

Attachment 3. Public Comments

To whom it may concern;

3/11/23

My name is Tom Woodward, I reside at 9750 NE Meadow Loop, Newberg Oregon.

I am writing to you to express my opposition to the proposed bridge and pathway that has been proposed across Chehalis Creek onto tax lot R3219-00700.

This area is currently in a flood plain. There are currently deer, coyotes, Herons, Owles, Bobcats, Hawks to name a few of the wildlife that calls this area home.

My concern would also be the potential increase of homeless moving into this area. This brings garbage, human waste, drug activity to this area.

Last summer we were told of two fires set in the area next to Ewing Young Park.

Home values along with safety and security to homes in the Hidden Meadows neighborhood would be compromised.

How would this area be maintained,
monitored and patrolled.

For these reasons I am strongly
opposed to this project.

Tom and Robin Woodward
9750 NE Meadow Loop
Newberg Oregon 97132

W
Tom Woodward
9750 NE Meadow Loop
Newberg, OR 97132

PORTLAND OR 972
13 MAR 2023 PM 6 L



Written Comments: File # DR 222-0014
City of Newberg
Community Development
P.O. Box 970
Newberg Oregon 97132

RECEIVED
MAR 15 REC'D
By

97132-097070

POSTNET
97132097070

To: City of Newberg

COMMUNITY DEVELOPMENT DEPARTMENT

P.O. Box 970

414 E. First Street, Newberg, OR 97132

Phone: 503-537-1240. Internet Address: [//www.newbergoregon.gov](http://www.newbergoregon.gov)

From: Paul Weber, 9900 NE Meadow Loop, Newberg, OR 97132.

pweber6@sbcglobal.net

Subject: Public Comments opposing the construction of a new footbridge over Chehalem Creek at Ewing Young Park. File No. DR222-0014.

Attachment 1: Hidden Meadows Homeowners Association letter submitted to the Director of the Yamhill County Department of Planning and Development in response to Chehalem Parks and Recreation's application for a flood plain development permit for the construction of a new footbridge over Chehalem Creek at Ewing Young Park.

As a resident of Yamhill County, and homeowner adjacent to Ewing Young Park, I am against the flood plain development plan for the construction of a new footbridge over Chehalem Creek at Ewing Young Park. I am also the President of the Hidden Meadows Homeowners Association (HMHOA) representing the 23 neighborhood homes.

The HMHOA response to the Chehalem Parks and Recreation's footbridge application (docket no. FP-10-22) was submitted to the Yamhill County Department of Planning and Development on 23 January 2023. The letter is attached as our input to the Newberg City's request for comments.

Thank you,



Paul Weber, President

Hidden Meadows Home Owners Association

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

525 NE 4TH STREET McMinnville, OREGON 97128

Phone: 503-434-7516 e Fax: 503-434-7544 0 TTY: 800-735-2900 0 Internet Address:

<http://www.co.yamhill.or.us/planning>

NOTICE OF PENDING ADMINISTRATIVE ACTION

Notice is hereby given that the Director of the Yamhill County Department of Planning and Development has received an application to approve the request described below. For further information, contact Desiree Lundeen at lundeend@co.yamhill.or.us, with the Yamhill County Department of Planning and Development.

DOCKET NO.: FP-10-22

REQUEST: A flood plain development permit for the construction of a new footbridge over Chehalem Creek at Ewing Young Park.

APPLICANT: NV5 Inc. for Chehalem Park and Recreation District (CPRD)

TAX LOTS: 3219-00700

LOCAT1ON: The parcel located west of the parcel at 1201 S. Blaine St., Newberg, OR

ZONE: AE-10, Agriculture/Forestry Small Holding District

CRITERIA: Sections 501 and 901 of the Yamhill County Zoning Ordinance

Interested parties are invited to review the application and make comments or suggestions regarding the proposed use. Provide comments in the following space or attach additional sheets as necessary.

