

**CITY OF NEWBERG CITY COUNCIL MINUTES
DECEMBER 6, 2010
7:00 P.M. MEETING
PUBLIC SAFETY BUILDING TRAINING ROOM
401 EAST THIRD STREET**

Work Session was held prior to the meeting. Discussion was held on the City Council vision statement and mission statement. No decisions were made.

I. CALL MEETING TO ORDER

Mayor Bob Andrews called the meeting to order at 7:05 PM.

II. ROLL CALL

Members

Present:	Mayor Bob Andrews	Denise Bacon	Ryan Howard	Stephen McKinney
	Bart Rierson	Marc Shelton	Wade Witherspoon	

Staff

Present:	Daniel Danicic, City Manager	Terrence Mahr, City Attorney
	Barton Brierley, Planning and Building Director	Janelle Nordyke, Finance Director
	David Beam, Economic Development Coordinator	Norma Alley, City Recorder
		Jennifer Nelson, Recording Secretary

Others

Present: Gary Bliss, Thomas Barnes, Allyn Edwards, Art Smith, Dianna Cotter, Shannon Eoff, Josi Fettig, Hank Grum, Pat Haight, Robert Soppe, Roger Wiltshire, Mark Davis, Camellia Walker, Jim Walker, Michael Ard, Tom Sisul, Robert Mawson, Philip Griffin, Elise Hui, Daniel Shepherd, Ernest Woods, Cindy Ziegenbien, Beatrix Newman, Chuck Scott, and Mr. Verne Martin

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. CITY MANAGER'S REPORT

Mr. Daniel Danicic, City Manager, spoke of the first Christmas tree lighting event sponsored by the Newberg Downtown Coalition (NDC). He announced the NDC will be hosting a Holiday Open House on December 11, 2010. He also mentioned the book recently written on the history of Newberg; he said the authors would be at Chapters Books on December 11, 2010, signing copies from 10:00 AM to 12:00 PM. Finally, he mentioned The Newberg Graphic article on November 24, 2010, highlighting a job well done by city staff while working with the owners of a new car dealership.

V. APPOINTMENTS

1. Consider a motion appointing Thomas Barnes, Gary Bliss, Allyn Edwards, and Art Smith to the City of Newberg Planning Commission.

Mayor Andrews invited the nominees to the table to speak with Council. Each nominee introduced themselves and spoke briefly on their residency and their involvement in the community.

MOTION: Andrews/McKinney to consent to the appointment, by the Mayor, of Thomas Barnes, Allyn Edwards, and Art Smith for three positions with terms expiring December 31, 2010, on the Newberg Planning Commission for new terms expiring December 31, 2013, and appoint Gary Bliss to fill a vacant position with a term expiring December 31, 2012. (7 Yes/0 No) Motion carried.

2. Consider a motion appointing Karl Birky, Dianna Cotter, Shannon Eoff, and Josi Fettig to the City of Newberg Traffic Safety Commission.

Mayor Andrews invited the nominees to the table to speak with Council. Dianna Cotter, Shannon Eoff, and Josi Fettig introduced themselves and spoke briefly on their residency and their involvement in the community. Mr. Birky was unavailable because of business conflicts.

MOTION: Andrews/Rierson to consent to the appointment, by the Mayor, of Karl Birky, Dianna Cotter, and Shannon Eoff for three positions with terms expiring December 31, 2010, on the Newberg Planning Commission for new terms expiring December 31, 2013, and appoint Josi Fettig to fill a vacant student commissioner position with a term expiring August 31, 2011. (7 Yes/0 No) Motion carried.

VI. PUBLIC COMMENTS

Mr. Hank Grum voiced concerns regarding discussions in The Newberg Graphic article about the rules for Francis Square banning literature distribution and the \$6,000.00 dollars requested for funding a city survey of services. He spoke of the unalienable rights of the citizens and the core function of municipal government being police, fire, street maintenance, and court services to enforce the rules. He spoke of affordable housing scams crowding the city agenda with no reference to the protection of the rights of citizens in the City's mission statement.

Ms. Pat Haight passed out a picture of City Hall, which she had taken this past Friday night and stated her disappointment for the lack of working Christmas lights and decorations on the building during ARTwalk. She spoke of NDC being given \$5,000.00 to revitalize the downtown and was upset the City did not have money to buy Christmas lights to look like they are in partnership with the businesses in Newberg. She offered to buy the lights herself. She spoke of the article on Francis Square and violations to the U.S. Constitution and Oregon law that this was not taken care of ten years ago.

