

NOTICE OF DECISION
George Fox University – Campus Chapel – 515 N Carlton Way
Design Review – DR221-0013

March 9, 2022

Dan Schutter
George Fox University
414 N Meridian Street
Newberg, OR 97132

Sent via email: dschutte@georgefox.edu

Dear Mr. Schutter,

The Newberg Community Development Director has approved the proposed design review DR221-0013 for the George Fox University Campus Chapel located at approximately 515 N Carlton Way, Tax Lot R3217CC 100, subject to the conditions listed in the attached report. The decision will become effective on March 24, 2022, unless an appeal is filed.

You may appeal this decision to the Newberg Planning Commission within 14 calendar days of this decision in accordance with Newberg Development Code 15.100.170. All appeals must be in writing on a form provided by the Planning Division. Anyone wishing to appeal must submit the written appeal form together with the required fee of \$550.20 to the Planning Division within 14 days of the date of this decision.

The deadline for filing an appeal is 4:30 pm on March 23, 2022.

At the conclusion of the appeal period, please remove all notices from the site.

Design review approval is only valid for one year from the effective date above. If building or construction permits are not issued within this time period, then the design review approval becomes null, and void and no construction may take place. If you are approaching the expiration date, contact the Planning Division regarding extension opportunities.

Please note that final building plans submitted for building permit review must comply with the attached conditions. You must comply with all conditions required through the design review process before final occupancy will be granted.

If you have any questions, please contact me at ashley.smith@newbergoregon.gov or 503-554-7768.

Sincerely,

A handwritten signature in blue ink that reads "Ashley Smith".

Ashley Smith
Assistant Planner
City of Newberg

Electronic cc: John and Bonnie Newman, Robert Soppe
Postal cc: Dr. Stanley Kern

DECISION AND FINDINGS
George Fox University Campus Chapel – 515 Carlton Way
Design Review – DR221-0013

FILE NO: DR221-0013

REQUEST: Campus chapel accessory building

LOCATION: 515 N Carlton Way – approximate location

TAX LOT: R3217CC 100

APPLICANT: George Fox University – Dan Schutter

OWNER: George Fox University

ZONE: I (Institutional)

PLAN: Public-Quasi Public

OVERLAY: Airport Inner Horizontal Surface, Stream Corridor Overlay, Flood Hazard Overlay

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Section I: Application Information
Section II: Exhibit A Findings
Section III: Exhibit B Conditions

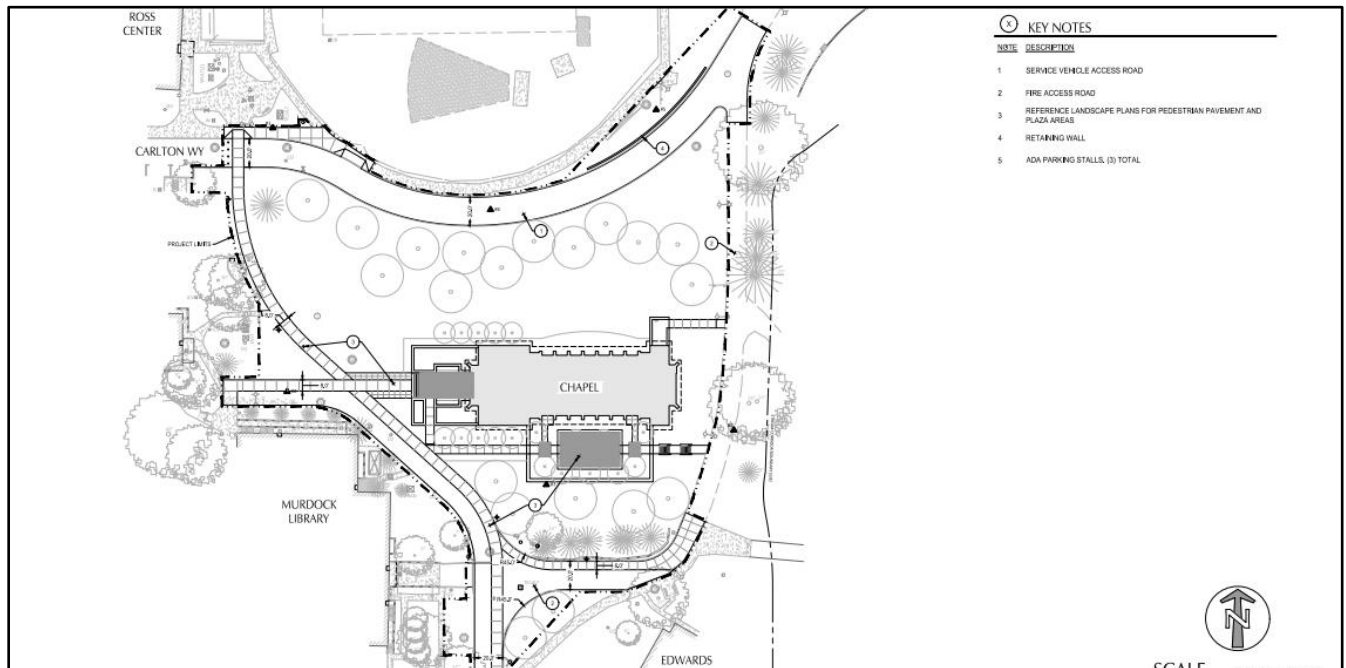
Attachments:

1. Application Material and Supplemental Material
2. Agency Comments
3. Public Comments

Section I: Application Information

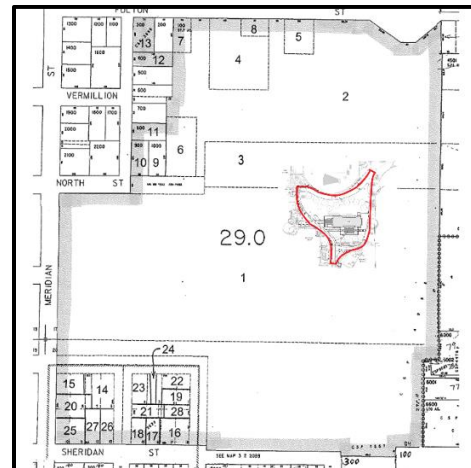
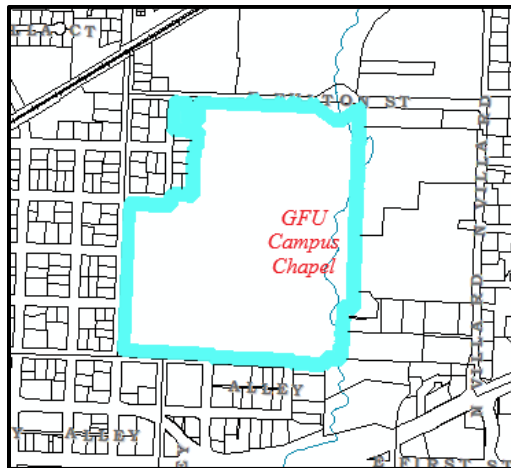
A. DESCRIPTION OF APPLICATION:

George Fox University has submitted a Type II application for design review of a proposed one-story, 7,000 square foot campus chapel accessory building. The project will include removing the existing five tennis courts, converting the portion of N Carlton Way (Private) that runs adjacent to the project's west boundary, to a pedestrian only path, and creating a fire service access road along the east side of the project that would connect with the east end of N Carlton Way (Private).



B. SITE INFORMATION:

1. Location: Approximately located at 515 N Carlton Way (Private). The highlight portion on the following map is tax lot R3217CC 00100. This tax lot consists of 25 separate parcels that have been consolidated as one lot for planning and zoning purposes under the City of Newberg planning and zoning regulations. The Campus Chapel site will be located within Parcel 1 and Parcel 3 of the consolidated lot.

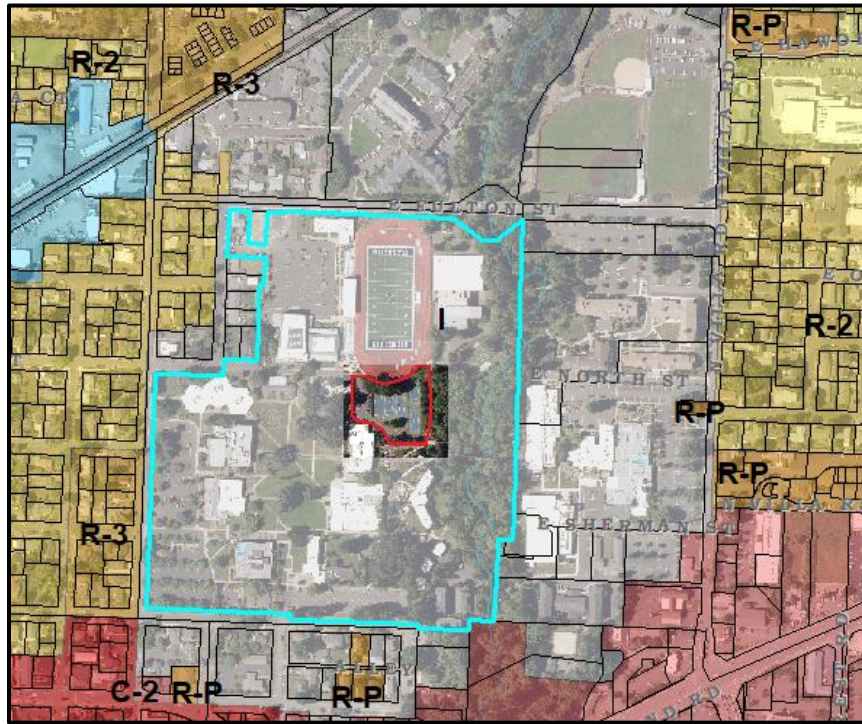


2. Size: Area of work 96,674 square feet (2.2 acres).
3. Current Land Uses: This lot and the individual parcels within are institutional in use. The parcels consist of administrative, maintenance, residential, recreational, and educational buildings all under ownership of George Fox University.
4. Natural Features: Hess Creek runs throughout the eastern portion of the tax lot from north to south. The stream corridor is approximately 70 feet from the site. The flood hazard area is approximately 156' from site.

5. Adjacent Land Uses:



- a. North: Lemmon Family Field (football stadium), George Fox University.
- b. South: Edwards Residential Hall, George Fox University.
- c. East: Hess Creek Stream Corridor, and George Fox University Buildings.
- d. West: Murdock Library, George Fox University.



2. Zoning: The following zoning districts abut the subject property.
 - a. North: Institutional (I)
 - b. East: Institutional (I)
 - c. South: Institutional (I), Residential Professional (R-P), and Community Commercial (C-2).
 - d. West: Medium Density Residential (R-2) and High Density Residential (R-3)

3. Access and Transportation: This site is accessed off N Meridian, a minor collector street, and E North Street which converts into N Carlton Way (Private) once on campus.

4. Utilities:
 - a. Water: There is an 8-inch public water line and a 6-inch public water line immediately adjacent to and crossing the proposed building site. Fire flow will need to be confirmed for the chapel.
 - b. Wastewater: There is a 6-inch clay tile (not vitrified clay) public wastewater line extending from the termination of E North Street across the parking lot and stubbed at the beginning of N Carlton Way (Private).

- c. Stormwater: There is a 12-inch public storm line which runs along the north side of the proposed building site and discharges to Hess Creek on the east side of the proposed development site.
- d. Overhead Lines: Any new connection the property will need to be undergrounded. See NMC 15.430.010 for exception provisions.

C. PROCESS: The Design Review request is a Type II application and follows the procedures in Newberg Development Code 15.100.030. Following a 14-day public comment period, the Community Development Director makes a decision on the application based on the criteria listed in the attached findings. The Director's decision is final unless appealed.

Important dates related to this application are as follows:

- 1. 01/19/2022: The Community Development Director deemed the application complete.
- 2. 01/24/2022: The applicant mailed notice to the property owners within 500 feet of the site.
- 3. 01/24/2022: The applicant posted notice on the site.
- 4. 02/07/2022: The 14-day public comment period ended.
- 5. 03/09/2022: The Community Development Director issued a decision on the application.

D. AGENCY COMMENTS: The application was routed to several public agencies for review and comment (Attachment 2). Comments and recommendations from city departments have been incorporated into the findings and conditions. As of the writing of this report, the city received the following agency comments:

- 1. Building Official: Reviewed, no conflict.
- 2. City Manager: Reviewed, no conflict.
- 3. Community Development Director: Make sure parking calculations work.
- 4. Finance Department: Reviewed, no conflict.
- 5. Police: Reviewed, no conflict.
- 6. Public Works Maintenance: Reviewed, no conflict.
- 7. Public Works Maintenance Superintendent: Reviewed, no conflict.

8. Director of Public Works: Complete public utility plans to be approved by city engineer prior to construction.
9. Zply Fiber: Reviewed, no conflict.
10. Tualatin Valley Fire and Rescue: They are giving us some better access for some existing buildings and we're going to give them a reduction in road widths around the chapel, which will be fire sprinklered.

E. PUBLIC COMMENTS:

Copies of original comments can be viewed in Attachment 3.

1. Email comment received January 24, 2002, from John and Bonnie Newman,

“We are happy George Fox plans to add this building for their students and the community on their campus at this time. Our only concern is what impact this will have on parking in the vicinity of this new chapel as well as near our home at 517 Villa Rd. There is already a major congestion on Villa Rd. with student parking on both sides of Villa Rd. My understanding from a recent Crescent article about this project is that access to this new chapel will be limited from Meridian St. in front of Bauman Auditorium and Carton Way. This may mean more guests will need to park on the Villa Rd. side and walk across Crisman Crossing Bridge to this new chapel.”

Staff Response: Staff appreciates that Mr. and Mrs. Newman took the time to comment on this project and take part in planning process. The proposed chapel will become part of the GFU shared parking agreement. The shared parking agreement includes a condition that limits GFU auditoriums from hosting major events at the same time. This ensures the collective demand on parking spaces would never surpass the single need by Stoffer Stadium events. This agreement allows GFU to continue to enhance their campus but not require areas to be converted to parking lots. Per the parking requirements of the Newberg Municipal Code, the chapel would require an associated 34 spaces. An inventory of available parking spaces has been submitted with this report and it has been found per NMC 15.440.030 that the current number of parking spaces available meets the need for the existing student body, student housing, and spectator buildings under the shared parking agreement. It should also be noted that it is legal for visitors and students of the campus to park on surrounding public streets. We have also encouraged GFU to install more than the required number of bicycle racks to encourage alternative transportation to this site.

2. Email comment received January 24, 2022, from Robert Soppe,

“In the Land Use Application, page 9 (of 25), it shows the Required Parking Spaces. I’m not finding the Plant Services building’s requirements in there. Is it part of one of the “etc” designations or is it elsewhere?”

Staff Response: Staff appreciates that the Mr. Soppe has submitted public comment for this project. NMC 15.440.030 defines the number of required parking spaces for the college “resident” use type by three factors. The first is by the student population, then by the number of student housing beds the campus provides, and lastly by the required capacity of its spectator buildings. The code does not require other types of buildings that support the school function to be individually identified for parking requirements, rather this is determined by the full-time equivalent (FTE) student population. Appendix A1, submitted by the applicant, includes Plant Services as a component of all the other collective parking lots meeting the requirement of the FTE student calculation. Plant Services does have an adjacent parking lot that provides 56 spaces. These 56 spaces go towards meeting the 879 required collective campus parking spaces based on the student population.

3. Email comment received January 24, 2022, from Robert Soppe,

“On a previous application, the “Spring Semester 2018 FTE” was listed as 2644. Three and a half years later in this application, GFU is claiming 2634.67 FTE, a decrease of about 10 students. At the same time, they publish this: <https://www.georgefox.edu/news-releases/archives/8085.html> with the title: “George Fox University shatters enrollment record with 4,295 students”. I’m not looking at the raw number. I understand the difference between FTE and other measures of the number of students. Does it seem believable that GFU “shatters the enrollment record” yet has 10 fewer FTE than in spring of 2018?”

Appendix A1 indicates the parking requirements for a number of buildings. That requirement doesn’t increase for the addition of the Chapel. The reference in Note (2) is to an agreement that doesn’t include the Chapel. Why is the additional parking requirement for the Chapel ignored?”

Staff Response: The proposed chapel will become part of the GFU shared parking agreement for spectator establishments. With the approval of the proposed chapel a new condition has been instated from the City that does include the chapel. The condition limits multiple major events to occur at one time. Events can be held at multiple locations, as long as those locations do not surpass a combined parking need greater than the need associated with Stoffer Stadium, which has the largest seating capacity (see conditions section of this design review, DR221-0013). Per the parking requirements of the Newberg Municipal Code, the chapel would require an

associated 34 spaces. An inventory of available parking spaces has been submitted with this report and it has been found per NMC 15.440.030 that the current number of parking spaces available meets the need for the existing student body, student housing, and spectator buildings under the shared parking agreement that implements the major events condition.

4. Written comment received January 27, 2022, from Dr. Stanley Kern, “This project will benefit the entire community. Give it your best!!!”.

Staff Response: Staff appreciate that Dr. Kern took the time to submit public comment on this project.

Section II: Findings – File DR221-0013
Design Review – Campus Chapel

Chapter 12.05 Street and Sidewalks

12.05.090 *Permits and certificates.*

- A. *Concurrent with the issuance of a building permit for the construction of a building for residential use or business structures or an addition to a dwelling or business structure, the value of which is \$30,000 or more except as the city engineer may require on building permits of lesser value in accordance with NMC 12.05.040, the owner, builder or contractor to whom the building permit is issued shall meet the following requirements:*
1. *Construct a sidewalk within the dedicated right-of-way for the full frontage in which a sidewalk in good repair does not exist. The sidewalk construction shall be completed within the building construction period or prior to issuance of an occupancy permit, whichever is the lesser.*
 2. *Dedicate right-of-way in accordance with the city transportation plan.*

Finding: The nearest full public street frontage to the project area is E Fulton Street. It is improved. E North Street terminates at the entrance to N Carlton Way (Private). No improvements are necessary. This requirement is met.

15.220 Site Design Review

15.220.020 Site design review applicability.

A. *Applicability of Requirements. Site design review shall be required prior to issuance of building permits or commencement of work for all improvements noted below. Site design review permits shall be processed as either Type I or Type II, as noted below.*

2. Type II.

- a. *Any new development or remodel which is not specifically identified within subsection (A)(1) of this section.*
- b. *Telecommunications facilities.*

Finding: This is a new institutional structure, and this type of building is not identified within subsection (A)(1). Therefore, it will be processed as a Type II Design Review.

15.220.050 Criteria for design review (Type II process).

B. Type II. The following criteria are required to be met in order to approve a Type II design review request:

1. Design compatibility. The proposed design review request incorporates an architectural design which is compatible with and/or superior to existing or proposed uses and structures in the surrounding area. This shall include, but not be limited to, building architecture, materials, colors, roof design, landscape design, and signage.

Finding: The proposed chapel building design shows that it will be compatible if not easily superior to existing structures in the surrounding area. The applicant's narrative and included photo speak to the thoughtful integration of elements that will blend with the existing natural and built landscape. The applicant's prototype photo shows the color scheme to be natural tones, utilizing brick, timber, and gray metal roofing, similar features to other campus buildings. The roof design will be unique to the area but is a traditional design for a chapel building. The proposed landscape will be an improvement to the area as they will be removing the existing impervious surface tennis courts. The applicant is not proposing any signage that would be seen from the public right-of-way. Additionally, there will be several access improvements made for pedestrians and fire access. New concrete ADA pedestrian paths will be designed to connect with existing paths to access parking areas and other campus locations.

This criterion is met.

15.425 Exterior Lighting

15.425.020 Applicability and exemptions.

A. Applicability. Outdoor lighting shall be required for safety and personal security in areas of assembly, parking, and traverse, as part of multifamily residential, commercial, industrial, public, recreational and institutional uses. The applicant for any Type I or Type II development permit shall submit, as part of the site plan, evidence that the proposed outdoor lighting plan will comply with this section. This information shall contain but not be limited to the following:

- 1. The location, height, make, model, lamp type, wattage, and proposed cutoff angle of each outdoor lighting fixture.***
- 2. Additional information the director may determine is necessary, including but not limited to illuminance level profiles, hours of business operation, and percentage of site dedicated to parking and access.***
- 3. If any portion of the site is used after dark for outdoor parking, assembly or traverse, an illumination plan for these areas is required. The plan must address safety and personal security.***

Finding: A detailed lighting plan was not included with this submission. The narrative does state that lighting will be LED, Dark Sky approved, and due to the nearest property line being 400 feet away is presumed that it will meet the .5 candle property line trespass limit. The narrative

references Appendix B, however, the included Appendix B addresses GFU proposed student FTE. The included site plan does show existing and proposed light poles on pathways but further required details, such as height, make, model, and shielding requirements, of section 15.425.020(1) and (3) were not included. There was also no information on the lighting that will be attached to the building that will relate to safety and personal security. At the time of building permit application, a detailed lighting plan addressing all sections of 15.425.020 must be included with the submission packet.

2. Parking and On-Site Circulation. Parking areas shall meet the requirements of NMC 15.440.010. Parking studies may be required to determine if adequate parking and circulation are provided for uses not specifically identified in NMC 15.440.010. Provisions shall be made to provide efficient and adequate on-site circulation without using the public streets as part of the parking lot circulation pattern. Parking areas shall be designed so that vehicles can efficiently enter and exit the public streets with a minimum impact on the functioning of the public street.

Finding: Please refer to following findings for parking requirements.

15.440.010 Required off-street parking.

A. Off-street parking shall be provided on the lot or development site for all R-1, C-1, M-1, M-2 and M-3 zones. In all other zones, the required parking shall be on the lot or development site or within 400 feet of the lot or development site which the parking is required to serve. All required parking must be under the same ownership as the lot or development site served except through special covenant agreements as approved by the city attorney, which bind the parking to the lot or development site.

Finding: The applicant is proposing that the Bauman parking lot be identified as the required parking for this development. Further explanation of how that parking lot meets the needs is addressed later in the findings. The Bauman parking lot is located within the same 38-acre Institutional zoned tax lot as the proposed chapel site. This lot is owned by George Fox University.

This criterion is met.

15.440.020 Parking area and service drive design.

A. All public or private parking areas, parking spaces, or garages shall be designed, laid out and constructed in accordance with the minimum standards as set forth in NMC 15.440.070.

B. Groups of three or more parking spaces, except those in conjunction with a single-family detached dwelling, duplex dwelling, triplex dwelling, quadplex dwelling, townhouse dwelling or cottage cluster project on a single lot, shall be served by a service drive so that no backward movement or other maneuvering of a vehicle within a street, other than an alley, will be required. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic access and egress and maximum safety of pedestrian and vehicular traffic on the site, but in no case shall two-way and one-way service drives be less than 20 feet and 12 feet, respectively. Service drives shall be improved in accordance with the minimum standards as set forth in NMC 15.440.060.

Finding: No new parking areas are being proposed. Therefore, this criterion is not applicable. See Finding 15.440.030 for more information on required parking with this project.

15.440.030 Parking spaces required.

Schools	Colleges – “resident” type, 1 for every 3 full-time equivalent students (plus 1/2 of the requirements for accessory buildings , i.e., 1.-E* and 3.-G(1)**)
<p>* “1-E” refers to fraternities, sororities, cooperatives and dormitories that require one parking space for each three occupants for whom sleeping facilities are provided.</p> <p>** “3.-G(1)” refers to establishments or enterprises of a recreational or an entertainment nature (spectator type, e.g., auditoriums, assembly halls, theaters, stadiums, places of public assembly) that require one parking space for each four seats.</p>	

Finding: George Fox University implements a shared parking agreement that has been accepted over several design review cases with the City and includes a condition of use regarding major events being held in building types noted in 15.440.030(3)(G)(1), spectator type establishments. Building types noted in 15.440.030(1-E) include residence halls, dormitories, and/or apartment units on the GFU campus.

The agreement puts forth that all campus parking spaces be counted as a collective to allow new development to utilize any surplus of spaces in lieu of individual parking lot creation. To ensure this agreement is successful all previous design review cases accepting this agreement, state the following condition:

“No major events shall be held at Bauman Auditorium, Miller Gymnasium, or the baseball stadium and softball stadium at the same time that a major event is held at Stoffer Stadium (the football stadium). A major event is defined as an event such as a football game, track meet or commencement ceremony which has the potential to fill the bleachers or spectator seats and bring visitors to the campus.”

The applicant provided Appendix A1 and B, which specify how existing campus parking spaces will meet the parking requirements for “resident” type colleges by calculating their 2021 FTE student population plus half of the requirement for their spectator establishment capacities and resident / student housing. Appendix A1, is showing a parking need of 1,471 spaces. Appendix B, along with additional material show current campus parking lots are providing 1,499 spaces, a surplus of 28 spaces.

Prompt	Capacity	Calculation	Required	Provided
2021 FTE	2,634.67 Students	2,634.67/3	879	983*
Student Housing “1-E”	1,423 Beds available	1,423/6	238	263
Wood-Mar Theater	240 seats	240/8	30	34
Street Vacation Ordinances	Ordinance No. 9-2520		59	0
Auditoriums with Shared Parking Agreement		<i>Individual Parking Per 15.440.030 Schools (1/2 of the requirement)</i>		
Bauman	1,140 Seats	143	2,114/8	265
Miller Gym	1,800 Seats	225		
Stoffer Stadium	2,114 seats	265		
Baseball Stadium	150 seats	19		
Softball Stadium	150 seats	19		
Chapel	254 Seats	32		
Total			1471 (need)	1499(available) =28 surplus spaces
*983 spaces are provided collectively from all other campus parking lots which are not specifically associated with student housing or auditorium parking lots.				

Based upon the shared parking agreement that has been applied to past design reviews, in combination with the major event condition, it is determined that the current parking available

meets the parking needs that are currently existing at GFU and can withstand the additional needs that will come with the development of the proposed chapel.

This criterion is met.

The original condition from prior design reviews will need to be updated to include the chapel as part of this shared agreement. Staff is proposing an update of the condition to more accurately reflect the parking capacity that can be held with multiple events. The largest spectator seating capacity is Stoffer Stadium (the football stadium) that per NMC 15.440.030 Schools – college “resident” standards would individually require 265 parking spaces, it stands that events in any combination of location could be held at the same time as long as they collectively do not surpass 265 spaces required for overall attendees.

Staff proposes the new condition to state:

“Major events may be held in combination at the baseball stadium, softball stadium, and the chapel, along with either Miller Gymnasium or Bauman Auditorium. No major event may be held at the same time one is being held at Stoffer Stadium (the football stadium). Miller Gymnasium and Bauman Auditorium may not hold major events at the same time. A major event is defined as an event such as a football game, track meet or commencement ceremony which has the potential to fill the bleachers or spectator seats and bring visitors to the campus.”

Major Event Overlap Allowed	Stoffer Stadium	Miller Gymnasium	Bauman Auditorium	Campus Chapel	Baseball Stadium	Softball Stadium
<i>Individual Parking Required*</i>	265	225	143	32	19	19
<i>Stoffer Stadium</i>	Yes	No	No	No	No	No
<i>Miller Gym.</i>	No	Yes	No	No	Yes	Yes
<i>Bauman Aud.</i>	No	No	Yes	Yes	No	No
<i>Campus Chapel</i>	No	Yes	Yes	Yes	Yes	Yes
<i>Baseball Stadium</i>	No	Yes	Yes	Yes	Yes	Yes
<i>Softball Stadium</i>	No	Yes	Yes	Yes	Yes	Yes
Total Parking Required	265	263	213	213	263	263

**Per NMC 15.440.030 Schools – College “resident” type (1/2 of the requirement for accessory buildings).*

15.440.060 Parking area and service drive improvements.

All public or private parking areas, outdoor vehicle sales areas, and service drives shall be improved according to the following:

A. All parking areas and service drives shall have surfacing of asphaltic concrete or Portland cement concrete or other hard surfacing such as brick or concrete pavers. Other durable and dust-free surfacing materials may be approved by the director for infrequently used parking areas. All parking areas and service drives shall be graded so as not to drain stormwater over the public sidewalk or onto any abutting public or private property.

Finding: The project is not proposing any new parking areas. A private service drive is proposed to be built to the south of Lemmons Family field, north of the chapel building, that will service access and improvement of the fire access road that runs along the east side of the chapel. Sheet notes from the Fire Access Plan C2.1 state that the access road will be surfaced with asphalt, concrete, or other approved driving surfaces.

Per Sheet C3.0 Grading Plan, the grading of the new access road will direct drainage flow in a southeastern direction towards the chapel building and the fire access road that parallels the Hess Creek stream corridor. It will not be directing stormwater over public sidewalks or onto any abutting public or private property.

This criterion is met.

B. All parking areas shall be designed not to encroach on public streets, alleys, and other rights-of-way. Parking areas shall not be placed in the area between the curb and sidewalk or, if there is no sidewalk, in the public right-of-way between the curb and the property line. The director may issue a permit for exceptions for unusual circumstances where the design maintains safety and aesthetics.

Finding: No new parking areas are being proposed at this time. Therefore, this criterion is not applicable. See Finding 15.440.030 for more information on required parking with this project.

C. All parking areas, except those required in conjunction with a single-family detached, duplex, triplex, quadplex or townhouse dwelling, or cottage cluster project, shall provide a substantial bumper which will prevent cars from encroachment on abutting private and public property.

Finding: No new parking areas are being proposed at this time. Therefore, this criterion is not applicable. See Finding 15.440.030 for more information on required parking with this project.

D. All parking areas, including service drives, except those required in conjunction with single-family detached, duplex, triplex, quadplex or townhouse dwellings or cottage cluster projects, shall be screened in accordance with NMC 15.420.010(B).

Finding: The project is not proposing any new parking areas. The proposed service drive does not abut any residential zoned lots. The service drive to the north of the project site is within the interior of the lot, and the fire access drive along the east that is already existing is 250 feet from the nearest property line that abuts an Institutional zoned lot. Therefore, this criterion is not applicable.

E. Any lights provided to illuminate any public or private parking area or vehicle sales area shall be so arranged as to reflect the light away from any abutting or adjacent residential district.

Finding: No new public or private parking areas or vehicle sales area is being proposed. The existing parking lot being requested for use with this project was most recently approved during the 2016 design review of the expansion of Ross Bauman Parking Lot, DR1-16-005. No improvements are required as part of this project. This criterion is not applicable.

F. All service drives and parking spaces shall be substantially marked and comply with NMC 15.440.070.

Finding: No new parking spaces are being proposed. This criterion is not applicable.

G. Parking areas for residential uses shall not be located in a required front yard, except as follows:

1. Single-family detached, duplex, triplex, quadplex, and townhouse dwellings: parking is authorized in a front yard on a service drive which provides access to an improved parking area outside the front yard.

Finding: This project is for a campus religious worship area on an Institutional zoned lot. This criterion does not apply.

H. A reduction in size of the parking stall may be allowed for up to a maximum of 30 percent of the total number of spaces to allow for compact cars. For high turnover uses, such as convenience stores or fast-food restaurants, at the discretion of the director, all stalls will be required to be full-sized.

Finding: No new parking spaces are being proposed and a reduction in size of any existing spaces is not being requested. This criterion does not apply.

15.440.080 Off-street loading.

A. Buildings to be built or substantially altered which receive and distribute materials and merchandise by trucks shall provide and maintain off-street loading berths in sufficient number and size to adequately handle the needs of the particular use.

Finding: This is an institutional building and will not be receiving or distributing materials and merchandise by truck. This criterion is not applicable.

15.440.100 Facility requirements.

Bicycle parking facilities shall be provided for the uses shown in the following table. Fractional space requirements shall be rounded up to the next whole number.

New commercial, industrial, office, and institutional developments, including additions that total 4,000 square feet or more	One bicycle parking space for every 10,000 square feet of gross floor area . In C-4 districts, two bicycle parking spaces , or one per 5,000 square feet of building area, must be provided, whichever is greater
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Finding: The gross floor area of the proposed campus chapel is 7,000 square feet. Therefore, one bicycle parking space is required. The submitted landscape materials plan, sheet L101, does show a bike rack of unknown spaces located at the northwest corner of the chapel. Conversely, the narrative is proposing an existing bike rack with 22 spaces at Edwards Residence Hall located 400 feet away be used to satisfy this requirement. However, per NMC 15.440.100(C), all bicycle spaces must be located within 50 feet of a development entrance. A bicycle rack consisting of at least one space meeting all the design requirements of 15.440.110 must be included in plans at time of building permit application.

This criterion is not met.

Staff encourages the applicant to install multiple bike spaces to promote this healthy alternative transportation. Additionally, preference of alternative transportation should be highlighted since a shared parking agreement is being utilized to meet the required parking spaces with this development and vehicle parking spaces are actually being removed from site.

15.440.110 Design.

A. Bicycle parking facilities shall consist of one or more of the following:

- 1. A firmly secured loop, bar, rack, or similar facility that accommodates locking the bicycle frame and both wheels using a cable or U-shaped lock.**
- 2. An enclosed locker.**
- 3. A designated area within the ground floor of a building, garage, or storage area. Such area shall be clearly designated for bicycle parking.**
- 4. Other facility designs approved by the director.**

B. All bicycle parking spaces shall be at least six feet long and two and one-half feet wide. Spaces shall not obstruct pedestrian travel.

C. All spaces shall be located within 50 feet of a building entrance of the development.

D. Required bicycle parking facilities may be located in the public right-of-way adjacent to a development subject to approval of the authority responsible for maintenance of that right-of-way.

Finding: Please refer to findings of NMC 15.440.100.

3. Setbacks and General Requirements. The proposal shall comply with NMC 15.415.010 through 15.415.060 dealing with height restrictions and public access; and NMC 15.405.010 through 15.405.040 and NMC 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.

Finding: Please refer to the following findings to address section 3 of the site design review criteria.

15.415.020 Building height limitation.

D. Institutional. The maximum height of any building or structure will be 75 feet except as follows:

- 1. Within 50 feet of an interior property line abutting a C-1, R-1, R-2 or R-P district, no main building may exceed 30 feet.**
- 2. Within 50 feet of an interior property line abutting an R-3 district, no main building may exceed 45 feet.**
- 3. Within 100 feet of a property line abutting a public street or railroad right-of-way, or within 100 feet of property lines abutting parcels with an R-1, R-2, R-3, R-P, C-1, C-2, C-3, M-1, M-2, or M-3 zoning designation, no main building may exceed 50 feet in height.**
- 4. To utilize the maximum permitted height standard, at least 80 percent of the building's ground coverage must be beyond the**

setback area designated in subsection (D)(3) of this section. The maximum encroachment may not exceed 25 feet.

Finding: The proposed height of the chapel is 50 feet which is under the maximum 75-foot height limitation of the institutional zone. This height is allowed if the structure is not within a certain distance of abutting specific zones. The closest property line that the chapel is near is approximately 250 feet away which abuts a continuation of the institutional zone which allows the 50 feet height proposal. The chapel is located far enough away from all property lines to meet and surpass all requirements within this code section that would possibly impose any height limitations.

This criterion is met.

15.415.030 Building height exemptions.

Finding: The applicant is not requesting or is required to provide any building height exemptions. This criterion is not applicable.

15.405.010 Minimum and maximum lot area.

A. In the following districts, each lot or development site shall have an area as shown below except as otherwise permitted by this code: ...

Finding: This is an existing lot of record and no new lot creations are being proposed. This criterion is not applicable.

15.405.040 Lot coverage and parking coverage requirements

C. All other districts and uses not listed in subsection (B) of this section shall not be limited as to lot coverage and parking coverage except as otherwise required by this code.

Finding: This site is located within the Institutional zone and is not listed within subsection (B) of this section. Therefore, is not subject to the lot coverage and parking coverage requirements of this code. It will be subject to providing the required parking spaces for the proposed development and this information is detailed in the findings of 15.440.030. This criterion is not applicable.

15.410.020 Front yard setback

D. Institutional and Community Facility. All lots or development sites in the I and CF district shall have a front yard of 25 feet. Outdoor activity facilities, such as pools, basketball courts, tennis courts, or baseball diamonds, including any accessory structures and uses, are not permitted within the required setback.

Finding: The proposed chapel is not located along a public or private street and is set in the interior of a 38-acre lot. The front entry of the church is over 80 feet away from the nearest building, the Murdock Library. This would allow for each building to maintain a 25-foot front yard setback if required. There are no outdoor activity facilities proposed with this project.

This criterion is met.

15.410.030 Interior yard setback.

D. Institutional and Community Facility. All lots or development sites in the I and CF district shall have interior yards of not less than 10 feet, except outdoor activity facilities, such as pools, basketball courts, tennis courts, or baseball diamonds, including any accessory structures and uses, shall have an interior yard setback of 25 feet when abutting a residential district.

Finding: The project site is located approximately 250 feet from the east property line. The following lists the closest structures to the proposed site, all located within the same tax lot as the development site; Edwards Residence Hall, 220 feet to the south, Murdock Library, 60 feet to the west, and Lemmons Family Field, 120 feet to the north. This tax lot does abut residential zones, R-2, R-3, and R-P; however, the placement of the proposed chapel surpasses all interior yard setback requirements.

This criterion is met.

15.410.040 Setback and yard restrictions as to schools, churches, public buildings.

A. Building Setback. No buildings shall be erected, used or maintained for a school, church or public or semi-public building or use, institution or similar use under the regulations of this code unless such building is removed at least 25 feet from every boundary line of any property included in any residential district.

