

NEWSBERG



Renderings for Fresh Market Dundee proposed project.

(Fresh Foods Market)

Fresh Foods Market Proposes Grocery Store, Housing at La Sierra Site in Dundee

At the Dundee City Council meeting on Aug. 18, the CEO of Fresh Foods Market presented a proposal that would replace La Sierra Mexican Grill with a grocery store.

By Jacob Graves
Newsberg Contributor

DUNDEE, Ore. — During the Dundee City Council meeting on Aug. 18, an Oregon-based grocery chain proposed building a grocery store in a town without one.

Jon Welsh, CEO of Fresh Foods Market, presented plans to Dundee’s city council for a roughly 15,000-square-foot grocery store along Highway 99W. The store would replace the existing La Sierra Mexican Grill, which would be demolished to make way for the development according to Dundee city administrator Courtney Patterson.

The proposed development would extend between 10th and 12th streets, near the Southern Pacific Railroad. The plans also included retail space, as well as one- and two-bedroom housing units.

Welsh said the project is intended to serve both Dundee residents and tourists visiting the area. Fresh Foods Market currently operates three locations, including in Manzanita and Cannon Beach, and focuses on locally sourced, higher-end products.

Stephan Zaugg, owner, and Tobias Levey, president and CEO, of Zaugg Timber Solutions, discussed plans to use modular mass-timber construction for the residential portion.

The proposed development would require improvements to 11th Street, which currently terminates near the railroad tracks. Developers said they want to use the project to improve access and parking around the market.

One issue still being worked out is the project’s financing. Developers discussed the possibility of Dundee establishing a vertical housing tax credit program, which could provide tax incentives for mixed-use developments with residential housing above commercial space.

The developers said the tax-credit con-

cept could help close a financial gap for the project. They plan to continue discussions with the city and potentially submit a pre-application.

The presentation was speculative, and there is no timeline on development.

Also at the Aug. 18 meeting

Terrain Hotel Presentation

Will Von Schlegell, a representative of Portland-based general contractor Schommer & Sons, and Paul Schommer, the firm’s project manager, provided an update to the council on the proposed Terrain Hotel project.

The planned development would include an approximately 85,000-square-foot hotel along Highway 99W. Developers described the project as a roughly \$72 million investment in Dundee and said they have raised the necessary capital and are in the final stages of closing on financing.

The hotel is planned to include two restaurants: a full-service steakhouse and a quick-service restaurant offering pizza, Italian fare, breakfast sandwiches, and coffee.

The project would also include a spa and wellness area, and a wine-tasting room.

Developers also described additional event, parking, and operational space, including storage and back-of-house areas for hotel operations.

Developers said they are in the permitting process. They are projecting the start of site work in the next 30 days.

Schommer & Sons said they are targeting a spring 2028 soft opening for the hotel, with the second quarter of 2028 being the tentative public opening date.



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C.S. Lewis Student Turns School Newsletter Into Passion Project

Catherine Thomas runs *The Weekly Watchmen* by herself, hoping to provide news and a voice for students at the academy

By Branden Andersen
Founding Editor

NEWBERG, Ore. — While her first day of school isn’t until Sept. 9, C.S. Lewis Academy student Catherine Thomas spends part of her summer thinking about deadlines most incoming eighth graders do not have.

As editor of *The Weekly Watchmen*, a student-run digital newsletter at C.S. Lewis Academy, Thomas writes, edits, and compiles most issues herself. She designs them in Google Slides, a slideshow creator, and then distributes them through Google Classroom to any middle schooler who opts in.

“I like being able to have the news out there,” Thomas said. “There are things happening at our school that people just don’t know about, and this is a way to actually get that information to students.”

While Thomas has taken the reins of the newsletter, she did not start it. Two classmates, Hailey Rapet and Emma Naffin, started the newsletter Oct. 4, 2025, as part of a class project.

“Me (Emma) and Hailey really wanted to try out making a teeny tiny new newsletter of our own,” the founders wrote in the first edition. “We are just starting this off, so it’s not exactly great, but we’re really excited to do this with you guys and will try our best to make these interesting!”



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Park Ranger [Part-Time] | \$22.02 - \$35.86
Chehalem Park and Recreation District
The Park Ranger serves as a positive presence at Bob & Crystal Rilee Park and other park locations throughout Chehalem Park and Recreation District. The position is responsible for visitor safety, education of visitors, responding to park incidents and emergencies, and monitoring of park facilities, trail systems, and natural areas.

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Support

Council Discusses Flagpole Memorial Policy

At City Council on Aug. 17, local tourism organizations give reports, the city opens bidding for janitorial services, and the wastewater treatment plant contract award is delayed

By Audrey Grice
Junior Reporter

NEWBERG, Ore. — The Newberg City Council heard public comments and discussed establishing a policy for memorial management at the Newberg Flagpole at the intersection of East First Street and East Hancock Street during the Aug. 17 City Council meeting. The item was presented for discussion, not council action, so no motion was brought to the floor.

The request for council action prompted councilors to discuss whether temporary memorials should be allowed at the flagpole or any other city property in the city right-of-way, whether it would be appropriate to designate a specific location for temporary memorials, and whether the 30-day memorial material timeline should be altered.

According to the City of Newberg, the discussion around memorials at the flagpole started late last year. In a statement posted to social media on Oct. 1, 2025, the city notified the public about the timeline for a memorial erected around the flagpole for conservative activist

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Charlie Kirk, who was assassinated at Utah Valley University on Sept. 10, 2025. It notified the public of a notice posted at the flagpole on Sept. 17, 2026, stating that the memorial would be removed on Oct. 13, 2026, 26 days after the sign had been posted.

Since September 2025, the flagpole site has been at the center of several memorials, according to the request for council action regarding the New Business item. The flagpole is also the site of frequent demonstrations and protests.

“Our timeline for removal is based on a precedent set by other similar memorials that have been set up before, for example, a memorial for victims of a motorcycle crash,” the statement said. “We are following a consistent approach to ensure fairness.”

The City of Newberg posted a statement on its website and on social media on Jan. 29, 2026, clarifying the policy around memorials at the flagpole. Memorials would be allowed to remain at the flagpole for 30 days after the initial event, with a sign posted by the city at the site notifying the public of the removal date. Additions to the memorial do not extend the removal date.

The statement also noted that the City of Newberg does not issue permits for memorials and has not

issued them in the past. Formal notices with the removal date 30 days after the initial event were posted by the city at all memorials since the first September 2025 notice.

“While the City of Newberg deeply regrets loss of life due to political violence or any death in our country, we must recognize that public property is intended for everyone’s use,” the Jan. 29 statement said. “We have no problem with community members expressing their First Amendment rights to assembly and petition by gathering at the Flagpole at the east entrance of downtown Newberg, and we have also allowed community members to place memorial items around and on the flagpole to process grief, frustration, and disagreement with events affecting our state, country, or world.”

After hearing public comments from five residents, the council discussed potentially altering the 30-day removal policy.

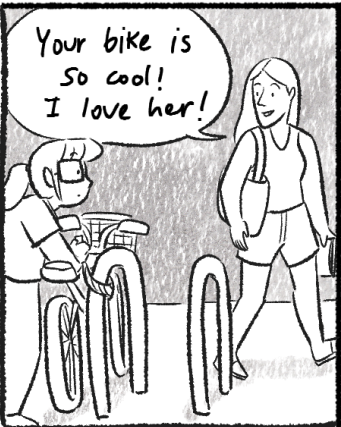
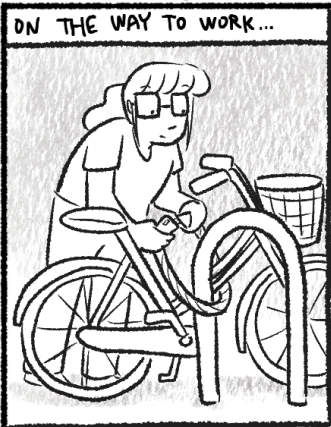
Mayor Rosacker said the discussion item was added to the agenda on Friday, Aug. 14, after receiving an email sent to all councilors about a flagpole memorial policy.



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Comic Diaries Ep. 72

Created by Brittany Long Olsen



See more of the Newsberg Funnies at Newsberg.org

UPCOMING EVENTS CALENDAR

AUGUST 25

7 p.m. — 90s Trivia Night
Stumptown Taps, 2401
Portland Rd. Suite A6

AUGUST 26

9:30 a.m. — Bloodworks NW
Mobile Drive
700 Deborah Rd.

5 p.m. — Newberg Noon
Rotary Club Social Party
Domaine Lumineux, 115 N
Washington Street

7:30 p.m. — GFU Theater
Presents: Into the Woods
GFU Outdoor Ampitheater,
1009 E North Street

AUGUST 27

8:30 a.m. — Last Thursday
Trash Clean Up
Downtown Newberg, 210 N
Blaine Street

4:30 p.m. — Bob &
Crystal Rilee Master Plan
Community Information
Session
Chehalem Glenn Golf Course
4501 E Fernwood Rd

5:30 p.m. — Mini “Lego” Kit
Night
Stumptown Taps, 2401 E
Portland Road, Suite A6

AUGUST 28

4:30 p.m. — Botanical
Blending Workshop
The Allison Inn & Spa, 2525
NE Allison Ln.

AUGUST 29

10 a.m. — National Dog Day
‘Spoil Your Dog’
Newberg Animal Shelter, 1591
S Sandoz Rd

1 p.m. — Art in the
Vineyard

Duck Pond Cellars, 23145 OR
99W, Dundee

2 p.m. — Divine
Complexions Ribbon
Cutting

Divine Complexions, 4203 E
Crestview Drive

2 p.m. — Art Show: Wander
into my World
Art Elements Gallery, 604 E
1st Street

5 p.m. — Happy Hour &
Live Music
Duck Pond Cellars, 23145
Hwy 99W



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