Mr. Robert Soppe commented on an item on the Consent Calendar addressing the Oregon Department of Transportation (ODOT) decision with the alignment of the bypass. He warned Council to look carefully at the alignment in regards to 11th Street along the riverfront by SP Newsprint because it is a significant change than what had been hoped for by proponents. The significance of what is chosen was pretty well hidden in the elevation, which can cut off pedestrian and bicycles. He felt the procedure was highly flawed and asked them to look carefully to how this impacts access to riverfront.

Mr. Roger Wiltshire said he was disgruntled about what is going on with the city and recommended the Council ask for resignations of certain employees because they are costing this capitalistic city money with their socialistic ideologies. He said he is against someone telling him how to deal with the property he owns, as a capitalist and former licensed broker.

VII. CONSENT CALENDAR

1. Consider a motion approving **Resolution No. 2010-2923** adopting a process for the evaluation of the municipal judge.
2. Consider a motion approving **Resolution No. 2010-2924** initiating amendments to the Newberg Comprehensive Plan and Development Code to reflect the Tier 2 bypass alignment.
3. Consider a motion approving City Council Minutes for November 1, 2010.

MOTION: Shelton/McKinney approving the Consent Calendar including **Resolution No. 2010-2923**, **Resolution No. 2010-2924**, and the City Council Minutes for November 1, 2010, as amended. (7 Yes/0 No)
Motion carried.

VIII. PUBLIC HEARINGS

Consider a motion approving **Order No. 2010-0030** amending the Comprehensive Plan map designation from Low Density Residential (LDR) to High Density Residential (HDR) and amend the Zoning designation from R-1 (Low Density Residential) to R-3 (High Density Residential) for a property located at 1103 North Meridian Street.

TIME – 7:35 PM

Mayor Andrews made legal announcements regarding the hearing procedure stating this is a quasi-judicial, land use, public hearing concerning a Comprehensive Plan Amendment and Zone Change to property located at 1103 North Meridian Street. The proposal is to change the Comprehensive Plan designation from low-density residential to high-density residential and amend the zone designation from low-density residential to high-density residential. This is the first public hearing before the City Council, which will make the final decision. The matter has been heard by the Planning Commission and is before the Council with a recommendation from the commission. The Council is expecting there will be quite a bit of oral testimony and some written testimony presented tonight. The Council wants to hear all relevant testimony and is anticipating receiving all oral and written testimony tonight then closing the record to any further evidence. The applicant will have an additional seven days to present written argument as required by the Oregon Revised Statutes, unless the applicant chooses to waive that right. The city attorney will make an announcement concerning this and other legal matters after the Council declares ex-parte' contacts. The Council is planning on beginning deliberations at the next meeting on December 20, 2010, and written testimony submitted tonight will be distributed in the packet for that meeting. If you have already presented written testimony, you do not have to present the same testimony orally; the written testimony is in the record and will be considered. You will have all the rights in the hearing, just the same as if you testified orally. Before the Council makes their required announcements there have been emails and letters sent to Council members which have been collected and submitted into the record since they could constitute ex-parte contact. Because these items are all in the record, they do not have to be individually declared by the Council members, unless a Council member has not submitted some contacts to the City for inclusion in the record. In addition, if a Council member has had contacts with individuals in discussions; those should be declared at this time. Mayor Andrews called for any abstentions, biases, or ex-parte contacts from the Council.

Councilor Stephen McKinney stated he lives directly across the street from 1103 N. Meridian Street and has been contacted by many people and received several aggressive emails both for and against the proposed change but this will not prevent him from rendering a fair decision in this matter.

Councilor Denise Bacon stated she is friendly with the granddaughter of the former owner of the property and before she knew what was going to be on our agenda she told me some of the struggles they were having with the property. The content of the conversation has been captured in the Planning Commission (PC) minutes.

Mayor Andrews called for any objections from anyone concerning the jurisdiction of the Council to hear this matter. None appeared.

Mr. Terrence Mahr, City Attorney, asked for a point of clarification from Councilor McKinney: did he forward the emails he received to the City to be part of the record. Councilor McKinney replied yes. Mr. Mahr continued with the required legal announcement according to statutes regarding quasi-judicial land use hearings (see official meeting record pages 47-48 in draft findings of the Order for complete criteria).

Mr. Barton Brierley presented the staff report with a PowerPoint as visual aide (see official meeting record for a copy of the full report).

