

**PLANNING COMMISSION MINUTES  
Newberg Public Library - Newberg, Oregon  
THURSDAY, DECEMBER 11, 1997 AT 7 P.M.**

**Approved at the January 8, 1998 Planning Commission Meeting**

---

**I. PLANNING COMMISSION ROLL CALL**

**Planning Commission Members Present:**

Stephen Ashby	Steve Hannum	Matson Haug
Jack Kriz	Myrna Miller	Richard Waldren, Chair
Lon Wall		

**Staff Present:**

Mike Soderquist, Community Development Director  
Barbara Mingay, Planning Technician  
Terrence D. Mahr, City Attorney  
Peggy Hall, Recording Secretary

**II. OPEN MEETING**

Chair Richard Waldren opened the meeting at 7:10 p.m. He announced the procedure of testimony. Citizens must fill out a public comment registration form to speak at the meeting.

**III. CONSENT CALENDAR**

1. Approval of November 13, 1997 Planning Commission Minutes.

<b>Motion #1:</b>	Haug/Wall voted to approve the consent calendar items, approving the minutes of the November 13, 1997 Planning Commission Meeting.
-------------------	--

<b>Vote on Motion #1:</b>	The Motion carried unanimously.
---------------------------	---------------------------------

City Attorney Terry Mahr presented information and handouts concerning the upcoming "Scam Jam" dealing with construction fraud.

**IV. COMMUNICATIONS FROM THE FLOOR (5 minute maximum per person)**

Mr. Kevin Snyder, Westlake Consultants, asked that the Commission consider amending the agenda to hear the Genesis Assisted Living facility issue before the other agenda items. The Commission asked for a show of hands of those in the audience wishing to hear the matter. Other than the applicant, there were no persons who raised their hands to allow the amendment to the agenda to hear the Genesis issue and the agenda remained as noticed.

**V. QUASI-JUDICIAL PUBLIC HEARINGS**

Chair Waldren stated there would be a five minute time limit for each individual providing comments during the public testimony portion of the hearing.

**PUBLIC HEARING (#1)**

**APPLICANT:** Dr. David Abbott

**REQUEST:** Approval of sign program

**LOCATION:** Hwy 99 and Brutscher Street

**TAX LOT:** 3216CA-2190

**FILE NO.:** G-32-97

**RESOLUTION NO.:** 97-84

**CRITERIA:** Newberg Development Code - Section 10.50.183

**OPEN FOR PUBLIC HEARING.**

Chair Waldren entered into the record ORS 197, relating to the Public Hearing process, and opened the public hearing.

**Abstentions/ex-parte contact:** None.

**Objections:** None.

**Staff Report:** Ms. Mingay presented the staff report and reviewed the proposed sign program with the Commission. The applicant is required to meet the development code standards (10.50.183). In addition, all tenants would be required to conform. Ms. Mingay noted the program provides for one free standing sign and must be compatible to other elements of the site. Ms. Mingay noted the program is consistent with similar programs. Ms. Mingay provided additional information concerning sign height and types (monument, etc.). Staff recommendation is for approval of the adoption of the program. No additional correspondence or testimony has been received.

**Proponent:** Mr. Dave Kimmel, PDG Planning Design Group, 122 SE 27<sup>th</sup> Avenue, Portland, Oregon 97214 (representing D. David Abbott - the owner of the property) presented information. Mr. Kimmel stated they talked with the surrounding neighbors about lighting and have come to an agreement. Discussion was held concerning sign heights (30ft) and the potential lighting glare. Mr. Kimmel noted a Chevron service station will be located on the property.

Mr. Jeff Reed, 1304 Newell Road, Newberg, representative of the Newell Homeowner's Association asked for clarification of information provided under the "background" section of the staff report. Ms. Mingay provided such information as the standards for freestanding signs and other kinds of signs. The proposed sign program allows sign height up to 30 ft. Mr. Reed noted the City ordinance adopted some time ago allowed the commercial business to be placed on the property.

Chair Waldren called for opponents. There were none.

**Questions to Proponent:**

Mr. Kimmell stated they were happy to work with the Newell Homeowner Association and it was their intent not to create a problem for anyone.

Commissioner Jack Kriz reviewed his concerns involving the location of the signs which were part of the staff report and application packet. Commissioner Kriz inquired as to the applicant's intention for the 20ft easement which was parallel to the property line. The three parcels are owned by Dr. David Abbott. Discussion was held concerning measuring the proposed sign height from site grade rather than the street grade.

Commissioner Matson Haug also addressed area brightness, flashing lights and reader board lights. Mr. Kimmell stated the lighting would be similar to that of the existing area (fixed light behind a frosted light panel). Additional standards and requirements will be discussed through the design review process. Mr. Reed stated the Association felt comfortable with the proposed lighting as suggested in the proposed agreement between the Homeowner's Association and the applicant, and did not need additional time to finalize the negotiated agreement. The Association is willing to complete the process and move forward.

Further discussion was held concerning planting shields for lighting, noise and other conditions of the agreement.

**Public Agency reports:** None.

**Letters:** None.

**Commission Deliberation:**

**Ms. Mingay** stated the agreement spoken of by Mr. Reed was also ratified by the City Council some time ago; it addressed the location of the site and its proposed uses. The Newell Homeowner's Association was part of the noticing requirements.

**Commissioner Haug** addressed concerns involving the proposed sign ordinance revisions, and any overlap from the sign program requested and the ordinance. Ms. Mingay stated she was not aware of any problems. Commissioner Haug added that plant screening should be a condition of approval. Ms. Mingay added the Council approved the types of uses for the land in conjunction with the agreement between the association and Dr. Abbott. Additional concerns the Commission may have would probably be addressed at design review.

**Commissioner Kriz** reviewed the blue prints. Discussion was held concerning additional conditions of approval for the sign program.

<b>Motion #2:</b>	Haug/Wall to approve five additional conditions for approval: 1. Provide a revised site plan; 2. Clarify topography height relative to the street and the land; 3. Additional blue print information as to more detail; 4. Assessment from staff as to size of the sign relative to other signs of the City; 5. Proposed sign program conforms to the present Development Code requirements.
-------------------	---

<b>Vote on Motion #2:</b>	The Motion carried unanimously.
---------------------------	---------------------------------

Further discussion was held concerning Commissioner Kriz's review of the proposed plans and blue prints. Commissioner Haug asked for an amendment reflecting "occupants" rather than "tenants". The administration of the program would be handled through site review. Commissioner Haug further addressed issues involving bright lighting being distracting to motorists and others going through the area. **Chair Waldren** called for a break at 7:55 p.m. Chair Waldren reconvened the meeting at approximately 8:00 p.m.

**Commissioner Haug** expressed concerns about bright lights, reader board signs, strobe and glaring lights on signs. Continued discussion was held concerning conforming to the City's existing standards involving lighting and signs. The blue print is part of the application and condition of approval. The Commission discussed additional items missing from the application and staff report: site plan missing; topography report clarification (in relation to the neighborhood and Hwy 99W); and what are the plans for the other two lots? Further discussion was held concerning the development code standards in relation to the proposed sign program. **Commissioner Haug** recapped additional conditions for approval.

**Commissioner Haug** also stated he would like to see that the public hearing be continued to next month's meeting in order to receive the additional items requested as part of the conditions for approval.

<b>Motion #3:</b>	Haug/Wall to add an additional condition requiring that the sign program conform to sections 10.50.182 (3-8) and that all occupants (rather than tenants) be required to conform to the sign program requirements. Ms. Mingay and City Attorney Terry Mahr further clarified the intent of the discussion (exception of 3(B) (f) and 4).
-------------------	--

<b>Vote on Motion #3:</b>	The Motion carried unanimously.
---------------------------	---------------------------------

Discussion was held concerning set back requirements.

<b>Motion #4:</b>	Haug/Wall to leave the public hearing open.
-------------------	---

<b>Vote on Motion #4:</b>	The Motion carried unanimously.
---------------------------	---------------------------------

Ms. Mingay stated the matter would be continued to next month's meeting with the public hearing left open.

**PUBLIC HEARING (#2)**

**APPLICANT:** Renaissance Development Corporation  
**REQUEST:** Annexation of approx. 39.5 acres and design review approval for development of a manufactured home park and City park  
**LOCATION:** W. of Sportsman Airpark, E. of Wynooski Street  
**TAX LOT:** 3220CA-700, 802,803; 3220-1000,1101,1440  
**FILE NO.:** ANX-18-97/DR-106-97 **RESOLUTION NO.:** 97-85  
**CRITERIA:** Newberg Development Code - Section 10.36.050

**Abstentions/ex-parte contact:**

**Commissioner Steve Ashby** stated he attended the City Council meeting last week in which Ms. Pat Haight and Ms. Kelli Highley discussed technical issues dealing with annexation consents. Commissioner Ashby stated such ex-parte contact would not influence his vote.

**Commissioner Matson Haug** stated he visited the property and shared what he had seen (extensive wetlands, previously used pasture land, one of the best natural resources in the area). Commissioner Haug also stated he was a member of the stream corridor committee and provided a report which identified the quality of the habitat in six different areas (erosion, natural flood protection and ecological integrity of the area).

**Commissioner Steve Hannum** stated he is a member of the Newberg Friends Cemetery Committee in which the cemetery is located adjacent to the subject property. City Attorney Terry Mahr clarified that Commissioner Hannum's position as a volunteer does not pose a conflict of interest due to the non-profit status of the organization. Commissioner Hannum confirmed it is a volunteer position in which he receives no monetary benefit.

