

**City of Newberg  
City Council Minutes  
July 3, 2023  
Hybrid meeting format**

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**WORK SESSION-** Meeting called to order at 6:00 p.m.  
**Councilors Present:** Mayor Bill Rosacker, Councilors Robyn Wheatley, Elise Yarnell Hollamon, Peggy Kilburg, Molly Olson, Derek Carmon.  
**Councilors Absent:** Mike McBride  
**Staff Present:** City Manager Will Worthey, Library Children Services Manager Amanda Lamb, City Recorder Sue Ryan.

**PRESENTATIONS:**

Mayor Rosacker read the Preamble to the Constitution in recognition of Independence Day tomorrow.

Councilor Kilburg [3:04] announced that tomorrow from 10:00 to 2:00, a flag rally would be held at the flagpole at the intersection of Hancock and Main Streets.

**6A. Summer Reading Presentation**

[City Council SRP Presentation 723-compressed.pdf](#)

Amanda Lamb, Library Children Services Manager, provided a presentation about the annual summer reading program, highlighting what it was, why it was important, how it was supported, and some statistics and summer reading stories.

Key questions were answered as follows:

- The amount from the State's Ready to Read Grant varied each year, depending on the size of the community served. The Grant now covered both Newberg and Dundee and provided a little over \$5,000.
- Playaways and the Libby app provided Spanish media, although Playaway needed to produce more Spanish media. Many language learners were using these resources.

**CITY MANAGER'S REPORT:**

[CM narrative June 2023.pptx](#)

City Manager Worthey reported monthly statistics through the end of June, highlighting the Public Works Day, where 497 hot dogs, 560 bottles water, and 240 pounds of sno-cones were served.

Meeting adjourned at 6:40 p.m.

**ATTEST:**

  
\_\_\_\_\_  
Bill Rosacker, Mayor

  
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Will Worthey, Acting City Recorder

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**BUSINESS SESSION-** Meeting called to order at 7:00 p.m.

Councilors Present: Mayor Bill Rosacker, Councilors Robyn Wheatley, Elise Yarnell Hollamon, Peggy Kilburg, Molly Olson, Derek Carmon.

Councilors Absent: Mike McBride

Staff Present: City Manager Will Worthey, Library Children Services Manager Amanda Lamb, Assistant City Engineer Sarah Wilson, Community Development Director Doug Rux, City Attorney James Walker, City Recorder Sue Ryan.

**PRESENTATIONS:**

Newberg Old Fashioned Festival Proclamation

Newberg Old Fashioned Festival Proclamation 2023-0703.docx

Mayor Rosacker read the Newberg Old Fashioned Festival Proclamation declaring July 27-30 Newberg Old Fashioned Festival Week.

Rick Silver, President Old Fashioned Festival, introduced this year's officers and gave a presentation about the festival.

Springbrook Haworth Intersection Presentation

JULY 3 SARA.H.pdf

Assistant City Engineer Sarah Wilson reported on the proposed intersection at Springbrook and Haworth, noting this area did not meet the City's mobility standards for traffic volume at the intersection.

Key questions were answered and comments responded to as follows:

- Traffic studies were usually done at "PM Peak Hours," starting after 1:00 p.m. and containing four 15-minute segments of high traffic volume. Peak hours for traffic backup at this intersection would fall within that timeframe.
- The application for the light would involve complex calculations using traffic flow and pedestrian counts. Coordination with the other lights around it would be a pivotal part of the design.
- The intersection study looked at altering movements through the intersection itself. [1:12:30] The designation of not meeting mobility standards was based on what was happening through the intersection. If the timing of the signal on Highway 99 was fixed, the Springbrook Haworth intersection could still need a signal. Moving forward, options included looking at this

intersection later, doing a traffic study involving both intersections, and looking at how to coordinate the signal with the Highway 99 signal.

- The intersection already had stop signs when the study was done.

CM Worthey explained that the purpose of the presentation was to explain why this crosswalk area was chosen for improvement and test the waters with the City Council. He had a Federal grant application ready to send in. Staff would come back to the City Council with a proposal before breaking ground.

Mayor Rosacker asked if the City would take the property on the Haworth side, currently under land use application for High-Density Residential, to create the left-hand turn lane. City Engineer Wilson replied that there was a description of the project in the Transportation Plan and the System Development Charges (SDC) Methodology Handbook. The latter was the only one that included adding a left-hand turn lane on Haworth. Since there were no other depictions of what that looked like, she was unsure of whether it would involve just restriping the existing road or acquiring land to create the lane.