Councilor Wade Witherspoon asked staff to further describe the forty-five buildable acres in the Urban Growth Boundary (UGB). Staff replied there are three major areas comprising the available high density residential (HDR) adding up to the forty-five buildable acres with some other smaller lots. One parcel is in the Springbrook area near the old Springbrook School, there is a vacant lot behind Fred Meyer, and some on Chehalem Drive near Hwy 219.

Councilor Marc Shelton asked if there were plans to improve the sidewalks on Meridian Street at the railroad to assist with pedestrian and bicycle crossing and access to the downtown areas. Staff replied Meridian Street is in the long range pedestrian plan for improvements to fill in the gaps of missing sidewalks, but it is an issue of available funding that determines when this will be completed.

Mayor Andrews asked what the affordable housing needs are in Newberg not being satisfied with the existing inventory of housing from either single or multiple family in R-1, R-2, or R-3. Staff stated there is an additional twenty-four acres of HDR land needed within the next fifteen years through 2025 and an additional thirty-four acres of Medium Density Residential (MDR) and those acres which translates into hundreds of dwelling units based on the projected income levels and a significant deficiency of housing for a number of income levels, particularly for the moderately low and very low income levels.

Mayor Andrews continued by noting that references have been made to other sites in Newberg for R-3 zoning; he asked what and where are those sites and why have they not been considered or developed at this point (both vacant and useable acreage). Also, with infrastructure costs, who has the burden for funding improvements for sidewalks, wastewater, water, streets, and storm water with addition of impervious surfaces. Staff replied most of the land designated as HDR has been developed but there are forty-five acres of buildable R-3 zoned land that has not been developed yet; two of those larger sites are because the property owners have not elected to develop at this juncture and another site has not been annexed and does not have sewer and water available. This is an area within the UGB, but not the city limits and is included in this inventory. There is another site on the corner of Fernwood Road and Springbrook Road, also outside city limits but in the UGB; the property owner stated they were not interested in developing the land in the foreseeable future.

Councilor Shelton asked what the acreage is in those two sites with non-infrastructure. Staff replied about half of the 45 buildable acres or twenty to twenty-five acres.

Mr. Brierley continued by addressing who pays for infrastructure such as sewer, water, stormwater, and street improvements, which is mostly the person choosing to develop the property. Developers are also required in nearly every case to pay additional charges for extra capacity required for the new development by System Development Charges (SDC) for the proportionate share of those costs. But, infrastructure for development already in place is not always covered and cannot be charged through SDCs or make it a condition of development. None of these would be created by this development. Stormwater is treated in the same manner where the developer is required to develop the infrastructure abutting their site and any offsite improvements of a general nature are paid through SDCs.

Mayor Andrews spoke to the street widths, specifically looking at Meridian Street at the railroad crossing and just north of the crossing where the available travel area narrows. Staff replied the sidewalk width standard does not extend over the tracks and Oregon State law requires no parking within this area; the curb adjacent to the tracks is painted yellow to designate no parking. Mayor Andrews spoke of questions concerning the traffic study such as if it was done at a good time of year, if it was reflective of the traffic on Meridian Street, and clarifications on the estimate in the report showing what the additional trips would be as well as the total when adding those to the existing trips.

Discussions continued for clarification of the calculations of the traffic study in regards to the increases in trips and what the 7% of capacity reference actually represented, which are referred to on page fifty-four (54) as well as pages one-hundred forty-three (143) and one-hundred sixty-four (164). There were also concerns expressed for the accuracy of this data in relation to the ability to travel when a train is crossing the tracks, the route of Sierra Vista being inadequate, the property to the immediate north with gravel streets, ditches, no sidewalks, and narrow widths, and the responsibilities for asphalt, curb, sidewalk, and storm drain improvements on Evergreen Street.

Mayor Andrews recessed briefly at 8:52 PM. The meeting reconvened at 8:59 PM with the Mayor opening the public testimony.

Mr. Mahr again spoke to the emails received by Councilor McKinney that were forwarded to the City and clarified the personal contacts made with him and other people are considered ex parte contact. Councilor McKinney did not receive definitive information to use in making his decision and has said his decision will be based on the record and not anything he heard. In addition to this, because he lives on Meridian Street, the zone change could potentially have financial influence on his property value, but since this is not known, it needs to be declared as a potential conflict of interest, not an actual conflict of interest.

