

Attachment 9: Public Testimony for MAMD323-0001 on May 11, 2023

Newberg Planning Commission – June 8, 2023
File No. MAMD323-0001



Committee/Commission: Planning

Meeting Date: 3/11/23

I will attend in person

I will attend virtually & need the ZOOM link emailed to me.

PUBLIC COMMENT/TESTIMONY REGISTRATION FORM

Thank you for attending this public meeting – we value and appreciate your input. Please fill out this form so that we may better serve you and record your participation.

Note: If you are attending virtually, complete the form by noon the day of the meeting.

INSTRUCTIONS:

1. Complete all of the information on this form and present it to the recorder prior to the start of the call of agenda item.
2. If you wish to testify on multiple agenda items, please fill out a separate form for each item.
3. Tips and guidelines for submitting oral/written comments are provided on the "How To Testify" brochure.
4. Please state your name prior to speaking (you do not need to state your address).
5. If you are attending virtually, send the forms to fe.bates@newbergoregon.gov

PUBLIC TESTIMONY:

If you wish to testify/comment on an item that is specifically listed on the meeting agenda:

Please identify the subject you wish to speak about by completing the following:

Ordinance No. _____ Order No. _____ Work Session: _____
 Resolution No. _____ Agenda Item No. V.D.

Subject: _____

PUBLIC COMMENT:

If you wish to comment on an item that is NOT specifically on the meeting agenda: Please check the box and indicate the subject you wish to speak about:

Subject: MAMD323-0001-REQUEST FOR MAJOR MODIFICATION OF CRESTVIEW CROSSING.

Note: There are time limits for oral comments and testimony.

By filling out this form, you may be entitled to written notification of any decision.

Please PRINT legibly:

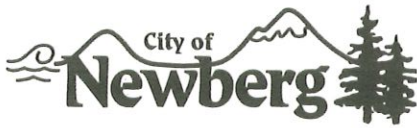
Name RUSS THOMAS Phone Number 503-522-2217
(required) (optional)

Representing (if speaking on behalf of a third party) _____
(optional)

Mailing Address (including Zip Code) 1808 LEO LAKE NEWBERG, OR 97132
(optional)

Email Address RUSS-THOMAS@COMCAST.net
(optional)

Please do not release my contact information in a public records request



Committee/Commission: Planning
Meeting Date: 5/11/22

I will attend in person

I will attend virtually & need the ZOOM link emailed to me.

PUBLIC COMMENT/TESTIMONY REGISTRATION FORM

Thank you for attending this public meeting – we value and appreciate your input. Please fill out this form so that we may better serve you and record your participation.

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PUBLIC TESTIMONY:

If you wish to testify/comment on an item that is specifically listed on the meeting agenda:

Please identify the subject you wish to speak about by completing the following:

- Ordinance No. _____ Order No. _____ Work Session: _____
 Resolution No. _____ Agenda Item No. V.D.

Subject: MAM P323-0001 - Request for Major Modification of Crestview Crossing

PUBLIC COMMENT:

If you wish to comment on an item that is NOT specifically on the meeting agenda: Please check the box and indicate the subject you wish to speak about:

Subject: _____

Note: There are time limits for oral comments and testimony.

By filling out this form, you may be entitled to written notification of any decision.

Please PRINT legibly:

Name Lisa Thomas Phone Number _____
(required) (optional)

Representing (if speaking on behalf of a third party) _____
(optional)

Mailing Address (including Zip Code) 1808 Leola Lane, Newberg, OR 97132
(optional)

Email Address _____
(optional)

Please do not release my contact information in a public records request

City of Newberg
Community Development Department

Re: J.T. Smith Companies, LLC.
Newberg Crestview, LLC
Land Use Hearing
May 11, 2023

Dear Commissioners,

Thank you for this opportunity to speak. Public input is an essential part of keeping Newberg a Great Place to Grow. This major modification application before you tonight deserves serious consideration. One that ensures citizens of Newberg are heard and valued, that our existing codes and processes are followed, that our elected officials are assured the honor of truly representing their constituents and lastly, that our City acts in a responsible manner and does not simply rubber stamp a developer's ever evolving dream plan.

I'd like to address Jeff Smith and extend my congratulations. Well done. Well played. Textbook story of a multi-million dollar company cultivating a gold mine out of a small town. You've orchestrated this development process brilliantly.

A process that began in 2007 with the request of the annexation of the Gueldner property and a promise to purchase and develop the land responsibly.