Finding: See above finding. This criterion is met.

B. Required Yard. No required front or interior yard of the lot on which such building or use is located shall be used for play or parking purposes.

Finding: No yard associated with this development is being proposed for play or parking purposes.

This criterion is met.

15.410.050 Special setback requirements to planned rights-of-way.

C. A lot or parcel of land in any district adjoining a street for which the planned right-of-way width and alignment have been determined shall have a building setback line equal to the yard required in the district, plus a distance of:

- 1. Fifty feet from and parallel with the centerline of expressways.***
- 2. Thirty-five feet from and parallel with the centerline of major and minor arterials.***
- 3. Thirty feet from and parallel with the centerline of multifamily, commercial and industrial streets and single-family collector streets.***
- 4. Thirty feet from and parallel with the centerline of single-family local streets.***
- 5. Twenty-five feet from and parallel with the centerline of single-family hillside, cul-de-sacs and local streets which will never be extended more than 2,400 feet in length and which will have a relatively even division of traffic to two or more exits.***

Finding: The location of this development site is not adjoining any public street. This criterion is not applicable.

15.410.060 Vision clearance setback.

The following vision clearance standards shall apply in all zones (see Appendix A, Figure 9).

- A. At the intersection of two streets, including private streets, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 50 feet in length.***
- B. At the intersection of a private drive and a street, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 25 feet in length.***
- C. Vision clearance triangles shall be kept free of all visual obstructions from two and one-half feet to nine feet above the curb line. Where curbs are absent, the edge of the asphalt or future curb location shall be used as a guide, whichever provides the greatest amount of vision clearance.***

Finding: This development site is not located near a public street. This criterion is not applicable.

15.410.070 Yard exceptions and permitted intrusions into required yard setbacks.

The following intrusions may project into required yards to the extent and under the conditions and limitations indicated:

A. Depressed Areas. In any district, open work fences, hedges, guard railings or other landscaping or architectural devices for safety protection around depressed ramps, stairs or retaining walls may be located in required yards; provided, that such devices are not more than three and one-half feet in height.

B. Accessory Buildings. In front yards on through lots, where a through lot has a depth of not more than 140 feet, accessory buildings may be located in one of the required front yards; provided, that every portion of such accessory building is not less than 10 feet from the nearest street line.

C. Projecting Building Features. The following building features may project into the required front yard no more than five feet and into the required interior yards no more than two feet; provided, that such projections are no closer than three feet to any interior lot line:

- 1. Eaves, cornices, belt courses, sills, awnings, buttresses or other similar features.*
- 2. Chimneys and fireplaces, provided they do not exceed eight feet in width.*
- 3. Porches, platforms or landings which do not extend above the level of the first floor of the building.*
- 4. Mechanical structures (heat pumps, air conditioners, emergency generators and pumps).*

Finding: The project is not proposing any depressed areas, accessory building or building projections that within the required yard setbacks.

This criterion is met.

D. Fences and Walls.

- 1. In the residential district, a fence or wall shall be permitted to be placed at the property line or within a yard setback as follows:
 - a. Not to exceed six feet in height. Located or maintained within the required interior yards. For purposes of fencing only, lots**

that are corner lots or through lots may select one of the street frontages as a front yard and all other yards shall be considered as interior yards, allowing the placement of a six-foot fence on the property line. In no case may a fence extend into the clear vision zone as defined in NMC 15.410.060.

b. Not to exceed four feet in height. Located or maintained within all other front yards.

Finding: This site is located within the Institutional zone and no fences or walls are being proposed. This criterion of subsection (D) is not applicable.

E. Parking and Service Drives (Also Refer to NMC 15.440.010 through 15.440.080).

Finding: See Finding 15.440.030 for more information on required parking with this project.

F. Public Telephone Booths and Public Transit Shelters. Public telephone booths and public transit shelters shall be permitted; provided, that vision clearance is maintained for vehicle requirements for vision clearance.

Finding: The applicant is not proposing any public telephone booths or public transit shelters. This criterion is not applicable.

4. Landscaping Requirements. The proposal shall comply with NMC 15.420.010 dealing with landscape requirements and landscape screening.

15.420.010 Required minimum standards.

B. Required Landscaped Area. The following landscape requirements are established for all developments except single-family dwellings:

1. A minimum of 15 percent of the lot area shall be landscaped; provided, however, that computation of this minimum may include areas landscaped under subsection (B)(3) of this section.

Development in the C-3 (central business district) zoning district and M-4 (large lot industrial) zoning district is exempt from the 15 percent landscape area requirement of this section. Additional landscaping requirements in the C-4 district are described in NMC 15.352.040(K). In the AI airport industrial district, only a five percent landscaping standard is required with the goal of “softening” the buildings and making the development “green” with plants, where possible. The existence of the runway, taxiway, and

approach open areas already provide generally for the 15 percent requirement. Developments in the AI airport industrial district with a public street frontage shall have said minimum landscaping between the front property line and the front of the building.

Finding: This project is a development type other than a single-family dwelling therefore is required to have 15 percent of the site area landscaped. The development area is a total of 2.2 acres (95,832 square feet); therefore 14,374 square feet of landscaping is required. Per the applicant's narrative and plans, they state 63,467 square feet of the development site will be dedicated to landscaping. This is a total of 66 percent, surpassing the 15 percent requirement.

This criterion is met.

2. All areas subject to the final design review plan and not otherwise improved shall be landscaped.

3. The following landscape requirements shall apply to the parking and loading areas:

a. A parking or loading area providing 10 or more spaces shall be improved with defined landscaped areas totaling no less than 25 square feet per parking space.

b. A parking, loading area, or drive aisle which runs adjacent to a property line shall be separate from any lot line adjacent to a street by a landscaped strip at least 10 feet in interior width or the width of the required yard, whichever is greater, and any other lot line by a landscaped strip of at least five feet in interior width. See subsections (B)(3)(c) and (d) of this section for material to plant within landscape strips.

c. A landscaped strip separating a parking area, loading area, or drive aisle from a street shall contain street trees spaced as appropriate to the species, not to exceed 50 feet apart on average, and a combination of shrubs and ground cover, or lawn. This landscaping shall provide partial screening of these areas from the street.

d. A landscaped strip separating a parking area, loading area, or drive aisle from an interior lot line shall contain any combination of trees, shrubs, ground cover or lawn. Plant material shall be selected from at least two different plant material groups (example: trees and shrubs, or lawn and shrubs, or lawn and trees and shrubs).

Finding: The project is not proposing any new parking or loading areas. The proposed service drive does not abut any residential zoned lots. The service drive to the north of the project site is within the interior of the lot, and the fire access drive along the east that is already existing is 250 feet from the nearest property line that abuts an Institutional zoned lot. Therefore, this criterion is not applicable.

e. Landscaping in a parking or loading area shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area.

f. Landscaping areas in a parking lot, service drive or loading area shall have an interior width of not less than five feet.

Finding: No new public or private parking area or vehicle sales area is being proposed. The existing parking lot being requested to be used for this project was most recently approved during the 2016 design review expansion of Ross Bauman Parking, DR1-16-005. No improvements are required as part of this project. This criterion is not applicable.

g. All multifamily, institutional, commercial, or industrial parking areas, service drives, or loading zones which abut a residential district shall be enclosed with a 75 percent opaque, site-obscuring fence, wall or evergreen hedge along and immediately adjacent to any interior property line which abuts the residential district. Landscape plantings must be large enough to provide the required minimum screening requirement within 12 months after initial installation. Adequate provisions shall be maintained to protect walls, fences or plant materials from being damaged by vehicles using said parking areas.

Finding: This development is not proposing any new parking area or loading zones. An existing service and fire access drive that is located within the interior of the lot will be improved but is over 250 feet from the closest property line that abuts the Institutional zone. This criterion is not applicable.

h. An island of landscaped area shall be located to separate blocks of parking spaces. At a minimum, one deciduous shade tree per seven parking spaces shall be planted to create a partial tree canopy over and around the parking area. No more than seven parking spaces may be grouped together without an island separation unless otherwise approved by the director based on the following alternative standards:

i. Provision of a continuous landscaped strip, with a five-foot minimum width, which runs perpendicular to the row of parking spaces (see Appendix A, Figure 13).

ii. Provision of tree planting landscape islands, each of which is at least 16 square feet in size, and spaced no more than 50 feet apart on average, within areas proposed for back-to-back parking (see Appendix A, Figure 14).

Finding: No new parking spaces are being proposed with this development. This criterion is not applicable.

4. Trees, Shrubs and Ground Covers. *The species of street trees required under this section shall conform to those authorized by the city council through resolution. The director shall have the responsibility for preparing and updating the street tree species list which shall be adopted in resolution form by the city council.*

a. Arterial and minor arterial street trees shall have spacing of approximately 50 feet on center. These trees shall have a minimum two-inch caliper tree trunk or stalk at a measurement of two feet up from the base and shall be balled and burlapped or boxed.

b. Collector and local street trees shall be spaced approximately 35 to 40 feet on center. These trees shall have a minimum of a one and one-half or one and three-fourths inch tree trunk or stalk and shall be balled and burlapped or boxed.

Finding: This project site is within the interior of the lot and street improvements are not being required or proposed. N Meridian Street, a minor arterial street, and E North Street, a local street, are the two closest public streets used to access the project site. Both have existing and sufficient street trees. This criterion does not apply.

c. Accent Trees. *Accent trees are trees such as flowering cherry, flowering plum, crab-apple, Hawthorne and the like. These trees shall have a minimum one and one-half inch caliper tree trunk or stalk and shall be at least eight to 10 feet in height. These trees may be planted bare root or balled and burlapped. The spacing of these trees should be approximately 25 to 30 feet on center.*

d. All broad-leafed evergreen shrubs and deciduous shrubs shall have a minimum height of 12 to 15 inches and shall be balled and burlapped or come from a two-gallon can. Gallon-can size shrubs will not be allowed except in ground covers. Larger sizes of shrubs may be required in special areas and locations as specified by the design review board. Spacing of these shrubs shall be typical for the variety, three to eight feet, and shall be identified on the landscape planting plan.

e. Ground Cover Plant Material. *Ground cover plant material such as greening juniper, cotoneaster, minor Bowles, English ivy, hypericum and the like shall be one of the following sizes in specified spacing for that size:*

Gallon cans 3 feet on center

4" containers 2 feet on center

2-1/4" containers 18" on center

Rooted cuttings 12" on center

Finding: Landscaping plans note several varieties of evergreen and deciduous shrubs and trees with correct caliber. Though, only one specimen's height is noted and planting schedule states "as shown" however, plans were distorted from reduction inhibiting use of scale to determine proper spacing implementation.

Landscaping plans addressing the requirements of 15.420.010(4) will be required to be submitted for review and approval at time of building permit.

5. Automatic, underground irrigation systems shall be provided for all areas required to be planted by this section. The director shall retain the flexibility to allow a combination of irrigated and nonirrigated areas. Landscaping material used within nonirrigated areas must consist of drought-resistant varieties. Provision must be made for alternative irrigation during the first year after initial installation to provide sufficient moisture for plant establishment.

Finding: The landscaped narrative and plans state that proposed landscape installation will include automatic irrigation except reseeded disturbed areas.

This criterion is met.

6. Required landscaping shall be continuously maintained.

Finding: The narrative and plans did not state how continued maintenance is to occur. Information on how the landscape will be continuously maintained shall be noted on final landscape plans to be submitted with building permit application.

7. Maximum height of tree species shall be considered when planting under overhead utility lines.

Finding: Per Engineering's comments, all proposed utilities will need to be installed underground, however accompanying plans did not show this. The narrative also did not address if any overhead utilities exist where future trees will be planted. Maximum height of tree species shall be considered if planting under overhead utility lines will occur.

8. Landscaping requirements and standards for parking and loading areas (subsection (B)(3) of this section) will apply to development proposals unless the institution has addressed the requirements and standards by an approved site development master plan. With an approved site development master plan, the landscape requirements will be reviewed through an administrative Type I review process.

Finding: No parking modifications are taking place. Parking spaces are proposed to be removed and required parking spaces will be utilized in existing parking lots. This criterion is not applicable.

9. In the M-4 zone, landscaping requirements and standards for parking and loading areas (subsection (B)(3) of this section) do not apply unless within 50 feet of a residential district.

Finding: The project site is located within the Institutional zone. This criterion is not applicable.

C. Installation of Landscaping. All landscaping required by these provisions shall be installed prior to the issuance of occupancy permits, unless security equal to 110 percent of the cost of the landscaping as determined by the director is filed with the city, insuring such installation within six months of occupancy. A security – cash, certified check, time certificates of deposit, assignment of a savings account, bond or such other assurance of completion as shall meet with the approval of the city attorney – shall satisfy the security requirements. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the director, the security may be used by the city to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the city shall be returned to the applicant.

Finding: Applicant's narrative did not confirm understanding of this requirement. All landscaping is required to be installed prior to occupancy. If this is not attainable a security assurance may be obtained with conditions that landscaping will be completed within six months of occupancy. If the landscaping is not completed within an agreed upon time, the city will use the security funds to install the landscaping with any remaining portion returned to the applicant.

5. Signs. Signs shall comply with NMC 15.435.010 et seq dealing with signs

15.435.030 Permit required.

A. Except as follows, no person or entity shall place any sign within the city without first obtaining a permit from the director.

B. The following do not require sign permits, but must otherwise comply with the standards of this chapter:...

Finding: The applicant is not proposing any signs. This criterion is not applicable.

6. Manufactured Dwelling, Mobile Home and RV Parks. Manufactured dwelling and mobile home parks shall also comply with the standards listed in NMC 15.445.075 through 15.445.100 in addition to the other clear and

objective criteria listed in this section. RV parks also shall comply with NMC 15.445.170 in addition to the other criteria listed in this section.

Finding: The criteria of NMC 445.075 through 15.445.100 do not apply because a manufactured dwelling or mobile home park is not proposed.

7. Zoning District Compliance. The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.305.010 through 15.336.020. Through this site review process, the director may make a determination that a use is determined to be similar to those listed in the applicable zoning district, if it is not already specifically listed. In this case, the director shall make a finding that the use shall not have any different or more detrimental effects upon the adjoining neighborhood area than those specifically listed.

Finding: The proposed development is a campus chapel building to be used for religious worship purposes. This site is located within the Institutional zone. Per the NMC15.305.020 zoning use table, religious worship is listed as a permitted use within the Institutional zone. This criterion is met.

8. Subdistrict Compliance. Properties located within subdistricts shall comply with the provisions of those subdistricts located in NMC 15.340.010 through 15.348.060.

Finding: The site is located within the Airport Inner Horizontal Surface subdistrict. A religious institution is a use that is permitted within the primary zone, Institutional. This project does not create any prohibited interference, impaired visibility, hazards, or other endangerments within the airport approach safety zone.

Hess Creek runs along the eastern portion of this project, which includes the Stream Corridor Overlay. The project site is approximately 70' from this overlay, and 156' from the Flood Hazard Overlay.

This criterion is met.

9. Alternative Circulation, Roadway Frontage Improvements and Utility Improvements

Finding: This project does remove a portion of the private street, N Carlton Way (Private), along the west side of the project site. This section will be converted to a pedestrian path. The remaining N Carlton Way (Private) will continue along the south of Lemmons Family Field connecting with an existing service drive to the east of the project site. This will be used as a service drive and an improved route for fire access to Wheeler Sports Complex and the north and east side of the proposed chapel. No public street frontage improvements are required. Please refer to the following findings regarding utility improvements.

13. Roadways and Utilities. The proposed plans shall indicate any public improvements that will be constructed as part of the project, including, but not limited to, roadway and utility improvements.

Findings: The applicant's plans show the proposal to relocate a public water line. Public road improvements are not necessary for the proposed project. This requirement is met.

Chapter 15.430 Underground Utility Installation

15.430.010 Underground utility installation.

A. All new utility lines, including but not limited to electric, communication, natural gas, and cable television transmission lines, shall be placed underground. This does not include surface-mounted transformers, connections boxes, meter cabinets, service cabinets, temporary facilities during construction, and high-capacity electric lines operating at 50,000 volts or above.

B. Existing utility lines shall be placed underground when they are relocated, or when an addition or remodel requiring a Type II design review is proposed, or when a developed area is annexed to the city.

C. The director may make exceptions to the requirement to underground utilities based on one or more of the following criteria:

- 1. The cost of undergrounding the utility is extraordinarily expensive.***
- 2. There are physical factors that make undergrounding extraordinarily difficult.***
- 3. Existing utility facilities in the area are primarily overhead and are unlikely to be changed.***

Finding: The plans show electrical service to the new building and a new transformer. Because final plans have not been submitted, final plans showing utilities installed underground will be required with the building permit application. This criterion will be met when any required utilities are installed underground.

Chapter 15.505 Public Improvement Standards

15.505.020 Applicability.

The provision and utilization of public facilities and services within the City of Newberg shall apply to all land developments in accordance with this chapter. No development shall be approved unless the following improvements are provided for prior to occupancy or operation, unless future provision is assured in accordance with NMC 15.505.030(E).

A. Public Works Design and Construction Standards. The design and construction of all improvements within existing and proposed rights-of-way and easements, all improvements to be maintained by the city, and all improvements for which city approval is required shall comply with the requirements of the most recently adopted Newberg public works design and construction standards.

Finding: All improvements reviewed under this application are identified in the NMC 15.505 section specific to them and are conditioned to comply with the Public Works Design and Construction Standards in those sections. This requirement is met.

B. Street Improvements. All projects subject to a Type II design review, partition, or subdivision approval must construct street improvements necessary to serve the development.

Finding: The nearest full public street frontage to the project area is E Fulton Street. E Fulton Street adjacent to the proposed development is already improved. This requirement is met.

C. Water. All developments, lots, and parcels within the City of Newberg shall be served by the municipal water system as specified in Chapter 13.15 NMC.

Finding: The applicant is proposing to move a public water line. The applicant has proposed a new public utility easement over the proposed relocated water line. Refer to findings under 15.505.040 F below for specific conditions of approval for easements.

There is an existing fire hydrant just south of the proposed building and a proposed fire hydrant at the end of E North Street. The applicant will need to submit a fire flow test. Fire flow test results to be submitted with the building permit application for review by the Fire Marshall for approval.

D. Wastewater. All developments, lots, and parcels within the City of Newberg shall be served by the municipal wastewater system as specified in Chapter 13.10 NMC.

Finding: The proposed plans show a connection to a private wastewater manhole to the west of the building site. This requirement is met.

E. Stormwater. All developments, lots, and parcels within the City of Newberg shall manage stormwater runoff as specified in Chapters 13.20 and 13.25 NMC.

Finding: The applicant's narrative describes a net reduction in impervious area because the proposal replaces 5 tennis courts with a 7000 square foot building. The applicant is proposing to route stormwater runoff from the new development to stormwater manholes southwest of the building and northeast of the building. Both discharge to Hess Creek. A stormwater drainage

report prepared by a licensed engineer will be required to demonstrate the conveyance and discharge complies with Newberg Public Works Design and Construction Standards. The applicant will be required to provide detailed construction plans and a stormwater drainage report prepared by a licensed engineer to demonstrate that the conveyance and discharge complies with requirements outlined in the Public Works Design and Construction Standards, including sections 4.1 and 4.5 in accordance with NMC 13.25 Stormwater Management.

The criterion will be met if the aforementioned condition of approval is adhered to.

F. Utility Easements. Utility easements shall be provided as necessary and required by the review body to provide needed facilities for present or future development of the area.

Finding: The applicant has proposed a new public utility easement over the water line that they are planning to relocate. Refer to 15.505.040 F below for specific conditions of approval. This requirement is met.

G. City Approval of Public Improvements Required. No building permit may be issued until all required public facility improvements are in place and approved by the director, or are otherwise bonded for in a manner approved by the review authority, in conformance with the provisions of this code and the Newberg Public Works Design and Construction Standards. [Ord. 2810 § 2 (Exhs. B, C), 12-19-16.]

Finding: The applicant's plans show a public water line to be relocated. Final plans for the water line relocation will need to be submitted with the public improvements permit application. This requirement will be met when public improvements meeting the aforementioned code and Newberg Public Works Design and Construction Standards are approved.

15.505.030 Street standards.

A. Purpose. The purpose of this section is to:

- 1. Provide for safe, efficient, and convenient multi-modal transportation within the City of Newberg.***
- 2. Provide adequate access to all proposed and anticipated developments in the City of Newberg. For purposes of this section, "adequate access" means direct routes of travel between destinations; such destinations may include residential neighborhoods, parks, schools, shopping areas, and employment centers.***
- 3. Provide adequate area in all public rights-of-way for sidewalks, wastewater and water lines, stormwater facilities, natural gas lines, power lines, and other utilities commonly and appropriately placed in such rights-of-way. For purposes of this section, "adequate area" means space sufficient to provide all required public services to***

standards defined in this code and in the Newberg public works design and construction standards.

B. Applicability. The provisions of this section apply to:

- 1. The creation, dedication, and/or construction of all public streets, bike facilities, or pedestrian facilities in all subdivisions, partitions, or other developments in the City of Newberg.***
- 2. The extension or widening of existing public street rights-of-way, easements, or street improvements including those which may be proposed by an individual or the city, or which may be required by the city in association with other development approvals.***
- 3. The construction or modification of any utilities, pedestrian facilities, or bike facilities in public rights-of-way or easements.***
- 4. The designation of planter strips. Street trees are required subject to Chapter 15.420 NMC.***
- 5. Developments outside the city that tie into or take access from city streets.***

C. Layout of Streets, Alleys, Bikeways, and Walkways. Streets, alleys, bikeways, and walkways shall be laid out and constructed as shown in the Newberg transportation system plan. In areas where the transportation system plan or future street plans do not show specific transportation improvements, roads and streets shall be laid out so as to conform to previously approved subdivisions, partitions, and other developments for adjoining properties, unless it is found in the public interest to modify these patterns. Transportation improvements shall conform to the standards within the Newberg Municipal Code, the Newberg public works design and construction standards, the Newberg transportation system plan, and other adopted city plans.

D. Construction of New Streets. Where new streets are necessary to serve a new development, subdivision, or partition, right-of-way dedication and full street improvements shall be required. Three-quarter streets may be approved in lieu of full street improvements when the city finds it to be practical to require the completion of the other one-quarter street improvement when the adjoining property is developed; in such cases, three-quarter street improvements may be allowed by the city only where all of the following criteria are met:

- 1. The land abutting the opposite side of the new street is undeveloped and not part of the new development; and***

2. The adjoining land abutting the opposite side of the street is within the city limits and the urban growth boundary.

Finding: The nearest full public street frontage to the project area is E Fulton Street. E Fulton Street is fully improved. The requirements of A, B, C, and D are met.

E. Improvements to Existing Streets.

1. All projects subject to partition, subdivision, or Type II design review approval shall dedicate right-of-way sufficient to improve the street to the width specified in subsection (G) of this section.

Finding: There are no improvements to existing streets required. This requirement does not apply.

2. All projects subject to partition, subdivision, or Type II design review approval must construct a minimum of a three-quarter street improvement to all existing streets adjacent to, within, or necessary to serve the development. The director may waive or modify this requirement where the applicant demonstrates that the condition of existing streets to serve the development meets city standards and is in satisfactory condition to handle the projected traffic loads from the development. Where a development has frontage on both sides of an existing street, full street improvements are required.

Finding: The nearest full public street frontage to the project area is E Fulton Street. E Fulton Street frontage is improved. This requirement does not apply.

3. In lieu of the street improvement requirements outlined in NMC 15.505.040(B), the review authority may elect to accept from the applicant monies to be placed in a fund dedicated to the future reconstruction of the subject street(s). The amount of money deposited with the city shall be 100 percent of the estimated cost of the required street improvements (including any associated utility improvements), and 10 percent of the estimated cost for inflation. Cost estimates used for this purpose shall be based on preliminary design of the constructed street provided by the applicant's engineer and shall be approved by the director.

Finding: No street improvements are proposed or required. Therefore, no monies are required in lieu of street improvements. This criterion is not applicable.

F. Improvements Relating to Impacts. Improvements required as a condition of development approval shall be roughly proportional to the impact of the development on public facilities and services. The review body must make findings in the development approval that indicate how the required improvements are roughly proportional to the impact. Development may not occur until required transportation facilities are in place or guaranteed, in conformance with the provisions of this code. If required transportation facilities cannot be put in place or be guaranteed, then the review body shall deny the requested land use application.

Finding: No street improvements are proposed or required. This criterion is not applicable.

G. Street Width and Design Standards.

1. Design Standards. All streets shall conform with the standards contained in Table 15.505.030(G). Where a range of values is listed, the director shall determine the width based on a consideration of the total streets section width needed, existing streets widths, and existing development patterns. Preference shall be given to the higher value. Where values may be modified by the director, the overall width shall be determined using the standards under subsections (G)(2) through (10) of this section.

Table 15.505.030(G) Street Design Standards

<i>Type of Street</i>	<i>Right-of-way Width</i>	<i>Curb-to-Curb Pavement Width</i>	<i>Motor Vehicle Travel Lanes</i>	<i>Median Type</i>	<i>Striped Bike Lane (Both Sides)</i>	<i>On-Street Parking</i>
<i>Arterial Streets</i>						
<i>Expressway**</i>	<i>ODOT</i>	<i>ODOT</i>	<i>ODOT</i>	<i>ODOT</i>	<i>ODOT</i>	<i>ODOT</i>
<i>Major Arterial</i>	<i>95 – 100 feet</i>	<i>74 feet</i>	<i>4 lanes</i>	<i>TWLTL or median*</i>	<i>Yes</i>	<i>No*</i>
<i>Minor Arterial</i>	<i>69 – 80 feet</i>	<i>48 feet</i>	<i>2 lanes</i>	<i>TWLTL or median*</i>	<i>Yes</i>	<i>No*</i>
<i>Collectors</i>						

Table 15.505.030(G) Street Design Standards

<i>Type of Street</i>	<i>Right-of-way Width</i>	<i>Curb-to-Curb Pavement Width</i>	<i>Motor Vehicle Travel Lanes</i>	<i>Median Type</i>	<i>Striped Bike Lane (Both Sides)</i>	<i>On-Street Parking</i>
<i>Major</i>	<i>57 – 80 feet</i>	<i>36 feet</i>	<i>2 lanes</i>	<i>None*</i>	<i>Yes</i>	<i>No*</i>
<i>Minor</i>	<i>61 – 65 feet</i>	<i>40 feet</i>	<i>2 lanes</i>	<i>None*</i>	<i>Yes*</i>	<i>Yes*</i>
<i>Local Streets</i>						
<i>Local residential</i>	<i>54 – 60 feet</i>	<i>32 feet</i>	<i>2 lanes</i>	<i>None</i>	<i>No</i>	<i>Yes</i>
<i>Limited residential, parking both sides</i>	<i>44 – 50 feet</i>	<i>28 feet</i>	<i>2 lanes</i>	<i>None</i>	<i>No</i>	<i>Yes</i>
<i>Limited residential, parking one side</i>	<i>40 – 46 feet</i>	<i>26 feet</i>	<i>2 lanes</i>	<i>None</i>	<i>No</i>	<i>One side</i>
<i>Local commercial/ industrial</i>	<i>55 – 65 feet</i>	<i>34 feet</i>	<i>2 lanes</i>	<i>None*</i>	<i>No*</i>	<i>Yes*</i>

* *May be modified with approval of the director. Modification will change overall curb-to-curb and right-of-way width. Where a center turn lane is not required, a landscaped median shall be provided instead, with turning pockets as necessary to preserve roadway functions.*

** *All standards shall be per ODOT expressway standards.*

Finding: No street improvements are proposed or required. This criterion is not applicable.

2. Motor Vehicle Travel Lanes. Collector and arterial streets shall have a minimum width of 12 feet.

Finding: No new collector or arterial streets are proposed. This criterion is not applicable.

3. Bike Lanes. *Striped bike lanes shall be a minimum of six feet wide. Bike lanes shall be provided where shown in the Newberg transportation system plan.*

Finding: No bike lines are proposed. This criterion is not applicable.

4. Parking Lanes. *Where on-street parking is allowed on collector and arterial streets, the parking lane shall be a minimum of eight feet wide.*

Finding: There are no collector or arterial streets proposed. This criterion is not applicable.

5. Center Turn Lanes. *Where a center turn lane is provided, it shall be a minimum of 12 feet wide.*

Finding: No center turn lanes are proposed. This criterion is not applicable.

6. Limited Residential Streets. *Limited residential streets shall be allowed only at the discretion of the review authority, and only in consideration of the following factors:*

- a. The requirements of the fire chief shall be followed.*
- b. The estimated traffic volume on the street is low, and in no case more than 600 average daily trips.*
- c. Use for through streets or looped streets is preferred over cul-de-sac streets.*
- d. Use for short blocks (under 400 feet) is preferred over longer blocks.*
- e. The total number of residences or other uses accessing the street in that block is small, and in no case more than 30 residences.*
- f. On-street parking usage is limited, such as by providing ample off-street parking, or by staggering driveways so there are few areas where parking is allowable on both sides.*

Finding: There are no limited residential streets proposed as part of this project. These criteria do not apply.

7. Sidewalks. *Sidewalks shall be provided on both sides of all public streets. Minimum width is five feet.*

Finding: The nearest full public street frontage to the project area is E Fulton Street. Sidewalks on E Fulton Street are improved. This criterion is met.

8. Planter Strips. *Except where infeasible, a planter strip shall be provided between the sidewalk and the curb line, with a minimum width of five feet. This strip shall be landscaped in accordance with the standards in NMC 15.420.020. Curb-side sidewalks may be allowed on limited residential streets. Where curb-side sidewalks are allowed, the following shall be provided:*

a. Additional reinforcement is done to the sidewalk section at corners.

b. Sidewalk width is six feet.

Finding: No planter strips are proposed. These criteria are not applicable.

9. Slope Easements. *Slope easements shall be provided adjacent to the street where required to maintain the stability of the street.*

Finding: The applicant is not proposing a slope easement. This criterion does not apply.

10. Intersections and Street Design. *The street design standards in the Newberg public works design and construction standards shall apply to all public streets, alleys, bike facilities, and sidewalks in the city.*

Finding: The applicant is not proposing street improvements. This criterion does not apply.

11. *The planning commission may approve modifications to street standards for the purpose of ingress or egress to a minimum of three and a maximum of six lots through a conditional use permit.*

Finding: The applicant is not proposing modifications to street standards for the purpose of ingress or egress. This criterion does not apply.

H. Modification of Street Right-of-Way and Improvement Width. *The director, pursuant to the Type II review procedures of Chapter 15.220 NMC, may allow modification to the public street standards of subsection (G) of this section, when the criteria in both subsections (H)(1) and (2) of this section are satisfied:*

1. The modification is necessary to provide design flexibility in instances where:

- a. Unusual topographic conditions require a reduced width or grade separation of improved surfaces; or*
- b. Lot shape or configuration precludes accessing a proposed development with a street which meets the full standards of this section; or*
- c. A modification is necessary to preserve trees or other natural features determined by the city to be significant to the aesthetic character of the area; or*
- d. A planned unit development is proposed and the modification of street standards is necessary to provide greater privacy or aesthetic quality to the development.*

2. Modification of the standards of this section shall only be approved if the director finds that the specific design proposed provides adequate vehicular access based on anticipated traffic volumes.

Finding: The applicant has not proposed modifications to these street standards. This criterion does not apply.

I. Temporary Turnarounds. Where a street will be extended as part of a future phase of a development, or as part of development of an abutting property, the street may be terminated with a temporary turnaround in lieu of a standard street connection or circular cul-de-sac bulb. The director and fire chief shall approve the temporary turnaround. It shall have an all-weather surface, and may include a hammerhead-type turnaround meeting fire apparatus access road standards, a paved or graveled circular turnaround, or a paved or graveled temporary access road. For streets extending less than 150 feet and/or with no significant access, the director may approve the street without a temporary turnaround. Easements or right-of-way may be required as necessary to preserve access to the turnaround.

Finding: The applicant is not proposing a temporary turnaround. This criterion does not apply.

J. Topography. The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of this code.

Finding: The applicant is not proposing street improvements. This requirement does not apply.

K. Future Extension of Streets. All new streets required for a subdivision, partition, or a project requiring site design review shall be constructed to be “to and through”: through the development and to the edges of the project site to serve adjacent properties for future development.

Finding: There are no possible future street extensions as part of this project. This criterion does not apply.

L. Cul-de-Sacs.

1. Cul-de-sacs shall only be permitted when one or more of the circumstances listed in this section exist. When cul-de-sacs are justified, public walkway connections shall be provided wherever practical to connect with another street, walkway, school, or similar destination.

a. Physical or topographic conditions make a street connection impracticable. These conditions include but are not limited to controlled access streets, railroads, steep slopes, wetlands, or water bodies where a connection could not be reasonably made.

b. Buildings or other existing development on adjacent lands physically preclude a connection now or in the future, considering the potential for redevelopment.

c. Where streets or accessways would violate provisions of leases, easements, or similar restrictions.

d. Where the streets or accessways abut the urban growth boundary and rural resource land in farm or forest use, except where the adjoining land is designated as an urban reserve area.

2. Cul-de-sacs shall be no more than 400 feet long (measured from the centerline of the intersection to the radius point of the bulb).

3. Cul-de-sacs shall not serve more than 18 single-family dwellings. Each cul-de-sac shall have a circular end with a minimum diameter of 96 feet, curb-to-curb, within a 109-foot minimum diameter right-of-way. For residential uses, a 35-foot radius may be allowed if the street has no parking, a mountable curb, curbside sidewalks, and sprinkler systems in every building along the street.

Finding: The applicant is not proposing a cul-de-sac. These criteria do not apply.

M. Street Names and Street Signs. Streets that are in alignment with existing named streets shall bear the names of such existing streets. Names for new streets not in alignment with existing streets are subject to approval by the director and the fire chief and shall not unnecessarily duplicate or resemble the name of any existing or platted street in the city. It shall be the responsibility of the land divider to provide street signs.

Finding: The applicant is not proposing new streets. This criterion does not apply.

N. Platting Standards for Alleys.

- 1. An alley may be required to be dedicated and constructed to provide adequate access for a development, as deemed necessary by the director.*
- 2. The right-of-way width and paving design for alleys shall be not less than 20 feet wide. Slope easements shall be dedicated in accordance with specifications adopted by the city council under NMC 15.505.010 et seq.*
- 3. Where two alleys intersect, 10-foot corner cut-offs shall be provided.*
- 4. Unless otherwise approved by the city engineer where topographical conditions will not reasonably permit, grades shall not exceed 12 percent on alleys, and centerline radii on curves shall be not less than 100 feet.*
- 5. All provisions and requirements with respect to streets identified in this code shall apply to alleys the same in all respects as if the word "street" or "streets" therein appeared as the word "alley" or "alleys" respectively.*

Finding: The applicant is not proposing alleys. These criteria do not apply.

O. Platting Standards for Blocks.

- 1. Purpose. Streets and walkways can provide convenient travel within a neighborhood and can serve to connect people and land uses. Large, uninterrupted blocks can serve as a barrier to travel, especially walking and biking. Large blocks also can divide rather than unite neighborhoods. To promote connected neighborhoods and to shorten travel distances, the following minimum standards for block lengths are established.*

2. Maximum Block Length and Perimeter. *The maximum length and perimeters of blocks in the zones listed below shall be according to the following table. The review body for a subdivision, partition, conditional use permit, or a Type II design review may require installation of streets or walkways as necessary to meet the standards below.*

Zone(s)	Maximum Block Length	Maximum Block Perimeter
R-1	800 feet	2,000 feet
R-2, R-3, RP, I	1,200 feet	3,000 feet

3. Exceptions.

a. If a public walkway is installed mid-block, the maximum block length and perimeter may be increased by 25 percent.

b. Where a proposed street divides a block, one of the resulting blocks may exceed the maximum block length and perimeter standards provided the average block length and perimeter of the two resulting blocks do not exceed these standards.

c. Blocks in excess of the above standards are allowed where access controlled streets, street access spacing standards, railroads, steep slopes, wetlands, water bodies, preexisting development, ownership patterns or similar circumstances restrict street and walkway location and design. In these cases, block length and perimeter shall be as small as practical. Where a street cannot be provided because of these circumstances but a public walkway is still feasible, a public walkway shall be provided.

d. Institutional campuses located in an R1 zone may apply the standards for the institutional zone.

e. Where a block is in more than one zone, the standards of the majority of land in the proposed block shall apply.

f. Where a local street plan, concept master site development plan, or specific plan has been approved for an area, the block standards shall follow those approved in the plan. In approving such a plan, the review body shall follow the block standards listed above to the extent appropriate for the plan area.

Finding: The applicant is not proposing blocks. These criteria do not apply.

P. Private Streets. New private streets, as defined in NMC 15.05.030, shall not be created, except as allowed by NMC 15.240.020(L)(2).

Finding: The applicant is not proposing new private streets. This criterion does not apply.

Q. Traffic Calming.

1. The following roadway design features may be required in new street construction where traffic calming needs are anticipated:

a. Serpentine alignment.

b. Curb extensions.

c. Traffic diverters/circles.

d. Raised medians and landscaping.

e. Other methods shown effective through engineering studies.

