

NOTICE OF DECISION
Newberg High School Modification - CTE Building – 2400 E Douglas Avenue
Design Review – DR221-0011

March 17, 2022

Brad Kilby
Harper Houf Peterson Righellis
205 SE Spokane Street, Suite 200
Portland, OR 97202

Dear Mr. Kilby,

The Newberg Community Development Director has approved the proposed design review DR221-0011 Newberg High School Modification - CTE Building at 2400 E Douglas Avenue, R3217 02500, subject to the conditions listed in the attached report. The decision will become effective on March 31, 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 30, 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 design review approval becomes null and void and no construction may take place. If design review approval on your project is approaching its 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.

Due to file size the full decision with attachments can be accessed at:

<https://www.newbergoregon.gov/cd/page/dr221-0011-newberg-high-school>

The report attached does not include all of the attachments.

If you have any questions, please contact me at doug.rux@newbergoregon.gov or 503-537-1212.

Sincerely,

A handwritten signature in blue ink, appearing to read "Doug Rux", is positioned above a thin horizontal line.

Doug Rux, AICP
Community Development Director

Attachment

DECISION AND FINDINGS

Newberg High School Modification - CTE Building – 2400 E Douglas Avenue
Design Review – DR221-0011

FILE NO: DR221-0011

REQUEST: Approval of a new 43,195 square foot Career Technical Education (CTE) building

LOCATION: 2400 E Douglas Avenue

TAX LOT: R3217 02500

APPLICANT: Brad Kilby, HHPR

OWNER: Newberg School District

ZONE: R-1 Low Density Residential

OVERLAY: Airport Overlay Subdistrict (Airport Inner Horizontal Surface - AIHS)

CONTENTS

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

Attachments:

1. Application Material and Supplemental Material
2. Agency Comments

Section I: Application Information

A. DESCRIPTION OF APPLICATION:

The applicant seeks approval of 43,195 square feet for a new Career Technical Education building. To accommodate the new building, 44,540 square feet of existing buildings (CTE building, some greenhouses and shed structures) will be demolished. In addition to the new buildings there will be a new trash enclosure, generator & chiller yard, asphalt paving, gravel areas, outdoor plaza, landscaping, bicycle parking, and building/pedestrian lighting.

The property is located on E Douglas Avenue on the Newberg Public School Campus that includes Newberg High School, Mountainview Middle School, Mable Rush Elementary School, and Catalyst High School. Newberg High School has been developed in many phases: DR2-16-004, DR1-14-005, SIGN-12-011, DR2-12-007, DR2-09-004, DR2-08-029, DR-174-03, V-38-03, DR-111-98, DR-67-96, DR-55-96, DR-35-95, DR-9-95.

Other land use cases on the Newberg School District Campus include:

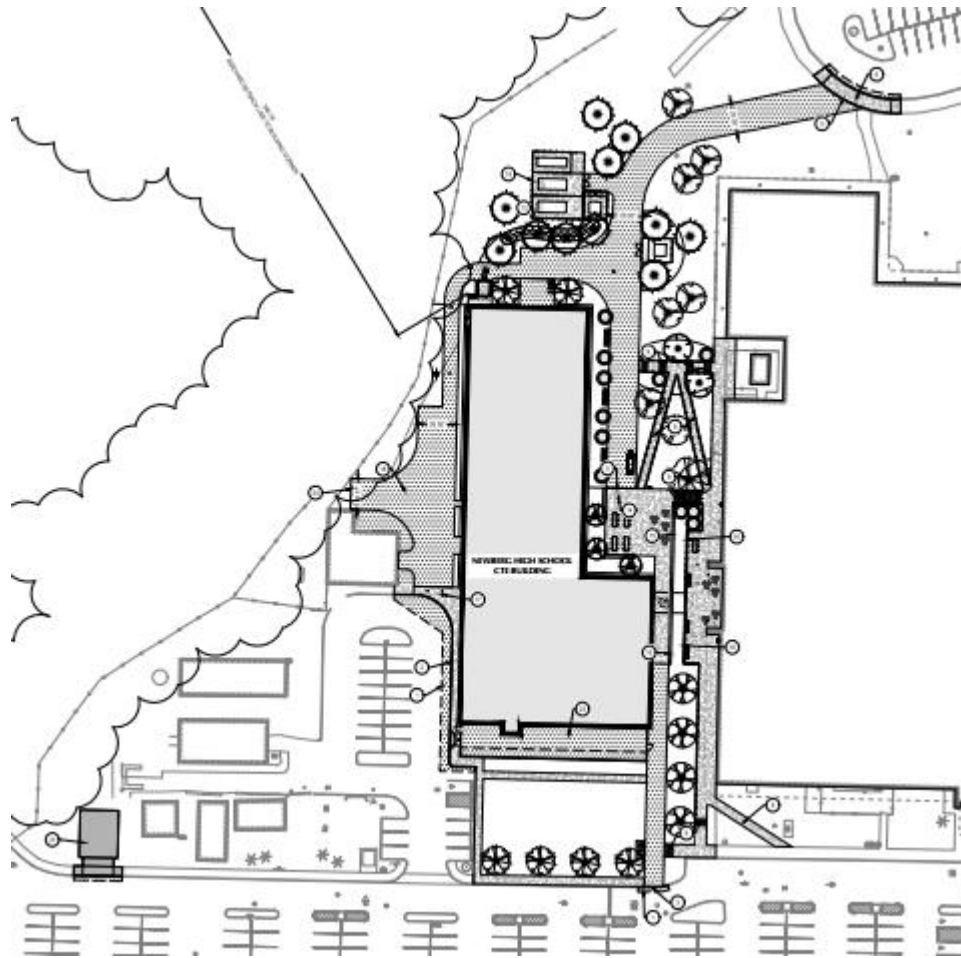
Mabel Rush - DR1-12-005, DR1-15-007, ADJC-08-004, DR-175-03, DR-78-93, DR-79-93

Catalyst High School – DR221-0010, DR2-12-006, ADJC-12-003, DR-18-90

Mountainview Middle School - DR2-12-005, SIGN-07-029, DR-79-96.

Cell Tower - MIMD121-0002, DR1-16-003, DR1-12-016, DR1-11-002, DR-131-99, V-25-99

The proposed development area is approximately 2.51 acres within the overall campus. The site is zoned R-1 (Low Density Residential) and is also located within the Airport Overlay (AO) Subdistrict Airport Inner Horizontal Surface (AIHS).



B. SITE INFORMATION:

1. Location: 2400 E Douglas Avenue

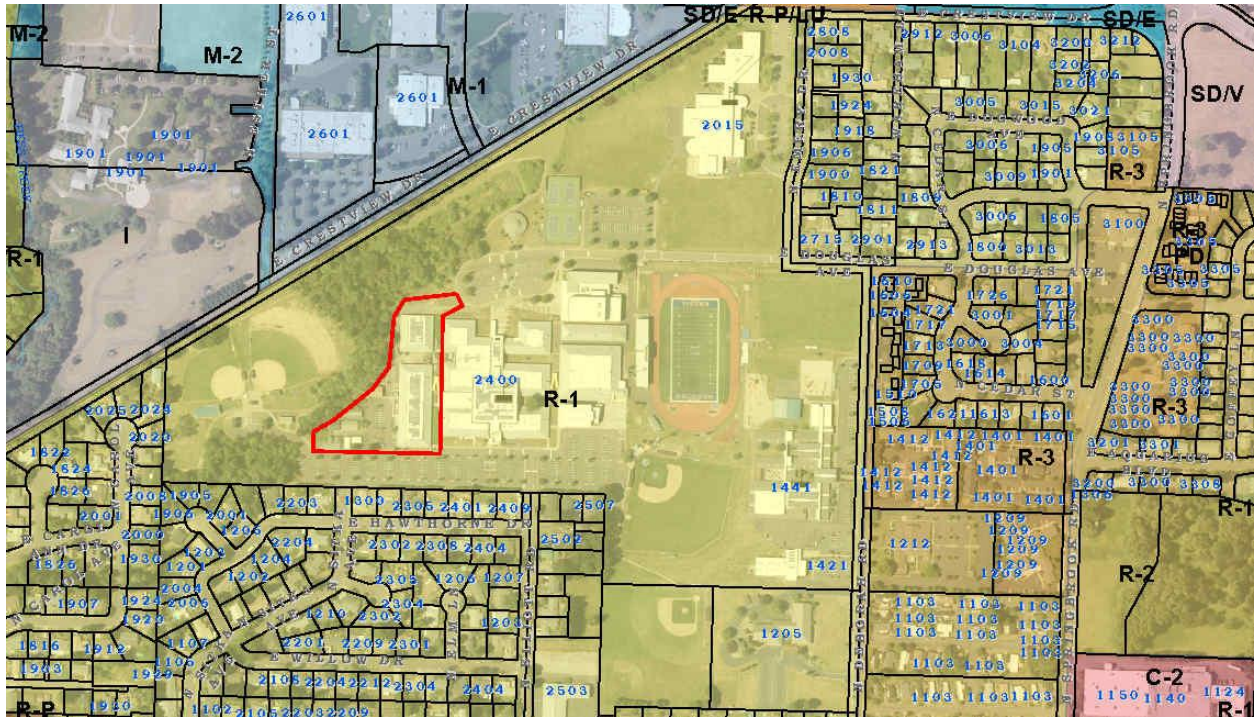


2. Size: Area of work approximately 2.51 acres.
3. Current Land Uses: High School. Note, the school is located on a campus that is also home to Mountainview Middle School, Mabel Rush Elementary School, and Catalyst High School.
4. Natural Features: None
5. Adjacent Land Uses:



- a. North: Hazelden Betty Ford and the A-dec campus
- b. South: Single family residences
- c. East: Mabel Rush Elementary and residential
- d. West: Newberg High Softball fields and residential

2. Zoning: The following zoning districts about the subject property.



- a. North: Limited Industrial (M-1), Institutional (I), Springbrook District/Employment (SD/E), and Residential-Profession/Limited Use (R-P/LU)
 - b. East: Low Density Residential (R-1), Medium Density Residential (R-2) and High Density Residential (R-3)
 - c. South: Low Density Residential (R-1)
 - d. West: Low Density Residential (R-1)
3. Access and Transportation: Newberg High School can be accessed from N Sitka Avenue, N Elliot Road, and E Douglas Avenue. Each of these streets terminates at the high school site. The site is part of a campus that includes an alternative high school (Catalyst High School), Mabel Rush Elementary School, and Mountain View Middle School. The overall campus has frontage on N Deborah Road and N Emery Drive.
 4. Utilities:
 - a. Water: The City’s GIS system shows there is an extensive public water line network through the site.

- b. Wastewater: The City’s GIS system shows there is a 6-inch wastewater line that runs east-west through the school property.
- c. Stormwater: There is a 15-inch stormwater line in N Deborah Road and there will eventually be a stormwater line in N Elliot Road as part of the Elliot Road Project.
- 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. 12/23/21: The Community Development Director deemed the application complete.
- 2. 01/04/22: Staff confirmed with the applicant the project was going to be redesigned and resubmitted.
- 3. 01/31/22: The 2nd submittal application was received.
- 4. 02/14/22: The Community Development Director deemed the 2nd submittal application complete.
- 5. 02/16/22: The applicant mailed notice to the property owners within 500 feet of the site.
- 6. 02/16/22: The applicant posted notice on the site.
- 7. 03/01/22: The 14-day public comment period ended.
- 8. 03/17/22: 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 1). 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, comments. Verify new gates do not restrict exiting from both sides of the gate.

2. Public Works Wastewater Treatment Plant: Reviewed, no conflict.
3. Public Works Maintenance Superintendent: Reviewed, no conflict.
4. Zply Fiber: Reviewed, no conflict.
5. Public Works Director: Reviewed, no conflict.
6. Public Works Maintenance Supervisor: Reviewed, no conflict.
7. Public Works Maintenance: Reviewed, no conflict.
8. City Manager: Reviewed, no conflict.
9. Police Department: Reviewed, no conflict.
10. Finance Department: Reviewed, no conflict.

E. PUBLIC COMMENTS:

No public comments were received on the application.

Section II: Findings – File DR221-0011
Design Review – Newberg High School Modification - CTE Building

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 an application to demolish two existing Career Technical Education (CTE) buildings and accessory buildings (classroom and 4 greenhouse buildings/shed), and to construct a new CTE building with landscaping, outdoor plaza, site lighting, bicycle parking, trash enclosure, and new generator and chiller yard. The narrative explains that 43,195 square feet of new building space will be provided, and 44,540 square feet of existing building space will be demolished. The new building and development area improvements qualifies the project for a Type II design review. The applicant has submitted a Type II application.

This criterion is met.

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: Plans and narrative show that the building will be compatible with the existing buildings at the high school. Building material will be similar to existing buildings at the high school campus. The applicant indicates landscaping will supplement the existing landscaping within the development area.

The new two-story CTE building will include exterior material of brick veneer (Wheat color), concrete masonry units (Natural color), prefinished metal panels (Cool Zink Gray and Cooler

Silver Metallic colors), painted metal Cool Slate Gray color), aluminum storefront (Natural Aluminum color), translucent wall assembly (Cool Slate Gray color). The building is a flat roof design with parapet walls and coping. The building design includes sunshades and canopies.

Fire access will be provided on the west side of the CTE building and on the north side of the building from existing parking lots.

Landscaping for the proposed improvement is discussed in 15.420.

The building south elevation shows a new sign that will need a separate sign permit. Because no sign permit application has been submitted, any new signage on the CTE building will require submittal of a separate sign permit application.

A new trash enclosure is proposed in the southwest corner of the development area. The exterior materials consist of concrete masonry units. The gates are black vinyl coated chain link with slats. NMC 15.220.030B.12. requires the enclosure be constructed of brick, concrete block or other similar products as approved by the director. The design meets this requirement.

A mechanical area is located to the north of the CTE building. The enclosure will be secured with a chain link fence. Utility transformers are located east and north of the CTE Building which will be enclosed by a chain link fence.

A Greenhouse storage building is proposed to be re-painted. As represented on A2.01, C3.00 and L4.00.

Overall, the design of the new CTE building and other development area improvements is compatible with or supersedes the design of other buildings on the high school campus and meets the criterion.

These criteria are 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: The applicant's submittal includes lighting information. Existing lighting in the parking fields to the north, west and south are not proposed to be modified.

Lighting will be provided in pedestrian areas, on the building exterior walls, and as down lighting in the pedestrian bridge. This information is shown on Sheets E0.01L, E0.11L, E0.12L. The pedestrian lighting is 16-foot pole lamps with LED lights. The wall lights are LED and the down lights in the pedestrian bridge are LED. All the lighting is interior to the high school campus. Lighting meets the requirements of NMC 15.425.

This criterion is met.

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: See Finding of 15.440.010

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 CTE building at the Newberg High School campus is located within the R-1 zone therefore it is required to provided off-street parking on site. Parking exists north, west, and south of the of the high campus buildings and the new CTE building. These parking fields will not be modified or impacted by the improvements. All proposed parking will be under the same ownership lot and located on site.

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.

Finding: No new parking is proposed. A new emergency access is proposed on the north side of the CTE building and to the west of the CTE building. A pedestrian connection for staff is proposed between these two emergency access points. The layout of the emergency access drives meets the NMC requirements.

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: The configuration of the existing parking lots at the high school allows for flow per the parking lot areas and does not require backward movement or maneuvering within a street.

This criterion is met.

15.440.030 Parking spaces required.

Schools	High schools, 1-1/2 for each teaching station, plus 8 for every classroom, or 1 for every 28 sq. ft. of seating area where there are no fixed seats in an auditorium or assembly area
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The replacement of the CTE building with a new building will not increase the number of classrooms or increase the square footage of the building. The applicant indicates that there are no changes to the number of parking spaces on the high school campus. Sheet C3.00 confirms that no modification to the parking lot are proposed.

This criterion is met.

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 narrative states that all existing parking areas meet these standards by being made of approved materials and graded appropriately to prevent stormwater runoff. This is reflected in Sheets C3.00, C4.00, and C5.00.

This requirement 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 modifications are being proposed to the existing parking lots to the north, west, and south of the high school buildings and new CTE building. The three parking fields have access to the public right-of-way at N Sitka Avenue, N Elliott Road, and E Douglas Avenue.

This criterion is met.

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: The narrative states that the existing parking areas have extruded curbs to prevent cars from onto landscape areas, sidewalks, or adjacent properties. This is reflected in Sheets C3.00, C4.00, and C5.00.

This criterion is met.

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: No modifications are proposed to existing parking areas that would require new screening. 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 modifications are proposed to existing parking areas that would require new lighting. 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 modifications are proposed to existing parking areas that would require markings.

This criterion is met.

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 is not a residential use. 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: The applicant's narrative and plans indicate no new compact parking spaces are proposed. This criterion is not applicable.

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 building is for an institutional use and will not be distributing materials and merchandise. While it is expected they will receive deliveries, the high school has existing delivery protocols. In addition, the new CTE building is smaller than the existing building which does not require evaluation for additional loading areas.

This criterion is met.

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 replacement of the CTE building will be smaller than the existing CTE building by 1,345 square feet. Because of this reduction in building square footage no new bicycle parking is required. The applicant has indicated that eight (8) new bicycle parking spaces will be added at the new CTE building. The existing bicycle parking spaces at the high school will remain.

This criterion is met.

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: The applicants narrative states that the proposed eight (8) new bicycle parking spaces will utilize a secured loop set in concrete. The new spaces are within 50 feet of the new CTE building and meet the surface dimension requirements. The layout of the bicycle parking is reflected in Sheet L1.01, L4.01, and L6.04.

These criteria have been met.

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: This criterion is addressed in the following findings.

15.415.020 Building height limitation.

A. Residential.

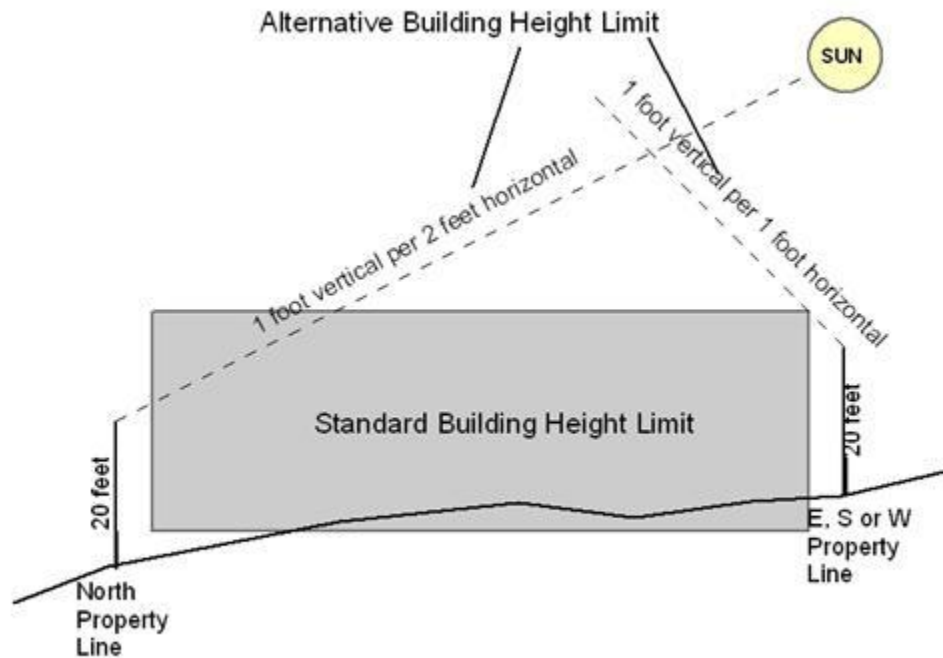
1. In the R-1 district, no main building shall exceed 30 feet in height.

Finding: The proposed building is 40 feet 8-inches in height which exceeds the base R-1 height limit. The applicant's narrative used the Institutional height limits, but the site is not in the Institutional zone and is in the R-1 (Low Density Residential) zone. For purposes of this review the Alternative Building Height Standard will be utilized.

E. Alternative Building Height Standard. *As an alternative to the building height standards above, any project may elect to use the following standard (see Figure 24 in Appendix A). To meet this standard:*

- 1. Each point on the building must be no more than 20 feet higher than the ground level at all points on the property lines, plus one vertical foot for each horizontal foot of distance from that property line; and**
- 2. Each point on the building must be no more than 20 feet higher than the ground level at a point directly north on a property line, plus one vertical foot for each two horizontal feet of distance between those points. This second limit does not apply if the property directly to the north is a right-of-way, parking lot, protected natural resource, or similar unbuildable property.**

Figure 24. Alternative Building Height Standard



Finding: The CTE Building is setback 155 feet from the south property line, 833 feet to the west property line, 1,520 feet to the east property line, and 346 feet to the north property line. The ground elevation on the south property line is approximately 225 feet, the west property line is approximately 215 feet, and the east property line is approximately 230 feet. The north property line elevation is approximately 223 feet. The building height of 40 feet 8-inches is under the alternative building height limit of 175 feet.

This criterion has been met.

15.415.030 Building height exemptions.

Roof structures and architectural features for the housing of elevators, stairways, tanks, ventilating fans and similar equipment required to operate and maintain the building, fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, wireless masts, TV antennas, steeples and similar structures may be erected above the height limits prescribed in this code; provided, that no roof structure, feature or any other device above the prescribed height limit shall be allowed or used for the purpose of providing additional floor space. Further, no roof structure or architectural feature under this exemption shall be erected more than 18 feet above the height of the main building, whether such structure is attached to it or freestanding, nor shall any such structure or feature exceed the height limits of the airport overlay subdistrict.

Finding: Rooftop mechanical equipment is identified on the roof plans (Sheets A2.42 and A2.43). Using the Alternative Height Standard, the rooftop mechanical equipment will be under the 40 feet 8-inches of the tallest element of the building and does not require an exemption. This criterion does not apply.

15.415.040 Public access required.

No building or structure shall be erected or altered except on a lot fronting or abutting on a public street or having access to a public street over a private street or easement of record approved in accordance with provisions contained in this code. New private streets may not be created to provide access except as allowed under NMC 15.332.020(B)(24), 15.336.020(B)(8), and in the M-4 zone. Existing private streets may not be used for access for new dwelling units, except as allowed under NMC 15.405.030. No building or structure shall be erected or altered without provisions for access roadways as required in the Oregon Fire Code, as adopted by the city.

Finding: The Newberg High School campus has access to N Sitka Avenue, N Elliott Road and E Douglas Avenue and meets the requirement.

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: The minimum lot area in R-1 is 5,000 square feet. The School District property is approximately 72 acres exceeding the minimum lot size.

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: The subject property is an institutional use in a residential zone which is a use not listed in subsection B. Therefore, lot coverage and parking coverage requirements are not applicable to this project.

15.410.030 Interior yard setback.

A. Residential.

1. All lots or development sites in the AR, R-1, R-2 and R-3 districts shall have interior yards of not less than five feet, except that where a utility easement is recorded adjacent to a side lot line, there shall be a side yard no less than the width of the easement.

2. All lots or development sites in the RP district shall have interior yards of not less than eight feet.

Finding: The site is located in the R-1 zone and setbacks are regulated by NMC 15.410.040 because it is a school.

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: Per the applicant's site plan (Sheet C3.00), the new CTE building, at its closet point, is approximately 155 feet from the south property line, approximately 346 feet to the north property line, approximately 833 feet to the west property line, and approximately 1,520 to the east property line and exceeds the 25-foot requirement.

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 play or parking areas are proposed within the required yard. The existing parking lot on the south side of the new CTE building is existing and is not proposed to be modified.

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: There are no planned future rights-of-way that would impact the proposed new CTE building. These criteria are 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: The new CTE building is on the interior of the lot and all work occurring will be out of vision clearance triangle areas.

The criteria of this section are met.

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 proposed plans do not show any depressed areas, new accessory buildings or projecting building features within the required yard setbacks.

The criteria of this section are 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: The project is not proposing any fence or wall along any property line or within the required yard setbacks. This criterion is not applicable.

2. In any commercial or industrial district, a fence or wall shall be permitted to be placed at the property line or within a yard setback as follows: ...

Finding: The site is located in a residential district. This criterion is not applicable.

3. If chain link (wire-woven) fences are used, they are manufactured of corrosion-proof materials of at least 11-1/2 gauge.

Finding: Black vinyl coated chain link fencing is proposed around the utility enclosure and utility transformers which meets the requirement.

4. The requirements of vision clearance shall apply to the placement of fences.

Finding: See response to NMC 15.410.060.

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

Finding: See response to NMC 15.440.010.

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: This criterion is not applicable because the applicant is not proposing any public telephone booths or public transit shelters. The standard 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: The applicant submitted a landscaping plan and narrative stating that the overall work site is 176,000 square feet with proposed plans showing 70,000 square feet to be landscaped. That calculates to 39% of the development area will be landscaped with this project, surpassing the 15% minimum 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: No modifications are proposed to existing parking that triggers parking lot landscaping. The loading area on the west side of the CTE building is not adjacent to a property line requiring a 10-foot landscape strip. No new parking, loading area, or drive aisle is proposed proximate to a street that would require street trees and landscaping. Landscaping is proposed within the development area that consists of trees, shrubs, and lawn.

The criterion of subsections a - d are either not applicable or have been met.

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 parking or modification to existing parking is proposed that requires parking lot landscaping. These criteria are 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: The development area on the site is for a CTE building as part of an institutional use. No improvements are proposed adjacent to the residential area to the south. Improvements that exist along the southern property line were approved by prior land use reviews and are not proposed to be modified. 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 or modification to existing parking is proposed that would require new landscape islands. 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.

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:

<i>Gallon cans</i>	<i>3 feet on center</i>
<i>4" containers</i>	<i>2 feet on center</i>
<i>2-1/4" containers</i>	<i>18" on center</i>
<i>Rooted cuttings</i>	<i>12" on center</i>

Finding: Criteria a and b do not apply because there is no street frontage adjacent to the development area. The overall site has street trees along N Deborah Road and N Emery Drive where school buildings are located.

Criterion c thru e is applicable because landscaping is proposed within the development area. Trees proposed range in size from 1.5-inch caliber to 3-inch caliber or evergreen trees are 6 – 8 feet in height. Trees at maturity will range in height from 10 feet to 65 feet, depending on the species. Shrubs proposed are 1 gallon in size and depending on the species are planted 24-inches to 36-inches on center. Lawn areas will be seeded.

The proposed landscaping meets the applicable requirements. This criterion is met.

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 landscape plans and narrative submitted with application state that all new landscaping will have underground irrigation systems installed as indicated on Sheet L4.00 - L4.4.02.

This criterion is met.

6. Required landscaping shall be continuously maintained.

Finding: The applicant states that the new landscaping will be incorporated into the Newberg School Districts current maintenance program.

This criterion is met.

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

Finding: All new utilities per Engineering’s findings will be placed underground. No trees are proposed to be planted under existing overhead utility lines.