Measure 36-112 was brought before the voters on May 15, 2007. As stated in the official Yamhill County Voters' Pamphlet, "The proposed zoning may allow up to 30 dwelling units". This annexation was voted down and did not pass. Exhibit A

Six months later this became Measure 36-115 and was once again brought before the voters on November 6, 2007. This parcel to be annexed was described to voters as, proposed to be zoned R-1 (low density residential) and R-2 (medium residential) with C-2 (community commercial) on the land close to Hwy. 99W. The proposed zoning may allow up to 30 dwelling units. Exhibit B

Jeff Smith of J.T. Smith Companies submitted an argument in support of this annexation. Here's what he said, "This proposal is sensible and a small change. This annexation allows The City of Newberg and its citizens to define what change will occur...he continued, "This annexation and the Crestview Crossing proposal only adds 16 home sites - a modest change."

What did Ella Gueldner think at this point? She made it crystal clear in her argument in support of Measure 36-115 as she wrote, "16 homes will complement the existing neighborhood and homes will be built by a local, well-known home builder." She also stated there would be, "Protection of existing greenspace and establishment of additional open space with landscaping."

This measure received approval by the citizens of Newberg who relied on the accuracy and honesty of the declarations printed in the November 6, 2007 official

Yamhill County Voters' Pamphlet. The measure was approved and the parcel was annexed.

So it began. Heavy equipment illegally entered the parcel via Spring Meadow Park destroying park trees and foliage. I stood in front of that equipment, and the operator responded with every dirty name in the book while repeatedly lunging at me with the bucket up at head height in hopes of intimidating me to leave. I stood there on my cellphone and contacted the Chehalem Parks District and the City of Newberg. The operator then received a call demanding he vacate the property immediately.

Being caught red handed, this destructive action would have cost the developer a fine of approximately \$600 per damaged park tree. Instead, a settlement was reached with the city and a section of the land adjacent to the park was then donated to the City of Newberg in lieu of any incurred fines and/or prosecution.

Public meetings were held and the Crestview Crossing development plans at that time designated a greenspace and a wall as a buffer between existing developed properties on Leo Lane. A verbal promise was made by the then Mayor of Newberg, Mr. Bob Andrews, that the property would be developed responsibly and the greenspace and wall would defuse any existing property owners' concerns.

The development began, including the area of the designated wetlands on the parcel. This was not a legal, permitted activity as the U.S. Army Corp of Engineers

had not approved their permit. The job was shut down, but eventually continued in non-wetland areas.

It's now April of 2019. J.T. Smith had not adequately addressed the designated wetlands. The U.S. Army Corp of Engineers stated "the application is administratively withdrawn due to a lack in response to a request for additional information." Exhibit C

Development proceeded; some wetland spaces were purchased instead of addressing them all on site. More meetings with new plans were revealed. The greenspace and wall have now evaporated. A waiver was applied for and the City of Newberg granted the request to deviate from existing building codes. Density was once again increased.

How were our concerns addressed by the developer? I quote, "If you don't like what we are doing, buy the land and do what you want." Ask yourself, are these the type of developers we need to keep Newberg a Great Place to Grow? Who will hold them accountable if not you?

So here we are, May of 2023, with yet another request from the developer to pave the way to increase their profit. The City of Newberg once again has a say. Has this developer been honest, trustworthy and acted in good faith with this project thus far? Are they being held accountable to their words and deeds? It appears to be a very long game of bait and switch. How many Mayors, City Managers, council

people, planning commission persons, and City Planners are no longer serving since the start of this process in 2007? How many currently serving know the true history of the development of this land?

From 16 single-family homes to 299 three-story waived over-height cottages and now a request to go to 386 units in the form of 8 apartment buildings? Wow. No buffer, no wall, an additional story taller than existing homes and all with only a minimal setback. From 16 single family homes to 386 apartments?

Is this developer acting in good faith? Will the Newberg Planning Commission and the City of Newberg act in good faith towards their citizens with this decision before you today?

Please consider this request with great seriousness and discernment. I respectfully request you do not approve the application for a “Major Modification” of the previously approved Conditional Use Permit and Planned Unit Development by J.T. Smith Companies, LLC.

Lastly, this is the now the second meeting notice mailed to us with incomplete information. The first, for a meeting on December 11, 2019 that omitted the location of the meeting and this meeting tonight that omitted the meeting start time and the location. What does it say at the top of the letter? “We want your comments”.

Whether these important omissions are deceptively intentional or incompetent administrative errors, they decrease and discourage the opportunity for public input and should not happen again going forward. Please note, this is not just a request, but a reminder to you that it is a legal requirement in the State of Oregon per the Department of Justice which reads as follows:

Contents of the Notice:

Must provide the date, time, and place of the meeting (Exhibit D)

Thank you for your consideration.