2. Traffic-calming measures such as speed humps should be applied to mitigate traffic operations and/or safety problems on existing streets. They should not be applied with new street constructions.

Finding: The applicant is not proposing traffic calming. This criterion does not apply.

R. Vehicular Access Standards.

1. Purpose. The purpose of these standards is to manage vehicle access to maintain traffic flow, safety, roadway capacity, and efficiency. They help to maintain an adequate level of service consistent with the functional classification of the street. Major roadways, including arterials and collectors, serve as the primary system for moving people and goods within and through the city. Access is limited and managed on these roads to promote efficient through movement. Local streets and alleys provide access to individual properties. Access is managed on these roads to maintain safe maneuvering of vehicles in and out of properties and to allow safe through movements. If vehicular access and circulation are not properly designed, these roadways will be unable to accommodate the needs of development and serve their transportation function.

2. Access Spacing Standards. Public street intersection and driveway spacing shall follow the standards in Table 15.505.R below. The Oregon Department of Transportation (ODOT) has jurisdiction of

some roadways within the Newberg city limits, and ODOT access standards will apply on those roadways.

Table 15.505.R. Access Spacing Standards

Roadway Functional Classification	Area¹	Minimum Public Street Intersection Spacing (Feet)²	Driveway Setback from Intersecting Street³
Expressway	<i>All</i>	<i>Refer to ODOT Access Spacing Standards</i>	<i>NA</i>
Major Arterial	<i>Urban CBD</i>	<i>Refer to ODOT Access Spacing Standards</i>	
Minor Arterial	<i>Urban CBD</i>	<i>500 200</i>	<i>150 100</i>
Major Collector	<i>All</i>	<i>400</i>	<i>150</i>
Minor Collector	<i>All</i>	<i>300</i>	<i>100</i>

¹ ***“Urban” refers to intersections inside the city urban growth boundary outside the central business district (C-3 zone).***

“CBD” refers to intersections within the central business district (C-3 zone).

“All” refers to all intersections within the Newberg urban growth boundary.

² ***Measured centerline to centerline.***

³ ***The setback is based on the higher classification of the intersecting streets. Measured from the curb line of the intersecting street to the beginning of the driveway, excluding flares. If the driveway setback listed above would preclude a lot from having at least one driveway, including shared driveway or driveways on adjoining streets, one driveway is allowed as far from the intersection as possible.***

Finding: No new access is being proposed. These criteria are not applicable.

3. Properties with Multiple Frontages. Where a property has frontage on more than one street, access shall be limited to the street with the lesser classification.

Finding: This property does have multiple frontages. No new trips are created by this development. Access will remain as it is on the property. This criterion does not apply.

4. Driveways. *More than one driveway is permitted on a lot accessed from either a minor collector or local street as long as there is at least 40 feet of lot frontage separating each driveway approach. More than one driveway is permitted on a lot accessed from a major collector as long as there is at least 100 feet of lot frontage separating each driveway approach.*

Finding: This property has more than one driveway with 40-feet or more separation. No new driveway is proposed. This criterion is met.

5. Alley Access. *Where a property has frontage on an alley and the only other frontages are on collector or arterial streets, access shall be taken from the alley only. The review body may allow creation of an alley for access to lots that do not otherwise have frontage on a public street provided all of the following are met:*

- a. The review body finds that creating a public street frontage is not feasible.*
- b. The alley access is for no more than six dwellings and no more than six lots.*
- c. The alley has through access to streets on both ends.*
- d. One additional parking space over those otherwise required is provided for each dwelling. Where feasible, this shall be provided as a public use parking space adjacent to the alley.*

Finding: The proposed development does not have alley access. This criterion does not apply.

6. Closure of Existing Accesses. *Existing accesses that are not used as part of development or redevelopment of a property shall be closed and replaced with curbing, sidewalks, and landscaping, as appropriate.*

Finding: The accesses existing on this property are currently used. This criterion does not apply.

7. Shared Driveways.

- a. The number of driveways onto arterial streets shall be minimized by the use of shared driveways with adjoining lots*

where feasible. The city shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes. Where there is an abutting developable property, a shared driveway shall be provided as appropriate. When shared driveways are required, they shall be stubbed to adjacent developable parcels to indicate future extension. “Stub” means that a driveway temporarily ends at the property line, but may be accessed or extended in the future as the adjacent parcel develops. “Developable” means that a parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).

b. Access easements (i.e., for the benefit of affected properties) and maintenance agreements shall be recorded for all shared driveways, including pathways, at the time of final plat approval or as a condition of site development approval.

c. No more than four lots may access one shared driveway.

d. Shared driveways shall be posted as no parking fire lanes where required by the fire marshal.

e. Where three lots or three dwellings share one driveway, one additional parking space over those otherwise required shall be provided for each dwelling. Where feasible, this shall be provided as a common use parking space adjacent to the driveway.

Finding: There is no shared driveways on this property. These criteria do not apply.

8. Frontage Streets and Alleys. The review body for a partition, subdivision, or design review may require construction of a frontage street to provide access to properties fronting an arterial or collector street.

Finding: No frontage street is proposed. This criterion does not apply.

9. ODOT or Yamhill County Right-of-Way. Where a property abuts an ODOT or Yamhill County right-of-way, the applicant for any development project shall obtain an access permit from ODOT or Yamhill County.

Finding: The property does not abut ODOT or Yamhill County Right-of-Way. This criterion does not apply.

10. Exceptions. *The director may allow exceptions to the access standards above in any of the following circumstances:*

a. Where existing and planned future development patterns or physical constraints, such as topography, parcel configuration, and similar conditions, prevent access in accordance with the above standards.

b. Where the proposal is to relocate an existing access for existing development, where the relocated access is closer to conformance with the standards above and does not increase the type or volume of access.

c. Where the proposed access results in safer access, less congestion, a better level of service, and more functional circulation, both on street and on site, than access otherwise allowed under these standards.

Finding: The applicant is not requesting an exception. These criteria do not apply.

11. *Where an exception is approved, the access shall be as safe and functional as practical in the particular circumstance. The director may require that the applicant submit a traffic study by a registered engineer to show the proposed access meets these criteria.*

Finding: The applicant is not requesting an exception. These criteria do not apply.

S. Public Walkways.

1. *Projects subject to Type II design review, partition, or subdivision approval may be required to provide public walkways where necessary for public safety and convenience, or where necessary to meet the standards of this code. Public walkways are meant to connect cul-de-sacs to adjacent areas, to pass through oddly shaped or unusually long blocks, to provide for networks of public paths according to adopted plans, or to provide access to schools, parks or other community destinations or public areas. Where practical, public walkway easements and locations may also be used to accommodate public utilities.*

2. *Public walkways shall be located within a public access easement that is a minimum of 15 feet in width.*

3. *A walk strip, not less than 10 feet in width, shall be paved in the center of all public walkway easements. Such paving shall conform*

to specifications in the Newberg public works design and construction standards.

4. Public walkways shall be designed to meet the Americans with Disabilities Act requirements.

5. Public walkways connecting one right-of-way to another shall be designed to provide as short and straight of a route as practical.

6. The developer of the public walkway may be required to provide a homeowners' association or similar entity to maintain the public walkway and associated improvements.

7. Lighting may be required for public walkways in excess of 250 feet in length.

8. The review body may modify these requirements where it finds that topographic, preexisting development, or similar constraints exist.

Finding: No public walkway is proposed or required. These criteria do not apply.

T. Street Trees. Street trees shall be provided for all projects subject to Type II design review, partition, or subdivision. Street trees shall be installed in accordance with the provisions of NMC 15.420.010(B)(4).

Finding: This project is not proposing street improvements or new street trees. This criterion is does not apply.

U. Street Lights. All developments shall include underground electric service, light standards, wiring and lamps for street lights according to the specifications and standards of the Newberg public works design and construction standards. The developer shall install all such facilities and make the necessary arrangements with the serving electric utility as approved by the city. Upon the city's acceptance of the public improvements associated with the development, the street lighting system, exclusive of utility-owned service lines, shall be and become property of the city unless otherwise designated by the city through agreement with a private utility.

Finding: The project area is not located along a public street frontage. This criterion does not apply.

V. Transit Improvements. Development proposals for sites that include or are adjacent to existing or planned transit facilities, as shown in the Newberg transportation system plan or adopted local or regional transit plan, shall be required to provide any of the following, as applicable and required by the review authority:

- 1. Reasonably direct pedestrian connections between the transit facility and building entrances of the site. For the purpose of this section, “reasonably direct” means a route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for users.***
- 2. A transit passenger landing pad accessible to disabled persons.***
- 3. An easement of dedication for a passenger shelter or bench if such facility is in an adopted plan.***
- 4. Lighting at the transit facility.***

Finding: The applicant is not proposing transit improvements and the site is not adjacent to existing or planned transit facilities. These criteria do not apply.

15.505.040 Public utility standards.

A. Purpose. The purpose of this section is to provide adequate services and facilities appropriate to the scale and type of development.

B. Applicability. This section applies to all development where installation, extension or improvement of water, wastewater, or private utilities is required to serve the development or use of the subject property.

C. General Standards.

1. The design and construction of all improvements within existing and proposed rights-of-way and easements, all improvements to be maintained by the city, and all improvements for which city approval is required shall conform to the Newberg public works design and construction standards and require a public improvements permit.

2. The location, design, installation and maintenance of all utility lines and facilities shall be carried out with minimum feasible disturbances of soil and site. Installation of all proposed public and private utilities shall be coordinated by the developer and be approved by the city to ensure the orderly extension of such utilities within public right-of-way and easements.

D. Standards for Water Improvements. All development that has a need for water service shall install the facilities pursuant to the requirements of the city and all of the following standards. Installation of such

facilities shall be coordinated with the extension or improvement of necessary wastewater and stormwater facilities, as applicable.

1. All developments shall be required to be linked to existing water facilities adequately sized to serve their intended area by the construction of water distribution lines, reservoirs and pumping stations which connect to such water service facilities. All necessary easements required for the construction of these facilities shall be obtained by the developer and granted to the city pursuant to the requirements of the city.

2. Specific location, size and capacity of such facilities will be subject to the approval of the director with reference to the applicable water master plan. All water facilities shall conform with city pressure zones and shall be looped where necessary to provide adequate pressure and fire flows during peak demand at every point within the system in the development to which the water facilities will be connected. Installation costs shall remain entirely the developer's responsibility.

3. The design of the water facilities shall take into account provisions for the future extension beyond the development to serve adjacent properties, which, in the judgment of the city, cannot be feasibly served otherwise.

4. Design, construction and material standards shall be as specified by the director for the construction of such public water facilities in the city.

Finding: The applicant is proposing to relocate the existing public water line onsite and record a 15-foot public utility easement. Final plans for the water line relocation will need to be submitted with the public improvements permit application. This requirement will be met when public improvements meeting the aforementioned code and Newberg Public Works Design and Construction Standards are approved.

E. Standards for Wastewater Improvements. All development that has a need for wastewater services shall install the facilities pursuant to the requirements of the city and all of the following standards. Installation of such facilities shall be coordinated with the extension or improvement of necessary water services and stormwater facilities, as applicable.

1. All septic tank systems and on-site sewage systems are prohibited. Existing septic systems must be abandoned or removed in accordance with Yamhill County standards.

2. All properties shall be provided with gravity service to the city wastewater system, except for lots that have unique topographic or other natural features that make gravity wastewater extension impractical as determined by the director. Where gravity service is

impractical, the developer shall provide all necessary pumps/lift stations and other improvements, as determined by the director.

3. All developments shall be required to be linked to existing wastewater collection facilities adequately sized to serve their intended area by the construction of wastewater lines which connect to existing adequately sized wastewater facilities. All necessary easements required for the construction of these facilities shall be obtained by the developer and granted to the city pursuant to the requirements of the city.

4. Specific location, size and capacity of wastewater facilities will be subject to the approval of the director with reference to the applicable wastewater master plan. All wastewater facilities shall be sized to provide adequate capacity during peak flows from the entire area potentially served by such facilities. Installation costs shall remain entirely the developer's responsibility.

5. Temporary wastewater service facilities, including pumping stations, will be permitted only if the director approves the temporary facilities, and the developer provides for all facilities that are necessary for transition to permanent facilities.

6. The design of the wastewater facilities shall take into account provisions for the future extension beyond the development to serve upstream properties, which, in the judgment of the city, cannot be feasibly served otherwise.

7. Design, construction and material standards shall be as specified by the director for the construction of such wastewater facilities in the city.

Finding: The applicant is proposing to connect a new wastewater collection line to an existing private manhole onsite. It appears this line drains to the existing public wastewater collection line on E North Street. This requirement is met.

F. Easements. Easements for public and private utilities shall be provided as deemed necessary by the city, special districts, and utility companies. Easements for special purpose uses shall be of a width deemed appropriate by the responsible agency. Such easements shall be recorded on easement forms approved by the city and designated on the final plat of all subdivisions and partitions. Minimum required easement width and locations are as provided in the Newberg public works design and construction standards.

Finding: The applicant's plans show a new 15-foot public utility easement over the public water line proposed to be relocated. All public facilities on the private site will require 15-foot public utility easements as described the Newberg Public Works Design and Construction Standards.

Prior to occupancy of the proposed building the applicant shall record a public utility easement meeting code section 15.505.040 and the specifications of the Newberg Public Works Design and Construction Standards for the new relocated public water line.

It is unclear if there is an existing public easement associated with the current water line location. If there is an existing easement there will need to be a vacation of that easement. Because it is unclear if there is an existing public easement associated with the current water line location, the applicant will need to perform proper documentation to vacate any existing public easement no longer needed.

15.505.050 Stormwater system standards.

A. Purpose. The purpose of this section is to provide for the drainage of surface water from all development; to minimize erosion; and to reduce degradation of water quality due to sediments and pollutants in stormwater runoff.

B. Applicability. The provisions of this section apply to all developments subject to site development review or land division review and to the reconstruction or expansion of such developments that increases the flow or changes the point of discharge to the city stormwater system. Additionally, the provisions of this section shall apply to all drainage facilities that impact any public storm drain system, public right-of-way or public easement, including but not limited to off-street parking and loading areas.

C. General Requirement. All stormwater runoff shall be conveyed to a public storm wastewater or natural drainage channel having adequate capacity to carry the flow without overflowing or otherwise causing damage to public and/or private property. The developer shall pay all costs associated with designing and constructing the facilities necessary to meet this requirement.

Finding: The applicant is proposing to route stormwater runoff from the new development to a private stormwater manhole southwest of the building and to a private stormwater manhole northeast of the building. Both routes collect stormwater run-off to Hess Creek. The narrative describes a net reduction of impervious area. It is unclear, however, if the tennis courts are currently routed to Hess Creek. Stormwater runoff from new impervious area routed to Hess Creek may impact erosion at the discharge points. A stormwater drainage report prepared by a licensed engineer will be required to demonstrate the impact of stormwater runoff on the discharge points in Hess Creek.

The applicant will need to provide a stormwater drainage report that shows both existing storm lines have adequate capacity for flows without causing impacts at the discharge points in Hess Creek. This requirement will be met if improvements that address the requirements outlined in the Public Works Design and Construction Standards in accordance with NMC 13.25 Stormwater Management are constructed.

D. Plan for Stormwater and Erosion Control. No construction of any facilities in a development included in subsection (B) of this section shall be permitted until an engineer registered in the State of Oregon prepares a stormwater report and erosion control plan for the project.

This plan shall contain at a minimum:

- 1. The methods to be used to minimize the amount of runoff, sedimentation, and pollution created from the development both during and after construction.***
- 2. Plans for the construction of stormwater facilities and any other facilities that depict line sizes, profiles, construction specifications, and other such information as is necessary for the city to review the adequacy of the stormwater plans.***
- 3. Design calculations shall be submitted for all drainage facilities. These drainage calculations shall be included in the stormwater report and shall be stamped by a licensed professional engineer in the State of Oregon. Peak design discharges shall be computed based upon the design criteria outlined in the public works design and construction standards for the city.***

Finding: The proposed project is over an acre. A DEQ 1200-C permit will be required. Because the applicant as not provided documentation of an erosion and sedimentation control permit for the development site, the applicant will be required to obtain a DEQ 1200-C permit prior to any ground disturbing activity.

The criterion will be met if the aforementioned condition of approval is adhered to.

E. Development Standards. Development subject to this section shall be planned, designed, constructed, and maintained in compliance with the Newberg public works design and construction standards.

Finding: The applicant is proposing to route stormwater runoff from the new development to stormwater manholes southwest of the building and northeast of the building. Both discharge to Hess Creek. A stormwater drainage report prepared by a licensed engineer will be required to demonstrate the conveyance and discharge complies with Newberg Public Works Design and Construction Standards.

The applicant will be required to provide detailed construction plans and a stormwater drainage report prepared by a licensed engineer to demonstrate that the conveyance and discharge complies with requirements outlined in the Public Works Design and Construction Standards, including sections 4.1 and 4.5 in accordance with NMC 13.25 Stormwater Management.

The criterion will be met if the aforementioned condition of approval is adhered to.

10. Traffic Study Improvements. If a traffic study is required, improvements identified in the traffic study shall be implemented as required by the director.

14. Traffic Study. A traffic study shall be submitted for any project that generates in excess of 40 trips per p.m. peak hour. This requirement may be waived by the director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the director for projects below 40 trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service. The traffic study shall be conducted according to the City of Newberg design standards. [Ord. 2619, 5-16-05; Ord. 2451, 12-2-96. Code 2001 § 151.192.]

Finding: The proposed development replaces 5 tennis courts with a chapel. The applicant's narrative describes an assessment of 5 PM peak hour trips created by the chapel use and 19 PM peak hour trips reduced by the demolition of 5 tennis courts. No new trips are created by this use. This criterion does not apply.

CONCLUSION:

Based on the above findings, the project meets the criteria required within the Newberg Development Code, subject to completion of the attached conditions.

Section III: Conditions – File DR221-0013
Design Review – Campus Chapel

A. THE FOLLOWING MUST BE COMPLETED BEFORE THE CITY WILL ISSUE A BUILDING PERMIT:

1. **Permit Submittal:** Submit a building permit application and two (2) complete working drawing sets of the proposed project. Show all the features of the plan approved through design review, including the following:
 - a. The applicant will need to submit construction plans and obtain a Public Improvement Permit to install the water system pursuant to the requirements of the City’s Public Works Design and Construction Standards. Utility designs and alignments will be reviewed as part of the Public Improvement Permit.
2. **Conditions of Approval:** Either write or otherwise permanently affix the conditions of approval contained within this report onto the first page of the plans submitted for building permit review.
3. **Exterior Lighting:**
 - a. At the time of building permit application, a detailed lighting plan addressing all sections of 15.425.020 must be included with the submission packet.
4. **Parking and Bike Parking:**
 - a. Major events may be held in combination at the baseball stadium, softball stadium, and the chapel, along with either Miller Gymnasium or Bauman Auditorium. No major event may be held at the same time one is being held at Stoffer Stadium (the football stadium). Miller Gymnasium and Bauman Auditorium may not hold major events at the same time. A major event is defined as an event such as a football game, track meet or commencement ceremony which has the potential to fill the bleachers or spectator seats and bring visitors to the campus.
 - b. A bicycle rack consisting of at least one space meeting all the design requirements of 15.440.110 must be included in plans at time of building permit application.
5. **Landscaping:**
 - a. Landscaping plans addressing the requirements of 15.420.010(4) will be required to be submitted for review and approval at time of building permit.

- b. Information on how the landscape will be continuously maintained shall be noted on final landscape plans to be submitted with building permit application.
- c. Maximum height of tree species shall be considered if planting under overhead utility lines will occur.
- d. All landscaping is required to be installed prior to occupancy. If this is not attainable a security assurance may be obtained with conditions that landscaping will be completed within six months of occupancy. If the landscaping is not completed within an agreed upon time, the city will use the security funds to install the landscaping with any remaining portion returned to the applicant.

6. **Utilities:**

- a. Final plans showing utilities installed underground will be required with the building permit application.
- b. Final plans for the water line relocation will need to be submitted with the public improvements permit application.

7. **Fire Flow:**

- a. Fire flow test results to be submitted with the building permit application for review by the Fire Marshall for approval.

8. **Stormwater:**

- a. The applicant will be required to provide detailed construction plans and a stormwater drainage report prepared by a licensed engineer to demonstrate that the conveyance and discharge complies with requirements outlined in the Public Works Design and Construction Standards, including sections 4.1 and 4.5 in accordance with NMC 13.25 Stormwater Management.
- b. The applicant will need to provide a stormwater drainage report that shows both existing storm lines have adequate capacity for flows without causing impacts at the discharge points in Hess Creek.

9. **Easements:**

- a. The applicant will need to perform proper documentation to record new public utility easement associated with water line relocation, and if necessary, proper documentation to vacate existing public easement.
- b. Prior to occupancy of the proposed building the applicant shall record a public utility easement meeting this code section and the specifications of

the Newberg Public Works Design and Construction Standards for the new relocated public water line.

- c. The applicant will need to perform proper documentation to vacate any existing public easement no longer needed.

10. **Permits:**

- a. The applicant will be required to obtain a DEQ 1200-C permit prior to any ground disturbing activity.

B. THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO OCCUPANCY

1. **Fire Department Requirements:** This project is subject to compliance with all Fire Department (TVF&R) standards relating to access and fire protection.
2. **Design Review Conditions:** Contact the Planning Division (503-537-1240) to verify that all design review conditions have been completed.
3. **Site Inspection:** Contact the Building Division (503-537-1240) for Building, Mechanical, and Plumbing final inspections. Contact the TVF&R (503-649-8577) for Fire Safety final inspections. Contact Yamhill County (503-538-7302) for electrical final inspections. Contact the Planning Division (503-537-1240) for landscaping final inspections.

C. DEVELOPMENT NOTES

1. Systems development charges (SDCs) will be collected when building permits are issued. For questions regarding SDCs please contact the Engineering Division.

Attachment 1: Application Material



TYPE II APPLICATION – LAND USE

File #: _____

TYPES – PLEASE CHECK ONE:

- Design review
- Tentative Plan for Partition
- Tentative Plan for Subdivision
- Type II Major Modification
- Variance _____
- Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: George Fox University - Att: Dan Schutter
 ADDRESS: 414 N. Meridian St. Newberg Oregon
 EMAIL ADDRESS: dschutter@georgefox.edu
 PHONE: 503-554-2014 MOBILE: 503-317-5614 FAX: 503-554-2009
 OWNER (if different from above): _____ PHONE: _____
 ADDRESS: _____
 ENGINEER/SURVEYOR: Soderstrom Architechs - Andrew Berke PHONE: 503-595-2509
 ADDRESS: 1200 NW Naito Parkway Suite 410, Portland Oregon 97209

GENERAL INFORMATION:

PROJECT NAME: Chapel PROJECT LOCATION: about 515 Carlton Way
 PROJECT DESCRIPTION/USE: Campus Accessory Building PROJECT VALUATION: \$1,320,000 ~~✓~~
 MAP/TAX LOT NO. (i.e. 3200AB-400): 3217CC-0100 ZONE: 1 SITE SIZE: 2 SQ. FT. ACRES
 COMP PLAN DESIGNATION: Istitutional TOPOGRAPHY: Flat city lot w/ Hess Creek SC to the east
 CURRENT USE: George Fox University - Campus Accessry Use - Tennis courts
 SURROUNDING USES:
 NORTH: George Fox University SOUTH: George Fox University
 EAST: George Fox University / Hess Creek SC WEST: George Fox University

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: Fees Public Notice Information Current Title Report Written Criteria Response Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

- Design Reviewp. 12
- Partition Tentative Platp. 14
- Subdivision Tentative Platp. 17
- Variance Checklistp. 20

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

[Signature] 12-6-2021
 Applicant Signature Date
Dan Schutter
 Print Name

[Signature] 12-6-2021
 Owner Signature Date
Jeremiah Horton - Director of Plant Services
 Print Name

* 7000 sq ft. A3 VA \$188.56/sq ft.

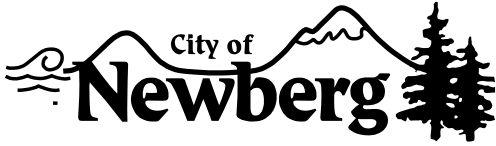
Land Use Notice

File # DR2-21-0xx

PROPOSAL: Construct a new 1 story, 7000 sq. ft. Chapel and associated site work located on the existing tennis courts located at about 515 N. Carlton Way in the center of campus.

FOR FURTHER INFORMATION, CONTACT:

City of Newberg
Planning & Building Department
414 E. First Street
Phone 503-537-1240



Planning and Building Department
P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

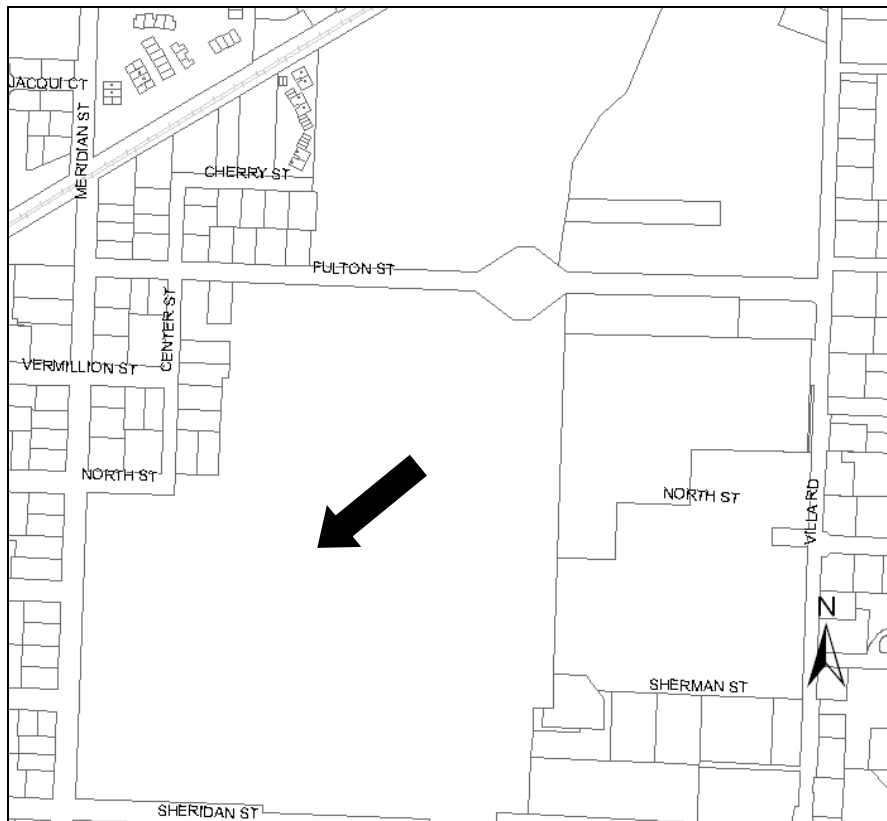
WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT IN YOUR NEIGHBORHOOD

A property owner in your neighborhood submitted an application to the City of Newberg to construct a new one story, 7000 sq. ft. Chapel on the existing tennis courts located south of the Track and football field. You are invited to take part in the City's review of this project by sending in your written comments. The applicable criteria used to make a decision on this application for design review approval are found in Newberg Development Code 15.220.050(B). *For more details about giving comments, please see the back of this sheet.*

The proposed development includes replacing the existing tennis courts located in the center of campus with a single story 7000 sq. ft. Chapel building and surrounding site and landscaping work.

APPLICANT/OWNER: **George Fox University / Dan Schutter**
TELEPHONE: **503-554-2014**

LOCATION: **515 N. Carlton Way.** TAX LOT NUMBER: **3217CC-0100**



We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments:
File No. DR2-21-0xxx
City of Newberg
Planning & Building Department
PO Box 970
Newberg, OR 97132

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can buy copies of the information for a cost of 25 cents a page. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

All written comments must be turned in by 4:30 p.m. on **January xx, 2022**. Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for design review approval are found in Newberg Development Code 15.220.050(B).

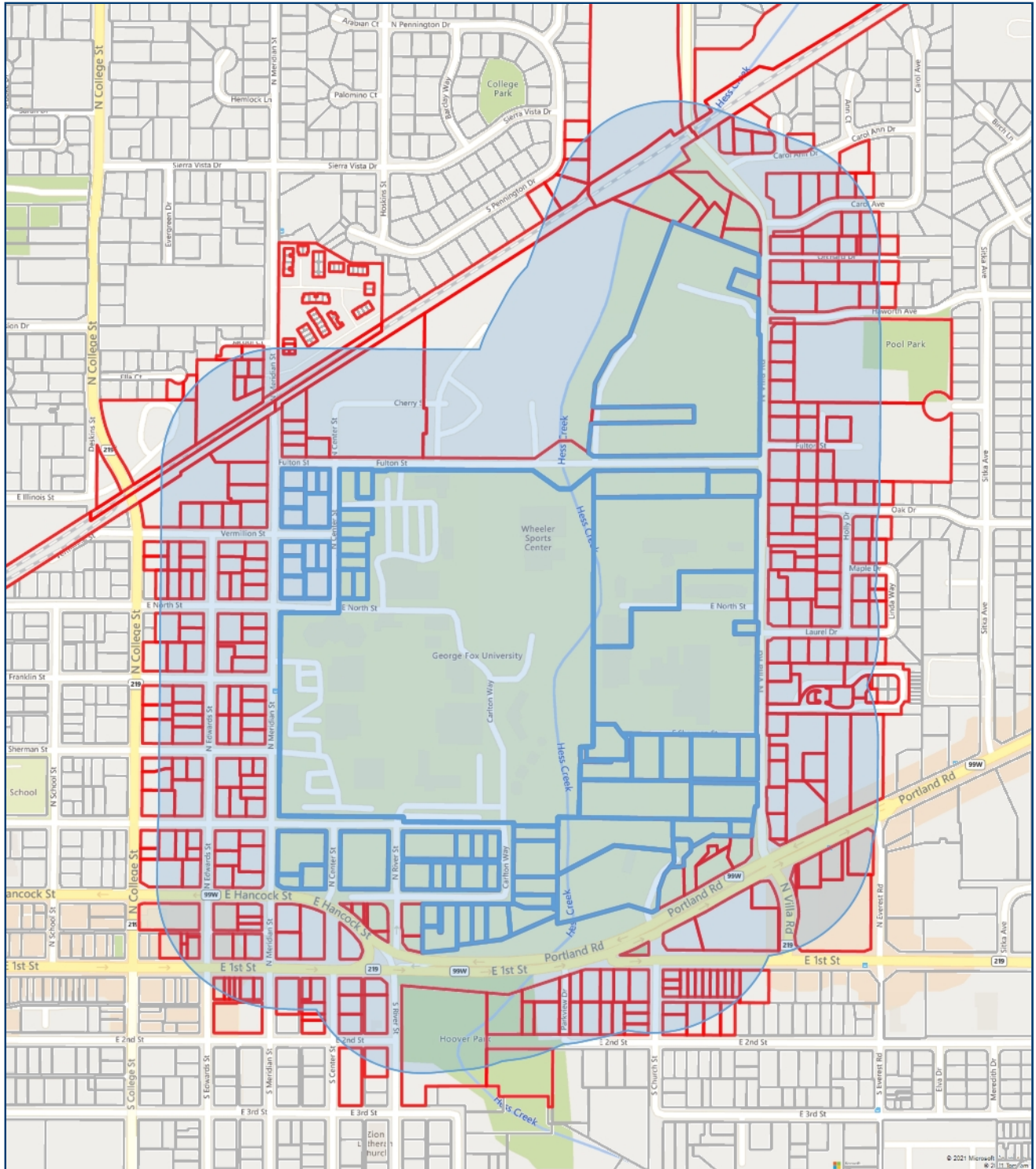
The City Planning director will make a decision at the end of a 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: **January xx, 2022**



500 ft Buffer

1009 E North St, Newberg, OR 97132
Report Generated: 12/1/2021



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R3219AA 05800
Tina Kasuba
Po Box 269
Newberg, OR 97132

R3220BB 01300
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CC 01400
Patrick & Anne Barnes
704 N Meridian St
Newberg, OR 97132

R3218DD 05600
Joan Stebbins
511 N Edwards St
Newberg, OR 97132

R3217CD 04000
Newberg State Bank
Po Box 560807
Dallas, TX 75356

R3217CA 02400
Kathryn Obannon
800 N Villa Rd
Newberg, OR 97132

R3220BB 01700
George Fox University
414 N Meridian St
Newberg, OR 97132

R3219AA 01200
Dalshi Investments Llc
2432 SE Meadowlark Dr
Hillsboro, OR 97123

R3219AA 01300
Whopper Properties Llc
12300 SW Riverview Ln
Wilsonville, OR 97070

R3217CC 00900
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CA 00104
Valerie Whitmore
1901 N Carol Ave
Newberg, OR 97132

R3220BB 03800
Newberg City Of
Po Box 970
Newberg, OR 97132

R3217CA 01105
Joseph & Gladys Vy
1911 E Haworth Ave
Newberg, OR 97132

R3217CD 04002
Villa Clinic Llc (70) Bailey William Md &
308 N Villa Rd
Newberg, OR 97132

R3217CA 01700
Neal Bialostosky
1801 E Fulton St
Newberg, OR 97132

R3217CA 01600
Alexis Agapinan
918 N Villa Rd
Newberg, OR 97132

R3220BB 01290
George Fox University
414 N Meridian St
Newberg, OR 97132

R3219AA 06400
Hurford Robert F Hurford Robert F Trust
1105 N Sitka Ave
Newberg, OR 97132

R3220BB 02800
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CD 04100
Wilfred Liew
17662 SW Galewood Dr
Sherwood, OR 97140

R3220BB 04200
John & Melissa Kubitz
1318 E 1st St
Newberg, OR 97132

R3218DD 12900
Arnold & Barbara Mitchell
2005 N Main St
Newberg, OR 97132

R3220BA 02303
Heinrich & Melanie Sohler
102 S Church St
Newberg, OR 97132

R3217CD 03204
Newberg Professional Center Association
Po Box 63
Newberg, OR 97132

R3219AA 07000
Sast Real Estate Holdings Llc
817 E 1st St
Newberg, OR 97132

R3219AA 06900
112 N Meridian Llc
18450 NE Hillside Dr
Newberg, OR 97132

R3219AA 06300
Danny Gardner & Laurie Garnder
22000 NE Mountain Top Rd
Newberg, OR 97132

R3218DD 13400
David Wellikoff & Leigh Kane-Wellikoff
Po Box 713
Newberg, OR 97132

R3217CD 00102
Melvin & Marie Phipps
1903 E Oak Dr
Newberg, OR 97132

R3217CD 00103
Korie & Brandon Buerkle
1905 E Oak Dr
Newberg, OR 97132

R3218DD 00600
Janelle Baugh
1008 N Villa Rd
Newberg, OR 97132

R3220BB 04700
Newberg City Of
535 NE 5th St
Mcminnville, OR 97128

R3217CD 00900
Lee Stoltz
607 N Holly Dr # 2
Newberg, OR 97132

R3218DD 13000
Dana Robinson & Brooks Lampe
415 N Meridian St
Newberg, OR 97132

R3218DD 05500
Timothy & Lori Hoffman
515 N Edwards St
Newberg, OR 97132

R3218DA 02800
Justino Rizo & Romualda Sanchez
925 N Meridian St
Newberg, OR 97132

R3217CD 03200
John & Maida Cummings
26355 NE View Crest Ct
Newberg, OR 97132

R3217CD 03207
Eileen Sautner
7799 SW Scholls Ferry Rd APT 262
Beaverton, OR 97008

R3217CD 03208
Eileen Sautner
7799 SW Scholls Ferry Rd APT 262
Beaverton, OR 97008

R3219AA 02000
Degaje Llc
708 E Sheridan St
Newberg, OR 97132

R3219AA 01800
Michael & Heidi Pender
708 E Sheridan St
Newberg, OR 97132

R3218DA 02803
Jorge Vega & Tavita Rodriguez
923 N Meridian St
Newberg, OR 97132

R3218DD 06100
Richard Rupp & Erin Lynch
709 E Franklin St
Newberg, OR 97132

R3217CB 00101
Samantha Gordon
1230 S Pennington Dr
Newberg, OR 97132

R3217CD 00401
Jeffrey & Dana Lacey
606 N Villa Rd
Newberg, OR 97132

R3217CC 01100
Rollin & Nancy Robertson
914 E Fulton St
Newberg, OR 97132

R3217CC 01500
Leslie & David Orr
4430 Rose Valley Rd
Kelso, WA 98626

R3217CA 00115
Sara Grant
1214 N Villa Rd
Newberg, OR 97132

R3220BA 01000
Newberg City Of
535 NE 5th St
Mcminnville, OR 97128

R3219AA 08400
Sandra & Richard Dormer
19120 NE Highway 240
Newberg, OR 97132

R3218DD 04400
Hans & Kristi Larsen
85125 Battle Creek Rd
Eugene, OR 97402

R3217CA 00102
Lawrence & Barbara Stock
1813 N Carol Ave
Newberg, OR 97132

R3217CA 02705
Friendsview Manor Inc
1303 N Villa Rd
Newberg, OR 97132

R3218DD 12300
Bryan & Ann Lynch
415 N Edwards St
Newberg, OR 97132

R3218DD 11700
Mark Gaidos
414 N College St
Newberg, OR 97132

R3217CB 00105
Mary Schwinkendorf
1958 Gable Ct NE
Keizer, OR 97303

R3220BA 02601
Jose & Anay Rivera
110 S Church St
Newberg, OR 97132

R3220BA 02900
Jeffrey Kingsbury & Sandra Jordan
1519 E 2nd St
Newberg, OR 97132

R3217CA 01500
David Baugh
1008 N Villa Rd
Newberg, OR 97132

R3219AA 01000
215 Meridian Llc
602 NE Joanne Ct
Hillsboro, OR 97124

R3219AA 07500
Randall & Cindy Linke
44700 NW Elk Mountain Rd
Banks, OR 97106

R3217CD 00800
Robin & John Palmore
722 N Oak Hollow Dr
Newberg, OR 97132

R3217CA 02500
Scott Olsen
716 N Villa Rd
Newberg, OR 97132

R3217CD 06000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 04300
Heidemarie & John Czarnecki
610 N Edwards St
Newberg, OR 97132

