

CHEHALEM PARK AND RECREATION DISTRICT—DIRECTOR AT LARGE



DON LOVING

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

OCCUPATIONAL BACKGROUND: Radio and newspaper reporter, 1981 — 1986

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

PRIOR GOVERNMENTAL EXPERIENCE: Chehalem Park & Recreation District Board of Directors, 1990 - present; Special Districts Association of Oregon Board of Directors, 1996 - 2001

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

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

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

Thank you.

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

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

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

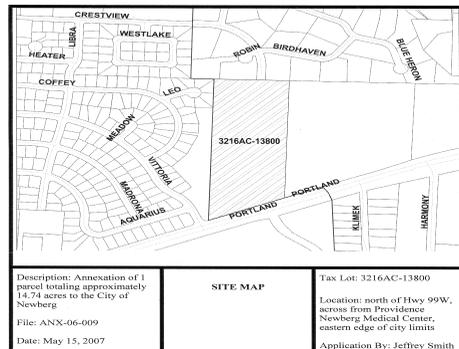
QUESTION: Should Newberg annex approximately 14.74 acres located north of Hwy 99W, across from Providence Newberg Medical Center?

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

The parcel is a vacant field. The proposed zoning may allow up to 30 dwelling units to be developed on the northern portion of the site with commercial development 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 land use approval criteria. The Newberg Charter requires annexations to be approved by the electorate of the city. For more information, see the Explanatory Statement.



**EXPLANATORY STATEMENT
MEASURE 36-112**

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

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

The owner of the parcel is 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 May 15, 2007, election.

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

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

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

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

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

YOU MAY REGISTER TO VOTE IF:

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

YOU MUST REREGISTER TO VOTE IF:

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

VOTING INSTRUCTIONS

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

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

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

VOTING YOUR BALLOT

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

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

BILLY THE KID ←

(Write-In) John Doe ←

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

RETURNING YOUR VOTED BALLOT

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

**REFERRED BY INITIATIVE PETITION
CITY OF NEWBERG—MEASURE 36-113**

**MEASURE PROPOSING ANNEXATION OF 29.92 ACRES
(THREE PARCELS) INTO NEWBERG**

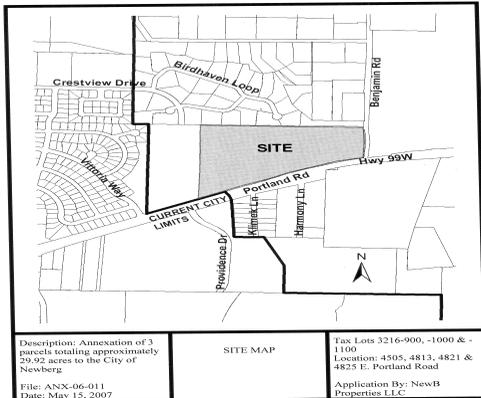
QUESTION: Should Newberg annex approximately 29.92 acres located at 4505, 4813, 4821 and E. Portland Road?

SUMMARY: This measure would annex three parcels to the city of Newberg. The parcels are north and east of current city limits. The parcels are proposed to be zoned (north to south): partly R-1 (Low Density Residential) with a SC (Stream Corridor) subdistrict, partly R-2 (Medium Density Residential) and partly C-2 (Community Commercial). If these parcels are annexed into the city, the parcels would be withdrawn from the Newberg Rural Fire Protection District.

The parcels contain single family homes and a veterinary clinic. The proposed zoning may allow up to 85 dwelling units to be developed on the residential portions and commercial development on the C-2 portion. New development will be required to connect to sanitary sewer and water services at time of development.

The owners of the parcels have requested that the City annex the properties.

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



**NO ARGUMENTS WERE FILED IN
SUPPORT OF THIS MEASURE**

**EXPLANATORY STATEMENT
MEASURE 36-113**

EFFECT OF PASSAGE: If this measure passes, three parcels consisting of 29.92 acres would be incorporated into the city limits of the city of Newberg. The parcels would be withdrawn from the Newberg Rural Fire Protection District.