CM Worthey recommended Staff come back to Council with design options before further implementation of the project. Mayor Rosacker noted this would be a good area for proper planning to take place. If a turning lane was eventually going to be needed at this intersection, it should be addressed with the current land use application.

Community Development Director (CDC) Doug Rux added that the apartment project going in at the southwest corner of the intersection had already been approved, with the land use decision issued by the Planning Commission. The next step was to obtain building permits and public improvement permits that were identified in that land use decision. At the time they did the land use, they talked about restriping Haworth in order to create the thru right and left turn lanes, taking the striping between the existing curbs.

#### **PUBLIC COMMENTS:**

Mary Baumgardner, Director, Hoover-Minthorne House Museum, reported the childhood home of President Herbert Hoover would undergo interior renovations next winter to upgrade and improve the guest experience. She also reported on the Museum's current activities as follows:

- The museum received support and funding from its parent organization, The National Society of Colonial Dames, and the Chelan Valley Parks and Rec Department.
- The museum was undergoing an organizational assessment through the American Alliance of Museums, allowing them to seek additional grant funding as the accreditation process would make them more attractive for funding.
- They would share a booth with the Newberg Historical Society at the Newberg Old Fashioned Festival.
- The museum would be open Thursday through Sunday from 1:00 to 4:00 p.m.
- Herbert Hoover's birthday would be observed in August, and she asked the Council to consider issuing a proclamation about the day.

Jesse Cag [1:23:38], Newberg, thanked the City Council for not declaring Pride Month in June, discussing his beliefs about why it should not be celebrated. He noted the town was divided on the subject and believed for the City to take an official position was to effectively take sides and foment that division further.

**CONSENT CALENDAR:**

[Resolution 2023-3902, certification of election results for charter amendment](#)

[RCA for Res3902 charter amendment election results.docx](#)

[Res3902 Exhibit A Certify Results Measure 36-228 City of Newberg.pdf](#)

[RCA for Res 2023-3902 Attachment 1 initiative petition.pdf](#)

[RCA for Res 2023-3902 Attachment 2 certification by County.pdf](#)

[RCA for Res 3902 Attachment 3 SEL802 Notice of Measure election for Initiative petition 2022-02.pdf](#)

|         |   |
|---------|---|
| Action: | To approve Resolution 2023-3902, certifying election results for the charter amendment. |
| Motion: | Councilor Kilburg [1:26:17]   |
| Second: | Councilor Olson [1:26:34]   |
| Vote:   | 6 Yes 0 No 0 Abstain 1 Absent   |

**PUBLIC HEARINGS:**

[An Order amending the Springbrook Master Plan, approving the +/- 403 lot Collina at Springbrook Subdivision tentative plat, and approving a Stream Corridor Impact for a Pedestrian Bridge; and an Ordinance changing the zoning from Springbrook District/Neighborhood Commercial \(SD/NC\) to Springbrook District/Mid-Rise Residential \(SD/MRR\) for 11.23 acres plus adjoining rights-of-way to street centerline](#)

[RCA ORD 2915 - Order 44.pdf](#)

[Attachment 1 - Application Resubmittal with Supplementals.pdf](#)

[Attachment 2 - Agency Comment Packet.pdf](#)

[Attachment 3 - Public Comment Packet.pdf](#)

[Attachment 4 - Exhibit N - Draft Collina at Springbrook Design Guidelines City Comments.pdf](#)

[Attachment 5 - Exhibit M - Draft Collina at Springbrook CC&Rs City Comments.pdf](#)

[Attachment 6 - WD20220558 AgencyDecision.pdf](#)

[Attachment 7 - Wetland Land Use Notice Response.pdf](#)

[Attachment 8 - RES NO. 2023-388\(Collina at Springbrook\).pdf](#)

[Attachment 9 - Pahlisch Supplemental 6-27-23.pdf](#)

Mayor Rosacker opened the Public Hearing for the land use application and asked if any Councilors had any ex parte communication, bias, or conflict of interest.

Councilor Kilburg stated she inadvertently had ex parte communication with Michael Robinson, in-house attorney for Pahlisch Homes, Inc., before the meeting and would abstain if needed. When asked for clarification by City Attorney Walker [1:28:19], she replied that she had commented on

being disappointed that the area was going to Mid-Rise Residential Zoning instead of Commercial Zoning. Mr. Robinson replied that it was difficult to get Commercial Zoning now, and that was the extent of the conversation.