This criterion is met.

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: The applicant has addressed this criterion under subsection (B)(3) of this section and is not proposing the use of a site development master plan. 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: This project is in the R-1 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: The applicant acknowledges that landscaping will need to be installed prior to occupancy and plans to do so. If that is not achievable, they will provide the appropriate security bond.

This criterion is met.

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: No signage is being proposed at this time. A sign is shown on the CTE south building elevation plans and will need a separate sign permit. Because no sign permit application has been submitted, any new signage on the CTE building will require submittal of a separate sign permit application.

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 site is located in the R-1 district (Low Density Residential). Newberg High School is a secondary school. Secondary schools are a permitted use within this district.

The 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 project site is located within the Airport Overlay (Airport Inner Horizontal Surface (AIHS)). A school is a use that is permitted within the primary zone of R-1, and this project does not create any prohibited interference, impaired visibility, hazards, or other endangerments.

This criterion is met.

9. Alternative Circulation, Roadway Frontage Improvements and Utility Improvements

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 proposed plans show new utilities installed underground. 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.

15.505 Public Improvements 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 project site boundary is not adjacent to any public street frontage. Access to the project site is provided from N Sitka Avenue, N Elliott Road, and E Douglas Avenue. No public street frontage improvements are required to serve the project site. This criterion does not apply.

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: There is an extensive public water line network onsite. The applicant is proposing to connect to existing onsite public water lines. These connections will require a public improvement permit. There are four fire hydrants on site adjacent to the proposed building. The applicant will need a fire flow test. The results of the fire flow test will need to be submitted with the building permit application to be reviewed by the Fire Marshall for approval.

This criterion will be met when the Fire Marshall determines flows are adequate for fire protection requirements.

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: No new public wastewater connections are proposed. Connections to existing wastewater lines are shown on the submitted plans. A grease interceptor is also shown on the submitted plans. This criterion 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 proposed development will result in a reduction in impervious area. No stormwater management is required. The applicant has chosen to provide water quality treatment for run off. The plans show the facility draining to a stormwater line in the parking lot that ultimately connects to a public storm line.

This requirement is met.

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 water line on the site is public. An easement is recorded and referenced in the title report. 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: Any required public improvement permit(s) for this project must be submitted, approved, and issued prior to building permits being issued. This criterion will be met as part of the permit review process.

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 project site boundary development area is not adjacent to any public street frontage. Access to the project site is provided from N Sitka Avenue, N Elliott Road, and E Douglas Avenue. No public street frontage improvements are required to serve the project site. These criteria do not apply.

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: The project site development area boundary is not adjacent to any public street frontage. Access to the project site is provided from N Sitka Avenue, N Elliott Road, and E Douglas Avenue. No public street frontage improvements are required to serve the project site. This criterion 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 project site development area boundary is not adjacent to any public street frontage. Access to the project site is provided from N Sitka Avenue, N Elliott Road, and E Douglas Avenue. No public street frontage improvements are required to serve the project site. This criterion 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>
Arterial Streets						
<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>
Collectors						
<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>
Local Streets						
<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.*

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

Finding: The project site development area boundary is not adjacent to any public street frontage. Access to the project site is provided from N Sitka Avenue, N Elliott Road, and E Douglas Avenue. No public street frontage improvements are required. No street improvements are proposed or required. These criteria are not applicable.

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

Finding: The project site development area boundary is not adjacent to any public street frontage. Access to the project site is provided from N Sitka Avenue, N Elliott Road, and E Douglas Avenue. No public street frontage improvements are required to serve the project site. This criterion does not apply.

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: The project site development area boundary is not adjacent to any public street frontage. Access to the project site is provided from N Sitka Avenue, N Elliott Road, and E Douglas Avenue. No public street frontage improvements are required to serve the project site. This criterion does not apply.

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: The project site development area boundary is not adjacent to any public street frontage. Access to the project site is provided from N Sitka Avenue, N Elliott Road, and E

Douglas Avenue. No public street frontage improvements are required to serve the project site. This criterion does not apply.

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 or required. 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: Limited residential streets are not proposed. These criteria are not applicable.

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

Finding: The project site development area boundary is not adjacent to any public street frontage. Access to the project site is provided from N Sitka Avenue, N Elliott Road, and E Douglas Avenue. No public street frontage improvements are required to serve the project site. This criterion does not apply.

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: The project site development area boundary is not adjacent to any public street frontage. Access to the project site is provided from N Sitka Avenue, N Elliott Road, and E Douglas Avenue. No public street frontage improvements are required to serve the project site. This criterion does not apply.

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, and none are required. 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. These criteria do 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, and none are required. 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 naming 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 RI 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 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. These criteria do 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. Access occurs at the termination of N Sitka Avenue, N Elliot Road, and E Douglas Avenue at the site. 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 access. Each access occurs at the termination of a street. This condition existed prior to this application. This criterion does not apply.

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 applicant's property does not have alley access. These criteria are not applicable.

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 driveway 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 existing access is already permitted and does not abut an ODOT or Yamhill County right-of-way. This criterion is not applicable.

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 proposing any exceptions. This criterion is not applicable.

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: There are no street improvements proposed or required for this proposed development. The applicant is not proposing any modifications to the existing street trees. This criterion 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 site development area boundary is not adjacent to any public street frontage. Access to the project site is provided from N Sitka Avenue, N Elliott Road and E Douglas Avenue. No public street frontage improvements are required to serve the project site. 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 proposed plans show two connections to the public water line on site. Because final plans have not been submitted, construction plans showing connections to the public water line per the City of Newberg Public Works Design Standards will be required for a public improvement permit. These criteria will be met when the connections to the public water line are complete.

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 submitted plans show wastewater connections to existing onsite wastewater collection lines. No new public wastewater connections are proposed. These criteria are not applicable.

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: There are public utility easements for the public water lines onsite recorded. No new easements are required. This criterion is met.

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.

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 development does not create a net increase in impervious area. The applicant has chosen to treat the existing run off in a small rain garden for the water quality storm. The plans show the facility draining to a storm line in the parking lot that connects to a public storm line. These requirements are met.

The proposed development will disturb greater than an acre of land. This will require a DEQ 1200-C Erosion and Sediment Control Permit. 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 Erosion and Sediment Control 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 has submitted a stormwater management report and plans for a rain garden to treat the water quality storm. The plans show the facility draining to a storm line in the parking lot that connects to a public storm line. The applicant has chosen to treat stormwater from the site. The proposed development does not create a net increase in impervious area. No stormwater management is required. This criterion does not apply.

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

15.220.030 Site design review requirements.

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 is a replacement of an existing building. 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 DR221-0011
Design Review – Newberg High School Modification – CTE Building

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. Any required public improvement permit(s) for this project must be submitted, approved, and issued prior to building permits being issued.
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. **Signage:**
 - a. Any new signage on the CTE building will require submittal of a separate sign permit application.
4. **Underground Utilities:**
 - a. Final plans showing utilities installed underground will be required with the building permit application
5. **Fire Flow:**
 - a. The results of the fire flow test will need to be submitted with the building permit application to be reviewed by the Fire Marshall for approval.
6. **Permits:**
 - a. The applicant will be required to obtain a DEQ 1200-C Erosion and Sediment Control Permit prior to any ground disturbing activity.
7. **Water:**
 - a. Construction plans showing connections to the public water line per the City of Newberg Public Works Design Standards will be required for a public improvement permit.

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.
2. Verify new gates do not restrict exiting from both sides of the gate.

Attachment 1: Application Material

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Newberg High School Modification – Revised Submittal

000	Land Use Application Form
001	Land Use Narrative
002	Title Report
003	Tax Map
004	Preliminary Stormwater Report
005	Land Use Plan Set
006	Draft Land Use Notice for Posting
007	Draft Mailing Notice
008	20210929 – Newberg High School Pre-app Notes
009	Mailing Labels

Newberg High School Modification

Land Use Application

Owner: Newberg School District
c/o: Nikki Fowler, Director of Operations and Finance
714 East 5th Street
Newberg, OR 97132

Planner: Harper Houf Peterson Righellis Inc.
Brad Kilby, AICP
205 SE Spokane Street, Suite 200
Portland, OR 97202
(503) 221-1131
bradk@hhpr.com

Engineer: KPFF
111 SW 5th Ave #2600
Portland, OR 97204
Mark Wharry, PE or Andrew Chung, PE
(503) 227-3251
Mark.wharry@kpff.com

Architect: BRIC Architecture, Inc.
Tonie Esteban, AIA
1233 NW Northrup Street, Suite 100
Portland, OR 97209
(503) 595-4902
tonie.esteban@bric-arch.com

Site Location: 2400 Douglas Avenue
Newberg, OR 97132

Tax Lot(s): 3S2W1702500

Site Size: The overall campus is approximately 72 acres and the work area is approximately 2.51 acres and is reflected in the attached plan set.

Zoning: R-1 (Low Density Residential)



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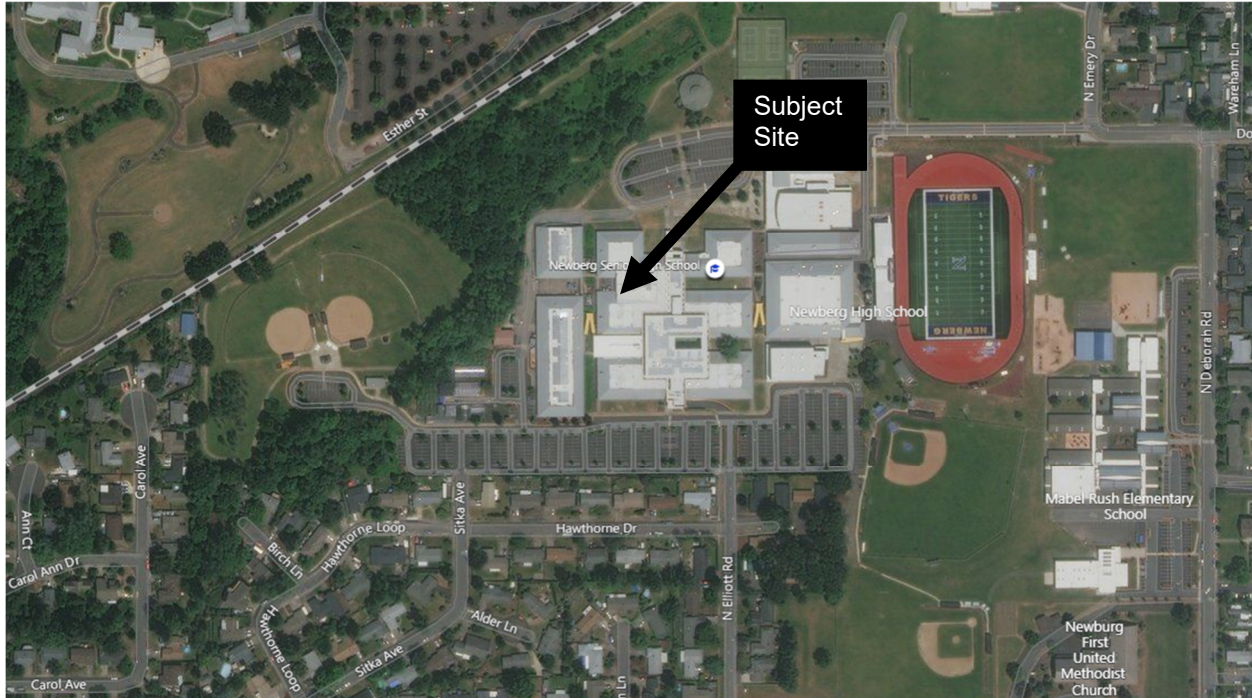


I. DESCRIPTION OF PROPOSAL

Existing Conditions

Newberg High School is located at 2400 Douglas Avenue in Newberg and is zoned R-1. The high school serves the Cities of Newberg and Dundee and parts of rural Yamhill, Clackamas, and Washington County. Currently, there are 1,445 students enrolled at the school and up to 135 staff members on site. The Newberg High School serves students in grades 9-12.

Project Site Map



Proposal

The applicant, Newberg School District (“the District”) is proposing to demolish and reconstruct an addition to the existing High School Career and Technical Education program. The proposed improvements are intended to modernize the facilities within the program. The Newberg High School shares a campus with an alternative high school (Catalyst), Mabel Rush Elementary School, and Mountain View Middle School. An existing and proposed site plan are illustrated on Sheet A2.01 the Architectural Site Plan. Specifically, the proposal includes the demolition of 44,540 square feet including the existing CTE buildings and some of the greenhouse and shed structures. These buildings will be replaced within 43,195 square feet of new buildings, including a new trash enclosure, a new generator and chiller yard, and a CTE classroom building. All of the proposed modifications will be at the west end of the existing high school site in a similar footprint to the existing buildings. All utilities to serve the new addition will be extended from existing on-site services, and the access points off Elliot Road and Sitka Avenue to the site will not be changed.



II. RESPONSE TO APPLICABLE NEWBERG DEVELOPMENT CODE STANDARDS AND APPROVAL CRITERIA

Chapter 15 – DEVELOPMENT CODE

Note: Only those standards that are applicable to the proposed development are addressed below. Standards of the Development Code that are were not found to be applicable to the proposed improvements have not been responded to.

15.100 Land Use Processes and Procedures

Response: The area of the campus where the proposed additions will occur is located within the R-1 zoning district. According to Section 15.305.020 Zoning Use Table – Use Districts, primary and secondary schools are permitted outright within the R-1 zone. Newberg High School is an existing school. All proposed improvements will occur on the existing campus. As indicated in the pre-application conference with the City of Newberg and based on the Newberg Development Code, the proposed development will be processed under a Type II land use review.

15.220 Site Design Review

B. Type II. The following information is required to be submitted with all Type II applications for site design review:

1. Site **Development Plan**. A site **development plan** shall be to scale and shall indicate the following as appropriate to the nature of the use:
 - a. **Access** to site from adjacent **right-of-way, streets and arterials**;
 - b. Parking and circulation areas;
 - c. Location and design of **buildings and signs**;
 - d. Orientation of windows and doors;
 - e. Entrances and exits;
 - f. Private and shared outdoor recreation spaces;
 - g. Pedestrian circulation;
 - h. Outdoor play areas;
 - i. Service areas for **uses** such as mail delivery, trash disposal, above-ground **utilities**, loading and delivery;
 - j. Areas to be landscaped;
 - k. Exterior lighting;
 - l. Special provisions for handicapped **persons**;
 - m. Other site elements and spaces which will assist in the evaluation of site development;
 - n. Proposed grading, slopes, and proposed drainage;
 - o. Location and **access** to **utilities** including hydrant locations; and
 - p. **Streets, driveways, and sidewalks**.

Response: The land use application includes this narrative, as well as existing and proposed site plan, civil plans that show grading and utilities, parking and circulation areas, landscape plans that include tree protection, planting plans, details, and architectural plans demonstrating building elements



three sectors due to the size of the improvements and ease of review. The architectural plans include floor plans, roof plans, exterior elevations and building sections.

4. **Landscape Plan.** The **landscape** plan shall indicate:

- a. The size, species and approximate locations of plant materials to be retained or placed on the site together with a statement which indicates the mature size and canopy shape of all plant materials;
- b. Proposed site contouring; and
- c. A calculation of the percentage of the site to be landscaped.

Response: The landscape plans can be found in the attached plan set in sheets L0.00 through L5.05. The landscape plans include tree protection, fine grading plans, materials for the landscaping, proposed planting and irrigation, and site furnishing details.

5. **Special Needs for Handicapped.** Where appropriate, the design review plan shall indicate compliance with handicapped accessibility requirements including, but not limited to, the location of handicapped **parking spaces**, the location of accessible routes from the entrance to the public way, and ramps for wheelchairs.

Response: The site has previously been designed to be compliant with the Americans with Disabilities Act (ADA). On-site changes to sidewalks between the buildings have been designed to meet ADA standards.

6. **Existing Features and Natural Landscape.** The plans shall indicate existing landscaping and existing **grades**. Existing trees or other features intended to be preserved or removed shall be indicated on the plans.

Response: The submittal includes existing conditions plans (C1.00-C1.05) and grading plans (C4.00 and L3.00-L3.01) illustrating existing and proposed grades. There are four existing trees associated with previously approved landscaping within the site area, all of which will be protected with the proposed improvements. Additionally, 34 landscape trees and 12 shrubs will be provided to the site as a result of this project. (See sheets L4.00-L4.01 for detailed landscape locations and L4.02 for the planting schedule.)

7. **Drives, Parking and Circulation.** Proposed vehicular and pedestrian circulation, **parking spaces**, parking aisles, and the location and number of **access** points shall be indicated on the plans. Dimensions shall be provided on the plans for parking aisles, back-up areas, and other items as appropriate.

Response: All proposed modifications to circulation and parking occur entirely on site. There are no changes proposed to the existing lots on site, and the only changes to circulation is to provide fire access around the new CTE building. Details can be found on Sheets C3.00 and C3.20 (fire access). The access points onto Sitka Avenue and Elliot Drive are not proposed to be altered except to bring the driveway drops into conformance with ADA standards. The district will also replace any broken sidewalk panels within the existing sidewalks.



8. *Drainage. The direction and location of on- and off-site drainage shall be indicated on the plans. This shall include, but not be limited to, site drainage, parking lot drainage, size and location of storm drain lines, and any retention or detention facilities necessary for the project.*

Response: Stormwater from the site will be collected and discharged to the existing on-site stormwater infrastructure. Though management is not required per City of Newberg, pre-treatment and treatment facilities are proposed around the site to complement the landscape site design. Please see sheet C5.00 for the location of physical improvements related to the stormwater system. Details of the proposed stormwater management for the site modifications are found in Attachment 004, the preliminary stormwater report.

9. *Buffering and Screening. Buffering and screening of areas, structures and facilities for storage, machinery and equipment, services (mail, refuse, utility wires, and the like), loading and parking and similar accessory areas and structures shall be shown on the plans.*

Response: The landscape plans have been designed to screen all above ground equipment including the trash enclosure and mechanical equipment proposed to be provided on the high school campus. These services are provided within the area to be modified. The trash enclosure and mechanical equipment (i.e., generator) are proposed to be relocated but are still internal to the campus and are in the general location of the proposed modifications. All of this service equipment is located near the west end of the campus. The enclosures will be fenced and screened. See sheets A2.01 for specific details on the location of the equipment, L4.00 and L5.05 for the proposed landscaping and screening.

10. *Signs and Graphics. The location, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features shall be shown on the plans.*

Response: The above criterion does not apply to this project. There are no new signs proposed with this application. Any new signage proposed for the campus will be applied for at a future date.

11. *Exterior Lighting. Exterior lighting within the design review plan shall be indicated on the plans. The direction of the lighting, size and type of fixtures, and an indication of the amount of lighting shall be shown on the plans.*

Response: Lighting is proposed for the improvements and has been detailed along with a photometrics plan in Sheets E0.11L and E0.12L. Lighting will be directed to the ground and shielded to ensure there is no off-site light trespass.

12. *Trash and Refuse Storage. All trash or refuse storage areas, along with appropriate screening, shall be indicated on the plans. Refuse storage areas must be constructed of brick, concrete block or other similar products as approved by the director.*

Response: The proposed trash enclosure area is to be a CMU block structure with walls 9 foot 8 inch in height. These improvement locations are shown on the attached architectural site plan A2.01 and civil site plan C3.00. Details of the proposed gate and walls can be seen on Sheet A3.16.



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.*

Response: Access into the site is provided by Sitka Avenue and Elliot Road. Sitka Avenue is already improved sidewalks. The only public improvements proposed with this application is the repair of any damaged or broken sidewalk panels on Sitka Avenue and if needed, ADA upgrades at the existing driveway locations.

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.]*

Response: Traffic generated from the proposed modifications and existing school are temporary and related to construction. These classroom improvements are not expected to generate additional trips to the site or affect any off-site circulation. This criterion is not applicable to the proposed improvements.

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.*

Response: The project complies with this standard. All of the proposed improvements, including the building expansion and landscaping, are compatible with the existing high school and overall design of the surrounding area. Similar building materials and colors are proposed to be used, and the proposed landscaping is intended to supplement the existing landscaping throughout the overall campus.

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**.*

Response: The project complies with this standard. The parking and circulation standards within Section 15.440.010 applicable to high schools are complied with by the proposed improvements. There are no



proposed changes to the parking lots on campus and no loss of any required parking. Please see the responses in Section 15.440 of this narrative for additional details.

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 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.

Response: The project complies with the above standard. All height restrictions, public access, and general lot standards meet the requirements of the R-1 zoning district. Please see the corresponding sections within this narrative and the attached plans for details on compliance.

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

Response: The project complies with this standard. All landscaping requirements, including the standards outlined in Section 15.420.010 of the Newberg Municipal Code, are met with the proposed plan. Please see the corresponding section within this narrative and the attached landscaping plans for details on compliance.

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

Response: No new signs are proposed with this application. Therefore, this criterion does not apply to the project.

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.

Response: There are no manufactured dwellings, mobile homes, or RV parks proposed on the project site. Therefore, this criterion does not apply to the 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 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.

Response: The project complies with this standard. Primary and Secondary Schools are listed as permitted uses in the R-1 Zoning District as found on the Zoning Use Table in Section 15.305.020. All of the proposed improvements are modifications to the existing school and are associated with the primary use of the site.



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.*

Response: The property is not located within a subdistrict. Therefore, the above criterion does not apply to this project.

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 proposed improvements to Newberg High School do not include changing the previously approved pedestrian and vehicular access points. The two existing driveways onto Sitka Avenue and Elliot Drive will remain. The existing sidewalk along Sitka Avenue will remain in place with the improvements. Where damaged, sidewalk panels will be replaced. Further, improvements will be made to the existing driveways to bring them into compliance with the Americans with Disabilities Act if they are found to be deficient.

10. *Traffic Study Improvements. If a traffic study is required, improvements identified in the traffic study shall be implemented as required by the director. [Ord. 2763 § 1 (Exh. A § 7), 9-16-13; Ord. 2747 § 1 (Exh. A § 5), 9-6-11; Ord. 2451, 12-2-96. Code 2001 § 151.194.]*

Response: Pursuant to the requirements of subsection (9) above, a full traffic study is not warranted by this proposal. Improvements to the existing on-site circulation, sidewalks, and driveways where deficient will be corrected through the proposed modifications.

15.302 Districts and their Amendment

15.302.032 Purposes Of Each Zoning District

A. R-1 Low Density Residential District.

- 1. The purpose of this land use designation is to provide for low density urban single-family residential uses at an average overall density of 4.4 units per gross buildable acre in the district. It is intended to provide a stable and healthful environment together with the full range of urban services.*
- 2. Typical housing types will include single-family dwellings, duplex dwellings and planned unit developments. The district also is intended to allow low intensity institutional uses that operate consistent with peaceful enjoyment of residential neighborhoods. The R-1 district is intended to be consistent with the low density residential (LDR) designation of the comprehensive plan.*

Response: The proposed development is located within the R-1 Low Density Residential. Newberg High School is a pre-existing approved use. Neither density nor housing types associated with the districts purpose statement are proposed with this development. These criteria are not applicable to the proposal.



15.302.040 Subdistricts

Subdistricts of each of the use districts may be established. The parent residential district requirements shall apply to those respective subdistricts except those regulations pertaining to lot area per dwelling unit or density.

Response: None of the subject site is located within a subdistrict or overlay. The standards in this section are not applicable to the proposed development.

15.303 Use Categories

This section speaks to the uses that are outright permitted, conditionally permitted, or not permitted within a specific zoning classification.

Response: Section 15.303.331 defines secondary schools as “public and private schools, secular or parochial, at the primary, elementary, middle, junior high, or high school level that provide state mandated basic education primarily to minors.” Accessory uses include, “play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care, and administrative offices.” The proposed development would include construction of accessory uses to an already permitted use.

15.305 Zoning Use Table

Response: As indicated previously in this narrative, primary and secondary schools are listed as permitted uses within the R-1 Zoning district.

15.405 Lot Requirements

15.405.010 Lot Area – Lot Areas Per Dwelling Unit

15.404.010.B.1. In the R-1 district, there shall have a minimum area of 5,000 square feet or as may be established by a subdistrict. The average size of lots in a subdivision intended for single-family or duplex dwelling development shall not exceed 10,000 square feet.

Response: There are no existing or proposed dwellings on the project site. Therefore, the above criterion does not apply to this project. The overall high school campus is approximately 72 acres in size. The site work area associated with this modification is ~3.47 acres.

15.405.040 Lot Coverage and Parking Coverage Requirements

Response: According to Section 15.405.040(C), lot and parking coverage associated with primary and secondary schools is not limited. It should be noted that the amount of parking and coverage over the entire campus is well below the maximums provided by section 15.405.040.

15.410 Yard Setback Requirements

15.410.020.A.1 R-1 districts shall have a front yard not less than 15 feet. Said yard shall be maintained and landscaped.



Response: Newberg High School has frontage on Deborah Road and Douglas Avenue on the north and east side of the campus. There are also two existing entrances to the campus from Sitka Avenue and Elliot Drive to the South. All of the proposed improvements will be occurring west of the existing building and will not decrease the existing front yard setback along the site's frontages. All structures are well in excess of the prescribed 15 feet. The closest building within the site area is approximately 346 feet from the west property line and approximately 130 feet from the southern property line as shown on sheet C3.00. All other setbacks are existing and interior to the overall campus and well away from any adjacent property lines.

15.410.030.A.1 All lots or development sites in the AR, R-1, R-2 and R-3 districts shall have interior yards of not less than five feet, except where a utility easement is recorded adjacent to a side lot line, there shall be a side yard no less than the width of the easement.

Response: The proposed improvements will be located more than 5-feet beyond all interior yards. The proposed improvements to the school, including the building modifications, are well over 100 feet away from the nearest south and west property lines. The closest portion of the improvements along the south yard is approximately 130 feet away from the property line shared with neighborhood south of the school. The building is set back approximately 346 feet from the north and westerly property line which abuts a railroad right-of-way and an industrial/commercial development. Please refer to the civil site plan, Sheet C3.00 for setbacks details.

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.

Response: The property includes Newberg High School and three other schools. The property is therefore required to be setback at least 25 feet from every boundary line. The proposed modifications within the site area are well beyond 25 feet from any adjacent property line.

15.410.050.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.

Response: There are no proposed play or parking areas within the required yards associated with these site modifications. All existing parking improvements and the proposed on-site fire access and circulation lane are located outside of the required 25-foot setback. There are no new proposed play or parking areas provided within any required front or interior yard.

15.410.050.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.*

Response: Based on Newberg’s Transportation Systems Plan, Sitka Avenue is classified as a local street and Elliot Drive is classified as a major collector. The Newberg High School takes access from both of these streets as well as Douglas Avenue; however, the site area subject to these proposed modifications does not front any of these streets. The high school is the terminus for all three streets. Based on information provided to the applicant within the pre-application conference, expanding the pavement width is not required with this application. Elliot Drive is going to be redeveloped in the future, but the high school does not have any land along that frontage to dedicate any property. None of the proposed improvements or building additions will be constructed closer to the right-of-way than the existing improvements.