BACKGROUND: This measure would annex three parcels located at 4505, 4813, 4821 & 4825 E. Portland Road to the city of Newberg. The parcels are north and east of the current city limits and contain single family homes and a veterinary clinic. The concept development plan shows low density (5.38 acres) and medium density (6.98 acres) residential development on the northern portion of the site, a connector road running east-west through the site, and commercial development on the southern portion (17.64 acres) along Portland Road. The proposed zoning may allow up to 85 dwelling units to be developed on the residential portion of the site. Any new units will be required to connect to sanitary sewer and water services upon development.

The owners of the parcels are the Forrest Gish Living Trust, Richard Kimball, and Bruce & Valerie Thomas. The owners requested that the City annex the properties. The applicant is NewB Properties LLC.

The properties are within the Newberg Urban Growth Boundary. The properties are proposed to be zoned partly R-1 (Low Density Residential - northern 5.38 acres) with a SC (Stream Corridor subdistrict), partly R-2 (Medium Density Residential – middle 6.98 acres), and partly C-2 (Community Commercial – southern 17.64 acres along Portland Road).

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

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

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

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

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

**ARGUMENT IN OPPOSITION
MEASURE 36-113**

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

The annexation plan is to add approximately 29 acres into the city in an area near where the highway bypass is to be built. Projected for this area is a 280,000 sq ft commercial complex (approx. 6 ½ acres) and 200 plus homes, which would generate a tremendous amount of traffic in an area already grid locked on 99W. The Bypass funding has not been completed at this time; it is irresponsible building to assume after all these years it will be built soon.

As citizens who care about the direction of your City you should be asking who is going to pay for all the added services that growth brings. The City's roadways are already overburdened and integrating without enough tax dollars to pay for the needed repairs. Where are the additional funds coming from? Who pays for the added water and sewer resources required? You do! Who pays for the schools and added police and fire resources? You do! Your dollars will also pay for the needed road repairs.

Citizens living in close proximity to this property testified in public meetings they did NOT think building in the area was a good idea. Unfortunately those citizens do not have the right to vote against this development. As a community we all need to be concerned for the future of the City of Newberg. Please join with your rural neighbors and send a message to the city leaders to promote wise growth before annexations of new property.

CONTROL GROWTH – VOTE NO ON THIS ANNEXATION

Information furnished by Vicki Shepherd and Dan Shepherd

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

**BALLOTS MUST BE RETURNED TO
AN OFFICIAL BALLOT DROP SITE
OR TO THE
YAMHILL COUNTY CLERK'S OFFICE
BY 8:00 P.M., MAY 15, 2007**

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

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

**ARGUMENT IN OPPOSITION
MEASURE 36-113**

We encourage the City of Newberg citizens to VOTE NO on this annexation. We feel that the negative consequences of annexation out weigh the benefits.

The consequences are as follows:

- Significant congestion of Highway 99; we are already seeing bottlenecked traffic from the top of Rex Hill to the Springbrook intersection during evening commute hours.
- Developers are driving the growth for a 280,000 sq ft commercial complex. They also plan over 200 home sites and possible residences above the commercial complex.
- Overcrowding of infrastructure within the city – schools, water, sewer, fire, police and roadways that could negatively impact your city taxes.
- The quality of life that we enjoy as a small town will be compromised.
- Growth of the city is infringing on wildlife, which is being driven further into the hills. Our creeks, streams and wetlands and the life they support also need to be monitored.
- The City is not prepared for the growth. There is a time and place for large developments, but this is not it.

We propose the City make the following improvements before the citizens approve this annexation:

- Finalize the funding and development of the highway bypass before they create high density commercial and residential areas on the only major road in and out of Newberg.
- Require the City to adopt more reasonable measures and planning on annexation of developments.
- Implement a plan to protect all wildlife and aquatic creatures.
- Require the City of Newberg to listen to the community rather than developers.

For these reasons we encourage you to VOTE NO on this annexation.

John Lowery	David Dobbins
Priscilla Lowery	Linda Dobbins
Monte McLane	Terry Davidson
Robert Knowles	Susan Davidson
Frank Dennis	Steve Smits
Donna Dennis	Dorothy Smits
Jim Humpres	Martha Knapp
Margaret Humpres	Milton Thompson

Information furnished by Rebecca Watt

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