I request that the application be considered at a public hearing before the Planning Commission. A check for \$250 is enclosed. Paul Weber, 9900 NE Meadow Loop, Newberg, OR 97132 and the Hidden Meadows Homeowners Association

Comments are provided as an attachment

Hidden Meadows Homeowners Association Board Signatures:



Paul Weber, President



Gordon Graaff, Vice President



Shayne Krebs, Treasurer

Attachment 1

As a residents of Yamhill County, and Board Members of the Hidden Meadows Homeowners Association representing 23 homeowners, we recommend that the request for a flood plain development permit for the construction of a new footbridge over Chehalem Creek at Ewing Young Park be denied.

The application as written is incomplete, misleading, omits factual information, and doesn't comply with Yamhill County Policies. In addition, it doesn't take into consideration the Yamhill County residential properties adjacent to the 11-acre parcel west of Chehalem Creek.

Below summarizes the basis of our statement.

1. **General.** The application provides a brief explanation at some of the major subparagraphs, however, there are many sections that the applicant doesn't provide the same level of information to all sections resulting in an incomplete or vague explanation. Often it appears to be a marketing explanation, not a factual explanation. We take no issue to a summarized response if the ordinance section is not applicable.
2. **Section 1 Urban Area Development.** The applicant does not address all ordinance sub-paragraphs. The 11-acre parcel owned by the Chehalem Park and Recreation district is already an open space area. Not all the land has to be further developed. The applicant seeks to disrupt the existing flood plain eco system by building a foot bridge in order to create another disc golf course within the park. The majority of the people enjoying the park do not partake in disc golf. Adding foot traffic to the 11-acre flood plain area and its soft ground will harm the eco system as well as the vegetation and the wildlife it supports.

There has been no independent study to support the applicant's claim that the proposed development will "further service the surrounding neighborhood." In fact, the proposed footbridge will have the opposite effect with its intent to expand its disc golf course. The property line of the new disc golf course section is against the Hidden Meadows property owners' backyards. Disc golf can be a loud sport when participants get excited. With the summer sun setting around 9:30 +/-, the noise coming from the park does not consider surrounding neighbors.

3. **Section 1 Rural Area Development.** The statement that park use is the most appropriate use of the 11-acre site due to the flood plain location is a subjective marketing statement.

Building a footbridge to promote access close to Yamhill County residential properties will potentially invite crime. This parcel being set back out of sight is an open invitation to homeless camps, parties, and vandalism. There is no visible line of sight from Ewing Young Park, unless the plan is to remove all the natural vegetation. There is already evidence of homeless trash on the park side of the bank which the CPRD has done nothing to clean up.

There are no nearby bathroom facilities to service this area. Adding them would further promote overnight stays. Not adding them could turn residential yards into bathrooms.

You may not be aware that last summer, our neighborhood had problems with people using the greenspace. In one instance, a teenage girl, who was under the influence, wandered away from the skate park area into the green space. Even though she had her cell phone, she was too

Attachment 1

“intoxicated” to use it. Instead, she screamed for help all night long and eventually a neighbor heard her screams and contacted authorities. This is an example of how the city and county failed to keep the recreational area “drug free” and only after a neighborhood resident contacted authorities did they respond.

In a separate incidence, our neighbor association was on a fire “arson” notice after learning that the Newberg/Dundee Police Department responded to several arson fires on the 11-acre parcel. The thought at the time was that it was started by small homeless camps. This was at a time when there was no bridge.

The applicant has not recognized the need for additional funded police security in its plan, or even talked with the Police Department to have their support for a footbridge. It is unclear whether the burden (and funding) will fall upon the Yamhill County Sheriff or the Newberg/Dundee Police Department. The 11-acre parcel is so far back from the main park, and so near residential properties that a police security plan needs to be in place before a land use permit is granted. Even with some added security, the remote nature of this development only invites a “criminal” element to my neighbors’ backyards that should not be ignored.

