
Alan Beals

April 4, 1985

Mr. Tommy Tucker
Council Member
414 East First Street
Newberg, Oregon 97132

Dear Mr. Tucker:

It is my pleasure to appoint you as a member of the Transportation and Communications Policy Committee of the National League of Cities. Nominated for this position by your state municipal league, your term as a member of the Committee concludes at the adjournment of the Annual Congress of Cities, December 11, 1985.

The responsibilities of this Committee are outlined in the enclosed material. As a member of this Committee, you will be expected to attend a Committee meeting on December 8 at the Congress of Cities in Seattle, Washington. Your attendance at the meeting must be at your own or city expense.

Shortly, you will receive information from NLC summarizing the results of the Committee's recent meeting in Washington D.C. You will also receive materials prior to the meeting in Seattle.

Please fill out the enclosed questionnaire with the requested information and return to Deborah Johnson, of NLC's Office of Policy Analysis and Development.

I look forward to your participation on the Committee and your attendance at the meeting in Seattle on December 8.

Sincerely,

George V. Voinovich, President
Mayor of Cleveland

Enclosures

cc: League of Oregon Cities

III-7

Past Presidents: Tom Bradley, Mayor, Los Angeles, California • Ferd L. Harrison, Mayor, Scotland Neck, North Carolina • William H. Hudnut, III, Mayor, Indianapolis, Indiana • Henry W. Maier, Mayor, Milwaukee, Wisconsin • Jessie M. Rattley, Councilwoman, Newport News, Virginia • John P. Rousakis, Mayor, Savannah, Georgia • Charles Royer, Mayor, Seattle, Washington • **Directors:** Art Ashley, Mayor, Nitro, West Virginia • Rose Besserman, Council Member, Vancouver, Washington • Robert R. Cantine, Executive Director, Wyoming Association of Municipalities • Henry Cook, Council Member, Jacksonville, Florida • Joe W. Davis, Mayor, Huntsville, Alabama • James E. Ferguson, Mayor, Provo, Utah • Donald Fraser, Mayor, Minneapolis, Minnesota • Terry Goddard, Mayor, Phoenix, Arizona • Ron Gonzales, Council Member, Sunnyvale, California • George D. Goodman, Executive Director, Michigan Municipal League • Daniel E. Griset, Mayor, Santa Ana, California • Richard Guthman, Jr., Council Member, Atlanta, Georgia • Robert W. Harpster, Executive Director, League of Iowa Municipalities • Delores Hudson, Council Member, Warrensburg, Missouri • Brendan J. Kennedy, Alderman, New Britain, Connecticut • Dud Lastrapes, Mayor, Lafayette, Louisiana • Paul A. Lenz, Mayor, Alton, Illinois • Gerald McCann, Mayor, Jersey City, New Jersey • Brian J. O'Neill, Council Member, Philadelphia, Pennsylvania • Pamela P. Plumb, Councilor, Portland, Maine • Ruth H. Scott, Council Member, Rochester, New York • James W. Segel, Executive Director, Massachusetts Municipal Association • Lottie Shackelford, City Director, Little Rock, Arkansas • Raymond C. Sittig, Executive Director, Florida League of Cities • Donald A. Slater, Executive Director, League of Minnesota Cities • Consuelo S. Thompson, Mayor, Española, New Mexico • Minette C. Trosch, Mayor Pro Tem, Charlotte, North Carolina • Donald Tucker, Council Member, Newark, New Jersey • Thomas X. White, Council Member, Greenbelt, Maryland • Louis Zapata, Council Member, Fort Worth, Texas

MEMO

TO: City Council

DATE: April 29, 1985

FROM: City Manager

SUBJECT: Proclamation declaring May 12-18 as Newberg Police Week

The Police Chief and I have discussed this particular week and request the City Council to pass the attached resolution proclaiming May 12-18 as Newberg Police Week. In addition, the resolution asks that May 15, 1985 be proclaimed as Police Memorial Day.

May 15, is a particularly important date to our City. A special television program to be aired by Liberty Cable will be shown on May 15. Also, there will be a service on May 15 with members of our department and other officers from Yamhill County at the County Courthouse. This service will bring together police officers in the County for this special recognition day.


Michael Warren
City Manager

MW/bjm

Enc.

A RESOLUTION PROCLAIMING THE WEEK OF MAY 12-18, 1985 TO BE "NEWBERG POLICE WEEK" AND TO RECOGNIZE MAY 15, 1985 AS "POLICE MEMORIAL DAY".

WHEREAS, the Congress of the United States of America has designated the week of May 15th, 1985 to be dedicated as "National Police Week" and May 15th of each year to be "Police Memorial Day"; and

WHEREAS, law enforcement officers are the guardians of our lives and property, defenders of our rights to be free men, soldiers in war against crime, and dedicated to the preservation of life, liberty and the pursuit of happiness; and

WHEREAS, the City of Newberg, Oregon, desires to honor the valor, service and dedication of it's own police officers.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Newberg, Oregon, as follows, to-wit:

1. That the week of May 12-18, 1985 is hereby proclaimed to be "Newberg Police Week" and that we call upon all the citizens of Newberg to especially honor and show their sincere appreciation for the police officers of the City through their deeds, remarks and attitudes. We call upon all of the citizens of the City of Newberg to make every effort to express their thanks to our police officers who make it possible for us to leave our homes and families in safety each day and to return to our homes knowing that they are protected by police officers who are dedicated to guarding our loved ones, property, and government against all who violate the law.

2. We further recognize and proclaim May 15, 1985 to be "Newberg Police Memorial Day" in recognition of all the police officers throughout the nation who have given their lives in the line of duty.

ADOPTED by the Council of the City of Newberg, Oregon, this 6th day of May, 1985.

Elvern Hall - Mayor

Arvilla Page - City Recorder

MEMO

TO: City Council

DATE: April 29, 1985

FROM: City Manager

SUBJECT: Oregon Association Chiefs' of Police

The attached letter indicates an honor that's been bestowed upon the City of Newberg and in particular, Chief Dave Bishop. This honor is the recent election to the 1985-86 Executive Committee of the Oregon Association Chiefs' of Police.

Chief Bishop will be serving for the next term by representing over 100 Chiefs of Police in the State of Oregon. Herb Hawkins, the retired Chief of Police from Newberg, is also still serving as a committee chairman for other committees for the same association.

This is the first time that a first year chief has been selected to serve on the Executive Committee.

Newberg is fortunate to have two fine chiefs representing the City of Newberg and the Chiefs' of Police in the State of Oregon.


Michael Warren
City Manager

MWbjm

Enc.

P RESERVATION
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Oregon Association Chiefs of Police

AFFILIATE: LEAGUE OF OREGON CITIES

2023 25th, S.E.
Salem, Oregon 97302
Phone (503) 364-4204

April 22, 1985

Honorable Mayor/City Manager/City Council
City of Newberg
414 E. First St.
Newberg, OR 97132

Dear City Officials:

This is to advise you of the recent election of Chief David Bishop to the 1985-86 Executive Committee of the Oregon Association Chiefs of Police.

The Association members value the contributions Chief David Bishop makes to our Association. We believe his knowledge and skills will assist us in furthering the professional goals of the Oregon Association Chiefs of Police.

In serving the Oregon Association Chiefs of Police, Chief David Bishop also serves you by bringing your city's needs and concerns to our attention.

Our congratulations are extended to Chief David Bishop and our sincere appreciation is extended to you for allowing him the time to participate in OACP activities.

Sincerely,

OREGON ASSOCIATION CHIEFS OF POLICE


Chief John West, President

JW:GH/mw

III-9

Sor May 6th
Council


MEMO

TO: City Council

DATE: April 29, 1985

FROM: City Manager

SUBJECT: Library Bill of Rights

The attached bill of rights has been adopted by the Newberg Library Board on April 18, 1985.

The Library Bill of Rights has been adopted by numerous libraries throughout the United States. It is the essence to many of our freedoms that we have in this country. This particular bill of rights provides the reader with a paragraph of explanation. The library bill of rights is as important to the way of life in the United States as freedom of the press or freedom of speech.



Michael Warren
City Manager

MW/bjm

Enc.

Library Bill of Rights

The American Library Association affirms that all libraries are forums for information and ideas, and that the following basic policies should guide their services.

1. Books and other library resources should be provided for the interest, information, and enlightenment of all people of the community the library serves. Materials should not be excluded because of the origin, background, or views of those contributing to their creation.
2. Libraries should provide materials and information presenting all points of view on current and historical issues. Materials should not be proscribed or removed because of partisan or doctrinal disapproval.
3. Libraries should challenge censorship in the fulfillment of their responsibility to provide information and enlightenment.
4. Libraries should cooperate with all persons and groups concerned with resisting abridgment of free expression and free access to ideas.
5. A person's right to use a library should not be denied or abridged because of origin, age, background, or views.
6. Libraries which make exhibit spaces and meeting rooms available to the public they serve should make such facilities available on an equitable basis, regardless of the beliefs or affiliations of individuals or groups requesting their use.

Adopted June 18, 1948.

Amended February 2, 1961, June 27, 1967, and January 23, 1980,
by the ALA Council.

INTELLECTUAL FREEDOM STATEMENT

An Interpretation of the

LIBRARY BILL OF RIGHTS

The heritage of free men is ours.

In the Bill of Rights to the United States Constitution, the founders of our nation proclaimed certain fundamental freedoms to be essential to our form of government. Primary among these is the freedom of expression, specifically the right to publish diverse opinions and the right to unrestricted access to those opinions. As citizens committed to the full and free use of all communications media and as professional persons responsible for making the content of those media accessible to all without prejudice, we, the undersigned, wish to assert the public interest in the preservation of freedom of expression.

Through continuing judicial interpretations of the First Amendment to the United States Constitution, freedom of expression has been guaranteed. Every American who aspires to the success of our experiment in democracy—who has faith in the political and social integrity of free men—must stand firm on those Constitutional guarantees of essential rights. Such Americans can be expected to fulfill the responsibilities implicit in those rights.

We, therefore, affirm these propositions:

1. We will make available to everyone who needs or desires them the widest possible diversity of views and modes of expression, including those which are strange, unorthodox or unpopular.

Creative thought is, by its nature, new. New ideas are always different and, to some people, distressing and even threatening. The creator of every new idea is likely to be regarded as unconventional—occasionally heretical—until his idea is first examined, then refined, then tested in its political, social or moral applications. The characteristic ability of our governmental system to adapt to necessary change is vastly strengthened by the option of the people to choose freely from among conflicting opinions. To stifle non-conformist ideas at their inception would be to end the democratic process. Only through continuous weighing and selection from among opposing views can free individuals obtain the strength needed for intelligent, constructive decisions and actions. In short, we need to understand not only what we believe, but why we believe as we do.

2. We need not endorse every idea contained in the materials we produce and make available.

We serve the educational process by disseminating the knowledge and wisdom required for the growth of the mind and the expansion of learning. For us to employ our own political, moral, or esthetic views as standards for determining what materials are published or circulated conflicts with the public interest. We cannot foster true education by imposing on others the structure and content of our own opinions. We must preserve and enhance the people's right to a broader range of ideas than those held by any librarian or publisher or church or government. We hold that it is wrong to limit any person to those ideas and that information another believes to be true, good, and proper.

3. We regard as irrelevant to the acceptance and distribution of any creative work the personal history or political affiliations of the author or others responsible for it or its publication.

A work of art must be judged solely on its own merits. Creativity cannot flourish if its appraisal and acceptance by the community is influenced by the political views or private lives of the artists or the creators. A society that allows blacklists to be compiled and used to silence writers and artists cannot exist as a free society.

4. With every available legal means, we will challenge laws or governmental action restricting or prohibiting the publication of certain materials or limiting free access to such materials.

Our society has no place for legislative efforts to coerce the taste of its members, to restrict adults to reading matter deemed suitable only for children, or to inhibit the efforts of creative persons in their attempts to achieve artistic perfection. When we prevent serious artists from dealing with truth as they see it, we stifle creative endeavor at its source. Those who direct and control the intellectual development of our children—parents, teachers, religious leaders, scientists, philosophers, statesmen—must assume the responsibility for preparing young people to cope with life as it is and to face the diversity of experience to which they will be exposed as they mature. This is an affirmative responsibility that cannot be discharged easily, certainly not with the added burden of curtailing one's access to art, literature, and opinion. Tastes differ. Taste, like morality, cannot be controlled by government, for governmental action, devised to suit the demands of one group, thereby limits the freedom of all others.

5. We oppose labeling any work of literature or art, or any persons responsible for its creation, as subversive, dangerous, or otherwise undesirable.

Labeling attempts to predispose users of the various media of communication, and to ultimately close off a path to knowledge. Labeling rests on the assumption that persons exist who have a special wisdom, and who, therefore, can be permitted to determine what will have good and bad effects on other people. But freedom of expression rests on the premise of ideas vying in the open marketplace for acceptance, change, or rejection by individuals. Free men choose this path.

6. We, as guardians of intellectual freedom, oppose and will resist every encroachment upon that freedom by individuals or groups, private or official.

It is inevitable in the give-and-take of the democratic process that the political, moral and esthetic preferences of a person or group will conflict occasionally with those of others. A fundamental premise of our free society is that each citizen is privileged to decide those opinions to which he will adhere or which he will recommend to the members of a privately organized group or association. But no private group may usurp the law and impose its own political or moral concepts upon the general public. Freedom cannot be accorded only to selected groups for it is then transmuted into privilege and unwarranted license.

7. Both as citizens and professionals, we will strive by all legitimate means open to us to be relieved of the threat of personal, economic, and legal reprisals resulting from our support and defense of the principles of intellectual freedom.

Those who refuse to compromise their ideals in support of intellectual freedom have often suffered dismissals from employment, forced resignations, boycotts of products and establishments, and other invidious forms of punishment. We perceive the admirable, often lonely, refusal to succumb to threats of punitive action as the highest form of true professionalism: dedication to the cause of intellectual freedom and the preservation of vital human and civil liberties.

In our various capacities, we will actively resist incursions against the full exercise of our professional responsibility for creating and maintaining an intellectual environment which fosters unrestrained creative endeavor and true freedom of choice and access for all members of the community.

We state these propositions with conviction, not as easy generalizations. We advance a noble claim for the value of ideas, freely expressed, as embodied in books and other kinds of communications. We do this in our belief that a free intellectual climate fosters creative endeavors capable of enormous variety, beauty, and usefulness, and thus worthy of support and preservation. We recognize that application of these propositions may encourage the dissemination of ideas and forms of expression that will be frightening or abhorrent to some. We believe that what people read, view, and hear is a critically important issue. We recognize, too, that ideas can be dangerous. It may be, however, that they are effectually dangerous only when opposing ideas are suppressed. Freedom, in its many facets, is a precarious course. We espouse it heartily.

Adopted by the ALA Council,
June 25, 1971

Endorsed by the FREEDOM TO READ FOUNDATION,
Board of Trustees
June 18, 1971

MEMO

TO: City Council

DATE: April 29, 1985

FROM: City Manager

SUBJECT: Liquor License Request

The attached application to the Oregon Liquor Control Commission requests a liquor license due to change of ownership. The Police Department has reviewed this information and does not have any problem with approval.


Michael Warren
City Manager

MW/bjm

Enc.

III-11

APPLICATION

STATE OF OREGON
OREGON LIQUOR CONTROL COMMISSION

Return To:

GENERAL INFORMATION

This application form costs \$5.00. A non-refundable processing fee is assessed when you submit this completed form to the Commission (except for Druggist and Health Care Facility Licenses). The filing of this application does not commit the Commission to the granting of a license for which you are applying nor does it permit you to operate the business named below.

No. 10383

(THIS SPACE IS FOR OLCC OFFICE USE)

Application is being made for:

- | | |
|---|--|
| ☐ DISPENSER, CLASS A | ☐ Add Partner |
| ☐ DISPENSER, CLASS B | ☐ Additional Privilege |
| ☐ DISPENSER, CLASS C | ☐ Change Location |
| ☐ PACKAGE STORE | ☒ Change Ownership |
| ☐ RESTAURANT | ☐ Change of Privilege |
| ☐ RETAIL MALT BEVERAGE | ☐ Greater Privilege |
| ☐ SEASONAL DISPENSER | ☐ Lesser Privilege |
| ☐ WHOLESALE MALT BEVERAGE & WINE | ☐ New Outlet |
| ☐ WINERY | ☐ Other |

OTHER: _____

(THIS SPACE IS FOR CITY OR COUNTY USE)

NOTICE TO CITIES AND COUNTIES: Do not consider this application unless it has been stamped and signed at the left by an OLCC representative.

