

Supplemental Items for the  
October 14, 2010  
Planning Commission Packet

Please add these additional materials to your  
Planning Commission packets for the  
10/14/2010 meeting.

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October 7, 2010

City of Newberg Planning Commission  
414 E. First St.  
P. O. Box 970  
Newberg, OR 97132

Re: Proposed New Development Tax Lot Number R3218DA 02100

I would like to submit this letter in support of the application to rezone the property from the current R-1 to R-3. I have spent the last two years on the Ad Hoc Committee "Housing for Working Families" in response to Resolution No. 2008-2781 adopted by the Newberg Planning Commission at their April 10, 2008 meeting. The City stated and the committee agreed that the availability of housing that is safe, livable and affordable for Newberg working families was a critical problem and needed to be addressed through a comprehensive approach. The task force was created for the purpose of creating an action plan that will encourage housing for working families.

In 1958 Friendsview Manor was incorporated to become a Christ-centered community where seniors would find affordable housing and long term care. The affordability portion of that original mission was critical to the vision and eventual construction of this campus, and has guided us for the past 50 years. When we selected the Newberg site, we needed the support of the citizens in Newberg and the design called for a five story building referred to by some opponents at the time as a "skyscraper" and "eyesore in this idyllic rural college town". Concerns about density, traffic, water, sewer, trees, Hess Creek and power outages were raised by neighbors. We own 13 units in the Spaulding Oaks complex that we would define as affordable. The development of those units also needed support from the City and opposition was raised by neighbors when that development was envisioned.

We have many seniors at Friendsview and in the larger community that cannot afford to live in market rate housing. Many of those individuals spent their life in Christian service and traded eternal investments for assets and income. A number of staff employed at Friendsview and other local businesses cannot afford to live where they work and have to commute to Newberg, due to the lack of affordable housing. In both of these cases, we as a community would welcome these individuals as neighbors. They are people who enrich our community.

The Ad Hoc Committee did submit an Affordable Housing Action Plan and I believe this request is consistent with the goals outlined in that document as well as the goals outlined by the Planning Commission and City Council.

Respectfully Submitted,

Dennis L. Russell  
Executive Director

October 5, 2010

Newberg City Council & Newberg City Planning and Building Department Office:

We are writing in response to the letter we received on September 22, 2010 about the proposed new development in our neighborhood located at 1103 N. Meridian Street, Newberg, Oregon tax lot R3218da 02100. We are in opposition to this change from R1 to R3 because we have lived here for many years. My husband has lived here for over 49 years and we both enjoy the current R1/ R2 surroundings of our neighborhood. We are not lawyers and do not understand all the legal information in the application however our voice should count as we want no major changes to this area.

Attached is pictures which we hope you have already seen that shows a great park like setting and also shows most of the close area setting in an R1 environment. The trees they plan to cut down and the historical environment will be cut in a 1/3 with the proposal. The survey shows 223 trees and they plan to keep only about 78 of them per the primarily designs in each option.

The plans are primarily so how can you vote on this without more overall details/ HAYC can change the plans at any time and apply for other options or changes. Example: Evergreen Street may not need to be used up front but later with more traffic and sewer run off will they have to develop the street? HAYC say no but we are concerned later it will be yes!?

Water flow storm water to be detained on site per ( page 14 )of the application. How will this run off affect our property?

We are told that it will not run on our property and flood but how can we trust this? What is in writing saying that we would not have to pay to fix it if it happens? Would HAYC or the City of Newberg pay, which would mean our tax dollars (our money)?

The planning department and the city council should be asking for the final designs before even considering this rezoning.

In the study that was in the application ( Exhibit G pg. 3) it shows "that no mitigation is needed", and traffic conclusions ( page 27 ) will not "significant affect" transportation. We find it hard to believe that 90 plus more units that could mean double that in cars would not need recommendations for improved traffic flow around our already busy neighborhood.

There are a few items listed in 151.122 procedures for changing the zones and in A3b it addresses the concerns with public facilities which we take as water and traffic that do not look like they have been described to meet the standard of growth HAYC is planning to add into the area.

In addition the 151.122 section (B2C) for a compared available property. We see no study in this application that shows any data that this is the only available space in Newberg for this type of development change.?

Should they not be proving this?

On September 25th in the Newberg Graphic file # ANX-10-001 commercial C1 to C2 Newberg City Council determined that the application needed to go before the vote of the citizens why is this not the true for this property?

Because commercial and residential are different? This is unfair. Many people in the area care but are unaware of what is going on do to the 500 foot rule of notification.

Please support our Neighborhood and to not allow the R3.

Thank you for your time.  
Kurt and Cyndi Ziegenbein  
1018 N. College Street, Newberg, Oregon

RECEIVED

OCT - 7 2010





Written comments – File No. CPA-10-001/zma-10-001

City of Newberg

Planning and Building Department

Newberg, Or. 97132

Dear Sirs:

This is in regards to the proposed rezoning of 1103 N. Meridian to R-3 high density residential.

Our home is at 1100 N. Meridian (Spaulding Oaks). Our condo unit is along Meridian and opposite the property in question. Traffic of all kinds is heavy and moving rapidly. Foot traffic and bicycles are using sidewalks and the streets. Parking on the streets and discontinuous sidewalks results in pedestrians, bicycles, and mothers with strollers to use traffic lanes for passage. Meridian is presently used by George Fox University and other students. This will likely increase with development of the new sports complex. Bottom line issue: the off site affects of this rezoning will increase an already serious concern about traffic and parking. Traffic counts published in the application are for an intersection a block north of this site.

The exact number of trees on the site has been tallied. Those not in prime condition have also been inventoried. The number to be removed for development was not mentioned.

This is a prime piece of property with a historic home, many trees, well cared for yard and enclosed by fencing. It looks like a park and needs to be rezoned and protected not rezoned and “opened” to “development”.

Two blocks away is a vacant house and a storage yard. It is not an asset to the neighborhood. A modest development on this site would result in meeting the goals of the Housing Authority and the vision of the city of Newberg. It could be a very positive result.

Attached are some thoughts regarding this rezoning that came to my mind as I listened to the Housing Authority staff and viewed some of their alternative designs plus actions of the Authority reported in the newspaper.

Donald R. Urban

1100 N. Meridian # 3

Newberg, Or. 97132

Attachment: (1) Concerns prior to a rezoning

*Copy*  
RECEIVED  
OCT - 7 2010

**SUBJECTS OR CONCERNS THAT NEED TO  
BE ADDRESSED PRIOR TO REZONING  
Don R. Urban 9/28/2010**

1. Concentrating low income families into a small neighborhood is a form of segregation. It may be economical for the managing agency but results in social stigma of the residents. Being poor, old, single parents or handicapped does not justify separation from the rest of society. Failure of this form of housing style (even with flush toilets) has a long history.
2. Meridian Street is the home for many families with children. There are no facilities for play except on the sidewalks or in the street. Parks and play areas are only available by going out of the neighborhood. It is necessary to walk, skateboard or bike to play. Sidewalks are not continuous, bike lanes do not exist and crosswalks rare.
3. There are no posted speed limits on Meridian. Is this a connector street (35 mph) or a residential street (25mph)? No traffic controls (signals, signs or crosswalks) exist except for a rough rail crossing. GFU is not even posted as a school zone or high pedestrian area
4. Is there a demand for labor to fill positions paying modest income now, not being filled in Newberg, that would justify relocation of families from other parts of the country?
5. There exists a number of infrastructure shortcomings which need to be addressed (storm drains, sidewalks, parks, crosswalks, bike lanes, parking, speed limits, curbing improvements, intersection development, turn lanes, etc. Suggesting that these concerns be addressed sometime in the future does not reflect the actual costs of a development and will be a costly "surprise" to affected property owners at a later time.
6. The Housing Authority has stated that many of their present properties require expensive repairs. Have they been lax in maintaining property under their control? Will this change in the future? A nest egg of \$900,000 should pay for considerable repair and improvement. Will their stewardship of community money and property improve? Will the Authority reform itself or is new management called for?
7. Is this a request for "spot" zoning? Is this part of a plan to concentrate R-3 in a geographical area? If so, are there commercial zones also being provided for development of needed services such as neighborhood groceries? How and how far should R-3 residents need to travel for these needs?
8. The policy of in-filling is sound since it reduces sprawl and makes for more efficient and less costly provision of services. The zoning of commercial areas needs to take advantage of the support infrastructure in place. A drive-in restaurant on a lot in the CBD takes advantage of streets, sidewalks, sewers, traffic controls, lighting, etc. but similar developments require major expenditures on an empty lot in a residential area.
9. R-3 zoning is for high density residential housing. There can be a wide variety of high density housing. Compatibility with the adjoining uses is only one concern. Services needed for an over 55 community or for lower income, single parent housing are not the same.
10. Peak travel times: commuters, college students, school children and school buses are not reflected in 24 hour averages. No mention of bikers, walkers, and conditioning runs by students from GFU and the public schools. The transit authority also runs buses as well as occasional 'dial-a-ride' buses on Meridian.



1103 N Meridian  
DAY OF WEEK

Copy  
TIME

DATE

13-2-10

SATURDAY (warm, sunny)

2:00 - 8:00 PM

CARS (NORTH)	COMMERCIAL (NORTH)	BIKE (NORTH)	PEDESTRIAN (NORTH)
(20)	(3)	(5)	(4)
(20)			
(20)			
(20)			
<b>TOTAL (84)</b>	<b>(3)</b>	<b>(5)</b>	<b>(4)</b>

CARS (SOUTH)	COMMERCIAL (SOUTH)	BIKE (SOUTH)	PEDESTRIAN (SOUTH)
(20)	(1)	(2)	(2)
(20)			
(20)			
<b>TOTAL (61)</b>	<b>(1)</b>	<b>(2)</b>	<b>(2)</b>

<b>TOTAL FOR</b>	<b>145</b>	<b>4</b>	<b>7</b>	<b>6</b>
<b>TOTAL PEDESTRIAN</b>				

*Donna Wilson*  
A. L. M. P. S.

October 6, 2010

City of Newberg  
Planning & Building Department  
P.O. Box 970  
Newberg, OR 97132

File No. CPA-10-001/ZMA-10-001

Dear Planning Commission,

We are writing to you to oppose the rezoning application requesting a zone change from the current R-1 to the requested R-3 for the property located at 1103 North Meridian Street in Newberg. This opposition is based upon the historical significance of the property and historical residence. This property with its historical provenance should remain protected from any major development.

### **Background Information**

The property at 1103 North Meridian Street contains a 3.27 acre parcel of land that is the *only undeveloped acreage remaining of the D.D. Deskins land grant of 1848. The property also contains the family's historical residence built in 1880.*

**D. D. Deskins (aka Duskins)** was born in 1819 and arrived in the Yamhill Valley after traveling the Oregon Trail in 1846 where he established his land claim to 320 acres in 1848. His claim spanned from Main Street to the North and to the east to Springbrook. A major portion of historical commercial buildings in downtown Newberg are built upon D.D. Deskins land. His Grandfather Daniel Deskins served in the Revolutionary War on the Virginia line.

D.D. Deskins early presence has been thoroughly documented by various records. The Oregon State Archives show D.D. Deskins on Yamhill Territorial tax assessment records dating 1847 through 1859. On the tax assessment for 1852 he was charge territorial, school and county tax upon his 2 horses and 250 mules. His name is also found on the Yamhill County Census of 1849. The Federal Census of 1850 and 1870.

The Newberg Graphic referred to him in a story of Donation land Claims by pioneers before 1850 (story ran 5/14/1959). In the 50<sup>th</sup> Anniversay Progress Edition of the Newberg Graphic he was again sighted as one of the earliest settlers with land claims where Newberg now stands. Also a picture referring to his land claim ran in the Graphic 50<sup>th</sup> anniversary edition (April 1939). D.D. Deskin (Duskin) is also listed in the book *Pioneer Families of the Oregon Territory 1850.*

In 1854 he married **Sarah Ann Shuck.**

**Sarah Ann Shuck** was born in 1839 she traveled with father Martin Shuck on the Oregon trail circa 1852. Her grandfather was Jacob Shuck who led a wagon train west on the Oregon Trail in 1848. Her great grandfather served in the Revolutionary War from the State of Indiana.

Both her parents also had land claims in the Willamette Valley and were also some of our original pioneer families. At one time Dundee was called **Shuckville** because of their land holdings and families.

The entire Shuck family have extensive pioneer settlers information in the books *500 years of Family History, Stories of Old Dundee, History of Dundee, and The Schuck book A Life That Spanned a Nation, as well as Pioneer Families of the Oregon Territory 1850.*

*The house and property at 1103 North Meridian was the last family residence for Sarah Ann Shuck (Deskin) and their 4 daughters. This house is and property is truly historic not only from its age and architecture, it is historic because of the fact that two of the very earliest settlers in the Willamette valley not only owned the property but also resided there for many years.*

The property is listed in the 1985 Architectural Survey Data for Newberg and graded as Primary. Please see attached historical resource guideline from **Newberg comprehensive plan.**

Page 51 Identification of Conflicts with Historic Resources

**The 2 resources that are zoned R1 are both single family dwellings. Conflicting uses include, churches, planned unit developments, alterations and demolitions.**

Page 51

a. Economic Consequences

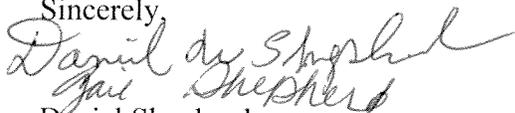
**If these resources were demolished to allow for more intensive development of the site, then the revenue potential from attracting tourism by the promotion of these sites may be lost. These primary resources represent some of the most significant historic properties in Newberg and are potentially eligible for the National Register of Historic Places.**

Also Reference all highlighted conclusion to your plan. This is your plan and it should be followed with the good intention to the cause of its formation.