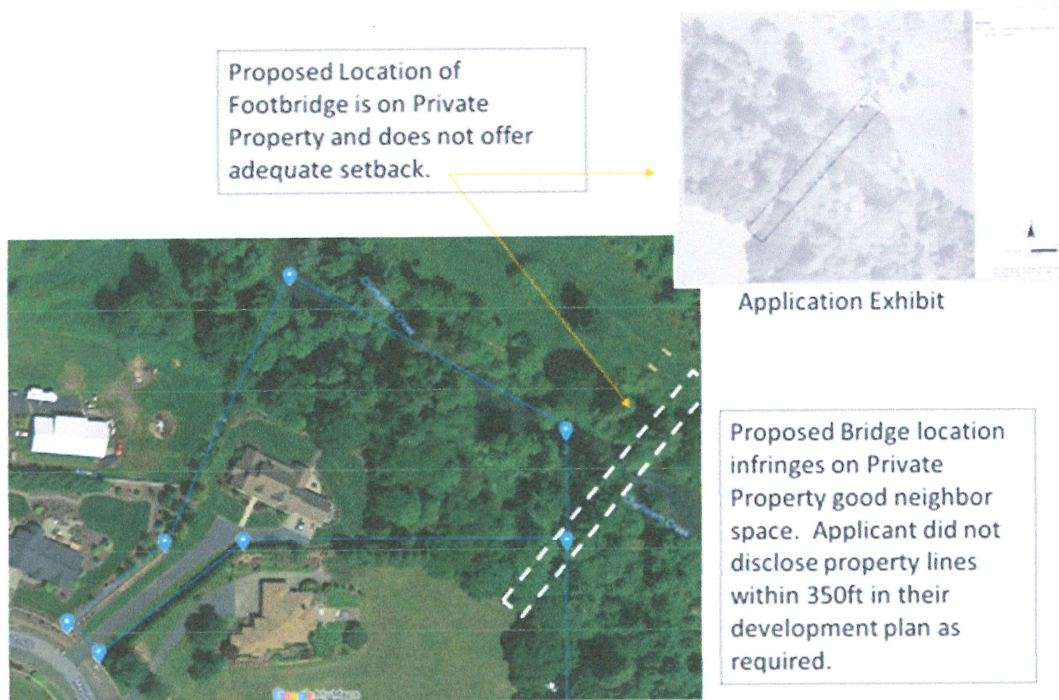
4. **Section 1 Economic Development.** The applicant does not address all ordinance sub-paragraphs and uses a brief generic marketing statement that it is “good” for the community. In reality, the cost to maintain a new bridge, disc golf course, park landscape, park trash, and police security is a drain on county and city resources. The applicant has not provided all the cost/benefit information in order for the county to make an informed decision.
5. **Section 2 Agricultural Lands.** The applicant does not address all ordinance sub-paragraphs. The applicant does not have a plan for erosion control or site disruption during construction. The applicant has not complied with the State of Oregon, which requires a Flood plain Development Permit since the project includes a bridge, land fill and excavation, and potential impact to the fisheries or other wildlife. There should be an independent environment impact study conducted prior to granting a use permit.
6. **Section 2 Forest Lands.** The applicant does not address all ordinance sub-paragraphs. The applicant provides a generic statement that there will be two trees removed and eleven new trees planted. There appears to be an abundant number of trees and vegetation required to be removed. There are old growth trees on the 11-acre parcel. There should be an independent environmental impact study conducted prior to granting a use permit.
7. **Section 2 Water Resources.** The applicant does not address all ordinance sub-paragraphs. The applicant ignores addressing most of this section. The applicant has not provided independent studies to address wildlife habitat existence or displacement vs. recreation, or soil erosion into the waterways during and after construction. As the future use of the 11-acre parcel includes a disc golf course, damage to existing natural vegetation from the development needs to be addressed. This ordinance requires cooperation with federal and state agencies for approval before altering the wetlands. *There is no evidence this has been done.*