THE CITY COUNCIL, COUNTY COMMISSION, OR COUNTY

COURT OF _____
(Name of City or County)

RECOMMENDS THAT THIS LICENSE BE: GRANTED _____

DENIED _____

DATE _____

BY _____
(Signature)

TITLE _____

Receipt 5547

90 Day temporary issued full fee paid \$ 50.00

CAUTION: If your operation of this business depends on your receiving a liquor license, OLCC cautions you not to purchase, remodel, or start construction until your license is granted.

Name of Corporation, Partnership, or Individual Applicants:

1) Bonnie Jewell Pendergrass 2) Norris Samuel Pendergrass

3) _____ 4) _____

5) _____ 6) _____

(EACH PERSON LISTED ABOVE MUST FILE AN INDIVIDUAL HISTORY AND A FINANCIAL STATEMENT)

Present Trade Name 9th STREET ~~MARKET~~ Grocery

New Trade Name _____ Year filed _____
with Corporation Commissioner

Premises address 1210 E 9th ST Newberg Yamhill Oregon
(Number, Street, Rural Route) (City) (County) (State) (Zip)

Business mailing address _____
(P.O. Box, Number, Street, Rural Route) (City) (State) (Zip)

Was premises previously licensed by OLCC? Yes ☒ No _____ Year _____

If yes, to whom: _____ Type of license: _____

Will you have a manager: Yes ☒ No _____ Name Norris S Pendergrass Jr.
(Manager must fill out Individual History)

Will anyone else not signing this application share in the ownership or receive a percentage of profits or bonus from the business? Yes _____ No ☒

What is the local governing body where your premises is located? Newberg Yamhill
(Name of City or County)

OLCC representative making investigation may contact: Bonnie T Pendergrass
(Name)

(Address)

(Tel. No. — home, business, message)

CAUTION: The Administrator of the Oregon Liquor Control Commission must be notified if you are contacted by anybody offering to influence the Commission on your behalf.

Applicant(s) Signature
(In case of corporation, duly
authorized officer thereof)

1) Norris S Pendergrass

2) Bonnie T Pendergrass

3) _____

4) _____

5) _____

6) _____

DATE April 1, 1985

MEMO

TO: City Council

DATE: April 30, 1985

FROM: City Manager

SUBJECT: "Newberg Historic Preservation Week"

Throughout the nation, communities will be declaring the week of May 11-18, 1985 as Historic Preservation Week. The theme this year is sponsored through the Historic Preservation League of Oregon and the National Trust for Historic Preservation. The theme is worded, "The action's back on Main Street."

We are currently about half way through the Newberg Historic Preservation project. As the Council knows this project will identify and categorize each historic building or resource within the community. Also the increasing activities happening with the Main Street program and other downtown activities is appropriate for the Newberg Historic Preservation Week.

I have enclosed a memo from Julie Pinger and Jane Altier, historic preservation coordinators for Newberg, and a resolution which will declare the week of May 11-18 as Newberg Historic Preservation Week.


Michael Warren
City Manager

MW/bjm

Enc.

III-12

MEMORANDUM
April 25, 1985

TO: Clay Moorhead, Planning Director

FROM: Julie Pinger and Jane Altier
Historic Preservation Coordinators

RE: National Historic Preservation Week - May 11 to May 18, 1985

As we reach the half-way point of the Historic Resource Inventory, it seems appropriate to review what has been accomplished and what lies ahead. Since December 1984 nearly 200 resources have been identified. Physical characteristics have been photographed and documented and community volunteers have been researching public and private records to uncover the history of each resource. In the remaining months research will continue so that in September historic and architectural data can be analyzed and compiled in the form of a working Inventory.

In other communities Historic Inventories of this nature have been the basis for revitalization and economic development programs; increasing, if not stabilizing, property values; and improving community self-image. Beyond this, it is important to recognize our cultural heritage for it is from the past, as well as the present, that the future grows. In Newberg, response to the Historic Inventory program has been enthusiastic and undoubtedly the final product will create even more interest in preservation.

Each year National Historic Preservation Week is set aside by communities throughout the country to celebrate preservation activities. This year's theme is "The Actions Back on Main Street." Because the City of Newberg is currently focusing on the uptown area (historically the commercial core of the city) in it's revitalization efforts, it seems appropriate to declare May 11 to May 18 Newberg Historic Preservation Week.

III-12



THE ACTION'S BACK ON
Main Street

PRESERVATION WEEK • MAY 11-18, 1985

HISTORIC PRESERVATION LEAGUE OF OREGON

**SKIDMORE/OLD TOWN MERCHANTS
ASSOCIATION**

JUNIOR LEAGUE OF PORTLAND

NATIONAL TRUST FOR HISTORIC PRESERVATION

(503) 243-1923



THE ACTION'S BACK ON
Main Street

PRESERVATION WEEK • MAY 11-18, 1985

HISTORIC PRESERVATION LEAGUE OF OREGON

SKIDMORE/OLD TOWN ASSOCIATION

JUNIOR LEAGUE OF PORTLAND

NATIONAL TRUST FOR HISTORIC PRESERVATION

(503) 243-1923



THE ACTION'S BACK ON
Main Street

PRESERVATION WEEK • MAY 11-18, 1985

HISTORIC PRESERVATION LEAGUE OF OREGON

**SKIDMORE/OLD TOWN MERCHANTS
ASSOCIATION**

JUNIOR LEAGUE OF PORTLAND

NATIONAL TRUST FOR HISTORIC PRESERVATION

(503) 243-1923

III-12

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWBERG, OREGON
DECLARING THE WEEK OF MAY 11 TO MAY 18 NEWBERG HISTORIC PRESERVATION
WEEK.

WHEREAS, The Newberg Comprehensive Plan indicates that the continued
preservation of Newberg's historical sites and structures shall be
encouraged; and

WHEREAS, Uptown Newberg has been the center of commercial activity for
the City and surrounding community since the City's founding in 1889;
and

WHEREAS, The uptown area has retained a dense concentration of 19th and
20th century commercial structures; and

WHEREAS, Local organizations and individuals have dedicated themselves
to the revitalization of the uptown commercial area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
NEWBERG, OREGON AS FOLLOWS, to-wit:

Section 1: The week of May 11 to May 18 is hereby recognized as
Newberg Historic Preservation Week.

ADOPTED by the Council of the City of Newberg this 6th day of May, 1985.

Arvilla Page - City Recorder

III-12

PROCLAMATION

WHEREAS, more Americans each year are choosing recreational boating as an ideal way to relax with their families and friends. However, what starts out as a pleasant cruise often ends in tragedy because boaters fail to teach their families to swim, fail to properly equip their craft with Personal Flotation Devices and other protective equipment, or fail to instruct their passengers in the use of such devices prior to a boating cruise; and

WHEREAS, every year hundreds of lives are lost in boating accidents. These fatalities can be reduced and boating made more pleasurable if those who engage in it will emphasize knowledge, care and courtesy necessary for safe boating; and

WHEREAS, the Congress of the United States, having recognized the need for such emphasis, has, by a joint resolution of 4 June 1958 (72 Stat.179), requested the President to annually proclaim one week as National Safe Boating Week.

NOW, THEREFORE, I Elvern Hall, Mayor of the City of Newberg, do hereby designate the week beginning June 4, 1985 as

NATIONAL SAFE BOATING WEEK IN NEWBERG, OREGON.

I urge all who use our waterways to acquire those skills and knowledges essential to their own safety and that of others and to apply them carefully.

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of May, in the year of our Lord nineteen hundred and eighty-five.

Elvern Hall - Mayor

MEMO

TO: City Council

DATE: April 30, 1985

FROM: City Manager

SUBJECT: Department of Energy

The Oregon Department of Energy is attempting to obtain a grant for a metropolitan area wide solar access project. The Department of Energy is asking for support through the adoption of a resolution which will help their chances of obtaining the grant. As of April 18, 1985, twenty-one local governments in the metropolitan area have committed to endorse the grant proposal and to participate in the project. The Department of Energy has indicated that no financial assistance would be needed from any local government and that the grant would be prepared by the Department of Energy rather than any one particular city.

A representative from the Department of Energy will be at tonight's City Council meeting to give a presentation on solar access and to solicit the endorsement of the City Council. I have enclosed the resolution for the City Council, should you choose to support this project. Approving the resolution does not place any further commitment on the City Council to the project once completed.

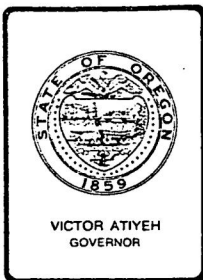


Michael Warren
City Manager

MW/bjm

Enc.

V-1



Department of Energy

LABOR & INDUSTRIES BUILDING, ROOM 102, SALEM, OREGON 97310 PHONE 378-4040
TOLL FREE 1-800-221-8035

OVERVIEW - PORTLAND METROPOLITAN-AREA

SOLAR ACCESS PROJECT

The Bonneville Power Administration (BPA) is developing a Local Government Innovative Energy Projects Grant Program. The program solicitation is expected to be released in early March, with bids due in mid-May.

The Oregon Department of Energy (ODOE) and Washington State Energy Office (WSEO) would like to work with local governments in the Portland-Vancouver area to develop a proposal for a metropolitan-area solar access project under BPA's program.

Solar access is the provision and protection of an unobstructed line-of-sight path of solar radiation to south walls and roofs of homes. Solar access has many benefits. Solar access can reduce a conventional home's heating bills by as much as 20 percent. More importantly, it preserves and guarantees the opportunity to install solar energy systems now or in the future to save even more energy. This includes solar water heaters, photovoltaics (which convert sunlight directly into electricity), and passive solar design of homes, ranging from more south-facing windows to sunspaces. Solar access involves slight modifications of existing tools, such as zoning and subdivision standards. It can be achieved at low cost to local governments, builders and developers. The savings can far exceed the costs.

A joint project of local governments in the Portland area offers many advantages. It offers economies of scale to BPA in funding one large project rather than several smaller ones. It offers economies of scale to ODOE and WSEO in providing technical assistance. It offers economies to the local governments by enabling them to share resources and information. It provides a funding source to jointly hire a consultant and to help offset staff costs. And, it can provide a consistent set of standards for architects, builders, developers and realtors operating in the metropolitan interstate area.

With uncertainty about getting the project funded, ODOE and WSEO would like to minimize local government time and expense in getting the project off the ground. We offer to take lead responsibility in drafting the proposal. We also offer to make any presentations to local planning commissions and elected officials on solar access and the proposed project to enlist their support.

V-1

RESOLUTION NO.

A RESOLUTION SUPPORTING A METROPOLITAN AREA SOLAR ACCESS PROGRAM UNDER THE BONNEVILLE POWER ADMINISTRATION.

WHEREAS, Energy is important to our economic well-being; and

WHEREAS, Renewable resources and the efficient use of energy have a role to play in our energy future; and

WHEREAS, Solar energy is a local resource that can be used by homes and businesses to help meet local energy needs; and

WHEREAS, Solar access is a necessary condition to the use of solar energy; and

WHEREAS, Solar access is affected by shading from trees and buildings on neighboring lots; and

WHEREAS, Solar access is a land use issue that most effectively and equitably can be provided and protected by land development standards; and

WHEREAS, Surveys consistently show that over 70 percent of the public wants and supports solar access; and

WHEREAS, The economic benefits of solar access can significantly exceed the costs; and

WHEREAS, Solar access sends a signal to homeowners and can encourage as well as protect use of the solar resource; and

WHEREAS, Solar access is enabled by state statute and helps implement Statewide Planning Goal 13; and

WHEREAS, The Northwest Power Planning Council supports local government efforts to provide and protect solar access; and

WHEREAS, A joint project of local governments in the Portland-Vancouver metropolitan area offers economy of scale and other benefits to local governments and private sector developers; and

WHEREAS, The Oregon Department of Energy has offered assistance in coordinating efforts of local governments toward a joint project.

NOW, THEREFORE, be it resolved by the City Council of the City of Newberg as follows, to-wit:

Section 1. The City of Newberg will participate in and support efforts by the Oregon Department of Energy, Washington State Energy Office and local governments in the Portland-Vancouver metropolitan area to secure funding to undertake a joint project to provide and protect solar access to the extent feasible given local conditions.

Adopted this 6th day of May, 1985.

V-1

MEMORANDUM
April 29, 1985

TO: City Manager

FROM: Planning Director *CWM*

RE: International Church of the Four Square Gospel and Pam Kimberly requesting a Planned Unit Development in order to restrict the types of uses permitted on the property and to identify certain site requirements for development of the property; together with a request for a Comprehensive Plan Amendment from LDR (Low Density Residential) to COMM (Commercial) together with a Zone Change from R-1 (Low Density Residential) to C-2 (Community Commercial) on a 4.83 acre tract of land identified as 3777 Portland Road, Newberg (Yamhill County Tax Lot No. 3216CA-2190)

The Planning Commission has held three public meetings on this hearing on February 21, 1985. The first hearing on this matter lasted nearly 4 hours. A second hearing was scheduled for the purpose of discussing a planned unit development overlay on the property in order to restrict the types of uses that would be permitted and to establish certain development standards for the property.

Through the hearings, it has been determined that the Newall House does have historical significance. The applicants have indicated that they are seeking to develop the property into a restaurant and motel facility. The first phase of the project would be to convert the existing house into a high quality restaurant. The applicant has defined a high quality restaurant as a restaurant that prepares all of its food from scratch, the day that it is served. The applicants have indicated that a motel would be developed on the rear portion of the property at a later date.

Those people who provided testimony in favor of the request include Pam Kimberly, Dick Danielson, Ed Johnson, (president of the Hadley Water and Lighting District/Newall Subdivision) David Abbott, Gloria Brothers, Steve Bragg and Darrel May. Those individuals who provided testimony in opposition to the request include Fred Casey, Judy Nemer, Clay Woolen and Susan Woolen.

Ed Johnson, president of the Hadley Water and Lighting District, indicated that the Board of Directors for the subdivision had met and voted in favor of the zone change request. Other proponents indicated that a quality restaurant/motel facility is currently not available in the Newberg area and that the development of this project would fill a community need. Opposition to the request varied. Fred Casey initially objected because he felt his adjoining property (located along 99W in Newall Subdivision) should also be allowed to be converted to a commercial zoning designation. Mr. Casey later withdrew his objections. Judy Nemer had concerns relating to the compatibility of the motel and the adjoining residential neighborhood. She was specifically concerned with the size of the motel facility, automobile lights and landscaping

requirements. During the third hearing on this matter, a letter was received from Clay and Susan Woolen, who indicated their general objection to the establishment of a restaurant/motel facility as "it would greatly lower the value of" the adjoining residential properties.

Decision

The Planning Commission recommends that the City Council approve the application for a Comprehensive Plan Amendment and Zone Change from a residential to a commercial use, together with a Planned Unit Development Sub-district overlay containing the following conditions.

1. The uses of the subject property shall be limited to:
 - a. a high quality restaurant.
 - b. a motel or hotel complex.
 - c. such additional uses as are commonly associated with and complementary to the above.
2. The architectural integrity of the house shall be preserved. Any additions will be compatible with the existing buildings.
3. A six foot high obscuring fence shall be installed along the property line wherever any structure or parking area is adjacent to existing residences. In addition the fence will be placed in other areas where it is determined through the Newberg site review process that considerations of sight and noise and relationship to the adjoining property indicate that a fence is appropriate. An alternative to the fence will be a vegetative landscaping which will be planted at a size which would establish an obscuring hedge or area at least six feet in height within three years of the development of the property.

The decision by the Planning Commission which recommends approval of this application was made by a 5-2 vote. Those Planning Commissioners that favored the decision include: John Englebrecht, Kathy Kelso, Jack Kriz, Ken Overton, and Roger Veatch. Those that opposed the decision include: John Lyda and Arthur Roberts.