CA Walker read the legal announcements.

CDC Rux presented the Staff report, noting the amendment to the Springbrook Master Plan would change the zoning of 11.2 acres from Springbrook Neighborhood Commercial to Springbrook District Mid-Rise Residential. This was a Type III Zone Change, so the other applications were bundled with it, allowing the Council to see everything and make the final decision. Staff recommended that Council adopt both Order 2023-44 and Ordinance 2023-2915.

Public comment was provided by the following individuals:

1. Mimi Doukas, AKS Engineering, gave a presentation on behalf of the Applicant, Pahlisch Homes, including a rendered video flying over the proposed design. Mr. Robinson added background information about Pahlisch Homes, noting the company exclusively builds single-family homes in Central Oregon, the Portland area, Southwest Washington County, and the Tri-Cities area of Washington County.
2. Jim Parker, 505 East Mountainview Court, Newberg, was concerned about the Zoning change. He pointed out that Newberg was adding a lot of houses every year, and his concern with this development was how many cars would be added to Newberg. He expressed confusion about how restaurants and other businesses would be provided, as expressed in the Engineer's report to the City in February 2023, if the area was converted to Residential Zones. Additionally, the City had only three pharmacies, and losing the Commercial Zone would eliminate the possibility of having one in that neighborhood. He believed the housing plan was good but did not agree with changing the Zoning from Commercial and suggested delaying that part of the decision for four years.

Mayor Rosacker closed Public Testimony.

Ms. Doukas provided rebuttal to Mr. Parker's concerns, noting that the real commercial heart of Springbrook was always envisioned to be the Village, which was south of the Allison Hotel and just to the northeast of the Crestview roundabout. The property owners had tried to find interest in this piece of Commercial land for quite some time. There had not been interest in commercial development, but they had received interest in multi-family homes and townhomes. The City and entire country had a well-demonstrated need for multi-family homes and small homes.

Mr. Robinson addressed Mr. Parker's traffic concerns, noting the amount of traffic would be reduced and was anticipated in the Master Plans. The developers would make traffic improvements with traffic signal improvements and were following the Master Plans for the area.

Key questions were answered as follows:

- Pahlisch Commercial, Incorporated, (PCI) was the sister company that builds apartments.
- The MRR Zone allowed both garden-style apartments and townhomes, and they had sketched out ideas for a variety of potential end-users, with most using a combination of the two styles.

- PCI did build 5-over-1, vertical elevator-style apartment buildings, as well as garden-style walk-up apartments. They would build whatever made sense, but the elevator concept did not match the density of the location. The mid-rise walk-up style was more appropriate.
- While commercial designations could be placed on any piece of land, ultimately, someone needed to risk their capital to build a project on it. One real-world drawback in the State included both the Great Recession and COVID changed what lenders and commercial builders want. They would take more risk for a site with high visibility on a busy street because more people would drive by it. Lenders and builders were less likely to put capital into smaller commercial areas that people could walk to. The second drawback was that shopping habits had changed in the past ten years, with more reliance on online shopping.
- Half of the Commercial Zone shown on the map was currently zoned MRR. This application would change the remaining Neighborhood Commercial Zone to MRR. The Village was located to the east of this property.
- Commercial was a finicky development type because getting financing and finding customers was difficult. As it was currently proposed, there would not be any commercial development at that corner and would be limited to the Village area.
- Villa Road, north of Mountainview, would maintain its current designation of a major collector. Homes on just the north and east sides would have driveways connecting to the road instead of alleys because they would back into Hess Creek going north and avoid developing a one-sided street. Kettleson's study showed that with the driveways, the street could still perform its functions safely. The roadway itself was not high volume but served to connect pedestrians and bikes to the pedestrian bridge.
- Homes bordering Mountainview east of Villa would front the local street to the north and back to Mountainview. The tract along Mountainview would have a wood fence with masonry columns along the back of the lots, a landscaped area, and then a meandering pathway along the street. The application contained graphics depicting what Mountainview would look like.
- Mountainview Road, through the dip, was very narrow, was not in good shape, and would need rebuilding in the near future, but that was not the responsibility of the developers, at least with this phase. This section needed a wholesale rebuild and would probably involve City participation. As part of the Hess Creek Preserve, it could be addressed in a future development phase, but the pedestrian bridge would solve immediate safety concerns.
- The purple lines on the map indicated where all 403 homes would be located. If the Master Plan needed to be amended when the other subdivisions were ready for development, they would come back to the City Council. If the subdivision complied with the Master Plan, Staff would make the decision. The site review for the Village would also go through Staff.
- The distance from Villa Road to the Village, east to west, was 1.3 miles.

Mayor Rosacker stated he would like to see a proposal that allowed for some commercial development along Collins Road. Mr. Robinson replied that the proposal was to rezone the entire area. The Commercial area had been in the Master Plan for a while now. It would be difficult to figure out what would stay Commercial tonight, and it did not make sense to keep it Commercial anymore. While he agreed that having a restaurant and convenient store at that location would be nice, the larger Commercial area serving the entire Master Plan would have those types of facilities.

Ms. Doukas added that access for that corner would be quite tricky because the Oregon Department of Transportation (ODOT) had jurisdiction along College. Mountainview already had turn lane pockets, so access would be further away from the intersection than needed for a small pocket of Commercial.

Mr. Robinson pointed out that there were four applications under consideration, and the redesignation application could be considered apart from the other three.

Council continued to ask questions, which were answered as follows:

- The Austin family did market outreach for the Commercial area on a select basis. Brokers were involved and feelers were put out, but there was no “for sale” sign on the property when they determined the Commercial development was not viable for this location.
- The redesignation application was requested because from the standpoint of how the Master Plan worked, the Applicant believed that Residential worked better at that location than Commercial.

Unless the City Council wanted to hear about an issue in writing, The Applicant waived their final written argument.

The City Council deliberated about the Application, with Mayor Rosacker stating he would like more time to talk to brokers familiar with the City’s market to see if there wasn’t an opportunity for Commercial. He agreed with approving the rest of the Application.

CA Walker advised that both the Order and Ordinance were captured in the same document. In order to approve them separately, City Council would have to address some of the drafting to make sure they were capturing what had been approved and what had not been approved at this time.

Mr. Robinson believed the City Council could decide to change the Master Plan except for the Mid-Rise, and they could then hold over on that decision because it was a separate Ordinance that was not part of the Order. However, if the Master Plan change to Commercial was not included, it would create a disconnect if the Council later approved the Commercial.

Mayor Rosacker suggested City Council consider tabling this until the next meeting, giving them time to get answers to their questions before approving the Application as presented.

CA Walker [2:49:10] advised Public Testimony could be reopened at the next meeting.

Mr. Robinson noted the developers would appreciate having the other applications approved tonight, and Council directing Staff to modify the findings on the Master Plan amendment to reflect they were not taking action tonight on the Commercial change. If the Council decided not to vote on the redesignation and hold over the hearing, they could not go out and investigate on their own. If the Council wanted to provide directions for more information about the viability of Commercial, the developer would be happy to do it.



CA Walker advised the Council that they could leave the hearing open and allow for additional interaction. They could also close the hearing but reopen it if they wanted to hear from the Applicant again.

The Council deliberated whether the Commercial designation would work, reaching consensus to approve the Application as presented tonight.

Mayor Rosacker closed Public Testimony, and CDC Rux reviewed Staff's recommendation to adopt Order 2023-44 and Ordinance 2023-2915.

Action: To approve Order 2023-44.  
Motion: Councilor Kilburg [2:54:48]  
Second: Unidentified [2:54:52]  
Vote: 6 Yes 0 No 0 Abstain 1 Absent

CA Walker read Order 2023-44 into the record by title only.

Action: To waive the second reading of Ordinance 2023-2915.  
Motion: Councilor Kilburg [2:56:39]  
Second: Unidentified [2:56:43]  
Vote: 6 Yes 0 No 0 Abstain 1 Absent

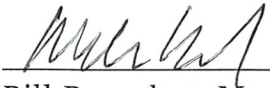
Action: To adopt and read by title only Ordinance 2023-2915.  
Motion: Councilor Olson [2:57:19]  
Second: Councilor Kilburg [2:57:19]  
Vote: 6 Yes 0 No 0 Abstain 1 Absent

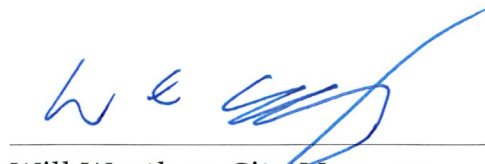
CA Walker read Ordinance 2023-2915 by title only.

## COUNCIL BUSINESS

Meeting adjourned at 8:58 p.m.

### ATTEST:

  
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Bill Rosacker, Mayor

  
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Will Worthey, City Manager