- 15.410.060 *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.*

Response: All of the proposed improvements are happening outside of the existing vision clearance zones. There is no evidence to suggest that these standards are not already satisfied. However, the proposed modifications do not affect the existing conditions.

15.415 Building and Design Standards

15.415.010 Main Buildings and Uses as Accessory Buildings

- 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.*

Response: The project complies with this standard. The proposed building modifications are not within 100-feet of any adjacent property line. The proposed modifications to Newberg High School, range from 9 feet 8 inches in height for the trash enclosure area to 34 feet for the CTE building. Elevator shafts and



mechanical equipment will exceed that height (44 feet 8 inches) but are setback from the edge of the building to mitigate their aesthetics. This was discussed in the pre-app and it was determined that mechanical equipment could extend beyond the building height. Please refer Sheets A3.12 to A3.21 for details on the proposed building height.

15.420 Landscaping and Outdoor Areas

15.420.010 Required Minimum Standards

- B. Required Landscaped Area. The following landscape requirements are established for all developments except single-family dwellings and duplex 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.*
 - 2. All areas subject to the final design review plan and not otherwise improved shall be landscaped.*

Response: The project complies with this standard. The project site area is approximately 176,000 square feet and there is approximately 70,000 square feet of landscaping proposed with these modifications. This is approximately 39% of the site work area included within this application. As proposed, the landscaping would exceed the minimum standard of 15%.

- 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.*

Response: Acknowledged by the applicant. The proposed improvements do not include the construction or modification of a parking or loading area with 10 or more spaces. Although reconfigured, there are 25 existing parking stalls within the area of proposed improvements, with no stalls being added or removed. The existing landscaping around the parking lot, including the four trees previously approved with a land use application, will be protected during construction. Please see the attached landscaping planting plan, Sheet L4.01 for additional details.

- 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).*



Response: Acknowledged by the applicant. None of the proposed modifications to the campus are located adjacent to a property line. These standards are not applicable to this request.

- 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.*

Response: The project complies with this standard. The existing landscaped areas in the parking and loading area are defined and uniformly distributed throughout the parking lot. There are no proposed changes to these landscaped areas. Please see the attached landscaping planting plan, Sheet L4.01 for additional details.

- 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.*

Response: The project area does not abut a residential district. The entire site is located within a residential zoning district, but all of the proposed modifications are located behind existing improvements, parking, and open space areas that are located near the perimeter of the campus.

- 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).**

Response: The project complies with this standard. This application is not proposing any changes to the existing parking lot near the CTE building. The existing parking area has 25 parking spaces. Existing landscaping, including four trees will be protected with the CTE improvements. Please see the attached landscaping plan, Sheet L4.01 for additional details on the existing parking lot conditions.

- 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.*
- 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.*

Response: This application does not propose to remove or modify the existing landscaping along the site frontage with any public street. This standard is not applicable to this request.

- 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.*
- 6. Required landscaping shall be continuously maintained.*

Response: All proposed landscaped areas will be installed with underground irrigation systems and be included within the existing maintenance program of the Newberg School District.

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

Response: All on-site utilities affected by this request will be placed underground. There are no new trees proposed to be planted under overhead utility lines.

- 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.

Response: The proposed project complies with the requirements and standards for landscaping within parking and loading areas as discussed previously and illustrated on sheet L4.01.

- 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.*

Response: All approved landscaping proposed with this application is planned to be installed prior to the issuance of occupancy permits. If for some reason, this cannot be accomplished, the district will provide a security bond as required.

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.*

Response: There are extracurricular and after-hours activities (i.e., parent/teacher conferences, sporting events, open houses) that occur on the school campus. In the interest of safety and security, outdoor lighting is proposed with these modifications. Lighting plans along with specific lighting types and photometrics are provided with this application in Sheets E0.11L and E0.12L.

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.

[Ord. 2537, 11-6-00. Code 2001 § 151.589.]

Response: Acknowledged by the applicant. All new utility lines will be undergrounded and extended from the existing building on site. Please see the attached site utility plan, Sheet C5.00 and WT1.00, for details on proposed utilities.

15.440 Off-Street Parking, Bicycle Parking, and Private Walkways

15.440.010 Required Off Street Parking

- A. Off-street parking shall be provided on the 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 development site or within 400 feet of the development site which the parking is required to serve. All required parking must be under the same ownership as the development site served except through special covenant agreements as approved by the city attorney, which bind the parking to the development site.
 - 1. In cases where the applicant is proposing off-street parking, refer to subsection (F) of this section for the maximum number of parking spaces.

Response: The project site is located within the R-1 zoning district and therefore, all required parking must be on or within 400 feet of the development site. As proposed, all of the required on-site parking is located on the same property. Please refer to sheets C1.00 – C1.05 for campus wide existing conditions plans for parking locations and C3.00 for the site area parking location.

- F. Maximum Number of Off-Street Automobile Parking Spaces. The maximum number of off-street automobile parking spaces allowed per site equals the minimum number of required spaces, pursuant to NMC 15.440.030, multiplied by a factor of:
 - 1. One and one-fifth spaces for uses fronting a street with adjacent on-street parking spaces; or
 - 2. One and one-half spaces for uses fronting no street with adjacent on-street parking; or
 - 3. A factor determined according to a parking analysis.



Table 15.440.030 Parking Spaces Required

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
Schools	High schools, 1-1/2 for each teaching station, plus 8 for every classroom, or 1 for every 28 sq. ft. of seating area where there are no fixed seats in an auditorium or assembly area

Response: The proposed modifications to Newberg High School will not add any additional classrooms or increase the gross square footage of the high school. Additionally, there are no proposed changes to the existing number or location of parking spaces serving the high school. DR2-12-007 found that the high school site had one excess parking space. Therefore, the project complies with the above standards and the minimum parking space requirements are met.

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.*

Response: The project complies with this standard. All of the parking areas existing on the project site are asphalt, concrete, or cement concrete and graded to prevent any stormwater drainage onto public sidewalks and abutting properties. There are no proposed changes to these areas with this application.

- 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.*

Response: The existing parking lot is located between the existing high school building and the baseball fields. It is well away from any adjacent property and located internal to the site. There are no existing or proposed encroachments of the parking areas onto any adjacent right-of-way. All parking areas on the project site are located completely outside of the right-of-way. Please see the attached site plan, Sheets A2.01 and C3.00, for details on parking area location.

- C. All parking areas, except those required in conjunction with single-family or duplex dwellings, shall provide a substantial bumper which will prevent cars from encroachment on abutting private and public property.*

Response: The perimeter of the parking area provides an extruded curb to prevent cars from encroaching onto landscaped areas, sidewalks, or adjacent public and private property. There are no proposed changes with this application except creating curb cuts for the vehicular access drives.



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

Response: The project complies with this standard. Please see the responses in Section 15.420.010 of this narrative for details.

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.

Response: As mentioned previously, outdoor lighting is proposed with these modifications. Lighting plans along with specific lighting types and photometrics are provided with this application in Sheets E0.11L-E0.12L. Proposed lighting will be directed down and shielded to prevent light trespass onto nearby residential uses.

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

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

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.

Response: All service drives and parking areas will be clearly marked on the site. No new compact parking is proposed with these modifications.

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.

1. The following standards shall be used in establishing the minimum number of berths required:

<u>Gross Floor Area of the Building in Square Feet</u>	<u>No. of Berths</u>
Up to 10,000	1
10,000 and over	2

2. A loading berth shall contain a space 10 feet wide and 35 feet long and have a vertical clearance of 14 feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required length of these berths shall be increased.

Response: The proposed modifications to Newberg High School under consideration would result in a decrease of square footage by approximately 1,345 square feet (proposed demolition is 44,540 square



feet and the proposed new building square footage is 43,195 square feet). Because there is no increase in gross floor area of the high school, there is no need for additional loading areas. The District has existing on-site loading protocols that serve the high school adequately.

B. The following provisions shall apply to off-street loading facilities:

- 1. The provision and maintenance of off-street loading space is a continuing obligation of the property owner. No building permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street loading space. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of loading space required by this code. Should the owner or occupant of any building change the use to which the building is put, thereby increasing off-street loading requirements, it shall be unlawful and a violation of this code to begin or maintain such altered use until such time as the increased off-street loading requirements are met.*
- 2. Owners of two or more buildings may agree to utilize jointly the same loading spaces when the hours of operation do not overlap; provided, that satisfactory legal evidence is presented to the city attorney in the form of deeds, leases or contracts to establish the joint use.*
- 3. A plan drawn to scale, indicating how the off-street loading requirements are to be fulfilled, shall accompany an application for a building permit.*
- 4. Design Requirements for Loading Areas.*
 - a. Areas used for standing and maneuvering of vehicles shall have durable and dustless surfaces of asphaltic concrete or Portland cement concrete, maintained adequately for all-weather use and so drained as to avoid flow of water across the sidewalks.*
 - b. Loading areas adjacent to residential zones designed to minimize disturbance of residents.*
 - c. Artificial lighting which may be provided shall be so deflected as not to shine or create glare in any residential zone or on any adjacent dwelling.*
 - d. Access aisles shall be of sufficient width for all vehicular turning and maneuvering.*
 - e. Vision clearance standards as identified in NMC 15.410.060 shall apply.*

Response: The project complies with this standard. The required loading spaces are already provided on the property and maintained by the District.

15.440.100 Facility Requirements

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



<u>Use</u>	Minimum Number of Bicycle Parking Spaces Required
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

Response: After the replacement of the CTE building on the high school campus, the total floor area of Newberg High School will decrease by approximately 1,345 square feet if all of the improvements under consideration are constructed. This would not require any additional bicycle parking based on Table 15.440.100 above. However, eight new bicycle parking spots will be provided near the modified CTE building and the existing bike rack at the front of the school is proposed to remain. Please see sheet L1.01 and L4.01 for the proposed locations and sheet L6.04 for a detail of the proposed bike parking. The proposed development exceeds the minimum required bicycle parking space.

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.*

Response: The project complies with this standard. The proposed bicycle parking is a firmly secured loop set in concrete that bike frames can be locked easily. The bicycle parking facilities are within 50 feet of a building entrance and meet the dimensional standards without any obstruction to pedestrian travel. Please see Sheet L1.01 and L4.01 for proposed bicycle parking locations and Sheet L6.04 for specifics on bicycle parking facility design.



15.505 Public Improvement Standards

15.505.030 Street Standards

Response: None of the proposed improvements or building modifications will be constructed closer to the right-of-way than the existing building already is.

15.505.040 Public Utility Standards

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.*

Response: The project complies with this standard. All required utilities, including sanitary sewer and stormwater, will be extended from the existing building and surrounding utility lines, allowing for minimum disturbance of the soil on site. Please refer to the attached utility plan, Sheet C5.00 and WT1.00, for details on utility connections.

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.

Response: Acknowledged by the applicant. Any required easements, including PUE's, will be prepared and recorded as required on the project site.

15.505.050 Stormwater System Standards

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.

Response: As proposed one (1) vegetated rain garden with 3H:1V side slope that will hold the water quality volume and infiltrate through the growing media. The rain garden is proposed to be located at the north end of the new CTE building and was sized to treat approximately 6,000 square feet of impervious area. Overflow structures will be installed to direct stormwater runoff above the water quality design storm to the existing onsite storm main. This facility is a preliminary size based on the current preliminary grading plan. A final storm report at the time of permit submittal will demonstrate adequate sizing to manage the water quality storm and safely convey peak flows from the City of



Newberg design storms.

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.*

Response: A preliminary stormwater report, prepared by Mark Wharry, PE and Andrew Chung, PE, licensed and professional engineers with KPFF Consulting Engineers is provided as Attachment 004 to this application. The preliminary report includes all the required elements required in this section.

III. CONCLUSION

This summary of the request and attachments demonstrate compliance with the City of Newberg applicable approval criteria for the proposed design review. The applicant respectfully requests that the City approve this request.



NEWBERG HIGH SCHOOL MODERNIZATION

NEWBERG PUBLIC SCHOOLS

2400 DOUGLAS AVENUE, NEWBERG, OREGON 97132

CIVIL - LAND USE

C1.00	EXISTING CONDITIONS PLAN
C1.01	EXISTING CONDITIONS PLAN
C1.02	EXISTING CONDITIONS PLAN
C1.03	EXISTING CONDITIONS PLAN
C1.04	EXISTING CONDITIONS PLAN
C1.05	EXISTING CONDITIONS PLAN
C3.00	OVERALL SITE PLAN
C3.20	FIRE ACCESS PLAN
C4.00	OVERALL GRADING PLAN
C5.00	OVERALL STORM AND UTILITY PLAN
WT1.00	PUBLIC WATER MAIN PLAN

LANDSCAPE - LAND USE

L0.00	TREE PROTECTION PLAN
L1.00	MATERIALS PLAN
L1.01	MATERIALS PLAN
L2.00	LAYOUT PLAN
L2.01	LAYOUT PLAN
L3.00	GRADING PLAN
L3.01	GRADING PLAN
L4.00	PLANTING & IRRIGATION ZONE PLAN
L4.01	PLANTING & IRRIGATION ZONE PLAN
L4.02	PLANT SCHEDULE & NOTES
L5.01	LANDSCAPE DETAILS
L5.02	LANDSCAPE DETAILS
L5.03	LANDSCAPE DETAILS
L5.04	LANDSCAPE DETAILS
L5.05	LANDSCAPE DETAILS

ARCHITECTURAL - LAND USE

A2.01	ARCHITECTURAL SITE PLANS
A2.12	FLOOR PLAN - WEST LEVEL 1 SECTOR H
A2.13	FLOOR PLAN - WEST LEVEL 1 SECTOR J
A2.15	FLOOR PLAN - WEST LEVEL 1 SECTOR S
A2.22	FLOOR PLAN - WEST LEVEL 2 SECTOR H
A2.23	FLOOR PLAN - WEST LEVEL 2 SECTOR J
A2.42	ROOF PLAN - SECTOR H
A2.43	ROOF PLAN - SECTOR J
A3.00	EXTERIOR PERSPECTIVE VIEWS
A3.12	ENLARGED ELEVATIONS - SECTOR H
A3.13	ENLARGED ELEVATIONS - SECTOR J
A3.14	ENLARGED ELEVATIONS - SECTOR J
A3.16	ENLARGED ELEVATIONS - SECTOR S
A3.21	BUILDING SECTIONS

ELECTRICAL - LAND USE

E0.01L	SYMBOLS, LEGENDS AND ABBREVIATIONS - LAND USE
E0.11L	LAND USE - SITE PLAN - ELECTRICAL
E0.12L	LAND USE - SITE PLAN - PHOTOMETRICS

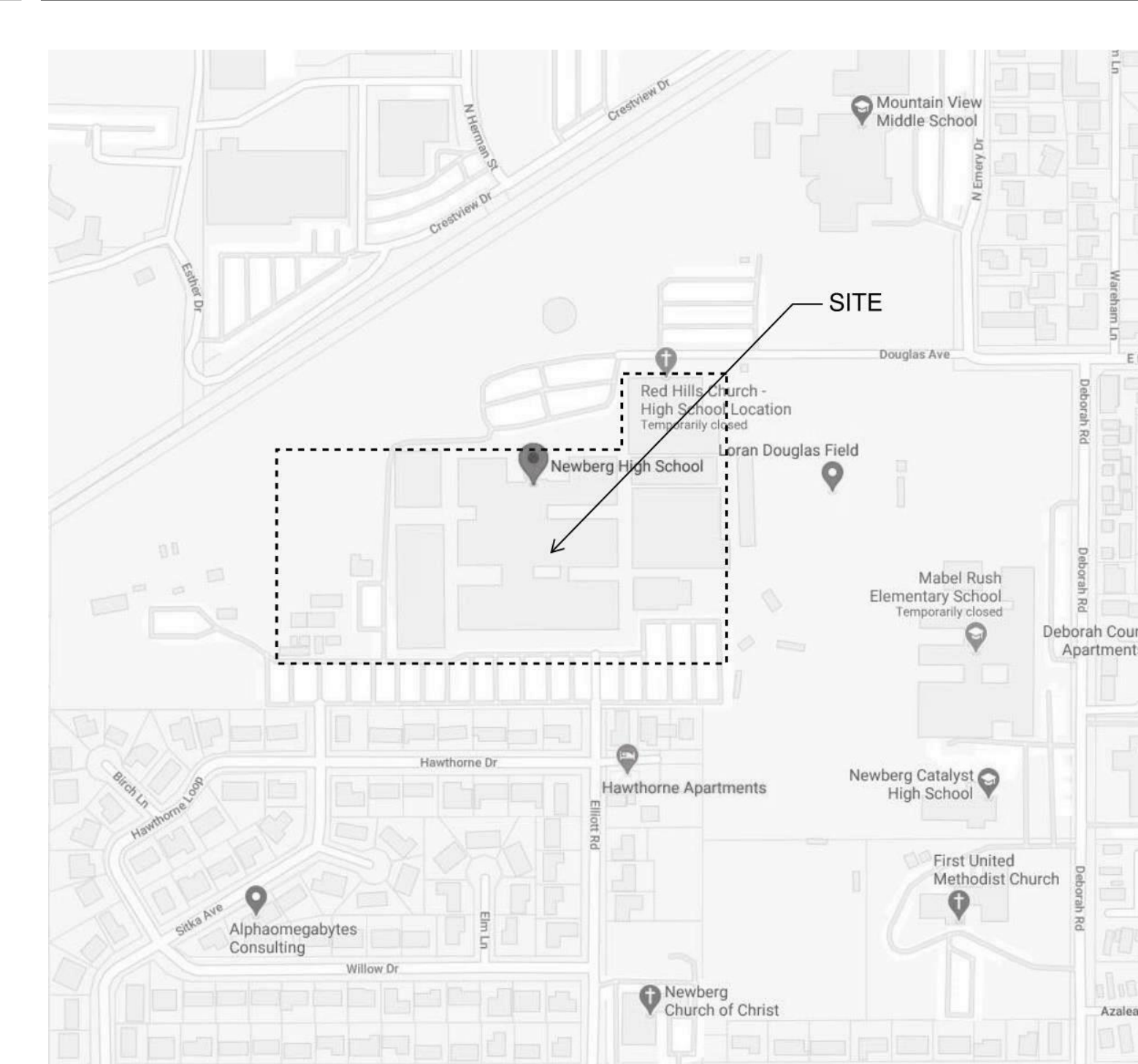
ARCHITECTURAL ABBREVIATIONS

∠	ANGLE	EOS	EDGE OF SLAB	MATL	MATERIAL	SHTG	SHEATHING
&	AND	ENGR	ENGINEER	MB	MARKERBOARD	SHWR	SHOWER
AB	ANCHOR BOLT	EQ	EQUAL	MAX	MAXIMUM	SHT	SHEET
ACT	ACOUSTICAL CEILING TILE	EQUIP	EQUIPMENT	MECH	MECHANICAL	SM	SIMILAR
ADD	ADDENDUM	ES	EACH SIDE	MED	MEDIUM	SJ	SEISMIC JOINT
AESS	ARCHITECTURAL EXPOSED	EW	EACH WAY	MEZZ	MEZZANINE	SM	SHEET METAL
ASS	STRUCTURAL STEEL	EXP	EXPANSION	MFR	MANUFACTURER	SOG	SUBS ON GRADE
AFF	ABOVE FINISH FLOOR	EXT	EXTERIOR	MIN	MINIMUM	SQ	SQUARE
ALS	AREA LIGHT STANDARD	FA	FIRE ALARM	MIR	MIRROR	SS	STAINLESS STEEL
ALUM	ALUMINUM	FD	FLOOR DRAIN	MISC	MISCELLANEOUS	STD	STANDARD
ANDD	AND/D	MTD	MOUNTED	MTE	MASONRY OPENING	STL	STEEL
BD	BOARD	FE	FIRE EXTINGUISHER	MO	MASONRY OPENING	STOR	STORAGE
BLDG	BUILDING	FEC	FIRE EXTINGUISHER CABINET	MTL	METAL	STRUCT	STRUCTURAL
BLKG	BLOCKING	FECB	FIRE EXTINGUISHER CABINET	(N)	NEW	SUSP	SUSPENDED
BM	BENCH MARK	FW	FINISH FLOOR	NA	NOT APPLICABLE	TM	TO MATCH
BO	BOTTOM OF	FF	FINISH FLOOR	NC	NOT IN CONTRACT	TC	TOP OF CURB
BTM	BOTTOM	FIN	FINISH	NOM	NOMINAL	TEL	TELEPHONE
BTWN	BETWEEN	FL	FLOOR	NS	NELSON STUD	T&G	TONGUE AND GROOVE
		FO	FACE OF	NTS	NOT TO SCALE	THK	THICK
C	CHANNEL	FOC	FACE OF CONCRETE	OA	OVERALL	TO	TOP OF
CB	CATCH BASIN	FOF	FACE OF FINISH	OC	ON CENTER	TOD	TOP OF DECK
CCTV	CLOSED CIRCUIT TV	FOM	FACE OF MASONRY	OD	OVERFLOW DRAIN	TOS	TOP OF STRUCTURE
CG	CORNER GUARD	FOS	FACE OF STUD	OD	OVERFLOW DRAIN	TJ	TOOL JOINT
CIP	CAST IN PLACE CONCRETE	FRT	FIRE RETARDANT TREATED	OD	OUTSIDE DIAMETER	TP	TOILET PAPER
CLG	CEILING	FTG	FOOTING	OFC	OFFICE	TP	TUBE STEEL
CLR	CLEAR	FURR	FURRING	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	TY	TYPICAL
CMU	CONCRETE MASONRY UNIT	GA	GAUGE/GAGE	OFOI	OWNER FURNISHED CONTRACTOR INSTALLED	UNFN	UNFINISHED
CONT	CONTINUOUS	GALV	GALVANIZED	OH	OWNER INSTALLED OVERHEAD	UNO	UNLESS NOTED OTHERWISE
CORR	CORRIDOR	GRAB BAR	GRAB BAR	OPNG	OPENING		
CR	CLASSROOM	GC	GENERAL CONTRACTOR	OPNG	OPENING		
CSJ	CONSTRUCTION JOINT	GL	GLASS	OPP	OPPOSITE	VB	VAPOR BARRIER
CSMT	CASHEMENT	GND	GROUND	OS	OUTSIDE	VERT	VERTICAL
CT	CERAMIC TILE	GVP	GYP SUM VENEER PLASTER	OS	OUTSIDE	VEST	VESTIBULE
CTR	CENTER	GWB	GYP SUM WALL BOARD	PL	PROPERTY LINE	VFY	VERIFY
	CENTERLINE			PLAS	PLASTER	W	WITH
DBL	DOUBLE	HB	HOSE BIBB	PLAS	PLASTER	W/O	WITHOUT
DDL	DETAIL	HC	HANDICAP	PLAS	PLYWOOD	W/C	WATER CLOSET
DF	DRINKING FOUNTAIN	HM	HOLLOW METAL	PF	PER SQUARE FOOT	W/D	WOOD
DIA	DIAMETER	HPC	HIGH PERFORMANCE COATING	PVMT	PAVEMENT	W/W	WIDE FLANGE
DIA	DIAMETER	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	R	RADIUS	WF	WATER HEATER
DM	DIMENSION	HW	HOT WATER	RD	ROOF DRAIN	WP	WATERPROOFING
DISP	DISPENSER	INSUL	INSULATION	REFR	REFRIGERATOR	WRB	WATER-RESISTIVE BARRIER
DN	DOWN	INT	INTERIOR	REFR	REFRIGERATOR	WT	WEIGHT
DP	DOWNPROOFING	IRFM	INTUMESCENT FIRE RESISTIVE MATERIALS	REQD	REQUIRED		
DR	DOOR	INT	INTERIOR	REV	REVISION OR REVISION		
DS	DOWNSPOUT	INT	INTERIOR	REV	REVISION OR REVISION		
DW	DISHWASHER	JAN	JANITOR	RM	ROOM		
DWG	DRAWING	JT	JOINT	RO	ROUGH OPENING		
		JST	JOIST	RCP	REFLECTED CEILING PLAN		
(E)	EXISTING	SAHTS	SELF ADHERED HIGH TEMPERATURE SHEET				
EA	EACH	L	LENGTH	SAM	SELF-ADHERED		
EF	EXHAUST FAN	LAV	LAVATORY	SC	MEMBRANE		
EJ	EXPANSION JOINT	LB	LAG BOLT	SECT	SOLID CORE		
EL	ELEVATION	LKR	LOCKER	SF	SECTION		
ELEC	ELECTRICAL	LVR	LOUVER	SFRM	SQUARE FOOT		
EJC	EXPANSION JOINT COVER				RESISTIVE MATERIALS		

ARCHITECTURAL SYMBOLS

	TRUE NORTH		ROOM NAME & NUMBER
	ROOM NAME & NUMBER		STOREFRONT OR WINDOW TYPE
	KEYNOTE REFERENCE		CEILING PLANE HEIGHT - ALL REFERENCES TO FINISH FLOOR ELEVATION
	INTERIOR FINISH TYPE		HORIZONTAL ELEVATION PLANE HEIGHT - ALL REFERENCES TO F.F. ELEVATION
	SPOT ELEVATION - ALL REFERENCES TO F.F. ELEVATION		WALL TYPE WITH FIRE AND STC RATING WHERE APPLICABLE
	DOOR NUMBER - SEE DOOR SCHEDULE		DETAIL
	RELITE NUMBER - SEE RELITE SCHEDULE		REVISION CLOUD
	MATCHLINE SEE 1/A2.12		