Comprehensive Plan Goals and Policies and text page 15 and 16 speak specifically to the continued preservation of Newberg's designated historic sites and structures and that it should be encouraged.

In closing, the property at 1103 has importance as our founding fathers to the settling of Newberg. It is one of the oldest existing houses in Newberg on the original family estate. It has over 3 acres of old growth trees, multitudes of flora and fauna. THIS SHOULD BE PRESERVED for the future generations to enjoy. The City of Newberg would be doing a great disservice to our town, our State and our heritage to allow this project to proceed.

Sincerely,

Handwritten signatures of Daniel and Gail Shepherd in cursive script.

Daniel Shepherd

Gail Shepherd

## INTRODUCTION

Newberg is a small community located in the northeast corner of Yamhill County. Situated along Highway 99W, Newberg is approximately 23 miles from Portland and 65 miles from the Oregon Coast. Natural features in the area include the Willamette River to the south, the Chehalem Mountains to the north and west, and the Red Hills of Dundee to the southwest. To the northwest of Newberg, the Red Hills flatten out into the fertile Chehalem Valley. As part of the larger Willamette Valley Basin, Newberg is located in the midst of an agricultural area where orchard fruits, nuts, grains and a variety of other farm products are raised.

Founded in 1869, the City was formally incorporated in 1893. The town was named for Newberg, Germany and soon became an active service center for surrounding agricultural areas. The community also had an early Quaker influence with the founding of the Friends Church in 1884 and the establishment of the Pacific Academy (now George Fox University) a year later.

In recent years, Newberg has begun to grow at a rapid pace. With the improvements of transportation facilities and the continued expansion of the Portland metropolitan area westward, Newberg has increasingly become an exurban bedroom community. In the last few years, growing numbers of people have been choosing to live in Newberg while commuting to Portland or other areas to work. Also adding to the population increase has been the expansion and diversification of the community's economic base. Branching out from the original agricultural base, industrial operations relating to the manufacture of paper and pulp products, dental equipment, electronic supplies, and other items have been expanding in Newberg. The industries have attracted new industrial workers and their families to the area, as well as additional service personnel. By mid-1981, Newberg's population reached 10,915.

As a result of increased commuting and an expanding local economy, growth pressures have been substantial and rapid land use changes have been occurring in the Newberg area. In 1973, the City recognized the need to plan for this growth when it prepared and adopted a Comprehensive Land Use Plan. About the same time there was also an increasing concern about rapid and haphazard growth at the statewide level. One result was the passage of Senate Bill 100 by the 1973 Oregon Legislature. The Bill created the Land Conservation and Development Commission (LCDC) to assume responsibility for general State planning functions. The legislature also required that all cities and counties prepare and adopt comprehensive plans which are consistent with the goals and guidelines formulated by LCDC.

Other important developments occurred in the judicial area. In two separate cases, Fasano vs. Board of Commissioners (1973) and Baker vs. City of Milwaukie (1975), the Oregon Supreme Court held that comprehensive plans are the controlling land use documents in local areas. Where conflicts exist between plans and zoning ordinances, comprehensive plans take precedence.

As a consequence of the new State planning requirements as well as of the changed legal status of comprehensive land use plans, the City of Newberg began a major revision of its 1973 Plan. During 1976 work was begun on the adoption of an Urban Growth Boundary. Finally acknowledged in August of 1981, the Boundary indicates the area within which urban types of development may occur through the year 2010.

In the process of adopting the Urban Growth Boundary (UGB), a certain amount of background information was collected. Substantial additional information has since been gathered and has now been included in this Inventory report. The basic purpose of the Inventory is to provide adequate background information upon which to base a new comprehensive plan and other future land use decisions. The report should also prove useful to citizens and officials interested in knowing more about Newberg's existing local resources and future needs for other purposes as well.

To simplify future coordination with State planning requirements, Inventory sections have been presented in approximately the same order as applicable statewide goals. In a few cases, though, two or more goal topics have been combined. In general, the first sections include analyses of existing natural resources in the Newberg area. Later sections generally outline existing cultural resources and then project future needs and opportunities in these areas.

## HISTORIC RESOURCES

### I. INTRODUCTION

The findings of the 1990 update to the 1985 City of Newberg Historic Resource Inventory are presented in this element of the City Comprehensive Plan. The element includes the lists of historic resources which represent the Final Plan Inventory for Goal 5 purposes. An Economic, Social, Environmental and Energy (ESEE) analysis conducted for the historic resources is included with the Final Plan Inventory. The element is organized as follows:

- I. Introduction
- II. Historic Resource Inventory Evaluation
- III. Identification of Goal 5 Resources
- IV. ESEE Analysis
- V. Conclusion

### II. HISTORIC RESOURCE INVENTORY EVALUATION

#### A. 1985 Historic Resource Inventory

The initial City of Newberg Historic Resource Inventory was conducted in 1984-85 and encompassed historic properties within the city limits of Newberg and the Urban Growth Boundary. The inventory involved three major phases. Phase I, a windshield survey, consisted of identifying properties of architectural significance within the study area. Concurrently, a literature search was conducted to document the development patterns of the town as well as identifying significant events or individuals important to the history of Newberg. Historical research on each identified resource was then conducted as Phase II of the inventory process. Phase III consisted of a ranked evaluation of the surveyed resources. Properties which ranked Primary, Secondary or Contributing were included in the inventory. A final report was then prepared which included a historical overview of the city's development, major historical themes, building types and styles, methodology, the evaluation process, findings and preservation recommendations. The project was completed in August of 1985.

In 1990, the City of Newberg updated the inventory of historic resources in accordance with LCDC Goal 5 requirements. As part of the update, it was discovered that no inventory evaluation forms used in the ranking process exist. These forms are essential in the process of evaluation, protection and planning. The lack of proper documentation of the 1985 evaluation process made the 1990 re-evaluation process necessary. Documentation of alterations, rehabilitations, and demolitions since the completion of 1985 inventory was also necessary to assure an accurate re-evaluation process. The re-evaluation was started in May 1990 and was completed in June 1990.

#### B. Methodology

Prior to the 1990 architectural field survey, all information pertaining to the 1985 City of Newberg Historic Resource Inventory was reviewed to gain a better understanding of the city's development, settlement patterns, prominent individuals and resource types and styles. Prior to the field work, the location of each historic resource was identified and then plotted on a city tax lot map and color coded as to its 1985 ranking of Primary, Secondary or Contributing. Each resource was given a field number as a reference. The properties were then located and evaluated in the field for current condition, alterations, additions, rehabilitations or demolitions. Any changes to the inventoried resources were noted for use in the re-evaluation process. Architecturally intact, properties over fifty years of age within areas containing high concentrations of historic resources which had not been included in the 1985 Historic Resource Inventory were noted on a separate list for possible inclusion in the inventory at a later date (see Appendix F).

Quantitative and qualitative lists were developed incorporating data from the previous survey and the current field investigation. The lists sorted the one hundred ninety-three (193) inventoried properties by street

address, style, date of construction, and by 1985 rankings. These lists were developed to assist in the re-evaluation process.

### **C. 1990 Historic Resource Inventory Update**

The inventoried properties were then re-evaluated taking into consideration new information collected in the 1990 field investigation. An evaluation form was developed based on a system used in the evaluation process for the cities of Newberg, Gresham, Astoria, and Hood River. Criteria for evaluation was based on the National Register of Historic Places criteria for evaluation which reflect the city's criteria for Landmark designation from the draft Historic Landmarks Ordinance (section 421-D). The weighted factor rating system used was based on the Advisory Committee on Historic Preservation for the State of Oregon in determining eligibility of National Register nominations. The criteria were divided into five broad categories; A. Historic Considerations, B. Architectural Considerations, C. Physical Integrity, D. Site Integrity, and E. Chronology.

The major categories were broken down into several smaller sub-categories. Appropriate sub-categories within the main categories were rated using a five level scale and a progression of numerical points were assigned to each ratings; Excellent (5), Very Good (4), Good (3), Fair (2) and Poor (1). Although the rating system from excellent to poor was used, the total number of points for each category varied. A weighted factor was used in each category similar to the State Historic Preservation Office evaluation rating system. The Architectural Significance had a possible twenty points, Historic Significance had a possible ten points, Physical and Site Integrity both had a possible seven and a half points and Chronology a total of five points. Based on total cumulative points, each resource was placed in one of the following rankings; Primary, Secondary, or Contributing (see Appendix A for definition of rankings).

The initial 1990 evaluation process was conducted by consultant, Sally Donovan. The majority of the 1990 rankings corresponded with the 1985 rankings. A total of forty-seven (47) properties out of one hundred ninety-three (193) properties had potential rank changes or were to be taken out of the inventory as a result of new information gathered in the field survey. These forty-seven (47) resources were reviewed by three members of the City Planning Commission, the City Planning Director and the consultant. After the final evaluation, all forty-seven (47) buildings re-evaluated either changed in ranking or were taken out of the inventory due to alterations or demolitions.

A color coded tax lot map depicting the various building rankings and locations, identified by a field number, was prepared for use by the City Planning Department. This map aided in the identification of areas of historic resource concentrations which may have the potential of local or national historic district designations. Properties identified in the field which may have the potential for inclusion in the inventory at a later date were also noted on the map (see Appendix F for list).

### **D. Inventory Update Findings**

One hundred ninety-three (193) resources were included in the 1985 Historic Resource Inventory. Since the inventory was completed, six (6) resources (#9, #27, #43, #57, #112, #114,) have been demolished and three (3) buildings (#128, #129, #154) were taken out of the inventory due to alterations (see Appendix E). One resource (#80) was moved from its original site since the completion of the inventory in 1985, however the ranking remained the same.

The 1990 evaluation examined a total of one hundred eighty-four (184) resources in the inventory: fifty (50) Primary resources, sixty-nine (69) Secondary resources and sixty-five (65) Contributing resources. Of the thirty-nine (39) buildings that changed in rankings from 1985 to 1990, seven (7) buildings went down in rankings and thirty-two (32) buildings went up in rankings. Five of the seven resources which went down in ranking were in the downtown commercial district, one an industrial building, and one was a residential building. One hundred eleven (111) buildings were noted in the field for possible inclusion in the inventory at a later date. (see Appendix F). The majority of these buildings would probably be classified as Contributing resources in the inventory although some would clearly be Secondary resources.

High concentrations of historic resources were found in three areas:

1. The "Knob Hill" grouping, extending irregularly from N. Washington Street to Carlton Way on the west-east boundary to E. Sheridan Street to E. Franklin Street on the north-south boundary.
2. The Downtown Commercial Core extending along First Street from Main Street on the west to Meridian Street on the east.
3. The "Edwards District", extending approximately from E. Second Street to E. Sixth Street from S. School Street to S. Edwards Street.

### III. IDENTIFICATION OF GOAL 5 RESOURCES

#### A. The Goal 5 Process

Statewide planning Goal 5 requires local governments to adopt comprehensive plans and implementation measures which address opens space, scenic and historic areas, and natural resources. As a part of the Goal 5 process, local communities are required to identify significant historic resources, as well as conflicts with preservation of these resources. There are five steps that a community is required to undertake in the Goal 5 process: 1) inventory resources to determine quantity, quality and location of resources; 2) evaluate the significance of the resource, rank resources; 3) identify conflicting uses which would be obstacles to preserving the resources; 4) select appropriate policies to either fully protect the resource, allow the conflicting use and potential loss of the resource or balance protection of the resource by minimizing the negative impacts that a conflicting use may have; 5) implement adopted policies.

#### B. Definitions

The Primary resources in the historic inventory are of greatest significance to the city and are important to the community for their exceptional architectural qualities, historical associations and/or their relationship to the environment. These resources are most eligible candidates for inclusion on the National Register of Historic Places and local Landmark designation. Secondary resources are important architecturally, historically, and/or environmentally but do not possess exceptional architectural merit or as strong of historical ties. These properties may be eligible for inclusion in the National Register of Historic Places and local Landmark designation. Contributing properties are resources which provide the setting for more important resources and which enhance the character of the community or area. These properties are associated with people or events of secondary importance or which show various stages of development of the community. These resources may be eligible for inclusion in the National Register of Historic Places as part of a district or part of a local district.

The three distinct areas were noted in the 1985 Cultural Resource Inventory and 1990 update to the inventory as possible National Register districts or local historic districts, possess high numbers of historic resources which are contiguous architecturally and/or historically. These areas contain Primary, Secondary and Contributing resources. As important links to the historical development of Newberg, these properties have a strong visual and historical relationship to one another and add continuity and an overall sense of place to the community. The concentration areas are: Area A-"Knob Hill", north of the commercial core; Area B-Downtown Commercial Core; and Area C-Edwards Neighborhood, directly south of the commercial core. (See Appendix E for area locations). These concentration areas have the potential, upon further investigation and survey work, to be designated local or national historic districts.

A fourth concentration area - the Springbrook District, a grouping known for its association with the early fruit industry in the area, was originally identified in the inventory. This concentration area has been deleted due to the demolition of two of the four structures which had originally been inventoried. The Springbrook Friends Church was demolished in 1988 and the Springbrook Cannery was demolished in 1990.