Lisa Thomas

EXHIBIT A

CHEHALLEM PARK AND RECREATION DISTRICT — DIRECTOR AT LARGE

DON LOVING



OCCUPATION: Public Affairs Director, American Federation of State, County and Municipal Employees (AFSCME), 1986 - present

OCCUPATIONAL BACKGROUND: Radio and newspaper reporter, 1981 — 1986

EDUCATIONAL BACKGROUND: Forest Grove High School, 1976; University of Oregon, B.S. Journalism, 1980

PRIOR GOVERNMENTAL EXPERIENCE: Chehallem Park & Recreation District Board of Directors, 1990 - present; Special Districts Association of Oregon Board of Directors, 1995 - 2001

It has been my privilege to serve on the Chehallem Park & Recreation District (CPRD) Board of Directors for the past several years. Much has changed during my tenure on the CPRD Board. We've added hundreds of acres to the park district, many small neighborhood parks and several large projects. Included in the latter category are the skate park, the softball complex and the Senior Center at Crater School and Chehallem Glenn Golf Course.

I believe special districts such as CPRD are the most efficient form of government. I also believe elected boards need a variety of perspectives and well-rounded individuals. I think I fit that bill for CPRD. My family and I participate in park district programs, community events and are active in our church (Newberg First Assembly of God). My wife and I have lived in Newberg since 1984, our children were both born here and attend Newberg public schools. We have roots in and commitment to the Newberg/Dundee community. Because I am a registered lobbyist in Salem for my employer, I also bring CPRD its own set of eyes and ears at the capitol, and have frequently used that advantage to the park district's benefit.

We have important projects to press forward: a community center and a new park for Dundee, the cultural center (Central School) and the next phases of the golf course. I believe I've been a good steward of your tax money in years past and appreciate your support in previous elections. I ask for your support once again.

Thank you.

*Information furnished by Don Loving
The above information has not been verified for accuracy by the county. Printed exactly as submitted*

REFERRED BY INITIATIVE PETITION CITY OF NEWBERG — MEASURE 36-112

MEASURE PROPOSING ANNEXATION OF 14.74 ACRES (ONE PARCEL) INTO NEWBERG

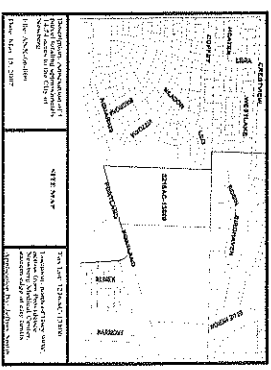
QUESTION: Should Newberg annex approximately 14.74 acres located north of Hwy 99W, across from Providence Newberg Center?

SUMMARY: This would annex one parcel into the city of Newberg. The parcel is east of current city limits. The parcel is proposed to be zoned R-1 (low density residential) for the northernmost 170 ft of the property, followed by 220 ft of R-2 (medium density residential), with C-2 (community commercial) making up the remainder of the parcel. If this parcel is annexed into the city, the parcel would be withdrawn from the Newberg Rural Fire Protection District.

The parcel is a vacant field. The proposed zoning may allow up to 30 dwelling units to be developed on the northern portion of the site with commercial development to connect to sanitary sewer and water services at time of development.

The owner of the parcel has requested that the City annex the property.

The Newberg City Council determined that the application met land use approval criteria. The Newberg Charter requires annexations to be approved by the electorate of the city. For more information, see the Explanatory Statement.



EXPLANATORY STATEMENT MEASURE 36-112

EFFECT OF PASSAGE: If this measure passes, one parcel consisting of 14.74 acres would be incorporated into the city limits of the city of Newberg. The parcel would be withdrawn from the Newberg Rural Fire Protection District.

BACKGROUND: This measure would annex one parcel located north of Hwy 99W, across from Providence Newberg Medical Center, into the city of Newberg. The parcel is east of the current city limits and is currently a vacant field. The preliminary development plan shows the parcel divided into residential areas in the northern portion of the lot, with commercial development in the southern portion of the lot. The proposed zoning may allow up to 30 dwelling units to be developed on the site. Any new units will be required to connect to sanitary sewer and water services upon development.

The owner of the parcel is Elia Gueldner, Survivor's Trust/Herbert V. Gueldner CS Trust. The owner requested that the City annex the property.

The property is within the Newberg Urban Growth Boundary. The property is proposed to be zoned R-1 (low density residential) for the northernmost 170 ft of the property, followed by 220 ft of R-2 (medium density residential), with C-2 (community commercial) making up the remainder of the parcel.

The Newberg City Council determined that the application has met the land use criteria for approval and that an adequate level of services is available or will be made available to serve the annexation area.

The Newberg Charter provides that annexations must be approved by a majority vote of the electorate of the city. The Council referred this matter to the May 15, 2007, election.

Information pertaining to this annexation measure, including a legal description, findings and additional maps, can be found on the City's website at <http://www.ci.newberg.or.us>. Copies of the reports, minutes of the hearing, and a legal description are also available at the Newberg Planning and Building Department located at City Hall, 414 East First Street, Newberg, Oregon or (503) 537-1240.

EFFECT OF FAILURE: If this measure fails, the parcel would not be part of the city of Newberg but remain in Yamhill County outside the city limits, and the parcel would remain in the Newberg Rural Fire Protection District.

NO ARGUMENTS WERE SUBMITTED IN SUPPORT OR IN OPPOSITION TO THIS MEASURE

*Information furnished by Dawn M. Wilson,
Elections Officer, City of Newberg*

Yamhill County Voters' Pamphlet VOTER REGISTRATION INFORMATION

To be eligible to vote in the May 15, 2007, election, a completed voter registration card must be on file with the Yamhill County Clerk by not later than 5:00 p.m., April 24, 2007.

YOU MAY REGISTER TO VOTE IF:

- You are a citizen of the United States.
- You will be 18 years of age or older on election day.
- You are a resident of Oregon.

YOU MUST REREGISTER TO VOTE IF:

- Your residence or mailing address changes.
- Your name changes.
- You wish to change party affiliation.

VOTING INSTRUCTIONS

When you get your ballot packet in the mail after April 27, 2007, immediately examine it to make certain it is complete. It should contain the following items:

- A printed ballot on which you may vote your choice;
- A secrecy envelope with voting instructions on it;
- A pre-addressed blue trimmed return envelope in which to return your ballot;

If any items are missing, contact the Yamhill County Clerk's Office, at 503-554-7850, and a replacement ballot packet will be sent to you.

VOTING YOUR BALLOT

To vote for a candidate whose name is printed on the ballot, with a #2 pencil or ball point pen, simply connect the arrow next to the candidate of your choice.

To vote for a candidate whose name is not on the ballot, under the heading of the appropriate office, write the person's name on the (write-in) line provided. Then complete the arrow pointing to the write-in line. You must connect the arrow to insure that your write-in vote is tallied.

BILLY THE KID

(Write-In) Johan Doe



If you make an error on your ballot, spoil it in any way or lose it, you may obtain a replacement ballot by contacting the Yamhill County Clerk's Office at 503-554-7850.

RETURNING YOUR VOTED BALLOT

Follow the instructions on the secrecy envelope. Fold your ballot along the pre-scored fold and insert it into the secrecy envelope. SEAL the return envelope and SIGN the statement on the back of the envelope. Your ballot will not be counted if your envelope is not signed.

Exhibit B-1

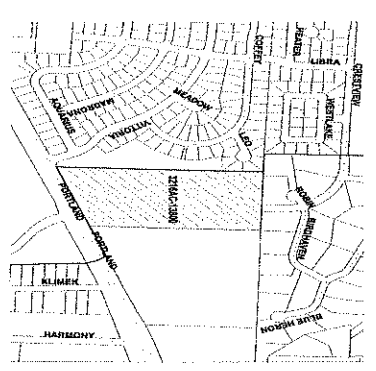
REFERRED BY THE CITY OF NEWBERG
MEASURE 36-115

MEASURE PROPOSING ANNEXATION OF 14.74 ACRES (ONE PARCEL) INTO NEWBERG

QUESTION: Should Newberg annex approximately 14.74 acres located north of Hwy 99W, across from Providence Newberg Medical Center?
SUMMARY: This measure would annex one parcel into the city of Newberg. The parcel is east of current city limits. The parcel is proposed to be zoned R-1 (low density residential) for the northernmost 170 ft of the property, by 220 ft of R-2 (medium density residential), with C-2 (community commercial) making up the remainder of the parcel. If this parcel is annexed into the city, the parcel would be withdrawn from the Newberg Rural Fire Protection District.

The parcel is a vacant field. The proposed zoning may allow up to 30 dwelling units to be developed on the northern portion of the site with commercial development in the southern portion. New development will be required to connect to sanitary sewer and water services at time of development. The owner of the parcel has requested that the City annex the property.

The Newberg City Council determined that the application met use approval criteria. The Newberg Charter requires annexations to be approved by the electorate of the city. For more information, see the Explanatory Statement.



EXPLANATORY STATEMENT
MEASURE 36-115

EFFECT OF PASSAGE: If this measure passes, one parcel consisting of 14.74 acres would be incorporated into the city limits of the city of Newberg. The parcel would be withdrawn from the Newberg Rural Fire Protection District.

BACKGROUND: This measure would annex one parcel located north of Hwy 99W, across from Providence Newberg Medical Center, into the City of Newberg. The parcel is east of the current city limits and is currently a vacant field. The preliminary development plan shows the parcel divided into residential areas in the northern portion of the lot, with commercial development in the southern portion of the lot. The proposed zoning may allow up to 30 dwelling units to be developed on the site. Any new units will be required to connect to sanitary sewer and water services upon development.

The owner of the parcel is Elia Gueldeher Survivor's Trust/Herbert V. Gueldeher CS Trust. The owner requested that the City annex the property. The property is within the Newberg Urban Growth Boundary. The property is proposed to be zoned R-1 (low density residential) for the northernmost 170 ft of the property, followed by 220 ft of R-2 (medium density residential), with C-2 (community commercial) making up the remainder of the parcel.

The Newberg City Council determined that the application has met the land use criteria for approval and that an adequate level of services is available or will be made available to serve the annexation area. The Newberg Charter provides that annexations must be approved by a majority vote of the electorate of the city. The Council referred this matter to the November 6, 2007, election.

Information pertaining to this annexation measure, including a legal description, findings and additional maps, can be found on the City's website at <http://www.ci.newberg.or.us>. Copies of the reports, minutes of the hearing, and a legal description are also available at the Newberg Planning and Building Department located at City Hall - 414 East First Street, Newberg, Oregon or (503) 537-1240.
EFFECT OF FAILURE: If this measure fails, the parcel would not be part of the city of Newberg but remain in Yamhill County outside the city limits, and the parcel would remain in the Newberg Rural Fire Protection District.

*This information submitted by Dawn M. Wilson
Elections Officer, City of Newberg
Printed exactly as submitted*

ARGUMENT IN OPPOSITION TO
MEASURE 36-115

Let's "Just Say NO" again!
Last May the Newberg voters sent a clear message to the City Council and the Planning Department that Newberg residents want only responsible, wise growth in our community. With their "NO" votes on the annexation of the Newb and Gueldeher properties, Newberg residents said, "Wait... we don't need more development at this time." Unfortunately, our city leaders are still listening more closely to developers than they are to Newberg residents, so it is necessary to again vote "NO" on the Gueldeher property annexation on the November ballot.

Why vote "NO" again?
• The Crestview connector can be built without annexing the Gueldeher property. A representative for Springbrook Development has confirmed that they will assume responsibility for building the connector.
• The Crestview connector might well prove to be ineffective in alleviating the current congestion on Hwy. 99, due to the extra traffic that will be generated by development.
• City services, such as schools, fire, and police, are at the same levels as they were when the annexations were rejected last May. Concerns still exist over adding additional burdens on the city's infrastructure in addition to the demands which will occur with the Springbrook Development.

Newberg doesn't need this development now. With the development of the Austin properties (Springbrook Development) and the slowing housing market, there is no lack of property available in Newberg.
• We still want to keep Newberg a semi-rural, small town community. The development planned for this site looks very different. (See crestviewcrossing.com)
We are not against wise, responsible growth; we simply want Newberg to proceed in a slower, more thoughtful manner. We trust a wise citizenry to know when more growth is needed.
Do we really want this development?
If not, please "Just Say NO" again.

*This information submitted by Jeffrey and Susan Osborne
Printed exactly as submitted*

The printing of this argument does not constitute an endorsement by Yamhill County, nor does the county warrant the accuracy or truth of any statement made in the argument.

ARGUMENT IN OPPOSITION TO
MEASURE 36-115

You do have the ability to CONTROL GROWTH in the City of Newberg but you must "VOTE NO" once again on annexations.

This annexation was put to a vote on the May 15, 2007 election.
The Newberg City Council did not believe the voters a short six months ago when this annexation was voted down overwhelmingly. If the voters had said "yes" would this issue be back on the ballot? It is hard to believe the City Council disregarded the will of the voters and brought this annexation back at this time.

- The developer has said the voters were not well educated on this annexation before the May election. His plan is to build more houses and a strip mall along 99W. Is this what you want?
- The developer may talk about the needed Crestview Road extension he will build without new taxes. Do you believe this?
- Some may say the Crestview Road extension will relieve traffic. What do you think? Will it add to Newberg's traffic problems?
- Could it be the traffic studies are premature given that 400 plus acres are being developed as Springbrook Village?
- Remember there is not going to be a bypass anytime soon.

You are urged to educate the city government by sending a strong "NO VOTE". Let them know this is an unacceptable way to run our city.

*This information submitted by Gail Wickstram
Printed exactly as submitted*

The printing of this argument does not constitute an endorsement by Yamhill County, nor does the county warrant the accuracy or truth of any statement made in the argument.

Exhibit B-2

YAMHILL COUNTY VOTERS' PAMPHLET
NOVEMBER 6, 2007

VOTER REGISTRATION INFORMATION
To be eligible to vote in the November 6, 2007, election, a completed voter registration card must be on file with the Yamhill County Clerk by not later than 5:00 p.m., October 16, 2007.

YOU MAY REGISTER TO VOTE IF:

- You are a citizen of the United States.
- You will be 18 years of age or older on election day.
- You are a resident of Oregon.


YOU MUST REREGISTER TO VOTE IF:

- Your residence or mailing address changes.
- Your name changes.
- You wish to change party affiliation.

VOTING INSTRUCTIONS
When you get your ballot packet in the mail after October 19, 2007, immediately examine it to make certain it is complete. It should contain the following items:

- A printed ballot on which you may vote your choice;
- A secrecy envelope with voting instructions on it;
- A pre-addressed blue trimmed return envelope in which to return your ballot.

If any items are missing, contact the Yamhill County Clerk's Office, at 503-554-7850, and a replacement ballot packet will be sent to you.

To vote for an issue on the ballot, with a #2 pencil or a dark ball point pen, simply connect the arrow next to "Yes" or "No" like this .

If you make an error on your ballot, spoil it in any way or lose it, you may obtain a replacement ballot by contacting the Yamhill County Clerk's Office at 503-554-7850.

RETURNING YOUR VOTED BALLOT
Follow the instructions on the secrecy envelope. Fold your ballot along the pre-scored fold and insert it into the secrecy envelope. **SEAL** the return envelope and **SIGN** the statement on the back of the envelope. Your ballot will not be counted if your envelope is not signed.

YOU MAY RETURN YOUR BALLOT POSTAGE FREE TO ONE OF THE FOLLOWING DROPSITES OR AT THROUGHOUT THE COUNTY:

- Newberg Public Safety
- Chenaham Park Dist.
- Parking Lot
- 1802 Haworth Ave., Newberg
- Howard Street
- Newberg Open 24 Hours
- Open 24 Hours

ARGUMENT IN SUPPORT OF MEASURE 36-115

Thirty years ago our family, the Guelnders, moved to the Chenaham Valley and the lovely community of Newberg. Like many Newberg citizens we raised our children in safe neighborhoods, educating them in local schools and finally retired in the Newberg area. I suspect that many Newberg citizens had and have the same dream.

Today I am asking for your support and your YES vote on Measure #36-115 so future Newberg residents can benefit from the legacy of our community.

If voters approve Measure #36-115 the Crestview Crossing project will become a reality. This small annexation of 14.74 acres will allow for the following benefits:

- 16 homes will compliment the existing neighborhoods and homes will be built by a local, well known homebuilder.
- A commercial & business center that will bring goods and services we don't currently have in Newberg.
- Well paid construction jobs performed by Newberg companies and living wage jobs for Newberg citizens who will become employees of the new shops and stores.
- Protection of existing greenspace and establishment of additional openspace with landscaping.
- Greater safety for Newberg motorists as they enter Highway 99W by building the long planned for and awaited Crestview Drive extension from Oxberg Lake Estates to Highway 99W. In addition, this road (paid for entirely by me without any taxpayer expense) will reduce the increasing congestion along Benjamin Road and other surrounding roads.

As a person who loves this community I have tried very hard to make sure that the contribution I make is a positive one. If you agree, please vote YES! On Measure #36-115 this coming November 6th.

Questions? Contact me: Elia Guelndner, P.O. Box 15
Newberg OR 97132 (503) 538-6696

Measure #36-115 is of, by and for Newberg.
Be sure to register to vote.
Don't forget to Vote Tuesday, November 06, 2007.

VOTE YES ON MEASURE #36-115.
Information submitted by Elia Guelndner
Yes for Newberg! Yes on Measure #36-115
Printed exactly as submitted

The printing of this argument does not constitute an endorsement by Yamhill County, nor does the county warrant the accuracy or truth of any statement made in the argument.

ARGUMENT IN SUPPORT OF MEASURE 36-115

Chamber of Commerce Endorsement For Annexation of Crestview Crossing
In November, 2007 the citizens of Newberg will have an opportunity to share in creating a very positive addition to our city. A "yes" vote for the Crestview Crossing annexation will establish several vital and long overdue projects that will enhance the livability of our community.

Crestview Drive will be extended to 99W directly across from Providence Hospital. Funded entirely by the developer, this arterial will take an enormous amount of traffic off of 99W and route it around a large portion of the city. With construction of the "Bypass" now placed even further into the future; the need for this link becomes crucial. Without a "yes" vote the extension of Crestview Drive will not happen and 99W will continue to increase in congestion with no relief in sight.

When possible, local companies will have preference in receiving awarded construction contracts on every phase of this project.
Local businesses will have an opportunity to locate in an upscale, aesthetically pleasing shopping center that will allow customers safety, easy parking and a quiet and varied shopping experience.

It offers a wonderful mix of residential options to choose from.
It will provide a significant number of new jobs in our community, thereby helping Newberg avoid the "bedroom community" syndrome.
It will assist in our need to retain spendable dollars in our own community rather than export them to surrounding cities that offer more and varied shopping choices.

Communities with well-planned, common sense growth are an attraction to new businesses or those simply looking to expand or move.
These are a few of the more important reasons that the Board of Directors for the Chenaham Valley Chamber of Commerce has voted unanimously to support annexation of Crestview Crossing on the November ballot. It is a vital part of the future for the entire community.

Michael Sherwood, President
Chenaham Valley Chamber of Commerce
Information submitted by Sheryl A. Kesh, Executive Director,
Chenaham Valley Chamber of Commerce (CVCC)
Printed exactly as submitted

The printing of this argument does not constitute an endorsement by Yamhill County, nor does the county warrant the accuracy or truth of any statement made in the argument.

ARGUMENT IN SUPPORT OF MEASURE 36-115

As a citizen, a parent, and a business owner and as a participant in the Crestview Crossing Project I support Measure #36-115 and I'd like to provide you four good reasons why you should also:

VOTE YES! ON MEASURE #36-115!!
Change in Newberg is ongoing. Too much change is just that - too much. This proposal is a sensible and small change of only 14.74 acres. We can manage change or let it manage us. This annexation allows The City of Newberg and its citizens to define what change will occur. Newberg citizens and businesses will receive numerous additional benefits.

Newberg needs housing. Upgrading and replacing existing housing is important. This annexation and the Crestview Crossing proposal only adds sixteen home sites - a modest change.
Traffic congestion along Highway 99W needs to be relieved and this annexation helps to achieve that. The owner, long time Newberg area resident and community volunteer, Elia Guelndner, has directed that the long awaited extension of Crestview Drive be completed and that it be completed at her expense and NOT taxpayer expense. Traffic that traditionally has utilized Benjamin Road will now have a safe alternative. The traffic volume along Springbrook Road is reduced as cars accessing the neighborhoods to the north will have an additional traffic controlled intersection at Highway 99W.

Jobs for Newberg citizens will be created as preparation and construction begins on the residential, commercial and protected open spaces of Crestview Crossing. Once Crestview Crossing is completed Newberg area citizens will find work at the high-end commercial businesses making up the business area.

If you have your own reasons for supporting this annexation please share them with me by writing to:
Mr. Jeff Smith
P.O. Box 15
Newberg OR 97132-0015

Measure #36-115 is of, by and for Newberg.
Be sure to register to vote.
Don't forget to Vote Tuesday, November 06, 2007.

VOTE YES ON MEASURE #36-115.
Information submitted by Jeff Smith, JT Smith Companies
Yes for Newberg! Yes on Measure #36-115
Printed exactly as submitted

The printing of this argument does not constitute an endorsement by Yamhill County, nor does the county warrant the accuracy or truth of any statement made in the argument.

Exhibit C

Friesen, Kinsey M CIV USARMY CENWP (USA) <kinsey.m.friesen@usace.army.mil>

4/7/2019 3:19 PM

NWP-2008-192-2 (UNCLASSIFIED)

To Lisa Thomas <t.lisamarie@comcast.net>

CLASSIFICATION: UNCLASSIFIED

Good afternoon Lisa,

The application, NWP-2008-192-2 is administratively withdrawn due to a lack in response to a request for additional information.

Thank you,
Kinsey Friesen
U.S. Army Corps of Engineers
Portland District, Regulatory Branch
Tillamook, Polk, and Yamhill County Project Manager
Kinsey.M.Friesen@usace.army.mil
Office: 503-808-4378
Cell: 503-577-8298

Let us know how we're doing.
http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey

-----Original Message-----

From: Lisa Thomas [mailto:T.LisaMarie@comcast.net]
Sent: Wednesday, March 06, 2019 1:46 PM
To: Friesen, Kinsey M CIV USARMY CENWP (USA) <Kinsey.M.Friesen@usace.army.mil>
Subject: [Non-DoD Source] NWP-2008-192-2

Can you please let me know the status of the above referenced application?
Thanks,
Lisa Thomas

Sent from my iPad
CLASSIFICATION: UNCLASSIFIED



Oregon Department of Justice
 ATTORNEY GENERAL ELLEN F. ROSENBLUM

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II. Public Meetings

a. Contents of Notice

In addition to providing the date, time, and place of the meeting, the notice should provide the name and telephone number (including TTY number if the public body has such equipment in service) of a person at the public body to contact to request an interpreter for the hearing impaired or for other communication aids.^[632] As an alternative, governing bodies that know their audience is likely to require a sign language interpreter or other communication aids and services should simply make those services available and so state in their notice.

<https://www.doj.state.or.us/oregon-department-of-justice/public-records/attorney-generals-public-records-and-meetings-manual/ii-public-meetings/#:~:text=In%20addition%20to%20providing%20the,or%20for%20other%20communication%20aids.>



Committee/Commission: Planning
Meeting Date: 5/11/23

I will attend in person

I will attend virtually & need the ZOOM link emailed to me.

PUBLIC COMMENT/TESTIMONY REGISTRATION FORM

Thank you for attending this public meeting – we value and appreciate your input. Please fill out this form so that we may better serve you and record your participation.

Note: If you are attending virtually, complete the form by noon the day of the meeting.

INSTRUCTIONS:

1. Complete all of the information on this form and present it to the recorder prior to the start of the call of agenda item.
2. If you wish to testify on multiple agenda items, please fill out a separate form for each item.
3. Tips and guidelines for submitting oral/written comments are provided on the "How To Testify" brochure.
4. Please state your name prior to speaking (you do not need to state your address).
5. If you are attending virtually, send the forms to fe.bates@newbergoregon.gov

PUBLIC TESTIMONY:

If you wish to testify/comment on an item that is specifically listed on the meeting agenda: Please identify the subject you wish to speak about by completing the following:

Ordinance No. _____ Order No. _____ Work Session: _____

Resolution No. _____ Agenda Item No. VID

Subject: MAND323-0001

PUBLIC COMMENT:

If you wish to comment on an item that is NOT specifically on the meeting agenda: Please check the box and indicate the subject you wish to speak about:

Subject: _____

Note: There are time limits for oral comments and testimony.

By filling out this form, you may be entitled to written notification of any decision.

Please PRINT legibly:

Name Aspen Bernier Phone Number _____
(required) (optional)

Representing (if speaking on behalf of a third party) _____
(optional)

Mailing Address (including Zip Code) _____
(optional)

Email Address _____
(optional)

Please do not release my contact information in a public records request



Committee/Commission: Planning
Meeting Date: 8/11/23

I will attend in person

I will attend virtually & need the ZOOM link emailed to me.

PUBLIC COMMENT/TESTIMONY REGISTRATION FORM

Thank you for attending this public meeting – we value and appreciate your input. Please fill out this form so that we may better serve you and record your participation.

Note: If you are attending virtually, complete the form by noon the day of the meeting.

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PUBLIC TESTIMONY:

If you wish to testify/comment on an item that is specifically listed on the meeting agenda: Please identify the subject you wish to speak about by completing the following:

Ordinance No. _____ Order No. _____ Work Session: _____
 Resolution No. _____ Agenda Item No. V.D

Subject: MAMD 323-0001

PUBLIC COMMENT:

If you wish to comment on an item that is NOT specifically on the meeting agenda: Please check the box and indicate the subject you wish to speak about:

Subject: _____

Note: There are time limits for oral comments and testimony.

By filling out this form, you may be entitled to written notification of any decision.

Please PRINT legibly:

Name Beth Bernic Phone Number 971 237-7830
(required) (optional)

Representing (if speaking on behalf of a third party) _____
(optional)

Mailing Address (including Zip Code) 1811 Leo Ln, Newberg, OR
(optional)

Email Address _____
(optional)

Please do not release my contact information in a public records request