VICINITY MAP



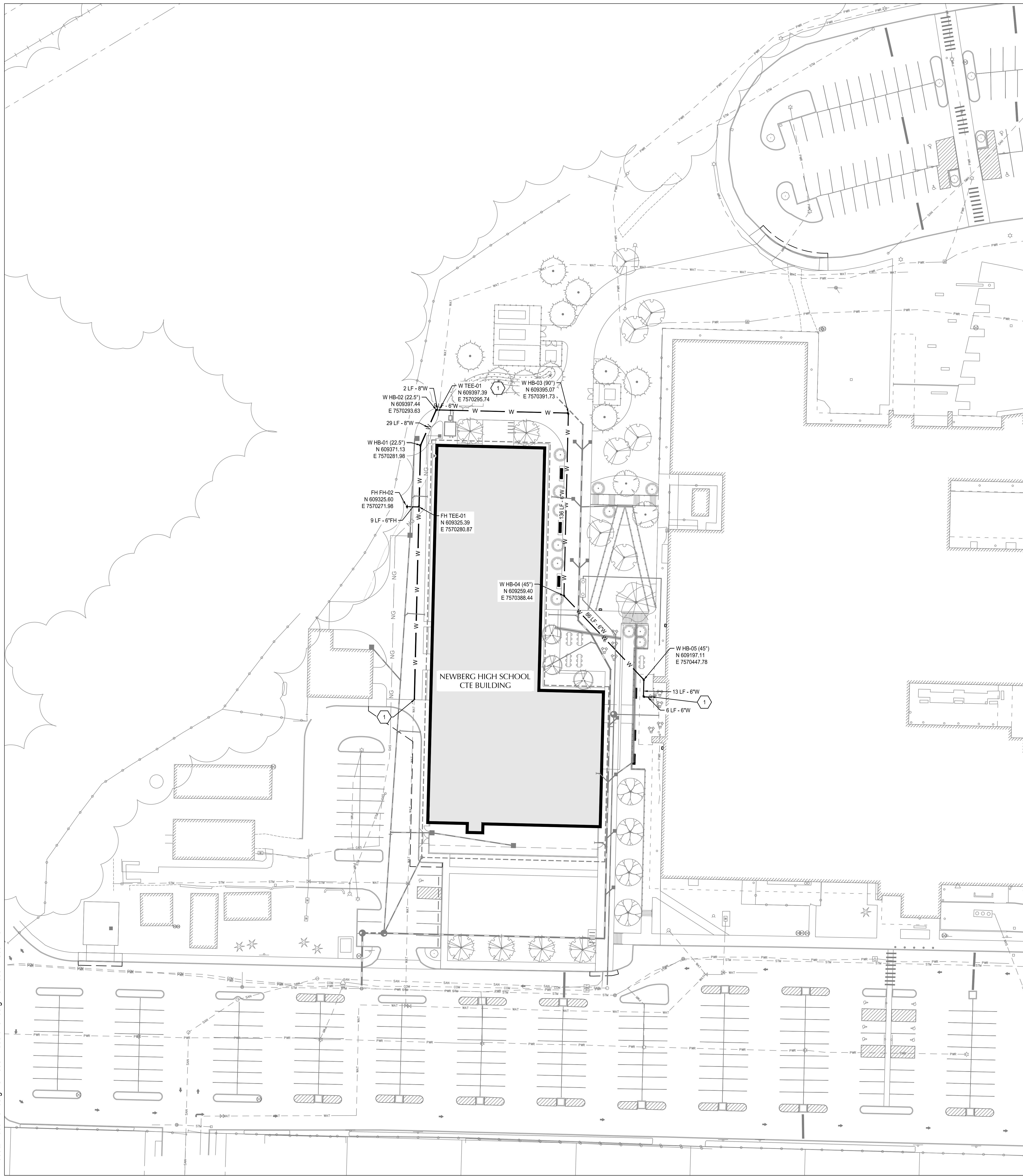
Delegated Design components which require Deferred Submittals include, but are not limited to, the following:

- Steel Joists, Section 05 21 00 - Steel Joist Framing.
- Ladders, Ship's Ladders and Railings, Section 05 51 33 - Metal Ladders.
- Metal Railings, Section 05 52 13 - Pipe and Tube Railings.
- Seismic Anchorage of Architectural Wood Casework, Section 06 41 00 - Architectural Wood Casework.
- Metal Wall Panels, Section 07 42 13 - Metal Wall Panels.
- Firestopping, Section 07 84 00 - Firestopping.
- Aluminum Storefront, Section 08 43 13 - Aluminum-Framed Storefronts.
- Aluminum Curtain Wall, Section 08 44 13 - Glazed Aluminum Curtain Walls.
- Seismic Anchorage for Acoustical Ceilings, Section 09 51 00 - Acoustical Ceilings.
- Seismic Anchorage for Suspended Wood Ceilings, Section 09 54 26 - Suspended Wood Ceilings.
- Rooftop Equipment Screens, Section 10 82 00 - Rooftop Equipment Screens.
- Seismic Anchorage Food Service Equipment, Section 11 40 00 - Food Service Equipment.
- Canopy Hood/Fire Protection, Section 11 40 00 - Food Service Equipment.
- Walk-in Cold Storage Rooms, Section 11 40 00 - Food Service Equipment.
- Seismic Anchorage General Requirements, Section 13 48 53 - Seismic Anchorage Requirements.
- Seismic Anchorage Divisions 21, 22, 23, 26, 27 and 28 equipment, hoods, panels and other components of mechanical, plumbing, gas and electrical systems.
- Fire Suppression, Division 21.
- Fire Alarm System, Division 28.
- Deferred submittal items shall not be installed until the deferred submittal documents have been approved by the building official.

Deferred submittal items shall not be installed until the deferred submittal documents have been approved by the building official.



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UTILITY LABEL LEGEND

STRUCTURE LABEL
 UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)
 STRUCTURE TYPE CALLOUT
 XX-XXXX ID NUMBER (WHERE APPLICABLE)
 N=XXXX.XX LOCATION (WHERE APPLICABLE)
 E=XXXX.XX LOCATION (WHERE APPLICABLE)
 RIN= LOCATION (WHERE APPLICABLE)
 IE IN = XX.X STRUCTURE INFO (WHERE APPLICABLE)
 IE OUT = XX.X STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL
 UTILITY LENGTH
 XXLF - XX' XX UTILITY SIZE
 S=X.XX% SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

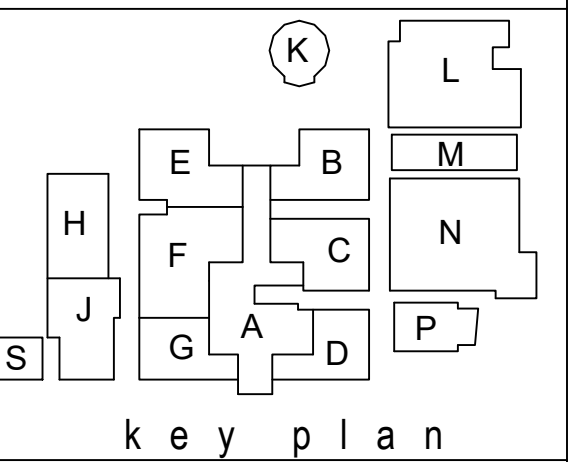
CALLOUT	DESCRIPTION	DETAIL REF.
FH	FIRE HYDRANT ASSEMBLY	
TEE	TEE	
GV	GATE VALVE	
HB	HORIZONTAL BEND	
VB	VERTICAL BEND	
W	W	PUBLIC WATER LINE
FH	FH	FIRE HYDRANT LINE
		SANITARY SEWER LINE
	FP	FIRE PROTECTION LINE
	G	GAS LINE
		STORM LINE
	W	PRIVATE WATER LINE

UTILITY KEY NOTES

NOTE	DESCRIPTION
1	CONNECT TO EXISTING WATER LINE.



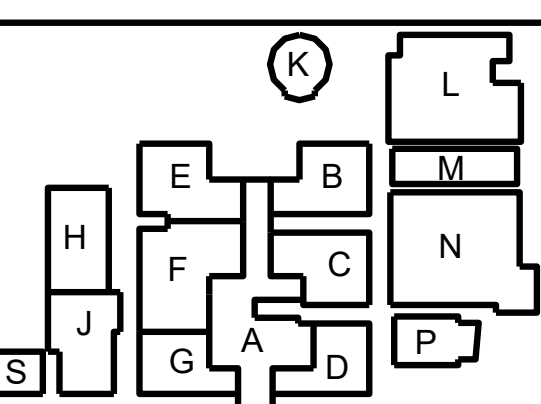
NOT FOR CONSTRUCTION



revisions	phase	date	project
	LAND USE SUBMITTAL	01/28/2022	21005
	PUBLIC WATER MAIN PLAN		



NOT FOR CONSTRUCTION



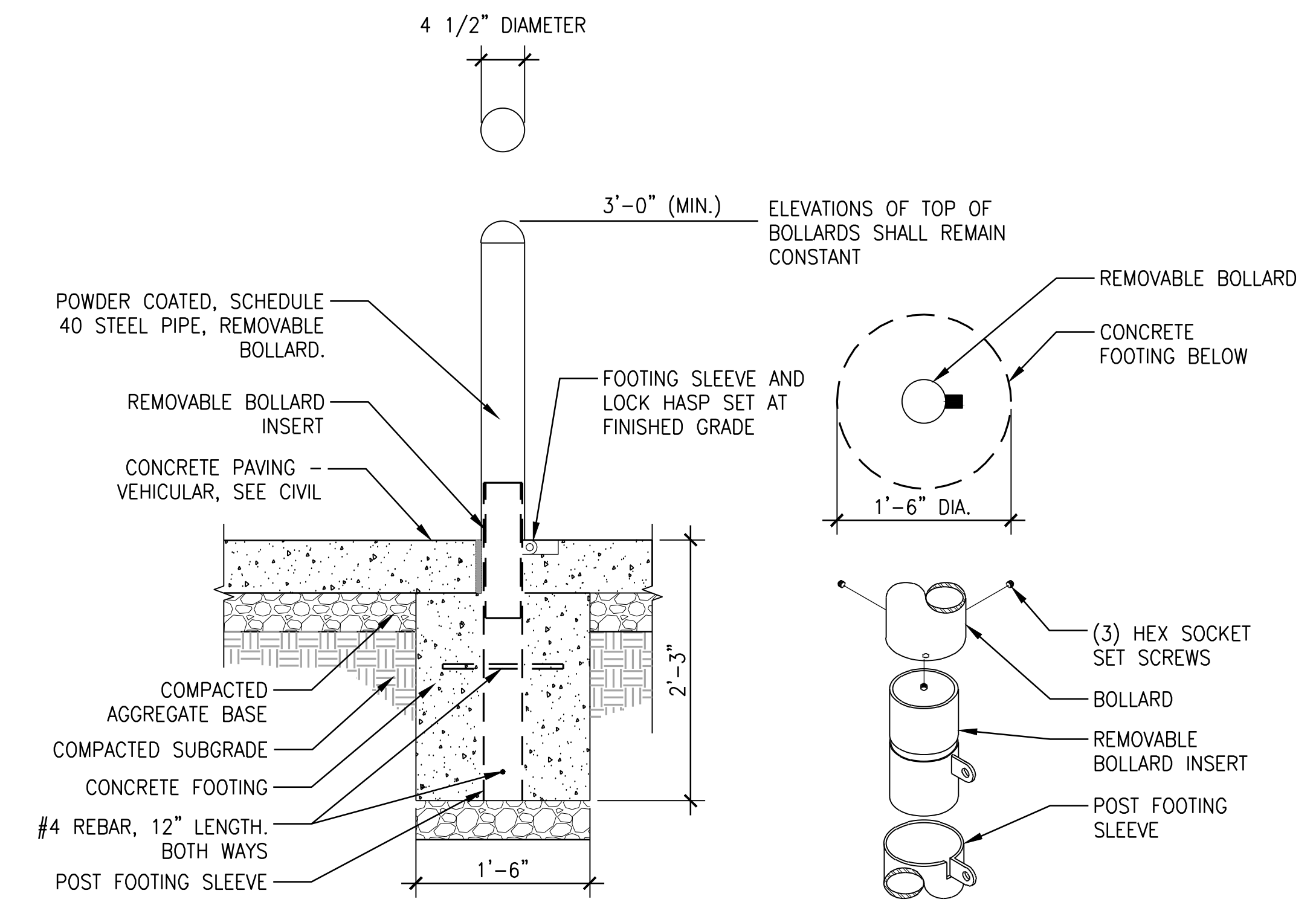
key plan

revisions	

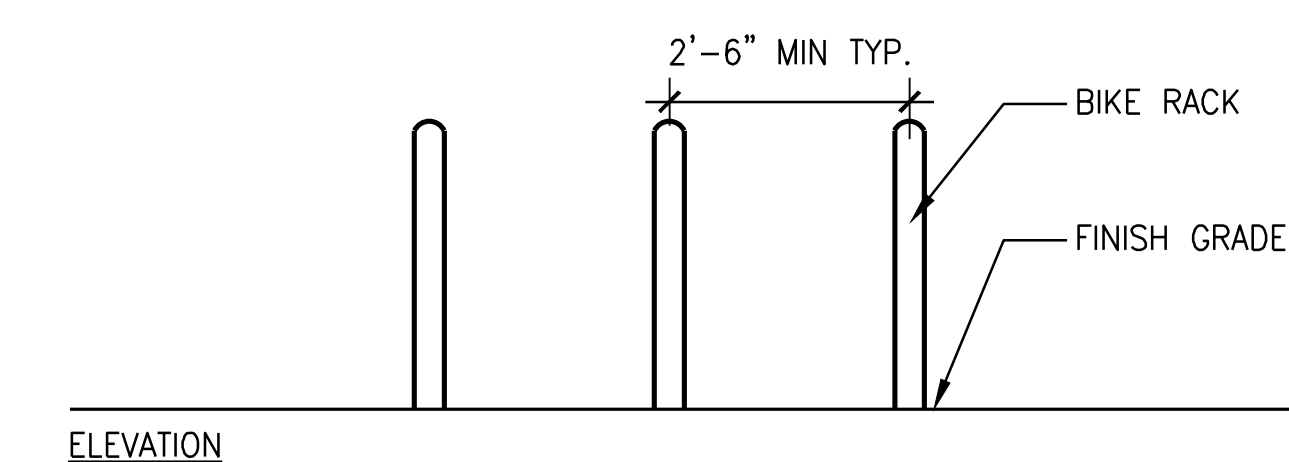
phase	LAND USE
date	SUBMITTAL
project	01/28/2022
	21005

LANDSCAPE DETAILS

L5.04

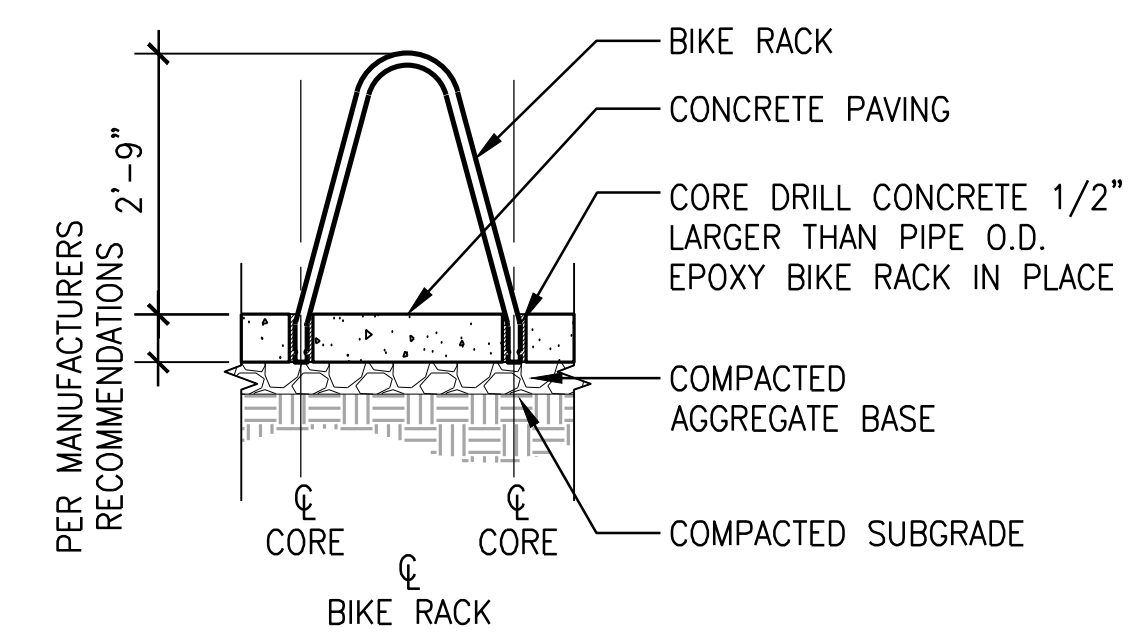


1 REMOVABLE BOLLARD
1"=1'-0" PLAN / SECTION



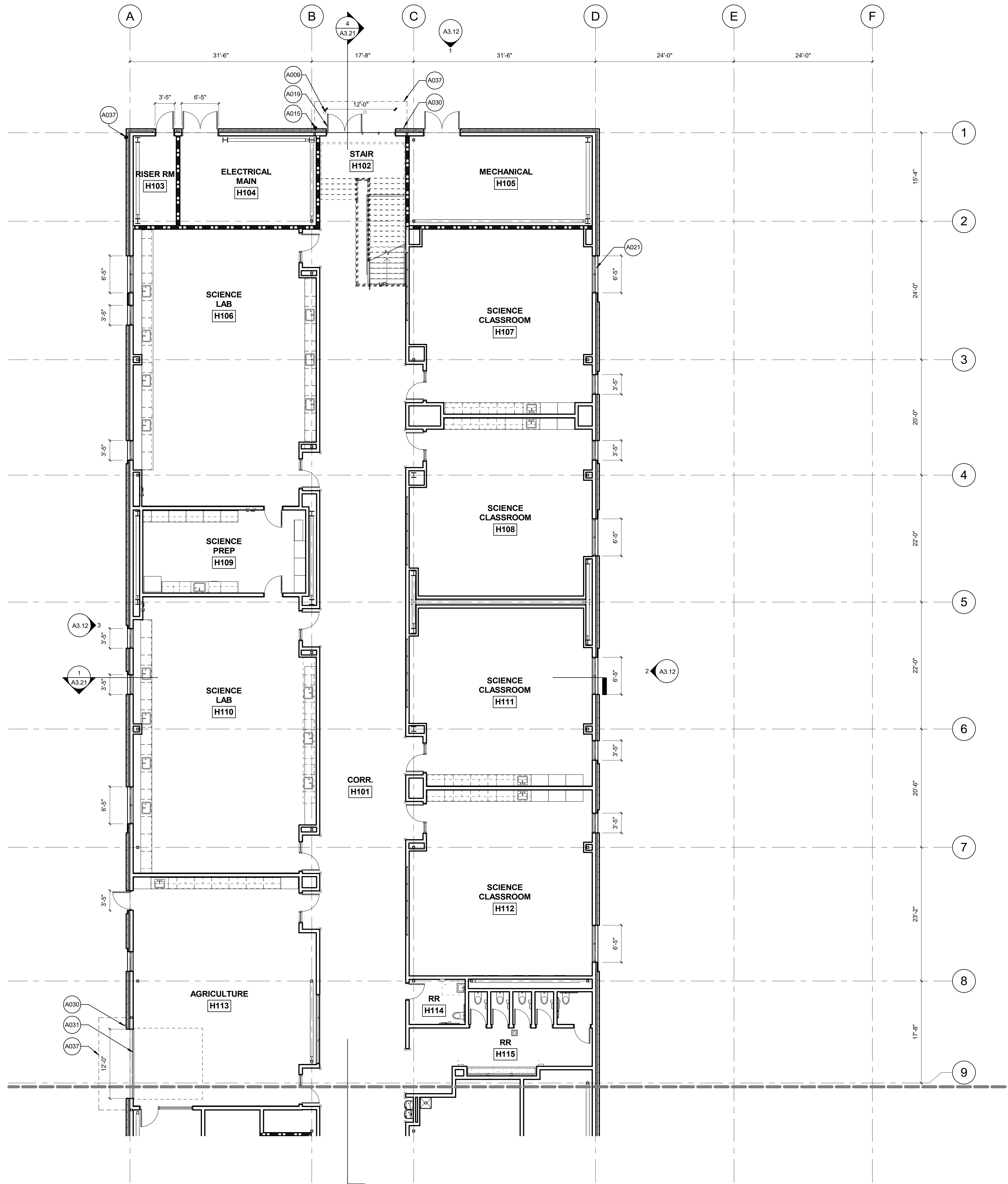
ELEVATION

NOTE:
CONFIRM THAT BIKE RACKS WILL
HAVE 24" CLEAR OF ALL
STRUCTURES IN ALL DIRECTIONS
PRIOR TO INSTALLATION.



2 BIKE RACKS
1"=1'-0" PLAN / SECTION

1/24/2022 1:00:12 PM
 BIM_3607/21005/Newberg HS Modernization/Newberg HS Modernization.rvt



FLOOR PLAN NOTES:

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- CONFIRM ALL ROUGH OPENING DIMENSIONS FOR DOORS AND WINDOWS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
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- PROVIDE SOLID BLOCKING BETWEEN ROOF JOISTS WHERE WALL RUNS PERPENDICULAR TO ROOF JOISTS. GYPSUM BOARD TO TERMINATE AT ROOF JOISTS.
- ALIGN FINISHES WHERE INDICATED.

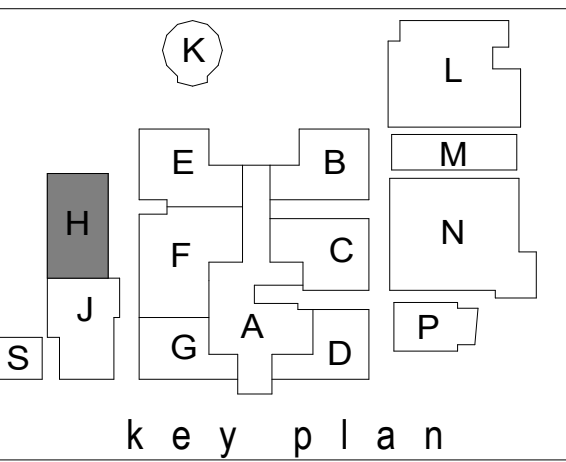
FLOOR PLAN LEGEND:

	WALL CONSTRUCTION TYPE - SEE WALL TYPES
	1-HR FIRE RATED WALL
	(N) SCOPE OF WORK
	(E) TO REMAIN
	FIRE EXTINGUISHER
	FLOOR DRAIN - SEE PLUMBING
	SINK - SEE PLUMBING
	WASHER / DRYER - SEE MEP
	PRIVACY CURTAIN
	DUST COLLECTOR - SEE MECHANICAL
	MOP SINK - SEE PLUMBING

KEYNOTES

Key Value	Keynote Text
A009	DOOR BOLLARD - HPC-X, TYP
A015	FIRE DEPARTMENT LOCK BOX CONFIRM LOCATION WITH LOCAL JURISDICTION
A019	ALUMINUM STOREFRONT DOOR AND FRAME, SEE DOOR SCHEDULE, TYP
A021	ALUMINUM STOREFRONT - TYP
A030	SCHEDULE 40 DOWNSPOUT - HPC-X, TYP
A031	SECTIONAL OVERHEAD DOOR
A037	CANOPY ABOVE - MWP-3 SOFFIT

NOT FOR CONSTRUCTION



revisions

NO.	DATE	DESCRIPTION

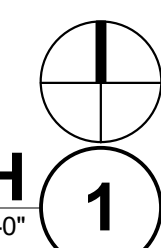
phase	LAND USE
date	SUBMITTAL
project	01/28/22
	21005

FLOOR PLAN - WEST
 LEVEL 1 SECTOR H

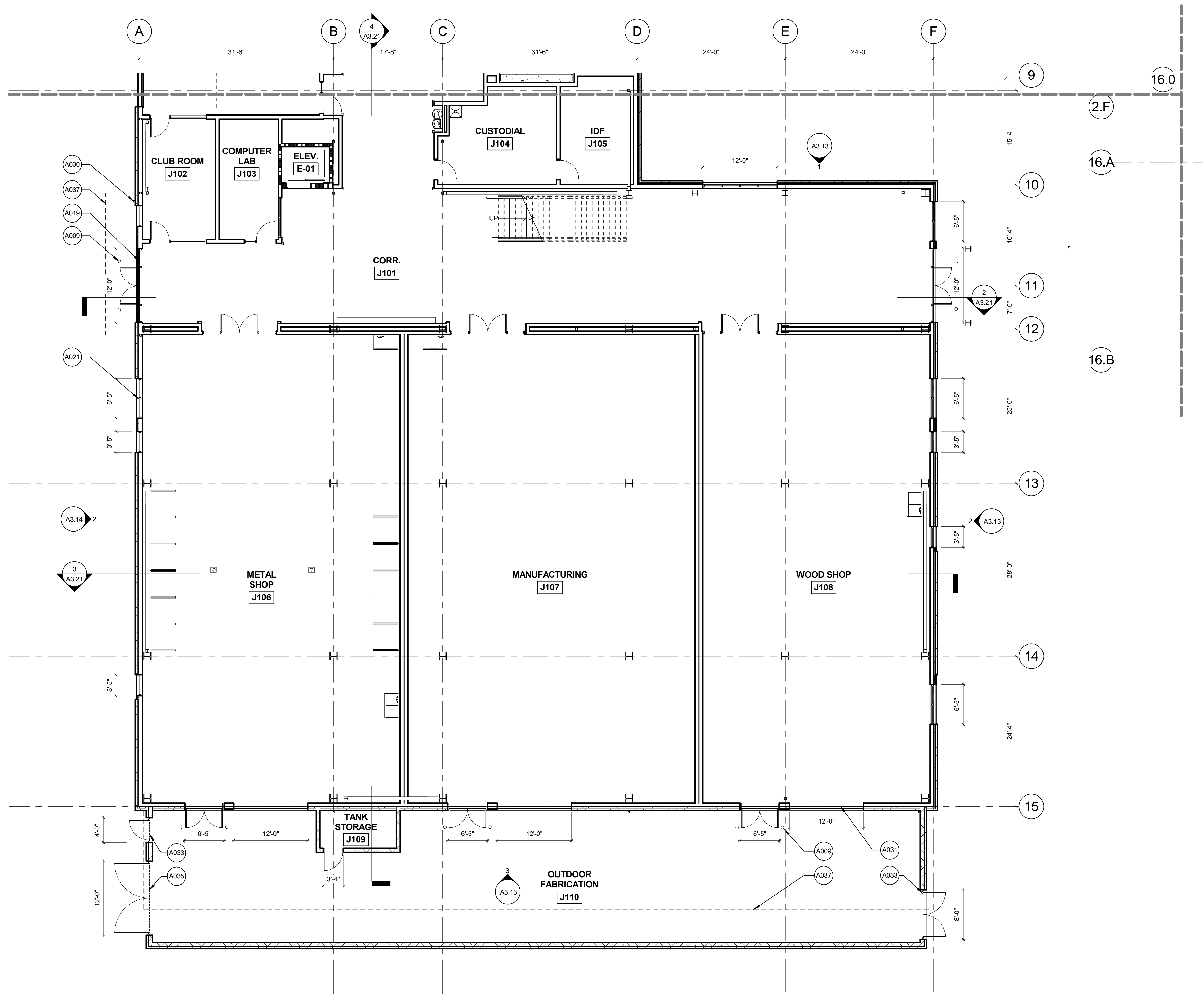
A2.12

FLOOR PLAN - WEST LEVEL 1 - SECTOR H

SCALE: 1/8" = 1'-0"



1/24/2022 1:00:13 PM
 BIM_360721005-Newberg HS Modernization/Newberg HS Modernization.rvt



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FLOOR PLAN LEGEND:

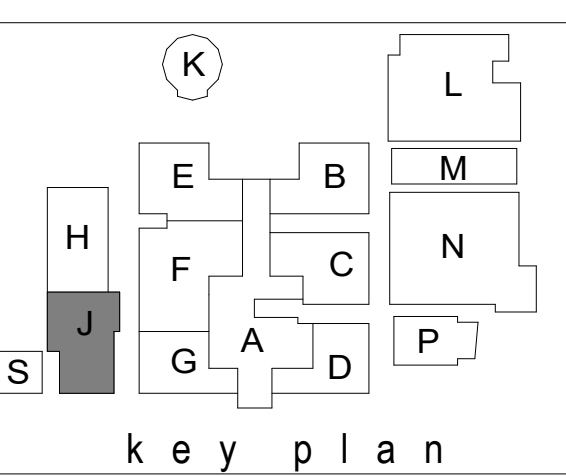
	WALL CONSTRUCTION TYPE - SEE WALL TYPES NOTE: WALL TYPE DEPICTS TYPICAL WALL CONSTRUCTION. SEE ELEVATIONS, SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION.
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	(N) SCOPE OF WORK
	(E) TO REMAIN
	FIRE EXTINGUISHER
	FLOOR DRAIN - SEE PLUMBING
	SINK - SEE PLUMBING
	WASHER / DRYER - SEE MEP
	PRIVACY CURTAIN
	DUST COLLECTOR - SEE MECHANICAL
	MOP SINK - SEE PLUMBING

KEYNOTES

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A021	ALUMINUM STOREFRONT - TYP
A030	SCHEDULE 40 DOWNSPOUT - HPC-X, TYP
A031	SECTIONAL OVERHEAD DOOR
A033	BLACK VINYL COATED CHAIN LINK FENCE SINGLE GATE, 9'-8" TALL U.N.O
A035	BLACK VINYL COATED CHAIN LINK FENCE DOUBLE GATE, 9'-8" TALL U.N.O
A037	CANOPY ABOVE - MWP-3 SOFFIT



NOT FOR CONSTRUCTION



key plan

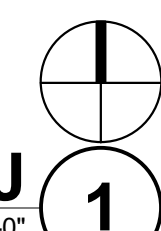
revisions	phase	LAND USE
	SUBMITTAL	01/28/22
	project	21005

FLOOR PLAN - WEST
 LEVEL 1 SECTOR J

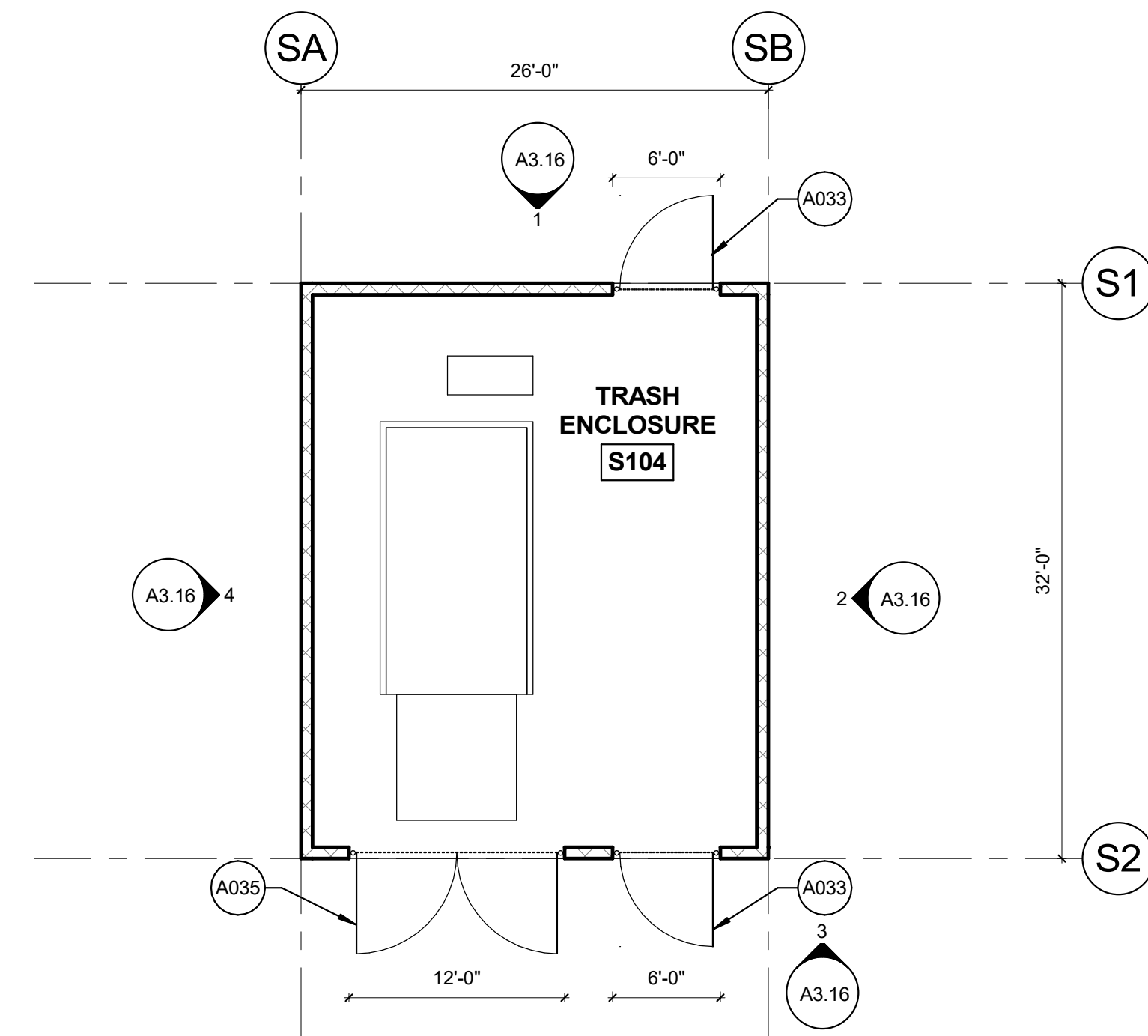
A2.13

FLOOR PLAN - WEST LEVEL 1 - SECTOR J

SCALE: 1/8" = 1'-0"



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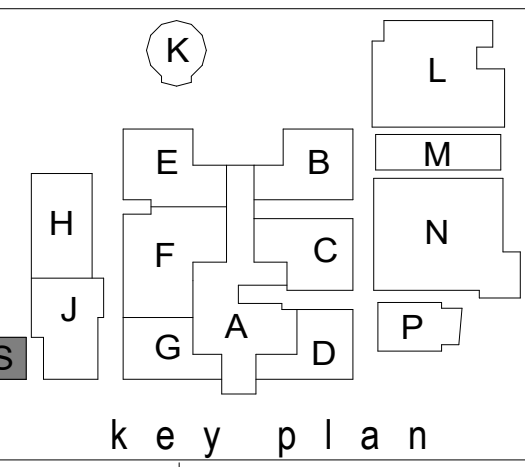
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	PRIVACY CURTAIN
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KEYNOTES

Key Value	Keynote Text
A033	BLACK VINYL COATED CHAIN LINK FENCE SINGLE GATE, 9'-8" TALL U.N.O
A035	BLACK VINYL COATED CHAIN LINK FENCE DOUBLE GATE, 9'-8" TALL U.N.O

NOT FOR CONSTRUCTION



revisions

NO.	DATE	DESCRIPTION

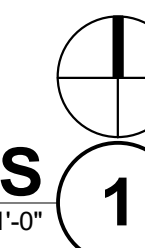
phase	LAND USE
date	SUBMITTAL
project	01/28/22 21005

FLOOR PLAN - WEST
 LEVEL 1 SECTOR S

A2.15

FLOOR PLAN - WEST LEVEL 1 - SECTOR S

SCALE: 1/8" = 1'-0"



1

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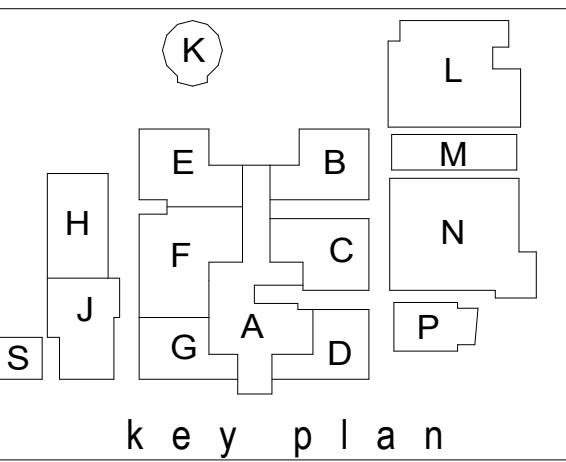
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	PRIVACY CURTAIN
	DUST COLLECTOR - SEE MECHANICAL
	MOP SINK - SEE PLUMBING

KEYNOTES

Key Value	Keynote Text
A021	ALUMINUM STOREFRONT - TYP
A022	PREFINISHED SHEET METAL COPING - HPC-X
A025	STEEL CHANNEL FRAME METAL CANOPY - HPC-X, TYP



NOT FOR CONSTRUCTION



key plan

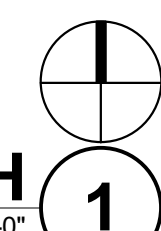
revisions

NO.	DATE	DESCRIPTION

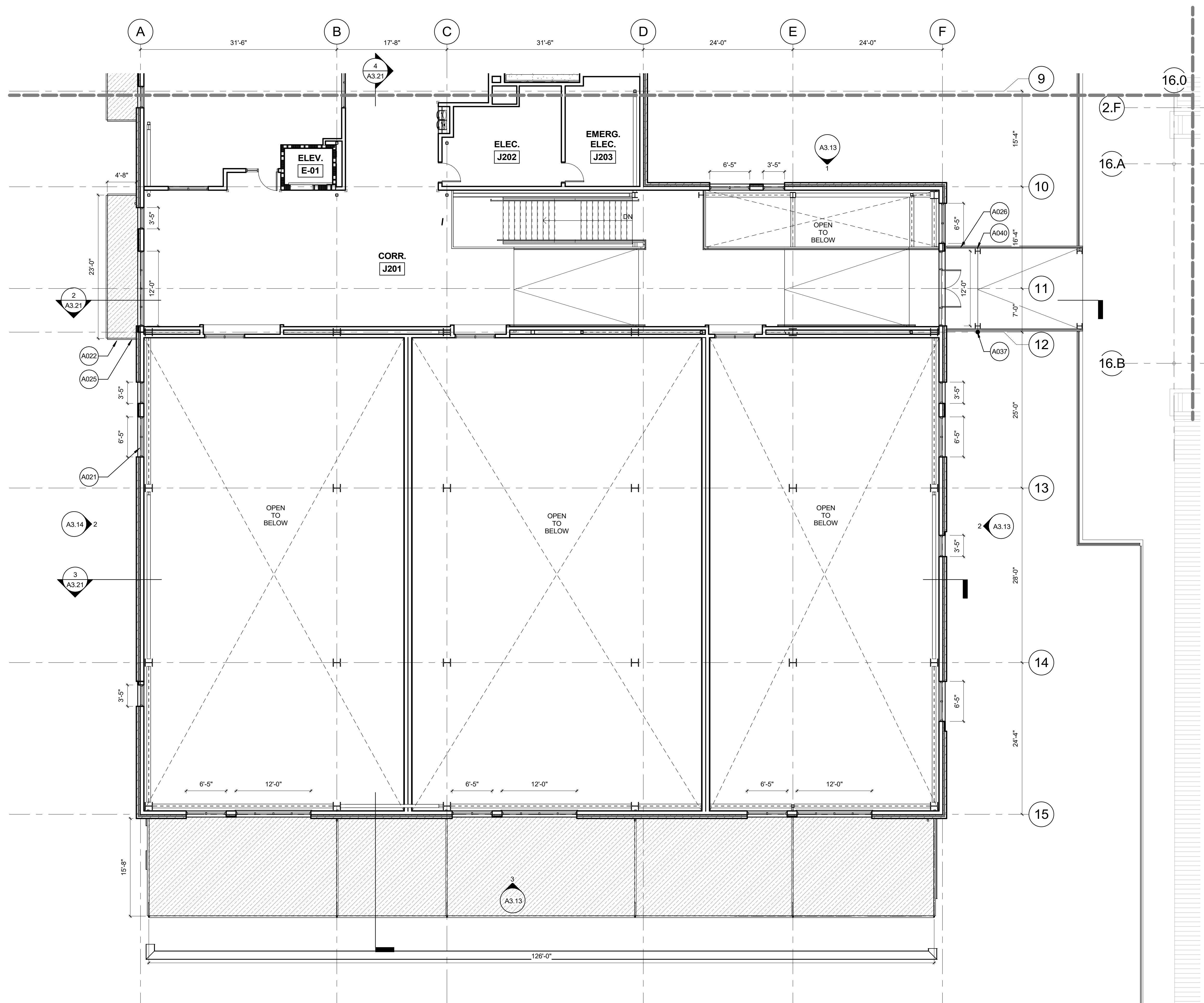
phase	LAND USE
date	SUBMITTAL
project	01/28/22
	21005

FLOOR PLAN - WEST
 LEVEL 2 SECTOR H

A2.22



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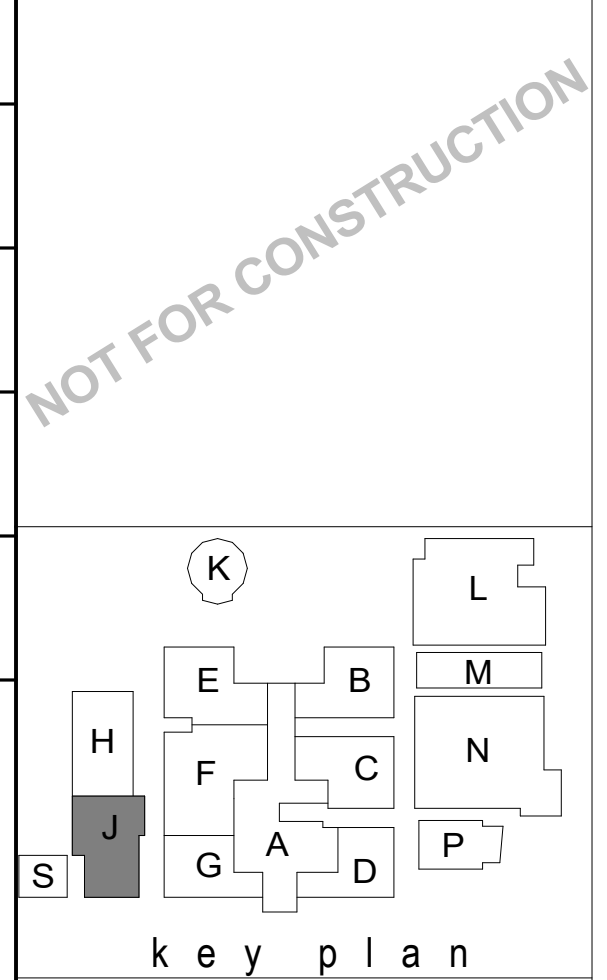
- FLOOR PLAN NOTES:**
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	PRIVACY CURTAIN
	DUST COLLECTOR - SEE MECHANICAL
	MOP SINK - SEE PLUMBING

KEYNOTES

Key Value	Keynote Text
A021	ALUMINUM STOREFRONT - TYP
A022	PREFINISHED SHEET METAL COPING - HPC-X
A025	STEEL CHANNEL FRAME METAL CANOPY - HPC-X, TYP
A026	METAL GUARDRAIL - HPC-X, TYP
A037	CANOPY ABOVE - MWP-3 SOFFIT
A040	STEEL EXTERIOR BRIDGE FRAMING - SEE STRUCTURAL DRAWINGS - HPC-X

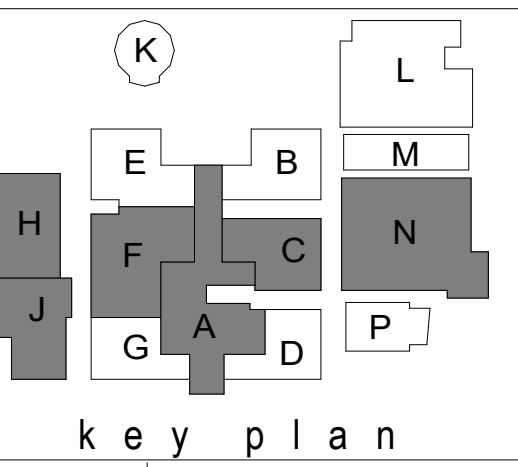


revisions

phase	LAND USE
A021	SUBMITTAL
date	01/28/22
project	21005

FLOOR PLAN - WEST LEVEL 2 - SECTOR J
 SCALE: 1/8" = 1'-0"

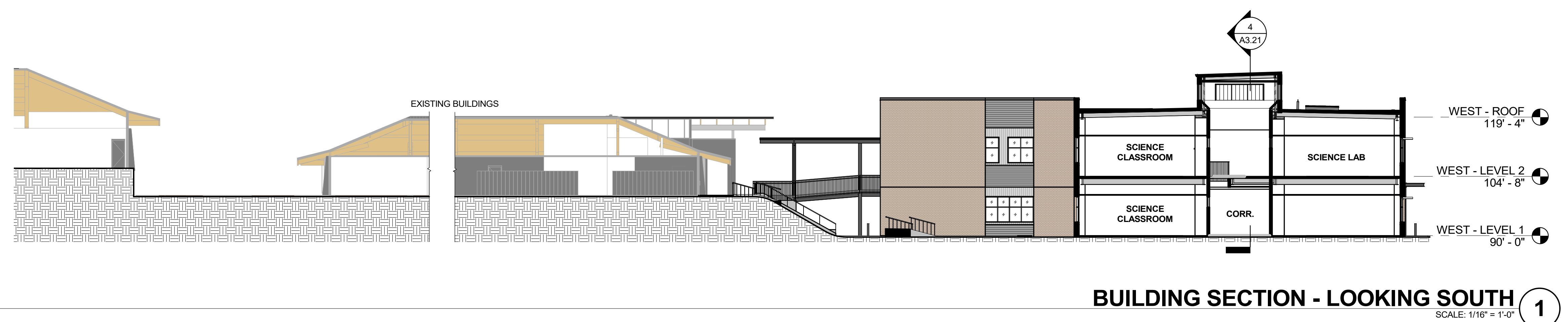
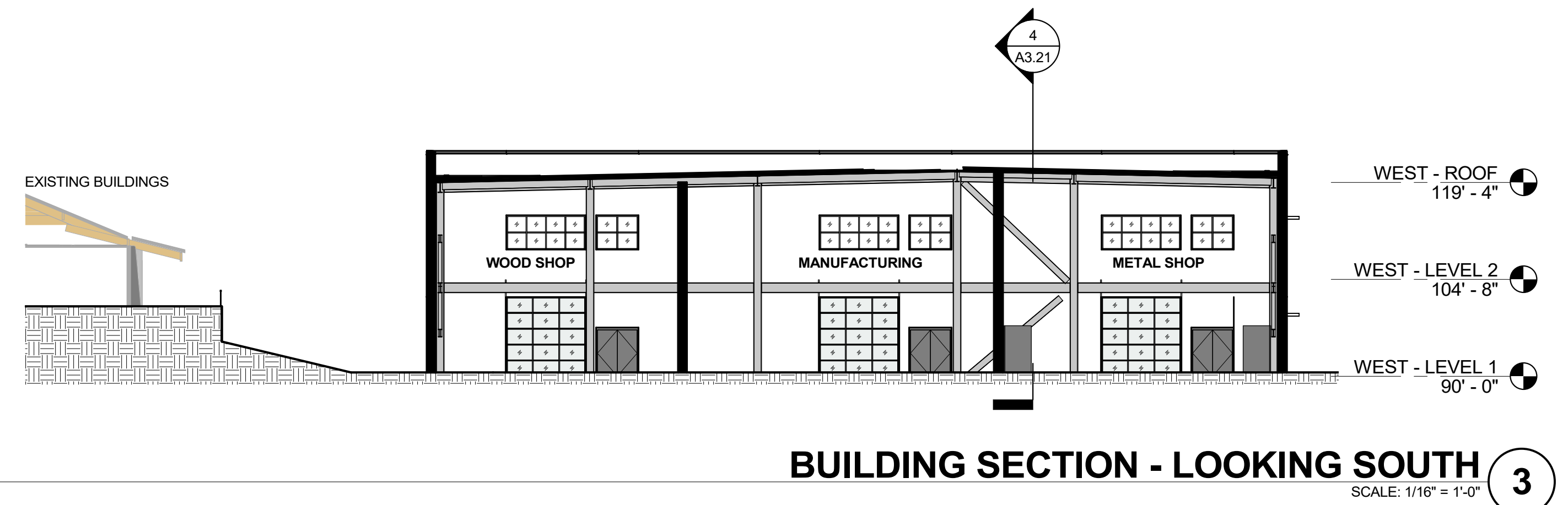
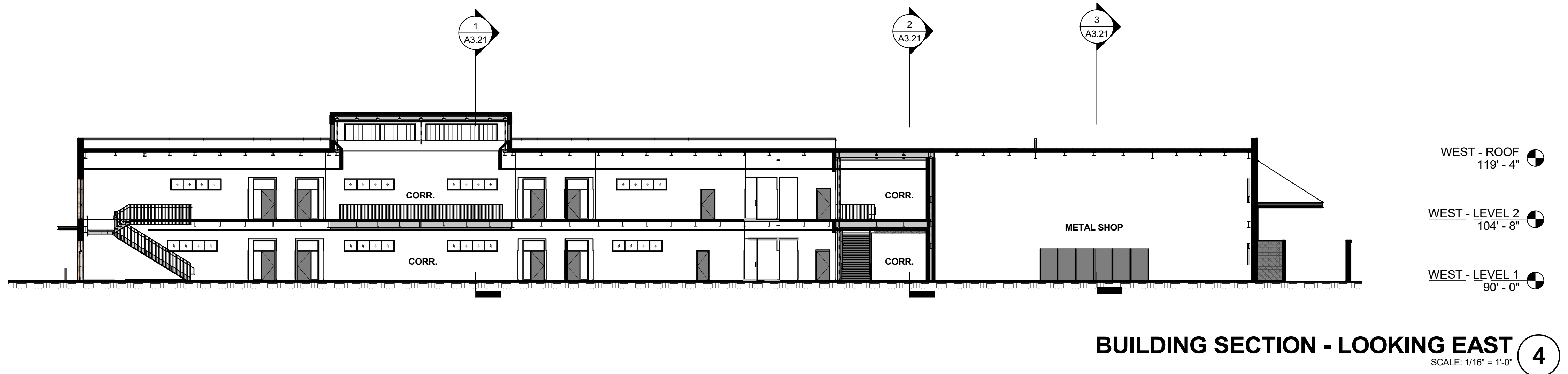
NOT FOR CONSTRUCTION



revisions	phase	LAND USE
	SUBMITTAL	01/28/22
	project	21005

BUILDING SECTIONS

A3.21



PRE-APPLICATION MEETING NOTES

DATE OF PRE-APPLICATION MEETING: 09/29/21, PRE21-0026

MEETING TYPE: Video Conference call

SUBJECT PROPERTY ADDRESS: 2400 Douglas Avenue (Newberg High School CET)

TAXMAP ID: R3217 02500

ZONING DISTRICT: R-1 Low Density Residential

REQUESTOR’S NAME/BUSINESS: Newberg Public Schools

REQUEST DESCRIPTION:

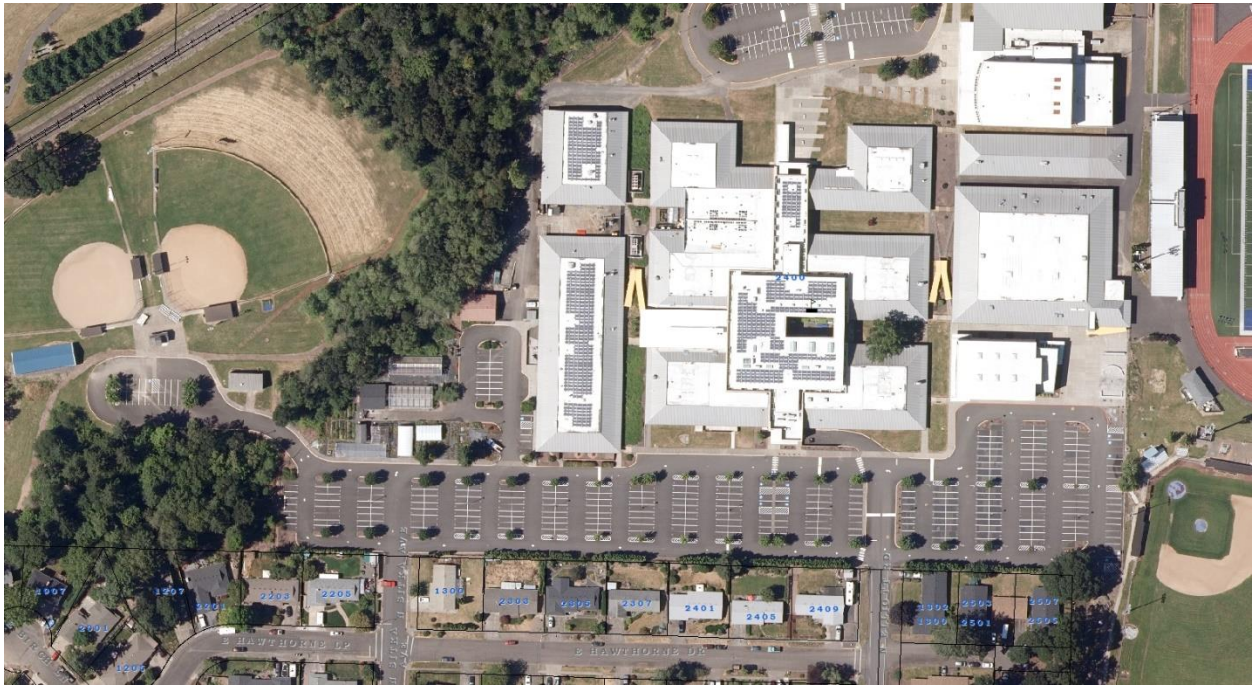
Demolition of CET Buildings and construction of new two-story CET building.