The other properties which are identified as Landmark resources and subject to the ESEE analysis are ranked as Primary in the inventory. These Primary resources, located outside the concentration areas, are

viewed as the most significant resources in the community which are potentially eligible for inclusion in the National Register of Historic Places.

### **C. Final Plan Inventory**

Through the 1990 evaluation and further examination of the properties included on the Historic Resource Inventory, all Primary, Secondary and Contributing resources in concentration Area A, B, and C and all Primary resources outside the concentration areas represent the Final Plan Inventory thus subject to the Goal 5 process. (See Appendix B for the list of resources.)

The remaining sixty-eight (68) properties which are listed as Secondary and Contributing resources on the 1990 Cultural Resource Inventory update outside the three delineated concentration areas also add to the character the community, but are not considered for City Landmark status subject to the full Goal 5 process (Appendix C). These resources are classified as "1-A Sites" under Goal 5. These properties on their own do not have strong enough architectural and historical ties to meet the criteria for Landmark (as stated in the Newberg's draft Historic Preservation Ordinance) or National Register designation and thus are not included on the Final Plan Inventory. These properties are not subject to the ESEE analysis process.

### **D. Overview of Goal 5 Cultural Resources**

A total of one hundred sixteen (116) historic resources are included in the Final Plan Inventory thus subject to an ESEE analysis. These resources include the properties in Areas A through C and the Primary resources outside the concentration areas. The distribution of resources is as follows:

**Concentration Area A** - 34 total historic resources: 11 Primary resources, 14 Secondary resources, and 9 Contributing resources.

**Concentration Area B (Commercial Core)** - 45 total resources: 12 Primary resources, 20 Secondary resources, and 13 Contributing resources.

**Concentration Area C** - 16 total resources: 6 Primary resources, 6 Secondary resources, and 4 Contributing resources.

**Primary Resources outside concentration areas** - 21 Primary resources.

## **IV. ESEE ANALYSIS**

### **A. Identification of Major Conflicting Uses**

Based on the overall assessment of the major historic Concentration Areas, A through C, and all other Primary resources identified, there appear to be three major conflicts which may adversely affect the integrity of the historic resource: 1) alterations and demolitions 2) future private or public developments allowed by current zoning, and 3) the condition of the resource.

There appears to be no Goal 5 resources in any of the study areas which would be considered "conflict free" properties. The zoning in all cases allows for some level of more intense development. In general, these more intense zoning designations are viewed as a conflict, potentially causing the alteration or demolition of the historic resource.

### **B. ESEE Analysis Format**

Goal 5 requires that an economic, social, environmental and energy (ESEE) analysis be conducted for all inventoried cultural resources that are included in the Final Plan Inventory. Appendix B includes lists of landmarks in the three designated concentration areas and all other Primary buildings which are identified as landmarks. The following sections identify conflicts within each area, and include an ESEE analysis.

## **C. Concentration Area A**

Concentration A area is located directly north of the downtown commercial core of Newberg. The area is roughly bounded on the north by Franklin Street, N. Washington Street on the west, Carlton Way on the east and E. Sheridan Street on the south.

Thirty-four (34) resources are located in Concentration Area A and twenty-nine (29) are identified as landmarks. There are eleven (11) Primary, fourteen (14) Secondary and nine (9) Contributing resources in Area A. The list of properties in Area A represent a portion of the Final Plan Inventory and are included in Appendix B. The ESEE checklist summary for properties which are not designated as landmarks is included in Appendix G.

### **1. Identification of Conflicts with Historic Resources-Area A**

All of the resources in Area A are single family residences with the exception of the Central School (415 E. Sheridan, #102), Behnke House (503 N. College, #26), currently a multi-family dwelling, the Masonic Lodge (402 E. Sheridan, #101), the Hodson House (314 N. Meridian, #70) currently used by George Fox University and the Newberg City Library (503 E. Hancock, #12).

Twenty-two (22) of the thirty-four (34) resources in Area A are zoned R2. The majority of these resources are currently used as single family residences with the exception of one multi-family dwelling, one school, one library, and one lodge hall. The zoning, R2 (Medium Density Residential), allows for more intense use of the land thus potentially creating a threat to the resource if more intense redevelopment of the site is planned. The applicable allowable uses within a R2 zoned area are: multi-family dwellings, public and semi-public buildings and uses, planned unit developments, schools and churches. There are two (2) buildings in Area A which are zoned R3 (High Density Residential). Applicable allowable uses in R3 encompass the same uses as R2 with the addition of public and private parking garages and public parking lots. Conflicting uses identified for the six (6) resources zoned RP (Residential-Professional) in Area A include R2 and R3 uses as well as clinics, hospitals, and offices. One (1) property, the Newberg City Library is zoned C3 (Central Business District) and three (3) properties zoned C2. Applicable C2 and C3 uses which may be a conflict with the landmark resources include retail and service establishments, and business offices.

Another potential conflict in the area is the future expansion of George Fox University which would most likely affect the properties on the eastern and southeast boundary of Area A. Currently, a master plan is being designed for the college which might threatened some of the adjacent inventoried resources. The expansion of the college grounds may potentially cause the alteration or demolition of some of the historic resources in Area A as the demands for more multi-family dwellings increase to house college staff and students. The University presently owns several single family dwellings in Area A.

The south edge of the area is bordered by single and multi-family dwellings. Multi-family (4-plexes) and parking areas have been constructed along the north side of Hancock Street; there are few historic residences remaining along the once residential street. Potentially, these multi-family dwellings and parking areas may encroach northerly, gradually replacing the single family residences thus destroying the historic integrity of the residential neighborhood.

### **2. ESEE Analysis - Concentration Area A**

#### **a. Economic Consequences**

In determining the economic consequences the "highest and best use" of the land determines the overall economic value of the property. It is important to note that the economic analysis is

based on the public consequences, not the financial benefits or consequences to the individual property owners if the site was redeveloped.

Land use and historic designations can influence redevelopment and create conflicting use issues. Conflicts with historic resources are increased if the market conditions or redevelopment plans encourage more intensive development of the site. This redevelopment is further stimulated if the historic resource is in a deteriorated state. The majority of the resources in Area A are single family residences which are zoned R2 for more intensive use and are in good to excellent condition.

The primary economic impact of R2 zoning on historic resources in Area A is the zoning makes property attractive for more intensive use such as duplexes and other multi-family dwellings. On the surface, preservation of the resources in Area A could impede the redevelopment of these properties for more intensive use, which may bring the greatest economic return of the use permitted in a R2 zone. This zoning makes the historic properties more attractive for redevelopment. However, a minimum of 7,500 sq. ft. is needed in a R2 zone to build a duplex. Over half of the properties in Area A are less than 7,500 sq. ft. thus not suitable lots for the construction of new duplexes. The lots over 7,500 sq. ft. in the area would be buildable for duplexes, however current building landscaping and parking requirements would make it unpractical to construct new multi-family units on a majority of the lots.

New multi-family dwellings could be built if a number of the adjoining smaller lots were purchased and buildings razed to make way for new multi-family housing. The construction of denser multi-family units may increase the tax revenue from the area, however this is dependent on the quality of the new development.

Generally, it appears from a sampling of duplexes similar in size and condition in Newberg that the assessed values for duplexes are somewhat higher than single family dwellings assessments. However, research indicates that a single family dwelling in Area A which was converted into a duplex is assessed at a substantially higher rate (approximately \$20,000) than newer duplexes on comparably sized lots within the city. Other comparisons of this type are not available because of the small number of single family residences which have been converted to duplexes in the area.

If pressure for more multi-family housing increases in Area A it would probably be more economical to convert single family residences into multi-family residences than to assemble adequate acreage, demolish the existing building and meet full city standards for new construction. This kind of conversion would maintain the historic integrity of the neighborhood as well as meet the planned density.

The primary economic consequence of fully permitting conflicting uses would be the loss of potential tourism revenue in the community. If the historic character of Area A was destroyed due to major alterations and demolitions, the City would be unable to promote local or national historic districts as a tourist attraction. The cities of Albany, Oregon City, and McMinnville have substantially benefitted financially from the promotion of their historic districts. Not only has there been an increase in revenue to the city through tourism, but generally houses and buildings in the districts have been maintained and/or restored. This has resulted in higher assessed values than prior to district designations.

Tourism is Oregon's third largest industry, contributing over \$2 billion to the economy of the state each year. A 1988 survey by the State of Oregon Tourism Division indicates that 44% of all tourists visit at least one historic site while vacationing. Based on this data, cultural resources contribute to increasing tourism and economic growth.

The southern boundary of Area A roughly borders on Highway 99W, a designated Oregon Access Highway which is used as a primary route for tourists. By promoting the area as a historic district more tourist activity would likely be generated, capturing more revenue for the community. Other businesses like the local viticulture industry would also benefit from the tourist activity as well as other local services and businesses.

Historic resources are important to the economic development of a community, not only attracting tourism revenue but drawing people to the community as an attractive, desirable place to live. The historic areas enhance the continuity of the area as a whole thus strengthening the overall image of the city as a desirable place to work and live. Demolitions or incompatible alterations will detract from the area's potential as a tourist stop.

**b. Social Consequences**

Historic resources are an important amenity to a community. If these resources were demolished or altered substantially, opportunities for education, tourism, historic research, and the creation of a sense of place and identity would be lost. Historic resources create continuity and foster strong social ties in a community.

Concentration Area A has an identity rooted in the early settlement of the Quakers in Newberg. The area developed in conjunction with the downtown commercial core and George Fox University. George Fox University is the fifth oldest Quaker College in the United States and the only Quaker institution in the Pacific Northwest. Officially organized in 1891, the University currently encompasses approximately 60 acres. Central School, the site of the first school house in Newberg, is a central focal point for Area A.

The residences in the area were built for some of the earliest pioneers of Newberg, many associated with the teaching and administrative staff of the University. The area is important for its association with many prominent people in Newberg as well as its wide variety of architectural styles. The residences are generally in excellent to good condition and maintain a high level of integrity. Protecting properties in this area from major alterations and demolitions will help preserve the intrinsic social values associated with a stable residential neighborhood and help preserve a sense of place for future generations to enjoy.

**c. Environmental Consequences**

The environmental impact of allowing conflicting uses to occur would be detrimental. Area A includes a rich blend of historic buildings as well as prominent landscape features. The historic resources in the area define the neighborhood as well as providing an aesthetic environment in which to live.

The importance of concentration Area A is in the relationship the historic buildings have to one another. This relationship unifies the area into a pleasing residential setting. If new construction or major alterations to the historic resources were allowed in the area, it would effect the neighborhood as a whole. Any encroachment of non-compatible new buildings would also effect the historic fabric and character of Area A. Removal of significant street trees or plantings associated with individual properties would also diminish the sense of place created by the neighborhood.

**d. Energy Consequences**

Maintaining Area A as a residential neighborhood will provide a living area which is in close proximity to two major employment centers: George Fox University and the downtown commercial core. The pivotal location of the area will help reduce the amount of energy expended by limiting the distance traveled by automobiles to work, school and business.

Preserving the historic resources in the area would also save energy in terms of building materials and energy expended in the construction of a new building. Adaptive reuse of buildings not only saves energy and materials but preserves the distinctive sense of place. Demolition and resulting new construction may result in newer, more efficient buildings but the material and construction embodied in the existing buildings would be lost.

**D. Concentration Area B-Downtown Commercial Core**

Concentration Area B is located along First Street from Main Street on the west to Meridian Street on the east. Area B includes forty-five (45) resources: twelve (12) Primary, twenty (20) Secondary, and thirteen (13) Contributing resources. Thirty-one (31) of these resources are identified as landmark properties and are

listed in Appendix B as part of the Final Plan Inventory. Fourteen (14) properties were excluded from landmark status and the ESEE checklist summary for these properties is included in Appendix G.

## **1. Identification of Conflicts with Historic Resources-Area B**

The approximately eight block linear area is comprised of forty-five (45) buildings dating from 1888 to 1936 which are fairly uniform in scale and materials (brick). There has been very little new construction in the downtown core over the last fifty years; most of the buildings date from the historic period. The majority of the buildings are occupied by retail or service businesses. Other buildings in the commercial core include City Hall, a post office and a theater.

All of the forty-five (45) resources in Area B are zoned C3 (Central Business District) which is a compatible type of zoning for the resources. The greatest potential conflict in the commercial core are alterations, additions or demolitions to the existing buildings. A substantial number of the buildings have undergone major alterations: two buildings were pulled from the Historic Resource Inventory during the 1990 Inventory update because of extensive exterior alterations and five went down in ranking because of major exterior alterations.

## **2. ESEE Analysis-Concentration Area B (Downtown Commercial Core)**

Newberg's commercial core is zoned C3 (Central Business District) and includes a distinct group of buildings ranging in age from the 1880s to the 1930s. There has been very little infill development in the area over the past fifty years. Major changes which have occurred to the buildings are in the form of alterations to the front facade. Many of the alterations have not been in keeping with the historic character of the building style.

The 1990 Comprehensive Plan specifically includes policies applicable to the commercial core in the "The Economy - General Policies" section. The following General Policies address the economic goals for the city which relate to the downtown:

- 1.i. Encourage tourist-related activities and services such as motor inns, restaurants, parks and recreation facilities, a visitor center, conference and seminar activities.
- 1.k. Promote Newberg as a tourist destination location.
- 1.l. Promote the expansion of local viticulture and wine production as a method for increasing tourism.

The following policy in "The Economy-Commercial Areas" section addresses specific goals for the commercial areas. Policy 3.a. states:

- 3.a. The City shall encourage the retention of the downtown core as a primary shopping, service and financial center for the Newberg area. New commercial developments shall be encouraged to locate there.