Proponents:

Mr. Mark Davis, Development Director for the Housing Authority of Yamhill County (HAYC), stated there are eight people within his group that will be speaking and asked if questions could be asked after all presentations. He spoke of their search for the past three years for R-3 property in Newberg providing nothing suitable. He said they are here tonight with the unanimous recommendation of the Planning Commission (PC) to rezone this current property and allow them to move forward in addressing the need for affordable housing. He offered benefits such as full-time onsite property management, location near the center of town, trained maintenance staff, and resident screenings. He also spoke of HAYC's history and what they bring to the City (see official meeting record for full report from all presenters).

Ms. Camellia Walker, an Architect with Idea Architecture and Development assisting HAYC with the zone change, stated with the assistance of the Planning staff they have compiled a list of buildable properties within Newberg that are zoned R-3 or HDR, which was given to the recorder including a map for consideration. They found twelve parcels in Newberg over one acre in size, three of the twelve did not have existing infrastructure in place for sanitary or storm and only six of the twelve were over three acres in size, which is comparable to the piece in question. The survey of the parcel at 1103 N. Meridian Street indicated 3.39 acres; she referred Exhibit C of the application. Of the six parcels around Springbrook, two were not served by the transit system and of all the parcels; none were located towards the center of town with access to the amenities of Newberg. She noted HAYC already provides services on Vittoria Square located on Springbrook Road just north of 99W. The property is compatible because it is close to parks, schools, George Fox University (GFU), churches, downtown commercial businesses, a bus stop, there are pedestrian and bike routes available, and there is already mixed zoning near by. There are similar development standards between R-1 and R-3 in regards to setbacks and parking and there is the efficiency of infrastructure. She added the comprehensive plan also states a need for R-3 in Newberg.

Mr. Jim Walker, an Architect with Idea Architecture and Development assisting HAYC with the zone change, stated this is a dream site for affordable housing. He spoke of the benefits of having a large lot for multi-family housing because they will not chop up the site with property lines and roads, the land will be used more efficiently, saving more trees, providing more shared open space, and the ability to organize the lot around the historical house already there which they plan to revitalize. He indicated plans for the historical house and organizing the site, which will be executed through the required design review. He spoke of affordable housing not equating cheapness, building trust and engaging the community, and addressed neighborhood concerns from previous meetings held. He stated they plan to continue meaningful dialog with the community throughout the design review process.

Mr. Michael Ard, Lancaster Engineering Consultant, said he looked at what was possible on both the existing zoning and proposed zoning for comparison, the trip generation was thirty-eight (38) trips at the morning peak hours and forty-six (46) in the evening peak hours with 500 daily trips for the 3.39 acre scenario. This is a minor collector with access to land and traffic movement with two travel lanes and parking on both sides; the speed limit is twenty-five (25) mph with pedestrian access to sidewalk on both sides; bicycles are intended to share the road. Under the Oregon Transportation planning rule they did planning out to the year 2025 and noted all intersections and roadways met the maximum level of the criteria with the full development.

Mr. Thomas Sisul, Civil Engineer, stated there are poor drainage issues with the site being flat and falling to the southwest towards neighboring parcels. He spoke of the impact of adding impervious surfaces to the site and stated the city standards for runoff would need to be met adding it will likely be reduced to neighboring parcels and redirected into the city system. He spoke of the 18" storm drain on Meridian Street beginning two parcels to the north and running into a ditch at the tracks; it would be more than adequately sized including development on this site. The sewer would connect to the main sanitary on Evergreen Drive. He spoke of questions about the 8" pipe on Sierra Vista Drive adequately handling the flow with infiltration into the sanitary system; analysis was prepared to address this and supplied as part of the record. With the city's assumed infiltration rates Sierra Vista Drive can handle this. Water will be supplied by existing city mains; development would require further connections and pressure would be adequate even at maximum density with the R-3 zone change.

Mr. Rob Mawson, Historical Consultant from Heritage Consulting, said there are some minor issues they disagree with on the historic resource inventory, but fundamentally the 1985 inventory is correct in regards to the features, what is important, and how. It laid out a good path for preservation, but there were some questions about the Queen Anne architecture considering the vinyl siding already in place. He spoke of the historical significance of the parcel itself, referring to aerial views thirty to forty years after the building built which indicate a lot of changes occurred, as well as substantial changes in the 1970's; there are no defining characteristics. He said the site can be adequately buffered and rehabilitation would be according to the standards set by the state. He feels a balance can be found.

Mr. Phillip Griffin, a thirty year resident, spoke of HAYC's mission statement and sharing with those less fortunate. He spoke of who the residents in Newberg within their programs are and their self-sufficiency program being recognized by the U.S. Department of Housing and Urban Development (HUD) as the best program in the State of Oregon.