PROPOSED USE ALLOWED: Yes – NMC 15.305.020 #330 Schools

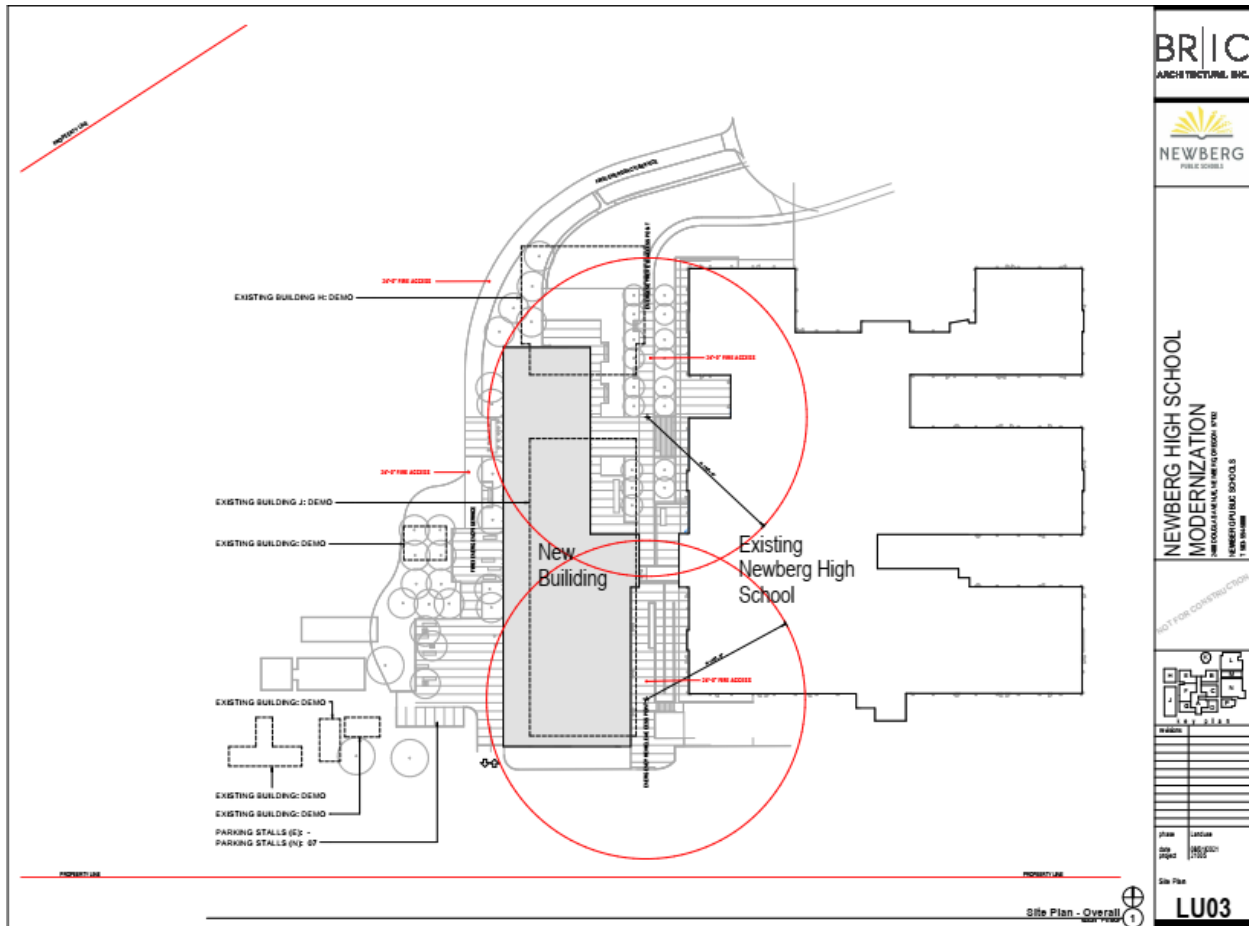
Summary of Existing Land Use Characteristics: Newberg High School and related facilities.

PARTICIPANTS

APPLICANT	CITY STAFF
Brad Kilby - Harper Houf Peterson Righellis, Inc.	Doug Rux (Host) - CDD
Steve Hansen, Emerio	Kristen Svicarovich - ENG
Klaudia Zarakowski, BRIC Architecture	Jared Bradbury – BLD
Benjamin Vaughn, LS Architects	Ty Darby – TVF&R
Hillary Harris, HHPR	
Rebecca Seward-Beaner	
Tonie Esteban, BRIC Architecture	
Matt Jonson, KPFF	
Dallas Gray	
Marc Nordea	



Aerial Photo



SITE PLAN

TUALATIN VALLEY FIRE & RESCUE COMMENTS:

- Fire flow analysis required.
- Hydrant no further than 600 feet from school (new CET building).
 - Contact Ty Darby: Ty.Darby@tvfr.com
- Fire Lane access on north and west sides, would like 20 feet wide and paved but can be gravel and maintained.

BUILDING SAFETY DIVISION COMMENTS: Contact: Jared Bradbury:
Jared.Bradbury@newbergoregon.gov

ENGINEERING COMMENTS:

Street: Newberg High School can be accessed from Elliot Road and Douglas Avenue. Elliot Road is classified as a major collector and Douglas Avenue is classified as a local street that then changes into a private access with a turnaround along the north side of the high school. Information regarding existing

right-of-way and required cross-sections can be seen below and is consistent with the City's Transportation System Plan.

Roadway	Functional Classification	Existing Right-of-way	Existing Pavement Width	Minimum Right-of-way	Minimum Pavement Width	Typical Cross-Section (per Transportation System Plan)
Elliot Road	Major Collector (57-feet to 80-feet)	Approx. 60-feet (varies)	Approx. 22-feet	60-feet For typical section per TSP.	36-feet	<ul style="list-style-type: none"> • 1-foot from back of walk to right-of-way • 5-foot sidewalk • 5.5-foot planter* • 0.5-foot curb • 6-foot bike lane • 12-foot travel lane • 12-foot travel lane • 6-foot bike lane • 0.5-foot curb • 5.5-foot planter* • 5-foot sidewalk • 1-foot from back of walk to right-of-way
Roadway	Functional Classification	Existing Right-of-way	Existing Pavement Width	Minimum Right-of-way	Minimum Pavement Width	Typical Cross-Section (per Transportation System Plan)
Douglas Avenue	Local Residential (54-feet to 60-feet)	Approx. 62-feet	Approx. 34-feet	56-feet For typical section per TSP.	32-feet	<ul style="list-style-type: none"> • 1-foot from back of walk to right-of-way • 5-foot sidewalk • 5.5-foot planter* • 0.5-foot curb • 7-foot parking lane • 9-foot travel lane • 9-foot travel lane • 7-foot parking lane • 0.5-foot curb • 5.5-foot planter* • 5-foot sidewalk • 1-foot from back of walk to right-of-way

*5-foot minimum per NMC 15.505.030(G)(8)

If more than \$30,000 of improvements are made to the property, street/frontage improvements can be required, see NMC 12.05.090.

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.*

The applicant needs to finalize a project boundary and then have a discussion with the City regarding proportionality to determine the extent of required public improvements. The applicant will be responsible for repairing any sidewalk panels not meeting current ADA standards along with any non-compliant ADA ramps. The applicant will also need to verify that lighting levels are met and add street lighting if necessary.

The City is working on the Elliot Road project which should go to construction in Summer 2022.

Based on the pre-application discussion the project boundary does would not be adjacent to any public streets and therefore it's anticipated that frontage improvements would not be required. This assumption is to be confirmed with the land-use submittal.

Traffic Study/Trip Rates/Transportation SDCs: To develop Transportation System Development Charges (TSDC), the City uses the Institute of Transportation Engineers, Trip Generation Manual, 10th Edition (or current edition) in coordination with the City's TSDC Methodology document which can be found on the City's website. The proposed use falls under ITE Trip Code 530 High School. It was discussed with the applicant that they could submit their own trip rate if they felt ITE Trip Code 530 was not representative of their site operations.

- Newberg High School (25,345 sqft increase) ~ \$210K in TSDCs; ITE Code 530

Based on the applicant's narrative, the site square footage is anticipated to increase by 25,345 sqft. The Transportation SDC would then respectively be approximately \$210,000 based on the increased square footage.

It was also discussed that a Traffic Impact Study could be required as part of submitting a land-use application. Per Newberg Development Code 15.220.030(B)(14) a traffic study is required or may be required based on the following criteria:

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.]

Wastewater: The City's GIS system shows there is a 6-inch wastewater line that runs east-west through the school property.

If any food preparation is to occur on site a grease interceptor will be required. Per the pre-application meeting it was anticipated that catering space for educational purposes would likely be included in the proposed space.

Verify a public utility easement exists over the existing sanitary line, otherwise a wastewater easement needs to be dedicated.

Water: The City's GIS system shows there is an extensive water network through the site.

In the pre-application meeting the applicant noted they may need to relocate a water main as part of the project.

Coordination with TVF&R will be required to determine the need for fire flow testing and additional hydrant locations.

Stormwater: There is a 15-inch stormwater line in N Deborah Road and there will eventually be a stormwater line in N Elliot Road as part of the Elliot Road Project. The base bid is listed as 14,230sqft and the alternate is 18,925sqft. Based on the applicant's proposal they will need to address stormwater created from the new impervious surfaces being proposed.

Consistent with City requirements, if the applicant is proposing to create more than 500 sqft, the quantity and quality of stormwater will need to be treated and a stormwater report completed by a licensed professional civil engineer (PWDCS 4.6 and NMC 13.25.280) will be required per the Public Works Design and Construction Standards. The applicant should document all existing and proposed impervious surface areas prior to site work to document any credits for impervious surface areas.

The applicant will need to execute a Private Stormwater Maintenance Agreement with the City of Newberg for the proposed private stormwater facility.

It was noted by the applicant in the pre-app that DEQ wanted to do one 1200-C permit for the site including both the Catalyst and Newberg High School projects. However, the project team intends to have two contractors, one for each project. Coordination on who's responsible for the 1200-C will need to be done with the City.

Erosion and Sedimentation Control (ESC): A City issued Erosion Control and Sedimentation Plan/Permit will be required for any site disturbance. The permit can be found online here: <https://www.newbergoregon.gov/engineering/page/erosion-sedimentation-control-permit-application>

Other Utilities: Any new/modified service connection to the property is required to be underground. See NMC 15.430.010 for provisions.

Notes: The City's GIS System can be accessed online to view utility and planning maps: <http://www.newbergoregon.gov/planning/page/interactive-city-map>

Additional Questions from Applicant:

1. Can staff speak to the land use process anticipated for this project.
2. Can staff discuss how parking, landscaping and lot coverage for the site was previously calculated and whether it was based on campus wide development?
3. Could staff identify what other studies may be required to for this proposal? We are trying to determine if studies for this particular project could be consolidated with those that may be required when the Newberg High School Improvements are proposed/planned.
 - a. Traffic Study (combined?)
 - b. Stormwater Report

Yes, a Traffic Study and Stormwater Report will be required. The individual reports can be combined, the attributable improvements/modifications for each project needs to be separated out in the report. As an example, if a Traffic Impact Fee were required we need to know how many trips are attributable to each project so a fee can be developed for each individual land-use action. Assuming each project will come in under a separate land-use application.

4. Could staff please provide any anticipated issues with utility provision for the proposal?

A grease interceptor will be required if kitchen facilities are being added/modified.

A easement dedication over the public wastewater line will be required.

The applicant will need to evaluate/upgrade street lighting.

5. Based on the preliminary site plan, could staff identify any anticipated frontage improvements for the project?

Frontage improvements will include street lighting, bring sidewalk panels up to ADA standards, driveway access points will need to be ADA accessible.

General Comment: The engineering pre-application notes provided are preliminary based on the information provided by the applicant and may not cover all of the development issues or requirements for the project. When a complete application is received and a full review is conducted, it may be determined that additional requirements to meet the Municipal Code or the Public Works Design and Construction Standards exist.

The Engineering Department also administers/assigns System Development Charges (SDCs) for the following utilities:

- Transportation System Development Charge
- Water System Development Charge
- Wastewater System Development Charge
- Stormwater System Development Charge
- Non-Potable System Development Charge

***ALL SDC FEES ARE APPROXIMATE (rounded to the nearest \$50) AND SUBJECT TO CHANGE – See City’s Current Fees for exact costs. Based on July 1, 2021 Master Fee Schedule**

***Transportation SDC** – Transportation SDC are based on the land use and the associated trip rate.

- $SDC = \text{Unit} \times \text{ITE Trip Rate} \times 1.68 \times \$4,200$

***Water SDC** – Water SDCs are based on the meter size.

- 5/8” – 3/4” Meter \$6,050
- 1” Meter \$10,300
- 1.25” Meter \$15,150
- 2” Meter \$32,050

***Wastewater SDC** – Wastewater SDCs are based on fixture units which are defined in the Uniform Plumbing Code.

- For the first 18 fixture units \$7,500
- Per each fixture unit over 18 \$450

***Stormwater SDC** – Stormwater SDCs are based on net new impervious surface areas on the property.

- Single Family 1 EDU (Equivalent Dwelling Unit) = \$415
- Other Than Single Family $\text{Impervious Area}/2877 = \#\text{EDU} \times \415

***Non-Potable SDC** – Water SDCs are based on the meter size.

- 3/4” Meter \$4,000
- 1” Meter \$6,750
- 1.25” Meter \$9,950
- 1.5” Meter \$13,100

Contact: Brett Musick: brett.musick@newbergoregon.gov

PLANNING COMMENTS:

Application: Design Review requires a Type II Application that can be found here: https://www.newbergoregon.gov/sites/default/files/fileattachments/planning/page/4577/type_ii_application_fillable.pdf

Fees: Page 4 of the Type II Application. Make sure to add the 5% technology to the total permit cost. Fee typically increase on April 1st of each year.

Procedures:

Completeness Check: Submit two paper copies of your application for the Engineering and Planning Divisions to review. Typically, completeness check takes two weeks. We will send a letter to you notifying you if your application is complete or if we need additional information and a second completeness check submittal.

Notice: All property owners within 500 feet of subject property, sign(s) posted on each street frontage no greater than 600 feet apart.

Review Time Frame: Typically, 4-6 weeks. However, staffing level and current workload can extend the typical review timeframe. We will send a Notice of Decision to those listed on the Type II application. There is a 14-day waiting period before the Notice of Decision becomes final.

Development Notes:

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.

Development Standards Summary

Setbacks: at least 25 feet from every boundary line of any property included in any residential district.

Vision clearance setback: 15.410.060 Vision clearance setback. Applies to any new driveway locations.

Lot coverage: n/a

Landscaping: 15.420.010 Required minimum standards. 15% of the development area required to be landscaped. Define the development area. Can look at the entire School District campus to meet the 15%.

Building height: 15.415.020 Building height limitation. 30 feet.

Exterior lighting: Chapter 15.425 EXTERIOR LIGHTING. Light trespass limited to 0.5 foot-candles at the property line. Shielded exterior lights (see code section 15.425).

Parking: High School, 1-1/2 for each teaching station, plus 8 for every classroom, or 1 for every 28 sq. ft. of seating area where there are no fixed seats in an auditorium or assembly area.

Design compatibility: 15.220.030 Site design review requirements. The design compatibility criterion is fairly broad and covers design/landscaping/building bulk/light impact/etc. The design should harmonize with nearby buildings, and try to buffer the residential building to the south in some ways.

Parking: No more than 7 spaces in a row without a landscape island.

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. [Ord. 2451, 12-2-96. Code 2001 § 151.553.]

Land Use Review Fees:

Type II Design Review. 0.6% of total project cost, \$913 minimum.

Engineering Land Use Fees: \$414.95 First Acre and \$237.02 Additional Developed Acre.

Development standards:

- Minimum lot size: 3,000 square feet.
- Minimum Lot Frontage: 25
- Access to a public street through an easement that is at least 25 feet wide
- Lot width: 35 feet at front building line
- Setbacks: 15.410.040 Setback and yard restrictions as to schools, churches, public buildings – 25 foot setbacks from every boundary line of any property included in any residential district.
- Maximum Building Height 30 feet
- Street Trees: Will be required meeting the requirements of Section 15.420.010 (B)(4)(b)
 - 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.
 - Trees must be selected from the approved street tree list and a root barrier must be used to protect surrounding structures such as sidewalks.

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.

15.100.140 Permit decision – Type II.

- A. The director shall approve or deny the development permit for a Type II action within 60 days of accepting a complete permit application, unless it is a subdivision which has been converted to a Type III process pursuant to NMC 15.235.030(A).
- B. The applicant shall provide notice pursuant to NMC 15.100.200 et seq. together with a 14-day comment period for the submission of written comments prior to the decision.
- C. The decision of the director shall be based upon the application, the evidence, comments from referral agencies, and approvals required by others.
- D. The director shall notify the applicant and others entitled to notice of the disposition of the application. The notice shall indicate the date that the decision will take effect and describe the right of appeal pursuant to NMC 15.100.160 et seq. A decision on a Type II development shall take effect on the fifteenth day following the notice of a decision unless an appeal is filed pursuant to NMC 15.100.160 et seq.
- E. Approval or denial of a Type II development permit application shall be accompanied by written findings that explain the criteria, facts and justification for the decision.
- F. The director shall approve a permit application if applicable approvals by others have been granted and the proposed development or land use request otherwise conforms to the requirements of this code. The director may add conditions to the permit to ensure compliance with all requirements of this code.
- G. The director shall deny the permit application if required approvals are not obtained or the application otherwise fails to comply with code requirements.
- H. Notice of approval or denial of a Type II decision shall be provided to the applicant, parties providing written testimony, or anyone requesting such notice. Notice shall include a description of the item, the decision, conditions that may have been added, and the rights of appeal.

15.100.210 Mailed notice. Mailed notice shall be provided as follows:

- B. Type II and Type III Actions. The applicant shall provide public notice to:
1. The owner of the site for which the application is made; and
 2. Owners of property within 500 feet of the entire site for which the application is made. The list shall be compiled from the most recent property tax assessment roll. For purposes of review, this requirement shall be deemed met when the applicant can provide an affidavit or other certification that such notice was deposited in the mail or personally delivered.
 3. To the owner of a public use airport, subject to the provisions of ORS 215.416 or 227.175.

C. The director may request that the applicant provide notice to people other than those required in this section if the director believes they are affected or otherwise represent an interest that may be affected by the proposed development. This includes, but is not limited to, neighborhood associations, other governmental agencies, or other parties the director believes may be affected by the decision.

D. The director shall provide the applicant with the following information regarding the mailing of notice:

1. The latest date by which the notice must be mailed;
2. An affidavit of mailing (to be signed and returned) certifying that the notice was mailed, acknowledging that a failure to mail the notice in a timely manner constitutes an agreement by the applicant to defer the 120-day process limit and acknowledging that failure to mail will result in the automatic postponement of a decision on the application; and
3. A sample notice.

E. The notice of a Type II and Type III development application shall be reasonably calculated to give actual notice and shall:

1. Set forth the street address or other easily understood geographical reference to the subject property;
2. List, by commonly used citation, the applicable criteria for the decision;
3. Include the name and phone number of a local government contact person, the telephone number where additional information may be obtained and where information may be examined;
4. Explain the nature of the application and the proposed use or uses which could be authorized;
5. State that a copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at a reasonable cost.

F. Prior to mailing or posting any notice required by this code, the applicant shall submit a copy of the notice to the director.

G. The applicant shall mail the notice for Type II actions at least 14 days before a decision is rendered. The applicant shall file with the director an affidavit of mailing as identified in subsection (D) of this section within two business days after notice is mailed.

H. The applicant shall mail the notice for Type III actions at least 20 days before the first new hearing, or if two or more new hearings are allowed, 10 days before the first new hearing. The applicant shall file with the director an affidavit of mailing as identified in subsection (D) of this section within two business days after notice is mailed.

I. All public notices shall be deemed to have been provided or received upon the date the notice is deposited in the mail or personally delivered, whichever occurs first. The failure of a property owner to receive notice shall not invalidate an action if a good faith attempt was made to notify all persons entitled to notice. An affidavit of mailing issued by the person

conducting the mailing shall be conclusive evidence of a good faith attempt to contact all persons listed in the affidavit.

J. Failure to mail the notice and affirm that the mailing was completed in conformance with the code shall result in:

1. Postponement of a decision until the mailing requirements have been met; or
2. Postponement of the hearing to the next regularly scheduled meeting or to such other meeting as may be available for the hearing; or
3. The entire process being invalidated; or
4. Denial of the application.

15.100.220 Additional notice procedures of Type II development applications.

In addition to the requirements of NMC 15.100.210, mailed notice for development actions shall also contain the following:

- A. Provide a 14-day period from the date of mailing for the submission of written comments prior to the decision;
- B. State that issues that may provide a basis for appeal must be raised in writing during the comment period;
- C. State that issues must be raised with sufficient specificity to enable the local government to respond to the issue;
- D. State the place, date and time that comments are due;
- E. State that notice of the decision, including an explanation of appeal rights, will be provided to any person who submits comments under subsection (A) of this section;
- F. Briefly summarize the local decision-making process.
- G. Type II notice for subdivisions shall also include a description of how an interested party may request a public hearing before the planning commission.

Requirements

15.220.030 Site design review requirements.

B. Type II. The following information is required to be submitted with all Type II applications for site design review:

1. Site Development Plan. A site development plan shall be to scale and shall indicate the following as appropriate to the nature of the use:
 - a. Access to site from adjacent right-of-way, streets and arterials;
 - b. Parking and circulation areas;
 - c. Location and design of buildings and signs;
 - d. Orientation of windows and doors;
 - e. Entrances and exits;
 - f. Private and shared outdoor recreation spaces;
 - g. Pedestrian circulation;
 - h. Outdoor play areas;

- i. Service areas for uses such as mail delivery, trash disposal, above-ground utilities, loading and delivery;
 - j. Areas to be landscaped;
 - k. Exterior lighting;
 - l. Special provisions for handicapped persons;
 - m. Other site elements and spaces which will assist in the evaluation of site development;
 - n. Proposed grading, slopes, and proposed drainage;
 - o. Location and access to utilities including hydrant locations; and
 - p. Streets, driveways, and sidewalks.
2. Site Analysis Diagram. A site analysis diagram shall be to scale and shall indicate the following characteristics on the site and within 100 feet of the site:
 - a. Relationship of adjacent lands;
 - b. Location of species of trees greater than four inches in diameter at four feet above ground level;
 - c. Existing and proposed topography;
 - d. Natural drainage and proposed drainage and grading;
 - e. Natural features and structures having a visual or other significant relationship with the site.
3. Architectural Drawings. Architectural drawings shall be prepared which identify floor plans and elevations.
4. Landscape Plan. The landscape plan shall indicate:
 - a. The size, species and approximate locations of plant materials to be retained or placed on the site together with a statement which indicates the mature size and canopy shape of all plant materials;
 - b. Proposed site contouring; and
 - c. A calculation of the percentage of the site to be landscaped.
5. Special Needs for Handicapped. Where appropriate, the design review plan shall indicate compliance with handicapped accessibility requirements including, but not limited to, the location of handicapped parking spaces, the location of accessible routes from the entrance to the public way, and ramps for wheelchairs.
6. Existing Features and Natural Landscape. The plans shall indicate existing landscaping and existing grades. Existing trees or other features intended to be preserved or removed shall be indicated on the plans.
7. Drives, Parking and Circulation. Proposed vehicular and pedestrian circulation, parking spaces, parking aisles, and the location and number of access points shall be indicated on the plans. Dimensions shall be provided on the plans for parking aisles, back-up areas, and other items as appropriate.
8. Drainage. The direction and location of on- and off-site drainage shall be indicated on the plans. This shall include, but not be limited to, site drainage, parking lot drainage, size

and location of storm drain lines, and any retention or detention facilities necessary for the project.

9. Buffering and Screening. Buffering and screening of areas, structures and facilities for storage, machinery and equipment, services (mail, refuse, utility wires, and the like), loading and parking and similar accessory areas and structures shall be shown on the plans.

10. Signs and Graphics. The location, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features shall be shown on the plans.

11. Exterior Lighting. Exterior lighting within the design review plan shall be indicated on the plans. The direction of the lighting, size and type of fixtures, and an indication of the amount of lighting shall be shown on the plans.

12. Trash and Refuse Storage. All trash or refuse storage areas, along with appropriate screening, shall be indicated on the plans. Refuse storage areas must be constructed of brick, concrete block or other similar products as approved by the director.

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.

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.

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.

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.

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 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.
4. Landscaping Requirements. The proposal shall comply with NMC 15.420.010 dealing with landscape requirements and landscape screening.
5. Signs. Signs shall comply with NMC 15.435.010 et seq. dealing with signs.
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.
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.
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.
10. Traffic Study Improvements. If a traffic study is required, improvements identified in the traffic study shall be implemented as required by the director.

15.220.030.B SITE DESIGN REVIEW REQUIREMENTS (for Type II)

- 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.
 - 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. [Ord. 2451, 12-2-96. Code 2001 § 151.553.
- **15.415.020 Building height limitation.**
 - A. Residential.
 2. In the R-1 district, no main building shall exceed 30 feet in height.

E. Alternative Building Height Standard. As an alternative to the building height standards above, any project may elect to use the following standard (see Figure 24 in Appendix A). To meet this standard:

3. Each point on the building must be no more than 20 feet higher than the ground level at all points on the property lines, plus one vertical foot for each horizontal foot of distance from that property line; and

2. Each point on the building must be no more than 20 feet higher than the ground level at a point directly north on a property line, plus one vertical foot for each two horizontal feet of distance between those points. This second limit does not apply if the property directly to the north is a right-of-way, parking lot, protected natural resource, or similar unbuildable property.

LANDSCAPING (landscaping should be sufficient but make sure to write a compliance statement in the applicant’s narrative addressing the landscaping standards)

- 15.420.010 Required minimum standards.
- 15.420.020 Landscaping and amenities in public rights-of-way.
-

EXTERIOR LIGHTING (unless new lighting is being added this criteria should be N/A but make sure to write a compliance statement in the applicant’s narrative)

PARKING

15.440.030 Parking spaces required.

Schools	High schools, 1-1/2 for each teaching station, plus 8 for every classroom, or 1 for every 28 sq. ft. of seating area where there are no fixed seats in an auditorium or assembly area
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15.505 PUBLIC IMPROVEMENTS STANDARDS: applicable per Engineering’s direction

- Will accept building permit plans for review after the Notice of Decision is released plus a 2 week period (mandatory appeals period) where the decision can be appealed to the Planning Commission.