"Downtown Policies" specifically address goals for the downtown area. The following policies are relevant:

- 5.a. Improve the central business district as the economic, cultural, business and governmental center of the Newberg area.
- 5.b. Encourage a variety of commercial and service activities to locate in the central business district.

- 5.e. Encourage a higher utilization of downtown space, encouraging intensive use of all building levels.
- 5.f. A concerted effort should be made to revitalize the central business district through rehabilitation or development of existing areas.

**a. Economic Consequences**

Many cities have undergone revitalization of their downtown core successfully integrating historic building with new development. As evident in cities throughout Oregon such as Albany, McMinnville and Portland, the sensitive rehabilitation of the commercial buildings can create substantial increases in revenue by attracting tourism and related new businesses. The promotion of local or national historic districts can also attract tourism revenue to a commercial core as well.

According to Linda Sarnoff of the Albany Planning Department, Albany's three National Historic Districts have added substantially to the revitalization of the city as a whole by increasing tourism and attracting tourist based business such as restaurants and antiques stores. There has been increased public awareness concerning the economic benefits of historic resources as well as a growing overall sense of pride in the community since the designation of the districts. Sarnoff also stated that local Albany real estate agents have also attested to the benefits of historic resources. The residences within the districts are in high demand and are subsequently easier to sell. The protection measures of the historic properties within the districts assures that the level of integrity of the buildings will be maintained in years to come.

Many of Newberg's downtown buildings have undergone restoration/rehabilitation projects which have been consistent with the historic character of the building. Generally, these restored/rehabilitated buildings are assessed at a higher rate than comparably sized buildings which have not undergone rehabilitation or which have been extensively altered.

An attractive central business core capitalizing on the aesthetics of the historic buildings will help meet the goals stipulated in the downtown policies listed above. Creating a pleasing downtown core will increase tourism and attract new business along with stimulating new growth and development. Allowing demolition or inconsistent alterations is clearly in opposition to these the stated policies.

**b. Social Consequences**

The central business district represents a blend of buildings constructed over the past one hundred years. Newberg's downtown is a central focal point for the city, housing both city facilities and private business. It is still the major hub, located in the heart of the community. Distinctive in its continuity of building materials, Newberg's downtown core is a product of two early prominent business in the area: Jesse Edwards brickyard and the Willamina Clay Products Company. The commercial core is also important for its architectural styles. Early false front and Italianate buildings are intermingled with later significant Commercial Style brick buildings. If the historic character of the central commercial core is not preserved due to incompatible alterations or demolitions, then much of Newberg's history will be lost along with opportunities for education, tourism and historic research.

**c. Environmental Consequences**

The environmental impact of allowing conflicting, demolitions and substantial alterations, to occur in the downtown area would be significant. The downtown is a blend of historic buildings which have a distinct relationship to one another in scale and building materials. The buildings

flank First Street, creating a contiguous visual wall of historic resources. The downtown creates a distinctive sense of place for the community.

The historic resources in the downtown define the centralized business core of the city. If new construction or major alterations to the historic resources were allowed in the downtown, it would effect the area as a whole. Any encroachment of non-compatible new buildings would effect the historic fabric and character of the downtown. Removal or further covering of the original building features would negatively impact the historic character and unity of the buildings.

**d. Energy Consequences**

By retaining a compact and vital urban core, less expenditure of energy and natural resources are required by limiting the distance traveled to local services and businesses. A healthy core allows residents to accomplish daily errands without commuting to the outlying areas thus conserving fuel and energy.

Preserving the historic resources in the area would save energy in terms of building materials and energy expended in the construction of new buildings. Adaptive reuse of buildings not only saves energy and materials but preserves the distinctive sense of place. Demolition and resulting new construction may result in newer, more efficient buildings but the material and construction embodied in the existing buildings would be lost.

**E. Concentration Area C-Edwards District**

Concentration Area C, the Edwards District, extends approximately from E. Second Street on the north to E. Sixth Street to the south and S. School Street on the west to S. Edwards Street to the east. Thirteen (13) properties in Area C are designated as landmarks and are listed in Appendix B as a part of the Final Plan Inventory. Three (3) properties were excluded from landmark status (see Appendix G).

**1. Identification of Conflicts with Historic Resources-Area C**

There are sixteen (16) historic resources in Area C: six (6) of the resources are ranked as Primary, six (6) ranked Secondary and four (4) Contributing. All of the resources in Concentration Area C are single family residences with the exception of the Forsythe House, (201 S. College, #33) and the Parker House (802 E. Fourth, #183), both are currently being used as duplexes, the Church of Christ (200 S. College, #32), currently a community center, Friends Church (307 S. College, #34) and Edwards School (714 E. Sixth, #191).

Twelve (12) of the 16 resources in Area C are zoned R2. The majority of these resources are used as single family residences. The zoning, R2 (Medium Density Residential), allows for more intense use of the land thus potentially threatening the historic resources. The allowable R-2 uses which may create a conflict include multi-family dwellings, churches, planned unit developments, private and semi-public buildings, and schools. There is one (1) building in Area C which is zoned R3 (High Density Residential). Applicable allowable uses in R3 encompass the same uses as R2 with the addition of public and private parking garages and public parking lots. Three (3) of the resources are zoned C2 (Community Commercial). Applicable C2 uses which may be a conflict with the landmark resources include retail and service establishments, and business offices.

The resources (200 S. College, #32; 201 S. College, #33; and 715 E. Third, #174) along the north boundary of the concentration area may be most threatened by the encroachment of uses associated with the commercial core. The resources are all zoned C2 and are in close proximity to the downtown commercial core. The remainder of the area is residential in character which is anchored on the south by the Edwards School. Most of the threats to the buildings which are evident in the other sections of the neighborhood are in the form of incompatible alterations to the buildings.

## 2. ESEE Analysis - Area C

### a. Economic Consequences

The economic consequences of allowing alteration and/or demolitions, and more intense zoning are the same general concerns as outlined in Section IV.C. - Concentration Area A of the ESEE Analysis. If these resources are not preserved and maintained as a group, the loss of potential increased revenue from promotion of these districts through tourism and revitalization may not be realized.

The primary economic impact of R2 zoning on historic resources in Area C is that the zoning makes property attractive for more intensive use such as duplexes and other multi-family dwellings. On the surface, preservation of the resources in Area C could impede the redevelopment of these properties for more intensive use, which may bring the greatest economic return of the use permitted in a R2 zone. This zoning makes the historic properties more attractive for redevelopment. However, a minimum of 7,500 sq ft is needed in a R2 zone to build a duplex. A majority of the residential properties in Area C are less than 7,500 sq. ft. thus not suitable lots for the construction of new duplexes. The lots over 7,500 sq. ft. in the area would be buildable for duplexes, however current building landscaping and parking requirements would make it unpractical to construct multi-family units on the lots.

Multi-family dwellings could be built if a number of the adjoining smaller lots were purchased and buildings razed to make way for new multi-family housing. The construction of denser multi-family units may increase the tax revenue from the area, however this is dependent on the quality of the new dwelling.

The primary economic consequence of fully permitting conflicting uses would be the loss of potential tourism revenue in the community. If the historic character Area C was destroyed due to major alterations and demolitions, the city would be unable to promote local or national historic districts as a tourist attraction. The cities of Albany, Oregon City, and McMinnville have substantially benefitted financially from the promotion of their historic districts. Not only has there been an increase in revenue to the city through tourism, but generally houses in the districts have been maintained and/or restored. This has resulted in higher assessed values than prior to district designations.

**b. Social Consequences**

The Edwards district is one of the most important areas historically in the development of Newberg. Jesse Edwards platted the town of Newberg in 1883. Concentration Area C is part of the original plat of Newberg and maintains a large number of structures constructed prior to 1910. If these resources were demolished or altered substantially, opportunities for education, tourism, historic research, and the creation of a sense of place and identity would be lost. Historic resources create continuity and foster strong social ties in a community.

Area C is also important to the community because of two prominent anchor buildings which unify the neighborhood; the Friends Church and the Edwards School. The Edwards School, built in 1910, is the oldest public school in Newberg and the first school built for the secondary grades. A visual landmark in the area, the Edwards school is an excellent example of the American Renaissance style. The Friends Church is also important socially and as well as visually to Area C. Encompassing a large corner lot, the church is a prominent landmark in the community.

The residences in the area were built for some of the earliest pioneers of Newberg, many associated with the early industries and businesses in the community. The area is important for its association with many prominent people in Newberg as well as its wide variety of architectural styles. The residences are generally in good condition and maintain a high level of integrity. Protecting this area from major alterations and demolitions will help preserve the intrinsic social values associated with a stable residential neighborhood and help preserve a sense of place for future generations to enjoy.

**c. Environmental Consequences**

The environmental consequences of fully allowing conflicting uses to occur would be detrimental to the neighborhood quality and existing historical landscape. Area C includes a rich blend of historic buildings as well as prominent landscape features. The historic resources represent some of the oldest structures in the city and create an aesthetic neighborhood.

The importance of concentration Area C is in the relationship the buildings have to one another and the strong historic ties. The majority of the structures have not been significantly altered and remain in good condition. If new construction or major alterations to the historic resources were allowed in the area, it would effect the neighborhood as a whole. Any encroachment of new non-compatible buildings would affect the historic fabric and character of Area C. Removal of significant street trees or plantings associated with individual properties would also diminish the sense of place in the neighborhood. Preserving the historic nature of the area would also have less of an impact on the existing natural environment.

**d. Energy Consequences**

Maintaining Area C as a residential neighborhood will provide a quality living area in close proximity to two major employment centers: George Fox University and the downtown commercial core. The pivotal location of the area will help reduce the amount of energy expended by limiting the distance traveled by automobiles to work, school and business.

Preserving the historic resources in the area would save energy in terms of building materials and energy expended in the construction of new buildings. Adaptive reuse of buildings not only saves energy and materials but preserves the distinctive sense of place. Demolition and resulting new construction may result in newer, more efficient buildings but the material and construction embodied in the existing buildings would be lost.

## F. Primary Resources Outside Concentration Areas

The remaining Primary resources are located outside the Concentration Areas and are distributed throughout the city and urban growth boundary. There are twenty-one (21) Primary resources addressed in this section. Eighteen (18) properties are designated as landmarks. The ESEE checklist summary for the three (3) undesignated properties is included in Appendix G. The properties are sorted by their ranking and designated zoning in Appendix B.

### 1. Identification of Conflicts with Historic Resources-Primary Resources

The twenty-one (21) Primary resources outside the Concentration Areas which are in various zones including R1, R2, R2-RD, R3, C2, and M2. Five resources are located outside the city limits therefore are not zoned by the city. Two (2) resources are zoned R1; six (6) zoned R2; one (1) R3; four (4) C2; two (2) M2, and one (1) resources span several zones.

The two (2) resources that are zoned R1 are both single family dwellings. Conflicting uses include churches, planned unit developments, golf courses, public and semi-public buildings, schools, alterations and demolitions. Conflicting uses for the six (6) R2 resources include all the uses stipulated in R1 zoning with the addition of duplexes and multi-family dwellings. The resources in the R2 zone include two (2) single family residences, one (1) church, two (2) educational buildings (George Fox University), one (1) historic site; E. Young Sawmill site.

Conflicting uses with the single family dwellings within a R3 zone include all uses allowed in R2 with the addition of public parking areas and public and private parking garages. All four (4) resources identified in a C2 zone are residential in use. Conflicting uses identified for these resources include a variety of commercial uses, parking garages and lots, public and semi-public buildings.

Two (2) resources are identified in the M2 zone. The Chehalem Valley feed mill is zoned compatibly with its use. The greatest threat to the building is its condition and the threat of alterations or demolition. The Springbrook School (#113) is also zoned M-2. Conflicting uses include a full range of light-industrial uses such as warehousing and manufacturing. The five (5) resources which are outside the urban growth area include three (3) single family residences, a bridge and an early settlement site. The greatest threats to the single family residences are the development of new subdivisions.

### 2. ESEE Analysis

#### a. Economic Consequences

If these resources were demolished to allow for more intensive development of the site, then the revenue potential from attracting tourism by the promotion of these sites may be lost. These Primary resources represent some of the most significant historic properties in Newberg and are potentially eligible for the National Register of Historic Places. As stated in the economic assessment of the commercial core, tourism is ranked the third largest industry in Oregon, contributing over two billion dollars to the economy of the state each year. Forty-four percent (44%) of the tourist visiting Oregon visit at least one historic site when vacationing. Other businesses and services in the community will benefit from the preservation of these resources by attracting tourism revenue. According to the planning departments in the communities of Albany and McMinnville, historic resources and historic districts have substantially helped attract tourism into their communities as well as fostering civic pride and recognition.

#### b. Social Consequences

Each of the twenty-one (21) resources identified as Primary structures in this section represent an important element in the development of Newberg. If these resources were demolished or substantially altered a large part of Newberg's early history would be lost for future generations to study and visit. The strong social ties rooted in these buildings would be lost.

Included as Primary resources are Woodmar Hall (# 72) and Minthorn Hall (# 73); both part of the George Fox University campus. These two buildings are significant as being the only two building remaining on the campus, significant for their association with the college's early development. Founded in 1885 as the Pacific Academy, the school was reorganized as George Fox College in 1891. The University is the fifth oldest Quaker College in the United States and the only Quaker institution in the Pacific Northwest. If these buildings were demolished or incompatibly altered, there would be no physical evidence of the early period of the University. These buildings are an integral part of the college's history and campus. Presently, Woodmar Hall is listed on the National Register of Historic Places.

