

# NEWSBERG



An inspiration photo for the future building at Newberg’s Butler Property, which officially changed hands on Tuesday, Jan. 13 (Rendering courtesy Brent and Polly Peterson)

## Butler Property Sale Finalized, Mouse Statue Moved

Mixed-use project moves forward following sale of Butler Property

By Branden Andersen  
Founding Editor

**NEWBERG, Ore.** — After a 30-day closing period, the sale of the Butler Property is complete, and development of the site into a mixed-use facility is officially underway.

Dundee residents Brent and Polly Peterson, co-owners of Heated Candle LLC with two other partners, had their bid for the vacant lot on First Street across from City Hall — known as the Butler Property — accepted in late December. Following the closing period, the sale has now been finalized. Per City Council direction, the Petersons are committed to constructing a mixed-use building on the 0.24-acre property.

The Petersons bring extensive experience in real estate and land development. After meeting at George Fox University in the late 1980s, the couple moved around the region before settling in Dundee in 1996, with Polly working for George Fox and Brent as a financial adviser. They have owned several downtown properties and area vacation rentals, as well as multiple properties they have purchased or developed on the Oregon coast.

The opportunity aligned with both their experience and investment strategy. They compared it to their investment in the Morris, Miles, and Co. building, where they founded Chapters Books & Coffee before selling the business to Maureen and Bill Rodgers in 2005.

“We understand vacation rentals, but the idea of a commercial space is kind of intriguing,” Polly Peterson said. “When we look in Newberg, sometimes we consider what Newberg needs and wants, or what it will need and will want.”

What they saw — and what City Council indicated it wanted — was a mixed-use project with commercial space on the ground floor and short- or long-term residential units above, a parking lot, and “a

good-faith attempt” at including a restaurant.

“They put a wish list together, and we didn’t really resist any of it,” Brent Peterson said. “It is restrictive, and we figured if they’re going to take the haircut on the price, then they’d get the terms they wanted.”

The deal closed at \$341,250 on Friday, Jan. 9. The Petersons are scheduled to receive the deed on Tuesday, Jan. 13, starting the project’s formal development timeline.

Under the sale agreement, they must secure all necessary approvals and permits within one year of the closing date, begin construction within two years, and substantially complete the project within four years. If those milestones are not met, the city has the option to repurchase the property for the original purchase price.

“They didn’t want someone to buy it and then sit on it and wait to develop it,” Brent Peterson said. “And we don’t either.”

The Petersons said they are excited to help bring downtown Newberg its first new building in decades and are preparing for the challenges of filling both commercial and residential space.

Current plans call for four short- or long-term residential units above the commercial spaces, each with two bedrooms and one-and-a-half bathrooms. Each unit would be approximately 1,000 square feet, and a potential rooftop element remains a long-term possibility.

“I don’t really know how we can monetize that yet,” Brent Peterson said. “Do you just have a deck up there with a rail and give people access? Technically, we can build up to three stories, but that’s all part of the dreaming right now. We’re more focused on getting started.”



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Newsberg.org

## Hawaiian Bros. Prepares to Open Newberg Location on Jan. 19

New restaurant replaces former Round Table Pizza, becoming Newberg’s second Hawaiian-themed eatery

By Branden Andersen  
Founding Editor

**NEWBERG, Ore.** — The highly anticipated Hawaiian Bros. fast-casual restaurant is set to open its doors and drive-thru for the first time Monday, Jan. 19, at 11 a.m.

The restaurant, built at 431 N Elliott Rd on the former site of Round Table Pizza, is the newest addition to the chain’s more than 70 locations and the second in the Pacific Northwest, following the opening of a Southeast Portland location in 2025.

“We are honored and excited to bring the ‘ohana’ spirit of Hawaiian Bros. to Newberg,” said Alex Karcher, who leads the franchise group JCK Ohana LLC, in an earlier email to Newsberg. “‘Ohana’ means family in Hawaiian. It’s a dream come true for us, and we can’t wait for our community to fall in love with the food like we have.”

Some Newberg residents will have the opportunity to sample the food ahead of the opening. Hawaiian Bros. will offer a free classic plate lunch to first responders, medical personnel, academic staff, students, and local business employees on Saturday, Jan. 17, from 11 a.m. to 2 p.m. and again from 5 to 8 p.m.

The restaurant will then celebrate its grand opening on Jan. 19, when the first 100 customers in line will receive a free T-shirt and a Hawaiian Bros. gift card ranging from \$25 to \$500 with purchase. One visitor will win free Hawaiian Bros. for a year, according to a company spokesperson.

Founded in Kansas City, Missouri, Hawaiian Bros. operates more than 70 locations across 10 states and plans to expand to more than 160. While still relatively new to the Pacific Northwest, with only one location currently in Portland, the chain plans to open at least five more locations in the region, according to a press release.

Round Table Pizza closed at the site on Aug. 31, 2024. Hawaiian Bros. purchased the property in February 2025 and demolished the existing building to construct a 3,100-square-foot restaurant featuring drive-thru and dine-in service.

The restaurant joins Roxy’s Island Grill as the second Hawaiian restaurant in Newberg. Roxy’s opened in July 2025 in the Crestview Crossing development. 🌺



Hawaiian Bros. is opening in Newberg on Jan. 19 (Branden Andersen / Newsberg)

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CPRD Begins  
Review of  
Chehalem Glenn  
Clubhouse  
Options

Public can attend a public in-  
formation open house at the  
golf course on Friday, Jan. 16

By Branden Andersen  
Founding Editor

NEWBERG, Ore. — A long process took its first step Monday night as consultants presented initial findings for a potential future clubhouse at Newberg’s public Chehalem Glenn Golf Course.

The Chehalem Parks and Recreation District Golf Course Clubhouse Citizens’ Advisory Committee met to review early results and three possible pathways outlined in a clubhouse feasibility study. The study includes conceptual designs and an economic analysis to determine whether a new clubhouse is viable and, if so, which designs could be successful, according to CPRD.

On Sept. 25, CPRD’s board of directors approved \$160,000 to hire Portland-based architecture firm Ankrom Moisan and YA Group Consulting to conduct the feasibility study. The study intends to ensure the district considers economic, environmental, design, and social factors before committing funds to the project.

The draft report presented Monday focused largely on economic viability and design concepts.

YA Group senior project manager

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Michael Bonn outlined the project’s timeline, noting that the predesign phase was completed in December and that the committee is now at the midpoint of the concept design stage.

The existing clubhouse at Chehalem Glenn Golf Course was frequently described as a “double-wide” during the meeting, referencing its manufactured home-style construction. Replacing the clubhouse has long been a goal of the district, first mentioned during a board of directors meeting in 2012.

“For the new clubhouse, the goal is to make it look nothing like a triple-wide,” Bonn said. “But that’s the next phase. Now that we’re starting to nail down what the floor plan is, we can start to go a little bit vertical with it.”

While the current clubhouse is located on the north side of East Fernwood Road, the proposed clubhouse would be built near the parking lot on the south side of the road. That location would allow for different configurations designed to

maximize space and take advantage of landscape views intended to create memorable guest experiences.

Bonn introduced three incremental design options: a base model with essentials such as a pro shop and grab-and-go concessions; a mid-level option featuring a full kitchen, bar, and expanded event pavilion; and a full-featured design with additional amenities, including a conditioned event space and an indoor hitting bay. Bonn said that with the full-featured design, the cost starts to outweigh the immediate benefit.

Much of the discussion focused on how the golf course could function as a broader community amenity. Proposed plans also included improvements to features such as the driving range, putting green, and food and beverage offerings, which could attract more visitors and potentially introduce them to the game.



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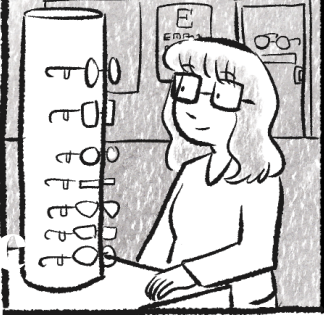
Comic Diaries

Created by Brittany Long Olsen

ONE OF MY PET PEEVES IS WHEN AN "UGLY" GIRL ON TV GETS A MAKEOVER, THE FIRST THING THEY DO IS TAKE AWAY HER GLASSES.



GLASSES ARE CUTE! I LOVE MY GLASSES!



ANOTHER PET PEEVE: WHEN A GIRL GETTING BANGS ON TV IS SHORTHAND FOR "EMOTIONAL & MAKING BAD DECISIONS."



BANGS ARE ALSO CUTE!

As long as it doesn't rain, I look great!



BLO' 26

See more of the Newsberg Funnies at Newsberg.org

UPCOMING EVENTS CALENDER

- JANUARY 13**  
**5:30 p.m.** —Young Pros of Yamhill Valley: Business 101  
George Fox University, 414 Meridian St.

**7 p.m.** — Line Dancing  
Bronco Kelly's, 720 E 1st Street
- JANUARY 14**  
**5 p.m.** — Live Music: Luke Albright  
The Allison Inn & Spa, 2525 Allison Lane
- JANUARY 15**  
**5 p.m.** — Tap Takeover with Coattails & Live Music  
Red Hills Market, 155 SW 7th St, Dundee

**7 p.m.** — Trivia Thursday  
Social Goods, 500 E 1st St.
- JANUARY 16**  
**10 a.m.** — CPRD Golf Course Clubhouse Feasibility Study Open House  
Chehalem Glenn Golf Course, 4501 E Fernwood Rd.

**4 p.m.** — Noir Nights: Wine and Live Music Evenings  
Balsall Creek, 18430 NE Calkins Lane

- 5:30 p.m.** — Coppola Movie Nights: Apocalypse Now  
Domaine Lumineux, 115 N Washington St.
- JANUARY 17**  
**11 a.m.** — Mocktail Mixology Class  
Duck Pond Cellars, 23145 Hwy 99W
- 11 a.m.** — Terrarium Workshop  
Durant at Red Ridge Farms  
5510 NE Breyman Orchards Rd
- 4 p.m.** — Hands-On Pasta Making Class and Dinner  
Estate House at Balsall Creek, 18430 NE Calkins Ln
- JANUARY 18**  
**11 a.m.** — Briar Ridge Pop-Up  
Bellingar Estates  
24055 NE North Valley Road
- 1 p.m.** — National Popcorn Day Stock Up Sale  
Miss Hannahs Gourmet Popcorn, 200 99W Bldg B
- JANUARY 19**  
**6 p.m.** — Chehalem Valley Dr. Martin Luther King Jr. Day Celebration  
Chehalem Cultural Center, 415 E Sheridan St