R3218DD 04001
Dennis & Lori Fitzgerald
607 N Edwards St
Newberg, OR 97132

R3218DD 13500
David & Nita Morrison
2661 San Miguel Cir
Thousand Oaks, CA 91360

R3217CD 01300
Robert & Rachel Thomas
602 N Holly Dr
Newberg, OR 97132

R3218DD 00200
Jason Dale
Po Box 248
Newberg, OR 97132

R3220BA 00100
M & L Douglas Llc
11500 NE Anna Dr
Newberg, OR 97132

R3220BA 00600
Myoby Llc
2780 Gateway Rd
Carlsbad, CA 92009

R3219AA 07700
Karl & Theresa Raudsepp
108 S Meridian St
Newberg, OR 97132

R3220BB 06700
Newberg City Of
535 NE 5th St
Mcminnville, OR 97128

R3219AA 08600
Allan & Randy Hopp
Po Box 150
Newberg, OR 97132

R3218DD 12200
Ryan & Emily Forbes
411 N Edwards St
Newberg, OR 97132

R3220BB 04800
Samuel & Sherie Sherrill
115 S Parkview Dr
Newberg, OR 97132

R3217CD 05900
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BA 02304
Tai Harden & Andre Moore
1502 E 1st St
Newberg, OR 97132

R3217CA 03002
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DA 90000
Chad Krober
607 N Ironwood Dr
Newberg, OR 97132

R3220BB 03500
Oregon State Of Department Of
417 Transportation BLDG
Salem, OR 97310

R3220BB 00100
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BA 01600
Newberg Yankees Llc
Po Box 1159
Deerfield, IL 60015

R3220BA 00301
George Univeristy
414 N Meridian St # 6029
Newberg, OR 97132

R3219AA 06800
Richard & Sandra Drew
112 N Meridian St
Newberg, OR 97132

R3217CD 06002
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 00800
Peter Sully
803 E Vermillion St
Newberg, OR 97132

R3220BB 05000
Diane & Jeffery Wright
9878 Champoeg Rd NE
Aurora, OR 97002

R3220BB 01600
Lamitchell Properties Llc
440 N Villa Rd
Newberg, OR 97132

R3220BB 05300
Andrew & Stephanie Dufour
109 S Church St
Newberg, OR 97132

R3217CA 01102
Sherry Beckmann
1907 E Haworth Ave
Newberg, OR 97132

R3218DD 05700
Steven & Van Vanmarter
704 E North St
Newberg, OR 97132

R3218DD RAILS
See Tax Records

R3220BB 04400
R3220Bb See
535 NE 5th St
Mcminnville, OR 97128

R3217CD 00202
Newberg City Of
414 E 1st St
Newberg, OR 97132

R3217CD 03800
Hawkins Daniel P Trust Utad & Hawkins
623 Rossanley Dr
Medford, OR 97501

R3217CD 00400
Anderson Gary R & Carol C Anderson
16455 Butteville Rd NE
Woodburn, OR 97071

R3220BA 00500
Harold & Dorothy Medici
28005 NE Bell Rd
Newberg, OR 97132

R3217CC 01000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217BD 02122
Brian & Jessica Nelson
1826 E Carol Ann Dr
Newberg, OR 97132

R3218DD 12600
Ryan & Molly Johnston
735 SW Schaeffer Rd
West Linn, OR 97068

R3218DD 12800
Oliphant Enterprises Llc & Oliphant Family
11645 SW Lynnridge Ave
Portland, OR 97225

R3217CA 02701
Tyson Berry
1301 N Villa Rd
Newberg, OR 97132

R3217CC 02100
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CD 03210
Ramon & Anna Macasa
15961 SW Highpoint Dr
Sherwood, OR 97140

R3220BB 07300
Center Street Apartments Llc
Po Box 4054
Hillsboro, OR 97123

R3217CA 01800
Thomas & Brittany Briner
917 N Williams St
Newberg, OR 97132

R3220BB 00600
Cheryl Arsenault
200 N Carlton Way
Newberg, OR 97132

R3217CA 02600
Wayne & Kathy Melby
1805 E Oak Dr
Newberg, OR 97132

R3217CD 06200
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CD 06100
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CD 00700
David Downs & Betty Mcwhirt
8798 Champoeg Rd NE
Saint Paul, OR 97137

R3218DD 03400
St Cyr Russell D & St Cyr Stephanie J
610 N College St
Newberg, OR 97132

R3217CC 00600
George Fox University
616 N Center St
Newberg, OR 97132

R3217CD 00600
Wesley Ford
1803 E Laurel Dr
Newberg, OR 97132

R3217CA 00403
John & Kathleen Stein
1900 N Carol Ave
Newberg, OR 97132

R3220BA 00401
George Univeristy
414 N Meridian St # 6029
Newberg, OR 97132

R3220BB 00900
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 00800
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 12000
Divonna Crecellius
403 N Edwards St
Newberg, OR 97132

R3217CA 04000
George Fox University
713 N Villa Rd
Newberg, OR 97132

R3217CA 00800
Amanda Rider
Po Box 371
Dundee, OR 97115

R3217CD 04200
Wilfred Liew
17662 SW Galewood Dr
Sherwood, OR 97140

R3220BA 01300
Akshar Enterprise Llc
1864 E Portland Rd
Newberg, OR 97132

R3220BB 04300
Parkview Place Properties Llc
3300 N Morris St
Newberg, OR 97132

R3219AA 06000
Merle Heinzmann
Po Box 223
Carlton, OR 97111

R3217CD 06500
Kern Stanley D Kern Stanley D Revocable
1201 E Fulton St
Newberg, OR 97132

R3219AA 08200
Hopp Ins Agency Inc
Po Box 150
Newberg, OR 97132

R3219AA 08100
William Pollan
3245 Curlew St
San Diego, CA 92103

R3218DD 14500
Betty Morrison
717 E Sheridan St
Newberg, OR 97132

R3220BB 03700
Oregon State Of Department Of
4040 Fairview Industrial Dr SE
Salem, OR 97302

R3220BA 02310
Stephanie & Anthony Carpenter
1514 E 1st St
Newberg, OR 97132

R3217CB 00200
Friendsview Manor Inc
1301 E Fulton St
Newberg, OR 97132

R3217CD 01500
Casey & Erin Finn
607 N Linda Way
Newberg, OR 97132

R3220BA 02309
Tassy Davis
Po Box 160
Forest Grove, OR 97116

R3220BA 02305
Sharon Walker
5007 E Longest Dr
Newberg, OR 97132

R3220BB 03300
Brett & Amy Veatch
Po Box 24
Newberg, OR 97132

R3220BB 00700
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 00101
George Fox University
414 N Meridian St
Newberg, OR 97132

R3219AA 06600
Hubbard Donald J Hubbard Family
1370 Alta Vista Dr
Vista, CA 92084

R3219AA 06700
North Villa Llc
201 N Meridian St STE B
Newberg, OR 97132

R3218DD 14000
Patricia Capasso
313 N Edwards St
Newberg, OR 97132

R3217CD 00101
A J Mccann Llc
35401 SW Geer Rd
Newberg, OR 97132

R3218DD 03700
Betty Morisson
717 E Sheridan St
Newberg, OR 97132

R3218DD 03900
Silas & Catherine Olson
715 E North St
Newberg, OR 97132

R3220BB 05100
Brent Wessels
1315 E 2nd St
Newberg, OR 97132

R3218DA 02706
James & Jacqui Fisher
23225 NE Dillon Rd
Newberg, OR 97132

R3218DD 12400
Timothy Timmerman
800 E Franklin St
Newberg, OR 97132

R3218DD 13200
Benjamin Salisbury
1731 NW 25th Ave
Portland, OR 97210

R3218DA 02801
Michael & Barbara Doran
Po Box 1015
Newberg, OR 97132

R3217CD 04001
Newberg State Bank
1515 E Portland Rd
Newberg, OR 97132

R3217CD 03000
Daren Johnson
514 N Villa Rd
Newberg, OR 97132

R3220BB 06800
Nat L Society Of Colonial & Dames Of
Po Box 28071
Portland, OR 97228

R3219AA 01600
Shawn & Katrina Mcconaughey
716 E Sheridan St
Newberg, OR 97132

R3217CA 00300
Ethan & Daniel Mccracken
1803 E Orchard Dr
Newberg, OR 97132

R3218DA 02804
Daniel & Lydia Yun
921 N Meridian St
Newberg, OR 97132

R3219AA 00100
Page Allen E & Donna M Settlers Of Page
16095 SW Wimbledon Ct NO 16
Portland, OR 97224

R3220BB 01900
George Fox University
1113 E Hancock St
Newberg, OR 97132

R3217BC RAILS
See Tax Records

R3217CC 01800
Von Stevens
912 E Vermillion St
Newberg, OR 97132

R3217CD 01000
Daniel Elizondo
301 SW Park St
Camas, WA 98607

R3217CA 00101
Elizabeth Randolph
1809 N Carol Ave
Newberg, OR 97132

R3217CD 03224
Lance & Susan Rosenau
22265 NE Fryer Hill Rd
Dundee, OR 97115

R3218DD 12500
Jerry & Melinda Babcock
400 N Edwards St
Newberg, OR 97132

R3218DD 11900
Traci & Richard Sutherland
400 N College St
Newberg, OR 97132

R3218DD 12700
David & Leigh Wellikoff
401 N Meridian St
Newberg, OR 97132

R3220BA 02700
Joshua Allan & Samantha Milner
1509 E 2nd St
Newberg, OR 97132

R3220BA 02800
Wesley & Stephanie Hall
1517 E 2nd St
Newberg, OR 97132

R3220BB 07200
Nat L Society Of Colonial & Dames Of
Po Box 28071
Portland, OR 97228

R3217CA 02200
Sheila Hannen
1822 E Fulton St
Newberg, OR 97132

R3217CB 01100
Friendsview Manor Inc
1301 E Fulton St
Newberg, OR 97132

R3217CD 02600
Lawrence Kopplin & Shirley Koppin
1902 E Laurel Dr
Newberg, OR 97132

R3220BB 02200
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CD 00100
Dave Schuetze
13370 SW Whitmore Rd
Hillsboro, OR 97123

R3220BB 01000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DA 90053
Lenora Franey
1100 N Meridian St APT 33
Newberg, OR 97132

R3217CD 00303
Benjamin & Sonya Howard
624 N Villa Rd
Newberg, OR 97132

R3217CD 00201
Diane Henley
1804 E Oak Dr
Newberg, OR 97132

R3217CD 00112
Phillip & Linda Campbell
709 N Holly Dr
Newberg, OR 97132

R3217CC 01700
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CA 00114
Keith & Linda Hansen
1808 N Carol Ave
Newberg, OR 97132

R3218DA 02505
Brian & Megan Smith
726 E Ella Ct
Newberg, OR 97132

R3217CD 01400
Sandra Wilkins
603 N Linda Way
Newberg, OR 97132

R3219AA 05900
Young Joe D & Tola C Young Family Trust
Po Box 729
Newberg, OR 97132

R3218DD 14400
Robert & Navetta Soppe
709 E Sheridan St
Newberg, OR 97132

R3219AA 06100
David & Sally Mehler
808 E Hancock St
Newberg, OR 97132

R3220BB 00300
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 03000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CD 03300
Paul & Rebecca Fodge
1321 E Palomino Ct
Newberg, OR 97132

R3219AA 07200
Richard & Kullapranee Condon
Po Box 85
Newberg, OR 97132

R3220BB 07000
Andrew Wilder
11995 NE Worden Hill Rd
Newberg, OR 97132

R3219AA 06200
Danny Gardner & Laurie Garnder
22000 NE Mountain Top Rd
Newberg, OR 97132

R3220BB 04500
Charles & William Padot
901 N Brutscher St # D355
Newberg, OR 97132

R3217CD 03600
Sisters Of Providence & Dba Providence
800 5th Ave # 1200
Seattle, WA 98104

R3217CC 00100
George Fox University
422 N Meridian St
Newberg, OR 97132

R3217CD 01200
Jessica Bonciolini
604 N Holly Dr
Newberg, OR 97132

R3217CD 01501
Kassandra Grove
605 N Linda Way
Newberg, OR 97132

R3217CC 00200
George Fox University
1008 E Fulton St
Newberg, OR 97132

R3219AA 00200
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BA 02200
Richard Taylor
3920 SW Condor Ave
Portland, OR 97239

R3220BA 02311
Cindy Stetson & Jace Rode
1516 E 1st St
Newberg, OR 97132

R3220BB 03301
Oregon State Of Department Of
417 Transportation BLDG
Salem, OR 97310

R3219AA 01500
Scott & Diana Winter
22430 NE Hidden Springs Rd
Dundee, OR 97115

R3220BA 00300
George Fox University
414 N Meridian St # 6029
Newberg, OR 97132

R3218DD 00300
Nabor & Maria Pereda
11980 NE Worden Hill Rd
Newberg, OR 97132

R3218DD 14100
John Campbell
712 E Sherman St
Newberg, OR 97132

R3217CA 00700
Dale Smith
1906 E Orchard Dr
Newberg, OR 97132

R3218DD 14200
James Curtis & Linda Newton-Curtis
314 N College St
Newberg, OR 97132

R3218DD 00700
Robert & Kathy Dexter
801 E Vermillion St
Newberg, OR 97132

R3217CD 06700
Oregon Care Group Llc
302 9th St
Wenatchee, WA 98801

R3218DD 05100
Martha & Denton Brown
800 E North St
Newberg, OR 97132

R3218DA 02802
Newberg Area Habitat For Humanity
Po Box 118
Newberg, OR 97132

R3220BA 00800
Pacific Resources Associates Llc
15350 SW Sequoia Pkwy STE 300
Portland, OR 97224

R3218DD 05200
Evan Bellingar
24055 NE North Valley Rd
Newberg, OR 97132

R3218DA 02504
Ryan & Emily Forbes
411 N Edwards St
Newberg, OR 97132

R3220BB 01800
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 06000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3219AA 01100
Christopher Thomas
221 Navigator Dr
Scotts Valley, CA 95066

R3217CD 03900
Hawkins Daniel P Trust Utad & Hawkins
623 Rossanley Dr
Medford, OR 97501

R3220BB 02000
David & Nancy Haupt
1205 E Hancock St
Newberg, OR 97132

R3217CC 02200
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 04600
David & Susan Hampton
607 N Meridian St
Newberg, OR 97132

R3217CC 00500
John Kalenda
706 N Center St
Newberg, OR 97132

R3217BD 02008
Connie Kaiser
1805 N Elderberry Ct
Newberg, OR 97132

R3218DD 05000
Timothy & Karen Forsyth
511 N Meridian St
Newberg, OR 97132

R3217CD 01600
Daniel & Linda Volks
1903 E Maple Dr
Newberg, OR 97132

R3217CD 01700
Robert & Irene Ochse
1905 E Maple Dr
Newberg, OR 97132

R3217CD 03206
Derfler Properties Llc
1955 Salem Dallas Hwy NW APT 708
Salem, OR 97304

R3217CA 02704
Friendsview Manor Inc
1301 E Fulton St
Newberg, OR 97132

R3219AA 07400
Randall & Cindy Linke
44700 NW Elk Mountain Rd
Banks, OR 97106

R3217CB RAILS
See Tax Records

R3217CA 02300
Ricky & Carrie Palmore
1820 E Fulton St
Newberg, OR 97132

R3217CD 02800
Jeffrey & Karen Blank
14917 SW Ashley Dr
Portland, OR 97224

R3217CC 01300
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 14300
Robert & Stephanie Caneday
310 N College St
Newberg, OR 97132

R3217CD 02700
Gordon Edith Gordon George & Edith Jt
1928 N Westlake Loop
Newberg, OR 97132

R3217CD 03100
Dennis & Nancy Sturdevant
17600 NE Aviation Way
Newberg, OR 97132

R3217CA 03200
Minnie Owen
414 N Meridian St
Newberg, OR 97132

R3217CA 02100
Stacy Marques
900 N Williams St
Newberg, OR 97132

R3217CB 01200
Thomas & Jo Davis
808 N Meridian St
Newberg, OR 97132

R3220BB 02400
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BA 00402
George Univeristy
414 N Meridian St # 6029
Newberg, OR 97132

R3217CC 01600
Carleton & Connie Lloyd
915 E Vermillion St
Newberg, OR 97132

R3217CD 06300
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CD 00500
Carl Richmond
1801 E Laurel Dr
Newberg, OR 97132

R3217CD 00302
Timothy & Jennifer Wright
630 N Villa Rd
Newberg, OR 97132

R3217CA 00113
Jekabs & April Bikis
1816 N Carol Ave
Newberg, OR 97132

R3218DD 05300
Adam & Rebecca Carpenter
508 N Edwards St
Newberg, OR 97132

R3217CD 03700
Newberg State Bank
1815 E Portland Rd
Newberg, OR 97132

R3217CA 00900
Keith & Linda Hansen
1808 N Carol Ave
Newberg, OR 97132

R3217CD 05300
John & Bonnie Newman
517 N Villa Rd
Newberg, OR 97132

R3220BB 05200
Timothy Ashcroft
8551 Sleepy Hollow Rd NE
Woodburn, OR 97071

R3220BB 00500
George Fox University
414 N Meridian St
Newberg, OR 97132

R3219AA 07100
Richard & Kullapranee Condon
Po Box 85
Newberg, OR 97132

R3220BB 03900
David Randall
1412 E 1st St
Newberg, OR 97132

R3217CD 06600
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217BD RAILS
See Tax Records
,

R3220BA 02307
Deborah Quinoa
1508 E 1st St
Newberg, OR 97132

R3217CA 01301
Chehalem Park & Recreation District
1802 E Haworth Ave
Newberg, OR 97132

R3220BA 02301
Julie & Steven Fugate
Po Box 412
Sherwood, OR 97140

R3217BD 02001
Douglas & Pauline Wilkinson
1705 E Carol Ann Dr
Newberg, OR 97132

R3218DD 00100
Newberg Area Habitat For Humanity
Po Box 118
Newberg, OR 97132

R3217CA 02800
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CA 02702
Alfonso & Jessica Elias
1305 N Villa Rd
Newberg, OR 97132

R3220BB 05600
Newberg City Of
535 NE 5th St
Mcminnville, OR 97128

R3220BB 03400
Oregon State Of Department Of
417 Transportation BLDG
Salem, OR 97310

R3220BA 01200
Enes Alacano
Po Box 1159
Deerfield, IL 60015

R3219AA 01900
Jillian & James Sokso
700 E Sheridan St
Newberg, OR 97132

R3219AA 02100
Francis Enterprises Inc
2950 N Crater Ln
Newberg, OR 97132

R3219AA 01400
Francis Enterprises Inc
2950 N Crater Ln
Newberg, OR 97132

R3218DD 03600
Thomas & Leah Payne
705 E North St
Newberg, OR 97132

R3218DD 00400
Dennis & Aileen Manning
701 N Meridian St
Newberg, OR 97132

R3217CA 01101
Waters Edge Enterprises Llc
1819 E Haworth Ave
Newberg, OR 97132

R3218DD 13100
Degaje Llc
708 E Sheridan St
Newberg, OR 97132

R3217CD 03500
Providence Health System Inc
800 5th Ave # 1200
Seattle, WA 98104

R3217CD 02900
Tamara & Thomas Casey
Po Box 480
Jacksonville, OR 97530

R3220BB 07100
Wilder Rentals 2 Llc
11995 NE Worden Hill Rd
Newberg, OR 97132

R3219AA 00700
Meridian Street Llc
201 N Meridian St STE B
Newberg, OR 97132

R3220BA 00200
M & L Douglas Llc
11500 NE Anna Dr
Newberg, OR 97132

R3220BB 02100
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 04100
Tammy Wright
1390 Peterson Ln
Santa Rosa, CA 95403

R3219AA 00600
Nw Yearly Meeting Of Friends Church
200 N Meridian St
Newberg, OR 97132

R3219AA 05400
First Federal Savings & Loan Assoc
Po Box 239
Mcminnville, OR 97128

R3220BB 03600
Center Street Partners
Po Box 24
Newberg, OR 97132

R3219AA 07300
Rebekah Skaggs
111 S Center St
Newberg, OR 97132

R3218DD 04200
Buckley Charles E & Julia T Buckley
5124 E Burnside St
Portland, OR 97215

R3218DD 03300
Evan Bellingar
24055 NE North Valley Rd
Newberg, OR 97132

R3217CD 01100
Chad & Hannah Duncan
705 N Holly Dr
Newberg, OR 97132

R3218DD 04700
Michael & Elizabeth Simmons
611 N Meridian St
Newberg, OR 97132

R3217CC 00800
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CD 03205
James Haines
502 N Villa Rd
Newberg, OR 97132

R3217CC 01200
Michael & Karen Riggan
912 E Fulton St
Newberg, OR 97132

R3217CD 02500
Larry Siemer
1904 E Laurel Dr
Newberg, OR 97132

R3217CD 00111
Allan & Carla Hopp
24200 NE Larkins Rd
Newberg, OR 97132

R3217CD 00110
Hernan Perez-Robles & Jillian Perez
1904 E Oak Dr
Newberg, OR 97132

R3217CA 01900
Rhonda Wilson
1817 E Fulton St
Newberg, OR 97132

R3220BB 05400
Asiha Massey
113 S Church St
Newberg, OR 97132

R3219AA 08300
The Pines Newberg Or Llc
1237 State Rd
Bensalem, PA 19020

R3220BB 01100
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 01200
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BA 00900
Newberg City Of
535 NE 5th St
Mcminnville, OR 97128

R3217CD 06001
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 13800
Greg & Kimberly Armbrust
305 N Meridian St
Newberg, OR 97132

R3220BB 01500
Lamitchell Properties Llc
440 N Villa Rd
Newberg, OR 97132

R3220BB 04100
Douglas Baisley
1400 E 1st St
Newberg, OR 97132

R3217CD 03400
Sisters Of Providence & Db
800 5th Ave # 1200
Seattle, WA 98104

R3220BB 04000
Devin Salazar & Abraham Saiazar
400 Lavender St
Silverton, OR 97381

R3219AA 07900
Allan & Randy Hopp
Po Box 150
Newberg, OR 97132

R3219AA 08000
John & Rachel Powell
753 SE Boysen Ln
Dundee, OR 97115

R3217BD 02002
Michael & Margaret Allen
1709 N Elderberry Ct
Newberg, OR 97132

R3217BD 00100
Hazelden Springbrook Inc
Po Box 11
Center City, MN 55012

R3217CB 00103
Ernest & Desiree Edmeades
1222 S Pennington Dr
Newberg, OR 97132

R3217CD 04501
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 05201
Timothy Ashcroft
8551 Sleepy Hollow Rd NE
Woodburn, OR 97071

R3217BD 02003
Carly & Katherine Barnett
1713 N Elderberry Ct
Newberg, OR 97132

R3217CA 01303
Beverly & Judy Aydelotte
1920 N Carol Ave
Newberg, OR 97132

R3220BA 02306
Julie & Steven Fugate
Po Box 412
Sherwood, OR 97140

R3220BA 02312
Den Of Newberg Llc
5105 SW 45th Ave STE 201
Portland, OR 97221

R3220BA 02308
Julie & Steven Fugate
Po Box 412
Sherwood, OR 97140

R3217CA 00401
Jennifer Dandy
1903 E Orchard Dr
Newberg, OR 97132

R3217CA 00600
Ryan & Heather Adovnik
1910 E Orchard Dr
Newberg, OR 97132

R3217CD 00200
Stephen Boling
708 N Villa Rd
Newberg, OR 97132

R3218DD 13300
Jane Wilson
808 E Sherman St
Newberg, OR 97132

R3217CD 00300
Susan Utterback
Po Box 233
Newberg, OR 97132

R3218DD 03800
Timothy & Laura Feighery
711 E North St
Newberg, OR 97132

R3218DD 04601
Rachel & Matthew Getsinger
603 N Meridian St
Newberg, OR 97132

R3218DA 02705
James & Jacqui Fisher
23225 NE Dillon Rd
Newberg, OR 97132

R3218DD 04900
Kosmicki Craig B (Trustee For) Casey
23855 NE Old Yamhill Rd
Newberg, OR 97132

R3218DD 13700
Stephan Thornton
301 N Meridian St
Newberg, OR 97132

R3220BB 04600
Newberg City Of
535 NE 5th St
Mcminnville, OR 97128

R3219AA 00800
211 Meridian Llc
602 NE Joanne Ct
Hillsboro, OR 97124

R3220BB 06900
Yong & Ok Kim
15195 NW Channa Dr
Portland, OR 97229

R3219AA 01700
Rhett & Julie Luedtke
714 E Sheridan St
Newberg, OR 97132

R3217CA 00400
Jennifer Dandy
1903 E Orchard Dr
Newberg, OR 97132

R3218DD 06200
James Family Investments Llc
20280 SW Seely Ln
Sherwood, OR 97140

R3220BA 01100
Richey Stuart M & Violet E Richey Trust
Po Box 1159
Deerfield, IL 60015

R3217CC 01900
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 04000
Daniel & Sheryle Stevens
615 N Edwards St
Newberg, OR 97132

R3220BB 05500
Nathan West & Marilee Newell
115 S Church St
Newberg, OR 97132

R3218DD 04500
Shelley Willmore
807 E North St
Newberg, OR 97132

R3217CD 00304
Infante State A & Infante Nancy I
1285 Miloiki St
Honolulu, HI 96825

R3219AA 06500
David & Marjorie Hegeman
109 N Meridian St
Newberg, OR 97132

R3217CA 02706
Friendsview Manor
1301 E Fulton St
Newberg, OR 97132

R3217CB 00104
Doreen & Kevin App
1218 S Pennington Dr
Newberg, OR 97132

R3217CC 00700
Tim & Teresa Mcganty
612 N Center St
Newberg, OR 97132

R3218DD 04800
Conrado & Nabor Pereda
615 N Meridian St
Newberg, OR 97132

R3217CA 00103
John Thienes
1817 N Carol Ave
Newberg, OR 97132

R3220BB 07400
Barbara Vivanco & Robert Swift
715 E 3rd St
Newberg, OR 97132

R3218DD 05400
Cheryl Howard
501 N Meridian St
Newberg, OR 97132

R3218DA 90054
Carol Ferring
1100 N Meridian St APT 54
Newberg, OR 97132

R3218DD 13900
Douglas & Lori Petersen
311 N Meridian St
Newberg, OR 97132

R3220BB 02300
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CB 01400
Friendsview Manor & DbA Friendsview
1301 E Fulton St
Newberg, OR 97132

R3220BA 02600
Crystal Lott-Perkins
114 S Church St
Newberg, OR 97132

R3218DA 90155
Michael Hinchliffe
110 N Meridian St # 55
Newberg, OR 97132

R3218DD 12100
Gary Buhler
405 N Edwards St
Newberg, OR 97132

R3217CA 00112
John & Kathleen Stein
1900 N Carol Ave
Newberg, OR 97132

R3217CA 00402
Maria & Oscar Ramos
1909 E Orchard Dr
Newberg, OR 97132

R3220BA 00700
Pacific Resources Associates Llc
15350 SW Sequoia Pkwy STE 300
Portland, OR 97224

R3219AA 05700
Tina Kasuba
Po Box 269
Newberg, OR 97132

R3220BA 00400
George Fox University
414 N Meridian St # 6029
Newberg, OR 97132

R3219AA 05801
717 First Llc
602 NE Joanne Ct
Hillsboro, OR 97124

R3217CA 01302
Yamhill County
434 NE Evans St
Mcminnville, OR 97128

R3218DD 11800
Richard Rohr
410 N College St
Newberg, OR 97132

R3217CA 02700
Gary & Shirley Eckerdt
1219 N Villa Rd
Newberg, OR 97132

R3220BA 02302
Julie & Steven Fugate
Po Box 412
Sherwood, OR 97140

R3217CA 01300
Janelle Baugh
1008 N Villa Rd
Newberg, OR 97132

R3217CA 00100
Ian & Jennifer Strombom
1300 N Villa Rd
Newberg, OR 97132

R3217CC 02000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CA 00200
Sara Grant
1214 N Villa Rd
Newberg, OR 97132

R3218DD 13600
Marc & Kelly Shelton
803 E Sheridan St
Newberg, OR 97132

R3217CB 00102
Darrell & Fusa Sample
1226 S Pennington Dr
Newberg, OR 97132

R3218DA RAILS
See Tax Records

R3217BD 02000
Steven & Mary Goodwin
1701 E Carol Ann Dr
Newberg, OR 97132

R3217CA 01200
Chehalem Park & Recreation District
535 NE 5th St
Mcminnville, OR 97128

R3218DD 00500
Micah & Christine Olson
Po Box 907
Newberg, OR 97132

R3217CA 02000
Chehalem Ventures Llc
7700 NE Parkway Dr STE 300
Vancouver, WA 98662

R3218DA 02600
Oregon State Of
535 NE 5th St
Mcminnville, OR 97128

R3217CA 01000
Mackie & Kellyn Justin
1717 E Haworth Ave
Newberg, OR 97132

R3217BC 00800
Kwds Llc
Po Box 145
Wilsonville, OR 97070

R3217CB 01300
David & Martha Park
804 N Meridian St APT 2
Newberg, OR 97132

R3217CB 01000
Cadd Helen R (Trustee) Everly Yvonne
909 E Fulton St
Newberg, OR 97132

R3217CB 00500
Friendsview Manor Inc
1301 E Fulton St
Newberg, OR 97132

After recording return to:

John T. Bridges

Brown, Tarlow, Bridges, Palmer & Stone, P.C.

515 East First Street

Newberg, OR 97132

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201306260



00414368201300062600090093

\$76.00

04/26/2013 11:49:29 AM

DMR-DRDMR Cnt=1 Stn=2 ANITA
\$45.00 \$5.00 \$11.00 \$15.00

DECLARATION OF DEED RESTRICTION

THIS DECLARATION OF DEED RESTRICTION (this "Deed Restriction") is made this 18th day of APRIL, 2013, by **GEORGE FOX UNIVERSITY**, ("Declarant").

RECITALS

A. Declarant is the owner of certain real property in Yamhill County, Oregon, described in the attached Exhibit A (the "**Property**") and depicted in the attached Exhibit B.

B. This Deed Restriction is intended to fulfill a Condition of the approval of the Property consolidation, which requires Declarant to restrict the division and conveyance of the Property.

DECLARATION

1. Declarant hereby declares that this Deed Restriction shall run with the land and be binding upon its successors, assigns, and heirs.

2. Declarant declares that the Property is hereby consolidated as one lot for planning and zoning purposes under the City of Newberg planning and zone regulations.

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3. Declarant declares that the Property shall not be divided or partitioned, and no portion of it shall be conveyed separate and apart from any other portion, unless and until the Property is divided in accordance with the regulations of the city of Newberg.

DECLARANT:

GEORGE FOX UNIVERSITY,




By: THEODORE E. ALLEN
Its: EVP

STATE OF OREGON)
) ss.
County of Yamhill)

This instrument was acknowledged before me on APRIL 18, 2013, by
THEODORE E. ALLEN of GEORGE FOX UNIVERSITY.

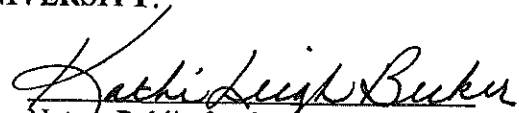

Notary Public for Oregon

Exhibit "A"

Real property in the County of Yamhill, State of Oregon, described as follows:

PARCEL 1: (BK 32/289)

Beginning at a point 615 feet North of the Southwest corner of Mary C. Goodrich land being the Southeast of the D. D. Deskins Donation Land Claim; thence running West 106.5 feet; thence running North 287 feet; thence running West 520 feet to the center of Meridian Street; thence running North along center of said street 630 feet; thence running East 520.5 feet; thence running South 37.86 feet; thence running East 100 feet; thence running South 884.14 feet to point on place of beginning.

Also the following: Beginning at a point 615 feet North of the Southwest corner of Mary C. Goodrich land which is the South East part of the D. D. Deskins Donation Land Claim; thence running East 658 feet to stake in the middle of creek; thence running North 310.5 feet to a stake; thence running East 52.5 feet to a fir tree 18 inches in diameter; thence running North 573.64 feet; thence running West 717 feet to West line of Mary C. Goodrich land; thence running South 884.14 feet to place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 2: (BK 111/485)

Situate, lying and being in Yamhill County, State of Oregon, and being a part of the Daniel D. Deskins Donation Land Claim, Notification No. 1475, Claim No. 54, in Township 3 South of Range 2 West of the Willamette Meridian, and the part thereof herein conveyed being particularly described as follows, to-wit:

Commencing at a point 25.08 chains South and 10.75 chains West of the Northeast corner of said Claim, and running thence North 451.44 feet; thence West 448.50 feet; thence South 148.92 feet; thence West 100.00 feet; thence North 148.92 feet; thence West 50.00 feet; thence South 268.92 feet; thence West 200.00 feet; thence North 240.00 feet; thence West 60.00 feet; thence South 120.00 feet; thence West 60.00 feet; thence South 150.00 feet; thence West 20.00 feet; thence South 270.00 feet; thence East 130.00 feet; thence North 117.48 feet; and thence East 808.50 feet, to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 3: (BK 114/148)

Situate, lying and being in the County of Yamhill and State of Oregon, and being a part of the Donation Land Claim of D. D. Deskins Claim No. 54 in Township 3 South, of Range 2 West of Willamette Meridian in said County and State, and the part of said Claim herein conveyed being particularly described as follows, to-wit: Beginning at a point 22.57 1/2 chains North and eight (8) chains East, (Var. 21' East) of the intersection of the section line between Sections 19 & 20, said Township and Range, and the South line of said Donation Land Claim; running thence East (Var. 21' East) 12.80 chains; thence North 2.35 chains; thence West (Var. 21' East) 12.80 chains; thence South 2.35 chains to place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 4: (BK 116/444)

Situate, lying and being in the City of Newberg, Yamhill County, Oregon, and more particularly described as follows, to-wit:

Beginning at an iron pipe at the Southeast corner of the intersection of Fulton Street and River Street extended, in said City of Newberg, Yamhill County, Oregon, running thence East 106 feet; thence South

60 feet; thence East 94 feet; thence South 180 feet to an Iron stake; thence West 200 feet to an Iron stake, and thence North 240 feet to place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 5: (BK 90/460)

Situate, lying and being in Yamhill County, State of Oregon, and being a part of the Donation Land Claim of Daniel D. Deskins, Claim No. 54, Notification No. 1475, in Township 3 South of Range 2 West of the Willamette Meridian, said County and State, and the part thereof herein conveyed being particularly described as follows, to-wit:

Commencing at a point 1228.84 feet South and 1248 feet West of the Northeast corner of said Donation Land Claim, said beginning point being also 171 feet East and 25 feet South of the most Westerly Southwest corner of that certain tract of land conveyed by grantors herein to William Perkins and is also on the South line of Fulton Street 250 feet East of the East line of River Street extended; thence South 120 feet; thence East 100 feet; thence North 120 feet; and thence West 100 feet to beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 6: (BK 130/457)

Being a part of the Donation Land Claim of DANIEL D. DESKINS, Notification No. 1475, Claim No. 54, in Township 3 South, of Range 2 West of the Willamette Meridian, in said County and State, and more particularly described as follows, to-wit:

Beginning at the North line of North Street in the City of Newberg, at a point 120 feet East of the East line of East Street; thence East following the North line of said North Street 100 feet; thence North parallel with the East line of said East Street 200 feet; thence West parallel with the North line of said North Street 100 feet; and thence South parallel with the East line of said East Street 200 feet to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 7: (FV 22/285)

Situate, lying and being in the City of Newberg, Yamhill County, Oregon, and beginning on the South side of Pine Street (now known as Fulton Street) 140 feet East of the East side of East Street in said City of Newberg; thence running South parallel with the East side of East Street, 120 feet; thence East 60 feet; thence North parallel with East side of East Street 120 feet to South line of Pine Street (now known as Fulton Street); and thence West 60 feet to beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 8: (FV 64/538)

Beginning at an iron pipe on the South line of Fulton Street in the City of Newberg, Yamhill County, Oregon and which said iron pipe is 200 feet East of the intersection of the South line of Fulton Street with the East line of River Street; thence West 94 feet; thence South 60 feet; thence East 94 feet; and thence North 60 feet to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 9: (FV 81/1031)

The East half of a tract of land in the D. D. Deskins Donation Land Claim in Section 17, Township 3

South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at the intersection of the North line of North Street and the East line of East Street (Now North Center Street) in the City of Newberg, Yamhill County, Oregon; thence North along the East line of said East Street (now North Center Street), 120 feet; thence East 120 feet; thence South 120 feet to the North line of said North Street; thence West along the North line of said North Street, 120 feet to the place of beginning.