The Minthorn-Hoover (# 84) residence is also a Primary building in the inventory as well as being listed as a National Historic Landmark. The residence is currently a house museum significant as being the childhood home of President Herbert Hoover and also one of the oldest structures in the community, constructed circa 1882 by Jesse Edwards (founder of the town). The residence is an excellent example of the Italianate style and is a visual landmark in the community. The residence has been well maintained and is under no threat of demolition.

Adjacent to the Minthorn-Hoover residence is another Italianate residence (#17) constructed circa 1886. Smaller in size, the house represents the early development of Newberg and was one of the first buildings in the "new plat" of Newberg. Resource #179 and #177, also in the Edwards town plat, represent intact examples of the Italianate style. The Miles residence (#119) is also a good example of a vernacular Italianate style residence and is important because of its association with B.C. Miles, a prominent early citizen of Newberg. Also in the original town plat is the first mayor's house, resource #46. The residence is an unusual example of a vernacular Queen Anne style dwelling with a distinctive steeply pitched hip roof..

There are two (2) resources adjacent to the downtown on N. Main Street associated with the first building phases and early businesses of Newberg. Resource # 61 is significant as being an intact example of a Wooden False Front style building with Italianate detailing and is also significant for housing The Graphic, Newberg's first newspaper. The Chehalem Valley Mill (#62), located at 303 N. Main Street, is one of the oldest continuously operated businesses in Yamhill County. St. Peters Church (#65), located at 611 N. Main Street, is important as being the only cast stone church in Newberg.

There are six (6) other residential buildings classified as Primary resources. These resources were once located outside the city and associated with larger acreages. Some of the dwellings are now surrounded with newer subdivisions. Resources #73 and #74 are large Queen Anne Style dwellings and are both excellent examples of the style. They are visually prominent landmarks located in outlying area north of the central city. Resources #94 and #126 are excellent rural examples of the Craftsman and Colonial styles and retain their historic character.

Resources #115 and #81 are examples of farm ensembles; only a few of these are listed in the inventory. McKern Donation Land Claim / Century Winery (#115) is the oldest farm unit listed in the inventory, dating from circa 1850-1874 and retains a high level of integrity. Resource # 81, the Mustard Seed Farms, is significant as being the site of the first post office as well as being a good example of a 20th century farmstead.

The Springbrook School (#113), constructed circa 1935, is the last remaining significant historic structure within the area known as Springbrook. Springbrook, originally called Hoskins, was established in 1893 and was important as an early fruit producing area. The small

community developed around the Springbrook church (razed) and later became a headquarters for a large fruit industry, the Springbrook Packing Company Cooperative, built circa 1921. The cannery specialized in evaporated raspberries and operated until 1967. It was demolished in 1990.

The remaining four resources, E. Young Sawmill site (#1), Roger's Landing (#6), Willamette Bridge (#10) and the Southern Pacific Railroad (#67), are associated with the early settlement of the area. These sites are integral parts of the beginnings of Newberg and are symbols of the developmental stages of the community.

**c. Environmental Consequences**

The environmental impact of allowing conflicts, demolitions and substantial alterations, to occur to these resources would be detrimental. These scattered resources are a reminder of the type of structures once common in various portions of the city and outlying areas. The buildings are integral to their sites and create a sense of place for the surrounding area.

If new construction or major alterations to these Primary historic resources were allowed, it would effect the community as a whole. These buildings add to the immediate environment as well as revealing a part of Newberg's past. Preserving the historic nature of the resources would also have less of an impact on the existing natural environment. This is especially evident in the outlying areas where the dwellings were once a part of a large farmstead or acreage.

**d. Energy Consequences**

Preserving these historic resources would save energy in terms of building materials and energy expended in the construction of new buildings. Demolition and resulting new construction may result in newer, more efficient buildings but the energy embodied in material and construction in the existing buildings would be lost.

According to an ESEE energy analysis conducted by the City of Springfield, an average historic structure of approximately 1,700 square feet contains 700 million BTU's per square foot of embodied energy. Demolition requires the expenditure of at least 3,100 BTU's per square foot of energy per structure. Each dwelling contains embodied energy equivalent of 5,350 gallons of gasoline. If these historic resources were preserved this embodied energy would be saved as well as energy expended in new construction and materials.

**V. CONCLUSION**

**A. ESEE Conclusion**

The City of Newberg's historic properties represent a wide variety of resources including residential dwellings as evident in Concentration areas A and C, commercial buildings in Concentration B, churches, educational buildings and farmsteads. Most of the resources are centered around the downtown commercial core which reflect the early developmental periods of the community. Newberg has great potential for growth and development which is evident along the east end of Highway 99W and north of the central core. As noted, new developments often represent potential conflicting uses which threaten the integrity of historic resources and historic neighborhoods.

Overall, the primary economic consequences of allowing the conflicting uses to impact the historic resources is the potential loss of revenue from tourism. These properties in the identified concentration areas represent the most important resources to the community which have the potential to be national or local historic districts. This type of designation would benefit the community economically by potentially increasing tourism. This is evident in the cities of Albany, Oregon City, McMinnville, Astoria and Portland. By preserving the

historic character of community and creating identifiable historic areas, the City of Newberg will also be helping diversify the local economy and strengthening the retail sector.

The social, environmental and energy impacts could be significant if the conflicting uses are allowed. These resources are important socially as a direct link to the origins of the community as well as creating a pleasing, stable environment in which to live. The buildings within the concentration areas have a direct relationship to one another historically and architecturally which create a sense of community unique to the City of Newberg.

Based on the analysis, it is concluded that only in cases where the merits of the conflicting use outweigh the merits of the historic resource should conflicting uses be allowed outright (see Appendix G for the sites where economic benefits have been determined to outweigh historic value). In all other cases, the conflicting uses should be mitigated through a design review process. This process will be implemented through the Historic Landmarks Ordinance.

#### **B. Program Action**

Based on the Newberg Historic Resources Inventory and the ESEE analysis, ninety-one (91) resources listed in Appendix B have been designated as City landmarks. As landmarks, the resources are recognized as 3-A resources under LCDC Goal 5 and are subject to the procedures of the Historic Landmarks Subdistrict.

October 6, 2010

City of Newberg  
Planning & Building Department  
P.O. Box 970  
Newberg, OR 97132

File No. CPA-10-001/ZMA-10-001

Dear Planning Commission,

First off, I wish to bring to your attention that the statements of response/intention of HAYC as the applicant of record is not pertinent to this discussion of zoning change due to the disclaimer “note: a specific development proposal is not part of this application. The design and review criteria per Development Code Section 151.192(B) and 151.195 will be addressed at the time of the development application). They may change their minds/ideas at any time before the development application, after the rezoning has or has not been approved.

1. Type III application – 2010

You have marked on this as comprehensive plan amendment (site specific) and zoning amendment (site specific). However, the “Historic landmark modification/alteration is not marked.” This property is a designated historical landmark per the City of Newberg and Oregon State Historical Resources. Is this being ignored? It should not be.

**Written narrative** – proposed project comprehensive plan housing element (pg. 14) states Newberg has a housing problem, (that was then, this is now). There are houses and areas under foreclosure that are available. The banks are not a real estate broker. These houses can be “affordable housing”. Why change 1103 N. Meridian street when other alternatives exist?

**Written narrative** - Nothing in this application binds HAYC to paragraph (6) that starts Please note that there are (2) general land use plans. Then look at paragraph (7) as to “reference documents” than a final site plan. Again, they can change their ideas/mind.

**Written narrative** – Paragraph (8) & (9). I believe that the Oregon State Fire Marshal has precedence over the City of Newberg Chris Mayfield. What does Dan Johnson, Oregon State Fire Marshall in McMinnville say?

**Background Information** - The rezoning of the area is consistent with the existing pattern of mixed residential zoning adjacent to the site.

We already have R-3 and R-2, why must you add more if it is already mixed?

### **Section 151.22 Type III Comprehensive Plan/Zoning Map**

Applicant has stated that they meet Section 13 of Newberg Inventory of natural and cultural resource. I disagree. According to the Historic Resources Policies page 15 and 16 of the Comprehensive Plan Goals and Policies the following:

(3) A. The continued preservation of Newberg's designated Historic sites and structures shall be encouraged.

B. Newberg's historic inventory shall be updated as needed to reflect new information.

C. The City **will** encourage the establishment of a **museum** for the housing of historic artifacts, the sponsorship of touring exhibits, seminars and oral history, archival research, etc.

D. The City **will** encourage the re-use of historic structures such as the establishment of bed and breakfast operations, specialty shops, restaurants and professional offices.

E. The City **will** encourage identification and/or preservation of significant historic landmarks, archaeological or architectural site which meet criteria established by the City.

Also in this document:

#### Open Space and Natural Resource Policies

(1) A. The City shall ensure that as development continues, adequate shall be retained in permanent open space use (ordinance 2006-2634, Jan 3, 2006). I fail to see where the HAYC meets any of this criteria. This property is the last undeveloped piece of the D.D. Deskins land grant from 1848. The house was constructed in 1880 (per Yamhill County tax assessor). This area is designated as a Primary Historical Landmark in the City and the State of Oregon Register Inventory of Historic Properties. A quote from the City of Newberg Inventory of historic properties; "The house is one of the finest examples of the Craftsman style in Newberg with some Queen Anne style embellishments such as the full-height bays and corbelled brick chimney". I fail to see where HAYC has taken any of this into account and therefore is not consistent in promoting the goals and policies of the plan.

**Re:** Public facilities and services are or can be reasonably made available to support the uses allowed by the proposed change.

Per City requirements additional storm water impacts to the site should be mitigated on-site with over flow directed to the existing storm water line on Meridian Street. Please see attached pictures of the property, it is like this every winter. I request that you prove to me your on-site storage will work and not flood my property or other surrounding properties.

**Section G** - Open space, scenic, natural, historic and recreational resources. The applicant disclaimer at the end of section G renders any of the statement in their responses moot. You are not held to anything you have said. Also in your response to (3d) as intending to re-use the historic house as part of your program. Please define what that means, offices? Apartments? Storage Shed? Please explain,

**Section H** – The economy. Question, who is paying for the new water line and storm water tie in? HAYC? The City?

**Section I** – Applicant response states that exhibit H shows

(3b) - Low-income, the known areas? What about the Oaks Canyon property? It is not known if it is low-income or not? It can't be that hard to find out. I believe it is already low-income.

(3i) The housing market has changed since this was written. The plan is not supposed to be static but changes with the times. There are now many houses that are affordable to rent and many more in foreclosure. Why did HAYC not buy these properties? The financial sector would love to get out from under these foreclosures.

#### **Section J Goal I**

(1e) According to the survey 43% of the trees are marked for removal. This will not include the trees removed so housing can be built. Most of the trees marked are in fair health but are asymmetrical. This is not a reason for removal. The section Ie states existing mature, non hazardous trees in healthy condition. I submit that fair health is good health especially based on a visual inspection only.

(1n) Here is the disclaimer again. I am beginning to feel like the farmer's daughter with the traveling salesman. Any promise made to get their way.

#### **Section J Goal II**

(2c) You know, you forgot to mention that Jaquith Park is on the west side of College Street with no crosswalks or stoplights nearby. College Street is classified as a District Highway by ODOT. It is a dangerous area to try and cross.

#### **Section K**

(3a1) Just where are the bicyclists supposed to ride? There are no bike lanes and the street is not wide enough to support lanes. Now they ride in the street with the cars or on the sidewalks. There is not adequate facilities for bicycles. Is it an intention to widen the street? If so, who will pay for this?

**Section K Goal 5**

(5a) What do you mean by path connections to adjacent properties? Please define and defend your position.

(5d) Who is paying for the sidewalk repair?

**Section K Goal 8**

Maintain and enhance the City’s image, character and quality of life. You will affect the livability and character of this neighborhood for the worse by your proposal. I do not see how, in any way, that this proposal is an improvement to our neighborhood.

**Section K Goal 9**

So is HAYC installing sidewalks for pedestrian traffic and bike lane on the street? Who does the maintenance? As of now, it is the people who live on Evergreen Street. And who pays for these “improvements”?

**Section L**

(3a) Please define, are you planning to install street lights on Meridian Street or are you referring to parking lot lighting or on property pathway lighting? If on Meridian Street who will pay for the installations? If it is parking lot lighting, what will be done to prevent this light from shining into my house and bedroom.

**Section M**

(1a) Please defend and prove to me that the people that will move into these apartments work in the City of Newberg. Since our local economy is down and we have lost jobs, it seems to me that people will move here for the “affordable housing” and work elsewhere thus creating the very scenario that the plan is trying to avoid.

**Section N**

**(1c) Applicants Response**

1. More people means more use and wear and tear on the existing utilities and roads. Maybe you do not need to extend but how will you maintain existing structure?
3. Only if the people that live in these proposed apartments work in Newberg. You cannot prove this statement. The only way would be to have only people that work in Newberg live in them.
4. Actually it adds to the pollution due to the increased number of cars. There is also no data to back up your claim that people will take the bus or bike. History shows that people in small towns (like Newberg) use automobiles.

5. You have just added 96 units (max) and how many people? And that decreases energy usage?
6. If there are no jobs for people, where will they get the money to spend on these commercial centers or employment centers. We need jobs, not handouts!
7. How did you come up with this conclusion? You are downgrading the quality of life for the people that already live here. Maybe for the people that will reside in these apartments but not for the neighborhood.