City Council Hearing Requirements

The City Council shall consider the record of the Planning Commission on this matter, together with any written statement from any party determined to have standing. The City Council may only hold their own public hearing which allows new testimony to be presented verbally, as well as in writing, by a unanimous vote of the Council members, which directs the staff to provide new notice on the hearing. If the Council finds that additional evidence is needed, it may remand the matter back to the Planning Commission. The City Council can approve, deny or modify the decision of the Planning Commission. Findings must be adopted by the City Council which support the zone change criteria outlined within the Newberg Zoning Ordinance.

ORDINANCE NO.

AN ORDINANCE AMENDING THE COMPREHENSIVE LAND USE MAP FROM A LDR (LOW DENSITY RESIDENTIAL) DESIGNATION TO A COMM (COMMERCIAL) DESIGNATION TOGETHER WITH AN AMENDMENT TO THE NEWBERG ZONING MAP FROM AN R-1 (LOW DENSITY RESIDENTIAL) ZONING DESIGNATION TO A C-2 (COMMUNITY COMMERCIAL) ZONING DESIGNATION, TOGETHER WITH THE ESTABLISHMENT OF A PLANNED UNIT DEVELOPMENT SUBDISTRICT OVERLAY.

WHEREAS, The applicants have requested a comprehensive plan amendment, a zone change and a planned unit development subdistrict overlay on certain property for the purpose of authorizing the development of a restaurant/motel or hotel facility; and

WHEREAS, Notice of this request was mailed and published in accordance with the standards required through the Newberg Zoning Ordinance; and

WHEREAS, The Newberg Planning Commission did hold a public hearing on this matter on February 21, March 21, and April 18; and

WHEREAS, The Newberg Planning Commission did recommend approval of this request based on findings identified and incorporated herein as Exhibit A; and

WHEREAS, On May 6, 1985 the Newberg City Council did review the record on this matter and any additional written statement from any party to make a determination on the land use issues involved.

NOW, THEREFORE, The City of Newberg ordains as follows:

Section 1. The City Council adopts the findings of fact which are hereby attached and made a part of this ordinance and referenced as Exhibit A.

Section 2. The Newberg Comprehensive Plan Map, as adopted through Ordinance No. 1967 and 2047 is hereby amended by changing the land use designation on Yamhill County Tax Lot No. 3216CA-2190 from an LDR (Low Density Residential) to a COMM (Commercial) land use designation.

Section 3. Ordinance No. 1968 as amended is further amended by changing certain zoning boundaries on the Newberg Zoning Map referred to in section 900 thereof, by changing the zoning classification of Yamhill County Tax Lot No. 3216CA-2190 from a R-1 (Low Density Residential) to a C-2 PUD (Community Commercial with a planned unit development subdistrict overlay) zoning designation.

Section 4. The Planned Unit Development subdistrict overlay referred to in Section 3 above establishes certain land use requirements and standards which shall be applicable to the development of the property. Specifically, these land use requirements and standards include the following:

1. The uses of the subject property shall be limited to:
 - a. a high quality restaurant.
 - b. a motel or hotel complex.
 - c. such additional uses as are commonly associated with and complementary to the above.

2. The architectural integrity of the house shall be preserved. Any additions will be compatible with the existing buildings.
3. A six foot high obscuring fence shall be installed along the property line wherever any structure or parking area is adjacent to existing residences. In addition the fence will be placed in other areas where it is determined through the Newberg site review process that considerations of sight and noise and relationship to the adjoining property indicate that a fence is appropriate. An alternative to the fence will be a vegetative landscaping which will be planted at a size which would establish an obscuring hedge or area at least six feet in height within three years of the development of the property.

PASSED by the City Council of the City of Newberg this 6th day of May, 1985 by the following votes:

AYES:

NAYS:

ABSENT:

Arvilla Page - City Recorder

APPROVED by the Mayor this 6th day of May, 1985.

Elvern Hall - Mayor

FINDINGS OF FACT

1. The subject property contains 4.83 acres and is located at 3777 Portland Road, Newberg, Oregon. The subject property is currently designated by the Newberg Comprehensive Plan as LDR (Low Density Residential) land uses. This plan designation is implemented by the R-1 (Low Density Residential) zoning district classification. The applicants are requesting a Comprehensive Plan Map Amendment to a COMM (Commercial) designation together with a zoning amendment to a C-2 PUD (Community Commercial with a Planned Unit Development subdistrict overlay) zone.
2. The change would authorize the applicants to develop the land for a restaurant, a motel or a hotel, and other uses which are commonly associated with and complementary to the above.
3. The existing land uses on the property consist of an older house which faces the highway, together with a new 1,800 square foot building which was initially constructed to house the Four Square Gospel Church. The applicants are attempting to purchase the property to convert the house and church into a restaurant facility. The applicants have also indicated that they hope to attract a motel to develop on the rear portion of the property which is currently vacant.
4. Surrounding land uses consist of the Newall Addition Subdivision to the west, which contains single family residential lot development; Spring Meadow Subdivision to the north and east, which is a single family residential subdivision; U.S. Highway 99W abuts the property along its southern border; and to the south of Highway 99W are larger vacant areas of commercial and industrial land.
5. Notice of this request was placed within the Newberg Graphic Newspaper and was provided to all property owners identified on the Yamhill County Assessor's records which are located within 250 feet on or near the subject property at least 5 days but not more than 15 days prior to the Planning Commission hearing. Notice was given to all City departments, including Police and Fire Department. No objections were received. One memorandum was submitted from the Engineering Department relating to public improvement requirements for development of the property. (See Exhibit 1)
6. Within the Inventory of Natural and Cultural Resources (Table 39) it is identified that as of 1981, there were in excess of 115 acres of buildable land within the Newberg City limits which was properly planned and designated for commercial and mixed uses. Since 1981 there has been less than 15 acres of this total committed to development. Most of this land abuts Highway 99W but is also located between Highway 99W and the St. Paul Highway. There is in excess of 35 acres of commercial land located directly across the Highway from the location proposed for a plan amendment and zone

change under this application. Commercial vacant properties within the City of Newberg range in size from approximately 5,000 square feet in area up to 25 acres under single ownership. Other available property does exist which could accommodate a restaurant and/or a motel facility within the Newberg City limits.

7. The applicant has indicated that one of the reasons why the proposed site was selected was to help insure the preservation of a home which has identifiable historical values. The applicants indicate that "an attempt will be made to have this site designated as historic since the building is associated with the Newell Family, which was one of Newberg's earliest families." The applicants further expect to preserve the house by converting it to a restaurant facility.
8. No other commercially designated sites exist within the City of Newberg that area at least 4 acres in size and contain a historic house, which have the potential of being converted to a restaurant.
9. Sewer and water facilities can be provided to the site. Currently there is a 10 inch water main located along the southern boundary line of the subject property. Sanitary sewer would come from Libra Street which abuts the subject property to the north. Storm sewer would have to be connected to Aquarius Street which is located approximately 300 feet to the north of the subject property.
10. The applicants have indicated that, if they are successful in developing a restaurant and motel facility, the development will provide employment for 230-40 people. The development of a motel/restaurant facility is geared to service not only the local population needs, the needs of the College and the industries, but also the general tourism needs for those individuals travelling on Highway 99W. This development will help to diversify and stabilize the local economic base.
11. The approval of this request would extend the commercial use of property on the north side of Highway 99W although commercially designated properties on the south side of the highway extend clear to the eastern city limit boundary.
12. The conversion of this property to commercial uses would not encourage the development within the downtown core; however, a motel/restaurant facility could not be as easily developed in the downtown core as it would require assembling several ownerships, and demolition, in order to get a lot large enough to accommodate a facility similar to the one proposed by the applicants.
13. The proposed change is consistent with and promotes the objectives of the Newberg Comprehensive Plan as the development of the property will provide for the preservation of a local historic resource, will help to diversify and stabilize the community's economic base, and will help to encourage economic expansion consistent with the local needs.

14. There is a public need to develop a restaurant/motel facility within the City. This need has been identified by the Newberg Centennial Redevelopment Commission and the Newberg Chamber of Commerce. The existing motel within the City cannot adequately accommodate and provide for convention facilities and does not have an attached restaurant. A restaurant/motel facility would help to increase tourism and would provide a location for convention facilities, service club meetings and other uses.
15. This particular tract of land is suitable for a restaurant/motel facility because of its size and the existence of a house which has local historical significance. The house will be preserved through the development of the property and is expected to be converted into a restaurant facility.

Application for ANNEXATION,

ZONE CHANGE or

COMPREHENSIVE PLAN AMENDMENT

File No. C-1/2-1/85
Annexation
☒ Zone Change
☒ Plan Amendment
Fees: 700.00
Rec: 04707
Date: 1/22/85

IMPORTANT: This application must be fully completed, or it will not be accepted. If you have any questions, or if you wish to submit a completed application form, then it is necessary to arrange with the Planning Department Administrative Secretary for an advance appointment with the City Planner.

1. The subject property is identified as tax lot number 3216CA-2190.
The present zoning of the subject property is R-1 LDR.
This application is for a change of the present zoning to C-2.
This application is for a change of the present plan designation to Comm (Commercial).

2. APPLICANT:

Name DAVID ABBOTT and PAM KIMBERLY Phone 538 7331

Address RT. 2, BOX 266, NEWBERG, OREGON 97132

TITLE HOLDER OF THE SUBJECT PROPERTY:

Name The International Church of Four Square Phone -0-

Address Gospel
Los Angeles, California

CONTRACT PURCHASER OR LESSEE OF SUBJECT PROPERTY:

Name David Abbott and Pam Kimberly Phone 538 7331

Address Rt. 2, Box 266, Newberg, Oregon 97132

3. Will a representative assist the applicant at the hearing for this request? NO

Name of Representative _____ Phone _____

Address _____

4. SPECIFIC DESCRIPTION OF SUBJECT PROPERTY:

DEED RECORD, VOL. 179 PAGE 1749 ASSESSED LAND VALUE _____

LEGAL DESCRIPTION (Attach a separate page with the description if necessary)
Accuracy of legal descriptions must be certified by a registered land surveyor for all annexation applications.

Attached

VI-1

SIZE IN ACRES OR SQUARE FEET 4.83 acres

5. GENERAL DESCRIPTION OF SUBJECT PROPERTY:

Current Use: Church (until December 1984 - now vacant)

Topography: Land slopes gently North

Does it front a public road? Yes Name of Road 99W

Does it front a private road? No Name of Road _____

What buildings are on the property? An historic house and a large assembly building.

Means of Water Supply: City water crosses the property

Means of Sewerage: Septic Tank

What other improvements are there? Gravelled parking area

6. GENERAL DESCRIPTION OF ADJOINING PROPERTY:

Identify any buildings or structures and give their approximate distances from your property lines: _____

Residential properties, all about 50 feet from property line.

To the North is Libra Street.

Explain Surrounding Uses: Directly across Highway 99W is a large tract of industrial and commercially zoned land, on which the only current structure is a veterinary clinic.

One block to the West is the city's main shopping center - Springbrook Plaza.

7. PROPOSED USE OF SUBJECT PROPERTY:

Identify all planned improvements including construction, building, earth work, utilities, sewerage, etc.: The existing buildings will be tastefully converted into a restaurant and banqueting facilities.

The character of the existing house will be maintained. The Sanitary sewer will be connected to the existing sewer in Libra Street. A motel will be built on the remaining land.

Identify the uses that you intend to conduct on the subject property and/or within the proposed improvements: _____

Restaurant

Banqueting facilities

Motel

The entire development will be heavily screened with landscaping and plantings.

If you plan to divide the property, lease spaces, or rent spaces, identify the proposed number and size of the lots, parcels, or spaces, and the proposed means of access for each: _____

N/A

ADDRESS THE FOLLOWING CHANGE CRITERIA:

I. CONFORMITY TO THE COMPREHENSIVE PLAN:

1. The planning map included within the comprehensive plan recognizes the subject property for the following general use(s): LDR (Low Density Residential)

2. Identify which goal and policy statements contained within the comprehensive plan pertain to this request: _____

See attached

3. Explain how your proposal will conform to the uses, and goal and policy statements identified above in No's 1 and 2: _____

See attached

4. Does your proposed request conflict with the uses, and goal and policy statements identified above in No's 1 and 2? Explain: _____

See attached

II. PUBLIC NEED:

1. Is there a public need for your proposed use? (Would your proposed use provide a service, product or usage needed by the public?) Explain: _____

A motel has been identified as Newberg's most pressing need.

A quality motel will benefit local industry, trade and tourism.

It will enhance Newberg's image.

A restaurant of the quality envisaged will complement the motel, and greatly improve Newberg's livability.

There are at present no adequate banqueting facilities in Newberg.

2. Is there any other available and properly zoned property where your proposed use could be conducted and reasonably meet the public need identified in No. 1 above? Explain: _____

See attached

III. SITE SUITABILITY:

1. Identify and explain any characteristics that suit the subject property to the proposed request (location in relationship to centers of population, schools, commercial areas and places of employment; conformance to development pattern and surrounding land uses; access; availability of water, sewerage and utilities; topography; soil; climate, etc.): _____

It forms a buffer zone between residential and industrial uses.

It has high visability on the 99W approach to Newberg.

It is close to Adec and the proposed industrial development to the south of 99W.

It is close to Newberg's main shopping development at Springbrook Plaza.

Electricity, sewer and water are available at the Site. No sewer pump will be required.

The topography and soil are suitable.

(see over)

The existing house has an historical interest which will be enhanced by its proposed use as a restaurant.

FEE:

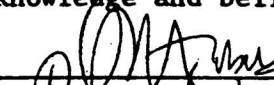
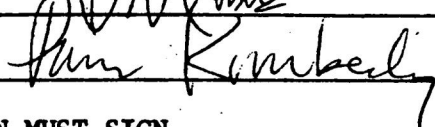
Contact the Planning Department Office to determine the fee necessary for submittal of this application. This fee must be submitted with the completed application form, or it will not be considered.

I (we) DAVID ABBOTT and PAM KIMBERLY

(Print Name in Full)

am (are) the owner (lessee) of the property involved in this application and the statements and information herein contained are in all respects true, complete and correct to the best of my (our) knowledge and belief.

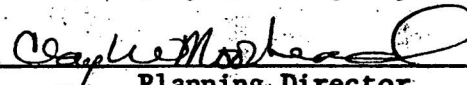
Signed

PROPERTY OWNER OR AGENT WITH WRITTEN AUTHORIZATION MUST SIGN

Date received by Planning Department 1-22-85

By


Planning Director

***NOTE**

Once accepted, this application will remain as part of the public file. If you wish copies of this application or any other exhibits to be mailed to the Planning Commission, then 15 copies of each such exhibit must be submitted to the Planning Department at the time of initial application.

3. Explain how your proposal will conform to the uses, and goal and policy statements identified above in No's 1 & 2
4. Does your proposed request conflict with the uses, and goal and policy statements ?

(This section corresponds with attached section responding to question 1. Responses are identified by lower case letters [a, aa, aaa] and should be read in conjunction with that attachment.)

- (a) This land is presently unused apart from the improvements. It is not producing agricultural land, but is merely in essence waste land that should be brought into use as it is developed.
- (b) See above. In addition this land is eminently suitable being adjacent to the sewer and already having the water crossing it.
- (c) This land has a significant number of trees, most of which will be preserved. In particular the barrier of trees along the eastern edge will be retained and improved as a screen but will also be useful as wildlife habitat.
- (d) See above.
- (e) Because the present structure on this site has a septic tank and after the new development it will be on main sewer the water quality will be improved.
- (f) The carrying capacity of the water resource base is perfectly adequate for this development and the air and land resource base would not be affected.
- (g) The water quality in the Willamette River will be improved because the septic tank ultimately drains into the Springbrook stream which exits into the Willamette River. After the development this water will be treated in the sewer treatment plant before entering the Willamette River.
- (h) Air pollution levels will be reduced as a result of this development because at present there is a significant amount of commuting between the closest available quality motels in Tigard and Beaverton and the points in Newberg such as Adec and Publishers (both having a significant number of visitors from out of state). Furthermore, the motel and restaurant will be situated close to the main industrial areas and this will also reduce the amount of traffic between the industry and motel.
- (i) In this location the motel will minimize the impact upon air, water and land resource base and will not impinge upon surrounding land uses.

- (j) There will be very little additional noise because of this development.
- (k) This site is not subject to flooding.
- (l) There is a house of historical importance upon this site which will be protected by this development.
- (m) This development will increase the recreational resources and opportunities for the citizens of the community by providing a high quality restaurant and motel which is not currently available.
- (n) The development will be the first commercial development viewed by the traveller entering Newberg on 99W from Portland. Because it has such a prominent location it is very important that this impression be consistent with the warm, old fashioned, unpretentious theme that the City is promoting.
- (o) An attempt will be made to have this site designated as historic since the building is associated with the Newell family, which was one of Newberg's earliest families. Historic connections of this house will be researched and amplified in its use as a restaurant. The anticipated name for the restaurant is The Newell House. It is hoped that the special funding available for historic structures will be available and it is hoped that the historical connections of this house will add to its appeal for tourism.
- (p) Local economy will be improved most by the development of new industry. New industry will be attracted by a town which has all the normal amenities. At present the town is lacking a first class restaurant and a good motel. The development will provide employment for thirty to forty people. This development will help Newberg to promote a diverse and stable economic base more than any other development could do.
- (q) By providing employment locally and by encouraging the development of other industry, which will also provide employment, this development will lessen the percentage of persons who live in Newberg but work elsewhere.
- (r) This development is consistent with local needs and in fact has been identified as the prime local need.
- (s) This development is the most efficient use of existing resources of land, air, water, energy and labor at this particular site. This plot of land is located on 99W which is an unsuitable site for residential development.

(s)cont'd

This is confirmed by the number of vacant lots adjacent to this site which front directly onto 99W. This site will form a natural transition between the residential land to the north and the industrial land and commercial land on the other side of 99W to the south. It will also form a barrier between the noise and traffic on 99W and the residential areas.

- (t) This development will not exceed the carrying capacity of the air, water or land resource quality of the planning area.
- (u) By encouraging tourism to the area this development will produce more business for all the shopping areas of Newberg.
- (v) All urban services are available to this site, including public water and sewer, electric power, solid waste collection, streets, parks, schools, police and fire protection.
- (w) This area is easily accessible to 99W and is located almost next to Springbrook Shopping Center, directly opposite other commercial and industrial areas.
- (x) The present residential structure on this site will be conserved and upgraded to a restaurant. This building might otherwise be demolished if the area were developed within its existing zoning as low density city residential. This building is a basic part of the heritage of Newberg. When it was built facing onto a quiet country road its location was eminently suitable as a residence. Now that the quiet country road has become a main thorough-fare the location of the building facing straight onto this thorough-fare is inappropriate for residential purposes but entirely appropriate for its anticipated use as a restaurant.
- (y) This is a use which is compatible with the surrounding uses and is appropriate to be located within a residential district.
- (z) The City of Newberg is trying to create an image in which the best of its antiquities are preserved and promoted as visually attractive historically significant buildings. This is entirely consistent with the anticipated development and the character of the building which will be used as a restaurant, is typical of the type of building which the City wishes to preserve and emphasize in the refurbishing of the commercial areas of the town.
- (aa) This development is totally compatible with the design review ordinance that insures that new developments and

(aa)cont'd

improvements relate harmoniously with their sites and with surrounding land uses.

- (bb) The developers will be delighted to cooperate with the staff in design review.
- (cc) See above.
- (dd) The reason why the developers wish this site for the proposed development is that the existing building is ideally suited for its proposed use as a restaurant and it embodies the best qualities to be found in a friendly, small town. The existing building is entirely compatible with the terrain and with the existing buildings. Any new buildings will be built to be compatible with existing buildings and the theme of the city.
- (ee) The most desirable feature of this existing landscape is the old house and this will be preserved intact.
- (ff) The site is sufficiently large enough to allow for more than ample parking and circulation including access facilities for motorized and non-motorized vehicles and pedestrians and for fire access via Libra Street as well as public access via 99W.
- (gg) The whole site will be heavily screened with trees, bushes and other landscaping.
- (hh) Surface water drainage will be provided as required by the City.
- (ii) All utilities will be placed underground.
- (jj) Signage and advertizing features will be in good taste conforming with the theme of the city and will emphasize the historical aspects of this site.
- (kk) There will be no objectionable uses.
- (ll) This non-residential use will conform to all special development standards in terms of setbacks, landscaping, sign regulations, building heights and designs.
- (mm) Industrial development is being encouraged on the south side of 99W. This motel and restaurant development will act as a buffer between these industrial areas and the residential areas. It will also encourage the development of industry since the lack of a motel seems to be a major factor in the reluctance for further industrial development in Newberg. The small area of industrial development permitted abutting 99W on the

(mm) cont'd

south side is directly opposite this proposed development and it would be inappropriate to allow residential use of this site.

- (nn) This commercial development will be clustered and the site is large enough to provide more than adequate landscaping and off street parking.
- (oo) It is anticipated that a jogging trail will meander around the property.
- (pp) Existing mature non-hazardous trees will be preserved.
- (qq) Additional plantings will be provided in conjunction with this development.
- (rr) The developers are anxious to work with the City on any innovative alternative approaches to the development of this site.
- (ss) The solar rights of residents will be protected.
- (tt) The adverse impacts of Highway 99W upon the residential areas will be minimized by having this development as a buffer between the highway and the residential areas to the south.
- (uu) It is envisaged that, as in other quality hotels, bicycles will be available for guests to tour the local vicinity including the downtown areas and Champoeeg Park.
- (vv) See above.
- (ww) There can be a fire connection through Libra Street.
- (xx) Bicycle parking will be provided.
- (yy) Public facilities are already provided to this site which is ripe for development.
- (zz) See above.
- (aaa) The community has no greater need than for a quality restaurant and motel.
- (bbb) The property is already subject to an agreement with the City that the 99W will be improved to City street standards within four years.
- (ccc) This development is within the City limits, but at present is not connected to the public sewer. As soon as this

(ccc) cont'd

development is allowed to occur it will be connected to the public sewer.

(ddd) This development can be serviced by Newberg's present sanitary sewer system. A sewer pump will not be required.

(eee) This development is within the City limits.

(fff) Street lighting within the development will be provided by the developer.

(ggg) See above.

(hhh) Fire protection will be provided by the City Fire Department. There is already a fire hydrant on the site.

(iii) This development will conserve energy through the following methods:-

1. Employees and visitors to Adec and Publishers currently use motels located in Tigard and Beaverton. This is inefficient in energy use by travelling between Newberg and the other communities.

2. By using an existing structure as the restaurant, considerable energy savings will be achieved.

3. Residents of Newberg will no longer find it necessary to go out of town to enjoy a first class meal.

4. It will not longer be necessary to arrange banquets outside Newberg.

(jjj) The mixture of compatible land uses will be consistent with this policy.

(kkk) The public will have access to the restaurant, banqueting facilities and motel. The total development is designed for multiple use and is located in an easily accessible area.

These three uses are compatible with and synergistic with each other, thus the presence of the motel encourages the use of the banqueting facilities by encouraging conventions and meetings to be held in Newberg.

(lll) All new construction on this site will use the most energy efficient materials and construction methods.

(mmm) This development will provide a blend and attractive transition between rural and urban land uses.

(nnn) This development will be unique and identify Newberg as a separate community. It will not resemble the cloned developments which surround Portland in its closer suburbs.

(ooo) As previously explained.

(ppp) This urban development within the City limits should be encouraged.

2. Identify which goal and policy statements contained within the comprehensive plan pertain to this request?

Exhibit B

AGRICULTURAL LANDS

Goal:

- (a) To provide for the orderly and efficient transition from rural to urban land uses.

Policies:

- (b) 1. The conversion of urbanizable land from agricultural urban land uses shall be orderly and efficient.

FOREST LANDS

Goal:

- (c) To retain and protect forest lands for recognized forest uses.

Policies:

- (d) 1. Existing forest areas shall be encouraged to remain as open areas for wildlife habitat and limited recreational uses.

AIR, WATER, AND LAND RESOURCE QUALITY

Goal:

- (e) To maintain and, where feasible, enhance the air, water and land resource qualities within the community.

Policies:

- (f) 1. Development shall not exceed the carrying capacity of the air, water or land resource base.
- (g) 3. Water quality in the Willamette River and tributary streams shall be protected.
- (h) 5. Air pollution levels resulting from automobile traffic on Highway 99W should be minimized by limiting new access points and developing alternative routes.
- (i) 6. New industry should be located in areas which minimize impacts upon the air, water, and land resource base, as well as upon surrounding land uses.
- (j) 8. The threat of excessive noise will be considered when reviewing land use requests. In addition, any new commercial and industrial developments shall conform to DEQ noise pollution standards.

AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

Goal:

- (k) To protect life and property from natural disasters and hazards.

OPEN SPACE, SCENIC, NATURAL HISTORIC & RECREATIONAL RESOURCES

Goals:

- (l) To insure that adequate land shall be retained in permanent open space use and that natural, scenic and historic resources are protected.
- (m) To provide adequate recreational resources and opportunities for the citizens of the community and visitors.

To protect, conserve, enhance and maintain the Willamette River Greenway.

Policies:

Scenic Resources

- (n) 1. The City shall take steps to maintain and improve the visual quality of the City.

Historic Resources

- (o) 1. The continued preservation of Newberg's designated historic site and structures shall be encouraged. Special sources of funds as well as other incentives for restoration and preservation should be investigated.

THE ECONOMY

Goal:

- (p) To develop a diverse and stable economic base.

Policies:

General

- (q) 1. In order to lessen the percentage of persons who live in Newberg but must live elsewhere, the City should encourage a diverse and stable economic base through tax incentive.
- (r) 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.

- (s) 4. Newberg will encourage the development of industries which represent the most efficient use of existing resources including land, air, water, energy and labor.
- (t) 5. Economic expansion shall not exceed the carrying capacity of the air, water or land resource quality of the planning area.

Commercial Areas

- (u) 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.

Location

- (v) 1. New developments shall be permitted only when all urban services become available. These services shall include public water and sewers, electric power, solid waste collection, streets, parks, schools, police and fire protection.
- (w) 2. High density areas should be easily accessible to arterial streets. They should also be located near commercial services and public open spaces.
- (x) 8. To further energy and natural resource conservation the City should encourage the conversion of residential structures that might otherwise be demolished to uses that are compatible with other uses in the area.
- (y) 10. To reduce distances between land uses, a mixture of all compatible uses will be encouraged. As such, convenience commercial areas may be located within residential districts provided they meet special development standards.

URBAN DESIGN

Goal:

- (z) To maintain and improve the natural beauty and visual character of the City.

Policies:

General

- (aa) 1. The City should adopt a design review ordinance in order to insure that new developments and improvements relate harmoniously with their sites and surrounding land uses.

- (bb) 2. Design review should be performed at the staff level.
- (cc) 3. Design review should be provided for all new developments more intensive than duplex residential use.
- 4. Factors to be considered in the design review process should include but not be limited to:
 - (dd) (a) Compatibility of the proposed improvement with the terrain and with nearby existing buildings.
 - (ee) (b) Preservation of the desirable features of the existing landscape.
 - (ff) (c) Provisions for parking and circulation, including access facilities for motorized and non-motorized vehicles and pedestrians.
 - (gg) (d) Screening and landscaping.
 - (hh) (e) Surface water drainage.
 - (ii) (f) Placement of utilities underground.
 - (jj) (g) Signage and advertising features.
 - (kk) (h) Infringement of objectionable uses.
- (ll) 5. Non-residential uses abutting residential areas should be subject to special development standards in terms of setbacks, landscaping, sign regulations, building heights and designs.

Industrial Areas

- (mm) 1. Industrial development should be encouraged to locate in industrial parks offering good access, buffering and landscaping.

Commercial Areas

- (nn) 1. In areas outside of the downtown core, commercial development shall be encouraged to be clustered and to develop on sites large enough to provide landscaping and off-street parking.

Residential Areas

- (oo) 2. The City should plan a system of walkways and trails to provide adequate pedestrian and bikeway circulation.
- (pp) 6. Residential developments should respect the natural ground cover of their sites to the extent possible and plans should be made to preserve existing mature, non-hazardous trees in healthy condition.

- (qq) 7. The planting of street trees should be required in conjunction with a list of City-approved trees.
- (rr) 8. The City will evaluate and encourage various innovative and alternative approaches to zoning, including but not limited to the following: zero lot lines, cluster and density zoning, planned unit developments, performance standards and condominiums.
- (ss) 9. Solar rights of residences should be protected. Street layouts should encourage north and south facing lots. Lot designs should provide for maximum design flexibility in landscaping and building.

TRANSPORTATION

Goals:

- (tt) To encourage development of a safe, convenient and economic transportation system through a variety of transportation means.

To minimize adverse impacts of Highway 99W upon the City.

To develop and implement an area transportation plan consistent with local needs and the comprehensive plan.

Policies:

Overall Transportation

- (uu) 5. While automobiles shall continue as the primary means of transportation, the City shall encourage the development of a variety of alternative modes including small mass transit, bicycle and pedestrian systems.
- (vv) 6. Low density areas shall continue to be served primarily by automobiles with bike and pedestrian paths along selected arterials and collectors.

Automobile

- (ww) 3. Although loop streets and cul-de-sacs shall be permitted, local streets should be encouraged to interconnect in order to improve access for residents, fire and police vehicles and others.

Bicycles and Pedestrians

- (xx) 8. Bicycle parking shall be provided at schools, recreational centers, the library and other public facilities. The City will also encourage the provision of bicycle parking at private establishments as well.

PUBLIC FACILITIES AND SERVICES

Policies:

All Facilities and Services

- (yy) 1. The provision of public facilities and services shall be used as tool to implement the land use plan and encourage an orderly and efficient development pattern.
- (zz) 2. The extension of publicly-owned facilities and services into currently undeveloped areas shall occur only in accordance with a coordinated facilities and service plan. A 6-year capital improvement program shall be prepared and adopted.
- (aaa) 4. Services shall be planned to meet anticipated community needs.
- (bbb) 5. Owners of properties which are located on unimproved streets should be encouraged to develop their streets to city standards.

Sewers and Water

- (ccc) 1. All existing development within the City limits will connect to public sewer and water systems as soon as they become available.
- (ddd) 3. Developments with urban densities should be encouraged to locate within the area which can be serviced by Newberg's present sanitary sewer system. However, within the Urban Growth Boundary, pumped systems may be permitted where such use can be shown to be justified.
- (eee) 4. Sewer and water service shall not be provided outside the City limits except for cases of health hazards, where no other alternative exists, and where property owners agree to annex upon request of the City.

Street Lighting

- (fff) 1. Adequate street lighting shall be provided with priority given to the arterial streets, intersections and pedestrian paths, and bikeways.
- (ggg) 2. Street lights shall be adequate to provide needed visibility in all areas.

Fire Protection

- (hhh) 1. Fire protection should be provided in accordance with the suggested guidelines of the National Board of Fire Underwriters and Insurance Services Office.

ENERGY

Goal:

- (iii) To conserve energy through efficient land use patterns and energy-related policies and ordinances.

Policies:

Planning

- (jjj) 1. The City will encourage energy-efficient development patterns. Such patterns shall include the mixture of compatible land uses and a compactness of urban development.

Public Energy Conservation

- (kkk) 3. Public buildings shall be designed for multiple use and located in easily accessible areas.

Design

- (lll) 1. The City shall encourage the use of energy-efficient materials and construction methods in building new residential, commercial, industrial and other types of structures.

URBANIZATION

Goals:

- (mmm) To provide for the orderly and efficient transition from rural to urban land uses.
- (nnn) To maintain Newberg's identity as a community which is separate from the Portland Metropolitan area.
- (ooo) To create a quality living environment through a balanced growth of urban and cultural activities.

Policies:

- (ppp) 2. The City shall encourage urban development within the city limits.

2. Is there any other available and properly zoned property where your proposed use could be conducted and reasonably meet the public need identified in No.1 above?

Required is a site of three to five acres with access to 99W in order to construct a motel. However, the developers are primarily interested in the development of a high quality restaurant in a building of character and historical significance. This is the only site which combines the requirements of the building with the suitability of the site. In addition, by serendipity, this site also has a structure which, with little modification, will be made into banqueting facilities.

March 31, 1985

RE: Rezoning of property - 3777
Portland Rd - 4.83 acres

Gentlemen:

I am a homeowner on Hadley Rd. Please be advised I am very much against the rezoning of said property.

This property is bordered on 3 sides by homes and I feel it would greatly lower the value of these properties by placing a hotel/restaurant right in the middle.

We purchased our home believing it would be the last we would buy in our lifetime. We have been making it over to fit the needs of our family of five.

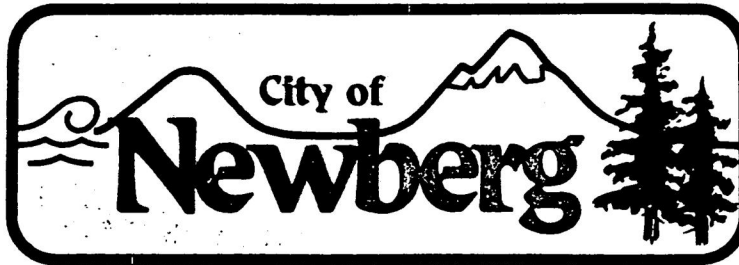
Our home is the closest one to the existing house, I feel we would be greatly inconvenienced having a motel/restaurant as a backyard neighbor. Would you want a motel in your

We have a previous commitment on the night of the 18th, otherwise, we would be at the planning commission meeting to voice our opinion.

However, please take note - we vote NO on the rezoning.

Thank you -

Clay Woolen
Susan Woolen
340 Hadley Rd
Newburg



Planning Department
(503) 538-9421

414 E. First St.
Newberg, Oregon 97132

February 14, 1985

STAFF REPORT

TO: Planning Commission

FROM: Planning Department

RE: Public Hearing A:

Applicant: International Church of the Four Square Gospel
and Pam Kimberly

Request: Request for a Comprehensive Plan Amendment from
LDR (Low Density Residential) to COMM
(Commercial) together with a Zone Change from
R-1 (Low Density Residential) to C-2 (Community
Commercial) on a 4.83 acre tract of land.

Tax Lot: 3216CA-2190

Location: 3777 Portland Road

File No: C-1/Z-1-85

Exhibits:

1. Staff Report
2. Newberg Comprehensive Plan
3. Newberg Zoning Ordinance
4. File No. C-1/Z-1-85

Findings:

1. The subject property contains 4.83 acres and is located at 3777 Portland Road, Newberg, Oregon. The subject property is currently designated by the Newberg Comprehensive Plan as LDR (Low Density Residential) land uses. This plan designation is implemented by the R-1 (Low Density Residential) zoning district classification. The applicants are requesting a Comprehensive Plan Map Amendment to a COMM (Commercial) designation together with a zoning amendment to a C-2 (Community Commercial) zone.
2. The change would authorize the applicants to develop the land for business or retail purposes.
3. The existing land uses on the property consist of an older house which faces the highway, together with a new 1,800 square foot building which was initially constructed to house the Four Square



Home of Old Fashioned Festival

Gospel Church. The applicants are attempting to purchase the property to convert the house and church into a restaurant facility. The applicants have also indicated that they hope to attract a motel to develop on the rear portion of the property which is currently vacant.

4. Surrounding land uses consist of the Newall Addition Subdivision to the west, which contains single family residential lot development; Springmeadow Subdivision to the north and east, which is a single family residential subdivision; U.S. Highway 99W abuts the property along its southern border; and to the south of Highway 99W are larger vacant areas of commercial and industrial land.
5. Notice of this request was placed within the Newberg Graphic Newspaper and was provided to all property owners identified on the Yamhill County Assessor's records which are located within 250 feet of the subject property. A notice of this request was also posted on or near the subject property at least 5 days but not more than 15 days prior to the Planning Commission hearing. Notice was given to all City departments, including Police and Fire Department. No objections were received. One memorandum was submitted from the Engineering Department relating to public improvement requirements for development of the property. This memorandum is attached to the Staff Report and labeled Staff Report Exhibit 1.

Observations:

In making a decision on this matter, the Commission must determine whether:

- A. The proposed change is consistent with and promotes the objectives of the Comprehensive Plan and the Zoning Ordinance of the City;
- B. There is a public need for a change of the kind in question;
- C. The need will be best served by changing the classification of the particular piece of property in question, as compared with other available property.

The property owner who desires to have the property reclassified has the burden of establishing to the Planning Commission and the City Council that the requested Comprehensive Plan Amendment and Zone Change meets the above mentioned requirements.

Comprehensive Plan Policies:

The following Comprehensive Plan policies have been found to be relevant to this request. This list may not include all relevant policies which may be applicable to this case.

1. Existing forest areas shall be encouraged to remain as open areas for wildlife habitat and limited recreational uses. (Forest lands Policy No. 1)
2. Development shall not exceed the carrying capacity of the air, water and land resource base. (Air, Water Policy No. 1)
3. The City shall take steps to maintain and improve the visual quality of the City (Open Space, Scenic Resources Policy No. 1)

4. The continued preservation of Newberg's designated historic site and structure shall be encouraged. Special sources of funds as well as other incentives for restoration and preservation should be investigated. (Open Space/Historic Resources Policy No. 1)
5. To develop a diverse and stable economic base. (The Economy Goal)
6. 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. (The Economy Policy No. 2)
7. The City shall encourage the retention of the downtown core as a primary shopping, service and financial center for Newberg. New commercial development shall be encouraged to locate there. (The Economy/Commercial Areas Policy No.)
8. Inefficient commercial strip development with poorly controlled access shall be avoided since such development causes congestion and creates hazardous conditions for pedestrians, bicycles and motor vehicles. (The Economy/Commercial Areas Policy No. 2)
9. New strip commercial development shall be discouraged but will be allowed in areas where such development has already occurred. (The Economy/Commercial Areas Policy No. 4)
10. Provide for the housing needs of the community commensurate with regional income levels. (Housing Goal)
11. New development shall be permitted only when all services become available. These services shall include public water, and sewers, electric power, solid waste collection, streets, parks, schools, police and fire protection. (Housing/Location Policy No. 2)
12. In areas outside of the downtown core, commercial development shall be encouraged to be clustered and to develop on sites large enough to provide landscaping and off-street parking. (Urban Design/Commercial Areas Policy No. 1)
13. Where new strip commercial development is permitted, such development should be subject to special design requirements for ingress and egress, landscaping and sign control. (Urban Design/Commercial Areas Policy No. 2)
14. To minimize adverse impacts of Highway 99W upon the City. (Transportation Goal)
15. Hazardous road sections and intersections shall be examined in detail and recommendations shall be made for improvement. (Transportation/Automobile Policy No. 4)
16. The provision of public facilities and services shall be used as a tool to implement the land use plan and encourage an orderly and efficient development pattern. (Public Facilities/All Facilities Policy No. 1)
17. The conversion of lands from rural to urban uses within the urban growth boundary shall be based on a specific plan for the extension of urban services. (Urbanization Policy No. 1)

Findings, Continued:

6. Within the Inventory of Natural and Cultural Resources (Table 39) it is identified that as of 1981, there were in excess of 115 acres of buildable land within the Newberg City limits which was properly planned and designated for commercial and mixed uses. Since 1981 there has been less than 15 acres of this total committed to

development. Most of this land abuts Highway 99W but is also located between Highway 99W and the St. Paul Highway. There is in excess of 35 acres of commercial land located directly across the Highway from the location proposed for a plan amendment and zone change under this application. Commercial vacant properties within the City of Newberg range in size from approximately 5,000 square feet in area up to 25 acres under single ownership. Other available property does exist which could accommodate a restaurant and/or a motel facility within the Newberg City limits.

The applicant has indicated that one of the reasons why the proposed site was selected was to help insure the preservation of a home which has identifiable historical values. The applicants indicate that "an attempt will be made to have this site designated as historic since the building is associated with the Newell Family, which was one of Newberg's earliest families." The applicants further expect to preserve the house by converting it to a restaurant facility.

7. No other commercially designated sites exist within the City of Newberg that are at least 4 acres in size and contain a historic house, which have the potential of being converted to a restaurant.
8. Sewer and water facilities can be provided to the site. Currently there is a 10 inch water main located along the southern boundary line of the subject property. Sanitary sewer would come from Libra Street which abuts the subject property to the north. Storm sewer would have to be connected to Aquarius Street which is located approximately 300 feet to the north of the subject property.
9. The applicants have indicated that, if they are successful in developing a restaurant and motel facility, the development will provide employment for 30-40 people. The development of a motel/restaurant facility is geared to service not only the local population needs, the needs of the College and the industries, but also the general tourism needs for those individuals travelling on Highway 99W. This development will help to diversify and stabilize the local economic base.
10. The approval of this request would extend the commercial use of property on the north side of Highway 99W although commercially designated properties on the south side of the highway extend clear to the eastern city limit boundary.
11. The conversion of this property to commercial uses would not encourage the development within the downtown core; however, a motel/restaurant facility could not be as easily developed in the downtown core as it would require assembling several ownerships, and demolition, in order to get a lot large enough to accommodate a facility similar to the one proposed by the applicants.
12. No written objections relating to this request have been entered into the record on this matter.

Recommendation:

Planning Staff will make a recommendation to the Commission after reviewing any additional testimony provided at the public hearing. In making a decision on this matter, the Planning Commission may review and take into consideration the applicant's proposal to construct a restaurant/motel facility on the subject property; however, it should be noted that, if a change is authorized, the applicant is permitted to construct and develop the property using any use permitted within the C-2 zone. Additionally, without placing a planned unit development sub-district overlay on the property, the City would have no ability to provide a mandate that the house could not be removed or demolished. In making a decision on this matter the Commission must provide findings which identify whether the proposed request is consistent with the Comprehensive Plan, that there is a public need for the zone change, and that the need is best served by changing this particular piece of property rather than other available property.

The Planning Commission has three options available in dealing with this application. They are:

1. To continue the public hearing in order to obtain additional testimony or clarification of testimony.
2. To recommend to the Newberg City Council to grant the Comprehensive Plan Amendment and Zone Change. The Council would then consider the record created by the Planning Commission and any additional written testimony provided. No new oral testimony will be permitted at the Council level. The Council may ask questions of any party to the proceeding on any issue debated by the Planning Commission.
3. The Planning Commission can deny the application. No further proceedings shall be held by the Commission or the Council if a denial is made unless a formal request for an appeal is filed within 10 days after the date of the Commission's decision.

MEMORANDUM

TO: Planning Department

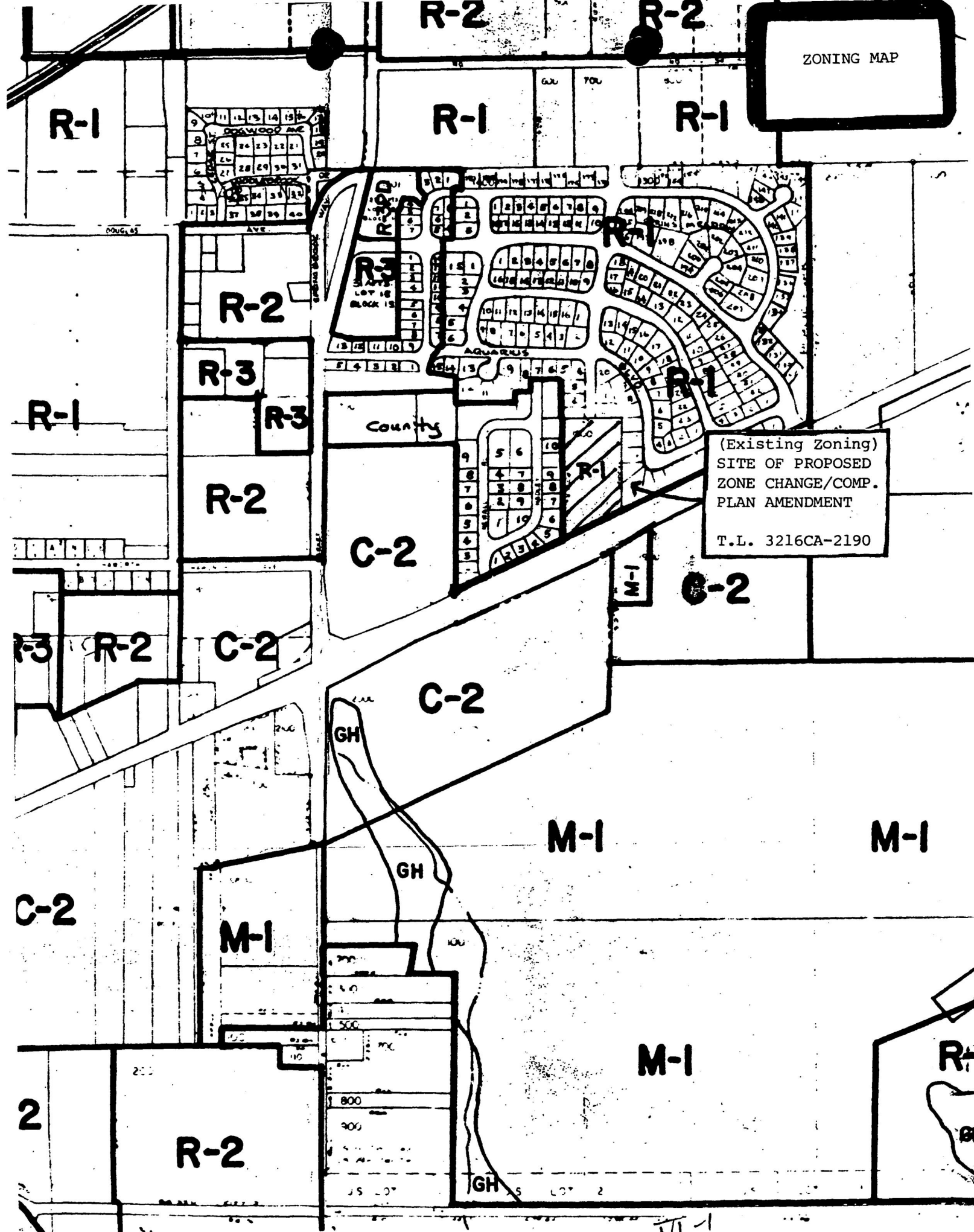
FROM: City Engineer

RE: Zone Change Request - T.L. 3216CA-2190

Public Works Department expresses the following comments with respect to the requested zone change at 3777 Portland Road.

1. Applicant, prior to occupancy, needs to complete half street improvement across the highway frontage of the property. Improvement shall conform to requirements of the Oregon Department of Transportation (ODOT) specifications and drawings. Plans for half street shall be prepared by a registered professional engineer. Plans must be approved by the City of Newberg and the Oregon State Highway Division District 2 in Salem.
2. Access from Highway 99W to subject property must be approved by ODOT, and the City of Newberg prior to issuance of building permit.
3. Applicant must connect all buildings to city sanitary sewer located at north end of the property on Libra Street extended if buildings not already connected.
4. Fire hydrant is existing and located on SW corner of the subject property.
5. Parking lot must be paved with either asphalt or concrete prior to occupancy. Storm drainage from the lot shall be collected in catch basins and may be discharged with ODOT approval in storm drain ditch (ditch to be replaced with closed conduit part of half street improvement), in front of property on Highway 99W.
6. Applicant to install street light near access to highway. Street light shall have a mounting height 35-40 feet and shall provide a brightness of 22,000 lumens sodium vapor (200 watts). Maintenance and power costs shall be paid by agreement with Portland General Electric.
7. Applicant shall comply with all other items as noted in original conditions with Four Square Church.

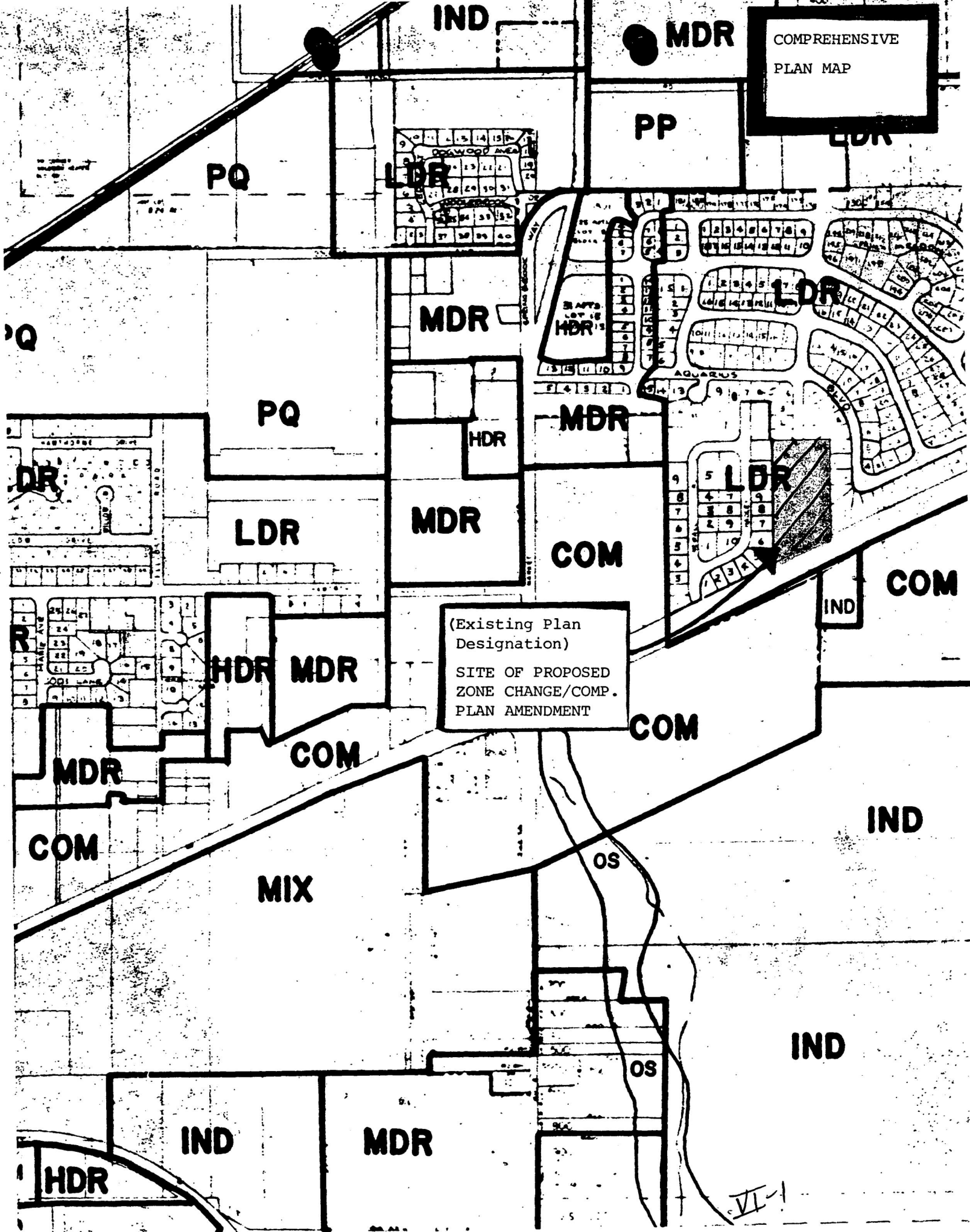
ZONING MAP

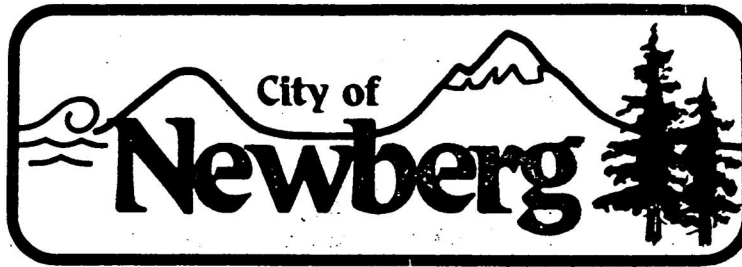


(Existing Zoning)
SITE OF PROPOSED
ZONE CHANGE/COMP.
PLAN AMENDMENT

T.L. 3216CA-2190

VI-1





Planning Department
(503) 538-9421

414 E. First St.
Newberg, Oregon 97132

March 15, 1985

STAFF REPORT

TO: Planning Commission

FROM: Planning Department

RE: Public Hearing A:

Applicant: International Church of the Four Square Gospel
and Pam Kimberly

Request: A Planned Unit Development in order to restrict
the types of uses permitted on the property and
to identify certain site requirements for
development of the property; together with a
request for a Comprehensive Plan Amendment from
LDR (Low Density Residential) to COMM (Commercial)
together with a Zone Change from R-1 (Low
Density Residential) to C-2 (Community Commercial)
on a 4.83 acre tract of land.

Tax Lot: 3216CA-2190

Location: 3777 Portland Road

File No: C-1/Z-1-85

Exhibits:

1. Staff Report
2. Newberg Comprehensive Plan
3. Newberg Zoning Ordinance
4. File No. C-1/Z-1-85

At last month's meeting, the Newberg Planning Commission reviewed a request by Pam Kimberly and the Four Square Gospel Church to rezone a 4.83 acre parcel from R-1 (Low Density Residential) to C-2 (Community Commercial). During the rezoning process, testimony was presented indicating that without additional controls, any number of commercially related uses could be permitted on the property. The primary justification for rezoning the property was based upon the fact that there is a house that should be preserved because of its historical significance, and that the property could best be preserved by converting the house into a restaurant facility. The applicants also identified that the property is large enough to accommodate a motel facility which would be complimentary to the general style and aesthetics of the house.



There were some concerns that, without specialized requirements, compatibility could exist between the adjoining residential neighborhood and the uses permitted on the lot.

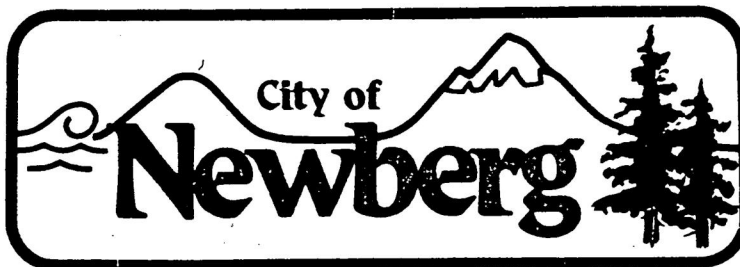
Through the establishment of a planned unit development (PUD) it is possible to provide certain conditions and requirements on the property to limit the number of uses permitted and to impose design requirements to help alleviate potential compatibility problems with the adjoining residential neighborhood.

The following conditions are suggested as possible conditions to be placed on the property through the establishment of a PUD.

1. The uses of the subject property shall be limited to:
 - a. A restaurant facility (not including a fast food restaurant).
 - b. Motel or hotel complex.
2. The architectural integrity of the house shall be preserved through any development or redevelopment on the property. No structural changes shall be permitted on the south wall of the house. It is permissible to install a solarium on the east side of the house provided no major architectural changes are made to the wall, with the exception of providing for an accessway to the solarium.
3. At the time that the permits are issued for development of the property or conversion of the house to a restaurant facility, a six foot high site obscuring fence shall be installed along the property line or vegetative landscape features may be installed provided that such landscaping is maintained and provided it creates a site obscuring barrier between the residential areas and the commercial development of the property. The vegetative landscaping shall be planted at a size which will establish a site obscuring hedge or area at least six feet in height within two years of the issuance of a permit for the development of the property or conversion of the house.
4. The development of the property or conversion of the house to a restaurant facility shall conform with all other city development code requirements.

~~These conditions may be modified or amended to include additional~~ requirements or exclude any requirement listed above. This PUD can only be established on the property if an approval is given for the zone change from an R-1 to C-2 use together with a Comprehensive Plan Amendment from a Residential to a Commercial use.

VI-1



Planning Department
(503) 538-9421

April 12, 1985

414 E. First St.
Newberg, Oregon 97132

STAFF REPORT

TO: Planning Commission

FROM: Planning Department

RE: Public Hearing A:

Applicant: International Church of the Four Square Gospel
and Pam Kimberly

Request: A Planned Unit Development in order to restrict
the types of uses permitted on the property and
to identify certain site requirements for
development of the property; together with a
request for a Comprehensive Plan Amendment from
LDR (Low Density Residential) to COMM
(Commercial) together with a Zone Change from
R-1 (Low Density Residential) to C-2 (Community
Commercial) on a 4.83 acre tract of land.

Tax Lot: 3216CA-2190

Location: 3777 Portland Road

File No: C-1/Z-1-85

The applicants have identified that a zone change from an R-1 (Low Density Residential) zoning designation to a C-2 (Community Commercial) zoning designation is necessary in order to accommodate a proposed restaurant facility and a motel or hotel complex on the site. A primary emphasis has been placed on converting the existing "Newall House" into a restaurant facility which would encourage its preservation as a local historic landmark.

At previous hearings, comments have been raised regarding potential impacts of commercial development on the adjoining residential subdivisions. Requests have been made that standards be established to insure compatibility between the two uses. The Planning Commission requested that the applicants place a Planned Unit Development zoning designation on the property to limit the types of uses and to provide certain compatibility standards. The Planning Staff has suggested four criteria to be established under the PUD. Those four criteria were identified in the Staff Report dated March 15, 1985 and are found at the end of this report.

At the regular March meeting of the Planning Commission, the applicants requested that the hearing be continued for one additional month to



Home of Old Fashioned Festival

VI-1

allow the applicants the opportunity to discuss the conditions further with individuals in the business of financing restaurant and motel projects.

The applicants have proposed that the conditions be modified as follows:

1. The uses of the subject property shall be limited to:
 - a. a high quality restaurant.
 - b. a motel or hotel complex.
 - c. such additional uses as are commonly associated with and complementary to the above.
2. The architectural integrity of the house shall be preserved. Any additions will be compatible with the existing buildings.
3. A six foot high obscuring fence shall be installed along the property line wherever any structure or parking area is adjacent to existing residences. In addition the fence will be placed in other areas where it is determined by site review that considerations of sight and noise and relationship to the adjoining property indicate that a fence is appropriate. An alternative to the fence will be a vegetative landscaping which will be planted at a size which would establish an obscuring hedge or area at least six feet in height within three years of the development of the property.

The Planning Staff has no objections to the changes identified in Conditions 1 and 2 above. As was mentioned previously, there were four conditions identified by the Staff at last month's meeting. The applicants have commented that Condition 4 (refer to page 3 of this report) is required by City ordinances anyway, and is therefore repetitious. The applicant is requesting that Condition 4 be deleted in order to eliminate potential confusion regarding the meaning of this condition. The Planning Staff has no objection to deleting Condition 4, although it simply points out that the project will not be exempted from any City development code requirement.

The applicant has suggested a change to Condition 3 which required that a site obscuring fence or landscaping area be established around the perimeter of the property at the time that any development or reconstruction of the house took place. The applicant has requested that this condition be modified to require the fence only along those areas where the development of a structure or parking area is adjoining an existing residence. The conditions go on further to indicate "In addition, the fence will be placed in other areas where it is determined by site review that considerations of site and noise and relationship to the adjoining property indicate that a fence is appropriate." This part of the condition would provide a discretion through the site review process for establishing additional fencing where it is determined by the site review committee that a fence or landscape area is required to buffer potential noises from the development, or to screen off light from vehicles parking or maneuvering within a parking lot on the site.

Under the criteria as proposed by the applicant, it still may be possible that the entire rear two acres of the site be unfenced, and therefore, the project would obviously not be screened from site from the rear yards of most of the residential properties adjoining the project site.

It is practical to expect that work to convert the house into a restaurant facility could occur quickly; however, the feasibility for financing the construction of a motel has not been fully determined as of yet and therefore, the construction of a motel may be a year, two years, or ten years away. The Planning Commission should consider this fact when reviewing Condition 3.

The alternative to Condition 3 would be to establish the exact location of a fence or landscape screen that would be required to be established at the time that the house was converted to a restaurant.

STAFF REPORT CONDITIONS LISTED IN STAFF REPORT DATED MARCH 15, 1985.

1. The uses of the subject property shall be limited to:
 - a. A restaurant facility (not including a fast food restaurant).
 - b. Motel or hotel complex.
2. The architectural integrity of the house shall be preserved through any development or redevelopment on the property. No structural changes shall be permitted on the south wall of the house. It is permissible to install a solarium on the east side of the house provided no major architectural changes are made to the wall, with the exception of providing for an accessway to the solarium.
3. At the time that the permits are issued for development of the property or conversion of the house to a restaurant facility, a six foot high site obscuring fence shall be installed along the property line or vegetative landscape features may be installed provided that such landscaping is maintained and provided it creates a site obscuring barrier between the residential areas and the commercial development of the property. The vegetative landscaping shall be planted at a size which will establish a site obscuring hedge or area at least six feet in height within two years of the issuance of a permit for the development of the property or conversion of the house.
4. The development of the property or conversion of the house to a restaurant facility shall conform with all other city development code requirements.

RECOMMENDATION

The Planning Staff recommends approval of the Plan Amendment, Zone Change and PUD with conditions 1 and 2 as identified by the applicant. The differences between the Staff Condition 3 and the alternative proposed by the applicant should be discussed by the Planning Commission to determine a resolution on this issue.

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Council Chambers
7:30PM, Thursday

A Regular Meeting
of the Planning Commission

February 21, 1985
Newberg, Oregon

Members Present:

John Englebrecht
Kathy Kelso
Jack Kriz
John Lyda

Eldon McIntosh
Ken Overton
Roger Veatch

Members Absent:

Jean Harris
Arthur Roberts

Staff Present:

Clay Moorhead, Planning Director
Rick Faus, City Attorney
Barb Mingay, Recording Secretary

Citizens Present:

20 Citizens

The meeting of the Newberg Planning Commission was called to order by Chairman Roger Veatch.

Public Hearing A:

Applicant:	International Church of the Four Square Gospel and Pam Kimberly
Request:	Request for a Comprehensive Plan Amendment from LDR (Low Density Residential) to COMM (Commercial) together with a Zone Change from R-1 (Low Density Residential) to C-2 (Community Commercial) on a 4.83 acre tract of land.
Tax Lot:	3216CA-2190
Location:	3777 Portland Road
File No:	C-1/Z-1-85

No abstentions, conflicts of interest, or exparte contact were indicated.

Staff Report: Planning Director Moorhead identified the property on a site map and briefly summarized staff report findings. He identified the three criteria that the Commission must base their decision on. In addition he pointed out 17 comprehensive plan goals and policies which could be applicable to the requested zone change. He distributed a memorandum from Jane Altier and Julie Pinger, Historic Preservation Consultants, which identified the type of structure on the site, its possible construction date and the historical significance of the site.

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The home was identified as being built by the grandchild of Newberg's first postmaster.

Proponent: Pam Kimberly, Rt. 2, Box 339, Gaston, indicated she was the owner of the Unicorn's Garden Restaurant which has been in operation for approximately 1½ years. During that time she has been well received in the community and has found a need to expand her facility, including the construction of a commercial kitchen. Her current site was not feasible for such an expansion. She is proposing development of a quality country inn, with banquet and overnight facilities. She indicated that the Comprehensive Plan should be considered a tool and should be flexible. She pointed out a number of comprehensive plan goals which supported her petition. These were also identified in material presented in the staff packets. She stated that a neighborhood meeting has been held during which neighborhood concerns were addressed. Dick Danielson, consultant; Darrel May, landscape architect; and David Abbott, partner were introduced.

Proponent: Dick Danielson, consultant for the applicant, reiterated Ms. Kimberly's statements. He indicated that there was a documented public need for a motel and that it would reinforce the commercial strip. He commented that lack of development on the property would adversely impact the surrounding neighbors due to neglect of maintenance, foot traffic and related problems. He added that a potential residential development on the property would also adversely impact the neighborhood, causing additional traffic and noise pollution.

Proponent: Ed Johnson, President of Hadley Water and Lighting District, indicated that the Board of Directors had met and voted in favor of the zone change. He indicated that he personally had been a resident of the area for 25 years, has seen the land go from farm land to church use to the current proposed use and felt the change would benefit his property values.

Proponents: David Abbott, Don Halbrook and Darrell May, reserved their right to provide rebuttal comments.

Questions to Proponents:

During questioning, Dick Danielson responded that the proposed development would not require Libra Street to be made into a through street. It would remain a closed street with this development. He added that the noise decible level at the site had not been measured but that it appeared to be high. He commented that the site could probably not qualify as a HUD housing project because of the high decible level generated from the highway traffic.

Pam Kimberly indicated the time frame for restaurant construction could be as soon as September or early spring for startup of the motel; however, the time frame would depend on financing.

Dick Danielson indicated that the project was very financable but required data and design work, and that early spring was possible for startup of the entire project.

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Staff indicated that requirements for fire hydrants or other conditions could be placed on the site through the design review process.

Pam Kimberly indicated that no statistics were available for traffic flow impacts onto 99W. She indicated that the existing home on the site consisted of 2700 square feet on three levels; the top two levels would be utilized for the restaurant with the commercial kitchen being located in the present garage area of the structure. She indicated that she intended to apply for some historical status for the site. She added that the structure newly built on the site would be converted to banquet facilities.

Opponent: Fred Casey, PO Box 188, Newberg stated that he was joint owner with Jack Nulsen of a parcel of property just south of the subject property. He voiced a concern that conversion of the property to commercial would place an additional development burden on his site. He added that Newall Addition CCR's restricted his site to residential use only, and stated his desire that the CCR's be amended to lift this restriction on his property.

Opponent: Judy Nemer, 3806 Aquarius, stated she was concerned about the proposed motel size, traffic patterns, automobile lights, landscaping requirements, height requirements, fencing and access to abutting properties.

Questions to Opponents:

Ms. Nemer indicated that she was concerned that her privacy be maintained and that previously there had not been a fence but thick vegetation obscured the site.

Fred Casey responded to a question about Hadley Water & Lighting District CCR's, indicating that only residential construction was authorized on his property, and that his property did not have an access onto Highway 99W. He stated he did not object to the proposed project, only to the possible impact on his residentially zoned property if it could not also be rezoned.

Public Agencies/Letters: Engineering Department requirements were identified in Staff Report Exhibit 1. No letters were received and no other public agencies responded.

Proponent Rebuttal: Ed Johnson indicated that the Hadley Water and Lighting Association had only indicated that "at this time" CCR's would not be revised; however, that didn't preclude changing them at a later date.

Fred Casey withdrew his objections to the project.

Staff Recommendation: The Planning Director made a recommendation that the Planning Commission recommend to City Council approval of the zone change and comprehensive plan amendment based upon the Staff Report findings. In addition, the Planning Director suggested three additional findings which should be adopted if an approval were given by the

Commission. The three findings were in response to the three criteria required for a Zone Change as are identified under Section 600 of the Newberg Zoning Ordinance.

Hearing Closed.

In responding to questions from the Commission, staff commented that any C-2 uses could be allowed on the property if the request were approved as submitted. A PUD overlay could be placed on the property, but doing so would require a new hearing on the proposed PUD designation, with new testimony allowed. The fee would be waived if the Planning Commission initiated the PUD overlay request. If the applicant initiated the request, there would be a fee required. Staff further indicated that any commercial development would be required to go through design review. A minimum of 15% landscaping would be required through the design review process. He commented that design review was a staff review process.

Motion: Kriz-Englebrecht to postpone the hearing and direct staff to initiate a PUD overlay hearing at the next regularly scheduled Planning Commission meeting in March. Vote on Motion: Aye-Englebrecht, Kelso, Kriz, Lyda, Veatch; Nay-McIntosh, Overton. Motion carried 5-2.

Staff identified the PUD hearing process.

Motion: McIntosh-Overton to continue the hearing to the next regular Planning Commission meeting in March. Motion carried unanimously.

Staff indicated that the Planning Commission would hear the matter at its March 21, 1985 Planning Commission meeting and the City Council would then hear the matter at its April 1, 1985 meeting.

A 5 minute recess was called after which the meeting was reconvened.

Motion: Englebrecht-Overton to reconsider the previous motion. Motion carried unanimously.

Motion: McIntosh-Englebrecht to re-open the hearing to take new testimony. Motion carried unanimously.

Question to Proponent: David Abbott was asked if he and his partner would be receptive to a partial zone change on the property. He responded that approximately one-half of the property would need to be designated C-2 in order to meet the City parking, landscape and other requirements for the initial phase of the project involving conversion of the existing house into a restaurant.

Staff identified the City parking requirements for the restaurant.

Proponent: Fred Casey volunteered his property for temporary parking use.

Proponent: Gloria Newall Brothers, indicated she was concerned about dividing the property into two zoning classifications.

VI-1

Proponent: Darrell May questioned whether adjustments could be made by staff in the zone boundary at a later date if it was found that not enough properly zoned property was available for parking, landscaping, etc. Staff indicated that staff adjustments to zones were not authorized.

Hearing Closed.

Motion: Overton-McIntosh to recommend to the City Council that they grant the requested zone change based on the original Staff Report findings. Motion withdrawn.

Motion: Overton-McIntosh to reconsider the motion regarding requesting Staff to initiate a PUD hearing process. Vote on Motion: Aye-Englebrecht, Kelso, McIntosh, Overton, Veatch; Nay- Kriz, Lyda. Motion carried 5-2.

Motion: Overton-McIntosh to recommend to City Council that they grant the requested zone change and Comprehensive Plan Amendment based on testimony and Staff Report findings. Vote on Motion: Aye-McIntosh, Overton; Nay-Englebrecht, Kelso, Kriz, Lyda, Veatch. Motion failed 5-2.

Motion: Kriz-Englebrecht to postpone the hearing and direct staff to initiate a PUD hearing at the March Planning Commission meeting. Vote on motion: Aye-Englebrecht, Kelso, Kriz, Lyda, McIntosh, Veatch; Nay-Overton. Motion carried 6-1.

Director Moorhead stated that the public hearing would be continued to the March 21, 1985 Planning Commission meeting at which time a PUD hearing process would be initiated on the subject property.

Council Chambers
7:30PM, Thursday

A Regular Meeting
of the Planning Commission

March 21, 1985
Newberg, Oregon

Public Hearing A:

Applicant: International Church of the Four Square Gospel and Pam Kimberly
Request: A Planned Unit Development in order to restrict the types of uses permitted on the property and to identify certain site requirements for development of the property; together with a request for a Comprehensive Plan Amendment from LDR (Low Density Residential) to COMM (Commercial) together with a Zone Change from R-1 (Low Density Residential) to C-2 (Community Commercial) on a 4.83 acre tract of land.
Tax Lot: 3216CA-2190
Location: 3777 Portland Road
File No: C-1/Z-1-85

Roger Veatch indicated he had a telephone conversation with David Abbott, co-applicant, but did not feel it would interfere with any decision he might make. No abstentions, conflicts of interest, or exparte contact were indicated.

Staff Report: Planning Director Moorhead briefly reviewed the staff report as submitted. He then entered a letter into the record from David Abbott, who requested that the Planning Commission postpone this hearing to the April Planning Commission to allow him time to review the staff report adequately. Mr. Moorhead recommended that the Commission continue the hearing to April.

Proponent: David Abbott, Rt. 2, Box 266, Newberg, briefly restated the comments in the letter he submitted and reiterated that he had not had adequate time to respond to the staff report findings. He again requested a delay to April's Planning Commission meeting. He requested that the Commission reconsider granting the original request for a Zone Change without the PUD overlay requirements.

Motion: McIntosh-Englebrecht to continue Public Hearing A to allow for additional testimony and review to the April Planning Commission meeting. Motion Carried unanimously.

Public Hearing B, Continuation (This matter is closed to further testimony before the Planning Commission)

Applicant: International Church of the Four Square Gospel and Pam Kimberly
Request: A request for a Comprehensive Plan Amendment from LDR (Low Density Residential) to COMM (Commercial) together with a Zone Change from R-1 (Low Density Residential) to C-2 (Community Commercial) on a 4.83 acre tract of land.
Tax Lot: 3216CA-2190
Location: 3777 Portland Road
File No: C-1/Z-1-85

VI -1

Motion: Englelicht-Kelso to continue Public Hearing B to the April Planning Commission meeting. Motion Carried unanimously.

Staff indicated that the Planning Commission would hear the above matters at its April 18, 1985 Planning Commission meeting and the City Council would then hear the matters at its May 6, 1985 meeting.

Council Chambers
7:30 PM, Thursday

A Regular Meeting
of the Planning Commission

April 18, 1985
Newberg, Oregon

Public Hearing A:

Applicant: International Church of the Four Square Gospel and Pam Kimberly
Request: A Planned Unit Development in order to restrict the types of uses permitted on the property and to identify certain site requirements for development of the property; together with a request for a Comprehensive Plan Amendment from LDR (Low Density Residential) to COMM (Commercial) together with a Zone Change from R-1 (Low Density Residential) to C-2 (Community Commercial) on a 4.83 acre tract of land.
Tax Lot: 3216CA-2190
Location: 3777 Portland Road
File No: C-1/Z-1-85

John Lyda indicated he had received a letter in opposition and presented it to the Planning Director for inclusion in the hearing. He did not feel it would interfere with any decision he might make. No abstentions, conflicts of interest, or exparte contact were indicated.

Staff Report: Planning Director Moorhead reviewed with the Commission the two previous hearings on this matter. He pointed out that at this time only two opponents to the project have come forward; Fred Casey and Judith Nemer, both neighbors of the proposed project site. He presented the staff report dated March 15, 1985 and highlighted conditions included the previous staff report. He reviewed the modifications that the applicant proposed to the four conditions. The applicant has requested deletion of condition four as that condition would only duplicate the standard requirements of the City for all developments currently constructed in Newberg at this time. Mr. Moorhead indicated that, after on-site review and additional consultation with the applicant, he was able to identify the areas of natural landscaping and existing fencing. He pointed out on a map those areas requiring additional screening. He indicated that the staff recommendation would be to approve the applicant's request for a Comprehensive Plan Amendment, Zone Change with a Planned Unit Development overlay based on Staff Report 1 findings and applicant's conditions 1-3.

Proponent: David Abbott, Rt. 2, Box 266, Newberg, partner in the project, indicated he was in favor of the Planning Director's recommendation and finds it acceptable.

Proponent: Steve Bragg, a registered architect and Newberg resident, indicated this type of complex is currently not available in Newberg and the proposed project would fill a need.

Proponent: Gloria Brothers, representing some of the original site owners, feels the project was being well done and supported it. VI-1

Proponent: Pam Kimberly, partner in project and owner of Unicorn's Garden, asked for the Planning Commission support in a project that would benefit the whole community. She thanked the Commission for their efforts thus far.

Proponent: Darrel May, Rt. 4, Box 365, Newberg, a registered landscape architect, indicated he is currently working on the project and would like to see it completed.

Questions to Proponent:

Arthur Roberts asked for clarification of "high quality" in the applicant's requested conditions and for a more specific definition of condition 1.c. Pam Kimberly responded that a high quality restaurant was one which prepared or originated food on the premises, one step up from fast food. David Abbott responded that other types of uses that could complement a restaurant and motel could include things such as a weight room, athletic room, etc. His response regarding financing the project having a PUD overlay was that the proposed conditions did not appear to be so restrictive as to cause a problem with project financing.

Staff commented that staff site review would further address the appropriate locations for additional screening and landscaping.

Commissioner Kelso asked how extensive the architectural changes to the existing house would be. Pam Kimberly responded that the basic house would not be changed. The commercial kitchen would be located in the garage structure. In addition, construction of a solarium for additional seating space, would be designed as tastefully as possible, so as not to detract from the house.

No opponents wished to speak.

No public agencies responded.

The letter received by Commissioner Lyda was entered into the record at this time. It indicated that Clay & Susan Woolen, 340 Hadley Road, were opponents of the project. They indicated their property values and quality of life would be adversely affected if the project were approved.

Proponent Rebuttal:

David Abbott indicated that the Woolen's were the only opponents to the project from Newall Addition Subdivision, and that the Hadley Water Association was very much in favor of the project. He felt that ample opportunities had been presented both publicly and privately for those individuals who had concerns about the project.

Staff Recommendation: Staff recommends approval of the Plan Amendment, Zone Change and PUD overlay, based on February Staff Report findings and Conditions 1-3 as proposed by the applicant.

Public Hearing closed.

Commissioner Roberts expressed concern that the Commission was basing their decision on the statement that the house was "historic" and should therefore be allowed to be rezoned. He indicated that basing a land use decision on that point alone did not seem sufficient cause for approval of a zone change request.

A number of Commissioners responded they felt that other factors were presented at the first public hearing, in addition to the historic character of the house, which did indicate sufficient cause to recommend approval of the request.

The number of potential units was also discussed. Concerns regarding building height were expressed. Staff commented that building height was limited to a maximum of 30 feet within 50 feet of the residential zones, but the remainder of the site had no height limitations. The physical limitations caused by the parking, lot coverage and landscape requirements would restrict the number of units allowed.

Motion: Englebrecht-Overton to approve the request for a Planned Unit Development in order to restrict the types of uses permitted on the property and to identify certain site requirements for development of the property; together with a request for a Comprehensive Plan Amendment from LDR (Low Density Residential) to COMM (Commercial) together with a Zone Change from R-1 (Low Density Residential) to C-2 (Community Commercial) on a 4.83 acre tract of land, based on Staff Report Findings dated February 14, 1985 and applicants conditions 1-3 as listed in Staff Report dated April 12, 1985. This approval also incorporates the request identified as Public Hearing B on the Planning Commission Agenda of April 18, 1985. Vote on Motion: Aye - Englebrecht, Kelso, Kriz, Overton, Veatch; Nay - Lyda, Roberts. Motion carried (5-2).

Staff indicated that Public Hearing A and B would be heard before the City Council, May 6, 1985, and that new and additional testimony could be presented in written form at that time.

MEMO

TO: City Council

DATE: April 30, 1985

FROM: City Manager

SUBJECT: Update on Nuisance Abatement at Newberg Bowl Site

The time period allowed for the abatement of the nuisance at the Newberg Bowl site expires May 16, 1985. Alan Barnes, Building Official informs me that he has made contact with Bob Rollins, and Bob indicates that he plans to have someone fence the site and take the wall down by the end of this week. In the event this does not occur Alan has secured three bids from local contractors and is ready to proceed.


Michael Warren
City Manager

MW/bjm

IX -1

MEMORANDUM
April 18, 1985

TO: City Manager
Department Heads

FROM: Planning Department *FYE CSM*

RE: Population and Employment Statistics

Newberg is located approximately half way between Washington D.C. and Honolulu. London and Tokyo are both approximately 6,000 air miles from Newberg, and the community is located slightly north of the 45th parallel, which is half way between the equator and the north pole.

Within the tri-county area (Marion, Polk and Yamhill) there are nearly 5,100 farms which occupy 700,000 acres of land. This farm land represents 42% of the three counties land area. Yamhill County's economic fortunes are more closely tied to durable goods manufacturing, including lumber and wood products, primary metal, medical and dental equipment.

Nearly 18% of Yamhill County's work force commutes to the Portland Metro area, which has qualified Yamhill County to be included in the newly defined Portland Metropolitan Statistical Area (PMSA). Most of these commuters are located within the Newberg community.

The population of Yamhill County has grown even more rapidly than that of Marion and Polk counties during the 1970's and declined less in the 1980's. The recession hit the County's wood products industry hard and early, slowing Yamhill County's inflow of people to a trickle by mid-1981. The in-migration of people had a negative figure in 1982 but not large enough to outweigh the natural increases in population. But the recession caught up to the County's population in 1983, as the July 1 estimates fell 175 people short of the population count from the previous year. Still, population continued to grow both years within the City of McMinnville, and also in Newberg, which is near the site of much of Oregon's new industrial growth, found in Washington County. Between 1980 and 1983 the City of Newberg showed a population increase of 9.1% while the City of McMinnville showed an increase of only 4%. The other communities within the tri-county area which exceeded Newberg's population increase include Idanha with 14.4%, Jefferson with 17.2%, Sublimity with 14.2% and Dundee with 9.2% increases.

Continued population growth is expected throughout the State and the Willamette Valley. The United States Census Bureau lists Oregon as being among the states that will experience significant population gains in the years ahead, with statewide growth rates averaging 2.5% each year to the year 2000. Although the magnitude of the projections are regarded as somewhat optimistic by most analysts, there is no disagreement as to the direction of change. Once the economy starts to roll, Oregon will attract many new residents, but the frantic growth rate of the 1970's is not likely to return during this decade.

By far the industry which has created the most jobs during the last decade had been "eating and drinking places" with a whopping 71% increase between 1974 and 1981. The Oregon Employment Division has identified and projected the fastest growing industries to the year 1990 which is identified below:

FASTEST GROWING INDUSTRIES 1982-1990
(Marion, Polk & Yamhill Counties)

	<u>1982</u>	<u>Employment</u> <u>1990</u>	<u>Change</u>	<u>Percent</u> <u>Growth</u>
Residential Building Construction	355	804	449	127
Fabricated Structural Metal Products	577	1,065	488	85
Wood Building & Mobile Homes	874	1,611	737	84
Nursing & Personal Care Facilities	1,495	2,210	715	48
Eating & Drinking Places	6,807	9,200	2,393	35
Real Estate Agents & Managers	1,362	1,843	481	35
Department Stores	2,085	2,694	609	29
Grocery Stores	2,532	3,110	578	23
Hospitals	2,530	3,000	470	19
Elementary & Secondary Schools	6,471	6,972	501	8

As noted above, eating and drinking places have provided the greatest increases in the number of new jobs than any other employment category in the past and will continue to be a dominant employer in terms of new growth over the next 5 years. Over 153 new jobs for waiters/waitresses are projected to open up with the tri-county area within 1985. These jobs are directly associated with an increase in tourism and personal income levels. It should be noted that tourism not only includes the out-of-state recreational traveler, but also in-state recreation activities.

Between 1970 and 1982, Oregon's personal income climbed by 251%, Marion County ballooned by 273%, Polk County by 265%, and Yamhill County skyrocketing to 310%. The per capita income, which is the total personal income divided by the total population, provides another perspective on the area's economic well-being. Yamhill County's per capita income ranking has improved significantly since 1973. Between 1970 and 1982, Yamhill County's per capita personal income rose by 192% while Marion County rose by 171% and Polk County rose by 182%.

MEMO

TO: City Council

DATE: April 29, 1985

FROM: City Manager

SUBJECT: Storm Drainage Master Plan

For the past two years it has been our intention to produce a storm drainage master plan. Ideally, the storm drainage master plan, water master plan and sewer master plan should be tied in together. We have developed, with the assistance of the consulting firm of Kramer, Chin and Mayo, master plans for water and sewer utilities but have not begun the storm drainage master plan. Now that the City Council has formally placed the development of the storm drainage master plan on the goals list it behooves us to move ahead and complete it. It also helps that we have budgeted money in the 1984-85 budget to complete this project.

One would think that as a result of the record low rainfall this past January that storm drainage would be an issue that we would not have to contend with. However, each time it rains, flooding occurs and the phone calls to City hall begin. Unfortunately, we must comment to the citizens that we do not have a plan and we do not know what we can do about storm drainage. We proceed to take a look at the problem but we can waste money by either undersizing or oversizing the pipe that is put in to arrest the problem.

The Public Works Committee has reviewed this matter and has recommended passage of the attached resolution. The resolution explains the importance of selecting a common consulting firm especially for the savings to the City. The resolution does not discuss, however, the fact that in an effort to conserve funds City staff will work with the consulting firm on certain items which we feel we are best able to handle. An example of work which the City staff will be doing is part of the storm drainage master plan would include a smoke testing of the existing storm sewer system to indicate exactly where many of the storm sewer lines go. Our public works crew will conduct the smoke testing of the storm sewer lines and the engineering staff will work with the consulting firm in analyzing that data. In addition to that the engineering staff will assist the consulting firm in gathering the as-built map information and will provide to them any field survey work which they need.

It is my recommendation that the City Council pass the attached resolution to develop a storm drainage master plan.


Michael Warren
City Manager

MW/bjm

Enc.

XI-1

THE CITY COUNCIL OF THE CITY OF NEWBERG, OREGON, SITTING AS COUNCIL AND AS CONTRACT REVIEW BOARD APPROVES A CONTRACT FOR PERSONAL SERVICES BETWEEN THE CITY OF NEWBERG AND KRAMER, CHIN AND MAYO, INC. FOR THE PREPARATION OF A STORM DRAINAGE MASTER PLAN FOR THE CITY OF NEWBERG, SAID CONTRACT BEING FOR THE TOTAL SUM OF \$51,000.

WHEREAS, the City of Newberg has budgeted funds for the preparation of a storm drainage master plan and requires the personal services of a consultant to develop the plan; and

WHEREAS, the City Council has approved funds for the development of the storm drainage master plan in its 1984-85 fiscal year budget and the City Council has made the completion of the plan a priority; and

WHEREAS, due to the complete familiarity that Kramer, Chin and Mayo, Inc. has with our current facilities and systems and the previous selection processes followed in choosing Kramer, Chin and Mayo, Inc., it will be cost effective and the best plan will be produced by entering into a contract for personal services with Kramer, Chin and Mayo, Inc. to prepare the Storm Drainage Master Plan for the City of Newberg; and

WHEREAS, city staff have followed a deliberate process in choosing a consultant to provide these services including an interview for presentation of the proposal; and

WHEREAS, it is extremely important that the Storm Drainage Master Plan be tied in with our Sewer Master Plan and our Water Master Plan. Kramer, Chin and Mayo, Inc. has prepared both of the previous two plans and are extremely familiar with the City and its systems. This familiarity should result in a cost savings to the City of Newberg. Kramer, Chin and Mayo, Inc. has prepared storm drainage master plans for several Oregon communities, as well as the Master Plan for Washington County. The individual on their staff who will be in charge of this project is an extremely accomplished individual in the preparation of storm drainage master plans; and

WHEREAS, upon completion of review by the Public Works Committee on April 22, 1985, the Public Works Committee recommended to the Council at its May 6, 1985 Council meeting that based upon its review and the number of hours of work to be provided by the firm as against their cost, that it would be in the best interest of the City that the City Council authorize the City Manager to enter into a contract with Kramer, Chin and Mayo, Inc. to prepare the Storm Drainage Master Plan as consultants for the City; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newberg, Oregon, as follows, to-wit:

1. That all of the findings and information contained in the whereas clauses above are hereby incorporated into this resolution at this point by reference in their entirety.
2. That this contract is a contract for personal services exempt under Ordinance No. 1793, Section 2, and Resolution No. 84-1114.
3. That the City Council of the City of Newberg, sitting as Contract Review Board and as Council, hereby authorizes the City Manager to enter into the personal services contract entitled "Storm Drainage Master Plan for the City of Newberg" with Kramer, Chin and Mayo, Inc. for a maximum contract price of \$51,000.

ADOPTED by the City Council of the City of Newberg, Oregon, this 6th day of May, 1985.

XL-1

MEMO

TO: City Council
FROM: City Manager
SUBJECT: Villa Road

DATE: April 30, 1985

The State of Oregon Department of Transportation has listed the extension of Villa Road to the St. Paul Highway as part of their six-year highway improvement program. This means that the project will be completed by the State saving the local taxpayers the expense.

Recently the State has begun the surveying and property purchase necessary to complete the project. In order for them to proceed, all property must be purchased including the piece owned by the City of Newberg. Attached to this memo is a resolution and a copy of the deed that would, when executed, provide the necessary right of way to the State to begin construction. The City of Newberg purchased this property some time ago for the purpose of Villa extension, and it now behooves us to move ahead and deed the property to the State.

RECOMMENDED ACTION: Pass resolution relinquishing by deed, certain properties to the State of Oregon to facilitate construction of Villa Road.


Michael Warren
City Manager

MW/bjm

Enc.

RESOLUTION NO.

A RESOLUTION AUTHORIZING CITY OFFICERS TO RELINQUISH, BY DEED, CERTAIN PROPERTY TO THE STATE OF OREGON TO FACILITATE THE CONSTRUCTION OF THE VILLA ROAD CONNECTION (NEWBERG) SECTION OF THE HILLSBORO-SILVERTON HIGHWAY (VILLA ROAD EXTENSION PROJECT).

WHEREAS, ORS 271.330 grants the City of Newberg express power to relinquish title to any City property not needed for City public use to the State of Oregon provided that the property shall be used and continue to be used for a public purpose by the State of Oregon; and

WHEREAS, ORS 271.400 allows the City Council to convey to the State of Oregon, by and through its Department of Transportation, Highway Division, by deed, any lands for carrying out the purposes of that agency; and

WHEREAS, The City of Newberg acquired certain real property, which is described as parcel 1 and parcel 2 in a certain deed attached hereto as Exhibit A and incorporated herein at this point by reference, for the public purpose of extending Villa Road to Highway 219 (the Hillsboro-Silverton Highway); and

WHEREAS, The State of Oregon has committed itself to complete the Villa Road extension project and needs the City to deed its land to allow completion of the project.

NOW THEREFORE IT IS HEREBY RESOLVED by the City Council of the City of Newberg, Oregon as follows:

Section 1. That the City Council of the City of Newberg hereby conveys that certain real property, described as parcel 1 and parcel 2 in Exhibit A which is attached hereto and incorporated herein at this point by reference, to the State of Oregon by and through its Department of Transportation, Highway Division. This conveyance is made under the authority and for the purposes cited in the "Whereas" clauses contained in this resolution which are incorporated herein.

Section 2. That the Mayor and Recorder of the City of Newberg are hereby authorized, pursuant to Ordinance No. 896 of the City of Newberg, to execute the proper deed of conveyance to close the transfer authorized in Section 1 hereof.

ADOPTED by the City Council of the City of Newberg, Oregon, this 6th day of May, 1985.

Arvilla Page - City Recorder

DEED

The CITY OF NEWBERG, Oregon, a municipal corporation, Grantor, hereby conveys unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Highway Division, Grantee, the following described property, to wit:

PARCEL 1

A parcel of land lying in Lot 1 of Section 20, Township 3 South, Range 2 West, W.M., Yamhill County, Oregon and being a portion of that property described in that deed to the City of Newberg, Oregon, recorded in Film Volume 128, Page 758, Records of Yamhill County; the said parcel being that portion of said property included in a strip of land variable in width, lying on each side of the center line of Villa Road which center line is described as follows:

Beginning at Engineer's center line Station "V" 8+00, said station being 662.32 feet North and 4.00 feet East of the Southeast corner of the Daniel D. Deskens D.L.C. No. 54, Township 3 South, Range 2 West, W.M.; thence South 0° 27' 19" West 146.29 feet; thence on a 102.31 foot radius curve left (the long chord of which bears South 14° 43' 52.5" East 53.60 feet) 54.24 feet; thence South 29° 55' 04" East 110.61 feet; thence on a 286.48 foot radius curve right (the long chord of which bears South 14° 49' 34" East 149.18 feet) 150.92 feet; thence South 0° 15' 56" West 184.57 feet to Engineer's center line Station "V" 14+46.63.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Easterly Side of Center Line	Width on Westerly Side of Center Line
"V"10+65		"V"10+95	120 in a straight line to 60	
"V"10+95		"V"11+11.14	60 in a straight line to 39	
"V"11+11.14		"V"12+00	39	
"V"12+00		"V"12+62.06	39 in a straight line to 35	
"V"10+65		"V"10+95		50 in a straight line to 25
"V"10+95		"V"12+62.06		25

True bearings based on Solar Observation taken July 26, 1984 by Oregon State Highway Division Survey.

The parcel of land to which this description applies contains 11,320 square feet, more or less.

Grantor also grants to Grantee, its successors and assigns, a permanent easement to construct and maintain highway slopes, necessitated by the construction, operation, and maintenance of the Villa Road Connection (Newberg) Section of the Hillsboro-Silverton Highway, upon the following described property, to wit:

PARCEL 2

A parcel of land lying in Lot 1 of Section 20, Township 3 South, Range 2 West, W.M., Yamhill County, Oregon and being a portion of that property described in that deed to the City of Newberg, Oregon, recorded in Film Volume 128, Page 758, Records of Yamhill County; the said parcel being that portion of said property included in a strip of land variable

in width, lying on the Easterly side of the center line of Villa Road which center line is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Easterly Side of Center Line
"V"10+65		"V"12+00	44
"V"12+00		"V"12+62.06	44 in a straight line to 40

EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains 790 square feet, more or less.

IT IS UNDERSTOOD that nothing in this easement will be construed to prevent Grantor from the use of said property, provided, however, that such use shall not be permitted to interfere with the rights herein granted or endanger the lateral support to said highway. It is also understood that Grantee shall never be required to remove the slope materials placed by it on said property, nor shall Grantee be subject to any damages to Grantor, its successors and assigns, by reason thereof or by reason of any change of grade of the highway abutting on said property.

The true and actual consideration received by Grantor for this conveyance is \$ Gratis.

Dated this _____ day of _____, 198__.

CITY OF NEWBERG

By _____

Title _____

By _____

Title _____

STATE OF OREGON, County of _____

_____, 198__. Personally appeared _____ and

_____, who, being sworn, stated that they are the

_____ and _____ of the City of Newberg and that

this instrument was voluntarily signed in behalf of the city by authority of its Common Council. Before me:

Notary Public for Oregon

My Commission expires _____

MEMO

TO: City Council

DATE: April 29, 1985

FROM: City Manager

SUBJECT: Amendment of Ordinance No. 2161

The sewage treatment plant building fund resources and requirements were mistakenly left off the ordinance passed at the last City Council meeting. The advertisement was correctly done but unfortunately, the ordinance left off the information that should have been included.

The amended ordinance includes the proper figures as presented to the Budget Committee and approved by the Budget Committee. It has been verified with the Department of Revenue that the amended ordinance is in compliance with budget law.

I recommend adoption of the ordinance as amended.


Michael Warren
City Manager

MW/bjm

Enc.

XII - 1

AN ORDINANCE AMENDING ORDINANCE NO. 2161, PASSED AND APPROVED MARCH 4, 1985, ADOPTING A SUPPLEMENTAL BUDGET FOR THE CITY OF NEWBERG, OREGON FOR THE FISCAL YEAR 1984-1985 TO CORRECT AN ERROR OF OMISSION IN SAID ORDINANCE AND DECLARING AN EMERGENCY.

WHEREAS, the City Council of the City of Newberg, Oregon, met at a regular meeting held at and after 7:30 o'clock p.m. March 4, 1985 in the City Hall in said City for the purpose of holding a public hearing on the supplemental budget of said City for the fiscal year 1984-1985, in accordance with the published notice of said budget and said meeting and public hearing; and

WHEREAS, items in the supplemental budget which were properly within the published notice of said budget and which were properly before the meeting and public hearing were inadvertently omitted from section 1 of Ordinance No. 2161 passed and approved pursuant to that public hearing on March 4, 1985; and

WHEREAS, due to the fact that this omission in the ordinance was inadvertent and due to the fact that these matters were properly before the Council and present in the published notice and public hearing, the Council desires to correct this error making the amendment effective through the emergency clause effective as of March 4, 1985.

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

Section 1. That section 1 of Ordinance No. 2161 passed and approved March 4, 1985, is hereby corrected and amended to read as follows:

RESOURCES

General Fund:	
Additional Cash Carryover	<u>\$165,000.</u>
Federal Revenue Sharing Fund:	
Grants	<u>\$32,000.</u>
State Revenue Sharing Fund:	
Grants	<u>\$5,000.</u>
Library Building Fund:	
Transfer from other funds	<u>\$55,000.</u>
STP Building Fund:	
EPA Grant	\$14,000,000.
Bond Proceeds	8,392,705.
TOTAL STP BUILDING FUND	<u>\$22,392,705.</u>

REQUIREMENTS

General Fund:	
Transfers to other funds	<u>\$165,000.</u>
Federal Revenue Sharing Fund:	
Transfers to other funds	<u>\$32,000.</u>
State Revenue Sharing Fund:	
Transfers to other funds	<u>\$5,000.</u>

Library Building Fund:

Materials and Services
Capital Outlay

\$2,000.
\$53,000.
\$55,000.

TOTAL LIBRARY BUILDING FUND

STP Building Fund:

Materials, Services and Supplies
Sewer Improvements

\$2,000,000.
\$20,392,705.
\$22,392,705.

TOTAL STP BUILDING FUND

Section 2. That it is in the interests of the health, safety and welfare of the City of Newberg that this correction be made effective as of the date of the passage of the original ordinance which was March 4, 1985. NOW, THEREFORE, and emergency is hereby declared to exist and this ordinance shall be in full force and effect nuc pro tunc as of the passage of the passage of the Ordinance No. 2161 which is March 4, 1985.

PASSED by the Council of the City of Newberg at a regular meeting this 6th day of May, 1985 by the following votes:

Ayes:

Nays:

Absent:

Arvilla Page - City Recorder

APPROVED by the Mayor this 6thd day of May, 1985.

Elvern Hall - Mayor

XII-1