Tax Parcel Number: R3217CC-1000

PARCEL 10: (FV 98/1730)

The West half of the following described tract of land:

A tract of land in the D. D. Deskins Donation Land Claim in Section 17, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, State of Oregon, described as follows:

Beginning at the intersection of the North line of north Street and the East line of East Street (now North Center Street) in the City of Newberg, Yamhill County, Oregon; thence North along the East line of said East Street (now North Center Street) 120 feet; thence East 120 feet; thence South 120 feet to the North line of said North Street; thence West along the North line of said North Street, 120 feet to the place of beginning.

Tax Parcel Number: R3217CC-900

PARCEL 11: (#199718240)

Beginning on the East line of East Street, now known as Center Street, 150 feet North and 20 feet East of the intersection of the center lines of North and Center Streets in the City of Newberg, Yamhill County, Oregon, said point being the Southwest corner of that tract conveyed by deed recorded April 18, 1961 in Film Volume 16, Page 98, Deed and mortgage Records; thence from place of beginning North 60 feet; thence East 120 feet; thence South 60 feet; thence West 120 feet to the place of beginning.

Tax Parcel Number: R3217CC-800

PARCEL 12: (#200323468)

Part of the Daniel D. Deskins Donation Land Claim No. 54 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

BEGINNING at a point on the East line of East Street, now Center Street, 300 feet North and 20 feet East of the intersection of the center lines of North Street and East Street in the Town of Newberg, said place being the Northwest corner of land conveyed to C. A. Evans by Deed recorded January 5, 1921 in Book 82, Page 473, Deed Records; thence North 100 feet to the True Point of Beginning; thence East along a line parallel to the North line of said C. A. Evans tract, 140 feet; thence North 50 feet to the South line of land conveyed to B. E. Evans by deed recorded September 7, 1915 in Book 70, Page 159 Deed Records; thence West along the South line of said B. E. Evans tract, 140 feet to the East line of East Street; and thence South 50 feet to the True Place of Beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 13: (#200600436)

Beginning at the intersection of the South line of Fulton Street with the East line of East Center Street in the City of Newberg, in Yamhill County, Oregon; thence South 120 feet; thence East 74 feet; thence North 120 feet; thence West 74 feet to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 14: (FV 12/979)

Being a part of Block 1 in DESKINS' FOURTH ADDITION to the Town (now City) of Newberg, in Yamhill County, Oregon, according to the duly recorded plat thereof, said part of said Block being particularly described as follows, to-wit:

Beginning at the Northeast corner of Lot 6 in said Block 1, said Deskins' Fourth Addition aforesaid, and running thence South along the East line of said Lot 120 feet to the Southeast corner of said Lot; thence running West parallel with the north line of said Block 80 feet; thence running North parallel with the East line of said Lot 120 feet to the North line of said Block; and thence East 80 feet to the place of beginning.

ALSO: The West 20 feet of the North 70 feet of Lot 7 and the East 5 feet of the North 70 feet of Lot 8 in Block 1, of DESKINS' FOURTH ADDITION to Newberg, in Yamhill County, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 15: (FV 111/1407)

The North 70 feet of Lot 9 and the north 70 feet of the West 45 feet of Lot 8, in Block 1 of DESKIN'S FOURTH ADDITION to Newberg in Yamhill County, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 16: (FV 241/1554)

A tract of land in Lots 16, 17 and 18, in Block 1 of DESKINS FOURTH ADDITION to the City of Newberg, in Yamhill County, Oregon, described as follows:

Beginning at the Southeast corner of Lot 18, in said Block 1; thence North along the East line of said Lot 90 feet; thence West 150 feet to the West line of Lot 16; thence South along the West line of said Lot 16, 90 feet to the Southwest corner of said Lot 16; thence East along the South line of Lots 16, 17 and 18, 150 feet to the place of beginning.

EXCEPTING the West 48 feet conveyed to Orville Clifton Parrett, et ux, by deed recorded in Book 175, Page 699, Deed Records.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 17: (FV 243/1595)

BEGINNING at the Southwest corner of Lot 16 in Block 1 of DESKINS FOURTH ADDITION to the Town of Newberg in Yamhill County, Oregon; thence North along the Lot line 90 feet; thence East 48 feet; thence South 90 feet; thence West 48 feet to the place of beginning.

SUBJECT to reservation of a sewer line easement contained in deed from Frank Neely and wife to Orville Clifton Parrett and wife, recorded January 21, 1955 in Book 175, Page 699, Deed Records.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 18: (FV 101/1965)

The East 50 feet of the South 90 feet of Lot 15, Block 1 of DESKINS FOURTH ADDITION to Newberg in Yamhill County, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 19: (#199916532)

Beginning at a point on the East line of and 50 feet South of the Northeast corner of Block 1, in DESKINS FOURTH ADDITION to Newberg; thence West 100 feet; thence South 50 feet; thence East 100 feet; thence North 50 feet to the point of beginning, in the City of Newberg, Yamhill County, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 20: (FV 298/63)

South 30' Lots 8 & 9 and South 50' of West 25' Lot 7 and North 30' Lots 10 & 11, Block 1, Deskins 4th Addition, Newberg, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 21: (FV 294/1388)

Beginning at a point 90 feet North and 90 feet West of the Southeast corner of Block 1 (one) in Deskins Fourth Addition to the Town (now City) of Newberg, Yamhill County, Oregon; thence North 50 feet; thence West 110 feet; thence South 50 feet; thence East 110 feet to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 22: (FV 257/1279)

The North 50 feet of Lots 1 and 2 and the East 21 feet of the North 100 feet of Lot 3 in Block 1 of DESKIN'S FOURTH ADDITION to the Town of Newberg in Yamhill County, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 23: (FV 249/1719)

Beginning at a point 200 feet West of the Northeast corner of Block Numbered 1 in DESKIN'S FOURTH ADDITION to the Town (now City) of Newberg, in Yamhill County, Oregon; and running thence East 50 feet; thence South 100 feet; thence West 50 feet; and thence North 100 feet to the place of beginning.

ALSO the following described real property, to wit:

Beginning at the Northwest corner of Lot 3, Block 1, DESKIN'S FOURTH ADDITION to the Town (now City) of Newberg in Yamhill County, Oregon; running thence East along the North line of said Lot 3, 8 feet; thence South parallel with the West line of said Lot 3, 100 feet; thence West 8 feet to the said West line of said Lot 3; and thence North along said West line of said Lot 3, 100 feet to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 24: (FV 252/651)

The North 100 feet of lot 3 in Block 1 of DESKINS FOURTH ADDITION to the town of Newberg, in Yamhill County, Oregon.

EXCEPTING THEREFROM the West 8 feet of the north 100 feet of said lot; also excepting the East 21 feet of the North 100 feet of said lot.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 25: (FV 268/1021)

The South 90 feet of Lots 10 and 11 in Block 1 of DESKIN'S FOURTH ADDITION, in the City of Newberg, County of Yamhill and State of Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 26: (#199904568)

Lot 13 in Block 1 of Deskins Fourth Addition to the City of Newberg.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 27: (#199605419)

Lot 12, Block 1, DESKIN'S FOURTH ADDITION, in the City of Newberg, Yamhill County, State of Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 28: (FV 251/1578)

Beginning on the East line of and 100 feet South of the Northeast corner of Block No. 1 of DESKINS' FOURTH ADDITION to the Town of Newberg, in Yamhill County, Oregon, according to the duly recorded Plat thereof, and running thence East parallel with North line of said Block, 90 feet; thence South 50 feet; thence West parallel with the North line of said Block, 90 feet to the East line of said Block; thence North 50 feet to the place of beginning.

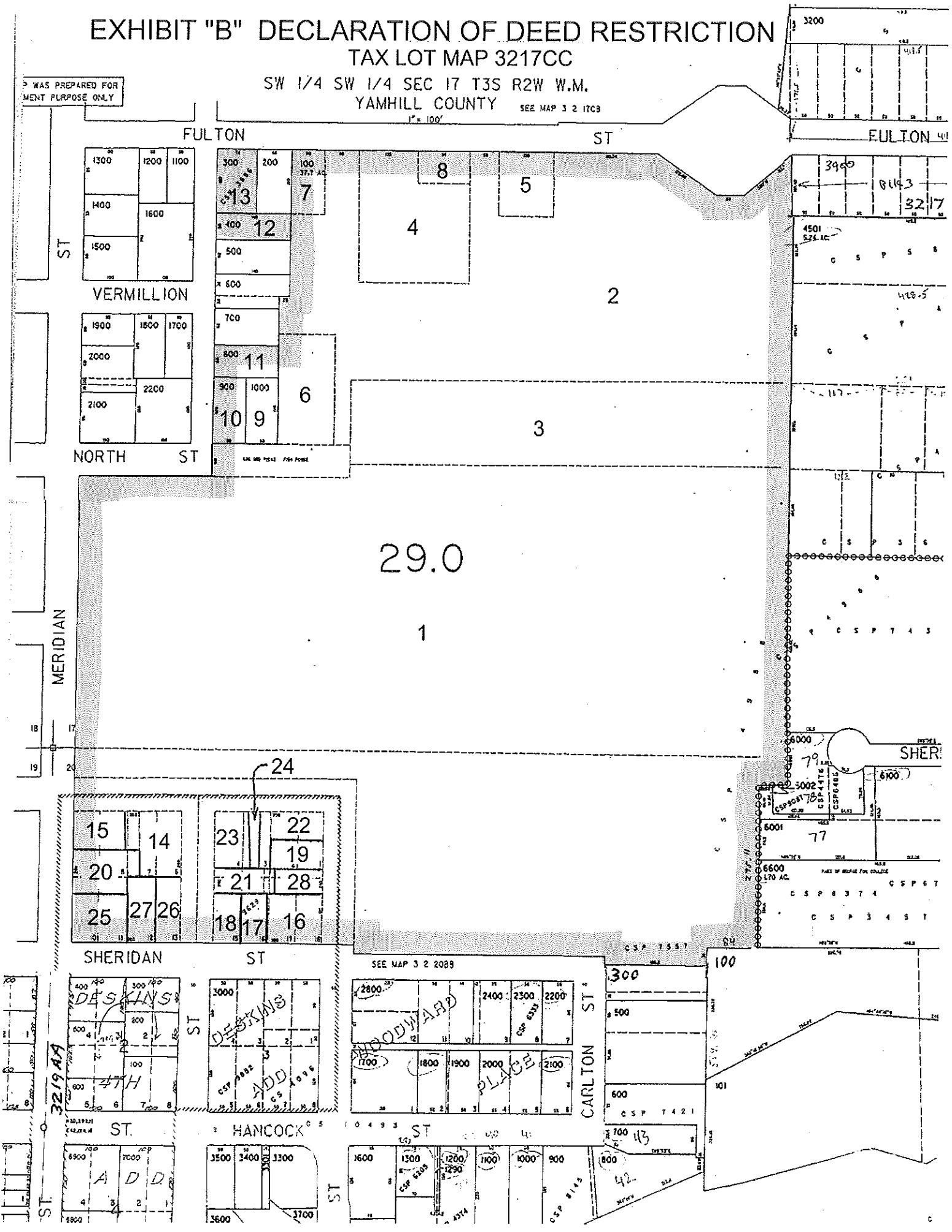
Tax Parcel Number: R3217CC-100 (Part)

EXHIBIT "B" DECLARATION OF DEED RESTRICTION TAX LOT MAP 3217CC

SW 1/4 SW 1/4 SEC 17 T3S R2W W.M.
YAMHILL COUNTY SEE MAP 3 2 17C9

1" = 100'

WAS PREPARED FOR
MENT PURPOSE ONLY



DESIGN REVIEW CRITERIA RESPONSE

TYPE 2 – MINOR DESIGN REVIEW

For

Campus Chapel
Newberg, Oregon

Tax Lot: 3217CC-0100

December 22, 2021



GEORGE FOX
UNIVERSITY

414 N. Meridian Street
Newberg, OR 97132-2697

Contact: Dan Schutter
Associate Director, Physical Plant
503.554.2014
dschutter@georgefox.edu

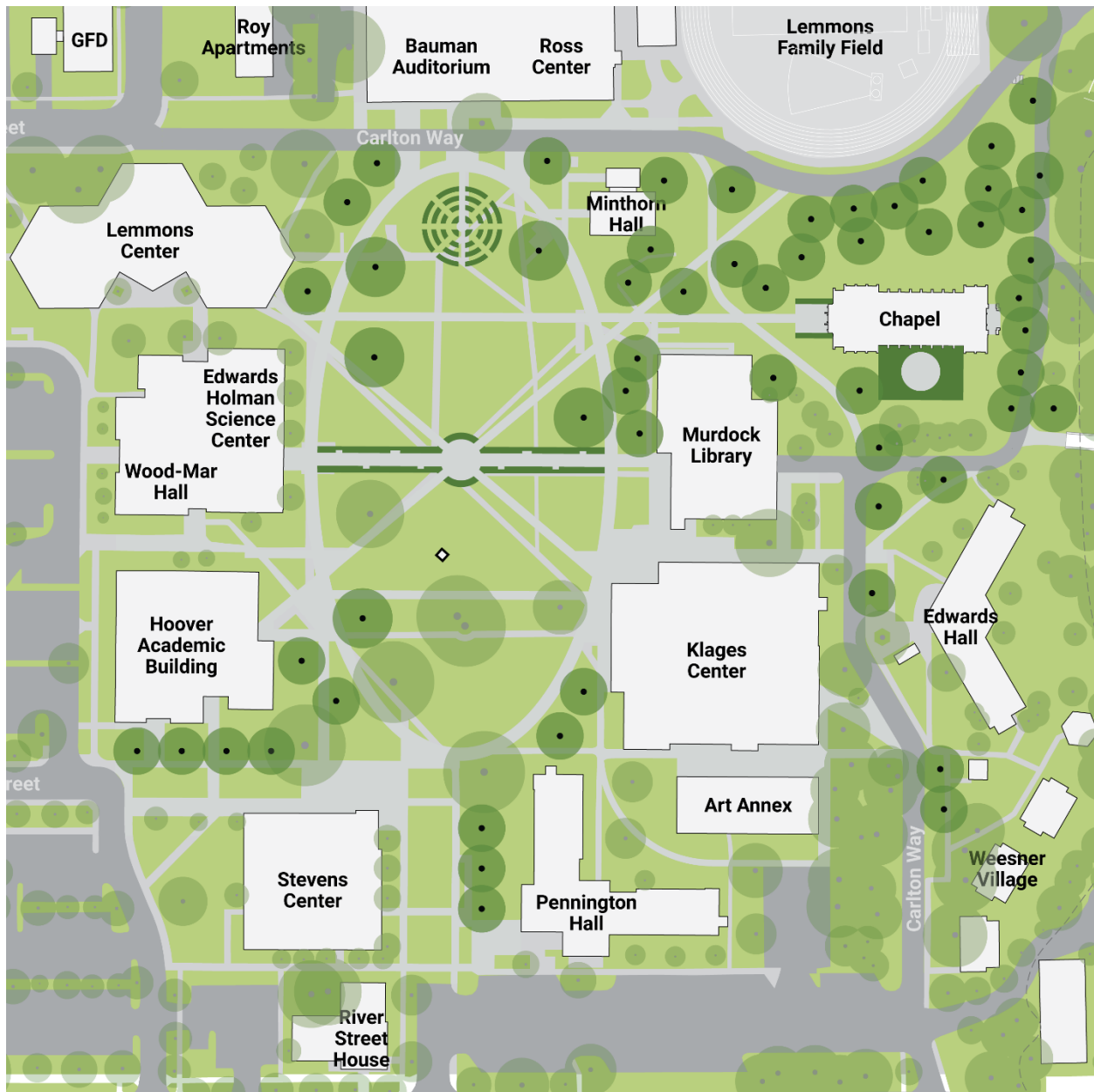
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Project Description

The proposed project is the construction of a new Campus Chapel for George Fox University. The project is located in Tax lot 3217CC-0100 and in the Institutional (I) Zone. All five of the existing outdoor tennis courts located at about 516 Carlton Way will be removed and the proposed building with surrounding landscaped area will be constructed at about the center of this area. The building will be a single story with a gross area of 7000 sq. ft. including a partial basement to house mechanical equipment.

Site work includes replacing the section of Carlton way directly to the west side of the proposed building with a pedestrian mall and constructing a new section of service / fire access roadway that will connect the east end of North Street to the existing service road that runs along the east side of the proposed development site.



Type II Design Review Criteria

(1) Design compatibility. *The proposed design review request incorporates an architectural design which is compatible with and/or superior to existing or proposed uses and structures in the surrounding area. This shall include, but not be limited to, building architecture, materials, colors, roof design, landscape design, and signage.*

Response: The proposed Chapel building is a one story structure with a partial basement for mechanical systems. The total gross building area is 7,000 sq. ft.

Building Massing - The building consists of a primary mass housing the narthex, nave and sanctuary, as well as four secondary masses near each corner. The secondary masses hold various auxiliary programs including, bathrooms, a bride's room, a library, office, ADA ramp and miscellaneous storage. The building will be 46' in height to the peak of the 12/12 roof. It will stretch 152' in length and 62' in width at its widest.

Materials & Character - The exterior of the chapel will be clad with brick, stone and various types of wood. The mass timber structure will be visible on the underside of the gray standing-seam metal roof, tying the building to the local timber industry. Two large curtain walls with inset stained glass will occupy the east and west facades. The west curtain wall will serve as the entry to the building while the east will provide a strong visual connection to the natural landscape of Hess Creek. The sides of the nave will be flanked by a storefront window system between brick piers.

Access - The main entry to the chapel will face west with a sidewalk connection to the main quad. To the east of the chapel, the existing service road will be converted to a fire lane to satisfy fire access requirements. The turning radius where the existing road meets Carlton Way will be widened to provide the necessary clearances for a firetruck. Grasscrete or a similar product will be installed to widen the lane where necessary. Part of the fire access road will serve as a walkway connection to Carlton Way for students crossing the footbridge. An additional fire lane and service road will be constructed to the north and immediately south of the track. The newly pedestrianized Carlton Way will act as north-south access. It will extend from the ADA parking outside of Edwards Hall (to the south) to the Bruin plaza (to the north).



View of the Northeast side of the proposed building

Landscaping & Site Enhancements

At the convergence of Carlton Way and the westward walkway, a slightly elevated plaza, flanked by plantings on either side, will greet users entering the chapel. Accessible ramps will serve as secondary circulation between the plaza and Carlton Way. Immediately south of the proposed chapel will be a walled garden serving as a contemplative space. The garden will be accessed from a sloped walkway to the west and stairs leading to the fire lane on the east side. Additional doors from the inside of the nave will lead directly into the garden. The eastern most portion of the site will be re-graded to a shallower slope than currently exists. A mechanical corral on the northeast corner will be constructed and will be accessed via a short walkway from the existing service road. This area will also serve as the access point for the mechanical basement.

The proposed development site is bounded on all sides by existing campus buildings and well established campus landscapes. The trees and native plantings to the east side of the proposed site border the Hess Creek Stream Corridor and are more natural and eclectic in nature.

Exterior lighting will include LED type light fixtures, bollard, pole or wall mounted all around the building to provide pathway and security lighting. All exterior lighting is Dark Sky Approved and are located more than 400 ft. from the nearest adjacent property line.

(2) Parking and on-site circulation. *Parking areas shall meet the requirements of § 15.440.010. Parking studies may be required to determine if adequate parking and circulation are provided for uses not specifically identified in § 15.440.010. Provisions shall be made to provide efficient and adequate on-site circulation without using the public streets as part of the parking lot circulation pattern. Parking areas shall be designed so that vehicles can efficiently enter and exit the public streets with a minimum impact on the functioning of the public street.*

Response: The vehicular traffic access on Carlton Way in front of the proposed building (west side of the building) will be replaced with a pedestrian mall. Emergency vehicle and fire truck access will be routed around the new development via an existing paved fire access road located to the east side of the building. A new access road will be constructed to connect the orphaned east end of North street to the existing access road to the northeast of the proposed building.

Parking for the proposed venue will be primarily the Ross Bauman Parking lot with 219 parking spaces located about 400 ft. northwest of the front entrance of the proposed building as well as other existing parking lots to the south of the proposed site.

The revised number of campus wide parking spaces required with this proposed development as shown in Appendix A1 is 1471. This includes required parking spaces given the Fall 2021 FTE but assumes approval by the city to allow the number of parking spaces required for an Accessory assembly type building per code section 15.440.030.3.G(1) to be included in the Shared Parking Agreement same as has been approved for previous development projects (reference final decisions for DR2-12-01, DR2-14-010 and DR1-16-013). The number of parking spaces provided with the changes proposed by this development is 1497 as shown in Appendix A2.

New sidewalks around the proposed building will connect to the adjacent buildings and existing parking lots providing ADA accessible routes connecting with all adjacent areas of the campus and public ROW frontages.

LED type pathway and parking lot lighting will be installed as shown in Appendix B. These are LED type lights for energy efficiency and have good cutoff to reduce light pollution. All new lights are shielded and are located at least 400 ft. distance from the

nearest adjoining property line and therefore will not exceed the half foot candle limit at the property line.

Code section 15.440.100 requires one bicycle parking space per 10,000 sq. ft. of gross building area. Therefore, this proposed development requires one bicycle parking space. It is proposed that this is provided at an existing covered bicycle parking structure that has a capacity for 22 bicycles located in front of Edwards Dormitory about 400 feet south of the front entrance of the proposed building.

(3) Setbacks and general requirements. *The proposal shall comply with §§ 15.415.010 through 15.415.060 dealing with height restrictions and public access; and §§ 15.410.010 through 15.405.040 dealing with setbacks, coverage, vision clearance, and yard requirements.*

Response: The proposed building is 50 feet in height and the nearest public ROW frontage is Fulton Street located 600 feet to the north of the proposed building. The Meridian Street public ROW is more than 750 feet to the west from the front of the building and Villa Road is 900 feet distance to the east. This meets the maximum 75 foot height allowed per per Code Section 15.415.020.D, the minimum frontage setback distance of 25 feet and the minimum side yard setback distance per code sections 15.415.020.D and 15.415.030.D.

The proposed site development includes ADA accessible sidewalks that will be connected to existing sidewalks that extend to the Meridian Street and Fulton Street public ROWs.

The proposed building is located on tax lot 3217CC-0100. This lot is part of the contiguous property lot for the main campus based on the following Declaration of Deed of Restrictions, Yamhill County Records:

No. 200818891 dated 11/20/2008 for the East Campus area

No. 201306260 dated 4/26/2013 for the main campus area

No. 201504818 dated 4/14/2015 to combine East and Main Campus areas

No. 200719037 dated 8/24/2007 for vacation of the Sherman Street ROW

This 81 acre area is roughly bounded by Fulton Street on the north, Villa Road on the east, Hwy 99W on the south, and Meridian Street on the west.

(4) Landscaping requirements. *The proposal shall comply with § 15.420.010 dealing with landscape requirements and landscape screening.*

Response: Roughly a 2 acre area all around the proposed building will be landscaped. As shown on the Landscaping plan L101, 63,467 sq. ft. of the proposed site is landscaped, representing 66 percent of the total site, easily exceeding the 15 percent requirement in code section 15.420.010.B. The landscaping work, including automatic irrigation, will be completed in accordance with code section 15.420.010. See attached plans L101 and L201 for more detail about the landscaping areas and proposed types of plants.

The east side of the proposed development is adjacent to the Stream Corridor Overlay District but none of the proposed work will intrude into SC subdistrict area.

The proposed development plan is internal to the main campus area and does not include any work adjacent to any public ROW frontages. The existing street trees and landscaping along the frontage streets is somewhat eclectic but mature and well developed and therefore no changes in landscaping is planned along any of the campus public ROW frontages.

(5) Signs. Signs shall comply with § 15.435.010 et seq. dealing with signs.

Response: This proposed project does not include any exterior signage that will be legible from a public right-of-way. This is in compliance with 15.435.020.A.5.

(6) Manufactured home, mobile home and RV parks. Manufactured home, mobile home, and recreational vehicle parks shall also comply with the standards listed in §§ 15.445.050 et seq., in addition to the other criteria listed in this section.

Response: These elements are not present in this project.

(7) Zoning district compliance. The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in §§ 15.304.010 through 15.328.040. Through this site review process, the Director may make a determination that a use is determined to be similar to those listed in the applicable zoning district, if it is not already specifically listed. In this case, the Director shall make a finding that the use shall not have any different or more detrimental effects upon the adjoining neighborhood area than those specifically listed.

Response: The proposed building is primarily a place of worship or for meeting for religious activity. This is land use type 321 and is permitted in the Institutional zone per section 15.305.020.

(8) Sub-district compliance. Properties located within sub-districts shall comply with the provisions of those sub-districts located in §§ 15.340.010 through 15.348.060.

Response: The proposed development is located completely within the Institutional (I) Zone. Only a few residential properties remain in the Institutional Overlay (IO) sub-district, namely one residence at 612 N. Center Street that is 430 ft. northwest of the proposed development site.

The proposed work is near the west edge of the Stream Corridor Overlay district but will not intrude into the SC zone.

(9) Alternative circulation, roadway frontage improvements and utility improvements. Where applicable, new developments shall provide for access for vehicles and pedestrians to adjacent properties which are currently developed or will be developed in the future. This may be accomplished through the provision of local public streets or private access and utility easements. At the time of development of a parcel, provisions shall be made to develop the adjacent street frontage in accordance with city street standards and the standards contained in the transportation plan. At the discretion of the city, these improvements may be deferred through use of a deferred improvement agreement or other form of security.

Response: The property on which the proposed development is located does not connect to or is it needed for access to any adjacent property not owned by George Fox University. The nearest frontage is Fulton Street and is fully developed from Meridian Street to Villa Road.

Vehicular access to the proposed development from Fulton Street will be to and through Bauman Parking lot or from Meridian Street east on North Street. This route is a private street east of Center Street and it becomes Carlton Way where it turns south at the south end of the track / football field. At this point it will become a pedestrian mall but a new service access road will be built along the south end of the track connecting the orphaned east end of North Street to the existing service road that runs along the east side of the proposed site. This will provide service vehicle, fire truck, and emergency vehicle access to the north and east side of the proposed building site and through traffic from Carlton Way to the south side of Wheeler sports center and Fulton Street. All of these routes are private streets. The Fire truck access route along the south and east side of the proposed building is shown on Plan C2.1.

Regarding storm water plan for the proposed project, most of the new impervious surface area will be built on existing impervious areas (primarily the existing Carlton Way street, parking lots and the 5 tennis court area). The proposed development will have a net decrease in impervious are of 25,261 sq. ft.

Total site area - 96,674 sq. ft. (2.2 acres)

Pre-development Impervious area - 59,356 sq. ft. (61% of the total site area)

Proposed development Impervious area - 34,095 sq. ft. (35% of the total site area)

All new and replaced storm water discharge structures will be connected to existing storm water drain structures, primarily an existing 10 inch storm drain located in the southwest corner of the proposed development site. This 10 inch storm sewer line runs south in Carlton Way about 400 ft. to a private manhole and then continues to the southeast to Hess creek. Or connected to an existing catch basin located at the northeast corner of the proposed development site that connects to an existing City storm drain that discharges to the east into Hess Creek.

(10) Traffic study improvements. *If a traffic study is required, improvements identified in the traffic study shall be implemented as required by the Director.*

Response: The expected traffic generation for this project is less than 40 peak PM trips and therefore does not require a traffic study to be completed.

The proposed development will generate no new traffic. This is based on a calculated increase of 5 Peak PM trips for the proposed building and a credit of 19 Peak PM trips for the demolition of 5 tennis courts.

The proposed 7,000 sq. ft. building with a student to building gross area factor of 334 (see reference about Kittelson methodology below) and a PM peak traffic generation of 0.21 trips from the ITE manual Land use code 550 results in 4.4 Peak PM weekday trips.

Demolition of 5 tennis courts and a PM peak traffic generation of 3.88 trips per court from the ITE manual Land use code 490 results in 19.4 Peak PM trips resulting in a net decrease in number of trips.

The Kittelson methodology has been accepted and approved by the City for all projects since Stevens Center was constructed in 2000 including over 300,000 sq. feet of new building development since then. The first Kittelson Study report dated February 2, 2000 included a student to gross building area factor of 460 based on historical data from 1950 through 2000. This study was updated in a report dated January 17, 2012 and included a student to gross building area factor of 460 based on historical data from 1950 through 2012. The student to gross building area factor was further updated to 334 using more current data as presented in the Written Criteria Response for DR2-17-005 and DR2-18-0002, Reference the historical data set presented in Appendix B. The ratio has increased a little since 2018 with the addition of Newlin dormitory and a slight reduction in student enrolment but for this application the applicant is agreeable with using the same factor as was agreed to for the most recent Design review decisions. Note that a higher student to gross building area factor results in a greater number of students and greater traffic generation.

APPENDIX A1

Required Parking Spaces Fall Semester 2021 FTE Current FTE for Newberg Campus Only Newberg Code Section 15.440.030		
Description	Calculation	Parking Spaces
Full Time Equivalent Students (1)	2634.67 / 3	879
Accessory Buildings		
[1-E] Fraternities, dorms, etc (Available beds)	1423 / 6	238
[3-G(a)] Auditoriums, etc.		
Bauman (1140 seats)	} shared parking (2)	265
Miller Gym (1800 seats)		
Stoffer Stadium (2114 seats)		
Baseball Stadium (150 seats)		
Softball Stadium (150 seats)		
Chapel (254)		
Wood-Mar Theater	240 / 8 =	30
Additional Spaces Required per Street Vacation Ordinance No. 9-2520		59
TOTAL REQUIRED PARKING SPACES		1471
TOTAL PARKING SPACES PROVIDED		1497

No. of Surplus Spaces 26

Note (1) FTE based on Common Data Set method per email from Steve Olsen on May 24, 2016
 Note (2) Shared parking agreement based on design review approvals DR2-12-011, DR2-14-010, & DR1-16-013. No major events shall be held at Bauman Auditorium, Miller Gymnasium, or the baseball stadium and softball stadium at the same time that a major event is held at Stoffer Stadium (the football stadium). A major event is defined as an event such as a football game, track meet or Commencement ceremony which has the potential to fill the bleachers or spectator seats and bring visitors to the campus.

APPENXIX A2
 GEORGE FOX UNIVERSITY
 NEWBERG CAMPUS
 PARKING LOT CAPACITY
 October 1, 2021

	Previous Project Total Spaces	Current Project Total Spaces	Includes Handicap Spaces
Wood-Mar (414 N. Meridian St.)	34	34	
Hoover (412 N. Meridian St.)	58	58	4
Stevens Center (330 N. Meridian St.)	87	87	4
River Street House (1009 E. Sheridan)	18	18	1
River Street (East side of Presidents Office)	2	2	0
Development Office (206 N. Meridian)	16	16	0
Winters Apartments (201 & 205 N. River)	34	34	1
Pennington Dorm (310 N. River St.)	81	81	1
Pennington / Commons (Lollypop)	41	41	2
Hester House (212 N. River)	12	12	0
Woodward House (200 N. River)	5	5	1
Weesner House (206 N. Carlton)	19	19	1
Parker Duplex (1204 & 1206 E. Sheridan)	4	4	0
Millage Duplex (1113 & 1115 E. Hancock St.)	2	2	0
Fox Hole (1110 E. Sheridan)	2	2	0
Financial Affairs / HR Office (215 N. River)	1	1	1
Pennington House (1000 E. Sheridan)	2	2	0
Video Center (903 E. North)	4	4	0
Humanities House (605 N. Center)	5	5	1
Event Services (1003 E. North)	0	0	0
Lemmons Center – North Street Parallel Parking	10	10	0
Newlin Apartments (1007 E. North)	6	6	0
Ross / Bauman (1009 E. North St.)(incl. Kroeker house)	219	219	7
Art Annex (1010 E. North)	3	3	0
Minthorn (1016 E. North St.)	20	0	1
Tennis Courts (Carlton Way)	8	0	0
MLRC (Carlton Way)	4	4	0
Edwards Dorm (400 Carlton Way)	4	4	2
Weesner Village (208, 210, and 212 Carlton Way)	28	28	0
Circle Drive (1200 E. Fulton St.)	8	8	0
Fulton St. Lot (formerly Wheeler lot - 1504 E. Fulton St.)	267	267	10
Munn House (1314 E. North)	0	0	0
East Campus	76	76	3
Lewis Apartments (1404 E. Sherman)	11	12	2
East Sherman Street on-street parking	5	5	0
Macy (1308 E. Sherman)	27	27	0
Sutton / Hobson (1307 E. Sherman)	11	11	1
Kershner House (1400 E. Sherman)	0	0	0
Woolman Apartments (1114 E. Hancock)	15	15	1
Fry House (1210 E. Sheridan)	2	2	0
Plant Services (1101 N. Villa Rd.)	90	90	3
Wilder House (1415 Portland Rd.)	12	12	0
Schomberg House (608 N. Meridian)	1	1	0
Gail House (1314 E. Sherman St.)	0	0	0
Roberts Academic Complex main lot (old Hospital)	114	114	6
Roberts Academic Complex North / Brandt Res Hall	105	105	5
Hadlock Student Center and Roberts back lot	51	51	6
TOTAL PARKING SPACES	1524	1497	64

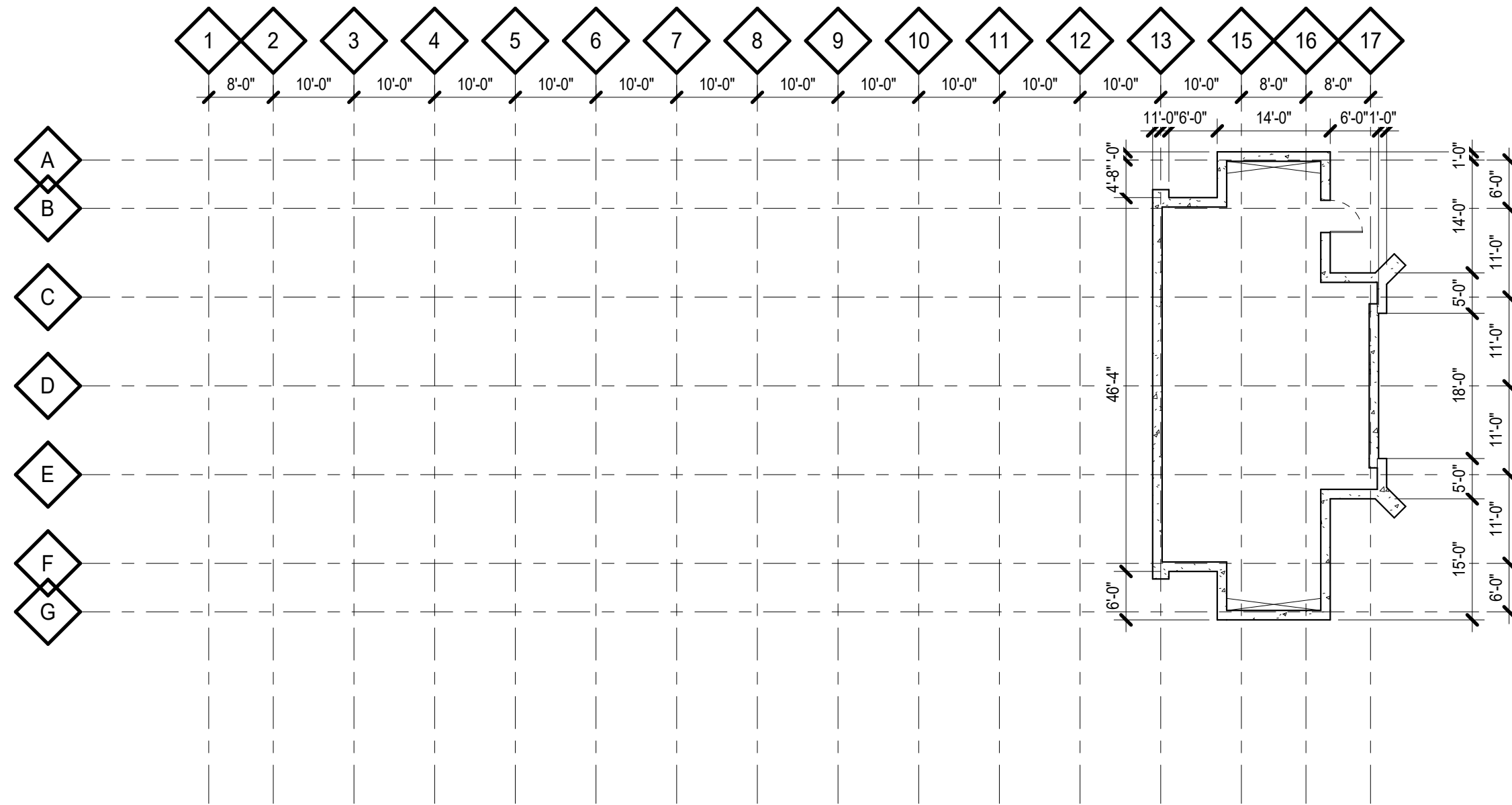
handicap total ratio (must be <40) 23.8 23.4

Note: remove parking at Minthorn Hall and Tennis Courts

APPENDIX B

George Fox University - Newberg Main Campus
 Student FTE and Building GFA
 GFA:FTE Ratio

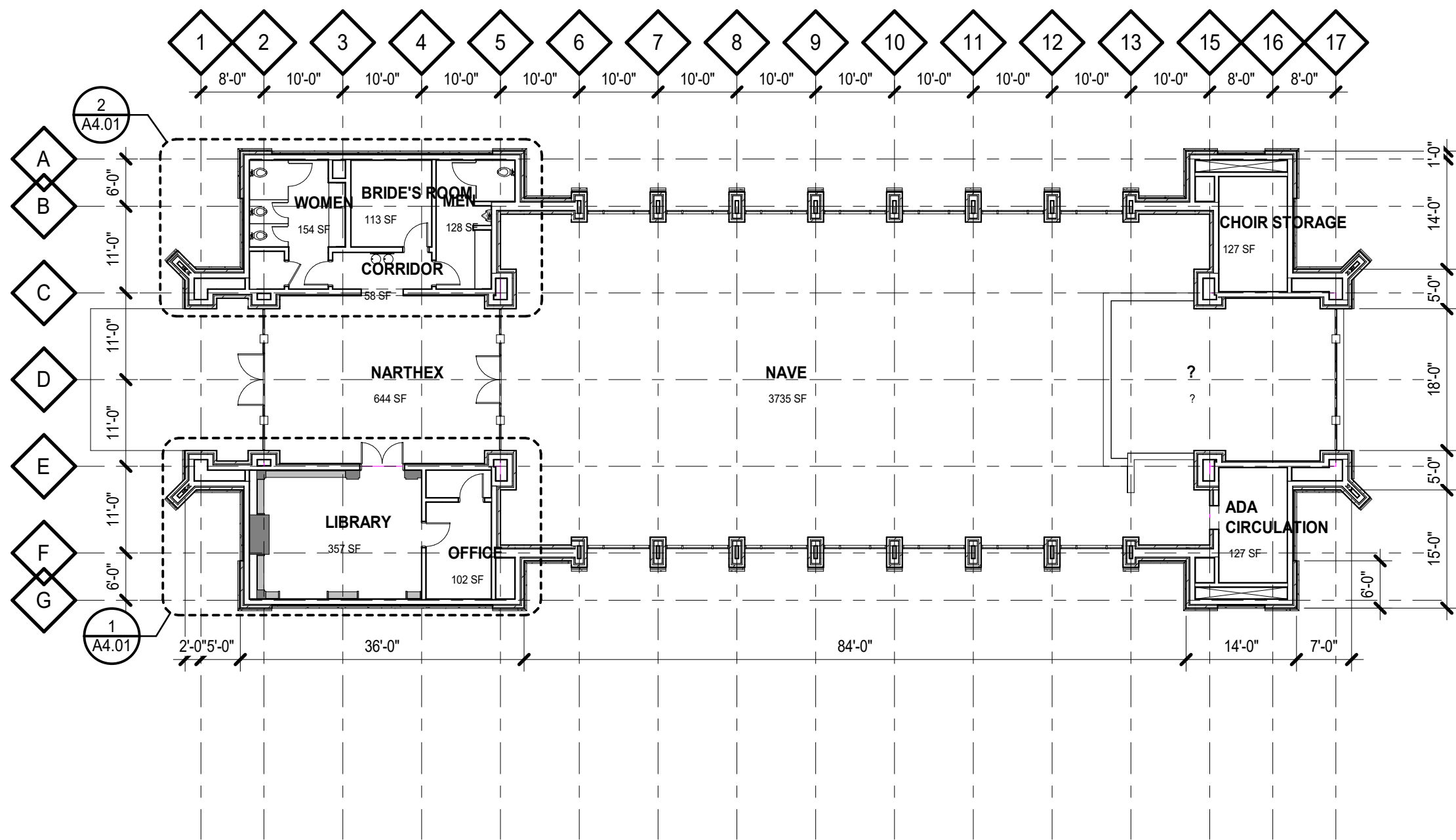
Year	Student FTE	GFA sq. ft.	Ratio	5 yr average Ratio	10 yr average ratio
1950	157	88086	561		
1960	175	82791	473		
1970	472	197932	419		
1971	441	206432	468		
1972	431	218124	506		
1973	463	224320	484		
1974	482	226032	469		
1975	550	225032	409		
1976	601	240682	400		
1977	643	287318	447		
1978	710	353633	498		
1979	715	355889	498	450	450
1980	727	359630	495	468	459
1981	734	359630	490	485	468
1982	690	381162	552	507	478
1983	673	381162	566	520	486
1984	630	381162	605	542	495
1985	585	381162	652	573	506
1986	546	381162	698	615	520
1987	569	381162	670	638	533
1988	626	381162	609	647	544
1989	727	395974	545	635	563
1990	847	400574	473	599	576
1991	992	415672	419	543	582
1992	1164	439452	378	485	580
1993	1291	487592	378	438	571
1994	1382	505904	366	403	557
1995	1474	513959	349	378	538
1996	1522	549833	361	366	513
1997	1569	563413	359	363	486
1998	1601	653992	409	369	458
1999	1614	659381	409	377	432
2000	1487	688473	463	400	412
2001	1460	689473	472	422	400
2002	1421	689473	485	448	396
2003	1525	689473	452	456	398
2004	1590	690673	434	461	404
2005	1737	692096	398	449	411
2006	1807	786446	435	441	419
2007	1860	786346	423	429	425
2008	1898	786346	414	421	430
2009	1897	785146	414	417	434
2010	2055	789326	384	414	436
2011	2033	803326	395	406	434
2012	2106	827876	393	400	429
2013	2305	827876	359	389	423
2014	2503	827876	331	372	414
2015	2629	872496	332	362	405
2016	2754	902159	328	349	396
2017	2754	938917	341	338	387
2018	2741	987217	360	338	379
2019	2735	987217	361	344	371
2020	2635	987217	375	353	365



BASEMENT PLAN

1 (1/16" = 1'-0")

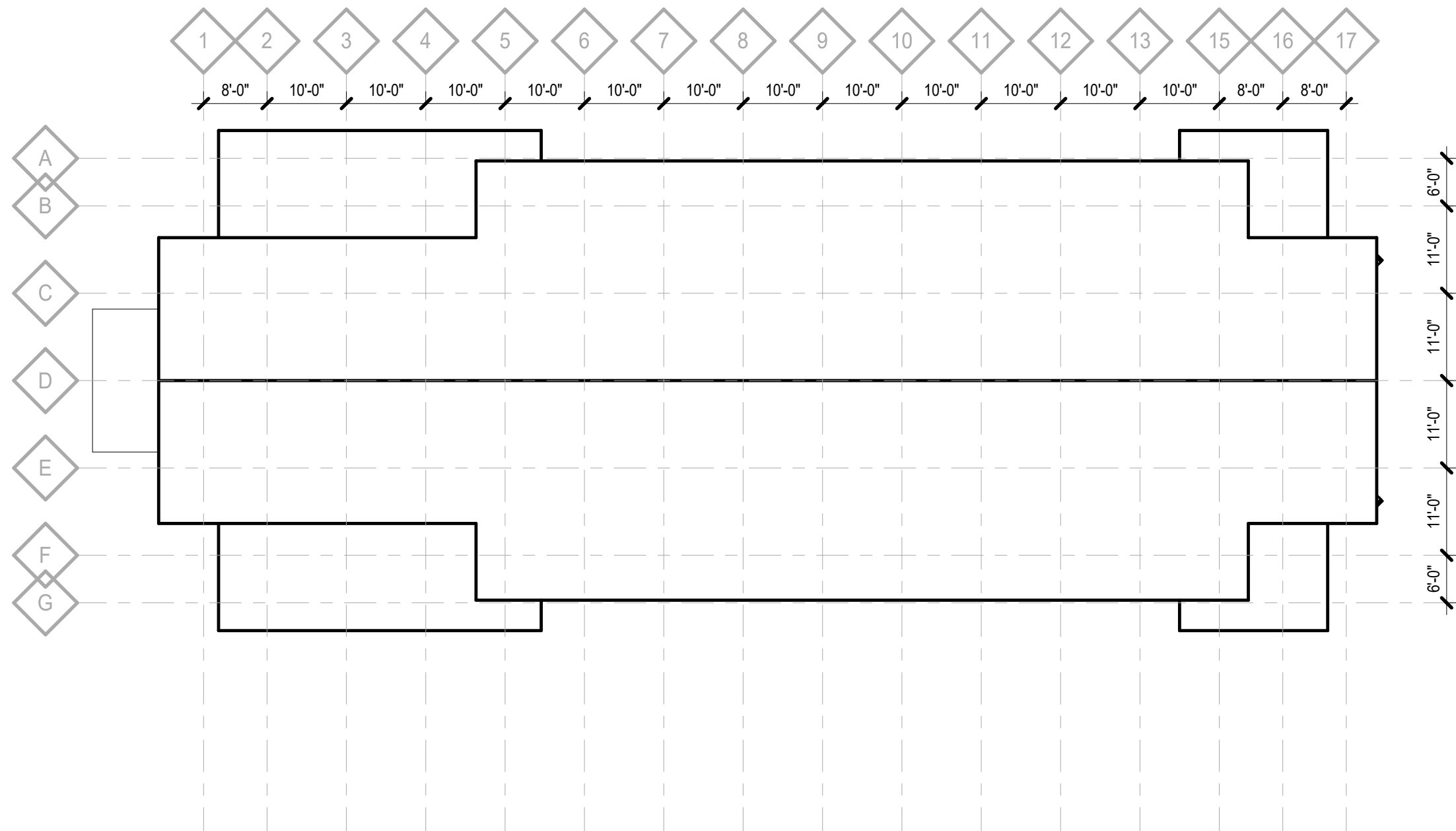




MAIN LEVEL PLAN

2 (1/16" = 1'-0")

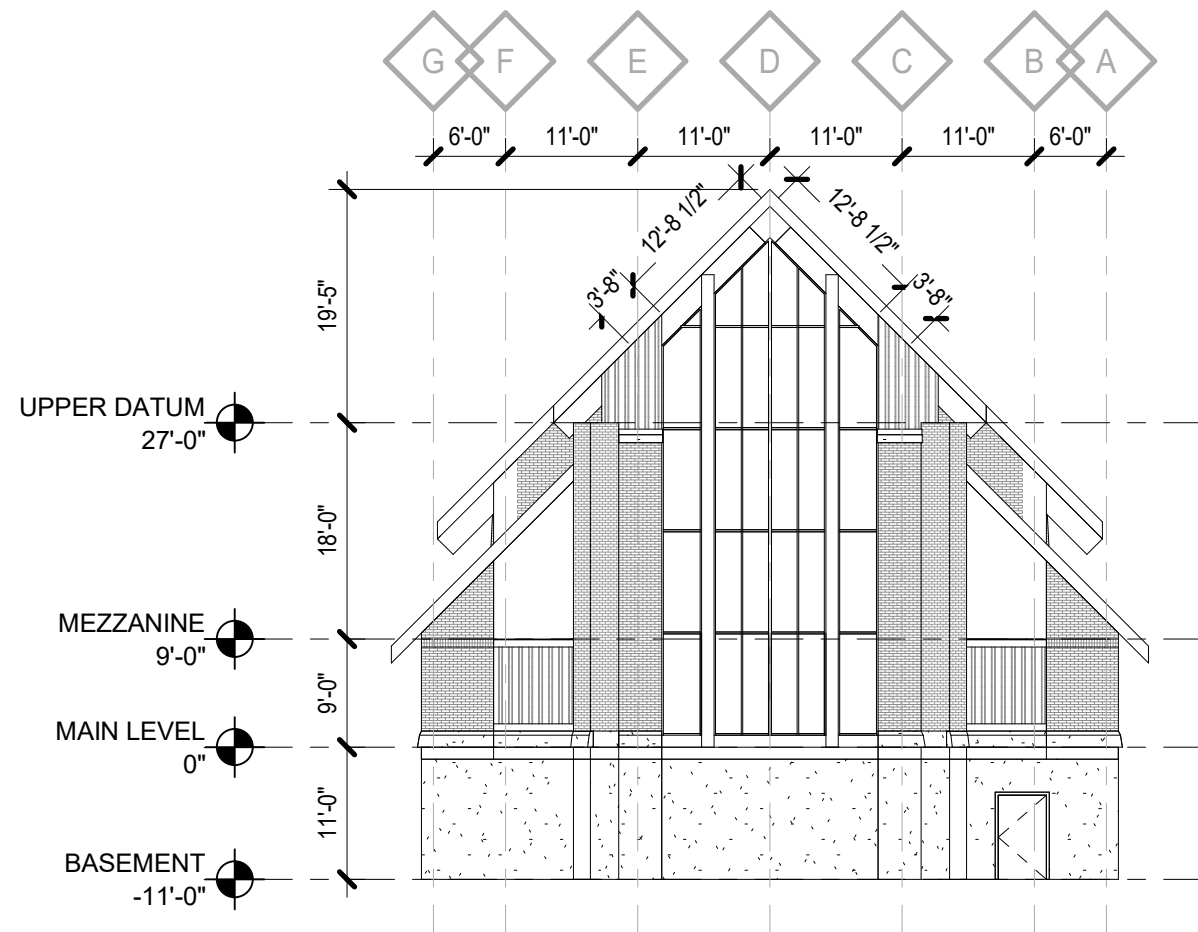




ROOF PLAN

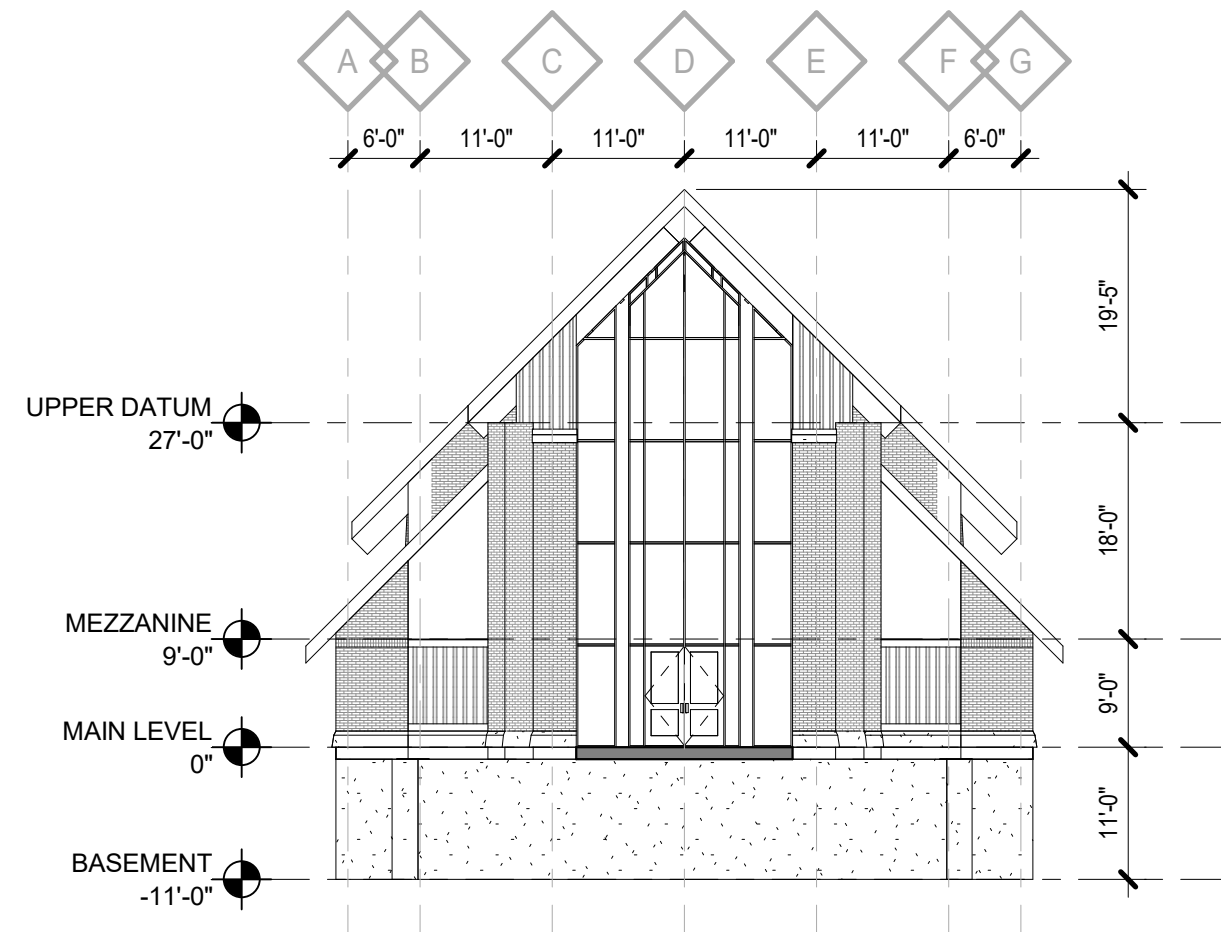
3 (1/16" = 1'-0")





EAST ELEVATION

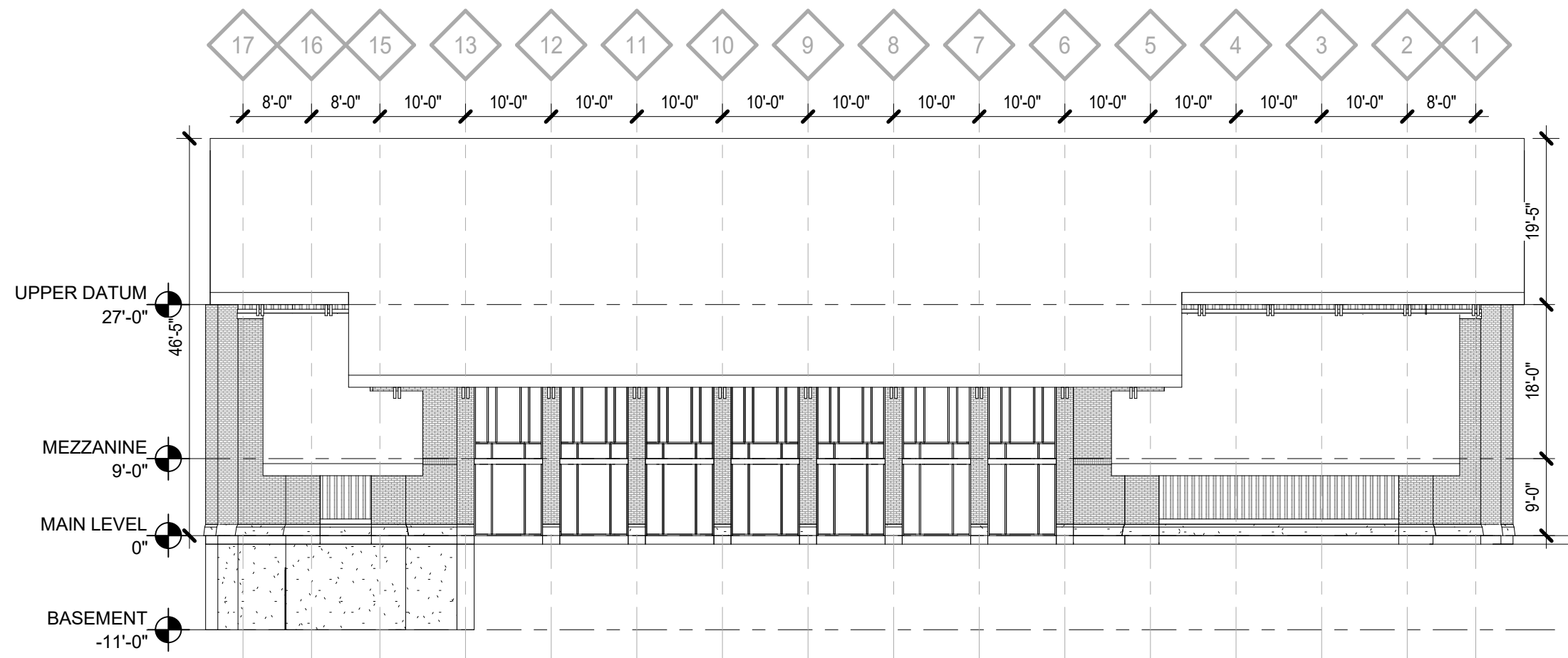
4 (1/16" = 1'-0")



WEST ELEVATION

4 (1/16" = 1'-0")

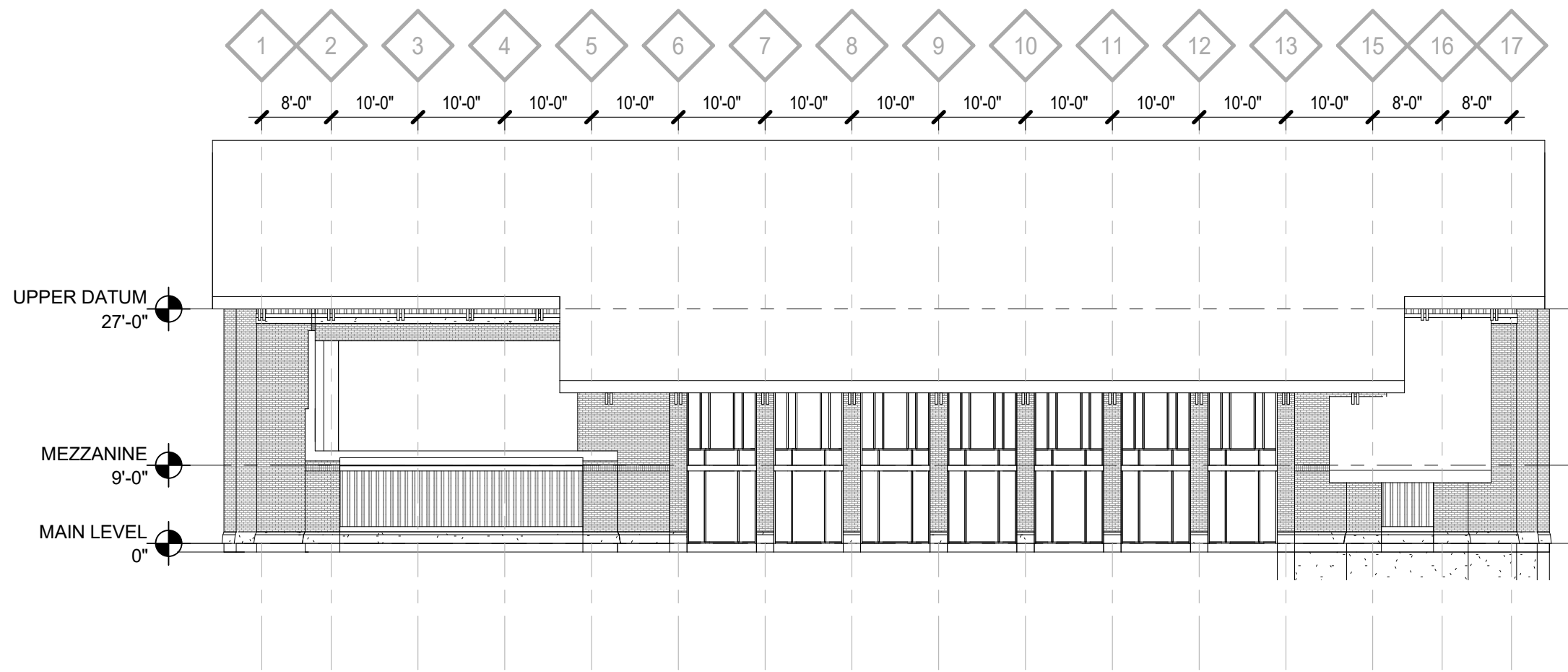




NORTH ELEVATION

5 (1/16" = 1'-0")





SOUTH ELEVATION

6 (1/16" = 1'-0")



TOPOGRAPHIC SURVEY
 LOCATED IN THE SW QUARTER OF SECTION 17
 TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
 CITY OF NEWBERG, YAMHILL COUNTY, OREGON
 FIELD SURVEYED: 18 FEBRUARY 2021

NOTES:

- VERTICAL DATUM: CITY OF NEWBERG (NGVD29)
 BENCHMARK: 3 INCH BRASS CAP AT THE TOP OF CURB ON THE WEST SIDE OF VILLA ROAD APPROXIMATELY 225' SOUTH OF THE CENTERLINE OF E. LAUREL DRIVE.
 BENCHMARK NO. 84 ELEVATION = 185.04'
- BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING BETWEEN CONTROL POINTS 1 AND 2 IS SOUTH 03°06'37" EAST.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
- A TITLE REPORT WAS NOT PROVIDED FOR THE PURPOSE OF THIS SURVEY. EASEMENTS AFFECTING THE SUBJECT PROPERTY MAY EXIST.
- UTILITY LOCATIONS SHOWN ARE BASED UPON ABOVE GROUND VISIBLE EVIDENCE TOGETHER WITH RECORD DRAWINGS. UNLESS INDICATED DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLES) PRIOR TO CONSTRUCTION.

LEGEND:

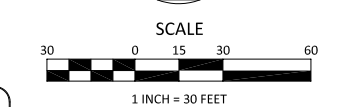
	BUILDING OUTLINE WITH DOOR
	CONCRETE SURFACE
	ASPHALT SURFACE
	WALL
	BUILDING OVERHANG
	CURB LINE
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	ROD IRON FENCE
	CYCLONE FENCE
	WOOD FENCE
	ELECTRICAL LINE
	TELECOMMUNICATIONS LINE
	STORM LINE
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	UNDERGROUND LINE PER AS-BUILTS
	SIGN
	DOUBLE POST SIGN
	BOLLARD
	FLAG POLE
	DRIVEWAY ENTRY
	HANDICAP RAMP
	BIKE RACK
	ROOF DRAIN
	ELECTRICAL JUNCTION BOX
	ELECTRICAL METER
	ELECTRICAL RISER
	ELECTRICAL CABINET
	ELECTRICAL SWITCH
	ELECTRICAL VAULT
	TRANSFORMER
	LUMINAIRE
	GROUND FLOOD LIGHT
	OVERHEAD LIGHT
	POWER POLE/OVERHEAD LIGHT
	GAS METER
	GAS RISER
	GAS MANHOLE
	GAS VALVE
	SANITARY MANHOLE WITH STRUCTURE
	STORM MANHOLE WITH STRUCTURE
	CATCH BASIN
	CURB INLET
	AREA DRAIN
	CURB DRAIN
	SANITARY/STORM CLEAN OUT
	SANITARY/STORM STRUCTURE #
	TELECOMMUNICATIONS MANHOLE
	TELECOMMUNICATIONS VAULT
	TELECOMMUNICATIONS RISER
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	WATER SHUTOFF VALVE
	FIRE DEPARTMENT CONNECT
	WATER MANHOLE
	WATER VAULT
	IRRIGATION CONTROL VALVE
	DECIDUOUS TREE
	-PERIMETER REPRESENTS DRIPLINE
	CONIFEROUS TREE
	-PERIMETER REPRESENTS DRIPLINE
	PROJECT CONTROL POINT
	FINISHED FLOOR ELEVATION

STORM TABLE:

1	STORM MANHOLE RIM = 185.55' IE 18" IN (W) = 180.04' IE 12" IN (N) = 180.30' IE 18" OUT (E) = 180.01'	15	AREA DRAIN RIM = 183.51' IE 4" OUT (SE) = 182.83'
2	STORM MANHOLE RIM = 184.02' IE 18" IN (W) = 179.83' IE 4" IN (NE) = 180.92' IE 4" IN (NE) = 180.92' IE 4" IN (SE) = 181.02' IE 12" OUT (E) = 179.82'	16	AREA DRAIN RIM = 181.35' FULL OF DEBRIS
3	STORM MANHOLE RIM = 184.81' IE 4" IN (NW) = 180.41' IE 4" IN (W) = 181.41' IE 4" OUT (E) = 180.41'	17	AREA DRAIN RIM = 181.10' FULL OF DEBRIS
4	STORM MANHOLE RIM = 182.62' IE 4" IN (N) = 178.85' IE 4" IN (N) = 178.85' IE 4" IN (W) = 178.82' IE 4" IN (SE) = 178.82' IE 4" OUT (S) = 178.80'	18	AREA DRAIN RIM = 181.67' IE 4" OUT (NW) = 181.02'
5	STORM MANHOLE RIM = 179.35' IE 6" IN (SW) = 166.30' IE 6" IN (W) = 166.30' IE 8" IN (N) = 167.07' IE 8" OUT (E) = 165.99'	19	AREA DRAIN RIM = 174.04' UNABLE TO MEASURE IE
6	CATCH BASIN RIM = 177.73' IE 4" OUT (S) = 176.93'	20	AREA DRAIN RIM = 170.39' UNABLE TO MEASURE IE
7	CATCH BASIN RIM = 177.53' IE 4" OUT (NE) = 176.96'	21	AREA DRAIN RIM = 180.92' IE 1" IN (SW) = 180.40' IE 3" OUT (NE) = 180.32'
8	STORM MANHOLE RIM = 176.62' IE 4" IN (SW) = 166.42' IE 8" IN (W) = 164.12' IE 10" OUT (E) = 163.97'	22	AREA DRAIN RIM = 179.97' IE 4" OUT (S) = 179.12'
9	STORM MANHOLE RIM = 172.34' IE 12" IN (W) = 169.94' IE 12" IN (NW) = 169.96' IE 18" OUT (E) = 169.69'	23	AREA DRAIN RIM = 180.04' IE 4" OUT (S) = 179.24'
10	STORM MANHOLE FLOW CONTROL RIM = 184.26' IE 12" IN (NW) = 179.85' IE 12" OUT (SE) = 179.40'	24	AREA DRAIN RIM = 176.57' IE 4" OUT (N) = 175.77'
11	CATCH BASIN RIM = 178.70' IE 10" OUT (W) = 169.06'	25	AREA DRAIN RIM = 176.12' IE 4" OUT (E) = 175.40'
12	CATCH BASIN RIM = 172.81' NO PIPES VISIBLE	26	AREA DRAIN VERTICAL 4" PIPE W/ NO COVER TOP OF PIPE = 173.47'
13	AREA DRAIN RIM = 184.69' UNABLE TO MEASURE IE		
14	AREA DRAIN RIM = 185.66' IE 4" OUT (N) = 185.08'		

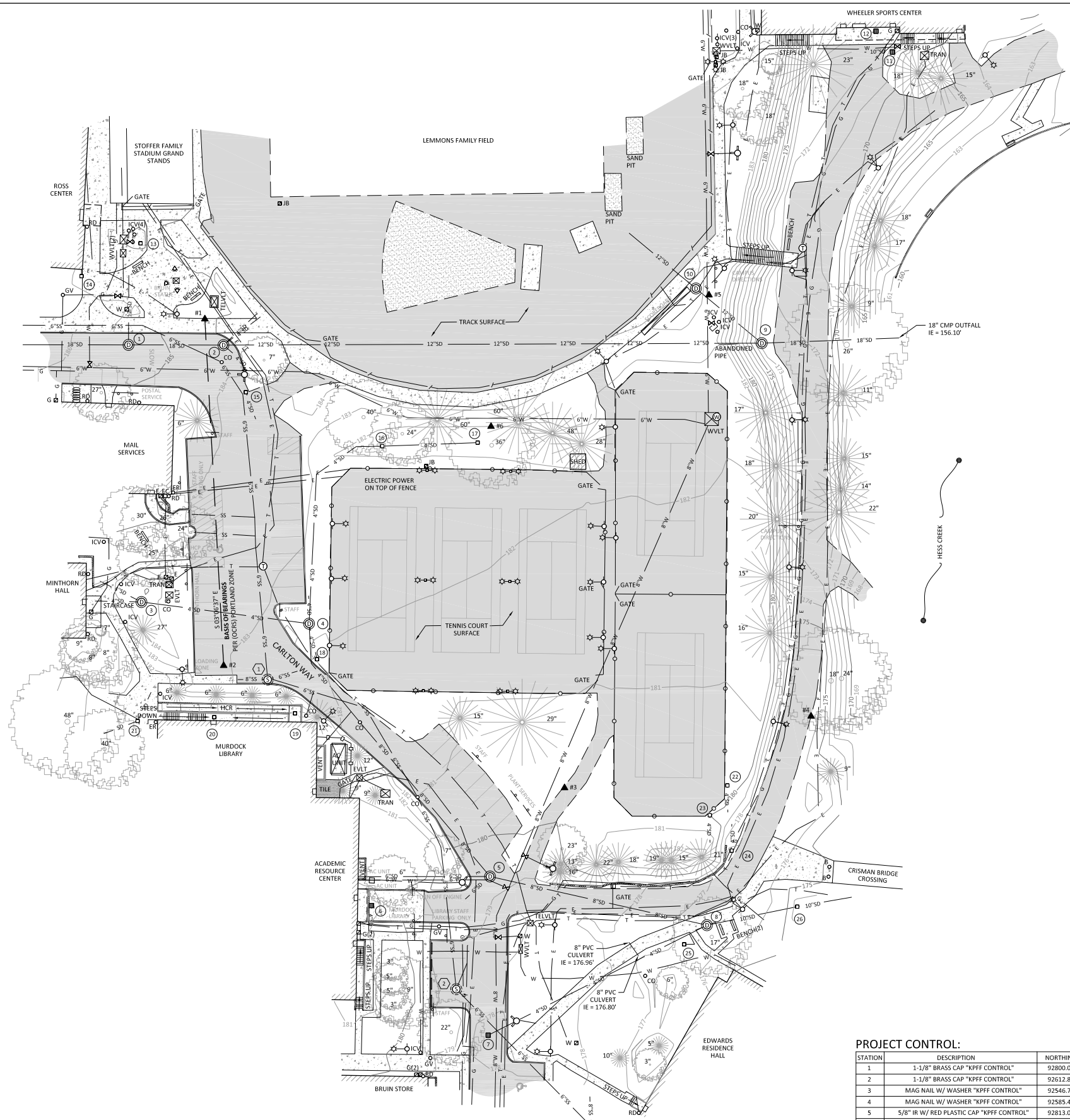
SANITARY TABLE:

1	SANITARY MANHOLE RIM = 182.60' IE 6" IN (W) = 174.97' IE 6" IN (N) = 174.80' IE 6" IN (NE) = 174.40' IE 6" OUT (E) = 174.61'
2	SANITARY MANHOLE RIM = 178.70' IE 6" IN (N) = 166.00' IE 6" IN (NE) = 167.09' IE 6" OUT (SE) = 165.98'
3	SANITARY MANHOLE RIM = 177.63' IE 6" IN (NW) = 165.34' IE 8" IN (N) = 165.25' IE 8" OUT (S) = 165.24'



REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JUNE 30, 1997
 TROY T. TETSUKA
 2841
 RENEWAL 6/30/2022

kpff
 111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.224.4681
 www.kpff.com



PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	1-1/8" BRASS CAP "KPFF CONTROL"	92800.04	272085.80	185.23'
2	1-1/8" BRASS CAP "KPFF CONTROL"	92612.80	272095.98	182.94'
3	MAG NAIL W/ WASHER "KPFF CONTROL"	92546.72	272280.15	180.40'
4	MAG NAIL W/ WASHER "KPFF CONTROL"	92585.43	272413.36	177.02'
5	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	92813.00	272358.20	183.91'
6	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	92741.96	272240.44	181.95'

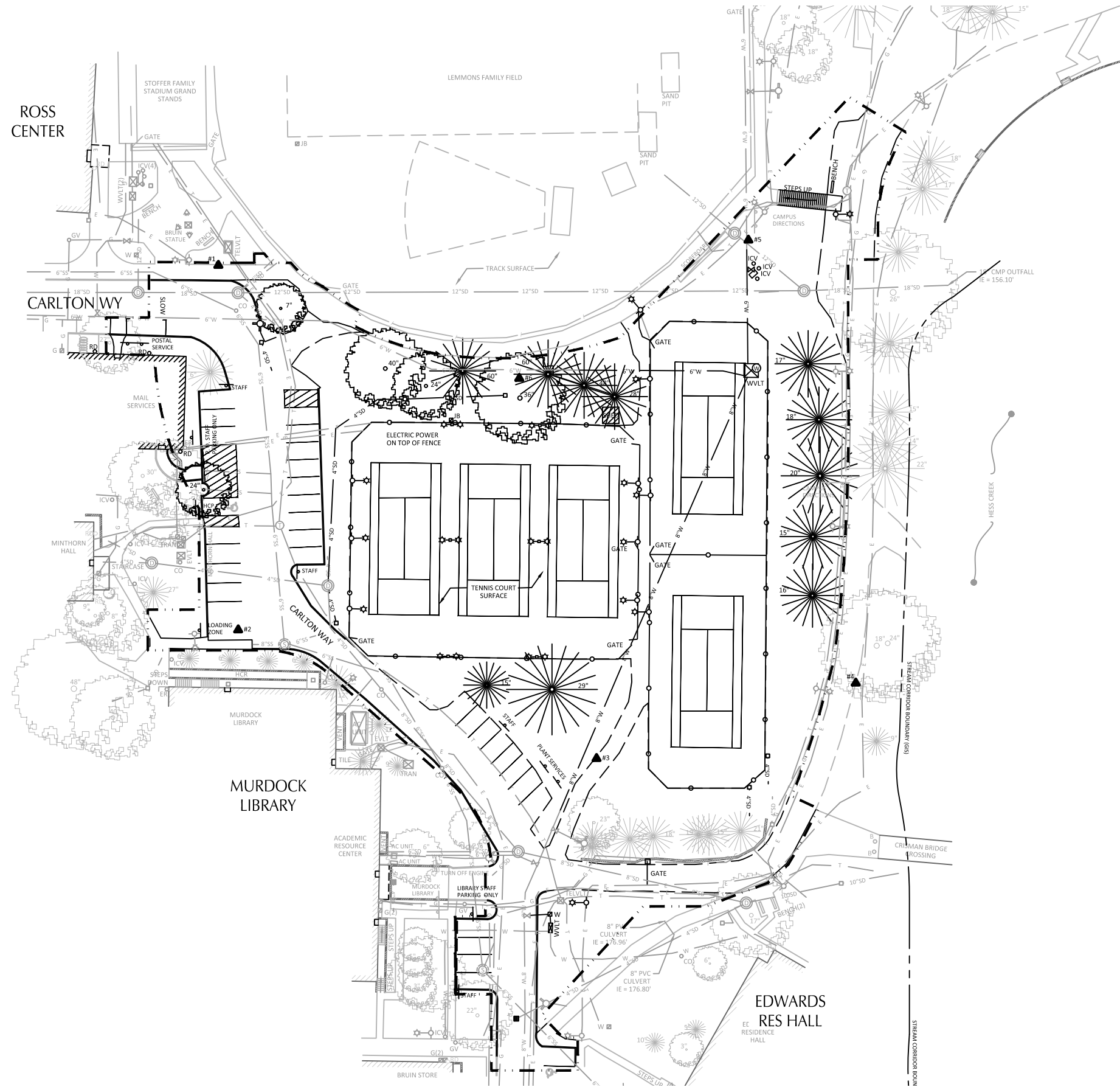
REV.	DATE	BY	DESCRIPTION

kpff
 111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
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 F: 503.224.4681
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SURVEYED BY: JH/NK
 DRAWN BY: JH
 CHECKED BY: TTT
 PROJECT NO.: 2000487
 FILE: 2000487-SB.DWG

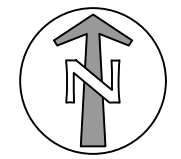
TOPOGRAPHIC SURVEY
GEORGE FOX UNIVERSITY
 GEORGE FOX UNIVERSITY
 CITY OF NEWBERG / YAMHILL COUNTY / OREGON

DATE: 30 MARCH 2021
 CONTOUR INTERVAL: 1 FOOT
 SHEET NO.
1 OF 1



SHEET LEGEND

	PROPERTY LINE
	DEMOLITION/WORK LIMITS (SHOWN OFFSET FOR CLARITY)



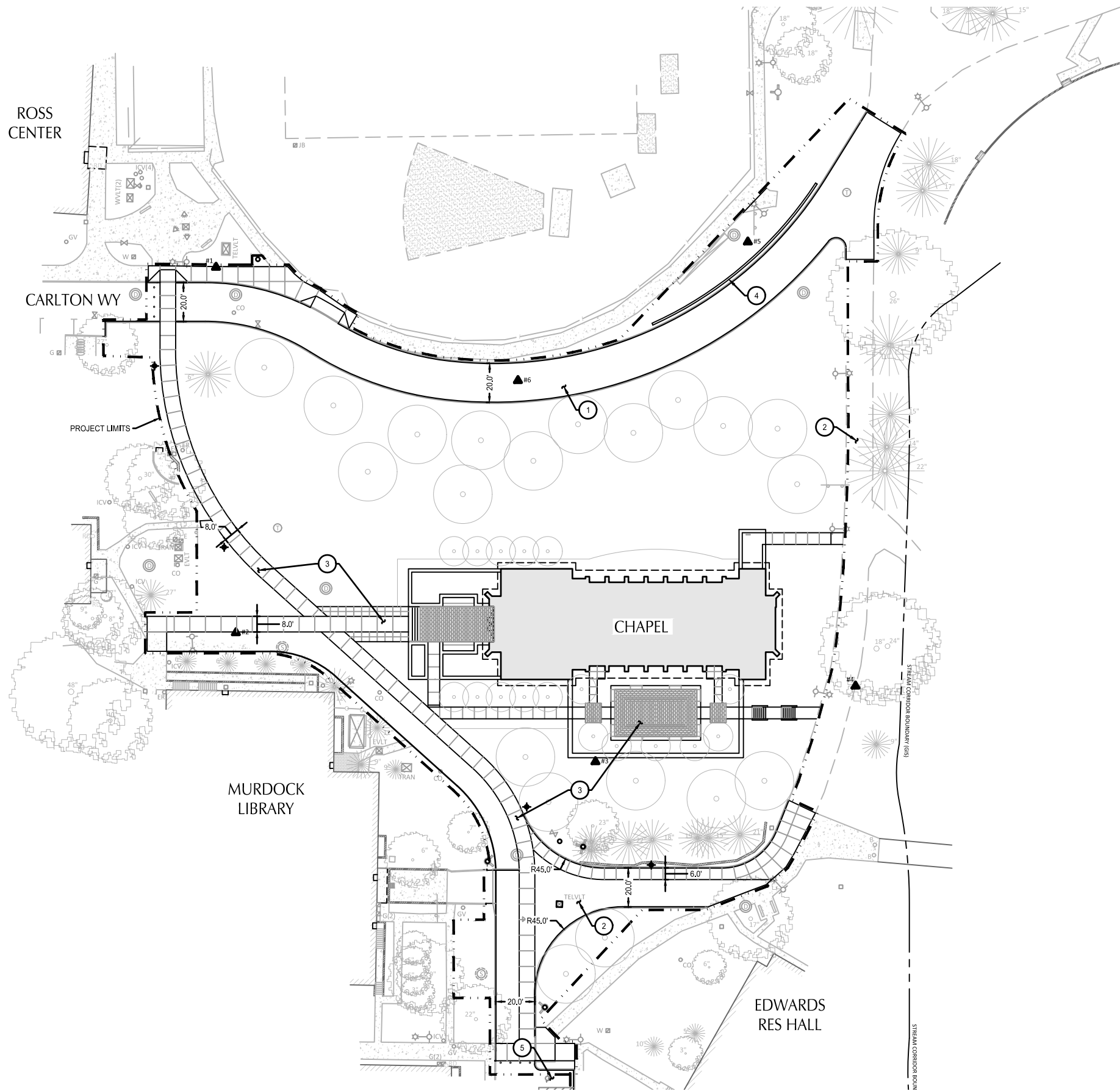
New University Chapel
 George Fox University
 12/17/2021

DEMOLITION PLAN

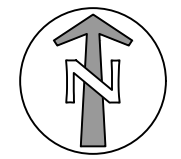


111 SW Fifth Ave., Suite 2600
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 O: 503.842.2860
 F: 503.224.4681
www.kpff.com

Design Review
 C1.1
Soderstrom Architects



KEY NOTES	
NOTE	DESCRIPTION
1	SERVICE VEHICLE ACCESS ROAD
2	FIRE ACCESS ROAD
3	REFERENCE LANDSCAPE PLANS FOR PEDESTRIAN PAVEMENT AND PLAZA AREAS
4	RETAINING WALL
5	ADA PARKING STALLS. (3) TOTAL



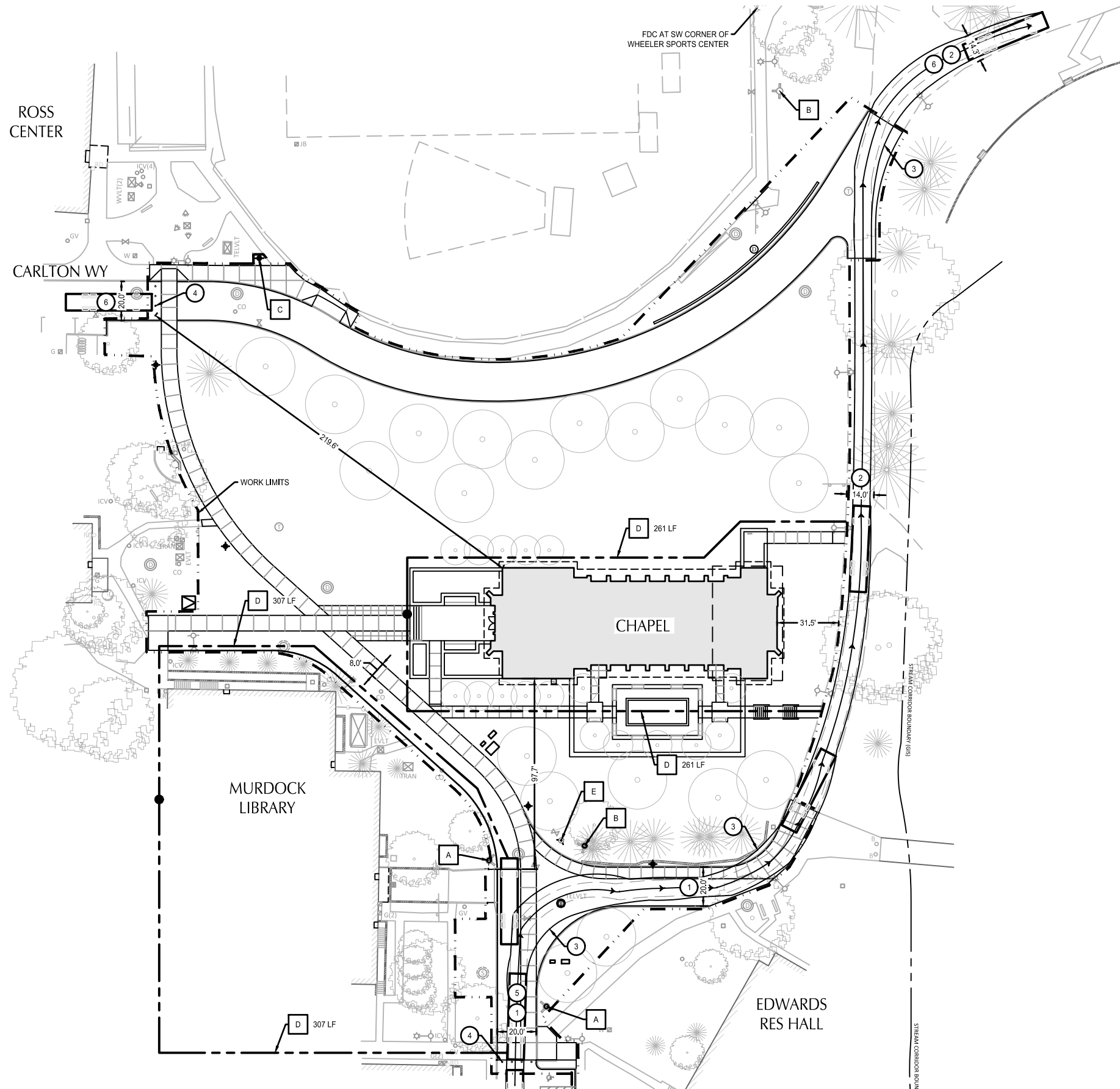
New University Chapel
 George Fox University
 12/17/2021

SITE PLAN



111 SW Fifth Ave., Suite 2600
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 O: 503.842.2860
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Design Review
 C2.0
Soderstrom Architects



SHEET NOTES

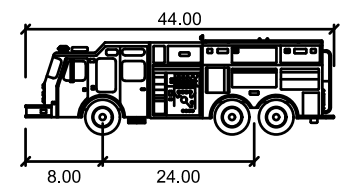
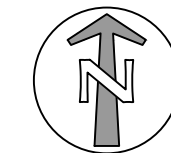
1. FIRE APPARATUS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS AND SHALL BE SURFACED WITH ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
2. FOR ADDITIONAL LIFE SAFETY DESIGN INFORMATION SEE ARCHITECTURAL PLANS.
3. TEMPORARY ADDRESSES OF 6-INCHES SHALL BE PROVIDED AT EACH CONSTRUCTION ENTRANCE PRIOR TO ANY CONSTRUCTION MATERIALS OR WORKERS ARRIVING ONSITE.
4. THE BUILDING ADDRESSING SHALL MEET THE OREGON FIRE ADDRESSING POLICY.
5. ALL FIRE HYDRANTS SHALL HAVE STORZ QUICK ADAPTERS ON THE LARGE PORT. THE MODEL REQUIRED IS HARRINGTON HPHA50-45NHWCAP.
6. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE MARKERS. THE MARKERS SHALL BE BLUE. THEY SHALL BE LOCATED ADJACENT AND TO THE SIDE OF THE CENTERLINE OF THE ACCESS ROADWAY ON WHICH THE FIRE HYDRANT IS LOCATED. IN THE CASE THAT THERE IS NO CENTERLINE, ASSUME A CENTERLINE AND PLACE THE MARKER ACCORDINGLY.

X FIRE STRUCTURE KEY NOTES

- A EXISTING FIRE DEPARTMENT CONNECTION
- B EXISTING FIRE HYDRANT
- C PROPOSED FIRE HYDRANT
- D FIRE HOSE REACH PATH AROUND BUILDING. LENGTH AS NOTED
- E PROPOSED FIRE DEPARTMENT CONNECTION

X FIRE ACCESS KEY NOTES

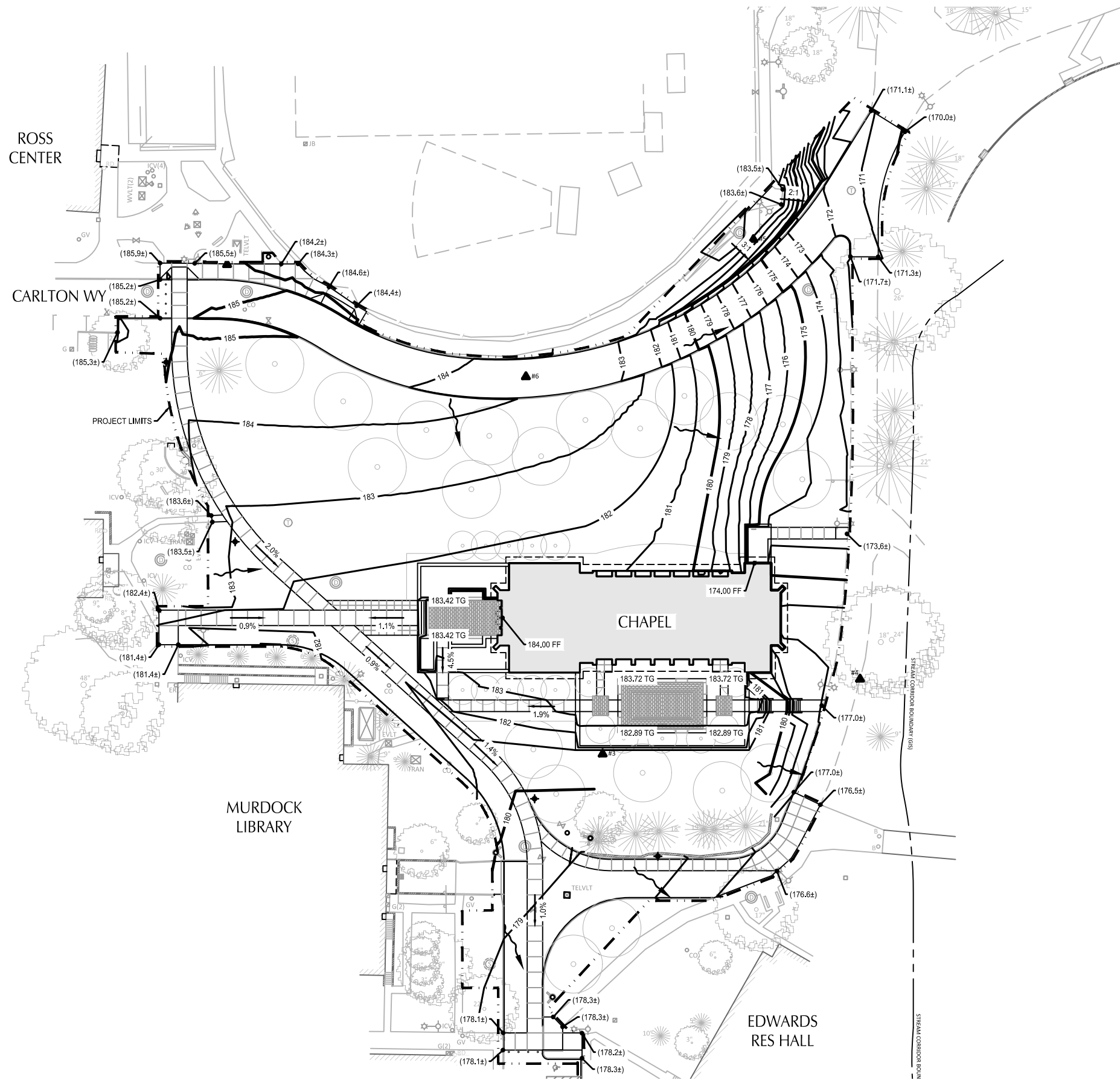
- 1 20 FOOT WIDE FIRE LANE
- 2 14 FOOT WIDE FIRE LANE
- 3 28 FOOT INSIDE TURNING RADIUS
- 4 REMOVABLE BOLLARDS
- 5 PRIMARY FIRE ACCESS POINT
- 6 SECONDARY FIRE ACCESS POINT



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8



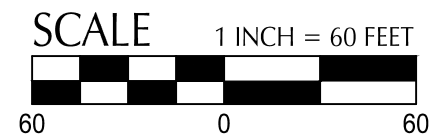
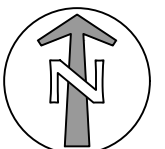


GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX	SPOT ELEVATION
XX.XX XX	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
EG	EXISTING GRADE
FF	FINISHED FLOOR
TG	TOP OF GROUND
(XXX.X±)	EXISTING GRADE (MATCH WHERE APPLICABLE)

SHEET LEGEND

	DRAINAGE FLOW DIRECTION
(179) ---	EX. CONTOUR MINOR
(180) ---	EX. CONTOUR MAJOR
179 ———	CONTOUR MINOR (FG)
180 ———	CONTOUR MAJOR (FG)



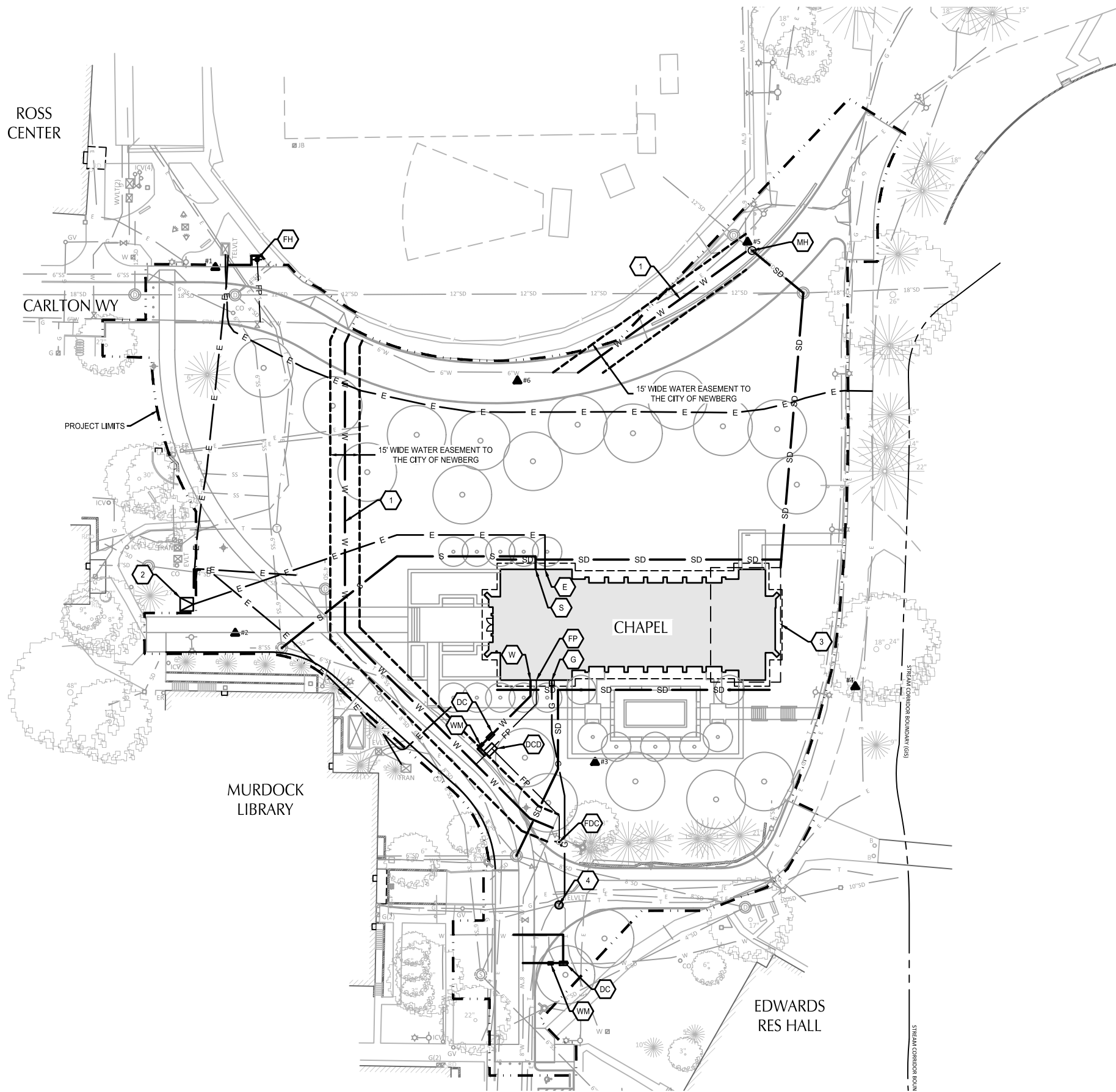
New University Chapel
George Fox University
12/17/2021

GRADING PLAN



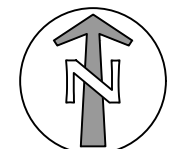
111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.2860
F: 503.224.4681
www.kpff.com

Design Review
C3.0
Soderstrom Architects



X UTILITY KEY NOTES

NOTE	DESCRIPTION
1	RELOCATED PUBLIC WATER MAIN
2	PROPOSED ELECTRIC TRANSFORMER
3	PERIMETER FOUNDATION DRAIN
4	PROPOSED H20 TRAFFIC RATED LID ON EX TELECOM VAULT
DC	DOUBLE CHECK VAULT
DCD	DOUBLE CHECK DETECTOR VAULT
E	CONNECT TO ELECTRICAL SYSTEM. SEE MECHANICAL PLANS FOR CONTINUATION
FDC	FIRE DEPARTMENT CONNECTION
FH	PUBLIC FIRE HYDRANT
FP	CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION
G	CONNECT TO GAS METER. CONTRACTOR TO COORDINATE WITH GAS COMPANY. SEE PLUMBING PLANS FOR CONTINUATION
MH	STORM DRAIN MANHOLE
S	CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION
SD	CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION
W	CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION
WM	DOMESTIC WATER METER



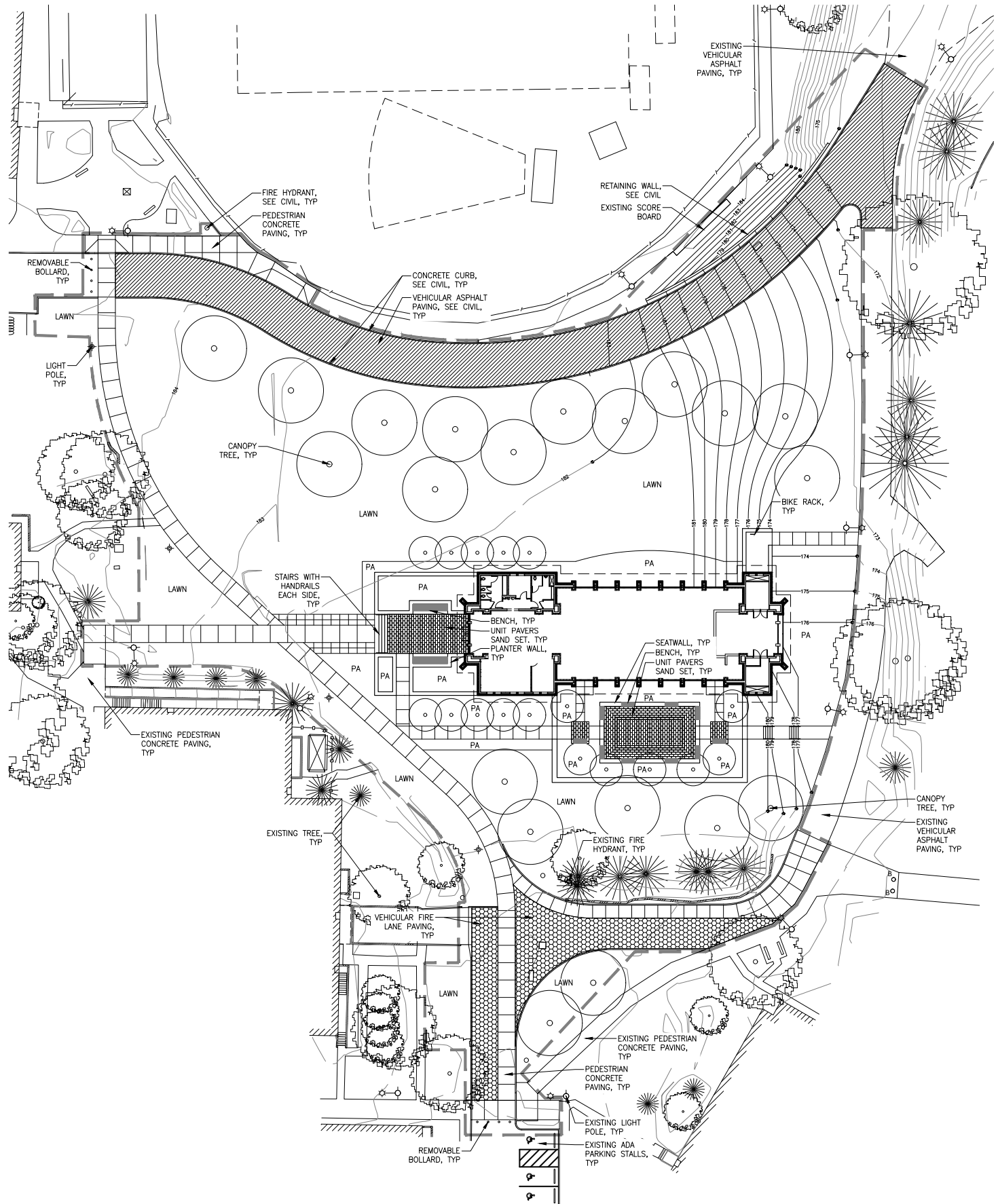
New University Chapel
 George Fox University
 12/17/2021

UTILITY PLAN



111 SW Fifth Ave., Suite 2600
 Portland, OR 97204
 O: 503.842.2860
 F: 503.224.4681
www.kpff.com

Design Review
 C4.0
Soderstrom Architects



LEGEND

	LANDSCAPE LIMIT OF WORK
	PEDESTRIAN CONCRETE PAVING
	VEHICULAR FIRE LANE PAVING
	ASPHALT PAVING
	UNIT PAVERS SAND SET
	BENCH
	CONCRETE CURB
	EXISTING LIGHT POLE
	LIGHT POLE
	BOLLARD
	FIRE HYDRANT, SEE CIVIL
	EXISTING TREE TO REMAIN
	PROPOSED TREE

ABBREVIATIONS

ARCH	ARCHITECTURAL
CONC	CONCRETE
DWG	DRAWINGS
ELEC	ELECTRICAL
MECH	MECHANICAL
NIC	NOT IN CONTRACT
PA	PLANTING AREA
SIM	SIMILAR
SPECS	SPECIFICATIONS
STRUC	STRUCTURAL
TYP	TYPICAL
W/	WITH

- MATERIALS NOTES**
1. THIS PLAN IS BASED ON A SURVEY BY KPFF DATED 05/30/2021. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
 2. PROTECT EXISTING VEGETATION TO REMAIN. SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
 3. SEE CIVIL DRAWINGS FOR LOCATION OF UTILITIES.
 4. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION REGARDING SITE LIGHTING AND ELECTRIC UTILITIES.
 5. COORDINATE WORK WITH OTHER TRADES, INCLUDING WORK IN OTHER BID PACKAGES.
 6. SEE CIVIL DRAWINGS FOR ALL VEHICULAR AREA IMPROVEMENTS, INCLUDING PAVING, CURBS, DRIVEWAY APRONS, STRIPING AND SIGNAGE, AS WELL AS ANY VEHICULAR AND PEDESTRIAN PAVING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.

DESIGN REVIEW NOTES

TOTAL SITE AREA: 96,674 SF
 PRE-DEVELOPMENT IMPERVIOUS AREA: 59,356 SF
 PRE-DEVELOPMENT PERVIOUS AREA: 37,318 SF (39%)

POST-DEVELOPMENT IMPERVIOUS AREA: 34,095 SF
 POST-DEVELOPMENT PERVIOUS AREA: 62,579 SF (65%)

NET IMPERVIOUS AREA DECREASE: 25,261 SF

LANDSCAPE ARCHITECTS PC
Tango Hansen
1100 nw glisan #3B portland OR 97209 T 503.295.2437

**GEORGE FOX UNIVERSITY
CHAPEL**
414 N. MERIDIAN STREET
NEWBERG, OR 97132

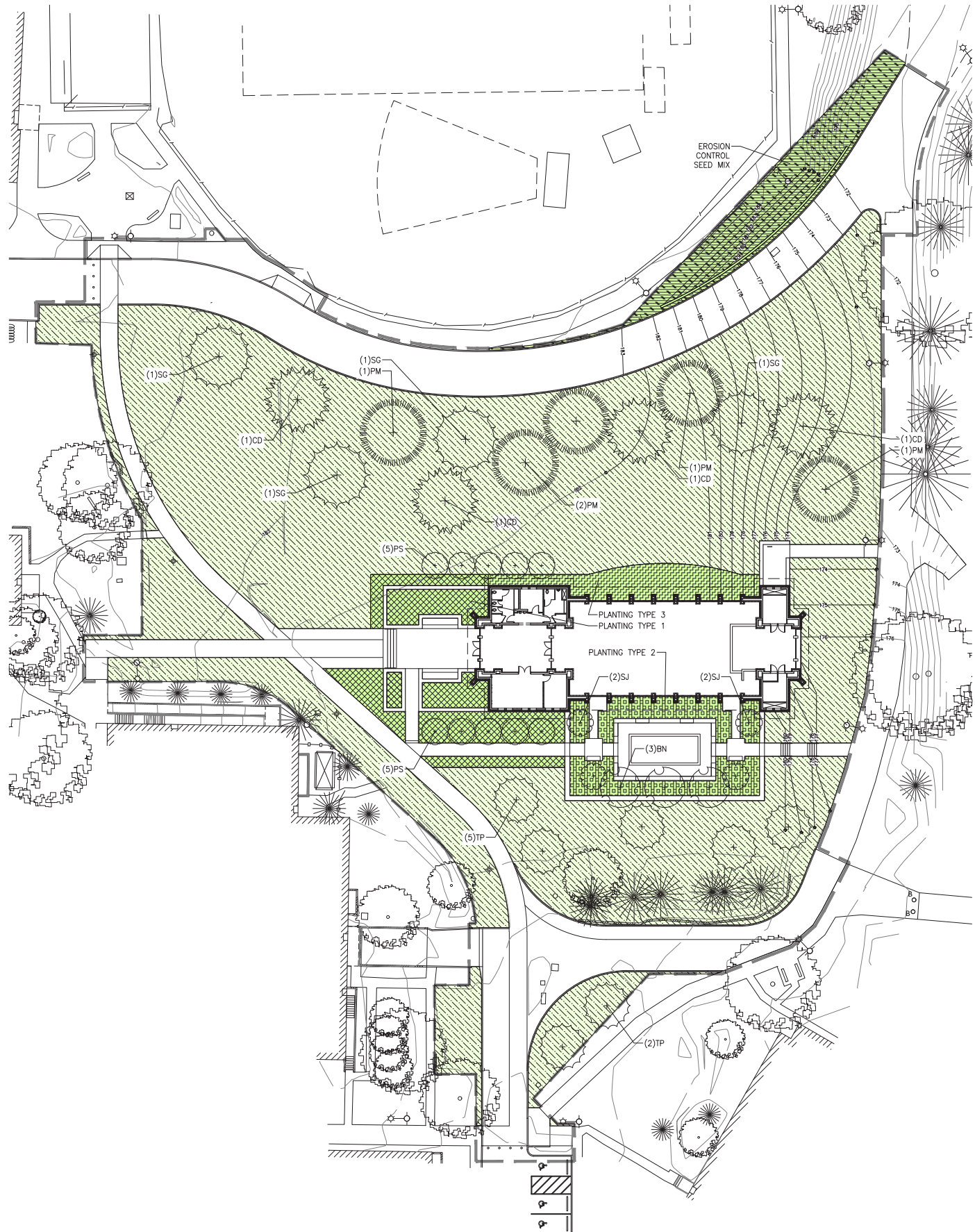
DESIGN REVIEW

MATERIALS PLAN

REVISIONS

SCALE
 DRAWN BY
 DATE 12.03.21
 PROJECT NO. 2148

SHEET
L101



PLANT SCHEDULE						
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING	QUANTITY
TREES						
+	BN	Betula nigra 'Cully'	Heritage River Birch	3" CAL B&B	AS SHOWN	4
+	CD	Calocedrus decurrens	Incense Cedar	3" CAL B&B	AS SHOWN	4
+	PS	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	3" CAL B&B	AS SHOWN	10
+	PM	Pseudotsuga menziesii	Douglas Fir	3" CAL B&B	AS SHOWN	5
+	SG	Sequoiadendron giganteum	Giant Sequoia	30" Height Specimen	AS SHOWN	4
+	SJ	Styrax japonicus	Japanese Snowbell	3" CAL B&B	AS SHOWN	3
+	TP	Thuja plicata 'Hogan'	Hogan's Western Red Cedar	3" CAL B&B	AS SHOWN	7

LEGEND

- LANDSCAPE LIMIT OF WORK
- ▨ VEHICULAR FIRE LANE PAVING
- ▨ SEEDED LAWN
- ▨ PLANTING TYPE 1
- ▨ PLANTING TYPE 2
- ▨ PLANTING TYPE 3
- ▨ EROSION CONTROL SEED MIX
- CONCRETE CURB
- EXISTING LIGHT POLE
- LIGHT POLE
- BOLLARD
- FIRE HYDRANT, SEE CIVIL
- EXISTING TREE TO REMAIN
- PROPOSED TREE

PLANT SCHEDULE - TYPE 1						
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING	QUANTITY
ORNAMENTAL PLANTINGS						
⊗	ABRC	Abelia x 'Rose Creek'	Rose Creek Abelia	#5/CONT.	AS SHOWN	50
⊗	CEGR	Ceanothus griseus var horizontalis 'Diamond Heights'	Diamond Heights Carmel Creeper	#1/CONT.	AS SHOWN	232
⊗	NADO	Nandina domestica 'Firepower'	Firepower Heavenly Bamboo	#5/CONT.	AS SHOWN	67
⊗	NATE	Nassella tenuissima	Mexican Feather Grass	#3/CONT.	AS SHOWN	179
⊗	PRLA	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Dwarf English Laurel	#5/CONT.	AS SHOWN	64
⊗	RUCA	Rubus corymbosus 'Emerald Carpet'	Emerald Carpet Creeping Raspberry	#1/CONT.	18" O.C.	378

ABBREVIATIONS

B&B BALLED & BURLAPPED
 CAL CALIPER
 CONT CONTAINER
 DIA DIAMETER
 DBH DIAMETER AT BREAST HEIGHT
 EQ EQUAL
 HT HEIGHT
 MIN MINIMUM
 MAX MAXIMUM
 NO NUMBER
 O.C. ON CENTER
 SIM SIMILAR
 SL SEEDED LAWN
 SPECS SPECIFICATIONS
 TYP TYPICAL
 # CONTAINER SIZE

PLANTING NOTES

- THIS PLAN IS BASED ON A SURVEY BY KPFF DATED 05/30/2021. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
- PROTECT EXISTING VEGETATION TO REMAIN; SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
- ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
- PLANT SPACING SHALL TAKE PRECEDENCE OVER VALVE BOX LOCATIONS. INSTALLED VALVE BOXES THAT CONFLICT WITH ACCEPTED PLANT LAYOUT SHALL BE MOVED TO POSITION BETWEEN PLANTS.
- PLANT COUNTS FOR TREES AND SHRUBS ARE SUPPLIED FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL PLANTS IN LOCATIONS AND QUANTITIES SHOWN. FOR GROUNDCOVER PLANTING, SEE DETAIL 1-1.
- CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- TREES TO BE RETAINED AND/OR PLANTED SHALL BE WATERED AS NECESSARY TO MINIMIZE STRESS TO THE TREE, PROMOTE ROOT GROWTH, AND ENSURE SURVIVAL, THROUGHOUT THE CONSTRUCTION PERIOD AND THE FIRST THREE GROWING SEASONS AFTER PLANTING. TREES SHALL BE MULCHED WITH COMPOST MULCH. SEE SPECIFICATIONS. PROTECTIVE BARRIERS SHALL STAY IN PLACE UNTIL PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST. STAKING & FERTILIZING SHALL BE REQUIRED WHERE DEEMED NECESSARY BY PLANNING OFFICIAL.
- REPAIR AND RESEED ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING SOIL PREPARATION. SEE 329100 AND 329300.
- ALL LANDSCAPE AREAS THAT HAVE A SLOPE GREATER THAN 1 VERTICAL FOOT IN 3 HORIZONTAL FEET SHALL RECEIVE JUTE MATTING, SEE SPECIFICATIONS.
- ALL PLANTING AREAS ARE TO BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM EXCEPT RESEDED DISTURBED AREAS, THOSE ARE TO BE NON-IRRIGATED.

PLANT SCHEDULE - TYPE 2						
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING	QUANTITY
ORNAMENTAL PLANTINGS						
⊗	ARUV	Arctostaphylos uva-ursi	Kinnikinnick	#1/CONT.	18" O.C.	30
⊗	EJUA	Euonymus japonicus 'Grandifolius'	Japanese Euonymus	#5/CONT.	AS SHOWN	30
⊗	ILGL	Ilex glabra 'Shamrock'	Inkberry	#5/CONT.	AS SHOWN	25
⊗	LAST	Lavandula stoechas 'Otto Quast'	Lavender Otto Quast	#5/CONT.	AS SHOWN	154
⊗	LIMU	Liriope muscari 'Royal Purple'	Lilyturf	#2/CONT.	AS SHOWN	61
⊗	PEHA	Pennisetum alpekaroides 'Hameln'	Hameln Fountain Grass	#3/CONT.	AS SHOWN	127
⊗	PFD	Pieris x 'Forest Flame'	Forest Flame Lily of the Valley	#5/CONT.	AS SHOWN	16

PLANT SCHEDULE - TYPE 3						
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING	QUANTITY
ORNAMENTAL PLANTINGS						
⊗	MASC	Mahonia 'Soft Caress'	Soft Caress Mahonia	#5/CONT.	AS SHOWN	8
⊗	PATE	Pachysandra terminalis	Japanese Spurge	#1/CONT.	18" O.C.	159
⊗	POMU	Polystichum munitum	Sword Fern	#5/CONT.	AS SHOWN	44
⊗	SAHD	Sarcococca hookeriana var humilis	Sweetbox	#2/CONT.	18" O.C.	159
⊗	SARU	Sarcococca ruscifolia	Fragrant Sweetbox	#5/CONT.	AS SHOWN	52

PLANT SCHEDULE - EROSION CONTROL SEED MIX						
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING	QUANTITY
GRASSES						
		Hordeum brachyantherum	Meadow Barley			40%
		Bromus carinatus	California Brome			35%
		Festuca rubra rubra	Native Red Fescue			20%
		Deschampsia cespitosa	Tufted Hairgrass			3%
		Agrostis exarata	Spike Bentgrass			2%

SUNMARK SEEDS NATIVE EROSION CONTROL MIX
 1 PLS lbs. per 1000 sq. ft.

DESIGN REVIEW NOTES

A MINIMUM OF 15% OF THE LOT AREA SHALL BE LANDSCAPED.
 SITE AREA: 96,674 SF
 REQUIRED LANDSCAPED AREA: 14,501 (15%)

LAWN: 54,030 SF
 ORNAMENTAL PLANTING: 9437 SF
 TOTAL PROPOSED LANDSCAPED AREA: 63,467 SF (66%)

LANDSCAPE ARCHITECTS PC
Tango Hansen
 1100 NW GILMAN #3B PORTLAND OR 97209 T 503.295.4437

GEORGE FOX UNIVERSITY
 CHAPEL
 414 N. MERIDIAN STREET
 NEWBERG, OR 97132

DESIGN REVIEW

PLANTING PLAN

REVISIONS

SCALE
 DRAWN BY
 DATE 12.03.21
 PROJECT NO. 2148

SHEET
L201

APPENXIX A2
 GEORGE FOX UNIVERSITY
 NEWBERG CAMPUS
 PARKING LOT CAPACITY
 October 1, 2021

	Previous Project Total Spaces	Current Project Total Spaces	Includes Handicap Spaces
Wood-Mar (414 N. Meridian St.)	34	34	0
Hoover (412 N. Meridian St.)	58	58	4
Stevens Center (330 N. Meridian St.)	87	87	4
River Street House (1009 E. Sheridan)	18	18	1
River Street (East side of Presidents Office)	2	2	0
Development Office (206 N. Meridian)	16	16	0
Winters Apartments (201 & 205 N. River)	34	34	1
Pennington Dorm (310 N. River St.)	81	81	1
Pennington / Commons (Lollypop)	41	41	2
Hester House (212 N. River)	12	12	0
Woodward House (200 N. River)	5	5	1
Weesner House (206 N. Carlton)	19	19	1
Parker Duplex (1204 & 1206 E. Sheridan)	4	4	0
Millage Duplex (1113 & 1115 E. Hancock St.)	2	2	0
Fox Hole (1110 E. Sheridan)	2	2	0
Financial Affairs / HR Office (215 N. River)	1	1	1
Pennington House (1000 E. Sheridan)	2	2	0
Video Center (903 E. North)	4	4	0
Humanities House (605 N. Center)	5	5	1
Event Services (1003 E. North)	0	0	0
Lemmons Center – North Street Parallel Parking	10	10	0
Newlin Apartments (1007 E. North)	6	6	0
Ross / Bauman (1009 E. North St.)(incl. Kroeker house)	219	219	7
Art Annex (1010 E. North)	3	3	0
Minthorn (1016 E. North St.)	20	0	1
Tennis Courts (Carlton Way)	8	0	0
MLRC (Carlton Way)	4	4	0
Edwards Dorm (400 Carlton Way)	4	4	2
Weesner Village (208, 210, and 212 Carlton Way)	28	28	0
Circle Drive (1200 E. Fulton St.)	8	8	0
Fulton St. Lot (formerly Wheeler lot - 1504 E. Fulton St.)	267	267	10 //
Munn House (1314 E. North)	0	0	0
East Campus	76	76	3
Lewis Apartments (1404 E. Sherman)	11	12	2
East Sherman Street on-street parking	5	5	0
Macy (1308 E. Sherman)	27	27	0
Sutton / Hobson (1307 E. Sherman)	11	11	1
Kershner House (1400 E. Sherman)	0	0	0
Woolman Apartments (1114 E. Hancock)	15	15	1
Fry House (1210 E. Sheridan)	2	2	0
Plant Services (1101 N. Villa Rd.)	90	90	3
Wilder House (1415 Portland Rd.)	12	12	0
Schomberg House (608 N. Meridian)	1	1	0
Gail House (1314 E. Sherman St.)	0	0	0
Roberts Academic Complex main lot (old Hospital)	114	144	6
Roberts Academic Complex North / Brandt Res Hall	105	105	54
Hadlock Student Center and Roberts back lot	51	51	54
TOTAL PARKING SPACES	1524	1497	84

270 +3

86 -4

112 -2

109 +4

52 +1

handicap total ratio (must be <40) 23.8 23.4 62

+2

Note: remove parking at Minthorn Hall and Tennis Courts

Attachment 2: Agency Comments



COMMUNITY DEVELOPMENT PLANNING DIVISION LAND USE APPLICATION REFERRAL

RECEIVED

JAN 27 2022

Initial: _____

REFERRAL TO: Community Development Director, Doug Rux

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: February 8, 2022. Please refer questions and comments to Ashley Smith.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: George Fox University
REQUEST: Design review for Campus Chapel
SITE ADDRESS: 515 Carlton
LOCATION: GFU Campus
TAX LOT: R3217CC 00100
FILE NO: DR221-0013
ZONE: Institutional

1. make sure the parking Calcs all work

HEARING DATE:

- Reviewed, no conflict.
Reviewed; recommend denial for the following reasons:
Require additional information to review. (Please list information required)
Meeting requested.
Comments. (Attach additional pages as needed)

Reviewed By: _____

Date: 1/27/22



COMMUNITY DEVELOPMENT PLANNING DIVISION LAND USE APPLICATION REFERRAL

REFERRAL TO: Director of Public Works, Russ Thomas

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: February 8, 2022. Please refer questions and comments to Ashley Smith.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: George Fox University
REQUEST: Design review for Campus Chapel
SITE ADDRESS: 515 Carlton
LOCATION: GFU Campus
TAX LOT: R3217CC 00100
FILE NO: DR221-0013
ZONE: Institutional



HEARING DATE:

- Reviewed, no conflict.
Reviewed; recommend denial for the following reasons:
Require additional information to review. (Please list information required)
Meeting requested.

X Comments. (Attach additional pages as needed) Complete Public utility Plans TO BE APPROVED BY CITY ENGINEER PRIOR TO CONSTRUCTION

Reviewed By: [Signature]

Date: 2/3/2022

Ashley Smith

To: Ashley Smith
Subject: FW: George Fox University Fire Access
Attachments: GFU Fire Access Diagram.pdf

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Doug,

I hope all is well. I've been doing some preliminary fire access work with GFU on the new chapel and private road alignments. Just wanted to share this intel with you. If you see anything glaring please let me know. There giving us some better access for some existing buildings and we're going to give them a reduction in road widths around the chapel, which will be fire sprinklered..

Talk soon,

Ty

From: Kyle Trulen <Kyle@langohansen.com>
Sent: Friday, February 25, 2022 1:09 PM
To: Darby, Ty M. <Ty.Darby@tvfr.com>
Cc: Andrew Blumm <ablumm@sdra.com>; Andrew Burke <aburke@sdra.com>
Subject: George Fox University Fire Access

The sender is from outside TVF&R – Do not click on links or attachments unless you are sure they are safe

Ty,
Thank you for meeting with us and discussing the fire access for the George Fox University Chapel project and the Art Annex project.

Based on the exhibits we sent previously (and reattached to this email), we plan to route the primary continuous fire access road toward the east side of the chapel along an existing road. A new access route will connect the north-south portion of Carlton Way with the existing road east of the chapel. This existing road varies in width, but it is not narrower than 14'. This existing road continues to the north and east, and it ends up connecting to Fulton Street. At the point where the road enters a parking lot drive aisle, additional signage will be added to make it clear the road is a fire access road. The University will confirm that no tree limbs are below 14' in height from the surface of the road, and if they are, they will be trimmed back.

The aforementioned new access route will also extend west between Murdock Library and Klages Center. This access route will be made of concrete or concrete pavers meeting the truck weight load requirements. During day-to-day use, this access route will primarily be used as a pedestrian path and removable bollards with separate it from the vehicular traffic on Carlton Way. Fire access signage will be located where the new

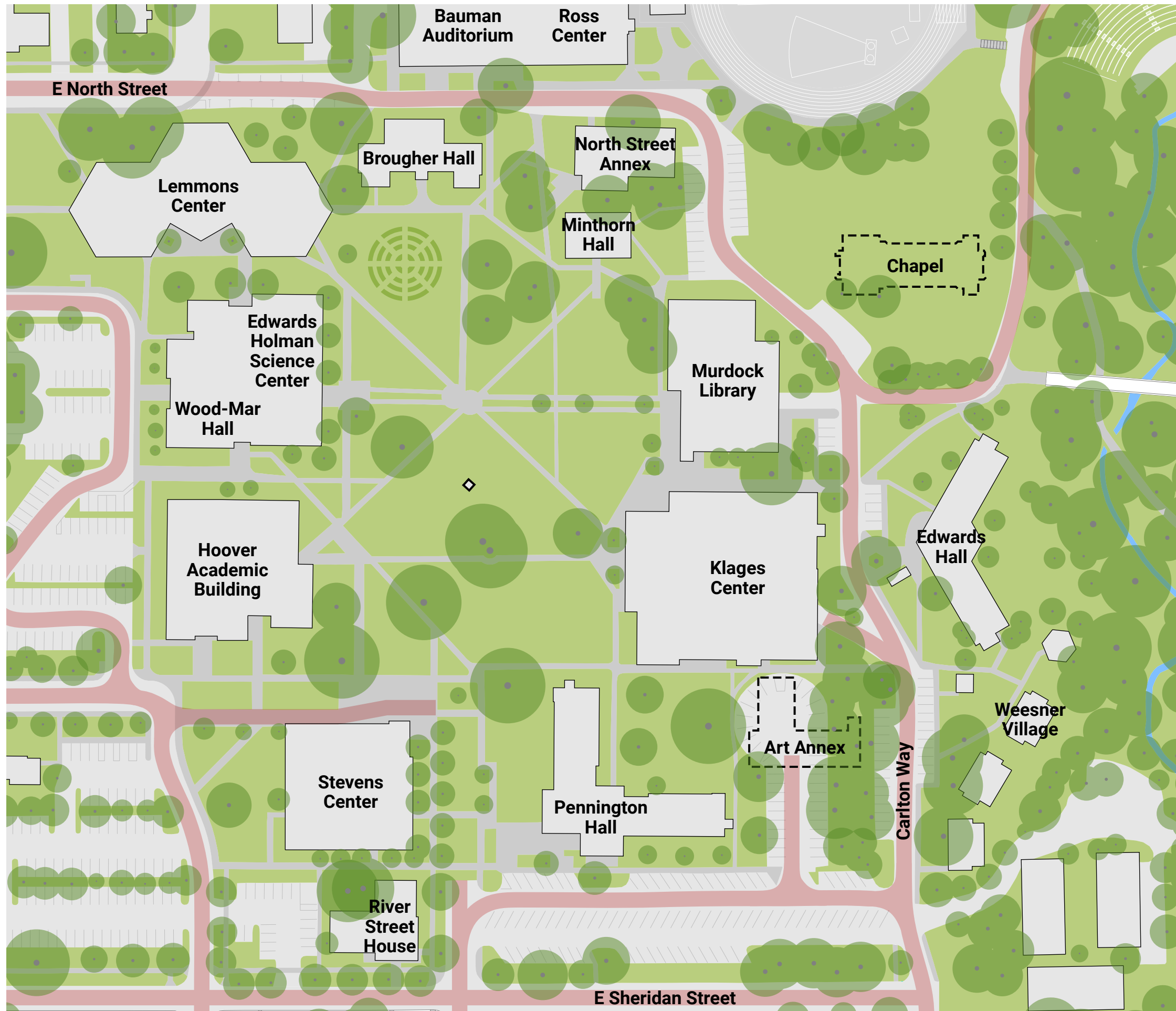
access route intersects the existing north-south portion of Carlton Way so that drivers will know the continuous access turns east.

A new service drive will connect the east-west portion of Carlton Way (North Street extension) to the existing fire access road that runs north to Fulton Street. We believe the intersection of North Street and Center Street is the point where North Street was vacated by the City of Newberg, but we will check on that to confirm.

Moving forward, we will continue to develop our drawings according to what we discussed. Once we have more details and drawings related to fire access signage locations and removable bollards, we will contact you again for your input. At the next submittal to the City, we will show the road widths we discussed, and we will send you an updated drawing as well.

Thanks,

Kyle Trulen, ASLA, leed ap
landscape architect + senior associate
lango hansen landscape architects
1100 nw glisan #3B, portland OR 97209
cell: 608.609.2890
www.langohansen.com

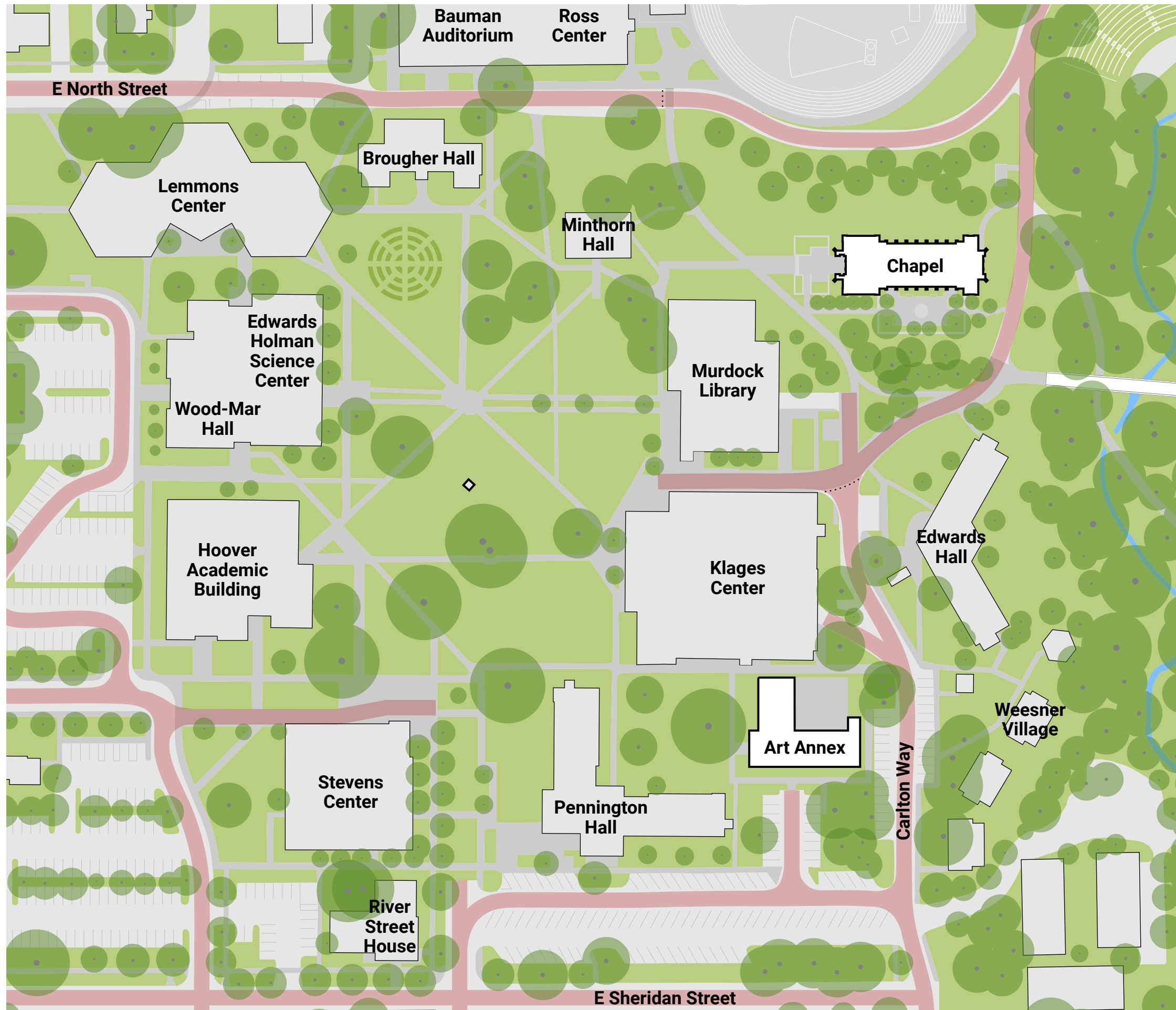


Central Campus

Existing Fire Access

- Fire Access Route
- Proposed Building



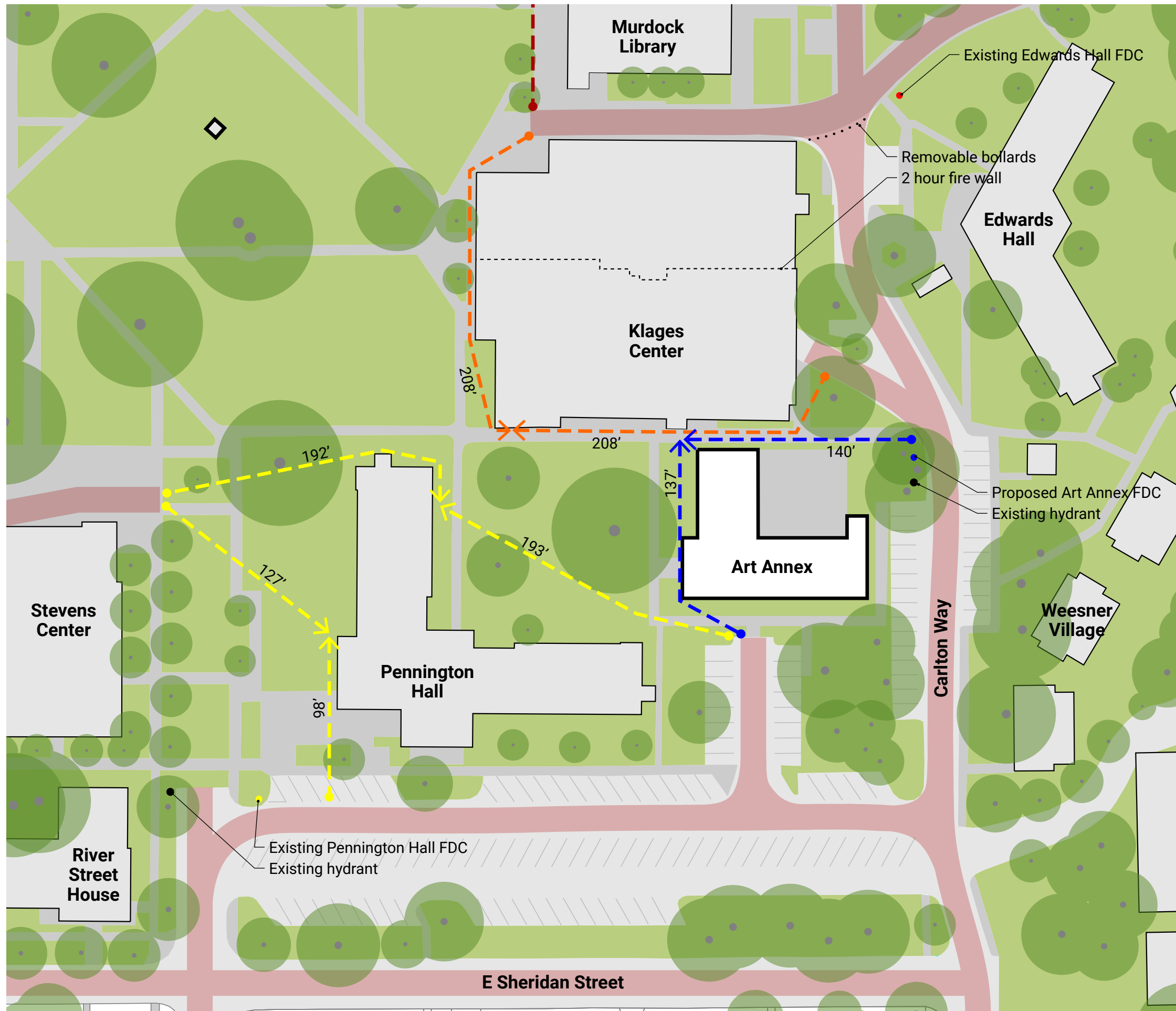


Central Campus

Proposed Fire Access

█ Fire Access Route



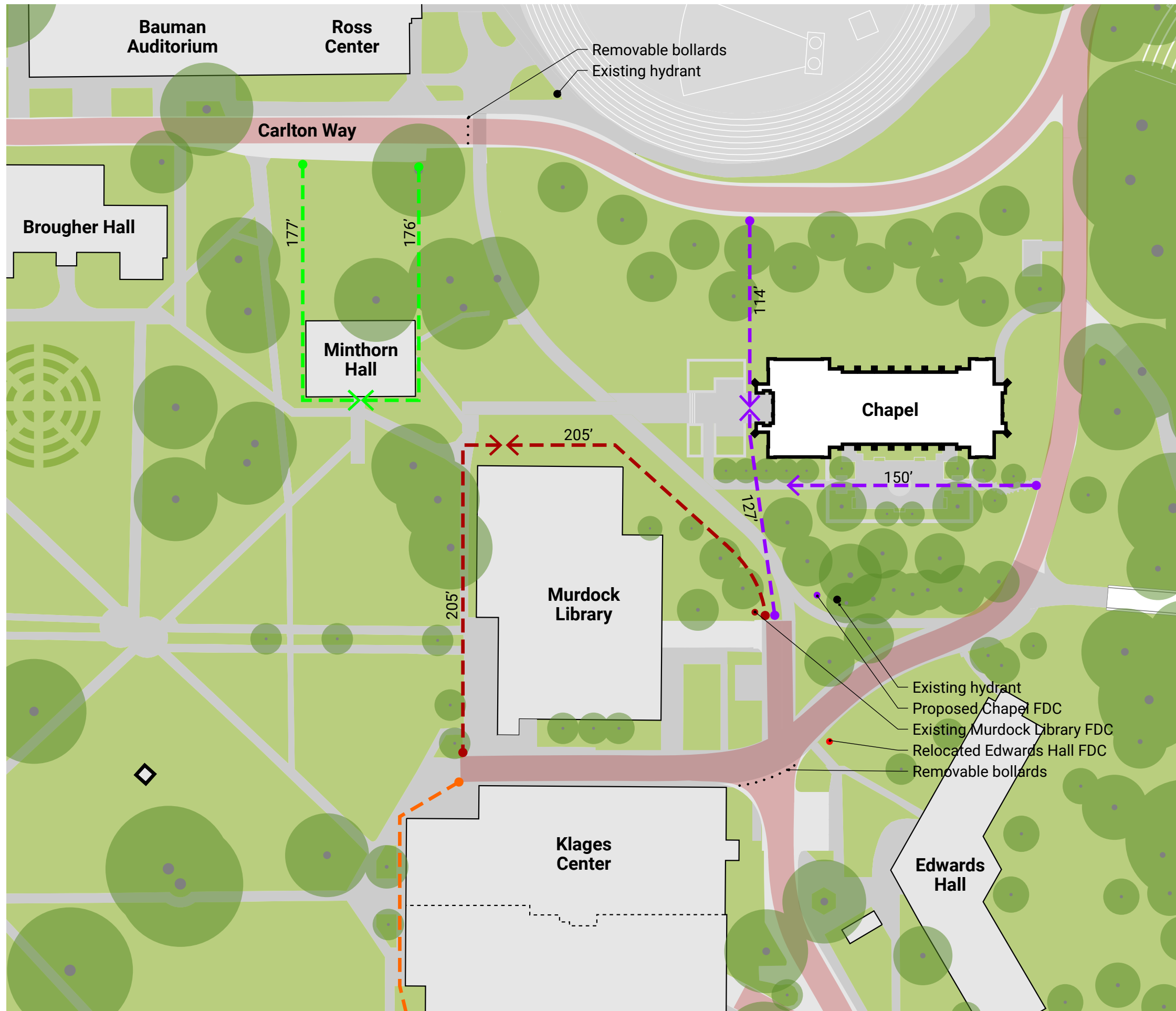


Art Annex

Fire Access

- Fire Access Route
- Hydrant
- Hose Run Length





Chapel

Fire Access

- Fire Access Route
- Hydrant
- Hose Run Length

- Existing hydrant
- Proposed Chapel FDC
- Existing Murdock Library FDC
- Relocated Edwards Hall FDC
- Removable bollards



Attachment 3: Public Comments

Bobbie Morgan

From: John Newman <john.floyd.newman@gmail.com>
Sent: Monday, January 24, 2022 9:29 AM
To: PLANNING; Doug Rux
Subject: File No. DR221-0013 New George Fox Chapel

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Doug and Members of the Newberg Planning Committee,

We received a notice of the plans for George Fox University to build a new chapel on their main campus.

I checked the planning section on the city web page but I wasn't able to find a copy of File No. DR221-0013. Could you please mail us a copy of this file. We understand it costs \$.25 per page.

We are happy George Fox plans to add this building for their students and the community on their campus at this time.

Our only concern is what impact this will have on parking in the vicinity of this new chapel as well as near our home at 517 Villa Rd. There is already a major congestion on Villa Rd. with student parking on both sides of Villa Rd.

My understanding from a recent Crescent article about this project is that access to this new chapel will be limited from Meridian St. in front of Bauman Auditorium and Carton Way. This may mean more guests will need to park on the Villa Rd. side and walk across Crisman Crossing Bridge to this new chapel.

Thank you for your kind assistance!

Sincerely yours,

John and Bonnie Newman
517 Villa Rd.
Newberg, OR 97132

503-538-6765

Ashley Smith

From: Robert Soppe <RS@CompProbSolv.com>
Sent: Tuesday, January 25, 2022 7:25 PM
To: Ashley Smith
Subject: RE: DR221-0013

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your response.

You are correct that the parking is not assigned to any building (for which I can't find any support in NMC and have never gotten a real explanation) but the different buildings DO add additional parking requirements.

On a previous application, the "Spring Semester 2018 FTE" was listed as 2644. Three and a half years later in this application, GFU is claiming 2634.67 FTE, a decrease of about 10 students. At the same time, they publish this: <https://www.georgefox.edu/news-releases/archives/8085.html> with the title: "George Fox University shatters enrollment record with 4,295 students" . I'm not looking at the raw number. I understand the difference between FTE and other measures of the number of students. Does it seem believable that GFU "shatters the enrollment record" yet has 10 fewer FTE than in spring of 2018?

Appendix A1 indicates the parking requirements for a number of buildings. That requirement doesn't increase for the addition of the Chapel. The reference in Note (2) is to an agreement that doesn't include the Chapel. Why is the additional parking requirement for the Chapel ignored?

From: Ashley Smith <Ashley.Smith@newbergoregon.gov>
Sent: Tuesday, January 25, 2022 8:42 AM
To: 'Robert Soppe' <RS@CompProbSolv.com>
Subject: RE: DR221-0013

Good morning, Robert.

Doug and I spoke yesterday about this, and he directed me to look at a past design review related to the Plant Services Building where 56 parking spots were added. The parking on the GFU campus is dictated by the number of full-time students and not assigned to any building specifically per there shared parking agreement. However, I do want to do some more research for you to see how the Plant Services building fits into that agreement. I wanted to let you know I have received your question and will be getting back to you with more clarification as soon as I can.

Ashley Smith
Assistant Planner
City of Newberg
Direct: 503.554.7768
Cell: 971.281.9911
Pronouns: she/her/hers



From: Robert Soppe <RS@CompProbSolv.com>
Sent: Monday, January 24, 2022 11:00 AM
To: Ashley Smith <Ashley.Smith@newbergoregon.gov>; Doug Rux <Doug.Rux@newbergoregon.gov>
Cc: Bobbie Morgan <Bobbie.Morgan@newbergoregon.gov>
Subject: RE: DR221-0013

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you.

First question: In the Land Use Application, page 9 (of 25), it shows the Required Parking Spaces. I'm not finding the Plant Services building's requirements in there. Is it part of one of the "etc" designations or is it elsewhere?

From: Ashley Smith <Ashley.Smith@newbergoregon.gov>
Sent: Monday, January 24, 2022 9:28 AM
To: 'Robert Soppe' <RS@CompProbSolv.com>; Doug Rux <Doug.Rux@newbergoregon.gov>
Cc: Bobbie Morgan <Bobbie.Morgan@newbergoregon.gov>
Subject: RE: DR221-0013

Hello Robert,

Here is the link to the website that contains the application and related documents to this project:

<https://www.newbergoregon.gov/cd/page/dr221-0013-gfu-campus-accessory-building-chapel-515-carlton-way>

If you have any questions, please reach out.

Ashley Smith
Assistant Planner
City of Newberg
Direct: 503.554.7768
Cell: 971.281.9911
Pronouns: she/her/hers



From: Robert Soppe <RS@CompProbSolv.com>
Sent: Saturday, January 22, 2022 4:43 PM
To: Doug Rux <Doug.Rux@newbergoregon.gov>
Cc: Ashley Smith <Ashley.Smith@newbergoregon.gov>; Bobbie Morgan <Bobbie.Morgan@newbergoregon.gov>
Subject: RE: DR221-0013

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the quick (working on Saturday?) response as well as the details. I'll watch for the online posting.

Keep up the good work!

From: Doug Rux <Doug.Rux@newbergoregon.gov>
Sent: Saturday, January 22, 2022 4:35 PM
To: 'Robert Soppe' <RS@CompProbSolv.com>
Cc: Ashley Smith <Ashley.Smith@newbergoregon.gov>; Bobbie Morgan <Bobbie.Morgan@newbergoregon.gov>
Subject: RE: DR221-0013

Robert,

The City did not mail out this notice, GFU did the mailing as required by our process. Appears they got ahead of themselves as the notice was supposed to go out on January 24th for the 14-day comment period. We did provide comments on their draft notice.

Yes there will be a web page for this project. That will get done on Monday.

Doug Rux, AICP
Community Development Director
City of Newberg
Direct: 503.537.1212
Cell: 503.550.4517
Pronouns: he/him



From: Robert Soppe <RS@CompProbSolv.com>
Sent: Saturday, January 22, 2022 4:28 PM
To: PLANNING <planning@newbergoregon.gov>
Subject: DR221-0013

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I received a mailing today about this proposed development. Let me first say that I'm VERY impressed that, as claimed in the mailing, you sent this on 1/24 and it arrived 2 days earlier!

I'm not seeing this application on the Planning web site. Is it or will it be available there? The mailing states that I can look at the information if I go to City Hall but doesn't mention that, as per your web site, you'd prefer that I make an appointment.

Robert Soppe
RS@CompProbSolv.com
503-784-8695



Planning and Building Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

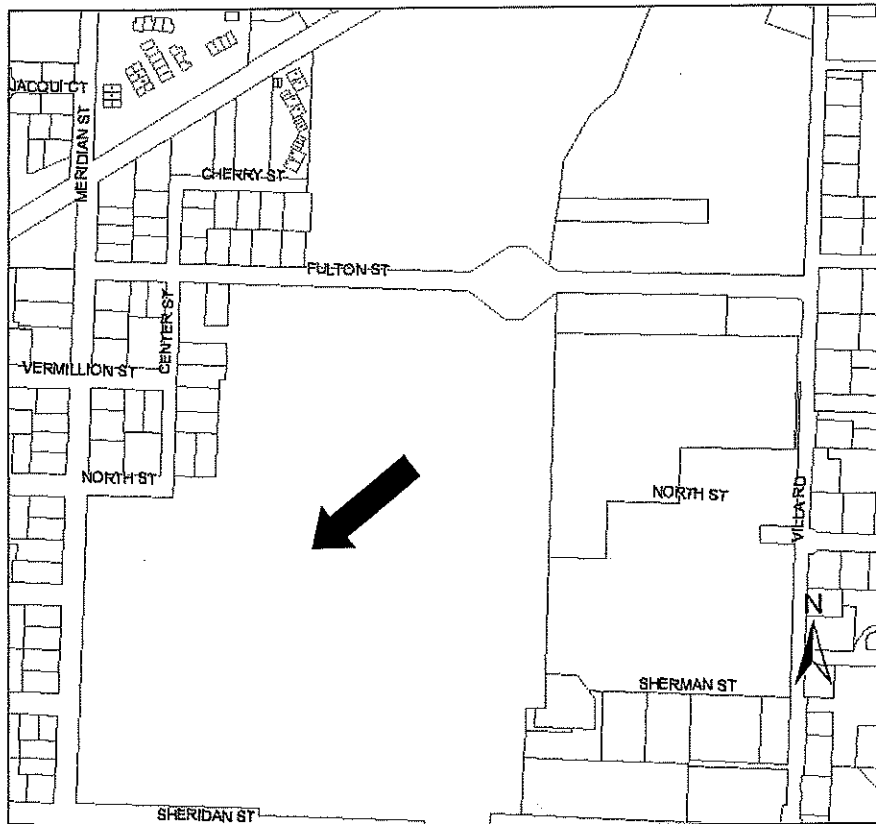
WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT IN YOUR NEIGHBORHOOD

A property owner in your neighborhood submitted an application to the City of Newberg to construct a new one story, 7000 sq. ft. Chapel on the existing tennis courts located south of the Track and football field. You are invited to take part in the City's review of this project by sending in your written comments. The applicable criteria used to make a decision on this application for design review approval are found in Newberg Development Code 15.220.050(B). *For more details about giving comments, please see the back of this sheet.*

The proposed development includes replacing the existing tennis courts located in the center of campus with a single story 7000 sq. ft. Chapel building and surrounding site and landscaping work.

APPLICANT/OWNER: **George Fox University / Dan Schutter**
TELEPHONE: **503-554-2014**

LOCATION: **515 N. Carlton Way.** TAX LOT NUMBER: **3217CC-0100**



We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments:
File No. DR221-0013
City of Newberg
Planning & Building Department
PO Box 970
Newberg, OR 97132



You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can buy copies of the information for a cost of 25 cents a page. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

All written comments must be turned in by 4:30 p.m. on **February 7, 2022**. Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for design review approval are found in Newberg Development Code 15.220.050(B).

The City Planning director will make a decision at the end of a 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: **January 24, 2022**

This project will benefit the entire community. Give it your best!!!
File # DR221-0013
S. P. Ken
MD
1/22/22