Contact: Doug Rux doug.rux@newbergoregon.gov



Community Development Department

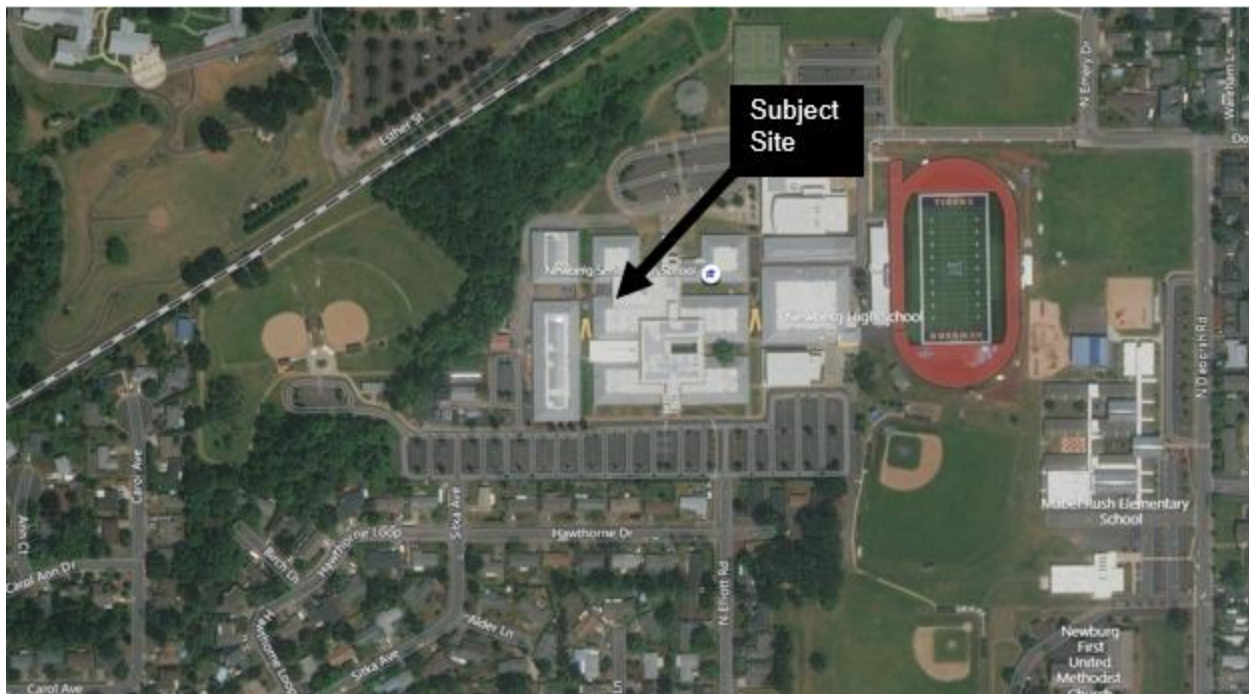
P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

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 make improvements to Newberg High School. 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 preliminary development plan 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 development will include the demolition of 45,990 SF including three storage buildings, a greenhouse structure, and the existing CTE classrooms; The site will be redeveloped with 51,235 SF of new buildings including new storage structures, a new trash enclosure, a single classroom building, an outdoor covered vocational classroom and an outdoor fabrication yard.

APPLICANT NAME: Brad Kilby, AICP
APPLICANT TELEPHONE: (503) 221-1131
PROPERTY OWNER: Newberg School District
LOCATION: 2400 Douglas Avenue
TAX LOT NUMBER: R3S2W1702500



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. DRXXXXX
City of Newberg
Community Development
PO Box 970
Newberg, OR 97132

All written comments must be turned in by 4:30 p.m. on XXXXXXXXXXXX. 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 approval are found in Newberg Development Code 15.220.050(B).

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E First Street. You can also buy copies of the information for a cost of 25 cents a page.

Information can also be found at:

If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240. The Community Development 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: XXXXXXXXXXXXXXXX

Arlen Benson
1103 N Springbrook Rd No 11
Newberg OR 97132

Maria Uribe
1103 N Springbrook Rd No 1
Newberg OR 97132

Kenneth Lawson
1103 N Springbrook Rd 10
Newberg OR 97132

Judith Carsley
1103 N Springbrook Rd No 16
Newberg OR 97132

Linda Garrity
1103 N Springbrook Rd No 26
Newberg OR 97132

Hermosillo German
1103 N Springbrook Rd 21
Newberg OR 97132

Robert Ferrall
1103 N Springbrook Rd No 38
Newberg OR 97132

Ignacia Correa
1103 N Springbrook Rd No 19
Newberg OR 97132

Jean Wittrock
1103 N Springbrook Rd No 35
Newberg OR 97132

Patricia Berger
1103 N Springbrook Rd No 33
Newberg OR 97132

Laura Jimenez
1103 N Springbrook Rd No 14
Newberg OR 97132

Jenifer Leon-Aguilera
1103 N Springbrook Rd No 44
Newberg OR 97132

Juan Mendoza-Arreola
1103 N Springbrook Rd No 24
Newberg OR 97132

Melanie Oneil
Attn: Vincent Oneil PO Box 17
Guerneville CA 95446

Michall Moore
1103 N Springbrook Rd No 39
Newberg OR 97132

Pamela Stevahn
1103 N Springbrook Rd No 25
Newberg OR 97132

Carlos Pintor
1103 N Springbrook Rd No 41
Newberg OR 97132

Carmen Barron-Sotelo
1103 N Springbrook Rd No 13
Newberg OR 97132

Juan Manuel
707 Marie Ave
Newberg OR 97132

Vernold Stevahn Sr
1103 N Springbrook Rd No 47
Newberg OR 97132

Maria Uribe
1103 N Springbrook Rd No 42
Newberg OR 97132

Deborah Stutzman
1103 N Springbrook Rd No 49
Newberg OR 97132

Martha Marshall
Attn: Meyers Martha 1103 N
Springbrook R
Newberg OR 97132

Panfilo Gamboa
1103 N Springbrook Rd No 45
Newberg OR 97132

Jose Escobedo
1103 N Springbrook Rd No 9
Newberg OR 97132

Joaquin Ramirez-Aldaco
1103 N Springbrook Rd 4
Newberg OR 97132

Connie Linthicum
1103 N Springbrook Rd No 40
Newberg OR 97132

Sharon Gstettenbauer
1907 Carol Ave
Newberg OR 97132

Judy Durkee
1911 Carol Ave
Newberg OR 97132

John Passaglia
17354 SW Brandyshire Ct
Portland OR 97224

Aydelotte Beverly Trustee For
1920 Carol Ave
Newberg OR 97132

Brian Reimer
3006 Douglas Ave
Newberg OR 97132

Erin Fries
3004 Lindquist Ct
Newberg OR 97132

Don Clements
3005 Lindquist Ct
Newberg OR 97132

Heather Hetzler
3955 NE Winters Hill Rd
Dayton OR 97114

Lindsay Hayden
3000 E Lindquist Ct
Newberg OR 97132

Valerie Nelson
1618 Cedar St
Newberg OR 97132

Brandon Case
1614 Cedar St
Newberg OR 97132

Nicholas Peloquin
1610 Cedar St
Newberg OR 97132

Ceress Sanders
1613 Cedar St
Newberg OR 97132

Claudia Garcia
1617 Cedar St
Newberg OR 97132

Ramzi Sadek
1621 Cedar St
Newberg OR 97132

Platt Family Trust
1701 Cedar St
Newberg OR 97132

Craig Redding
1705 Cedar St
Newberg OR 97132

Justin Posey
1709 Cedar St
Newberg OR 97132

Robert Fennell
1713 Cedar St
Newberg OR 97132

Cynthia Reyes
1717 Cedar St
Newberg OR 97132

Joshua Dondino
1721 Cedar St
Newberg OR 97132

Gregory Anne
23355 NE Hagey Rd
Dundee OR 97115

Jeffrey Haug
12200 Cedar St
Leawood KS 66209

James Ringseth
1528 Hess Creek Ct
Newberg OR 97132

Azalea Gardens Mobile Manor LLC
PO Box 17
Guerneville CA 95446

Church Of Jesus Christ Of Latter Day
Saints
50 E Noth Temple St
Salt Lake City UT 84150

Gary Ruff
2908 Crestview Dr
Newberg OR 97132

Marilyn Fisher
3002 Crestview Dr
Newberg OR 97132

Pecan Court Associates
900 SW 5Th Ave Ste 1700
Portland OR 97204

Judy Hochstein
2912 Crestview Dr
Newberg OR 97132

Keith Marshall
2909 Douglas Ave
Newberg OR 97132

Scott Pine
2913 Douglas Ave
Newberg OR 97132

Nicholas Heuer
1801 Cedar St
Newberg OR 97132

Jory L Smith
1805 N Cedar St
Newberg OR 97132

Constance Jones
1809 Cedar St
Newberg OR 97132

Christopher Gieber
1901 Cedar St
Newberg OR 97132

David Andres
1905 Cedar St
Newberg OR 97132

John Lieggi
1909 Cedar St
Newberg OR 97132

Christopher Ferris
1913 Cedar St
Newberg OR 97132

Denny Mcdonald Sr
3001 Dogwood Ave
Newberg OR 97132

K & J Real Estate LLC
Attn: Austin Industries PO Box 1060
Newberg OR 97132

David Stroup
1904 Cedar St
Newberg OR 97132

Adam Zabinski
1900 Cedar St
Newberg OR 97132

Meghan Oloughlin
3005 Middlebrook Dr
Newberg OR 97132

Gerardo Alfaro
3006 Middlebrook Dr
Newberg OR 97132

Jordan Hume
3000 Middlebrook Dr
Newberg OR 97132

Douglas Whitman
410 Rentfro Way
Newberg OR 97132

Barbara Minor
2910 Douglas Ave
Newberg OR 97132

Guy Witcraft
3094 Camas St
Woodburn OR 97071

Deborah Court Assoc Or Ltd
Attn: Viridian Management PO Box
490
Enterprise OR 97828

Springbrook Apts LLC
3811 SW Barbur Blvd
Portland OR 97239

Andy Trumbo
17880 NE Hillsboro Hwy
Newberg OR 97132

K & J Real Estate LLC
Attn: Marv Nelson 2601 Crestview Dr
Newberg OR 97132

Kenneth Austin III
2601 Crestview Dr
Newberg OR 97132

Hazelden Springbrook Inc
Attn: Hazelden Foundation/Chief Fin
Off
Center City MN 55012

Kenneth Ochsner
1821 Ann Ct
Newberg OR 97132

Maria Hass
1810 N Emery Dr
Newberg OR 97132

Laurelglen Homes LLC
150 SE 80Th Ave
Portland OR 97215

Steve Ashby
2900 Crestview Dr
Newberg OR 97132

Jason Bull
1918 N Emery Dr
Newberg OR 97132

Yordi Rosario
2808 Crestview Dr
Newberg OR 97132

Kevin Brooks
2008 N Emery Dr
Newberg OR 97132

Marilyn Wright
2812 Crestview Dr
Newberg OR 97132

Head Start Of Yamhill County Inc
Attn: Michael Eichman PO Box 1311
Mcminnville OR 97128

J
478 17Th St
Santa Monica CA 90402

Antonio Solorzano
1210 N Elliott Rd
Newberg OR 97132

Church Of Christ
2503 Haworth Ave
Newberg OR 97132

Norman Woolen
1705 Gemini Ln
Newberg OR 97132

Robert Simpson
1204 N Elliott Rd
Newberg OR 97132

Devin Bynon
1202 Elliott Rd
Newberg OR 97132

First United Methodist Church
1205 Deborah Rd
Newberg OR 97132

Thomas Marshall
2409 Hawthorne Dr
Newberg OR 97132

Wade Lusby
2405 Hawthorne Dr
Newberg OR 97132

Robert Van Name
2401 Hawthorne Dr
Newberg OR 97132

Lisa Buckley
2307 Hawthorne Dr
Newberg OR 97132

Vicki Klein
2305 Hawthorne Dr
Newberg OR 97132

Werku Sameshima
2303 Hawthorne Dr
Newberg OR 97132

Shane Durando
1300 Sitka Ave
Newberg OR 97132

Ralph Osburn
2300 Hawthorne Dr
Newberg OR 97132

Daniel Sperling
31751 NE Wilsonville Rd
Newberg OR 97132

Samuel Hockett
2304 Hawthorne Dr
Newberg OR 97132

Jeff Salo
2308 Hawthorne Dr
Newberg OR 97132

James Slagle
2400 Hawthorne Dr
Newberg OR 97132

James Robinson
2404 Hawthorne Dr
Newberg OR 97132

Nathalie Kwieselewicz
1209 N Elliott Rd
Newberg OR 97132

Thomas Spencer
1207 Elliott Rd
Newberg OR 97132

Jeffrey Van Bergen
1205 N Elliott Rd
Newberg OR 97132

Shaun Mulcahy
1203 N Elliott Rd
Newberg OR 97132

Gary Redwine
2409 Willow Dr
Newberg OR 97132

Ryan Wilmot
1200 Elm Ln
Newberg OR 97132

Betty Wilson
1202 Elm Ln
Newberg OR 97132

William Long
1204 Elm Ln
Newberg OR 97132

Henry English
1206 Elm Ln
Newberg OR 97132

Derek Gitts
1205 Elm Ln
Newberg OR 97132

Douglas Baker
1203 Elm Ln
Newberg OR 97132

Rick Wyatt
1201 Elm Ln
Newberg OR 97132

William Alston
2301 Willow Dr
Newberg OR 97132

Robert Lauinger
2213 Willow Dr
Newberg OR 97132

Barbara Noland
2209 Willow Dr
Newberg OR 97132

Christina Gross
24337 Lower Pleasant Ridge Rd
Wilder ID 83676

Clayton Dawson
1206 Sitka Ave
Newberg OR 97132

Stacie Englund
1210 Sitka Ave
Newberg OR 97132

Prewitt Family Living Trust
2300 Alder Ln
Newberg OR 97132

Patty Bryant
2302 Alder Ln
Newberg OR 97132

Laura Diebel
2304 Alder Ln
Newberg OR 97132

Hilda Head
2305 Alder Ln
Newberg OR 97132

Shelly Carson
2301 Alder Ln
Newberg OR 97132

Elmer Wooldridge
2408 Willow Dr
Newberg OR 97132

Dana Reeser
2404 Willow Dr
Newberg OR 97132

Rohr Rev Trust
410 N College St
Newberg OR 97132

Milton Cash III
1822 Ann Ct
Newberg OR 97132

Scott Diefenbaugh
2019 Carol Ave
Newberg OR 97132

Douglas Vondrachek
1824 Ann Ct
Newberg OR 97132

Stephen Ashby
1826 Ann Ct
Newberg OR 97132

James Davies
1828 Ann Ct
Newberg OR 97132

Michael James
PO Box 111
Gladstone OR 97027

Bobby Clark
2007 Carol Ave
Newberg OR 97132

Vallery John C Trustee For
45260 NW Hillside Rd
Forest Grove OR 97116

Thomas Mead
2025 Carol Ave
Newberg OR 97132

Jay Grimstad
2028 Carol Ave
Newberg OR 97132

Sean Field
2024 Carol Ave
Newberg OR 97132

Jeremiah Davis
2020 Carol Ave
Newberg OR 97132

John Murphy
12875 NE Dudley Rd
Newberg OR 97132

Leonardo Romero
2012 Carol Ave
Newberg OR 97132

Sarah Waight
2008 Carol Ave
Newberg OR 97132

James Davis
2004 Carol Ave
Newberg OR 97132

Randal Nordyke
2000 Carol Ave
Newberg OR 97132

Bradley Beals
1930 Carol Ave
Newberg OR 97132

David Rightmire
1912 Carol Ann Dr
Newberg OR 97132

John Natzke
1900 Carol Ann Dr
Newberg OR 97132

Brian Nelson
1826 Carol Ann Dr
Newberg OR 97132

Meredith Roybal
1813 Ann Ct
Newberg OR 97132

Brent Weaver
1815 Ann Ct
Newberg OR 97132

Kimra Peffers
17302 SW Greengate Dr
Sherwood OR 97140

Rachel Brewster
1819 Ann Ct
Newberg OR 97132

Faith Mclaughlin
2401 Haworth Ave
Newberg OR 97132

Ashley Cooper
2405 Haworth Ave
Newberg OR 97132

Marcia Brown
2409 Haworth Ave
Newberg OR 97132

Gerald Avolio
911 N Elliott Rd
Newberg OR 97132

Seth Anderson
2008 Hawthorne Dr
Newberg OR 97132

Robert Records
2009 Hawthorne Loop
Newberg OR 97132

Brian Mitchell
1203 Sitka Ave
Newberg OR 97132

Corrine Rice
1205 Sitka Ave
Newberg OR 97132

Lucia De Garcia
1209 Sitka Ave
Newberg OR 97132

Alfred Buck
1211 Sitka Ave
Newberg OR 97132

Juan Abrego
2206 Hawthorne Lp
Newberg OR 97132

Wall Family Trust
2205 Hawthorne Loop
Newberg OR 97132

Dale Journey
4281 Twin Oaks Ave NE
St Paul OR 97137

Council Jeffrey A
2201 Hawthorne Lp
Newberg OR 97132

Jeffry Borg
22220 NE Fryer Hill Rd
Dundee OR 97115

Byron Voss
1205 Hawthorne Loop
Newberg OR 97132

Francisco Campuzano-Angel
2001 Birch Ln
Newberg OR 97132

Elizabeth Muthiah
1907 Birch Ln
Newberg OR 97132

Darryl Brown
1905 Birch Ln
Newberg OR 97132

Typres Gardens Apartments LLC
901 N Brutscher St
Newberg OR 97132

Michael Koch
19490 S Ferguson Terrace
Oregon City OR 97045

Jon Parks
20032 Sorrento Pl
Bend OR 97702

Paul Sturges
1906 Birch Ln
Newberg OR 97132

Mather Richard G & Nancy J Trustees
For
1203 Hawthorne Lp
Newberg OR 97132

Kelly Johnson
1201 Hawthorne Loop
Newberg OR 97132

Griffen Karen K & Philip J Co-Trustees
2004 Hawthorne Lp
Newberg OR 97132

Gregg Waalkes
2006 Hawthorne Loop
Newberg OR 97132

Carleen Jackson
1200 Hawthorne Lp
Newberg OR 97132

Christopher Ekerson
1202 Hawthorne Loop
Newberg OR 97132

Steven Topf
1204 Hawthorne Loop
Newberg OR 97132

Brian Journey
2204 Hawthorne Lp
Newberg OR 97132

Cosier Gordon H & April L Trustees
For
26755 SW Markhaven St
Sherwood OR 97140

Ronald Gardner
2801 Haworth Ave
Newberg OR 97132

Angela Bourne
2781 NW Pinot Noir Dr
Mcminnville OR 97128

Jenna Holmes
2713 Haworth Ave
Newberg OR 97132

Andrew Cuddeford
2709 Haworth Ave
Newberg OR 97132

Merle Ames
2705 Haworth Ave
Newberg OR 97132

Jose Elias
2701 Haworth Ave
Newberg OR 97132

Herron Dave & Janet Living Trust
2605 Haworth Ave
Newberg OR 97132

Charles Mccord
2601 Hawthorne Ave
Newberg OR 97132

School District No 29
714 E 6Th St
Newberg OR 97132

Haggard Terry W Trustee For
2806 Haworth Ave
Newberg OR 97132

Thomas Struck
2800 Haworth Ave
Newberg OR 97132

Cory Hand
2714 Haworth Ave
Newberg OR 97132

Patricia Lightfoot
2712 E Haworth Ave
Newberg OR 97132

Roy Culver Jr
2708 Haworth Ave
Newberg OR 97132

2704 Haworth Avenue LLC
2630 Lorinda Ln
West Linn OR 97068

Housing Authority Of Yamhill County
PO Box 865
Mcminnville OR 97128

Norma Bliefernich-Aragaki
2703 Walnut Ave
Newberg OR 97132

Jeff Thompson
2705 Walnut Ave
Newberg OR 97132

Leard Ina M Trustee For
2709 Walnut Ave
Newberg OR 97132

John Kreutz
2711 E Walnut Ave
Newberg OR 97132

Colnu LLC
43976 Alencon Ct
Temecula CA 92132

Nathan Rarick
22230 SW Sequoia Ter
Sherwood OR 97140

Kenneth Wills III
2708 Walnut Ave
Newberg OR 97132

Alfredo Martinez-Gomez
2704 Walnut Ave
Newberg OR 97132

Kenneth Lewis Jr
1908 Carol Ave
Newberg OR 97132

Meza Pineda
2508 Haworth Ave
Newberg OR 97132

Roy Gathercoal
2504 Haworth Ave
Newberg OR 97132

Tyler Brown
2500 Haworth Ave
Newberg OR 97132

Nicholas Anderson
1004 N Elliott Rd
Newberg OR 97132

Ryan Scott
2505 Redwood Ct
Newberg OR 97132

James Family Investments LLC
20280 SW Seely Ln
Sherwood OR 97140

Jeffrey Morrow
4969 SW Suntree Ln
Lake Oswego OR 97035

Kathleen Child
PO Box 396
Newberg OR 97132

Jorge Jimenez
1103 N Springbrook Rd No 8
Newberg OR 97132

Michael Watson
1103 N Springbrook Rd No 43
Newberg OR 97132

Schroeder Family Trust
1812 N Emery Dr
Newberg OR 97132

Stevens Joanne M Trustee For
2715 E Douglas Ave
Newberg OR 97132

Lisa Blackburn
1808 N Emery Dr
Newberg OR 97132

Mayberry Homes LLC
201 N Meridain St Ste B
Newberg OR 97132

James Logan
1001 Deborah Rd
Newberg OR 97132

Jose Luna
1103 N Springbrook Rd No 52
Newberg OR 97132

Ellen Finley
1103 N Springbrook Rd No 53
Newberg OR 97132

Juan Crisanto-Rodriguez
1103 N Springbrook Rd No 51
Newberg OR 97132

Trinidad Benito-Mendez
1103 N Springbrook Rd No 3
Newberg OR 97132

Leon Wolf
1103 N Springbrook Rd No 12
Newberg OR 97132

Flumencio Alvarez-Basurto
1103 N Springbrook Rd 28
Newberg OR 97132

Miranda Radilla
1103 N Springbrook Rd No 5
Newberg OR 97132

Jeromy Miller
1103 N Springbrook Rd No 46
Newberg OR 97132

Piros Family Trust
1103 N Springbrook Rd 50
Newberg OR 97132

Hugo Fernandez-Villarreal
1103 N Springbrook Rd No 48
Newberg OR 97132

Janine Ferrall
1103 N Springbrook Rd No 34
Newberg OR 97132

Daniel Seelye
PO Box 964
Newberg OR 97132

Andrew Bonneville
1103 N Springbrook Rd No 17
Newberg OR 97132

Terry Bruce
1103 N Springbrook Rd No 7
Newberg OR 97132

Angela Linderman
1103 N Springbrook Rd 37
Newberg OR 97132

Cassandra Thonstad
1900 N Emery St
Newberg OR 97132

Laura Wagner
1906 Emery Dr
Newberg OR 97132

De Estrada
1103 N Springbrook Rd No 30
Newberg OR 97132

Jack King
1912 N Emery Dr
Newberg OR 97132

Anthony Mildenberger
1930 N Emery Dr
Newberg OR 97132

Linda Potter
2000 N Emery Dr
Newberg OR 97132

Jerry Nemeč
1920 N Emery Dr
Newberg OR 97132

Jennifer Ricks
1924 N Emery Dr
Newberg OR 97132

Mary Benson
1103 N Springbrook Rd No 6
Newberg OR 97132

Kenneth Sepeda
1103 N Springbrook Rd No 20
Newberg OR 97132

William Schmidt
11670 NE Johnson Rd
Carlton OR 97111

Residential Care Homes LLC
210 SE 4Th Ave
Hillsboro OR 97123

Deanna Rice
1905 Wareham Ln
Newberg OR 97132

Eric Miller
1103 N Springbrook Rd No 23
Newberg OR 97132

Layman Harang
1819 Wareham Ln
Newberg OR 97132

Catherine Hill
2901 Douglas Ave
Newberg OR 97132

Michael Gutierrez
3411 Hayes St Apt 724
Newberg OR 97132

Levi Dalzell
2908 Douglas Ave
Newberg OR 97132

Marcia Leblanc
1610 Deborah Rd
Newberg OR 97132

Marissa Comella
1608 Deborah Rd
Newberg OR 97132

Jared Anderson
1606 Deborah Rd
Newberg OR 97132

Daniel Gomez
1604B Deborah Rd
Newberg OR 97132

Bryan Stewart
1604 Deborah Rd No A
Newberg OR 97132

Martha Knapp
1602 Deborah Rd Unit E
Newberg OR 97132

Nicholas Olinger
1602 Deborah Rd Unit D
Newberg OR 97132

Joseph Siefken
1602 Deborah Rd Apt C
Newberg OR 97132

Hill Mackey W & Rosa T Trustees For
1602-B Deborah Rd
Newberg OR 97132

Judy Gillum
33240 N Cat Hills Ave
Queen Creek AZ 85142

Myrna Liebenow
PO Box 1455
North Plains OR 97133

James Poland
1510 Deborah Rd Unit 1
Newberg OR 97132

Antonio Esperon
1103 N Springbrook Rd No 27
Newberg OR 97132

Stephanie Kegley
1103 N Springbrook Rd No 18
Newberg OR 97132

John Payne
1103 N Springbrook Rd No 29
Newberg OR 97132

Michael Cillo
1103 N Springbrook Rd No 15
Newberg OR 97132

Valley Vineyard
1871 Kilkenny Dr
Lake Oswego OR 97034

Allison Properties LLC
3113 Crestview Dr
Newberg OR 97132



320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

STATUS OF RECORD TITLE

FSBO Customer Yamhill
FSBO

October 21, 2021
Title Number: 500298AM
Title Officer: Michele Harris
Fee: \$200.00

Your Reference No.

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Consolidated School District No. 29 who also acquired title as School District No. 29

and dated as of **October 12, 2021** at 7:30 a.m.

Said property is subject to the following on record matters:

1. [Taxes](#) assessed under Code No. 29.0 Account No. 33895 Map No. 03S-02W-17 2500, including the current fiscal year, not assessed because of School Exemption. If the exempt status is terminated an additional tax may be levied.
2. [Taxes](#) assessed under Code No. 29.0 Account No. 521257 Map No. 03S-02W-17 2500U1
The 2021-2022 Taxes: \$1,524.88, plus interest, unpaid.
3. City liens, if any, of the City of Newberg.
4. The property lies within and is subject to the levies and assessments of the Yamhill Soil and Water Conservation District.
5. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: July 12, 1954
[Instrument No.](#): Volume: 173 Page: 723
7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: August 2, 1959
[Instrument No.](#): FV: 6 Page: 863

8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Newberg
Recorded: October 13, 1989
[Instrument No.:](#) FV: 237 Page: 429
9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Newberg
Recorded: October 13, 1989
[Instrument No.:](#) FV: 237 Page: 430
10. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: Newberg School district 29Jt
Lessee: US West Wireless, LLC
Disclosed by: Newberg High Short Form of Lease
Date: November 10, 1989
Recorded: April 7, 2000
[Instrument No.:](#) 2000-04737

Assignment of Lessee's interest in Lease
Assignor: Qwest Wireless, LLC
Assignee: Sprint Spectrum L.P.
Recorded: October 26, 2004
[Instrument No.:](#) 2004-21758

Assignment of Lessee's interest in Lease
Assignor: Sprint Spectrum Realty Company LP
Assignee: Sprint Spectrum LP
Recorded: October 21, 2008
[Instrument No.:](#) 2008-17559

Assignment of Lessee's interest in Lease
Assignor: Tower Entity 2 LLC
Assignee: Towerco Assets LLC
Recorded: March 31, 2009
[Instrument No.:](#) 2009-04507

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: October 13, 2021
[Instrument No.:](#) 2021-20381
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Newberg
Recorded: June 2, 2005
[Instrument No.:](#) 2005-11311
12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Newberg
Recorded: September 7, 2005
[Instrument No.:](#) 2005-19614

13. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: Consolidated School District No. 29, etal
Lessee: New Cingular Wireless PCS, LLC
Disclosed by: Memorandum of Lease
Date: July 21, 2006
Recorded: August 7, 2006
[Instrument No.:](#) 2006-18092
14. Right of First Refusal Agreement, including the terms and provisions thereof,
Recorded: February 7, 2012
[Instrument No.:](#) 2012-01510
15. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$3,170,000,000.00
Trustor/Grantor: SBA 2012 T C Assets LLC
Trustee: Stewart Title of Oregon, Inc.
Beneficiary: Deutsche Bank Trust Company Americas
Dated: April 18, 2013
Recorded: September 25, 2013
[Instrument No.:](#) 2013-15161

This Deed of Trust secures an equity line of credit and/or revolving loan. The Company requires satisfactory written statement from the existing lender confirming; (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance, (d) satisfactory documentation from the borrower to close the account.