Attachment 1

8. **Section 2 Fish and Wildlife.** The applicant does not address all ordinance sub-paragraphs. The Chehalem Creek contains wild Chinook Salmon native to this creek, but may also support other native species. The generic statement by the applicant doesn't address how this native fish will be protected. There is no evidence of Oregon Fish & Game involvement or approval, which is required by the state in order to protect this native species.
9. **Section 2 Open Space.** The applicant does not address all ordinance sub-paragraphs. The applicant has provided a generic marketing statement and has done nothing to maintain the open space character and native wildlife habitat. Changing the flood plain into a disc golf course would most likely alter current animal trailways and could impact wildlife access to habitats, breeding areas, and food sources.
10. **Section 2 Ecologically and Scientifically Significant Areas.** The applicant has not met the goal to protect land and water areas to substantially retain their natural character. The 11-acre parcel will not be a "nature park". The intent is to make it a disc golf course!
11. **Section 2 Outstanding Scenic Views and Sites.** The applicant has not met the goal of protecting scenic views and sites for future generations by eliminating the wetlands and making it a disc golf course. It is anticipated that the applicant will later offer as mitigation to erect a fenced perimeter to identify and protect my neighbors' backyards. While this might be helpful in addressing some concerns with this application, erecting said fences will only interfere with our neighbors' current views of the existing green space.
12. **Section 7 Citizen Involvement.** The applicant cites the master plan developed in 2018. In five years, much can change. It has not been updated, coordinated with the current community, federal, state or regional agencies. By the nature of the previous comment made, this application and the contents are outdated.

13. **Section 1100 Site Design.** The Applicant's design does not meet the ordinance requirement by accurately showing the setbacks for all properties within 350' of the structure. The property lines shown on the application are shown as being in the center of Chehalem Creek which is incorrect. Some of the private properties extend to the other bank. The application under review has an exhibit showing the footbridge planned within private property lines (see below). The distance between a public footbridge and a residential property line is inadequate. A substantial setback should be required. The bridge location based on the applicant's exhibit does not comply with Yamhill County ordinance.

Existing land uses, ownerships, property lines and building locations on adjoining and adjacent properties within three hundred and fifty (350) feet of the subject property were not accurately disclosed, rendering the application and bridge location invalid.



In summary, on behalf of ourselves and the 23 Hidden Meadow homeowners living adjacent to the 11-acre parcel, we strongly recommend that this land use application not be approved for all the reasons cited above.

Attachment 1

Enclosures showing potential Before and After pictures:

11-Acre Wetland Vegetation



Ewing Young Park with Natural Vegetation Removed



Homeless Camp Trash



How the Flood Plain Looks in Google. How the Flood Plain Really Looks



11-Acre Parcel Flood Plain Vegetation and Animal ECO System



Weber Family
9900 NE MEADOW LOOP
NEWBERG, OR
9 7 1 3 2

RECEIVED
MAR 16 REC'D
BY _____

Written Comments: File No. DR222-0014
City of Newberg
Community Development
P.O. Box 970
Newberg, OR 97132



U.S. POSTAGE PAID
FORM LETTER
NEWBERG, OR
97132
MAR 13, 23
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97132



9950 NE Meadow Loop
Newberg, Oregon 97132
March 14, 2023

City of Newberg
Community Development Department
PO Box 970
414 E First Street
Newberg, Oregon 97132

Re: CPRD proposal to build footbridge across Chehalem Creek

Ladies and Gentlemen:

My husband and I recently received a letter from your department regarding the above-referenced matter. We reside in the Hidden Meadows development and write today to voice our strong opposition to this request. Our neighborhood exchanged emails with the County when CPRD filed their request. Because the majority of our neighbors opposed this request, Paul Weber, President of the Hidden Meadows Homeowner Association, drafted a formal response to the county. Please see attached letter.