### **Sewer calculations**

Estimated daily flows

R-1 (46 residents, 15 homes) 4,600 gal/day

R-3 (268 residents, 96 units) 26,800 gal/day

**OVER 6 times as much with R-3 zoning!**

Pipe capacity of R-3 is at 63% of capacity if proposed building is accepted. What will happen in 2 years when other properties are developed in this area. Infiltration would put pipe capacity at 70%. That is adequate, but only for a short term

### **Traffic Executive Summary**

2. When making calculations for studies like this, you must always use max usage or worst case scenario. Therefore, item #3 below is not a valid statement. What is a likely development scenario? Who decides?
4. Except when cars are parked on the street. Then there is no sight line. People do park on the street.

### **Trip generation and distribution Weekday trip generation Summary**

R-3 use total trip numbers is 638, the 504 is just the differential between R-1 and R-3. Lots more traffic in and out. The statement of “since and existing historical home and significant site trees will limit the achievable density etal” is not accurate if the house and trees are gone. We have been given no proof or assurance that they will be retained due to the disclaimer of “not a specific development proposal”.

## **Safety Analysis**

Sight distance required for 25 mph is 280 feet in each direction. Was this done when cars are parked on the street? Since the statement says that there are no obstructions limiting sight distance, I would guess that there were no cars parked on the street. This is not a “likely development scenario”. Would the sight line requirement change if cars are parked on the street.

Our count of the number of cars traveling on Meridian Street do not concur with yours. We did it the old fashioned way, we sat down and counted each car. We came up with the following.

Friday Afternoon (1 hour)

173 cars, 11 heavy vehicles, 7 bicyclists, 11 pedestrians

Saturday Afternoon (1 hour)

145 cars, 4 heavy vehicles, 7 bicyclists, 6 pedestrians

As you can see, we counted as many vehicles in one hour as you did in two hours.

## **Summary**

We do not disagree with HAYC on the need for affordable housing. We disagree with the location on historic property with foreseeable traffic problems. If accepted, it only furthers the goals of HAYC, not necessarily the people of Newberg. The site is located next to many amenities, but so are other properties. We would like something for us, the taxpayers in Newberg. We respectfully request that the Planning Commission turn down the re-zoning request by HAYC and instead make this historical property into a park for the neighborhood and preserve the historic home for a museum to celebrate and remember how Newberg was at the turn of the 20<sup>th</sup> century. This could be achieved by a land swap of the City and HAYC to property that is already zoned R-3.

Best Regards,



Daniel W. Shepherd

Newberg Citizen's Alliance







**Yamhill County Property Tax Record**

**Account Info:**

		Data Current as of:	10/1/2010
Account No	45061	Market Land Value	\$ 750,863.00
Map/Tax Lot Number	R3218DA 02100	Market Structure Value	\$ 103,736.00
Property Class	9516	Total Assessed Value	\$ 361,159.00
Tax Code Area	29.0	Exemption	\$ .00
Property Status	ACTIVE	Net Taxable	\$ 361,159.00
Associated Pin#		Most Recent Levied Tax	\$ 6,294.70
		Account Balance	\$ .00

**Owner Info:**

Property Owner RESIDENT  
 Situs Address 01103 N MERIDIAN ST NEWBERG  
 Owner Mailing Address 135 NE DUNN PL MCMINNVILLE OR 97128

**Make Tax Payment**

**Property Info:**

Year Built	Acres/ Lot Sq Ft	Square Footage	Number of Bedrooms	Number of Bathrooms	Stories
1880	3.27	2049	4	2.00	2

**Sales Info:**

Deed Reference Number	Sales Date	Sale Price
2010/06735	5/24/2010	\$ 900,000.00

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

CITY OF NEWBERG  
 INVENTORY OF HISTORIC PROPERTIES  
 HISTORIC RESOURCE SURVEY FORM

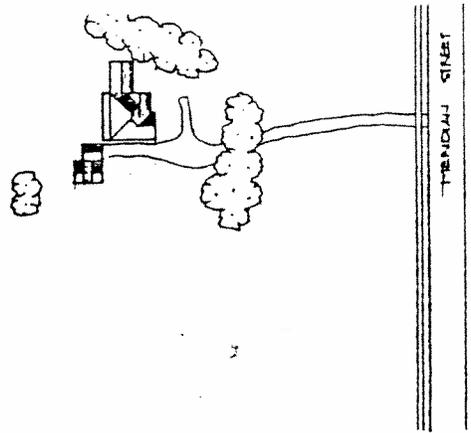
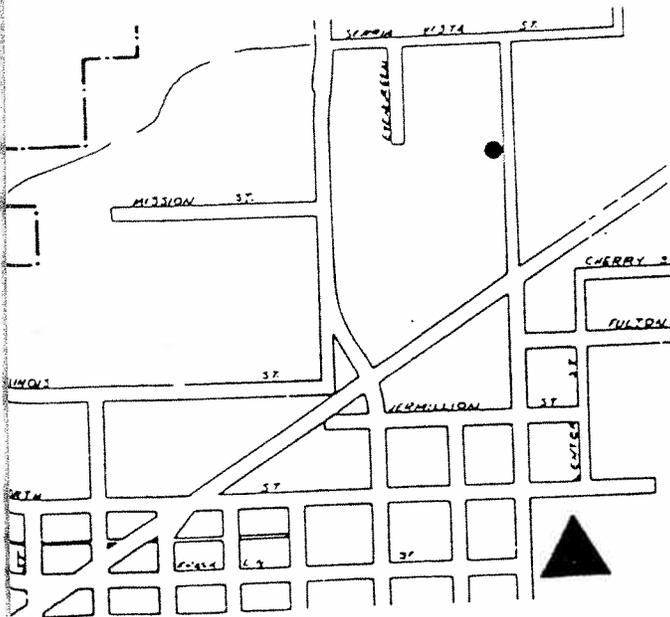
1975 City of Newberg PAGE 2 Index #3 Historic Resource

\*\*\*\*\*



NAME: \_\_\_\_\_  
 ADDRESS: 1103 N. Meridian  
 T/R/S: 3S 2W 18  
 MAP NO: 18DA  
 TAX LOT: 2100  
 QUAD: Newberg  
 ROLL NO: 11  
 NEGATIVE NO: 13, 14, 15  
 SLIDE NO: \_\_\_\_\_

\*\*\*\*\*



1103 N. MERIDIAN

GRAPHIC SOURCES:

City Map, 1973

PC Supplemental Packet: Page 40 of 67

SHPO INVENTORY NO.: \_\_\_\_\_

CITY OF NEWBERG  
INVENTORY OF HISTORIC PROPERTIES  
HISTORIC RESOURCE SURVEY FORM

HIST. NAME: DATE OF CONSTRUCTION: c. 1905  
COMMON NAME: ORIGINAL USE: Residence  
ADDRESS: 1103 N. Meridian PRESENT USE: Residence  
T/R/S: 3S 2W 18 ARCH./BLDR.:  
MAP NO: 3S 2W 18DA TAX LOT: 2100 STYLE: Craftsman-Queen Anne  
ADDITION: None BLDG. X STRUC.    DIST.    SITE    OBJ.     
BLOCK: LOT: THEME: Architecture -  
OWNER: Kenneth & Mary James CITY: X UGB:  
ADDRESS: 1103 N. Meridian QUAD: Newberg

PLAN TYPE/SHAPE: Asymmetrical NO. OF STORIES: 2  
FOUNDATION MATERIAL: BASEMENT (Y/N):  
WALL CONSTRUCTION: Wood STRUCTURAL FRAME: Stucco  
ROOF FORM & MATERIALS: Intersecting gable.  
PRIMARY WINDOW TYPE: Double-hung sash w/heavy architrave molding.  
EXTERIOR SURFACING MATERIALS: Shiplap w/corner boards.  
DECORATIVE FEATURES: Wide frieze board.  
OTHER: Tall, brick corbelled chimney. Full-height polygonal bays.  
CONDITION: EXCELLENT X GOOD    FAIR    DETERIORATED    MOVED    (DATE)     
(EXPLAIN)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Addition on northeast corner, n.d.

NOTEWORTHY LANDSCAPE FEATURES: Foundation plantings. Large deciduous trees.

ASSOCIATED STRUCTURES: Outbuilding to southeast of house.

SETTING: This large residence is set back off street on large parcel of several acres. Across street to east is large multi-family development. Low density housing in immediate area, west of Meridian Street.

STATEMENT OF SIGNIFICANCE: Chris and Emma Aebischer bought this house in about 1924 and lived in it until the early 40's. Chris Aebischer came to the U.S. from Switzerland. He worked as a carpenter in Chicago for a time before coming to Oregon in approximately 1895. At that time he homesteaded 180 acres on top of Chehalem Mountain. In the late 90's he married Emma Birkemeir, who had come to Newberg with her parents from Milwaukie. Mr. Aebischer farmed the land until 1923 when he moved his family into Newberg. They moved in to this house in approximately 1924. Aebischer's daughter, Mrs. Gerald Edwards, recalls that at one time a large walnut orchard stood in the frontyard and the surrounding area was largely open fields and groves of Oak trees. A large barn and chicken houses also stood on the property. The Aebischer's bought the property from Fred Carter, who was a pastor for the Friends Church. Other early owners were Mary C. Goodrich and the original owner is believed to be Ellen D. Todd. The house is one of the finest examples of the Craftsman style in Newberg with some Queen Anne style embellishments such as the full-height bays and corbelled brick chimney.

SOURCES:

Edwards, Mrs. Gerald. Interview, September 1985  
Ticor Title Co. Records, McMinnville OR.31  
*PC Supplemental Packet: Page 41 of 67*

SHPO INVENTORY NO.:

October 6, 2010

City of Newberg  
Planning & Building Department  
P.O. Box 970  
Newberg, OR 97132

File #CPA-10-001/ZMA-10-001

Please find enclosed copies of a signed community petition regarding the proposed rezoning of 1103 N. Meridian Street, Newberg from the current designation of R-1 to R-3. I have been designated to speak on the behalf of the petition signers.

Sincerely,

A handwritten signature in cursive script that reads "Daniel W. Shepherd". The signature is written in black ink and is positioned above the printed name.

Daniel W. Shepherd  
1117 North Meridian Street  
Newberg, OR 97132  
Phone 503-538-6035

## Community Petition to the City of Newberg

We the undersigned petition the Newberg City Council to deny the proposed rezoning of 1103 North Meridian Street, Newberg, from the current designation of R-1 (low density residential) to R-3 (high density residential). By changing the current zoning, we feel it would result in increased traffic, crime and the loss of livability and will not integrate into the current neighborhood.

We propose that 1103 North Meridian Street be designated as a county and city park for all to enjoy and that the historical house become the headquarters for Yamhill County Historical Society and Newberg Visitors Center and Museum.

We appoint Daniel Shepherd to speak on our behalf to the City and Council regarding this matter.

Date	Name	Address	Telephone Number
8-3-10	Gene McKee	13805 TANGEM RD	538-3597
8/3/10	Stacy Wynn	300 S EVEREST RD #31	503/544-7871
8/3/10	Al Sumatt	1375 MYRTLE ST DUNDEN OR	
8-3-10	Debra Taylor	950 2nd St NW Newberg OR	503-538-4999
2/3/10	Henry Gots	P.O. Box 3082 Newberg	503-730-7977
8/3/10	Joyce A. Hays	18240 Hwy 240 Newberg	503-969-8390
8-3-10	Jeff Fowler	300 S Everest Newberg	503-263-6711
8-3-10	Kyle E. Powers	300 S Everest Newberg	503-261-3670
8-3-10	Merle S. Brown	2902 E. 2nd ST #18 Newberg	503-538-2364
8-3-10	Sherry Ross	1203 S College St NW OR Dundee	503-250-0951
8-3-10	Karen Wall	17525 NE Fairview DR Dundee	503-310-4753
8-3-10	Randy Jeld	17525 NE Fairview DR Dundee	503-554-0151
8-3-10	Brian J. One	2902 E 2nd #9 E 2nd	503-554-1873
8-3-10	Barry Johnson	1912 Carol Ave. Newberg	503/554-1284

TB

## Community Petition to the City of Newberg

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Date	Name	Address	Telephone Number
8/4/10	Frederick T. Kelso	1514 E 7th St. Newberg, OR 97132	—
8/5/10	Martina Wampler	1609 Cedar St Newberg, OR 97132	537-0448
8/5/10	Charles Wampler	1609 Cedar St Newberg, OR 97132	503-537-0448
8/5/10	Shirley [Signature]	720 Sierra Vista Dr Newberg OR 97132	503-487-6509
8/5/10	Opal Kennedy	720 Sierra Vista Dr. Newberg, OR 97132	503-970-5498
8-5-10	Maria Hamilton	601 1/2 SIERRA VISTA DR	503-538-3085
8/5/10	[Signature]	[Signature]	[Signature]
8-5-10	[Signature]	710 Sierra Vista Dr. Newberg	503-915-2370
8-5-10	[Signature]	1504 N College	503-537-2869
8-7-10	Shirley Short	1507 N College	503-680-7694
8-7-10	David Bracken	1502 N College St	503-639-1486
8-8-10	MATTHEW SCHAEFER	1855 NE ZEPHALEM DR	503-538-5010
8/8/10	TIMOTHY KRETZSCHMAR	601 SIERRA VISTA	503 550 4146
8/8/10	HANK GRUM	2121 PROSPECT DR	503-537-6629