**Staff Report:** Ms. Mingay presented information contained in the staff report: Addendum, annexation and elections process, letter received at the counter after the packets had been distributed and letter from Wes Smith (Newberg School District) to Kelli Highley. Community Development Director Mike Soderquist read the letters into the record:

1. Memo from Barb Mingay - Everest Point subdivision addendum to staff report.
2. Memo from Duane R. Cole - City Manager.
3. Wes Smith letter to Kelli Highley.

**Preliminary Staff Recommendation:** Ms. Mingay further identified stream corridor impacts and the role of the Planning Commission in this review process. She noted the applicant has addressed concerns relating to stream corridor impacts and the impacts on adjacent properties with potential development sites. She reviewed the private streets issue and noted the City Council is not supportive of private streets. The applicant has indicated the private streets would be 32 ft wide. She reviewed site access for emergency services noting that the applicant does not have land available to connect to Third Street. The applicant has provided findings for approval which address the annexation criteria.

**Ms. Mingay** further stated staff has provided findings for denial. Ms. Mingay provided the options to the Commission: approve the project and forward it to the City Council; deny the project and refer it to the City Council for consideration or just defer the matter for further information and consideration.

**Ms. Mingay** read into the record a letter received from Ms. Ina Leard and a letter from Wes Smith to Ms. Kelli Highley dated December 11, 1997 ( a copy of which was provided to the applicant).

**Chairman Waldren** adjourned the meeting for 5 minutes after which Chair Waldren reconvened the meeting. . Discussion was held concerning whether or not to receive additional public hearing information after 10:00 p.m.

**Proponent:**

**Mr. Mark Butorac, Kittleson & Associates, 610 SW Alder Street, Suite 700, Portland, Oregon 97205,** said he would hold his comments until rebuttal. Ms. Mingay stated proponents must present their information or may be barred from doing so at a later time.

**Proponent:**

**Mr. Randy Sebastian, representing Renaissance Development, 1672 Willamette Falls Drive, West Linn, Oregon 97068,** stated the applicant developed Avalon Park. Mr. Sebastian also provided a brief history of the proposed development and what Renaissance intends to do with the property. The development also provides for a park when access to the park becomes available.

**Proponent:**

**Mr. Larry Lewis, Tri Land Design Group, 10110 SW Nimbus #B-6, Tigard, Oregon 97223,** stated they provide planning and design services and addressed key issues: Density (proposing 100 units which is under what the zone allows); transportation (private streets will meet City standards of 32ft width, open to the public which will also be dedicated as a public street); stream corridor issues; water usage compliance similar to other developments within the City; schools (the Newberg School District does not have conflict with the development and the developers are willing to work with the School District in providing access - bridge, bus stops, etc.)

**Proponent:**

**Mr. Mark Butorac, Kittleson & Associates, 610 SW Alder, Suite 700, Portland, Oregon 97204,,** stated everything has been submitted into the record and he is available for rebuttal or further questions.

**Proponent:**

**Mr. Jim McMaster, Chehalem Park & Recreation District (CPRD), 1802 Haworth Avenue, Newberg, Oregon,** provided information concerning other City parks located near the facility.

**Proponent:**

**Ms. Julie Codiga, 128 Nicholas Way, Newberg, Oregon,** stated she was the realtor involved in the project. Ms. Codiga provided background information on the property in relation to its marketability. Ms. Codiga noted the adjacent property is owned by persons from Washington who intend to leave the property to their granddaughter. Discussion was held concerning easements. Ms. Codiga added the project will provide entry level housing even though they would not own the lot.

**Proponent:**

**Ms. Sherry Zimmerman, 1500 S. Sandoz Road #26, Newberg, Oregon,** stated she supported the manufactured home project for those who cannot afford homes of their own.

**Proponent:**

**Ms. Linda Hamilton, 1500 S. Sandoz Road #21, Newberg, Oregon,** also stated as a single parent with two children, the manufactured home park provides a home where she would not otherwise be able to afford one. The project management performs multiple background checks for those who apply for residency in the project.

**Proponent:**

**Mr. Richard Nigero, 1500 S. Sandoz Road #21, Newberg, Oregon,** also presented testimony in favor of manufactured housing.

**Proponent:**

**Ms. Lisa Bauer, a resident of Avalon Park, 1500 S. Sandoz Road, Newberg, Oregon,** provided testimony in support of how the project is managed.

**Proponent:**

**Ms. Joanne Payne, 1812 S. Sandoz Road #7, Newberg, Oregon,** added additional testimony concerning the background checks for potential residents (criminal, credit and residential). The residents of Avalon Park are a very close knit development because of the process.

**Opponent:**

**Mr. Bill Jungwirth, PO Box 412, Newberg, Oregon,** expressed concerns with the traffic flow in the proposed area due to the pulp mill (Smurfit). Mr. Jungwirth also noted that Wynooski Street is too narrow and the road bed is not built for extensive traffic. The Crater School area also does not have adequate sidewalks. Mr. Jungwirth also stated there is problems with sewer debris due to the close vicinity of a pump station.

**Ms. Virginia Jungwirth, PO Box 412, Newberg, Oregon,** provided testimony concerning the following issues: access from homes from Wynooski and 11th Street, traffic speed and speed bumps, flooding in the vicinity around Dog Ridge Road, traffic waiting to obtain access and making turns, proposed park and keeping it drug free, problems with other City parks, proposed bridge access/width, airport fencing, cemetery access/use, water fowl and deer (harassment by children/poaching, etc., developer contribution to the project to keep up the standards, life flight information involving past fatalities on the highway, children playing in the water near the area is dangerous, and sewer/water usage strain on existing services.

**Opponent:**

**Mr. Sid Friedman, 31909 N.E. Corral Creek Road, Newberg, Oregon,** stated he was presenting testimony individually and on behalf of Friends of Yamhill County. Mr. Friedman urged the Commission to support the findings of staff for denial, rejecting the findings of the applicant due to many problems including sewer and water services not being sufficient to support additional developments. Discussion was held concerning a building moratorium. Mr. Friedman read a prepared statement and provided a hand-out for the Commission's review dealing with design review criteria for mobile home parks, island annexations and application requirements wherein the applicant failed to include items necessary to complete the application. Mr. Friedman finally noted he urged the Commission to adopt the resolution recommending denial of the application.

**Opponent:**

**Mr. Edward Allen, 805 Wynooski Street, Newberg, Oregon,** stated the Commission's primary concern should be that of traffic. The area is already a potential for t-bone type accidents and driving problems around Wynooski. Mr. Allen stated that beginning at 4:30 p.m., there were 36 cars every 7 minutes. People use Wynooski Road as a shortcut coming to and from St. Paul. Mr. Allen also expressed concerns with the lack of available restrooms for the proposed park. Discussion was held concerning the potential use for the park (soccer practice fields).

**Opponent:**

**Ms. Pat Haight, 501 E. Illinois Street, #12, Newberg, Oregon,** stated she too lives in a mobile home park. Ms. Haight stated there are places to put mobile home parks and there are places not to place them. Ms. Haight read a prepared statement detailing problems with water/sewer service, city access, school over-crowding, close proximity to the Air Park which is not suitable for apartments or mobile homes. The existing natural habitat would be destroyed and the flow of the creek will be changed. Ms. Haight also expressed concerns with the City's drinking water and the chlorine content due to the proposed development being located close to the treatment plant (a couple of blocks away). Ms. Haight also discussed concerns with the pollutants created by the mill.

**Opponent:**

**Ms. Elaine Cropper, 209 Ardu Drive, Newberg, Oregon,** stated she is concerned with the environmental impact, traffic impact on Wynooski, water flow on streams, school over-crowding, availability and quality of water, road destruction, cemetery access, lack of availability of restrooms for the proposed park, and emergency access off Third Street.

**Opponent:**

**Mr. Jerry Dale, PO Box 248, Newberg, Oregon,** expressed concerns involving density, close proximity to airport, compatible use, airport security, stream corridor restrictions, Wynooski Street access, easements, etc.

**Ms. Lisa Thomas, 200 Ardu Drive, Newberg, Oregon,** City Council member and resident of the Emery Orchard development noted concerns with the stream corridor and its possible realignment, the variety of wildlife has diminished from three years ago, comp plan policies (Goal Ten (3)(4) concerning adequate open space have not been met, problems with crop dusters could occur during agricultural seasons, whether the property should be developed as a residential area, and concerns with the lack of restroom availability in the proposed park.

**Opponent:**

**Mr. Keith Hay, 15775 Ribbon Ridge Road, Newberg, Oregon**, a stream corridor committee member, certified wild life biologist, noted that additional findings of denial should include:

- 1) Application requirements of ordinance annexation should provide types and densities including significant natural features (open space, trees, wildlife travel corridors, etc.) were not addressed in the application;
- 2) The proposed development sits in a very natural ecosystem of two habitats (Hess Creek and Springbrook Creek) which are natural wildlife corridors. Discussion was held concerning wetland issues;
- 3) Sloping nature of the area and water quality;
- 4) The stream corridor remaining in its natural condition. Information concerning the State permit application to realign the natural condition of the corridor;
- 5) Requirement of the application to provide consent and methods of physical and social environments contributing to the enhancement of the property and surrounding area;
- 6) Source of financing; .
- 7) Comprehensive narrative of positive and negative social and aesthetic effects; and
- 8) Each annexation contributes to the molding of the community and should be examined to preserve historical, natural and cultural attributes of the area and city.

**Opponent:**

**Ms. Kelli Highley, 619 S. River Street, Newberg, Oregon**, stated she attended the neighborhood meeting wherein Mr. Sebastian stated he would contact the Newberg School District. Ms. Highley referred to her letter from the School District previously read by Ms. Mingay. Ms. Highley stated she has also lived in a manufactured home. Ms. Highley expressed concerns involving water quality and availability, traffic flow and road destruction, over-crowding of school system, potential damage to environmental habitats, parameter fencing. Ms. Highley further noted she feels the applicant has not met the criteria and should be denied.

**Opponent:**

**Mr. Scott Majdecki, 810 Wynooski Street, Newberg, Oregon**, added comments concerning school over crowding, water quality and availability, environmental pollution, wildlife concerns, proposed park plans, soccer program lacking in coaches not necessarily lacking field space, traffic impact, road destruction, excessive speeding potential.

**Chair Waldren** called upon **Mr. Art Brownrieg, 308 S. Airpark Way, Newberg, Oregon**. Mr. Brownrieg left the meeting prior to providing testimony.

**Chair Waldren** called for a break at 10:00 p.m.

**Commissioner Haug** stated that unless a motion is made to the contrary, the Commission's policy is to not open new public hearings after 10:00 p.m. Discussion was held concerning agenda items and participants that had been in the audience waiting for the Commission's deliberation.

<b>Motion #5:</b>	Haug/Wall to deliberate until 10:50 p.m. and to open the Manning issue only.
-------------------	--

<b>Vote on Motion #5:</b>	The Motion carried unanimously.
---------------------------	---------------------------------

**Ms. Mingay** noted that would not be sufficient time to hear the agenda item for Genesis under New

Business. Further discussion was held concerning allowing additional agenda items.

**Chair Waldren** called for a break at 10:15 p.m. The meeting convened at approximately 10:25 p.m.

**Public Agency reports:** None.

**Letters:** Letter received from Oregon Division of State Lands.

**Mr. Stephen Turner, 10110 SW Nimbus, #B-6, Tigard, Oregon,** said he was in attendance to answer any questions and would be available for rebuttal.

**Mr. Larry Lewis** requested a continuance to address the concerns addressed by the Commission and those who provided testimony. Mr. Lewis also added information addressing the concerns made. Mr. Turner asked that if the continuation was allowed, they would like to reserve the right to provide additional information to resolve the concerns addressed. Further discussion was held involving statements made and their validity and correctness.

**Mr. Sebastian** stated their prior developments contained substantial amounts of wetlands and has always worked with the various agencies and communities to maintain livability and natural aesthetics.

**Mr. Mark Butoric**, Kittleson & Associates, stated his firm prepared the traffic impact study. Mr. Butoric added additional testimony concerning access, speeding, emergency access, site distance requirements, peak evaluation process (peak traffic flow/problems), Hwy 99W and Hwy 219 access and delays, signaling/timing practices of ODOT and promotion of north/south traffic controls. Mr. Butoric also asked for a continuance to address the wetlands issue and provide additional documentation at the next hearing.

**Commissioner Hannum** stated he would like to receive a response on how the run-off water from the development would be handled and channeled into the creek without having an adverse effect, particularly from the paved surfaces (oil, dirt, debris, pesticides, fertilizers, etc.)

**Mr. Steve Turner**, project engineer with Tri Land Design Group, stated there is not a water quality component for this development. Discussion was held concerning water quality, catch basin and surface water. Mr. Turner also stated he did not believe it was a requirement to provide such information.

Discussion was held concerning water curtailment and the creation of islands for various lots in the surrounding area.

**Mr. Lewis** added the curtailment program is a short term solution the City is considering which involves a short period of time (2-3 months).

Discussion was held concerning Type III procedures, needs for housing and employment. Ms. Mingay noted the application requirements are not addressed in the staff report as they are not criteria.

**Commissioner Ashby** addressed water implications and capacity and other applications and projects already approved for development (65 projects) and the impact upon the City already. Mr. Lewis stated he did not consider future developments as part of the figures provided in the application and related information.

**Mr. Jungwirth** stated he was concerned about the frequency of flooding and the sewage accumulation in the area.

**Mr. McMaster** explained the difference between a neighborhood and a regional park. Mr. McMaster also noted CPRD was not adverse to putting in bathrooms at the park. CPRD has put in portable bathrooms in other neighborhood parks. Discussion was held concerning soccer fields (playing and practice)

**Staff Summary of Written Testimony from Registration Forms:**

**Ms. Mingay** read a statement from the sign-up sheets from **Ms. Barbara Meyer, 4000 N. Aspen Way, Newberg, Oregon**, addressing concerns of the development.

**Chair Waldren** closed the public testimony.

**Staff Recommendation:** Ms. Mingay stated the parties have requested a continuance to allow for clarification and address the concerns mentioned at the meeting.

**Ms. Mingay** requested that the Planning Commission decide whether to continue the hearing before she provided a final staff recommendation.

**Chairman Waldren** noted he felt there was no need for a continuance.

**Commissioner Haug** stated it was important to outline the findings of fact for deliberation and/or referring to the City Council. The Commission members reviewed their concerns and made comments addressing the information presented during the public hearing (livability, zoning plan designations and conformity with surrounding area, consistency with other developments, designation not conducive to the process, etc).

**Chair Waldren** stated he was concerned with the proposed 12-15% road grade (Yamhill County says 10% is maximum). The fog, heavy moisture and freezing factors previously known, potential stream corridor changes and other concerns addressed by participants during the public hearing process, causes him to vote in favor of denial.

**Commissioner Wall** stated he agreed with Chair Waldren due to the insufficient and opposing information received and the application in general, being flawed. Commissioner Wall further noted he could not see this development or similar types of development located in this area.

**Commissioner Kriz** expressed concerns involving the Comp Plan changes/amendments and the annexation hearing process.

**Commissioner Ashby** also stated he could not support the development due to the lack of documentation, availability of water and resolving wildlife concerns.

**Commissioner Miller** expressed concerns involving Comp Plan policies not addressed or resolved. Commissioner Miller also noted she would not vote in favor of the project.

**Commissioner Hannum** agreed with the information and statements made by fellow Commissioners.

**Commissioner Haug** discussed concerns of children migrating around the airport, the natural habitat, and environmental issues.

<b>Motion #6:</b>	Haug/Wall to adopt Resolution No. 97-85 to recommend a strong denial of the project to the City Council based upon the different criteria heard at the public hearing, the staff report and the written testimony provided.
-------------------	---

<b>Vote on Motion #6:</b>	The Motion carried unanimously.
---------------------------	---------------------------------

**Ms. Mingay** indicated the matter would be scheduled for the next available City Council agenda.

**PUBLIC HEARING (#3)**

**APPLICANT:** Ron Manning  
**REQUEST:** Amendment to Creekside PUD approval to allow 40% lot coverage  
**LOCATION:** W. of Main Street , S. of Pinehurst Court  
**TAX LOT:** 3218AC-1700, -1800, -1900, - 2000  
**FILE NO:** PUD-3-97  
**CRITERIA:** Newberg Development Code Section 10.20.030

**RESOLUTION NO.: 97-86**

<b>Motion #7:</b>	Haug/Miller to allow the request to be heard.
-------------------	---

<b>Vote on Motion #7:</b>	The Motion carried unanimously.
---------------------------	---------------------------------

**Mr. Ron Manning, 2310 Chehalem Drive, Newberg, Oregon,** provided testimony concerning the original plan and approval. The project was approved with two car garages, 15 ft back yards, etc. The proposal is to allow for an additional 400 sq ft of lot coverage to allow for one story buildings. Mr. Manning stated this was an error in omission from the original request and was not realized until recently.

**Abstentions/ex-parte contact:** None.

**Objections:** None.

**Staff Report:** Ms. Mingay noted that the lot coverage issue was discovered during review of the first building permit for this project. The density was approved through the Planned Unit Development (PUD) process. Staff recommended 40% lot coverage rather than the present 30%. Ms. Mingay further noted all conditions of the PUD have been met.

**Proponent:**

Mr. Ron Manning stated he was available for comments and/or questions.

**Opponent:**

Mr. Johann May, 312 N. Edwards, Newberg, Oregon, expressed concerns involving increased density.

**Public Agency Reports:** None.

**Letters:** None.

Chair Waldren closed the public hearing.

**Commission Deliberation:**

Discussion was held concerning the original application specifications, recommendation of the PUD, single story development except where designated.

**Staff Recommendation:** Ms. Mingay stated staff supports the application request and the approval of Resolution No. 97-86.

**Commissioner Wall** stated he was not comfortable with agreeing with the PUD and then later making changes to it. Discussion was held concerning the original concept of the project.

<b>Motion #8:</b>	Hannum/Miller to approve Resolution No. 97-86.
-------------------	--

<b>Vote on Motion #8:</b>	The Motion carried (6 Yes/1 No [Wall]).
---------------------------	---

**Ms. Mingay** stated the final decision rests with the Planning Commission. If the matter is appealed, it will go to the City Council.

**LEGISLATIVE PUBLIC HEARINGS**

**LEGISLATIVE PUBLIC HEARING #1**

**APPLICANT:** City of Newberg  
**REQUEST:** Approval of an ordinance amending the Newberg Comprehensive Plan policies and Comprehensive Plan Map, and amending the Newberg Development Code and Zoning Map relating to residential needs.  
**LOCATION:** City wide  
**FILE NO:** GR-2-95 **RESOLUTION NO.:** 97-80  
**CRITERIA:** Newberg Development Code, Section 10.20.030

**Public Comment Registration Card Received:**

**Sid Friedman**  
**31909 N.E. Corral Creek Road**  
**Newberg, Oregon 97132**

**Set over to January, 1998 Planning Commission meeting by motion of the Commission.**

**LEGISLATIVE PUBLIC HEARINGS #2**

**APPLICANT:** City of Newberg  
**REQUEST:** Approval of an ordinance amending the Newberg Comprehensive Plan and Newberg Development Code relating to street standards, as required for compliance with the Transportation Planning Rule.  
**LOCATION:** City wide  
**FILE NO:** GR-4-95 **RESOLUTION NO.:** 97-83  
**CRITERIA:** Newberg Development Code, Section 10.20.030

**Set over to January, 1998 Planning Commission meeting by motion of the Commission.**

<b>Motion #9:</b>	Miller/Haug to continue with the agenda items.
-------------------	--

<b>Vote on Motion #9:</b>	The Motion carried unanimously.
---------------------------	---------------------------------

**VI. OLD BUSINESS** None.

**VII. NEW BUSINESS**

1. Sharica Botelle, legal department intern: "Scam Jam"

Previously discussed at the beginning of the meeting.

2. Genesis Assisted Living Facility, Review of final landscape plan (file #: PUD-4-97)

**Ms. Mingay** stated the plans are acceptable to staff and it is staff's recommendation for approval. The street tree plans have been revised and now meets with the N.W. Newberg Specific Plan as required. Discussion was held concerning the quasi-judicial process.

**Mr. Kevin Snyder and Jim Husman, Westlake Consultants, 1515 Sequoia Parkway, Tigard, Oregon.** Mr. Snyder and Mr. Husman provided testimony concerning the preliminary plan approval, Oak Knoll street improvements, submission of drawings, landscape plan approval, green space, etc. Further discussion was held concerning density, tree height and privacy standards.

**Commissioner Kriz** stated he had concerns about the landscape plans, handicap ramp access and sidewalks.

<b>Motion #10:</b>	Miller/Wall to approve final landscape plan of the Genesis Assisted Living Facility.
--------------------	--

<b>Vote on Motion #10:</b>	The Motion carried unanimously.
----------------------------	---------------------------------

**VIII. STAFF AND COMMISSION REPORTS**

1. Update on Council Items

**Mr. Mike Soderquist**, Community Development Director, stated the City Council approved the following appointments to the Planning Commission: Matson Haug (reappointed), Paula Fowler and Warren Parrish.

**Ms. Mingay** wished to thank the outgoing Commission members for their service to the Commission and staff. Ms. Mingay further added the interviewing process for the new planning manager will continue.

2. Next Planning Commission Meeting, January 8, 1998.

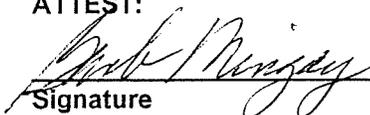
**VIII. ADJOURNMENT**

The meeting was adjourned at approximately 11:55 p.m.

Passed by the Planning Commission of the City of Newberg this 8 day of January, 1998.

AYES: 7                      NO: 0                      ABSTAIN: 0                      ABSENT: 0  
(list names)

ATTEST:

  
Signature

1-9-98  
Date

Barb Mingay  
Print Name, Planning Technician

**INFORMATION RECEIVED INTO THE RECORD  
AT THE DECEMBER 11, 1997 PLANNING COMMISSION MEETING.**

**THIS INFORMATION IS ON FILE AT THE COMMUNITY DEVELOPMENT OFFICE  
ATTACHED TO THE MINUTES OF THE MEETING AND IN THE PROJECT FILE IT  
PERTAINS TO.**

**OTHER HANDOUTS**

Planning Commission List  
Oregon Manufactured Housing Association  
Planning Commission Training Seminar  
City of Newberg - Street Tree Planting Plan  
Preferred Tree List

DECEMBER 1997 PC MEETING:  
LABELS FROM TESTIMONY &  
REGISTRATION CARDS  
COMPLETED  
P:\PLANNING\PC121197.WPD

Pat Haight  
501 E. Illinois #12  
Newberg, OR 97132

G-32-97

Dr. David Abbott  
3808 Aquaris Blvd.  
Newberg, OR 97132

G-32-97

Dave Kimmel G-32-97  
122 S.E. 27th Avenue  
Portland, OR 97214

Mr. Jeff Reed G-32-97  
1304 Newell Road  
Newberg, OR 97132

G-32-97

Mr. Mark Butorac ANX-18-97  
Kittleson & Assoc.  
610 S.W. Adler, Suite 700  
Portland, OR 97205

ANX-18-97

Mr. Randy Sebastian ANX-18-97  
1672 Wilamette Falls  
West Linn, OR 97068

Mr. Larry Lewis ANX-18-97  
Tri Land Design Group  
10110 S.W. Nimbus Ave. B-6  
Tigard, OR 97223

ANX-18-97

Mr. Jim McMaster ANX-18-97  
Chehalem )Park & Recreation District  
1802 Haworth Avenue  
Newberg, OR 97132

ANX-18-97

Ms. Julie Codiga ANX-18-97  
128 Nicholas Way  
Newberg, OR 97132

Ms. Sherry Zimmerman ANX-18-97  
1500 S. Sandoz Road #26  
Newberg, OR 97132

ANX-18-97

Ms. Linda Hamilton ANX-18-97  
1500 S. Sandoz Road #21  
Newberg, OR 97132

ANX-18-97

Mr. Richard Niegero ANX-18-97  
1500 S. Sandoz Road #21  
Newberg, OR 97132

Ms. Lisa Bauer ANX-18-97  
1500 S. Sandoz Road  
Newberg, OR 97132

ANX-18-97

Ms. Joanne Payne ANX-18-97  
1612 S. Sandoz Road  
Newberg, OR 97132

ANX-18-97

Bill & Virginia Jungwirth ANX-18-97  
PO Box 412  
Newberg, OR 97132

Mr. Sid Friedman ANX-18-97  
31909 N.E. Corral Creek Road  
Newberg, OR 97132

ANX-18-97

Mr. Edward Allen ANX-18-97  
805 Wyooski Street  
Newberg, OR 97132

ANX-18-97

Ms. Pat Haight ANX-18-97  
501 E. Illinois Street #12  
Newberg, OR 97132

Ms. Elaine Cropper ANX-18-97  
209 Ardu Drive  
Newberg, OR 97132

ANX-18-97

Mr. Jerry Dale ANX-18-97  
PO Box 248  
Newberg, OR 97132

ANX-18-97

Ms. Lisa Thomas ANX-18-97  
200 Ardu Drive  
Newberg, OR 97132

Mr. Keith Hay ANX-18-97  
15775 Ribbon Ridge Road  
Newberg, OR 97132

ANX-18-97

Ms. Kelli Highley ANX-18-97  
619 S. River Street  
Newberg, OR 97132

ANX-18-97

Mr. Scott Majdecki Anx-18-97  
810 Wyooski Street  
Newberg, OR 97132

Stephen Turner ANX-18-97  
10110 S.W. Nimbus, B-6  
Tigard, OR ???

ANX-18-97

Art Brownrieg ANX-18-97  
308 S. Airpark Way  
Newberg, OR 97132

ANX-18-97

Barbara Meyer ANX-18-97  
4000 N. Aspen Way  
Newberg, OR 97132

Ron Manning PUD-3-97  
2310 Chehalem Drive  
Newberg, OR 97132

PUD-3-97

Johann May PUD-3-97  
312 N. Edwards  
Newberg, OR 97132

PUD-3-97

Sid Friedman GR-2-95  
31909 N.E. Corral Creek  
Newberg, OR 97132

John Husman PUD-4-97  
15115 S.W. Sequoia Pkwy #150  
Tigard, OR 97224

Kevin Snyder PUD-4-97  
15115 S.W. Sequoia Pkwy #150  
Tigard, OR 97224

~~Nov~~

Dec 97  
Mtg file

**Darla Baldoni**

---

**To:** Dawn Wilson  
**Subject:** Planning Meeting Minutes

Hi Dawn!  
How's it going . . . Friday / Friday / Friday.

Here are the minutes from the November & December 1997 meetings for your records. The originals are in the mail ... Have a good weekend.

<<File Attachment: PC111397.WPD>> <<File Attachment: PC121197.WPD>>

PLANNING COMMISSION - REGULAR MEETING  
SECOND THURSDAY OF MONTH

TIME: 7 p.m.

DATE: December 11, 1997

LOCATION: Newberg Public Library

✓	ATTENDANCE	Consent Calendar 11-13-97 Minutes	97-80-97 Haug/Wall 12/11/97	97-81-97 Haug/Wall 12/11/97	MOTION	97-82-97 Haug/Wall 12/11/97	97-83-97 Haug/Wall 12/11/97	97-84-97 Haug/Wall 12/11/97	97-85-97 Haug/Wall 12/11/97
✓	ASHBY	yes	<del>yes</del>	NO	yes/yes				yes
✓	HANNUM	yes	<del>yes</del>	NO	yes/yes				yes
✓	HAUG	yes	<del>yes</del>	NO	yes/yes				yes
✓	KRIZ	yes	<del>yes</del>	NO	yes/yes				yes
✓	MILLER	yes	<del>yes</del>	NO	yes/yes				yes
✓	WALL	yes	<del>yes</del>	NO	yes/NO				yes
✓	WALDREN, CHAIR (list chair last)	yes	<del>yes</del>	NO	yes/yes				yes
	RESOLUTION #:	N/A	97-84	97-85	97-86	97-80	97-83		N/A
	COMMISSIONERS - MOTIONED:	Haug/ Wall	Haug/ Wall	Haug/ Wall	Hannum/ Miller				Miller
	VOTE ON MOTION:	unanimous	NO	Recommend (All)	6 yes 1 NO (Wall)				
	CONDITIONS:	none	ended continued	ended	/				
	VOTE ON AMENDED MOTION:	/	ended continued	ended	/				

STAFF PRESENT:

ATTENDANCE SHEET

NEWBERG PLANNING COMMISSION

MEETING DATE: December 11, 1997

<u>COMMISSION MEMBER</u>	<u>PRESENT</u>	<u>ABSENT</u>
ASHBY, Stephen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HANNUM, Steve	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HAUG, Matson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
KRIZ, Jack	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MILLER, Myrna	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WALDREN, Richard (Chair)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WALL, Lon	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OTHERS PRESENT:

Barb Murray  
Tenencia Phauk  
Milce Solerquist  
Larry Anderson

Submitted By: Peggy Bell

NOTE: Please complete an attendance sheet for all meetings involving City Council members and return it to the Legal Department with the **original minutes**. If the regularly scheduled meeting is canceled for any reason, it should be noted on an attendance sheet and sent to the Legal Department.

Original minutes, signed by the secretary or chairman, should be prepared and sent to the Legal Department for filing as the official record of the meeting.

- <sup>Tape</sup>
- ① 7:10 pm - 8:45 (Break 8:45 - 7:55)  
~~7:10 pm - 8:55~~
  - ② 8:55 - 9:35  
 9:35 - 10:05 (Break) until 10:15 -
  - ③ 10:15 - 11:00  
 11:00 -



Newberg Planning Committee  
Date: 12-11-97  
Re: ANX-18-97/DR-106-97  
No.: \_\_\_\_\_

Helping to shape the use of our natural resources to protect the quality of life in Yamhill County.

---

Jim Ludwick and Sid Friedman  
Friends of Yamhill County  
7500 Lebold Rd.  
McMinnville, Or. 97132  
(503) 472-3631, (503) 538-6785

December 11, 1997

Newberg Planning Commission  
City of Newberg  
414 E First St.  
Newberg, Or. 97132

re: ANX-18-97/DR-106-97

Dear Planning Commissioners:

This testimony is submitted in opposition to the above referenced annexation application, the Renaissance Development proposal for a 100 unit mobile home park between Wyooski St. and the airport. We urge you to accept the findings for denial written by the City of Newberg and reject the findings for approval written by the applicant.

While we are in full agreement with the findings for denial written by staff, we believe there are additional criteria that have not been met that should also be included in the findings adopted. These are:

**1) NDC10.36.030(2)(A); Water**

As the Graphic and others have recently reported, Newberg is already facing water supply problems and does not have enough water supply to consistently meet current peak demands. Additionally, we have a huge supply of undeveloped residential land *already* in the City Limits. In fact, the vacant residential land already in the City, waiting to develop will house several thousand people and increase our water needs dramatically.

The City Council has even discussed imposing a building moratorium until we can solve our water problems. It makes no sense at all to exacerbate our problems by annexing more land into Newberg when we can't even serve what's already in the City.

Annexation criteria contained in Newberg's Development Code require that adequate water be available for proposed uses in any proposed annexation. The findings written by the applicant suggest that this criteria is satisfied because an eight inch water pipe will be constructed to the development. The applicant has apparently realized the inadequacy of this finding and has submitted supplemental material in an attempt to paper over our current water supply problems.

In this supplemental material the applicant argues that adequate water is available because the projected water use of the proposed development is below the amount of water that could be saved by a possible water curtailment program under consideration by the City. The City should reject this argument because a); the curtailment program is designed to address *existing* shortfalls in water supply, not to provide capacity for new development and b); because we already have a very large supply of undeveloped land within the City Limits that the applicant's cursory summary fails to consider.

## **2) NDC10.36.030(2)(B); Roads**

The intersection of Highway 219 with Sandoz, Springbrook, and Wilsonville Roads is one of the most dangerous and overloaded in the area. It has already been the scene of several severe accidents and simply cannot handle additional traffic without increased risk to human life and safety. Moreover, with funding efforts for a bypass at a standstill residents should expect our Planning Commission and City Council to take no actions which will add to our current woes on Highway 99W.

The traffic study submitted by the applicant does note several intersections in the vicinity of the proposed development that are currently or will soon be at D or F levels of service. It is inadequate, however, in that it completely ignores the intersection of Wilsonville, Sandoz and Springbrook Roads with Hwy 219, despite the obvious impacts this development would have there. Moreover, it also ignores impacts to Hwy 99W.

## **3) NDC10.52.325(2) Mobile Home Park Provisions**

City policies have increasingly concentrated lower cost and affordable housing in the southeast side of town. At the same time, a new proposal has surfaced for new zoning on the northside that will exclude people of moderate means. This recipe for economic

segregation of our town should be firmly rejected by our policy makers. Instead, we should strive for a healthy community where people of mixed incomes can live in the same neighborhoods in a wide range of housing types.

Our development code recognizes this and limits mobile home parks to distinct neighborhoods with a maximum of 100 spaces each. The Wyooski - Springbrook neighborhood is already far beyond this limit, with several large mobile home parks, including the Avalon Manufactured Home Park which is virtually next door at Sandoz Rd. and is also owned by Renaissance Development.

**4) NDC10.36.070(1); Island Annexations**

NDC10.36.070(1) provides that, " The City shall attempt to not create islands of unincorporated territory within the corporate limits of the City." As noted by the Yamhill County Planning Department in their November 18 memorandum, the proposed annexation would create an unincorporated island surrounded by the City; Tax lots 3220-1100 and 3220-1190, the Fernwood Pioneer Cemetery and Newberg Friends Cemetery.

**5) NDC10.36.050 Application Requirements**

The applicant has failed to include with the application several of the items required under 10.36.050, including material specifically required under subsections (4), (5), (7), and (8).

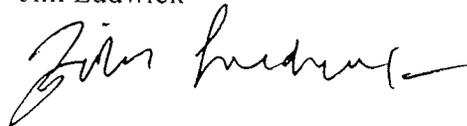
For these reasons we respectfully request that you adopt the resolution prepared by staff recommending denial of this annexation.

Thank you for the opportunity to provide testimony. Please include these comments in the official record of this proceeding.

Sincerely,

  
Sid Friedman

Jim Ludwick



Newberg Planning Committee

Date: 12-11-97

Re: Renaissance

No.: Anx-18-97

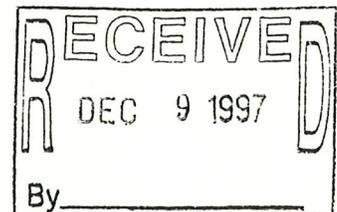
City of Newberg and to whom it may concern:

We would like to express our concerns about how the proposed Annexation and developement of approximately 40 acres for the City Park and 100 space Manufactured Home Park by Renaissance Developement Corporation, would impact east side developoement of our property at 918 Wynooski, Newberg.

We would like access to the developable portion of our parcel, on the east side of the creek as shown on the enclosed map. This development doesn't appear to provide access to any other parcels but those included in the proposed project.

*Ina Leard*

918 Wynooski



# Memo

**To:** Planning Commission  
**From:** Duane Cole, City Manager  
**Subject:** Annexation Elections  
**Date:** December 11, 1997  
**CC:** Mayor and City Council

In May of 1996 the way Newberg deals with development which requires annexation changed. The impact of the electorate's decision to approve annexations to the city through the election process has not really been tested with a large development proposal. The proposal by Renaissance Development Corporation could be the first test.

There are some lessons which can be learned from the Corvallis experience:

1. The Commission can and should place the usual conditions on the development as provided in the Code and City policies.
2. The Commission can and should also discuss the additional items which they may not have the power of law to impose, but which would be necessary to convince the electorate to support the annexation and the proposed development. The applicant should have a clear idea whether opposition to the project is present in the community since an organized opposition to local ballot measures usually means that the measure will not be supported, not always, but usually.
3. The Commission should encourage the applicant to 'lock in' on the guarantees regarding what will be provided if the electorate approves the annexation. The City Attorney has some thoughts on how to legally lock in these guarantees and the Planning Commission can assist in that process through the interview and questions of the applicant session. Getting these items in the record either verbally or in writing is important.

Newberg is new to the annexation through election process. Since our electorate approved it, we should be thinking about proposed development which requires annexation in terms of what would be approved in a city-wide vote, what would you vote for since you are not limited to the code or standards, and what do you want in Newberg.



Newberg Planning Committee  
12-11-97  
file Anx-18-97

December 11, 1997

Kelli Highley  
619 S. River Street  
Newberg, Oregon 97132

Dear Kelli:

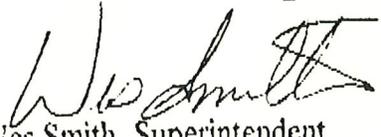
In response to your inquiry about the impact of the construction of a mobile home park in the Edwards Elementary School attendance area, I have commented that such a project would not conflict with the district. That, however, should not be construed to mean that the project would not impact the district. On the contrary, it would place new demands on the district's most crowded school.

Edwards is at capacity at this time. To locate more dwellings in the area of the type that would attract families with elementary-age children would require steps such as transporting students out of attendance boundaries to less crowded schools, changing boundaries, or finding some other solution.

Even without changing boundaries, the road-plan needs for the site may present some difficulties for school buses. It is highly likely that the bridge will be considered a hazard that children should not cross in route to school or to reach a school bus. Should this be the case the district would be required to route a bus into the area and have space for a bus turnaround within the park.

