

**ARGUMENT IN SUPPORT OF
MEASURE 36-115**

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

VOTE YES! On MEASURE #36-115!!

- Change in Newberg is ongoing. Too much change is just that - too much. This proposal is a sensible and small change of only 14.74 acres. We can manage change or let it manage us. This annexation allows The City of Newberg and its citizens to define what change will occur. Newberg citizens and businesses will receive numerous additional benefits.
- Newberg needs housing. Upgrading and replacing existing housing is important. This annexation and the Crestview Crossing proposal only adds sixteen home sites – a modest change.
- Traffic congestion along Highway 99W needs to be relieved and this annexation helps to achieve that. The owner, long time Newberg area resident and community volunteer Ella Gueldner, has directed that the long awaited extension of Crestview Drive be completed and that it be completed at her expense and NOT taxpayer expense. Traffic that traditionally has utilized Benjamin Road will now have a safe alternative. The traffic volume along Springbook Road is reduced as cars accessing the neighborhoods to the north will have an additional traffic controlled intersection at Highway 99W.
- Jobs for Newberg citizens will be created as preparation and construction begins on the residential, commercial and protected open spaces of Crestview Crossing. Once Crestview Crossing is completed Newberg area citizens will find work at the high-end commercial businesses making up the business area.

If you have your own reasons for supporting this annexation please share them with me by writing to:

Mr. Jeff Smith
P.O. Box 15
Newberg OR 97132-0015

Measure #36-115 is of, by and for Newberg.

Be sure to register to vote.
Don't forget to Vote Tuesday, November 06, 2007.

VOTE YES ON MEASURE #36-115.

*Information submitted by Jeff Smith, JT Smith Companies
Yes for Newberg! Yes on Measure #36-115
Printed exactly as submitted*

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**ARGUMENT IN SUPPORT OF
MEASURE 36-115**

Chamber of Commerce Endorsement For Annexation
of Crestview Crossing

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

- Crestview Drive will be extended to 99W directly across from Providence Hospital. Funded entirely by the developer, this arterial will take an enormous amount of traffic off of 99W and route it around a large portion of the city. With construction of the "Bypass" now placed even further into the future; the need for this link becomes crucial. Without a "yes" vote the extension of Crestview Drive will not happen and 99W will continue to increase in congestion with no relief in sight.
- When possible, local companies will have preference in receiving awarded construction contracts on every phase of this project.
- Local businesses will have an opportunity to locate in an upscale, aesthetically pleasing shopping center that will allow customers safety, easy parking and a quiet and varied shopping experience.
- It offers a wonderful mix of residential options to choose from.
- It will provide a significant number of new jobs in our community, thereby helping Newberg avoid the "bedroom community" syndrome.
- It will assist in our need to retain spendable dollars in our own community rather than export them to surrounding cities that offer more and varied shopping choices.
- Communities with well-planned, common sense growth are an attraction to new businesses or those simply looking to expand or move.

These are a few of the more important reasons that the Board of Directors for The Chehalem Valley Chamber of Commerce has voted unanimously to support annexation of Crestview Crossing on the November ballot. It is a vital part of the future for the entire community.

Michael Sherwood, President
Chehalem Valley Chamber of Commerce
*Information submitted by Sheryl A Kelsch, Executive Director,
Chehalem Valley Chamber of Commerce (CVCC)
Printed exactly as submitted*

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

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

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

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

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

Questions? Contact me: Ella Gueldner, P.O. Box 15
Newberg OR 97132 (503) 538-6896

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

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

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**YAMHILL COUNTY VOTERS' PAMPHLET
NOVEMBER 6, 2007**

VOTER REGISTRATION INFORMATION

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

YOU MAY REGISTER TO VOTE IF:

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

YOU MUST REREGISTER TO VOTE IF:

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

VOTING INSTRUCTIONS

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

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

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

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

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

RETURNING YOUR VOTED BALLOT

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

**YOU MAY RETURN YOUR BALLOT POSTAGE FREE
TO ONE OF THE FOLLOWING DROPSITES OR AT
DROP SITES AT CITY HALLS
THROUGHOUT THE COUNTY:**

**Newberg Public Safety
Parking Lot,
Howard Street
Newberg Open 24 Hours**

**Chehalem Park Dist.
1802 Haworth Ave.,
Newberg
Open 24 Hours**

**REFERRED BY THE CITY OF NEWBERG
MEASURE 36-115**

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

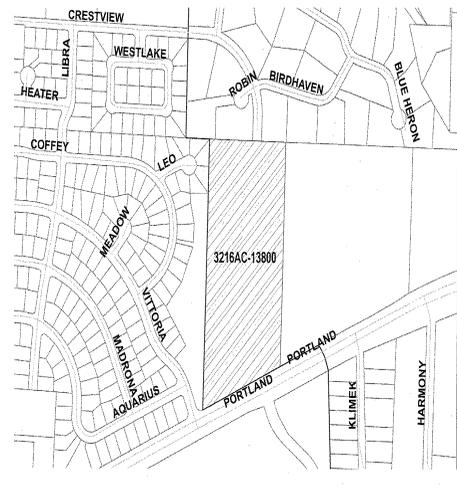
QUESTION: Should Newberg annex approximately 14.74 acres located north of Hwy 99W, across from Providence Newberg Medical Center?

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

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

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

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



**EXPLANATORY STATEMENT
MEASURE 36-115**

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

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

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

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

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

The Newberg Charter provides that annexations must be approved by a majority vote of the electorate of the city. The Council referred this matter to the November 6, 2007, election.

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

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

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

**ARGUMENT IN OPPOSITION TO
MEASURE 36-115**

Let's "Just Say NO" again!

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

Why vote "NO" again?

- The Crestview connector can be built without annexing the Gueldner property. A representative for Springbrook Development has confirmed that they will assume responsibility for building the connector.
- The Crestview connector might well prove to be ineffective in alleviating the current congestion on Hwy. 99, due to the extra traffic that will be generated by development.
- City services, such as schools, fire, and police, are at the same levels as they were when the annexations were rejected last May. Concerns still exist over adding additional burdens on the city's infrastructure in addition to the demands which will occur with the Springbrook Development.
- Newberg doesn't need this development now. With the development of the Austin properties (Springbrook Development) and the slowing housing market, there is no lack of property available in Newberg.
- We *still* want to keep Newberg a semi-rural, small town community. The development planned for this site looks very different. (See crestviewcrossing.com)

We are not against wise, responsible growth; we simply want Newberg to proceed in a slower, more thoughtful manner. We trust a wise citizenry to know when more growth is needed.

Do we really want this development?

If not, please "Just Say NO!" again.

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

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

This annexation was put to a vote on the May 15, 2007 election.

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

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

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

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

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