DB

## Community Petition to the City of Newberg

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Date	Name	Address	Telephone Number
8/29/10	Alex	504 EAST 9TH ST	503-993-5990
8/30/10	Chris White	1201 N Pennington Dr Newberg	(503) 332-2758
9/1/10	Jody	1241 SW Charles Dundee	(503) 538-4100
9/1/10	Nata Golden	504 E tenth street Apt. A	503 4870619
9/1/10	Tyler Lehmann	1500 S Scandoe Rd	503-406-7654
9/1/10	James B.	85th SE Maple St.	503-406-4000
9/1/10	Steven Heizer	1210 S Pennington Dundee Newberg	503-406-1602
9/1/10	Alex Heizer	"	(503-544)-4412
9/1/10	Kevin <sup>Ryan</sup> King	100 E Sherman St Newberg 97132	503 861 4687
9/1/10	Teresa Snyder	409 S Chatham St	(503) 713-8488
9/1/10	Bryanna Menard	100 E Sherman St	503 861 4697
9/2/10	Cindy Critese	413 S. Harrison St	(503) 487-4577
9/3/10	Imogene Jessing	413 S. Harrison St	(503) 487-4577

KB

## Community Petition to the City of Newberg

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Date	Name	Address	Telephone Number
7/14	Laken Fuller	114 E. 3 <sup>rd</sup> Newberg OR	503 538 4103
8/14	Richard Cook	200 E 3 <sup>rd</sup> Newberg OR	
8/14	CHRIS SANTON	110 E. 3 <sup>rd</sup> St Newberg OR	503 998-1462
8/14	RICHARD COOK	200 E 3 <sup>RD</sup> NEWBERG OR	971-852-259
8/14/2010	IRVIN FULLER	114 E 3 <sup>rd</sup> ST NEWBERG OR 97132	503 538 4103
8/14/10	Keri Lawson	201 E 3 <sup>rd</sup> St Newberg OR	971-218-1421
8/14/10	Jonathan Lawson	201 E 3 <sup>rd</sup> St Newberg OR	971-219-1421
8/14	Robin Brown	1001 Wil-Sonville Rd	503 538 2308
8/15/10	M. White/Sidley	818 S Pacific 97132	503 547 9754
8/15/10	Chuck Patton	24200 Ne old Yamhill Rd	503-538-9469
8-15-10	Robert Soderis	818 S. Pacific St Newberg OR	503-710-8232
8/15/10	Debra L Welch	214 S. Main St Newberg OR	(503) 538 2514
8-18	Jon Zewer-Lumber	310 S Main St Newberg	
8-23	Kayleen Williams	1510 Mill Ct Newberg	

## Community Petition to the City of Newberg

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Date	Name	Address	Telephone Number
8/19/10	Jake Welch	214 S main st Newberg	(503) 538-2114
8/19/10	PATRICIA A. COLEMAN	214 S. MAIN ST NEWBERG	503 538 2114
8/19/10	CHRIS LANA	301 E Columbia Dr #46	503-426-5237
8/19/10	Rhonda Perston	209 S main st Newberg	971-237-9852
8/19/10	Danielle Erwin	209 S main St. Newberg	971-833-0542
8/20/10	Neil Griffith	286 Royal Oak street Newberg	503-538-7914
8/21/10	Cathy Spencer	201 South main st, Newberg	503-538-7281
8-22-10	Shaelyn Wilson	400 S main Newberg	503-538-0326
8-22-10	Thomas Murphy	33995 Ne Cortal ctk Rd	503-866-1770
8-21-10	Deborah	406 E 9th st Apt 20 Newberg	503-866-0641
8-21-10	Mike	406 E 9th st, Apt 20 Newberg	503-966-5370
8-21-10	MARK SPULTZ	401 S MAIN ST Newberg	503 899-5188
8-21-10	Jason Poffert	1111 Leo Lane Newberg	NO PHONE
8/21/10	Chris	Newberg	

## Community Petition to the City of Newberg

We the undersigned petition the Newberg City Council to deny the proposed rezoning of 1103 North Meridian Street, Newberg, from the current designation of R-1(low density residential) to R-3 (high density residential). By changing the current zoning, we feel it would result in increased traffic, crime and the loss of livability and will not integrate into the current neighborhood.

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Date	Name	Address	Telephone Number
8/1/10	JEFF BOYD	211 HAZELNUT DR NEWBERG	503-314-4784
8-1-10	Stephen S. Bujoni	100 E. 3RD Newberg, OR	503-538-3105
8-1-10	KAREN BUSSONII	100 E 3RD NEWBERG OR	503-538-3105
8-1-10	Scott Watson	705 Marie Ave <sup>Newberg</sup> OR 97132	503-487-7600
8/1/10	Nancy Kell	201 Corinne Dr.	503-550-0384
8-1-10	DPB	211 Hazelnut Dr	503-504-2160
8-2-10	Jerry Salmons	17385 NE Hillsboro Hwy	503-538-7170
8-2-10	Vac Stevens	912 Vermillion Newberg	503-538-9237
8-2-10	Chris Kell	201 Corinne Dr. Newberg	503-550-0387
8/2/10	Michelle Trantz	21762 SW Sherwood Blvd. Sherwood	911-324-8436
8-2-10	Richard Grot	508 Subcrest Newberg	503-538-0972
8-2-10	Heather Hills	705 Marie Ave. Newberg	503-538-7525
8-2-10	Boyd Myers	7605 Dog Ridge Rd Newberg	503-708-9917
8-2-10	Bonnie Williams	20320 NE Fox Farm Rd PO Box 565 Dundee	503-201-2026

## Community Petition to the City of Newberg

We the undersigned petition the Newberg City Council to deny the proposed rezoning of 1103 North Meridian Street, Newberg, from the current designation of R-1 (low density residential) to R-3 (high density residential). By changing the current zoning, we feel it would result in increased traffic, crime and the loss of livability and will not integrate into the current neighborhood.

We propose that 1103 North Meridian Street be designated as a county and city park for all to enjoy and that the historical house become the headquarters for Yamhill County Historical Society and Newberg Visitors Center and Museum.

We appoint Daniel Shepherd to speak on our behalf to the City and Council regarding this matter.

Date	Name	Address	Telephone Number
8/3/10	Evelyn M. Johnson	106 W 8 <sup>th</sup> St. Newberg, Or.	503-538-7973
8/3/10	M. P. [unclear]	82360 NE Hafern Ln Dundee OR	971-837-0819
8/3/10	Cindy Laffer	701 Sunset Dr. Newberg, OR 97131	503-550-9691
8/3/10	Michael Williams	303 Hilldale Newberg, OR	971-227-7908 503-8287
8-3-10	Joni Greenlaw	509 N. Marton #1	971-241-0191
8-3-10	Melissa Turner	1317 Nevada Rd Newberg, Ore	503-537-0196
8/3/10	Morgan VO	8756 Holiday Ln. Newberg	538-3511
8/3/10	Susan Owen	P.O. Box 43 Dundee	538-5071
8/3/10	Shari Bowman	215 N. School St Newberg	538-7005
8/3/10	Charles E Buckley	800 E Vermillion St. Newberg	503 538 3038
8-3-10	JOHN E. BIEKS	1204 N. MERIDIAN NEWBERG	503-538-8852
8/3/10	Lorraine Reeks	1704 N. Meridian	503-538-8852
8/3	Juan Martin	825 MARKET ST LaFayette	503 864-4408
8/4/10	Michelle [unclear]	3809 madrona Dr. Newberg	(503) 538-5725

unready to sign

## Community Petition to the City of Newberg

We the undersigned petition the Newberg City Council to deny the proposed rezoning of 1103 North Meridian Street, Newberg, from the current designation of R-1(low density residential) to R-3 (high density residential). By changing the current zoning, we feel it would result in increased traffic, crime and the loss of livability and will not integrate into the current neighborhood.

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We appoint Daniel Shepherd to speak on our behalf to the City and Council regarding this matter.

Date	Name	Address	Telephone Number
5/4/10	Steve P. Peltz	10460 NE STEVENSON RD <sup>NEWBERG</sup>	503 515-1721
8/4-10	Michelle Caldwell	716 E 5 <sup>th</sup> St Newberg,	503-680-6374
8-4-10	Judy Leuff	PO Box 444 Dundee, OR 97115	(503) 538-0835
8-8-10	Vandek Appen	3510 N. Center St. Newberg	(503) 476-6949
8-8-10	Mark Brown	3510 N. Center St Newberg	
8-11-10	Kay L Wiser	100 N. Meridian St #15 Newberg	503-538-9690
8/11/10	Roger Wiltschko	4155 LINCOLN ST UNIT A Newberg	503-538-0189
8-11-10	Marvin Schmidt	1159 N. Main	503 538 9445
<del>8/11/10</del>	<del>Ernest F. Fuchs</del>	<del>1100 N. Meridian #31</del>	<del>503-538-5523</del>
<del>8/11/10</del>	<del>Emma Woods</del>	<del>1100 N. Meridian #35</del>	<del>503-538-6730</del>
8/11/10	Norman Kerdel	1100 N. Meridian St #11	503-202-0791
8/11/10	Tris M. Hutchinson	1112 Evergreen Lane	503-531-9726
8/11/10	Rob. J. Jutzi	"	"
8-11-10	Ben Fieldhouse	1100 N Meridian unit 25	503-443-7483

## Community Petition to the City of Newberg

We the undersigned petition the Newberg City Council to deny the proposed rezoning of 1103 North Meridian Street, Newberg, from the current designation of R-1 (low density residential) to R-3 (high density residential). By changing the current zoning, we feel it would result in increased traffic, crime and the loss of livability and will not integrate into the current neighborhood.

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We appoint Daniel Shepherd to speak on our behalf to the City and Council regarding this matter.

Date	Name	Address	Telephone Number
8/11/10	James Merriam	777 Shendan St Newberg	538-1643
8/15/10	Mary Starnett	35775 - Smith Rd Newberg	625-6090
8/24/10	Jerry Steneck	292 SE Locust Blvd	503-888-9444
8/24/10	Robt Spurr	292 SE Locust St Dundee	503-515-4600
8/25/10	Deborah Whittenhart	501 E. Shendan St Newberg	503-554-6717
9-2-10	Ronald J. Frick	810 East 9th St #D-15 Newberg	503-538-2746
9/2/10	Sandra Frick	810 East 9th St #D-15 OR 97132	503-538-2746
9/2/10	Mary Bowea	OWNER: 1010 S. RIVER NEWBURG	503-852-0174
9/2/10	Robt Army	MAIL - BOX 1040 1010 S River Street	503-810-6573

GS

## Community Petition to the City of Newberg

We the undersigned petition the Newberg City Council to deny the proposed rezoning of 1103 North Meridian Street, Newberg, from the current designation of R-1(low density residential) to R-3 (high density residential). By changing the current zoning, we feel it would result in increased traffic, crime and the loss of livability and will not integrate into the current neighborhood.

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We appoint Daniel Shepherd to speak on our behalf to the City and Council regarding this matter.

Date	Name	Address	Telephone Number
8/7	Terry Macha	1318 - Brooke Dr	538-3628
8/2	ANDREW FRANKSON	718 S CHEHALM 97132	844-9799
8/2	Pete Luzzo	1022 SW Arrowhead Pl.	537-0254
8/2	Kelcie Blanco	145 8th St - GARAGE CR	437-4389
8/2	Bill	10300 NE Leander Dr	503-537-7747
8/2	John Williams	1000 A Pennington Crt	503-680-8990
8/2	Keith McNeil	700 N. Meridian St.	503-487-6044
8/2	MMMM	700 N. Meridian St.	503-487-1044
8/3	Steven R. Edwards	515 N Meridian St	503-550-1357
8/3	Stacey Coz	511 N. Meridian	503-538-4925
8/3	Butch	301 N. MERIDIAN	503-538-2505
8/3	St Chamberlain	301 N. Meridian	503-380-8627
8/3	<del>Butch</del>	401 S. Everett #1E	(503) 476-5711
8/3	Ed Salmon	707E 1st St Newberg OR	503 537 4673

## Community Petition to the City of Newberg

We the undersigned petition the Newberg City Council to deny the proposed rezoning of 1103 North Meridian Street, Newberg, from the current designation of R-1(low density residential) to R-3 (high density residential). By changing the current zoning, we feel it would result in increased traffic, crime and the loss of livability and will not integrate into the current neighborhood.

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Date	Name	Address	Telephone Number
9/4/10	Patricia Good	1503 Gemini St. Newberg OR 97130	(503) 535-3312
9/4/10	Sherni Brown	2212 Prospect Dr Newberg OR 97130	503 538-3605
9/9/10	Sam Brown	2212 Prospect Newberg	538 3605
9/4/10	Tracie Steffenberg	1011 A Pennington Ct	503 526-0624
9/4/10	Diana Burda	619 E. DONALD CT-NEWBERG	503-538-6421
9/4/10	Bill Burda	619 E. Donald Court- <sup>Newberg</sup>	538-6421
9/4/10	Meghan Hedley	612 VILLA Rd, Newberg	949-683-3020
9/5/10	Rose Maney	1908 N. Main Newberg	503-538-4234
9/5/10	KEVIN MARCO	1908 N Main Newberg	503-538-4234
9/5/10	Juan Corona ANA Corona	601 W. Sheridan St. Newberg	503 538-0758
9/5/10	Ariel Corona Maria Millsaps	601 W. Sheridan St. Newberg	503 538-0758
9/5/10	Larry Rice	23550 NE Haquey Dundee	503 899 6971
9-5-10	Humana Link	23200 Sunnycrest Rd Newberg	503-537-9170
9-5-10	Joyce L Zunker	23200 Sunnycrest Rd Newberg	503-537-9170

## Community Petition to the City of Newberg

We the undersigned petition the Newberg City Council to deny the proposed rezoning of 1103 North Meridian Street, Newberg, from the current designation of R-1 (low density residential) to R-3 (high density residential). By changing the current zoning, we feel it would result in increased traffic, crime and the loss of livability and will not integrate into the current neighborhood.