Ms. Elise Hui, Director of HAYC, said HAYC is a dedicated community partner helping to move people off of public assistance and into self-sufficiency by lending a hand to those needing basic necessities and assisting five hundred (500) families in Newberg and two thousand one hundred (2,100) in the County. She spoke of the current needs still being great with one thousand three hundred (1,300) still on a waiting list for subsidized housing and the inability to house them with only three apartment complexes housing one-hundred sixty-five (165) families and senior residents. She briefly addressed negative stereotypes as well and explained the benefits the three complexes have brought to the community.

Councilor McKinney addressed the architectural plan causing the historical home appearing nearly invisible from the road and changing the look of the neighborhood with the buildings being to the front and the parking in the rear. His concerns were for the loss of the forest areas.

Mr. Walker said the plan was intended to exhibit what can be done with this site and it is not a final design. The next step would be the design review process and they are not currently locked into anything. He said the house currently is barely visible because of trees obscuring the view, which is part of the issue they want to correct. He also spoke of HAYC already paying an arborist to come out and audit the trees on the site to determine which are healthy and which need to be removed since it is their desire to save as many of the trees as possible.

Councilor McKinney addressed questions about sidewalks not being contiguous other than along the frontage of the property and the future plans for sidewalks along the north and south. Mr. Ard stated this would be addressed in the development application process as a condition of development.

Councilor McKinney brought up concerns about drainage to adjacent properties. Mr. Sisul said because of poor soils and the topography of the site there will be standing water issues needing taken care of whether this is developed as a single or multi-family. It is easy to control the roof and pavement areas because the water is going to be piped into the storm drains, but it depends on the final configuration which will meet city standards.

Councilor McKinney asked Mr. Griffin if consideration could be given to rehabilitate another existing and sizeable property in the city to create adequate housing without thinking of property our own affordable housing people have not even considered. Mr. Griffin answered they did research purchasing existing properties and did pass by some properties because of costly expenses that would have been incurred and there was nothing large enough in Newberg for sale to accommodate management on one property. They are open to other feasible places, but they found none at this point.

Councilor Bacon asked about the percentages of occupancy. Ms. Hui replied they are averaging 95%-100% occupancy for their elderly homes in Newberg and their units for family has been down to as low as 90%, but maintains about 98% during the school year.

Councilor Bacon asked if the residents commit a crime if they are asked to leave. Ms. Hui replied they have a very low tolerance for criminal activity and even if there is just an arrest they start the eviction process.

Mayor Andrews asked about rules or limitations on the number of vehicles residents may have or keep on the property versus parking on the street. Ms. Hui stated there are two spaces given per family and there are no restrictions for on-street parking, but they will tow any vehicle that is not working.

Opponents:

Ms Pat Haight expressed her concern for what would be done with all the children living in this development and the safety of having kids near a busy street. She spoke of it being hard for the neighbors to adapt to living in a multiple housing area when they did not intend for it to be that way. She was concerned about there being no rules for parking and felt the Council did not need to approve this zone change.

Mr. Daniel Shepherd disagreed that the comprehensive plan allows for this sort of development and read page forty-one (41) section 4(a) analysis and page fifty-one, section F. He said rezoning this area is in conflict with the comprehensive plan and spoke of two separate judicial cases agreeing the comprehensive plan is the controlling land use document and takes precedence. He recommended finding a benefactor with other pieces of property that they may be willing to swap with HAYC. He recommended the Chamber of Commerce come in and set up a heritage center with George Fox University to hold an educational center showing people and kids what it was like to live in Newberg at the turn of the century.

Councilor Shelton asked how this would differ from what he is citing about any change to this land being in conflict to the comprehensive plan; Mr. Shephard said they would not be able to do anything with that argument.

Councilor Bacon asked if Mr. Shepherd attempted to work on this project before the sale of this property. Mr. Shepherd said he did but without any luck.

Mr. Ernest Woods spoke of concerns with parking on the west side and having to put bicycle lanes at the end of the street because of the over three-hundred (300) cars an hour in the future. He spoke of the traffic study figures being erroneous and the problems with buses being parked at the railroad tracks. He said this was not a matter of not wanting this in our backyard, but there are problems that come from people living in government housing and he said we need to be careful.

Ms. Cindy Ziegenbien said she submitted a letter for the record and wanted to state HAYC purchased this property as R-1, so why should the neighbors take on the burden of their risk since 70% of the area is R-1.

Ms. Beatrix Newman, Real Estate Broker for Yamhill Realty, stated she uses Meridian Street a lot seeing railroad problems in the afternoon and at nine in the morning when the train goes back and forth for five to ten minutes causing drivers to turn around and go another way. She spoke of the need for drivers to slow down when coming to the tracks as well as causing back ups. She tried to contact the Willamette Railway with her concerns of how many times they should expect to see a train crossing here in a day; the Railway replied as many times as they want because they do not have to answer to anyone and they can run them every five minutes if they want. She said she is in favor of affordable housing and it is not a question of "not in my backyard" but a question of suitability, which this is not. The homes in this area were bought as single family homes and the historical values remind us of a gentler era. She felt the sale of this property was shrouded in mystery because she never even heard about it being listed or open to the public as a real estate broker. She spoke of other single homes scattered in the area that would work for lower income but HAYC does not want these properties because it is easier to manage all the units in one place. When you put more people together under stressed conditions in one space it does not work. Property values will be affected by a large complex of affordable homes as people's perceptions may lower the prices in the area. She said HAYC needs to make this compatible for the inhabitants as well as the surrounding neighborhood already in place. She offered to sell the property for them pro bono.

Mr. Roger Wiltshire recommended denial of the zone change because this is the heritage of Newberg with the first home constructed in the area being on the property. He wished to focus on preserving the property and not just the house because the historic character of the property should not be destroyed either. He spoke of HAYC trading with CPRD for the area on 9th Street and Blaine Street.

Undecided:

Mr. Chuck Scott said he is a realist looking for the win-win situation. He submitted a letter into the record about changing the zone would open a huge gambit of possibilities. It would make a big difference if the make-up of this community would be restricted to seniors versus high density family because the parking would be different and the kids on a busy street next to a railroad track as well. He said if the change to R-3 cannot be denied, then at least restrict it to senior or disabled residents and not allow families at that location.

Mr. Robert Soppe felt there was no authority to deny the criteria and the comprehensive plan states continued preservation of site and structure shall be encouraged. The house is historic, not the property, but the structure can be preserved by limiting what was constructed by it. He spoke of the natural beauty and the goals to preserve the mature trees and if this is important enough then it can be made a requirement. He encouraged that whatever the decision the City should ensure that what they want to happen with this property happens by using their authority to make it a requirement of development.

Opponent:

Mr. Verne Martin said he was not aware of the zone change until interviewed by the news and the ad hoc committee appointed to locate sites for affordable housing. He said he looked to see if there were those available to make a trade with HAYC. He spoke of a letter submitted into the record and traffic being tougher on Meridian Street with or without development especially with GFU building a football team and lots of fans creating traffic. He said the property, not just the house, is historic and proposed a compromise of donating the land as an educational park for the preservation of Newberg's history.

Proponent Rebuttal:

Ms. Camellia Walker referred to page 54 of the inventory of historic and natural resource (page 15 of 43 of supplemental items) and read part of the comprehensive plan that says conflicting uses should be mitigated through the design process and additional design review is in place for tree mitigation and storm water.

Mr. Ard spoke of the 7% of capacity question and misapplication of the text. He referred to page 244 in the packet to clarify and correct what was discussed previously.

Mr. Mawson referred to the idea of creating historic parks and stated there will be large traffic impacts with that type of use as well. He said it is important to have history but in relation to the maps and the changes made in 1970 to today, everything about the site is post-1970 except for the house.

Mr. Jim Walker addressed the lack of connection through the site to Evergreen Drive. The comprehensive plan states in order to maximize connections to surrounding neighborhoods, while avoiding negative traffic impacts, of HDR site trips through LDR areas the vehicular access was limited only to Meridian Street.

Mayor Andrews closed the public testimony.

Mr. Brierley stated staff received a letter from Spaulding Oaks Homeowners Association and has an article from The Newberg Graphic this weekend, which will be included in the record.

Mr. Mahr asked if the applicant wished to have the additional seven days to submit a final argument concerning this matter or waive their right. Mr. Davis stated they would waive their right for the seven day extension.

Mayor Andrews closed the public hearing and set deliberations to continue on December 20, 2010.

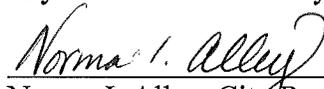
IX. COUNCIL BUSINESS

None.

X. ADJOURNMENT

The meeting adjourned at 11:19PM.

ADOPTED by the Newberg City Council this 18th day of January, 2011.



Norma I. Alley, City Recorder

ATTEST by the Mayor this 20th day of January, 2011.



Bob Andrews, Mayor