Mr. Weber's comments accurately reflect our opposition to this proposal. We are concerned with the impact to the watershed as well as how the development will create an attractive nuisance. The proposed development is a remote portion of the land that abuts our neighborhood. The proximity of the development makes it very difficult for law enforcement to patrol the area as it is not visible from the road. Furthermore, a portion of the impacted land, including the Hidden Meadows development, is outside the city limits. This calls into question who will be responsible for monitoring the activity in the area once developed.

Even without development, in the last year, we saw an increase of issues directly tied to this property. Last summer, there were multiple instances where people started fires near the creek. A few neighbors volunteered to monitor the area at night because the issue was not addressed by the city or county. On a separate occasion last fall, an intoxicated person wandered from the skateboard park and got lost. Rather than use her cell phone, she screamed for help and was eventually heard the next morning by a neighbor. We are very concerned that the footbridge will result in more of these incidences. The ease of access compounded with the difficulty in monitoring activity is an invitation for further issues. The burden then falls to the Hidden Meadows development to monitor the area and act as first responders which we don't want to do.

City of Newberg
CPRD Footbridge
Page 2 of 2

While we appreciate CPRD's desire to develop more usable space, the negative ramifications involving watershed land use laws as well as increasing access without the ability to patrol and monitor the area, far outweigh the benefits of another disc golf course.

Your consideration is greatly appreciated,

A handwritten signature in blue ink, appearing to read 'S. Palmer'.

Stephen C. Palmer

A handwritten signature in blue ink, appearing to read 'Tomina M. Carter'.

Tomina M. Carter

Enc.

9950 NE Meadow Loop
Newberg, Oregon 97132
March 14, 2023

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Community Development Department
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414 E First Street
Newberg, Oregon 97132

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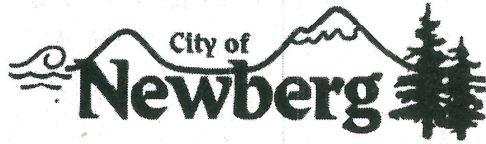
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Stephen C. Palmer

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Tomina M. Carter

Enc.



Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT IN YOUR NEIGHBORHOOD

A property owner in your neighborhood submitted an application to the City of Newberg to build a pedestrian footbridge across Chehalem Creek at Ewing Young Park. You are invited to take part in the City's review of this project by sending in your written comments. For more details about giving comments, please see the back of this sheet.

The development would include a roughly ninety-five (95) foot long by eight (8) foot wide pedestrian footbridge across Chehalem Creek.

APPLICANT: CHEHALEM PARK & RECREATION DISTRICT
TELEPHONE: 503.537.2909

PROPERTY OWNER: CHEHALEM PARK & RECREATION DISTRICT

LOCATION: EWING YOUNG PARK - 1201 S BLAINE ST

TAX LOT NUMBER: YAMHILL COUNTY TAX MAP AND LOT NUMBER R3219-00700



We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No. DR222-0014
City of Newberg
Community Development
PO Box 970
Newberg, OR 97132

All written comments must be turned in by 4:30pm on March 22, 2023. Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application are found in the Newberg Development Code 15.220.050 (B), 15.342, and 15.343.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240. You may also view all documents under Current Planning Projects at <https://www.newbergoregon.gov/planning>.

The Community Development Director will make a decision at the end of the 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: March 8, 2023

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

525 NE 4TH STREET McMinnville, Oregon 97128

Phone: 503-434-7516 e Fax: 503-434-7544 0 TTY: 800-735-2900 0 Internet Address:

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APPLICANT: NV5 Inc. for Chehalem Park and Recreation District (CPRD)

TAX LOTS: 3219-00700

LOCATION: The parcel located west of the parcel at 1201 S. Blaine St., Newberg, OR

ZONE: AE-10, Agriculture/Forestry Small Holding District

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Hidden Meadows Homeowners Association Board Signatures:


Paul Weber, President


Gordon Graaff, Vice President


Shayne Krebs, Treasurer

23 Jan 2023

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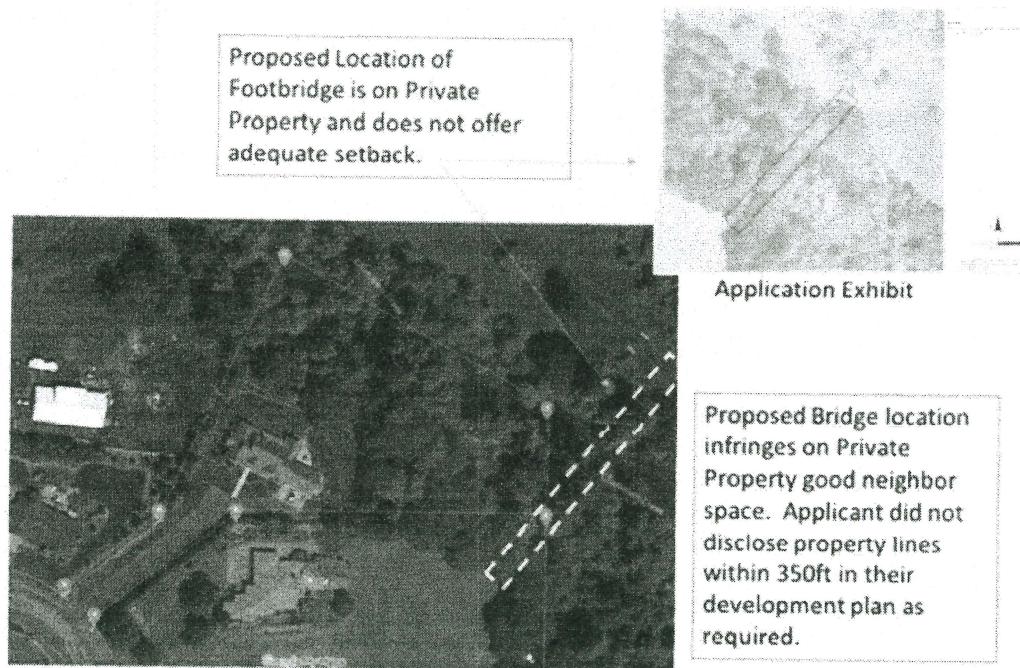
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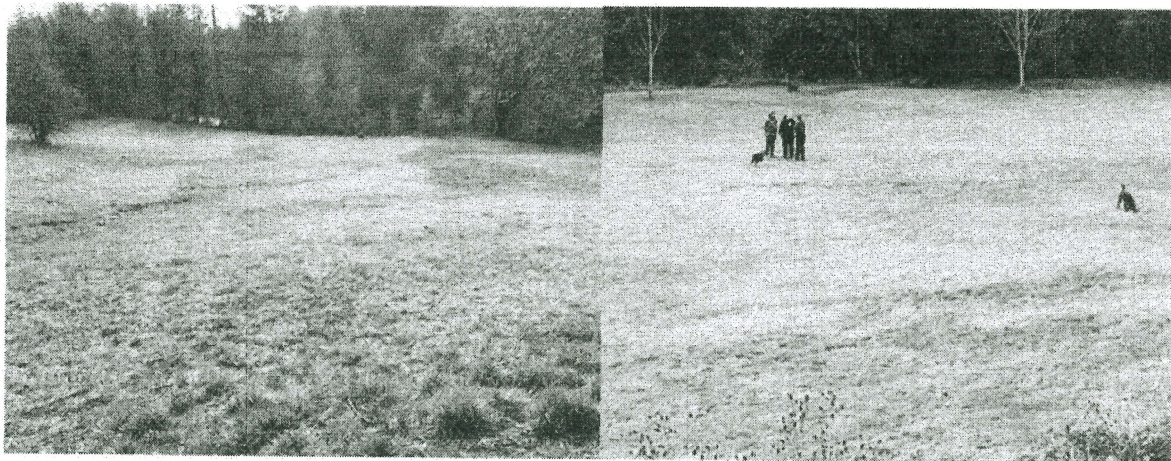
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Enclosures showing potential Before and After pictures:

11-Acre Wetland Vegetation



Ewing Young Park with Natural Vegetation Removed



Homeless Camp Trash



How the Flood Plain Looks in Google. How the Flood Plain Really Looks



11-Acre Parcel Flood Plain Vegetation and Animal ECO System



Tommy M. Carter
Stephen C. Palmer
9950 NE Meadow Loop
Newberg, Oregon 97132

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MAR 17 RECD
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City of Newberg
Community Development Dept.
PO Box 970
Newberg, OR 97132



TO: NEWBERG CITY COUNCIL
FROM: JOHN AND DEBBRA BUERKLE
9725 NE Meadow Loop
Newberg, OR 97132

Date: 03/21/2023

Re: CPRD Park and Bridge application impacting the Hidden Meadows Neighborhood.

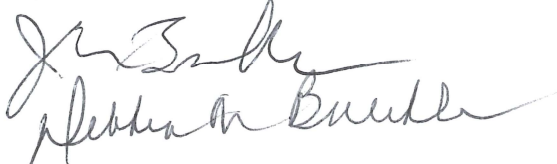
We would like to voice our concern about CPRD's plans to build another disc golf course and a bridge to access that new course on the south side of Chehalem Creek, adjoining the Hidden Meadows neighborhood.

1. We are concerned that the ecological impact to the wetland environment may be significant. We personally would prefer to see the area preserved as a wetland conservation area.
2. We are frequent walkers on the Chehalem Creek Trail accessed near Newberg's dog park, but we *rarely* see usage of the current disc golf park, and doubt very much that another disc golf area would be utilized sufficiently to warrant the investment. In fact, the CPRD could do much to better maintain that trail, it's signage, and safety.
3. We share significant concerns with our neighbors about homeless encampments and other undesirable visitors' potential encroachment and easier access into the Hidden Meadows development, especially since we've already experienced a number of arson incidents along the edge of the neighborhood properties abutting the edges of Chehalem Creek.
4. Finally, our biggest concern about the proposal's impact is that we, being in the county, do not have access to the benefits of close-by Newberg-Dundee city police protection. Our personal experience with the county sheriff's department leave us with zero confidence that they would be able to provide timely and effective support, regardless of whether that park is built adjacent to our neighborhood or not.

We are very much in favor of increasing walkability in Newberg, and increasing the number of trails in Newberg is a great idea. But given the fact that the area in which CPRD's development plans are proposed have already been exploited with arson incidents and homeless encampments, we believe we need a better assurance of safety and protection before any further plans are approved.

Thank you for hearing our concerns.

John and Debra Buerkle

Handwritten signatures of John and Debra Buerkle. The signature for John is written above the signature for Debra.

RECEIVED
MAR 22 REC'D
2:04 pm
By

WRITTEN COMMENTS: FILE NO: DR222-0014
CITY OF NEWBERG
COMMUNITY DEVELOPMENT
PO BOX 970
NEWBERG, OR-97132

Mark J. Butterfield
9600 NE Meadow Loop
Newberg, Oregon 97132
503.840.4448
mjbdc@hotmail.com

March 21, 2023

City of Newberg
Community Development Department
P.O. Box 970
414 E First Street
Newberg, OR 97132

Re: File No.: DR222-0014

To Whom it May Concern:

My name is Mark Butterfield, and I live at the address listed on the letterhead of this communication. I have lived in Newberg for five years in the Hidden Meadows neighborhood and was born and have lived my entire life in Oregon. Today, I am writing regarding the above referenced matter – the construction of a footbridge across Chehalem Creek at Ewing Young Park and expansion of the Park's disc golf course (Project).

I would like to thank the City of Newberg, Community Development Department, for providing information and inviting comment related to the Project. Other than being alerted to the Project by the Hidden Meadows Neighborhood Association, your notice mailed March 8, 2023, is the only notice I have received regarding the Project. Neither Chehalem Park & Recreation District, Yamhill County, nor the Project contractor have provided notification of this proposed development to me as a property owner in proximity to the Project.

My concerns about the Project are many, but primarily involve public safety consequences of expansion of the disc golf course as they relate to fire and crime exposure to my neighborhood. As of today, I am unaware of what input Tualatin Valley Fire and Rescue and the Newberg-Dundee Police Department might have relating to increased public use of this land that is not served by safety infrastructure (fire hydrants, public restrooms, access for immediate police response). I can tell you after living in the Hidden Meadows neighborhood and this part of Yamhill County, fire danger in late summer is real and with increased development and climate change will probably get worse.

Two years ago in September, I accessed Chehalem Creek and waded in the low water of the creek about one-quarter mile upstream from my house. This put me at a wide spot on creek that I believe is called Hoover Hole. During my hike, I encountered several encampments as evidenced by garbage littering the ground and ashes from burned vegetation and garbage. Owning property in Portland, Oregon, I know what resident encampments look like, and what I witnessed along Chehalem Creek were areas where people had lived for a longer time period than day usage. This type of usage invites crime, and exposure to dangers that makes public spaces less hospitable to recreational users.

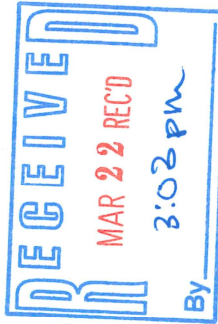
It is my hope that prior to approval of the expansion of the disc golf course and construction of a footbridge across Chehalem Creek, public safety can be addressed. If assurance cannot be provided to neighbors of the park and citizens of Newberg that the expanded exposure to threats to safety that will be a consequence of the Project can be dealt with, then the Project be denied.

Respectfully submitted,

Mark J. Butterfield

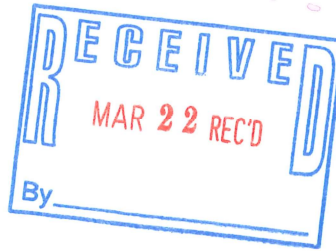
Mark J. Butterfield.

M. J. Butterfield
9600 NE Meadow Loop
Newberg, OR 97132



Written Comments: file No. DRZZZ-0014
City of Newberg
Community Development
P.O. Box 970
Newberg, OR
97132

Kishore and Subha Varma Pathial
(800 NE Meadow Loop
Newberg, OR 97132



To
The City of Newberg
Community Development Department
414 E first Street
Newberg, Oregon 97132
REF: File No. DR222-0014

Dear Community Development Director,

We are the owners and long term residents of Lot number R3219-00700 or 9800 NE Meadow Loop, Newberg property which abuts the proposed foot bridge and disc golf course by the Chehalem Park and Recreation District in Ewing Young Park – 1201 S Blaine Street, under the numbered proposal delineated above.

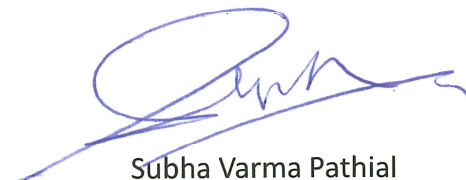
We would like to express that we strongly object to this proposal for many reasons, including *habitat and environmental destruction, influx of crime and homelessness, as well as poor use of community resources.*

The Hidden Meadows homeowners association has eloquently described the potential detrimental effects of such a project and we would like to request that this proposal be denied permanently.

Thank you for your consideration



Kishore Pathial



Subha Varma Pathial

P
Mr. Kishore Pathial
8900 N.E. Meadow Loop
Newberg, OR 97132-7386

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MAR 22 2010
BY

City of Newberg
Community Development
~~PO Box~~ 970
Newberg OR 97133

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