It is not the practice of this district to oppose or support specific housing projects. Yet, it is important that the community understand that the size, nature and location of a housing development have profound impacts on the schools. Please call if you have further questions.

Sincerely yours,

  
Wes Smith, Superintendent  
Newberg School District

Copy: Larry Lewis

Newberg Planning Committee  
Date: 12-11-97  
Re: \_\_\_\_\_  
No.: Anx-18-97

# Memorandum

---

**To:** Planning Commission  
**CC:** File Anx-18-97/DR-106-97  
**From:** Barb Mingay, Planning Division  
**Date:** December 11, 1997  
**Subject:** Everest Pointe Subdivision Addendum Staff Report

---

## 1. Public Facilities

Water and sewer lines of adequate size are available to serve the development, however, at the recent Water Summit on November 17, 1997, city staff raised a number of water system issues with the City Council. These issues identified several concerns dealing with the city's available water supply during hot weather. The lack of adequate supply brings into question Comprehensive Plan Compliance with policies found under **1. All Facilities and Services Policies** as follows:

*d. Services shall be planned to meet anticipate <sup>d</sup>community needs.*

And, **2. Sewers and Water Policies** as follows:

*b. Water systems within the planning area will be designed to provide an adequate peak flow for fire protection.*

Without additional supply, these policies will not be met, especially as the city allows additional development.

## 2. Transportation

Access to the site is a major obstacle. Further geotechnical, hydraulic and environmental work must be done, but it appears possible to design creek crossing that meets City Standards. Staff has the following comments relating to access:

- a. The north-south street (Harvest Drive and John Deere Street) must be a public street. The Development Code and Open Space Ordinance recognize the need for well planned creek crossings in key locations and allow only public streets to cross stream corridors. A low volume, local street connection here will provide

a safe alternate route to downtown Newberg and the Edwards and Renne Schools for the entire southeast neighborhood. This is an area of approximately 120 acres surrounded by State Highways and deep drainages.

- b. The roadway should be designed to encourage bicycle and pedestrian traffic and reduce cut-through traffic.
- c. The maximum street grade may not exceed 12%.
- d. The crosswalk on Harvest Drive to the ball fields must meet the 200 foot safe stopping sight distance. That can be met with some minor grade changes. Preferably, parking should be on the same side of the street as the ball fields.
- e. The traffic report recommends a signal at Hwy 219 and Second St. Staff agrees, but this may require lowering the curve, reducing the speed and installing illumination and signal poles that are not hazards to air traffic. This intersection is not one of the high priority projects in the Transportation System Plan; however, annexation and development of properties south of Third Street will have a major impact on this intersection and create an immediate need for a signal. This is not a System Development Charge project. Staff recommends that the cost of improvements to the intersection be incurred by those properties in the vicinity which have not yet been annexed to the City.
- f. As traffic increases, the Hwy 219 / Wynooski intersection operating at Level Of Service D and 55 mph speeds will have more and severe accidents. The report estimates that 15 p.m. peak hour turning movements will be added - or about 1.2% to the 1195 vehicles traveling through the intersection during the peak hour. These roads are under State Highway and Yamhill County authority. An application should be made to the State Speed Control Board to take measures to improve safety at the intersection and possibly reduce the speed on Hwy 219 from south of Wynooski Road to Second Street.

### **3. Comprehensive Plan Designation**

Two Comprehensive Plan designations apply to the proposed annexation area. They include Public/Quasi-Public (PQ) and Medium Density Residential (MDR). The manufactured home park lies within the MDR designated area; the proposed City park lies within the PQ designated area. The Newberg Comprehensive Plan indicates that the PQ designation does not include park uses. The applicants will be required to apply for a Comprehensive Plan Amendment to Parks (P) if the proposed use in this area is intended to be a park.

12/11/97 PC mtg

**Darla Baldoni**

---

**To:** Dawn Wilson  
**Subject:** Resolutions

Hi Dawn - HAPPY HOLIDAYS TO YOU!!!

Here are the resolutions from Planning Commission (hard copy originals in inner office mail).

<<File Attachment: RES97-82.WPD>> <<File Attachment: RES97-83.WPD>> <<File Attachment: RES97-84.WPD>> <<File Attachment: RES97-85.WPD>> <<File Attachment: RES97-86.WPD>>

PUD-3-97

# CITY OF NEWBERG PLANNING COMMISSION PUBLIC COMMENT REGISTRATION FORM

**PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING**

*(Agendas available at entrance)*

Agenda Item No.: V/3 FILE No.: 97-86 Meeting Date: 12/11

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

**Please check one:**

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

---

---

---

---

---

---

---

---

***Please print legibly:***

Name Johann F. May Phone Number 537-0445

Professional Standing (if representing someone) \_\_\_\_\_

Mailing Address (including Zip Code) \_\_\_\_\_

312 N. EDWARDS NEWBERG, OR

Johann F. May  
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.





CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

pub-3-97

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: #3 <sup>Public HEARING</sup> FILE No.: pub 3-97 Meeting Date: 12-11-97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

---

---

---

---

---

---

---

---

---

---

*Please print legibly:*

Name RON MANNING Phone Number 538-1627

Professional Standing (if representing someone) \_\_\_\_\_

Mailing Address (including Zip Code) 2310 CHEHALEM DR  
NEWBERG OR 97132

*Ron Manning*  
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.





CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

GR-2-95

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: V1-III FILE No.: GR-2-95 Meeting Date: 12/11/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

**Please check one:**

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

---

---

---

---

---

---

---

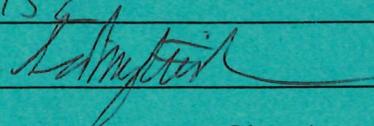
---

**Please print legibly:**

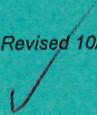
Name Sid Friedman Phone Number 538-6785

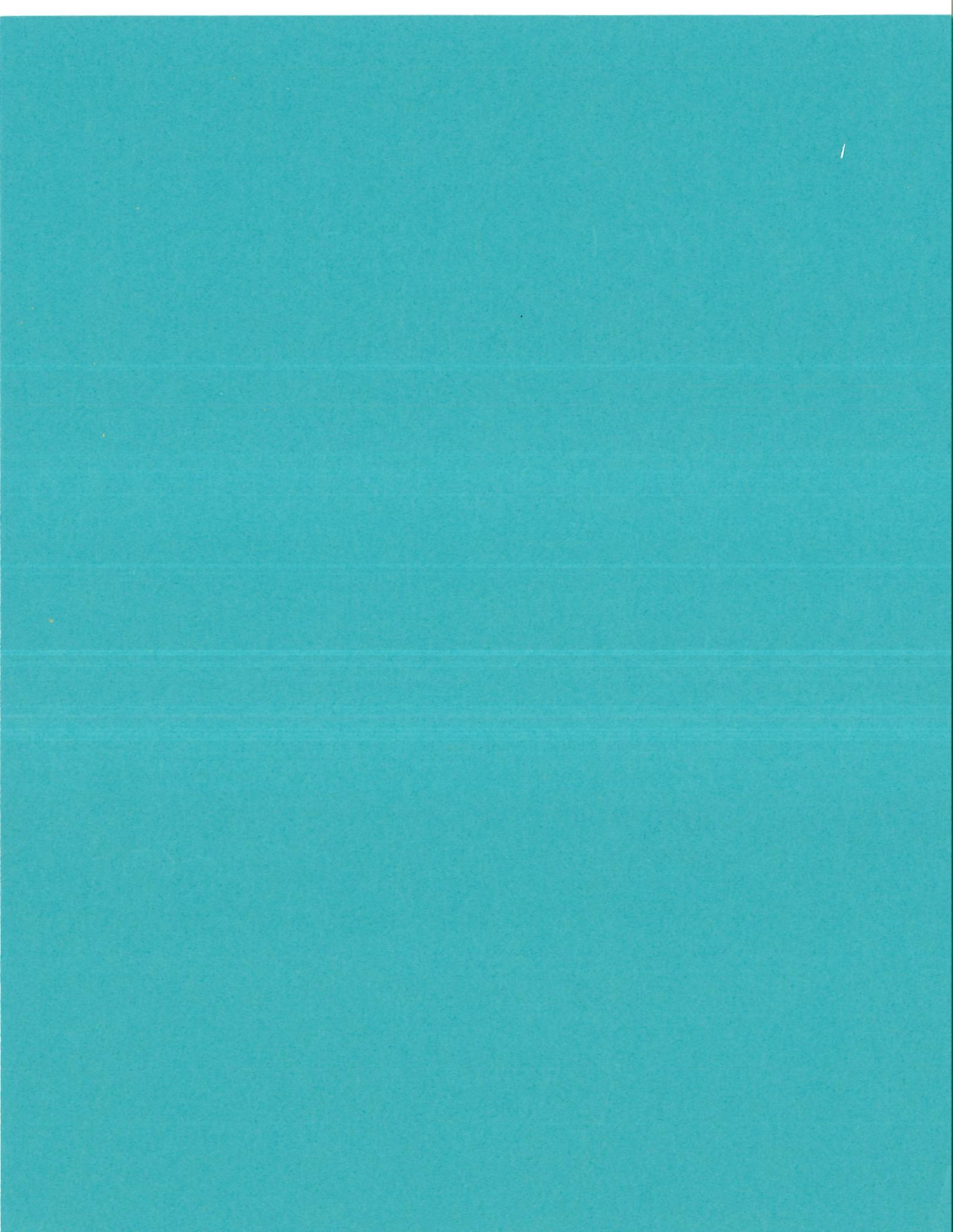
Professional Standing (if representing someone) \_\_\_\_\_

Mailing Address (including Zip Code) 31909 NE Corral Creek  
Newberg 97132

  
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.





CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

6-32-97

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING  
(Agendas available at entrance)

Agenda Item No.: 2 FILE No.: 6-32-97 Meeting Date: 12-11-97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

**Please check one:**

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

---

---

---

---

---

---

---

---

**Please print legibly:**

Name Pat Haught Phone Number 538-3650

Professional Standing (if representing someone) \_\_\_\_\_

Mailing Address (including Zip Code) 501 E Illinois #12  
Newberg OR 97132

Pat Haught  
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.



G-32-97

# CITY OF NEWBERG PLANNING COMMISSION PUBLIC COMMENT REGISTRATION FORM

**PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING**

*(Agendas available at entrance)*

Agenda Item No.: 1

FILE No.: G-32-97

Meeting Date: 12/11/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

**Please check one:**

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)



**Please print legibly:**

Name Dave Kimmel Phone Number 236-6000

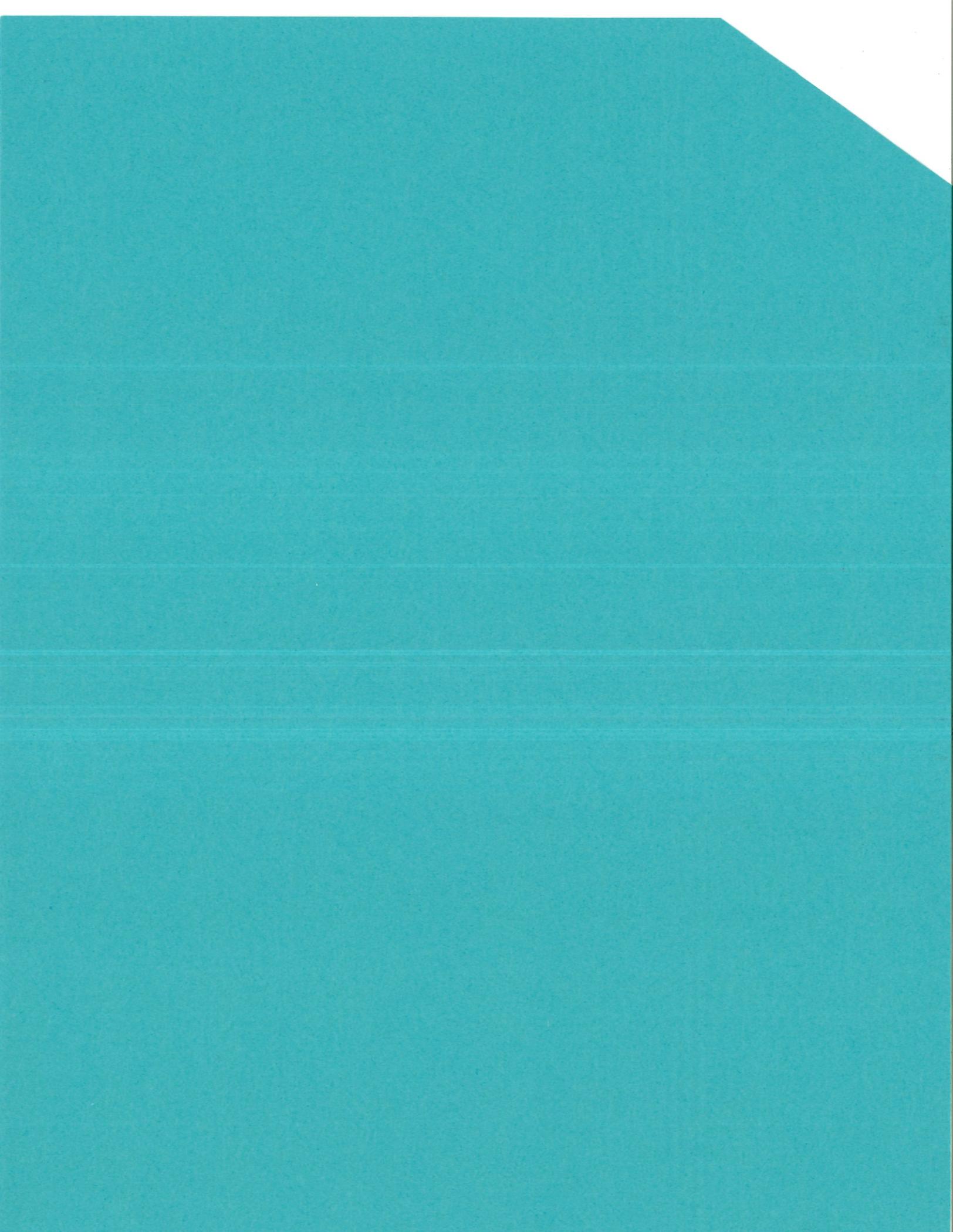
Professional Standing (if representing someone) Applicant Rep

Mailing Address (including Zip Code) 122 SE 27TH Ave  
Portland, OR 97214

Dave Kimmel  
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.





CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

6-32-97

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING  
(Agendas available at entrance)

Agenda Item No.: 1 FILE No.: 6-32-97 Meeting Date: 12/11/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

---

---

---

---

---

---

---

---

*Please print legibly:*

Name JEFF REED Phone Number 538-3475

Professional Standing (if representing someone) Newell Home Owners Association

Mailing Address (including Zip Code) 1304 Newell Road  
Newberg, OR 97132

Jeff Reed  
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.



CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

67-32-97

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: V B FILE No.: 6324 Meeting Date: 12/1/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please provide all of the information requested below. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please print legibly:

Name WILD AEWOT Phone Number \_\_\_\_\_

Professional Standing (if representing someone)

Mailing Address (including Zip Code) 333 SOUTHWEST 11TH AVE SUITE 4210  
NEWBERG OR 97132

\_\_\_\_\_  
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PUD-4-97

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: W11-2

FILE No.: \_\_\_\_\_

Meeting Date: 12-11-97

PUD-4-97/02-95-97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please *provide all of the information requested below.* The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

HERE TO REQUEST APPROVAL BASED ON COMPLIANCE  
WITH CONDITIONS OF APPROVAL

Please print legibly:

Name John Husman Phone Number 604-01652

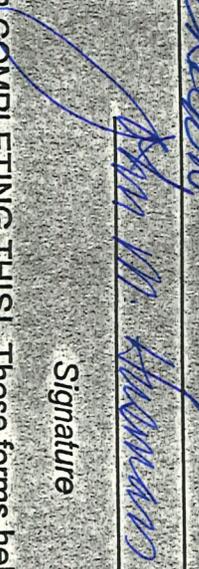
Professional Standing (if representing someone) LANDSCAPE ARCHITECT

Mailing Address (including Zip Code) WESTLACE CONSULTANTS

15115 SW SANDOZA AVENUE SUITE 150

TIGARD OREGON 97224

Signature



THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: 1112 FILE No.: P10197 Meeting Date: 12/1/07

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please *provide all of the information requested below*. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)  
 OPPONENT (Against)  
 UNDECIDED (Testify during either Proponent or Opponent testimony)  
 WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name KEVIN H. SNYDER Phone Number 503 684-0152

Professional Standing (if representing someone) WESTRIDGE CONSULTANTS INC

Mailing Address (including Zip Code) 1510 SW SEQUOIA BLVD #100

TIGARD, OR 97131

Kevin H. Snyder

Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assist the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

Amx-18-97

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: \_\_\_\_\_ FILE No.: Amx-18-97 Meeting Date: 12/11/17

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please provide *all of the information requested below*. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Justify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please print legibly.

Name STEPHEN J. TOMER Phone Number 768-6584

Professional Standing (if representing someone) CIVIL ENGINEER - TRICKS DR. DESIGN

Mailing Address (including Zip Code) 10110 567 NUMBER AVE 18-6

18-6  
\_\_\_\_\_  
\_\_\_\_\_

Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: 2 FILE No.: AW 18-97 Meeting Date: 12/11/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please provide *all of the information requested below*. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)  
 OPPONENT (Against)  
 UNDECIDED (Testify during either Proponent or Opponent testimony)  
 WRITTEN COMMENT (oral testimony not required)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please print legibly:

Name KIMMY SEBASTIAN Phone Number 557-8000

Professional Standing (if representing someone) MYSELF (REPRESENTATIVE)

Mailing Address (including Zip Code) 1622 WILMINGTON FALLS DR

WEST LANE OR 97068

[Signature]  
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No. 2

FILE No. AN-10-0106-106-91

Meeting Date: 12/11/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please provide all of the information requested below. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)  
 OPPONENT (Against)  
 UNDECIDED (Testify during either Proponent or Opponent testimony)  
 WRITTEN COMMENT (oral testimony not required)

Please print legibly.

Name

LARRY LEWIS

Phone Number

916-658-9100

Professional Standing (if representing someone)

Triland Design Group

Mailing Address (including Zip Code)

10110 SW Kimberly Ave Bldg  
Tigard, OR 97123

Larry Lewis  
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.



CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: V-2 FILE No.: ANX-18-97 Meeting Date: 12/11/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please *provide all of the information requested below*. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For) As Applicant  
 OPPONENT (Against)  
 UNDECIDED (Testify during either Proponent or Opponent testimony)  
 WRITTEN COMMENT (oral testimony not required)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please print legibly:

Name MARC BURBA TDR Phone Number 228-5230

Professional Standing (if representing someone) Transportation Planner

Mailing Address (including Zip Code) KITTELSON & ASSOCIATES, INC  
610 S.W. ALDEN ST. 700  
PORTLAND OR 97205

  
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: 2

FILE No.: Am 18-97-OR-106-97

Meeting Date: 12/11/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please provide all of the information requested below. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)  
 OPPONENT (Against)  
 UNDECIDED (Testify during either Proponent or Opponent testimony)  
 WRITTEN COMMENT (oral testimony not required)

Will speak if requested concerning the park (proposed)  
Why side this development

Please print legibly: McMASTER

Name John McMaster Phone Number 538-7454

Professional Standing (if representing someone) Chabaux Park & Rec

Mailing Address (including Zip Code) 1802 Hawthorn Ave  
Newberg, OR 97132

John McMaster

Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: 2 FILE No.: 02X1897 DR Meeting Date: 10-11-97 10697

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please *provide all of the information requested below*. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)
- OPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Deja empowerment of jobs  
renew

Please print legibly:

Name Sherry Zimmerman Phone Number 538 5511

Professional Standing (if representing someone) \_\_\_\_\_

Mailing Address (including Zip Code) 1500 S. Sandbar Rd #26  
Newberg OR 97132

Sherry Zimmerman

Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

Aug-18-97

# CITY OF NEWBERG PLANNING COMMISSION PUBLIC COMMENT REGISTRATION FORM

**PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING**

*(Agendas available at entrance)*

Agenda Item No.: #2 FILE No.: \_\_\_\_\_ Meeting Date: 12-11-97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below.** The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

**Please check one:**

- PROponent (For)
- OPponent (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

They will provide SAFE AFFORDABLE HOUSING FOR  
OVERSEAS WORKING PEOPLE

**Please print legibly:**

Name Linda Hamilton Phone Number 538-5855

Professional Standing (if representing someone) \_\_\_\_\_

Mailing Address (including Zip Code) 1500 S. SANDY RD #21  
Newberg OH 97130

Linda Hamilton

Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: 2 FILE No.: Am 1-18-97 <sup>Or 106-97</sup> Meeting Date: 12/11/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below.** The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

**Please check one:**

- PROPONENT (For)  
 OPPONENT (Against)  
 UNDECIDED (Testify during either Proponent or Opponent testimony)  
 WRITTEN COMMENT (oral testimony not required)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please print legibly.

Name JOANNE Payne Phone Number 538-5661

Professional Standing (if representing someone) Mgr for Renaissance Devl

Mailing Address (including Zip Code) 11612 S Sandez Rd

Newberg OR 97132



Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: 2

FILE No.: AW-18-97 / Dr-166-97

Meeting Date: 12-11-97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please *provide all of the information requested below*. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)  
 OPPONENT (Against)  
 UNDECIDED (Testify during either Proponent or Opponent testimony)  
 WRITTEN COMMENT (oral testimony not required)

CA Dec CA

Please print legibly:

Name Julie Lodiga

Phone Number 538-8985

Professional Standing (if representing someone) \_\_\_\_\_

Mailing Address (including Zip Code) 128 Nicholas way  
Newberg

Julie A. Lodiga

Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: 2 FILE No.: Am-18-97 Meeting Date: 12-11-97  
D2 106-97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please *provide all of the information requested below.* The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

---

---

---

---

---

---

---

---

Please print legibly:

Name Lisa Bauer Phone Number 554-9583

Professional Standing (if representing someone) Asst

Mailing Address (including Zip Code) 1500 S Sandoz Rd

Newburg OH 47132

Lisa Bauer  
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

APR-18-97

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: 2 FILE No.: ADVIS Meeting Date: \_\_\_\_\_

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below.** The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)  
 OPPONENT (Against)  
 UNDECIDED (Testify during either Proponent or Opponent testimony)  
 WRITTEN COMMENT (oral testimony not required)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please print legibly:

Name Richard Nigredo Phone Number 5888835

Professional Standing (if representing someone) \_\_\_\_\_

Mailing Address (including Zip Code) 1500 S. Snow Rd #21

Newberg OR 97132

Richard Nigredo

Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assist the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: 2 FILE No.: ANY-18-97 Meeting Date: DR-106-97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, **provide all of the information requested below.** The agenda item numbers and page numbers are printed on the agenda. If you are attending the meeting to observe, you do not need to complete this Registration Form.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please print legibly:

Name KEITH WAY Phone Number 538 0024

Professional Standing (if representing someone) \_\_\_\_\_

Mailing Address (including Zip Code) 15775 Riblin Ridge Rd

Keith Way  
Signature

THANK YOU FOR COMPLETING THIS FORM. These forms help us spell your name correctly and assist in determining time for public comment. If you are attending the meeting to observe, you do not need to complete this form. Thank you for your participation in the planning process.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: V-2 FILE No.: AK-18-97/02-106-97 Meeting Date: 12/10/13

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please provide all of the information requested below. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Kelli Haggley

Please print legibly:

Name Kelli Haggley Phone Number 538-8716

Professional Standing (if representing someone) \_\_\_\_\_

Mailing Address (including Zip Code) \_\_\_\_\_

Kelli Haggley  
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

Amx-18-92

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: V-2 FILE No.: 97-85 Meeting Date: 12/11/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please *provide all of the information requested below*. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

**Please check one:**

- PROPOSER (For)
- OPPOSER (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please print legibly.**

Name Scott M. Jocki Phone Number 338-9089

Professional Standing (if representing someone)

Mailing Address (including Zip Code) 812 Wywashki St.

Neuberg  
Scott M. Jocki

Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.



CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

Planning Committee  
12/11/97

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

AMX-18-97/DR-106-97

Agenda Item No.: IV #2 FILE No.: Res No 92-85 Meeting Date: 12/11/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please provide all of the information requested below. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Regarding the proposed development of City Park and manufactured home park E of Highway 6, I would welcome the City Park, but not all the traffic funneling out onto Highway 6 Street. One hundred homes might mean 150 cars. Perhaps if there were another entrance, the development might be feasible.

Please print legibly:

Name Barbara Meyer Phone Number 538-9925

Professional Standing (if representing someone) \_\_\_\_\_

Mailing Address (including Zip Code) 4000 N. Aspen Way  
Newberg OR 97132

\_\_\_\_\_  
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: 2 FILE No.: DNX-18-97 Meeting Date: 12-11-97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please provide all of the information requested below. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly:  
Name EDWARD J. ALLEN Phone Number 538-1564  
Professional Standing (if representing someone) \_\_\_\_\_  
Mailing Address (including Zip Code) 805 WYNOSKI, NEWBERG, OR 97132

Signature

E. J. Allen

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

**CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM**

**PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING**

(Agendas available at entrance)

Agenda Item No.: 12-11-97 FILE No.: ANX-18-97 Meeting Date: 12-11-97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please provide all of the information requested below. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

**Please check one:**

- PROPOSER (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

*Please print legibly.*

Name Elaine Cropper Phone Number 588-3064

Professional Standing (if representing someone)

Mailing Address (including zip code) 209 Arden Dr. Newberg, OR 97132

Signature

Elaine Cropper

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assist the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

AKX-18-92

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: V-2 FILE No.: \_\_\_\_\_ Meeting Date: 12-1-99

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please provide *all of the information requested below*. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please print legibly.

Name JERRY DALE Phone Number 538-2134

Professional Standing (if representing someone) \_\_\_\_\_

Mailing Address (including Zip Code) PO Box 248, Box 5 Avenue 1004

  
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: 12

FILE No.: AMN 18-97

Meeting Date: 12/11/97

PR-106-47

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please *provide all of the information requested below*. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPOSER (For)  
 OPPOSER (Against)  
 UNDECIDED (Testify during either Proponent or Opponent testimony)  
 WRITTEN COMMENT (oral testimony not required)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please print legibly:

Name LSA THOMAS Phone Number 938-9255

Professional Standing (if representing someone) \_\_\_\_\_

Mailing Address (including Zip Code) 200 Ardus Dr, Newberg, OR 97132

LSA THOMAS

Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assist the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING  
(Agendas available at entrance)

Agenda Item No.: V2 FILE No.: ANX-18-97 Meeting Date: 12/11/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please provide all of the information requested below. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)  
 OPPONENT (Against)  
 UNDECIDED (Testify during either Proponent or Opponent testimony)  
 WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name Sid Friedman Phone Number 538-6785

Professional Standing (if representing someone) \_\_\_\_\_

Mailing Address (including Zip Code) 31909 NE ~~County~~ Coral Creek  
Newberg, 97132



Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING  
(Agendas available at entrance)

Agenda Item No.: \_\_\_\_\_ FILE No.: 21118 Meeting Date: 11/12/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please provide all of the information requested below. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please print legibly.

Name Virginia Williams Phone Number 558-8185

Professional Standing (if representing someone) \_\_\_\_\_

Mailing Address (including Zip Code) PO Box 912 Newberg

Virginia Williams  
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assist the Planning Commission Chair in determining time limits if there are many residents present.

CITY OF NEWBERG PLANNING COMMISSION  
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING  
(Agendas available at entrance)

Agenda Item No.: VSE FILE No.: NUX 18 99 Meeting Date: 10/06/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please provide all of the information requested below. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly.

Name Bill Johnson Phone Number 538-4403

Professional Standing (if representing someone) \_\_\_\_\_

Mailing Address (including Zip Code) Po Box 412  
Newberg Or 97132

Bill Johnson  
Signature

HANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.