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Date	Name	Address	Telephone Number
9-5-10	Mitar Streissgasser	680 NW 1st Pioneer OR 9713	503 537-4026
9-5-10	Luella Wampler	1609 Cedar St Newberg, OR 97132	503 538 0448
9-5-10	Malcolm Lippman	615 DONALD CT. NEWBERG	503-538-1798
9-5-10	Dannel Lippman	615 Donald Ct Newberg, OR 97132	503-538-7984
9-5-10	Brian Buslar	520 Pencharif Marby OR 97122	503-532-1912
9/5/10	David Dilla	1400 Barclay Way, Newberg	503 550 5550
9/5/10	Morgan Alton	400 W Columbia Dr., Newberg	503-432-7642
9/5/10	Rex Newrick	1705 SW 2nd St McMinnville	503-869-3097
9/5/10	Jane Barkley	301 E. Columbia #10	
9/5/10	<del>_____</del>	1100 N Meridian	503-538-9509
9-5-10	Claudia Arrington	1100 N Meridian	503 538 0878
9-5-10	Shirley Dusich	342 NE 17th Hillsboro	503 648 1369
9-5-10	Kathy DeLuca	504 E 9th St. #8	503 899 5404
	Ron Reese	792 NE 17th AVE Hillsboro	503-644-1369

## Community Petition to the City of Newberg

We the undersigned petition the Newberg City Council to deny the proposed rezoning of 1103 North Meridian Street, Newberg, from the current designation of R-1 (low density residential) to R-3 (high density residential). By changing the current zoning, we feel it would result in increased traffic, crime and the loss of livability and will not integrate into the current neighborhood.

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We appoint Daniel Shepherd to speak on our behalf to the City and Council regarding this matter.

Date	Name	Address	Telephone Number
9-5-10	Victoria Kaplan	508 Oxford St Newberg, OR	503-538-5697
	Jerry Kreth	18190 Hillside Dr.	538 3356
9-5-10	Mark Kaylor	208 Pinehurst Dr	503-538-0784
9-	Stephen Landon	208 Pinehurst Dr.	503-538-0784
9/5/10	Judy McCulloch	1210 S. College St #212	503 475-6467
9/5/10	Thomas Koch	1804 N. College	503-270-7865
9/5/10	Sean Young	3104 Portland Rd	971-732-3178
9/5/10	Craig Leavitt	1100 N Meridian <sup>Ap</sup> Newberg OR	554 5574 <del>503-554-5574</del>
9/10	Cissy Greene	205 Pinehurst Dr. <sup>Newberg</sup> OR 97132	503-537-8377
9-5-10	Amber Cook	113 E. 5 <sup>th</sup> St. Newberg	554.9181
9-5-10	Emily Shields	507 N. Manning St Apt 1 Newberg	548-3104
9/5/10	MONTE THWING EMERSON	150 SW NAMITEG. DUNDRE	503-560-6307
9/5/10	IAN McDAWSON	1100 N MERIDIAN ST #33 NEWBERG	503 554 0575

## Community Petition to the City of Newberg

We the undersigned petition the Newberg City Council to deny the proposed rezoning of 1103 North Meridian Street, Newberg, from the current designation of R-1 (low density residential) to R-3 (high density residential). By changing the current zoning, we feel it would result in increased traffic, crime and the loss of livability and will not integrate into the current neighborhood.

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We appoint Daniel Shepherd to speak on our behalf to the City and Council regarding this matter.

Date	Name	Address	Telephone Number
9/4	Shirley Mays	2018 VILLA	503 558 0181
9-4	Sarah Ann	1100 N Meridian # Apt	
9-4	Shirley Hammett	Carlton, Ore	503 852-6938
	Art & Styfka		
9-4	Derrin Larson	1200 N Meridian	557-0262
9-4	M. CAROL JENSEN	4404 NE Bendhamer	538-3357
9-4-10	Rosita Clarke	301 E Columbia # 76	538-2174
9/4/2010	Mel Clarke	301 E Columbia DR # 76	538 2174
9/4/10	Lisa Verzman	32170 S.W. Bell Rd Sherwood	538-1173
9-4	Ronda Arbogast	107 E 5 <sup>th</sup> Newberg	5033179271
9-4	Connie Magee	1100 N. Meridian #7 Newberg	503-554-9935
9-4	Jerald J. Magee	1100 N. MERIDIAN #7 NEWBERG	503-554 9935
9/4/10	Kenneth Stacy	217 Old Hwy 99 W Unit 16	503-476-2987
9/4/10	Joseph Pemberton	204 Vermillion St Newberg	503-97132 971 226 4157

DS

## Community Petition to the City of Newberg

We the undersigned petition the Newberg City Council to deny the proposed rezoning of 1103 North Meridian Street, Newberg, from the current designation of R-1 (low density residential) to R-3 (high density residential). By changing the current zoning, we feel it would result in increased traffic, crime and the loss of livability and will not integrate into the current neighborhood.

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We appoint Daniel Shepherd to speak on our behalf to the City and Council regarding this matter.

Date	Name	Address	Telephone Number
9-4	M. Robert Madson	1100 N. Meridian #10	503-488-6449
9-4	Jennifer Varner	1709 N. Villa Rd.	—
9-4	Emily Hodson	1100 N. Meridian #10	503-488-6449
9-4	Jose Conlon		503-320-4775
9-4	Cornie Hankes	1020 Sierra Vista Ave	<del>503-7</del>
9/4	Walt Simek	PO Box 220 - 97132	538-1093
9-4-10	Shannon Starff	819 Sierra Vista Dr	503 975 0073
9-4-10	CORALEE SEYLER	910 CHARLES ST	425-955-4553
9-4-10	BRENDA CARR	910 CHARLES ST.	503-538-6124
9-4-10	Jon Rotter	1901 Chehalis Dr.	503-502-7214
9-4-10	Daniel Ordaz	15630 NE Mc Dougall Dr Dayton	(503) 327-5224
9/4/10	Krista C. Byrd	PO Box 3024 97132	
9-4-10	Thomas C. Calkins	301 E. COLUMBIA DR. #2	503-538-0703
9-4-10	Vanetta Jumper	300 N. Morton Newberg	503-583-5910

DS

## Community Petition to the City of Newberg

We the undersigned petition the Newberg City Council to deny the proposed rezoning of 1103 North Meridian Street, Newberg, from the current designation of R-1 (low density residential) to R-3 (high density residential). By changing the current zoning, we feel it would result in increased traffic, crime and the loss of livability and will not integrate into the current neighborhood.

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We appoint Daniel Shepherd to speak on our behalf to the City and Council regarding this matter.

Date	Name	Address	Telephone Number
9/4	Kimberly Hise	2000 NW Cornell Blvd #1	503-989-0779
9/4/10	David Howard	301 E Lakemore Dr #37 Newberg	503-555-1235
9/4	Olga Valencia	911 W Trust Lafayette	(503) 927-6947
9/4	Blanca Valero	503 2nd St Dayton OR	503-333-1198
9/4	Lancey Robinson	914 E. Fulton St.	503-538-3193
9/4	Raoul Salsbery	818 SIERRA VISTA DR Newberg	503-534-1680
9/4	Mr. Judy	"	"
9-4	Martha E. Eaton	18283 SW TIMBERLANE SHELWOOD OR	503-625-7867
9/4	Jill Oanduff	914 E Fulton Newberg	503-538-3593
9/4	Harold E. Johnson	1100 N. Meridian #4 Newberg	503-538-6504
9/4	Gordon Baugh	1100 N Meridian #28 New	503-278-8120
9/4	Katherine Baugh	1100 N Meridian St #28	Same as above
9/4	Beth Randolph	2400 Hawthorne Ave #1	503-899-8466
9/4	Rebecca Castro	Alice Way	951-5694

DS

## Community Petition to the City of Newberg

We the undersigned petition the Newberg City Council to deny the proposed rezoning of 1103 North Meridian Street, Newberg, from the current designation of R-1(low density residential) to R-3 (high density residential). By changing the current zoning, we feel it would result in increased traffic, crime and the loss of livability and will not integrate into the current neighborhood.

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Date	Name	Address	Telephone Number
9-4-10	Deanna Coleman	822 Sierra Vista	503-538-4318
9-4-10	Amagee	1500 N Meridian	503-538-5131
9-4-10	L Willcutt	" " #23	503-538-8758
9-4-10	Simon Brown	800 E. NORTH ST. NEWBERG	503-538-4430
9-4-10	Martha Brown	800 E North	"
9-4-10	Jamie Wheeler	1200 JOHANSON CT.	
9-4-10	Sylvia Wood	224 Hilltop Dr - Newberg	503-554-9574
9-4-10	Amy Miller	1210 S College St. Newberg	503-578-7693
	Michael D. Wood	804 Hemlock Wood	503-538-7835
9-4-10	Paul Beck	1111 N. College St.	503/554-0714
9-4-10	Miriam Beck	1111 N. College St	503-554-0714
9-4-10	Charlie Holter	1400 NE Chehalis Dr.	503-538-2365
9/4/10	Wm. Russell	23842 SW Pinecone 97140	971-732-9854
9/4/10	Deanna Russell	23842 SW Pinecone 97140	971-732-5858

DS

## Community Petition to the City of Newberg

We the undersigned petition the Newberg City Council to deny the proposed rezoning of 1103 North Meridian Street, Newberg, from the current designation of R-1 (low density residential) to R-3 (high density residential). By changing the current zoning, we feel it would result in increased traffic, crime and the loss of livability and will not integrate into the current neighborhood.

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Date	Name	Address	Telephone Number
9-7-10	Colleen Jeffrey	806 Sierra Vista Dr.	503-538-0528
9-7-10	Judy Holmquist	800 E. Third St	503 790 5494
9/7/10	<del>[Signature]</del>	1005 Hwy 99W Dorelee	503 538 5454
9/7/10	Francesa S. Sorenson	300 E. Franklin St. Newberg	503 476 9220
9/04/10	Ernest Woods	1100 N. Meridian #37	503-550-8323
9/04/10	Ellie Woods	11	503-550-6730
9/04/10	Bob Stewart	4739 Masters Drive	8-5473
9/4/10	Steve Dargan	325 Victoria Way	503 490 2550
9/4/10	Chloria	901 Crestview Dr Newberg	503-554-1329
9-4-10	D. Monson	11 " "	" " "
9-4-10	A. Longaberger	501 E. 4th St	503-550-4817
9-4-10	Angela Linck	4213 N Aspen Wy Newberg	503-560-5181
9-4-10	Zoete Copington	1100 N. Meridian St	503-
9-4-10	Karl [Signature]	203 W 5th Newberg	

DS

## Community Petition to the City of Newberg

We the undersigned petition the Newberg City Council to deny the proposed rezoning of 1103 North Meridian Street, Newberg, from the current designation of R-1 (low density residential) to R-3 (high density residential). By changing the current zoning, we feel it would result in increased traffic, crime and the loss of livability and will not integrate into the current neighborhood.

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Date	Name	Address	Telephone Number
9/13	Ben Suth	1100 N. Meridian St. #37 Newberg, OR 97132	503 568 6468
9/20	Joan A Simpson	1100 N Meridian St #35 Newberg OR 97132	503-538- 2060
9/20	Guy J Simpson	1100 N Meridian St #36 Newberg OR	503-538 2060
9/20	C. J. Andrews	3300 Vittoria way #111	503 554 0701
10-3-10	Borden Bough	1100 N Meridian #28	503-278 8720
10-3-10	Katherine L Bough	1100 N Meridian #28	same ↑

## Community Petition to the City of Newberg

We the undersigned petition the Newberg City Council to deny the proposed rezoning of 1103 North Meridian Street, Newberg, from the current designation of R-1(low density residential) to R-3 (high density residential). By changing the current zoning, we feel it would result in increased traffic, crime and the loss of livability and will not integrate into the current neighborhood.

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Date	Name	Address	Telephone Number
8/4/10	K SAFFERT	2902 E Second St #99	
8/4/10	M. PURDY	2902 E 2ND ST #99	503-474-4037
8/5/10	T. BURNS	3812 N. Horio Way	503-970-1183
8/7/10	R. FLUET	508 Mission Dr.	(503) 537-2007
8-7-10	C. HELLMAN	504 Mission Dr.	971-732-6541
8-7-10	J. VAHA	504 MISSION DR.	503-799-6464
8-7-10	D.E. COOLEY	500 MISSION DR	503-538-5272
8-7-10	Bryan Lynch	415 N Edwards Dr.	503-538-0740
8-16-10	Jim Skelton	501 E Illinois #15	503-538-6198
8-13-10	Brenda K. Brown	215 W 3rd Newberg	503-541-3067
9-25-10	SARA HARVEY	314 W 2nd Newberg	503 915 9734
9-25-10	Irene Landrum	1401 E Mountain View	503 1476 5229
9-25-10	<del>Steve Jones</del>	1317 E Mountain View	971 275 5818
9/25/10	Judy Bower	613 Oxford St Newberg	503 538 5582

C2