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: April 3, 2015
[Instrument No.:](#) 2015-04305

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: April 28, 2016
[Instrument No.:](#) 2016-06010

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: September 26, 2016
[Instrument No.:](#) 2016-15040

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: July 26, 2017
[Instrument No.:](#) 2017-12022

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: May 5, 2020
[Instrument No.:](#) 2020-07153

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: December 3, 2020
[Instrument No.:](#) 2020-21898

16. If title insurance is requested, this company will require a confirming deed noting legal ownership of record for Parcel 5 of this report.

17. Personal property taxes, if any.
18. Rights of tenants under existing leases or tenancies.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 500298AM

PARCEL 1: Tracts 13, 14, 15, 16, and 17, EAST NEWBERG SUBDIVISION, Yamhill County, Oregon.

PARCEL 2: That portion of the Donation Land Claim of Richard Everest and wife, Notification #1474, Claim No. 52, in Township 3 South, Range 2 West, Willamette Meridian, Yamhill county, Oregon described as follows:
Beginning at the Northwest corner of said claim; thence South 13.065 chains; thence East 24.15 chains; thence North 13.065 chains; thence West along the North line of said claim 24.15 chains to the point of beginning.

Except that portion lying northwesterly of the southeasterly margin of the Southern Pacific Railroad right of way.

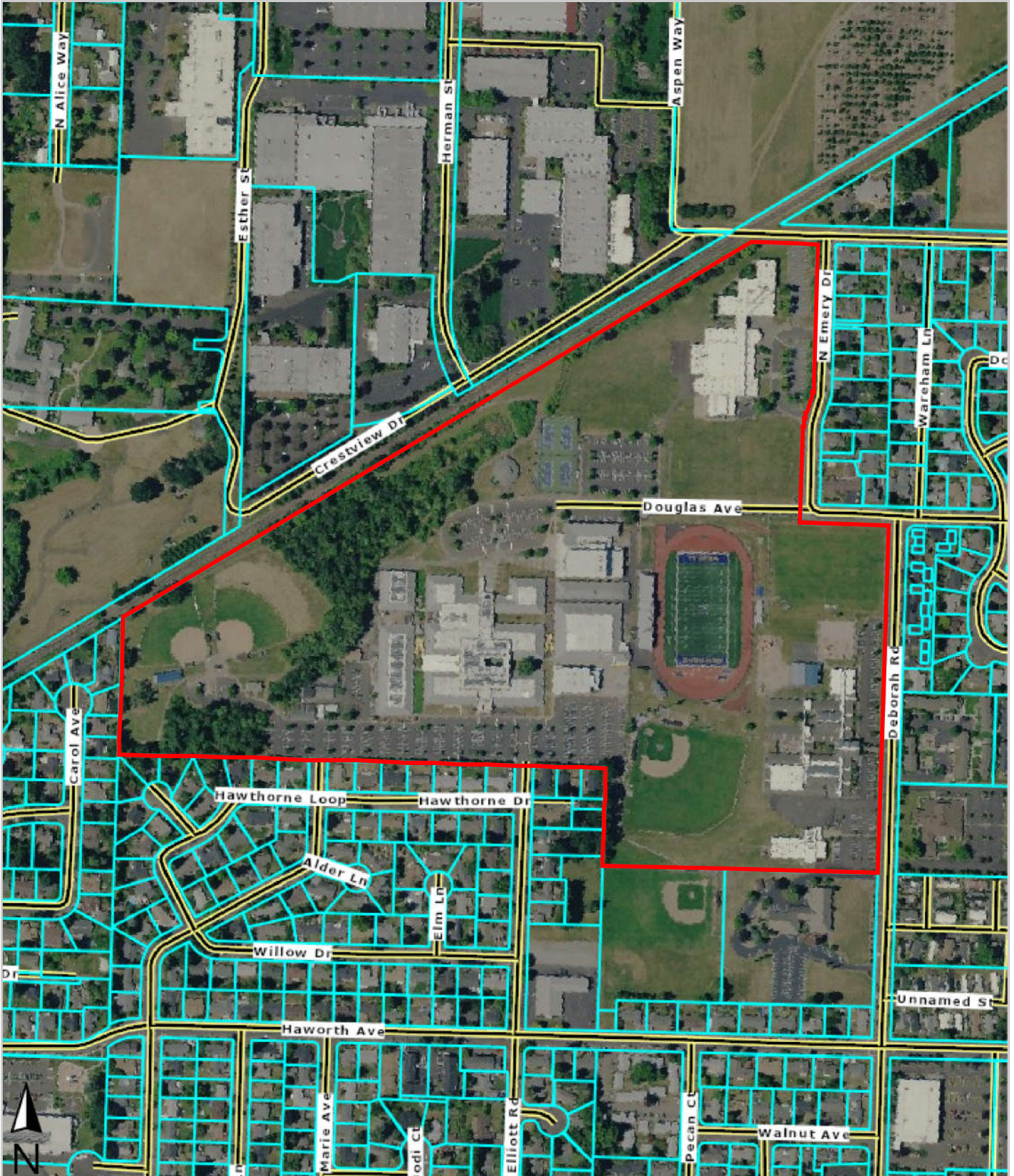
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PARCEL IV: That portion of the following described tract lying South of the Southerly margin of the Southern Pacific Railroad right of way: Being a part of the Solomon Heater Donation Land Claim, Notification No. 1471, Claim No. 48, in Section 17, Township 3 South, Range 2 West, Willamette Meridian, Yamhill County, Oregon. Beginning at an iron pipe set on the North line of the Richard Everest Donation Land Claim in said Township and Range, said iron pipe being 276.54 feet South and 1229.4 feet West of the Southeast corner of the West half of said Heater Claim, and running thence North 886 feet to a point in the center of County Road No. 59, from which point an iron bears South 20.0 feet; thence West along the center of said road 515.6 feet; thence South 886.0 feet to the north line of said Everest Claim; thence East along the North line of said Everest 615.6 feet to the place of beginning.

Except that portion of said land conveyed to the Oregon and Transcontinental Company by deed recorded April 24, 1883 in Book "V", Page 457, deed records.

ALSO SAVE AND EXCEPT that portion of property as described in Deed recorded June 26, 1995 in Instrument No. 1995-07837, Yamhill County Deed Records, Oregon.

PARCEL 5: Beginning at a point 17.5 rods South of the Southwest corner of the Solomon Heater DLC #48, Notification 1471 in Township 3 South, Range 2 West, Willamette Meridian, Yamhill County, Oregon, said point being the Southwest corner of that certain tract conveyed to Herman A. Sander by deed recorded March 19, 1956 in Film Volume 183, page 630, deed and mortgage records; thence East along the South line of said Sander tract 60.0 feet more or less to the Southeasterly margin of the Southern Pacific RR right of way and the true point of beginning; thence continuing East along the South line of said Sander tract 504.30 feet more or less to the Southeast corner thereof; thence North along the East line of said Sander tract 330.0 feet more or less to the Southeasterly margin of said Southern Pacific right of way; thence Southwesterly along the Southeasterly margin of said right of way 600.0 feet more or less to the true point of beginning.



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

STATUS OF RECORD TITLE

FSBO Customer Yamhill
FSBO

October 21, 2021
Title Number: 500298AM
Title Officer: Michele Harris
Fee: \$200.00

Your Reference No.

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Consolidated School District No. 29 who also acquired title as School District No. 29

and dated as of **October 12, 2021** at 7:30 a.m.

Said property is subject to the following on record matters:

1. [Taxes](#) assessed under Code No. 29.0 Account No. 33895 Map No. 03S-02W-17 2500, including the current fiscal year, not assessed because of School Exemption. If the exempt status is terminated an additional tax may be levied.
2. [Taxes](#) assessed under Code No. 29.0 Account No. 521257 Map No. 03S-02W-17 2500U1
The 2021-2022 Taxes: \$1,524.88, plus interest, unpaid.
3. City liens, if any, of the City of Newberg.
4. The property lies within and is subject to the levies and assessments of the Yamhill Soil and Water Conservation District.
5. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: July 12, 1954
[Instrument No.:](#) Volume: 173 Page: 723
7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: August 2, 1959
[Instrument No.:](#) FV: 6 Page: 863

8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Newberg
Recorded: October 13, 1989
[Instrument No.:](#) FV: 237 Page: 429
9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Newberg
Recorded: October 13, 1989
[Instrument No.:](#) FV: 237 Page: 430
10. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: Newberg School district 29Jt
Lessee: US West Wireless, LLC
Disclosed by: Newberg High Short Form of Lease
Date: November 10, 1989
Recorded: April 7, 2000
[Instrument No.:](#) 2000-04737

Assignment of Lessee's interest in Lease
Assignor: Qwest Wireless, LLC
Assignee: Sprint Spectrum L.P.
Recorded: October 26, 2004
[Instrument No.:](#) 2004-21758

Assignment of Lessee's interest in Lease
Assignor: Sprint Spectrum Realty Company LP
Assignee: Sprint Spectrum LP
Recorded: October 21, 2008
[Instrument No.:](#) 2008-17559

Assignment of Lessee's interest in Lease
Assignor: Tower Entity 2 LLC
Assignee: Towerco Assets LLC
Recorded: March 31, 2009
[Instrument No.:](#) 2009-04507

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: October 13, 2021
[Instrument No.:](#) 2021-20381
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Newberg
Recorded: June 2, 2005
[Instrument No.:](#) 2005-11311
12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Newberg
Recorded: September 7, 2005
[Instrument No.:](#) 2005-19614

13. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: Consolidated School District No. 29, etal
Lessee: New Cingular Wireless PCS, LLC
Disclosed by: Memorandum of Lease
Date: July 21, 2006
Recorded: August 7, 2006
[Instrument No.:](#) 2006-18092
14. Right of First Refusal Agreement, including the terms and provisions thereof,
Recorded: February 7, 2012
[Instrument No.:](#) 2012-01510
15. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$3,170,000,000.00
Trustor/Grantor: SBA 2012 T C Assets LLC
Trustee: Stewart Title of Oregon, Inc.
Beneficiary: Deutsche Bank Trust Company Americas
Dated: April 18, 2013
Recorded: September 25, 2013
[Instrument No.:](#) 2013-15161

This Deed of Trust secures an equity line of credit and/or revolving loan. The Company requires satisfactory written statement from the existing lender confirming; (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance, (d) satisfactory documentation from the borrower to close the account.

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: April 3, 2015
[Instrument No.:](#) 2015-04305

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: April 28, 2016
[Instrument No.:](#) 2016-06010

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: September 26, 2016
[Instrument No.:](#) 2016-15040

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: July 26, 2017
[Instrument No.:](#) 2017-12022

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: May 5, 2020
[Instrument No.:](#) 2020-07153

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: December 3, 2020
[Instrument No.:](#) 2020-21898

16. If title insurance is requested, this company will require a confirming deed noting legal ownership of record for Parcel 5 of this report.

17. Personal property taxes, if any.
18. Rights of tenants under existing leases or tenancies.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 500298AM

PARCEL 1: Tracts 13, 14, 15, 16, and 17, EAST NEWBERG SUBDIVISION, Yamhill County, Oregon.

PARCEL 2: That portion of the Donation Land Claim of Richard Everest and wife, Notification #1474, Claim No. 52, in Township 3 South, Range 2 West, Willamette Meridian, Yamhill county, Oregon described as follows:

Beginning at the Northwest corner of said claim; thence South 13.065 chains; thence East 24.15 chains; thence North 13.065 chains; thence West along the North line of said claim 24.15 chains to the point of beginning.

Except that portion lying northwesterly of the southeasterly margin of the Southern Pacific Railroad right of way.

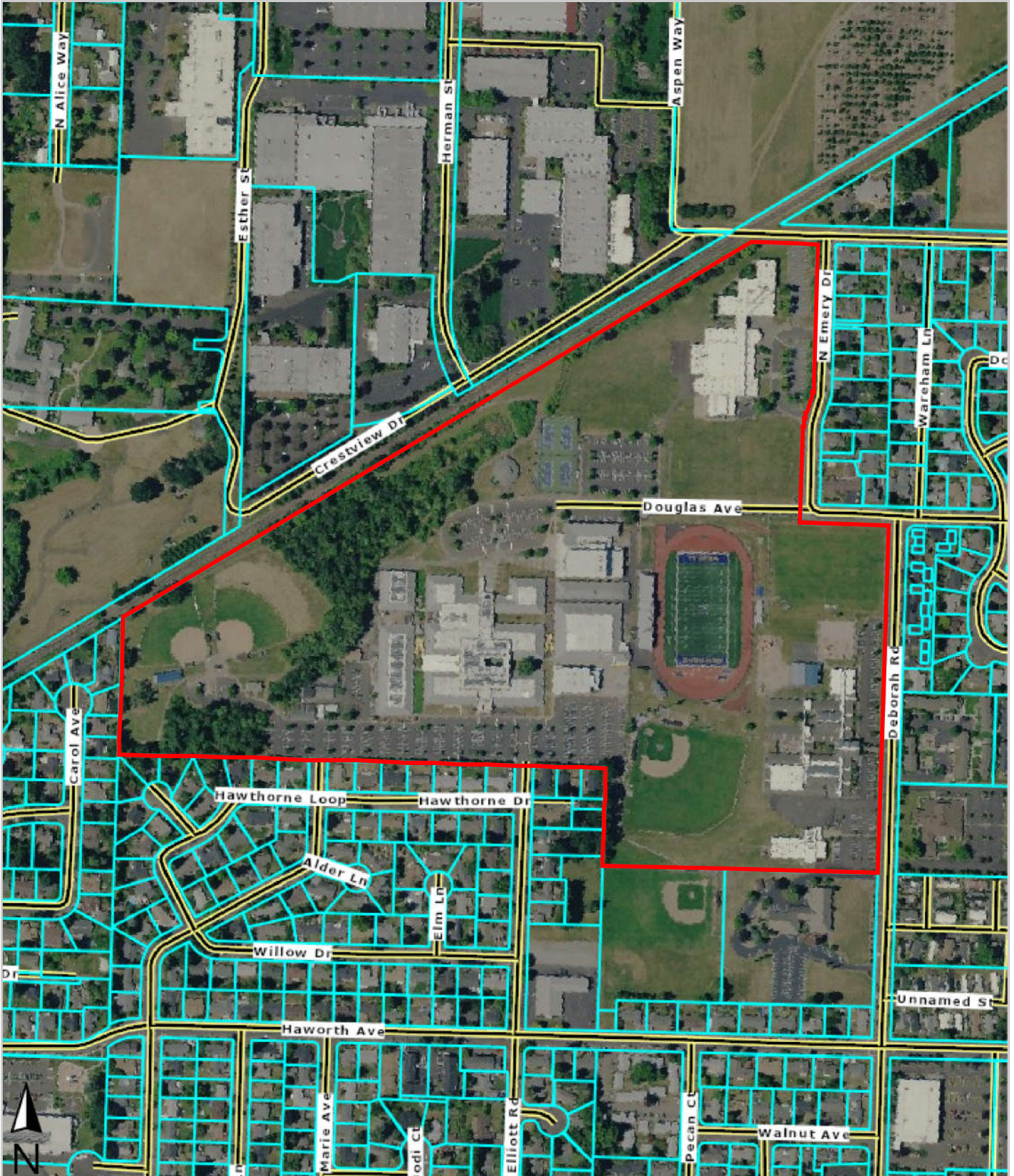
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THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 17 T3S R2W W.M.
YAMHILL COUNTY

1" = 100'

SEE MAP 3 2 08

3 2 17
& INDEX
NEWBERG

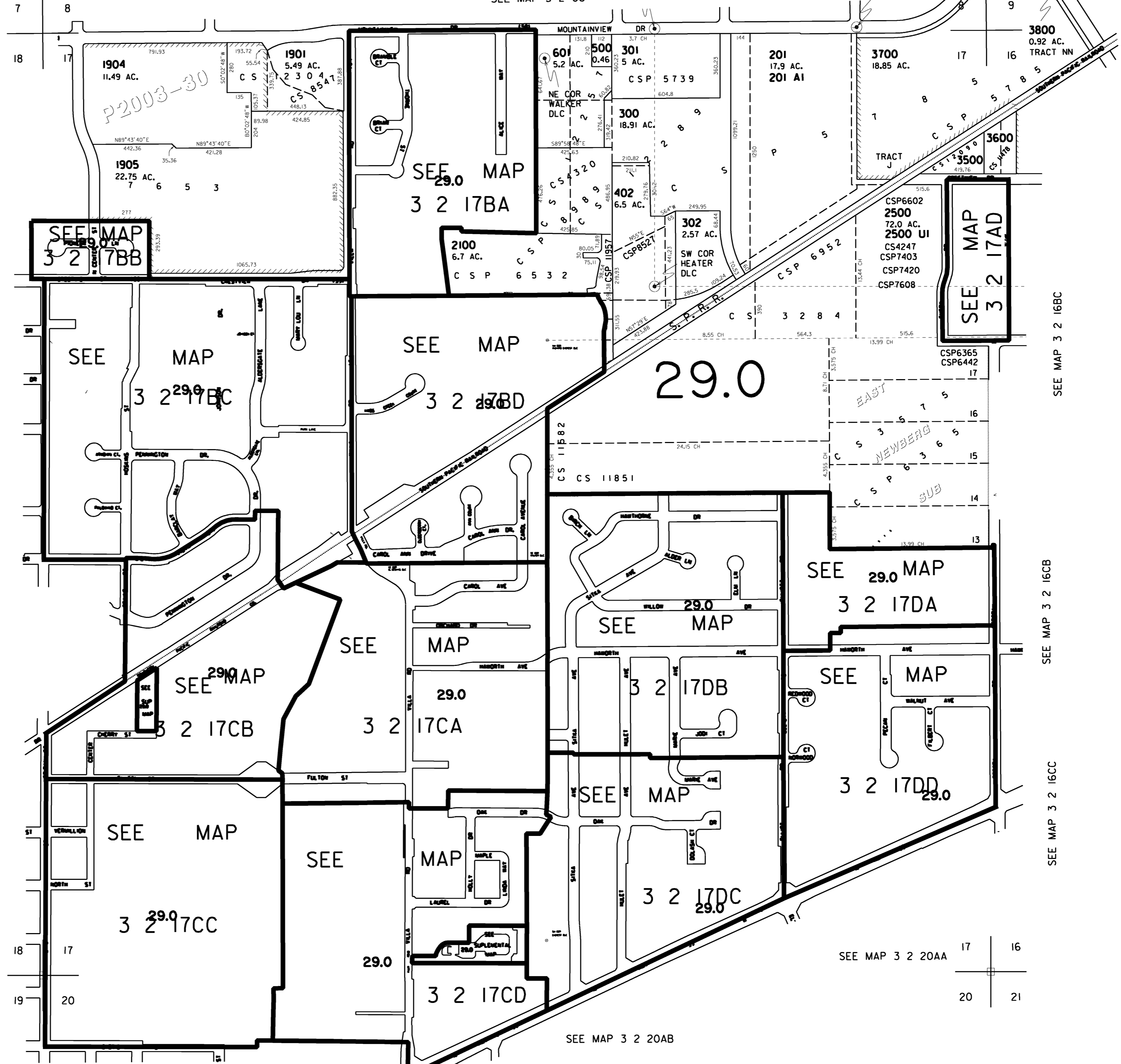
CANCELLED

SEE MAP 3 2 18AA

SEE MAP 3 2 18AD

SEE MAP 3 2 18DA

SEE MAP 3 2 18DD



- 100
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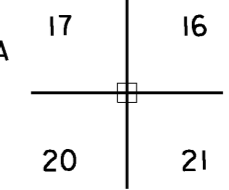
REVISED 5-16-12 SB

SEE MAP 3 2 20BB

SEE MAP 3 2 20BA

SEE MAP 3 2 20AB

SEE MAP 3 2 20AA



3 2 17



Community Development 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 make improvements to Newberg High School. 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 preliminary development plan 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 development will include the demolition of 45,990 SF including three storage buildings, a greenhouse structure, and the existing CTE classrooms; The site will be redeveloped with 51,235 SF of new buildings including new storage structures, a new trash enclosure, a single classroom building, an outdoor covered vocational classroom and an outdoor fabrication yard.

APPLICANT NAME: Brad Kilby, AICP
APPLICANT TELEPHONE: (503) 221-1131
PROPERTY OWNER: Newberg School District
LOCATION: 2400 Douglas Avenue
TAX LOT NUMBER: R3S2W1702500



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. DR221-0011
City of Newberg
Community Development
PO Box 970
Newberg, OR 97132

All written comments must be turned in by 4:30 p.m. on XXXXXXXXXXXX. 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 approval are found in Newberg Development Code 15.220.050(B).

Commented [DR1]: Add the date comments are due.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E First Street. You can also buy copies of the information for a cost of 25 cents a page.

Information can also be found at: <https://www.newbergoregon.gov/cd/page/dr221-0011-newberg-high-school>

If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240. The Community Development 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: XXXXXXXXXXXXX

Commented [DR2]: Add the date mailed

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.

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Community Development
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Date Mailed: XXXXXXXXXXXXX

Commented [DR2]: Add the date mailed

Attachment 2: Agency Comments



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

REFERRAL TO: City Manager Will Worthey

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: March 1, 2022. Please refer questions and comments to Doug Rux.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Brad Kilby, Harper, Houf, Peterson, Righellis
REQUEST: Newberg High School Modernization
SITE ADDRESS: 2400 Douglas Ave
LOCATION: Public High School
TAX LOT: R3217 02500
FILE NO: DR221-0011
ZONE: R-1



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)

LE [Signature] CM P/T

Reviewed By:

2/16/22

Date:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

REFERRAL TO: Finance

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: March 1, 2022. Please refer questions and comments to Doug Rux.

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APPLICANT: Brad Kilby, Harper, Houf, Peterson, Righellis
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HEARING DATE:

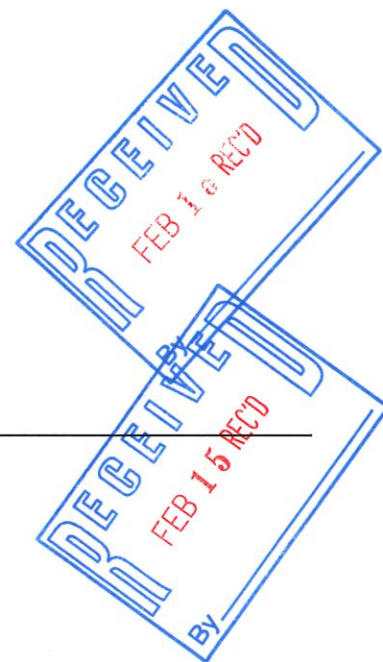
Reviewed, no conflict. *no city liens*

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:

2/15/2022

Date:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

REFERRAL TO: Police Department Chief Jeff Kosmicki

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: March 1, 2022. Please refer questions and comments to Doug Rux.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Brad Kilby, Harper, Houf, Peterson, Righellis
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ZONE: R-1



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:

2-15-2022

 Date:

REFERRAL TO: Public Works: Maintenance Superintendent Preston Langeliers

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: March 1, 2022. Please refer questions and comments to Doug Rux.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Brad Kilby, Harper, Houf, Peterson, Righellis
REQUEST: Newberg High School Modernization
SITE ADDRESS: 2400 Douglas Ave
LOCATION: Public High School
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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:

2/22/22



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

REFERRAL TO: PWM Supervisor Carl Ramseyer

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: March 1, 2022. Please refer questions and comments to Doug Rux.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Brad Kilby, Harper, Houf, Peterson, Righellis
REQUEST: Newberg High School Modernization
SITE ADDRESS: 2400 Douglas Ave
LOCATION: Public High School
TAX LOT: R3217 02500
FILE NO: DR221-0011
ZONE: R-1



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)

Carl Ramseyer

Reviewed By:

2/16/2022

Date:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

REFERRAL TO: Public Works: Maintenance Vance Barton

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: March 1, 2022. Please refer questions and comments to Doug Rux.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Brad Kilby, Harper, Houf, Peterson, Righellis
REQUEST: Newberg High School Modernization
SITE ADDRESS: 2400 Douglas Ave
LOCATION: Public High School
TAX LOT: R3217 02500
FILE NO: DR221-0011
ZONE: R-1



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)

Vance Barton
Reviewed By:

2/16/2022
Date:

REFERRAL TO: Ziplly Fiber Attn: Engineering

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: March 1, 2022. Please refer questions and comments to Doug Rux.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Brad Kilby, Harper, Houf, Peterson, Righellis
REQUEST: Newberg High School Modernization
SITE ADDRESS: 2400 Douglas Ave
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TAX LOT: R3217 02500
FILE NO: DR221-0011
ZONE: R-1

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)

 The logo for Ziplly Fiber, with "ziply" in green and "fiber" in blue.

Reviewed By: **Scott Albert - Network Engineer**
ZiPLY Fiber

2/18/22

Date:



COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

REFERRAL TO: Building Official Brooks Bateman

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: March 1, 2022. Please refer questions and comments to Doug Rux.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Brad Kilby, Harper, Houf, Peterson, Righellis
REQUEST: Newberg High School Modernization
SITE ADDRESS: 2400 Douglas Ave
LOCATION: Public High School
TAX LOT: R3217 02500
FILE NO: DR221-0011
ZONE: R-1



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)

VERIFY NEW GATES DO NOT RESTRICT EXITING FROM BOTH SIDES OF GATE

Reviewed By:

2-28-22
Date:



COMMUNITY DEVELOPMENT 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: March 1, 2022. Please refer questions and comments to Doug Rux.

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Comments. (Attach additional pages as needed)

CONFIRM EXISTING PUBLIC UTILITY LOCATIONS, ESPECIALLY WATER MAINS, & ~~DETERM~~ SUBMIT CONSTRUCTION PLANS TO ENGINEERING FOR REVIEW & APPROVAL PRIOR TO CONSTRUCTION


Reviewed By:

2/16/2022
Date: