



RESOLUTION No. 2015-3212

**A RESOLUTION RECOMMENDING THAT YAMHILL COUNTY APPROVE
THE PROPOSED CONDITIONAL USE PERMIT FOR A BED & BREAKFAST
AT 28900 NE BELL ROAD, YAMHILL COUNTY TAX LOT 3209-900.**

RECITALS:

1. On June 29, 2015 the City of Newberg received a copy of a Yamhill County conditional use permit application to add onto an existing single-family home and create a bed & breakfast facility at 28900 NE Bell Road.
2. The site is located outside the city limits and outside the urban growth boundary, but within Newberg's urban reserve area. Yamhill County will make the final decision on the conditional use permit application. Under the terms of the Newberg Urban Area Growth Management Agreement, the City Council shall hold a legislative hearing and make a recommendation to the County within 60 days of receiving a copy of the application.
3. The applicant intends to add on to the existing single-family home to create a bed & breakfast facility with five guest rooms. There are already access easements dedicated to the City of Newberg on the property, as shown in Exhibit A, to preserve the ability to urbanize the property in the future. The proposed addition is setback approximately fifteen feet from the access easement. The new owner intends to live in the single-family house and operate the bed & breakfast facility.
4. Notice of the hearing was posted in the *Newberg Graphic* on August 5, 2015.
5. The Newberg City Council held a hearing on August 17, 2015 to consider the conditional use permit proposal. The City Council finds that the proposal is limited in scope, and consistent with the future urban development of the property.

THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. The City Council finds that the proposed conditional use permit, as shown in Exhibit B, meets the criteria for development in the urban reserve area and adopts the findings, which are attached hereto as Exhibit C. Exhibits A, B and C are hereby adopted and by this reference incorporated.

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2. The City Council recommends that Yamhill County approve the proposed conditional use permit for a bed & breakfast at 28900 NE Bell Road, Yamhill County tax lot 3209-900, as shown in the attached application in Attachment 1.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: August 18, 2015.

ADOPTED by the City Council of the City of Newberg, Oregon, this 17th day of August, 2015.



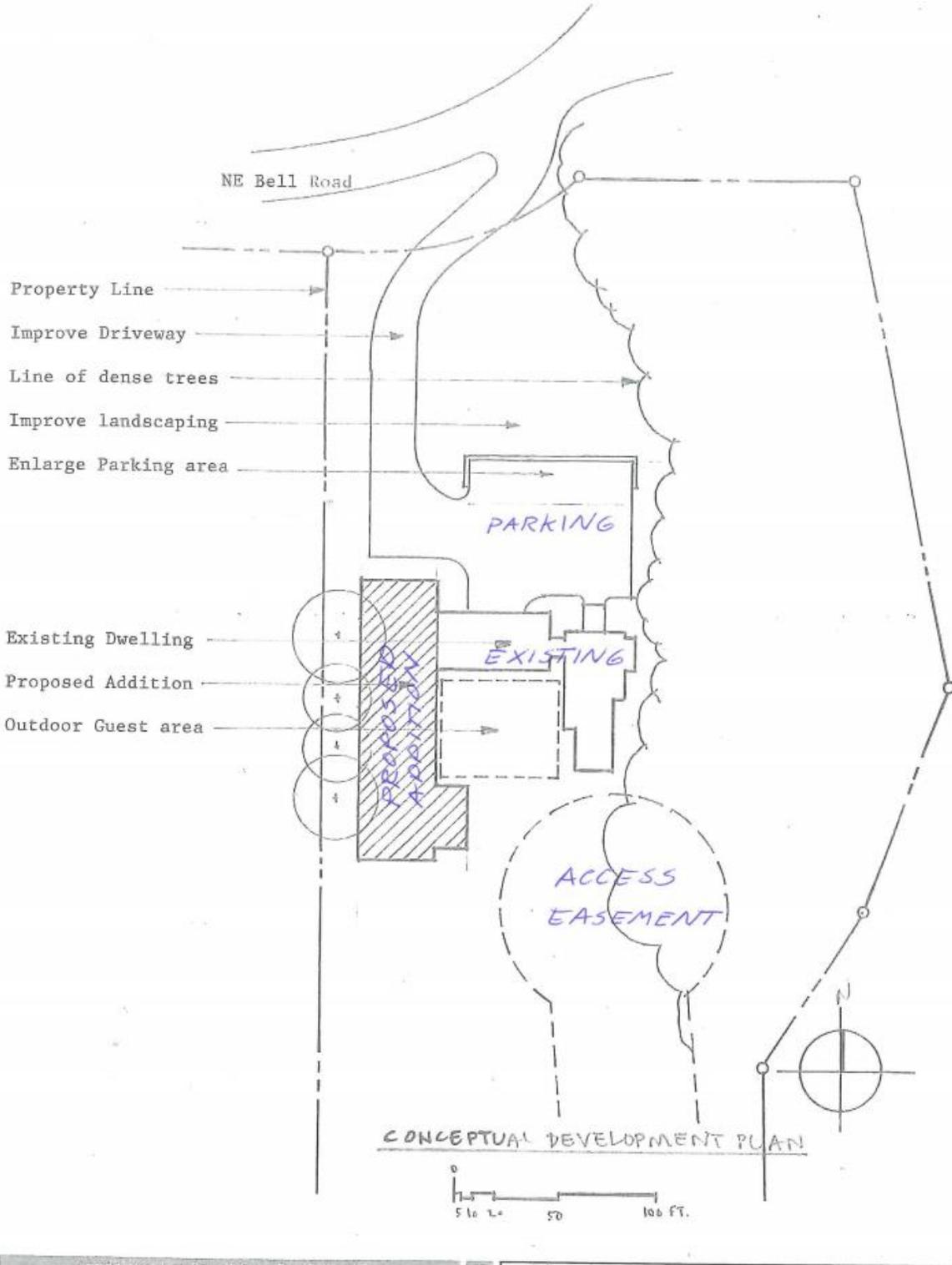
Sue Ryan, City Recorder

ATTEST by the Mayor this 20th day of August, 2015.



Bob Andrews, Mayor

**Resolution 2015-3212
EXHIBIT B: SITE PLAN**



Resolution 2015-3212
EXHIBIT C: FINDINGS

The applicable Newberg Urban Area Growth Management Agreement criteria are:

It is the City's intent to recommend that the County only allow development in the Urban Reserve Area that is limited in scope and that is consistent with the future urban development of the property.

1. Future Development Plan: The City Council shall recommend approval, recommend approval with conditions, or recommend against the future development plan in accordance with the following criteria:

(a) The current development shall not cause more than 10 percent of the property to be used for site improvements including buildings, parking areas, improved recreation areas, and storage areas, unless the City agrees the development intensity will not prohibit future urban development.

(b) The future development plan shall allow for the efficient future urban development of the remainder of the property. It shall allow for construction of future urban streets and utilities, and shall allow for required setbacks to current and future property lines.

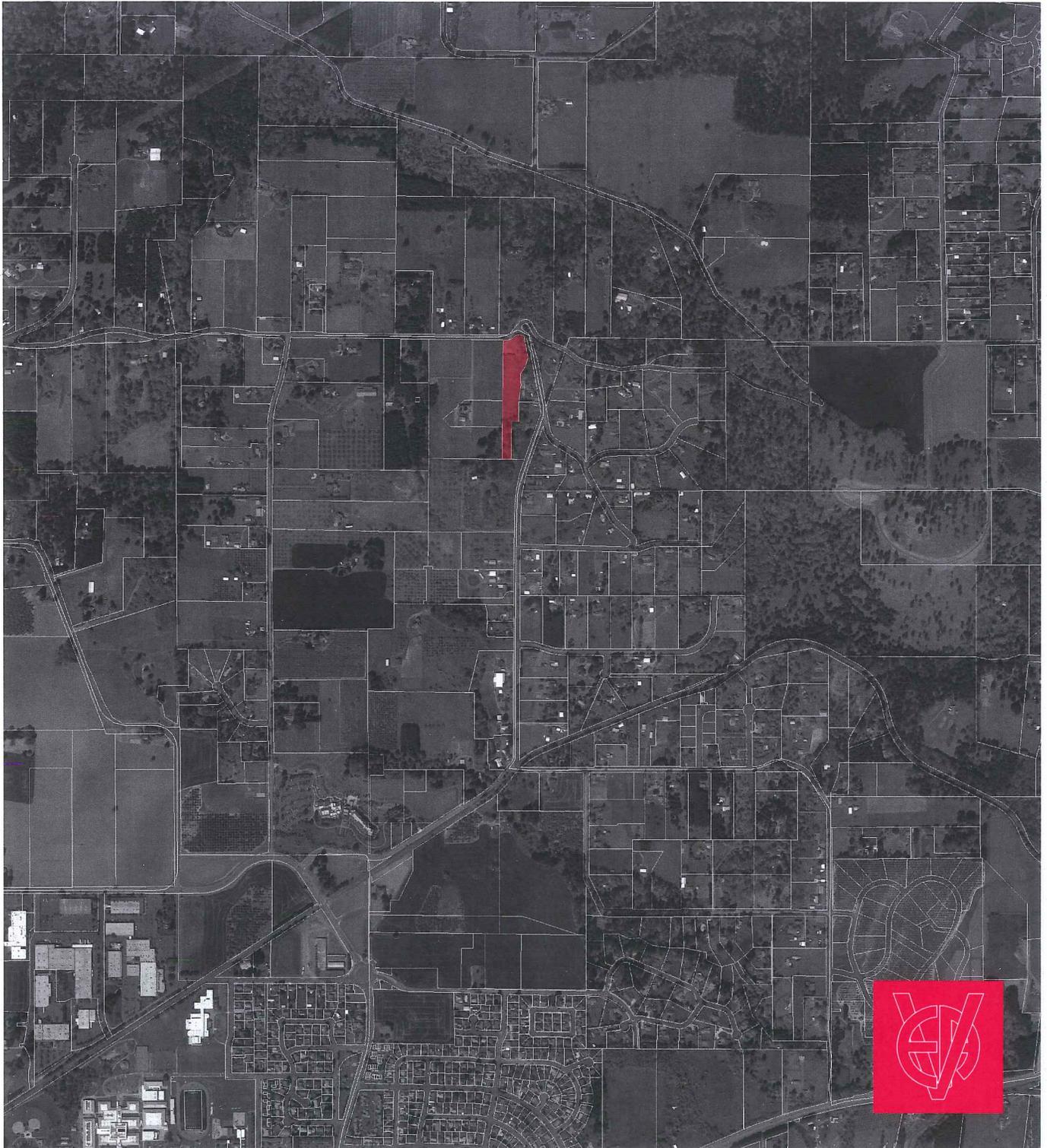
(c) The plan is consistent with adopted plans and policies for the area, such as street or utility plans and policies in this agreement.

B. Submittal Requirements 1. A future development plan shall be required for any development in the Urban Reserve Area requiring a Yamhill County Type B or Type C review, excluding any development that involves a change in use to existing buildings only. The future development plan shall be used solely to evaluate the current proposal's compatibility with potential future urban development. It does not bind or commit the applicants, property owners, review bodies, or governing bodies to approve or carry out the proposed future development.

Findings: The site is at 28900 NE Bell Road, tax lot 3209-900. It is approximately 4.1 acres and contains an existing single-family residential house, with its own well and septic system. The property is outside of the Newberg city limits and outside the urban growth boundary, but within the urban reserve area. The site has County VLDR-2.5 zoning. The applicant is applying to Yamhill County for conditional use permit approval for a bed & breakfast facility.

The application proposes to build an addition onto the existing house to create five guest bedrooms. The owner will live in the existing house, and operate the bed & breakfast. The parking area will be slightly enlarged. The current development does not cause more than 10% of the property to be used for site improvements. The access easements that are already on the property preserve the ability to urbanize the site in the future. The proposed development is setback over 15 feet from the access easement; if the access easement became a street in the future then the buildings on the site would meet the 15-foot front yard setback. The access easement location could also accommodate utilities such as sewer and water. The city's Transportation System Plan shows that Bell Road and Springbrook Road will eventually be improved to major collector status; this development is setback far from Bell Road and is consistent with the future widening and improvement of Bell Road.

The City's intent under the Urban Area Growth Management Agreement is to recommend that the County only allow development in the UGB that is limited in scope and consistent with the future urban development of the property. The proposed bed & breakfast development is limited in scope, and consistent with the future urbanization of the property.



Submittal for: **Conditional Use Permit for a Bed & Breakfast in a VLDR-2.5 zone**

Located at: 28900 NE Bell Road, Newberg, Oregon 97132

Submitted by: EVA Architecture, LLC – Applicant, for Mr. Jerry Wanke, Purchaser
And Ms. Karen Cornwall, Owner and property seller.

Submitted: June 29, 2015



EVA PDX

June 29, 2015

Ms. Stephanie Armstrong, Associate Planner
Yamhill County Oregon
Department of Planning and Development
525 NE 4th Street
McMinnville, Oregon 97218

RE: Conditional Use Permit submittal for a Bed & Breakfast

Dear Ms. Armstrong;

On behalf of Mr. Jerry Wanke and Ms. Karen Cornwall, Edward Vaivoda Architecture, LLC (EVA) is pleased to submit this application for a conditional use permit to allow a bed and breakfast establishment in a VLDR-2.5 zone. Our submittal includes: the required Land Use Application form, an introduction, justification for the request, a discussion of City of Newberg concerns, a series of exhibits supporting the request, a project summary and the required fee.

A copy of this request has been sent concurrently to the City of Newberg, Office of Community Development to the attention of Mr. Steve Olson, AICP, Associate Planner.

Both Mr. Wanke and this office are sincerely excited with the prospect of bringing another high quality bed and breakfast to the Yamhill County area and the City of Newberg. Our present plan is to begin detailed design and planning with the approval of this request, and to bring the facility on line in the spring of next year. If you have any questions, please don't hesitate to call. Thank you.

Sincerely,

Edward Vaivoda, Jr. FAIA

Edward Vaivoda Architecture, LLC
333 NW Fifth Avenue
Portland, Oregon 97209
Telephone: 503-709-7575
Facsimile: 503-224-7116
Website: www.evapdx.com

YAMHILL COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT

LAND USE APPLICATION

Docket _____
Date _____
Rec'd by _____
Receipt # _____
Fee 2,283
\$11 7/1/15

525 NE Fourth Street, McMinnville, OR 97128 • Tel: 503-434-7516 • Fax: 503-434-7544

APPLICANT			LEGAL OWNER (IF DIFFERENT)		
Vaivoda	Ned		Cornwall	Karen	
Last name	First	MI	Last name	First	MI
333 NW Fifth Avenue Portland, OR 97209			28900 NE Bell Road Newberg, OR 97132		
Mailing address (Street or PO Box)			Mailing address (Street or P O Box)		
City	State	Zip	City	State	Zip
503-709-7575					
Telephone			Telephone		
ned@evapdx.com					
E-mail address			E-mail address		
If the applicant is not the legal owner, state interest in property: Applicant is the architect for the property purchaser, Mr. Jerry Wanke					
PROPERTY INFORMATION					
T~ Lot(s):		R-320900900	Zone:		VLDR - 2.5
Size of Tract (include all adjacent tax lots)		4.12 acres			

1. **TYPE OF APPLICATION** (what is requested?): This application requests approval for a Conditional Use Permit for a Bed and Breakfast in a VLDR-2.5 zone.

2. **JUSTIFICATION FOR REQUEST** YCZO Section(s): 1012, 1202.02, 1004.01

A Planner will assist you in identifying the review criteria that apply to your request. The review criteria are used to determine whether your application will be approved or denied. It is your responsibility to provide adequate written justification and any other evidence you feel is relevant to explain how your request complies with the review criteria. Failure to provide adequate justification may result in your application being denied, or deemed incomplete until additional information is provided.

3. Present use of property: Single Family Residence

4. Please list the type of buildings that are currently on the property (i.e. manufactured home, pole building, agricultural barn, etc.):
Wood framed, two story residence

5. Is there a septic system on the property? Yes No

6. How will water be provided? Well City Other _____

7. How is the property accessed? A driveway connects to NE Bell Road

8. To your knowledge, do any of the following natural hazards exist on the property?

- Floodplain
- Areas of erosion
- Steep slopes
- Fish or wildlife habitat
- Soil limitations for building or septic

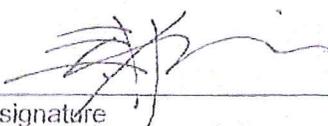
THE APPLICANT MUST SUBMIT:

1. Completed application form, signed by the applicant and property owner (if different). The owner's signature must be notarized.
2. Site plan drawn to scale showing property lines, location and size of all existing buildings, existing and proposed access roads, and location and size of any proposed new buildings.
3. Written justification of how the application complies with the approval criteria. Attach additional sheets to this form.
4. Filing fee (make check payable to Yamhill County).

NOTE: Fees are not transferrable or refundable.

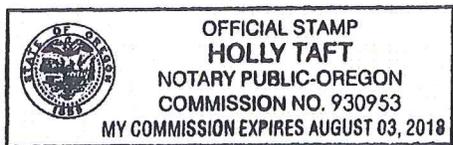
I hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that the above information is true and correct to the best of my knowledge. I understand that issuance of an approval based on this application will not excuse me from complying with other effective ordinances and laws regulating the use of the land and buildings.

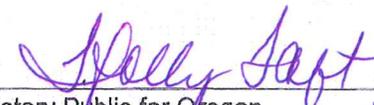
I hereby grant permission for and consent to Yamhill County, its officers, agents, and employees coming upon the above-described property to gather information and inspect the property whenever it is reasonably necessary for the purpose of processing this application.


 Applicant's signature _____ Date JUNE 24, 2015
Karen K. Cornwall
 Property owner's signature (if different) _____ Date 25 June 2015

State of OREGON
 County of Clackamas

Signed before me on this 25th day of June, 20 15
 by Karen K. Cornwall




 Notary Public for Oregon
 My Commission expires 8/3/18

This Land Use Application for a Conditional Use and Home Occupation is submitted by EVA Architecture, LLC (Applicant) for Mr. Gerald Wanke, the Purchaser with Ms. Karen Cornwall the present Owner and Seller, for a Bed & Breakfast to be located at 28900 NE Bell Road in Newberg, Oregon. Mr. Wanke will personally occupy the existing house and will construct an addition to include five guest rooms, each with a private bath, utility spaces for operations and maintenance and a great room for guests to relax and socialize.

This property was specifically selected following a rigorous search for the most appropriate site from an operational, aesthetic and land use perspective. The project development team has met personally with Yamhill County, Department of Planning and Development and the City of Newberg, Community Development. We have collected planning and zoning information and are presently conducting a due diligence study. We feel confident this is the right site for our contemplated bed and breakfast project.

We hope that Yamhill County and the City of Newberg agree with our plan and rationale, and find this application acceptable for the purpose intended. We are available to respond to any questions or concerns expressed by either jurisdiction. Thank you.

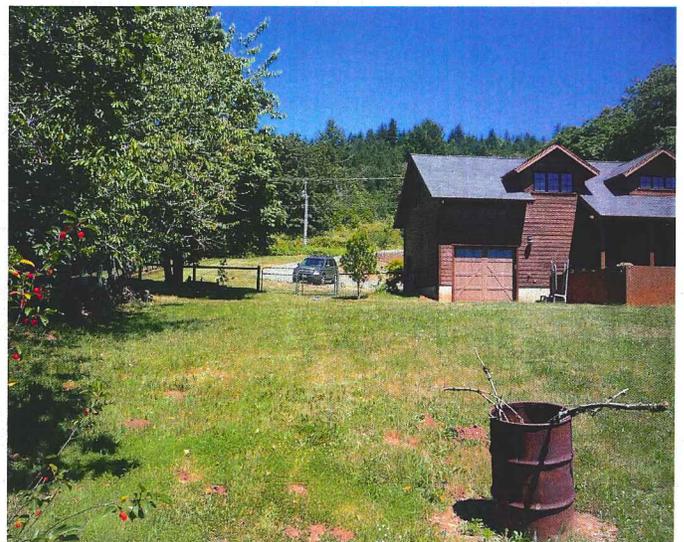
Looking south at the north elevation of the existing residence and parking area



Trellis detail over the current garage door of the residence



Looking north at the west end of the existing building close to the west property line



1004. HOME OCCUPATIONS
1004.01 STANDARDS AND LIMITATIONS

The owner and the applicant have considered the standards articulated in 1004.01.

- A. Mr. Gerald Wanke will reside at the property.
- B. The bed and breakfast home occupation will employ less than five.
- C. The bed and breakfast will be operated substantially in the dwelling and the proposed connected addition.
- D. The bed and breakfast will not unreasonably interfere with existing uses on nearby land or with other uses permitted in the zone.
- E. The bed and breakfast will be the only home occupation in conjunction with the property.
- F. Acknowledged, understood and agreed.
- G. Acknowledged, understood and agreed.
- H. Preliminary design and planning indicate an addition similar to the existing dwelling in height, mass, form and materials. The goal is to perceive the building as a single construction. Signage and screening requirements are understood and agreed.
- I. The bed and breakfast will not generate abnormal noise, vibration, glare, fumes, odor, electrical interference or other disturbance beyond what normally occurs in the applicable zoning district. Mr. Wanke places a high value on being a good neighbor and a community partner.
- J. This B & B home occupation will provide for five guest suites, far less than the maximum of nine. Traffic and parking should not be more than normally occurring situations in the applicable zoning district.
- K. Guest parking will be entirely off-street, not located in any required yard and landscaped to minimize visual impact from beyond the property.

- L. Acknowledged, understood and agreed.
- M. The proposed home occupation is for a five room bed and breakfast. Requirements for a change in the nature of an approved home occupation are understood and agreed.
- N. Acknowledged, understood and agreed.
- O. Acknowledged, understood and agreed.
- P. Acknowledged, understood and agreed.

*Looking west with a partial south elevation
of the existing building toward the future
addition*



*Looking southwest from the front yard across
the existing parking to the vineyard*



*Looking east; showing the existing residence
and the future deck area*



1012. BED AND BREAKFAST FACILITIES
1012.01 Standards and Requirements

- A.1 This bed and breakfast will be contained within an existing single family residence and a proposed connected addition with five guest suites. This is understood to be a home occupation, and the requirements of a home occupation are addressed in this application.

- A.2 The water source for this property is from an on-site well. Water quality testing is currently in progress and will be submitted as an addendum to this application. We welcome the County's annual testing of water quality.

- A.3 We recognize the requirement for the County Health Inspector's need to review food handling and tourist/traveler health and safety practices. The health and safety of our guests is of paramount importance.

- A.4 Fire Department safety and code requirement inspections are welcome.

- B. State Administrative Rule and statutory requirements for Bed and Breakfast and Tourist / Traveler facility licensing will be satisfied.

- C. We acknowledge and understand the application review considerations and are prepared to meet and/or field any questions and concerns the County or City of Newberg may have regarding this application.

1012.02 We acknowledge and understand the Applications, Permits and Licenses appropriate to the satisfaction of the requirements for this application.

Looking west along NE Bell Road from the driveway entrance



Looking south from NE Bell Road and the site entry driveway



Looking south at the west property line with large maple tree and vineyard in foreground



We have reviewed the Yamhill County Zoning Ordinance sections relevant to this request and find that this request meets the Review Criteria. Specifically:

- A. The use is listed as a conditional use in the underlying zoning district. This property is in the VLDR-2.5 zoning district. Section 502.03.B allows home occupations as a conditional use. Further, Yamhill County Zoning Ordinance 1004. Home Occupations, and 1004.01 Standards and Limitations does not mention Bed and Breakfast, however 104.02.K states that a bed and breakfast does not qualify as a Minor Home Occupation. Hence it can be surmised that a bed and breakfast is an allowable conditional use, just not subject to the more lenient standards of the Minor Home Occupation.
- B. We find this request to be consistent with the goals and policies of the Comprehensive Plan which apply to the proposed use.
- C. We have conducted a pre-purchase site analysis and have found the parcel to be suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- D. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses in the underlying zoning district.
- E. The proposed bed and breakfast is appropriate considering the adequacy of public facilities and services existing or planned for the area affected by the use.
- F. Our research finds the use is compatible with existing uses and other allowable uses in the area.

Looking north along the east elevation of the existing building showing proximity of tree line



Looking north across the existing parking area toward NE Bell Road and site entry



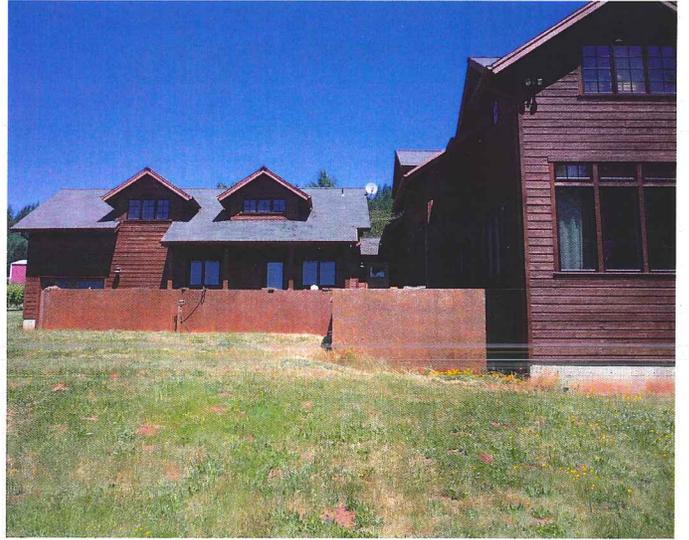
Looking southwest from the future deck area



1202. CONDITIONAL USE CRITERIA AND REQUIREMENTS
1202.05 GENERAL REQUIREMENTS

The discussion to follow addresses the general requirements A through D.

- A. Preliminary design and planning for the conditional use and review of the standards of zoning for the district in which it is located indicate that the standards will be met. Please reference conceptual site plan, Exhibit F.
- B. There is no conditional use in place at the property, and no current plan to enlarge or alter in the future. Any potential future alteration or enlargement would follow all required procedures and requirements.
- C. Granting of this conditional use permit is not contingent upon an amendment to the zoning ordinance.
- D. The Owner and the applicant understand the time restrictions placed upon conditional use permits and the requirements for extension. It is the intention of the owner to proceed directly with planning and construction upon receipt of the conditional use permit.



*Partial south elevation of present residence
and future deck area*



*Looking south from south face of existing
residence*



*Looking northwest from the front door of the
existing residence*

This Land Use Application for Conditional Use / Home Occupation is being filed to create a Bed and Breakfast (B&B) located at 28900 NE Bell Road in Newberg, Oregon (Property). The B&B will be planned and operated in accordance with the special use requirements, zoning and regulations as allowed under the Yamhill County (County) ordinances. The home occupation, hereafter referred to as the B & B, will be operated by the resident property owner, Mr. Gerald Wanke. The B & B will be operated from the existing home with an addition of five guest rooms to the existing home. The five-room build-out will be attached to the existing structure with access within the main home. Mr. Wanke plans on operating and managing the B & B with the possibility of hiring one or two part-time employees to assist in the daily operations as business grows.

The Property is zoned as VLDR-2.5 allowing for a home occupation upon approval from the County. The B & B construction and operations will follow the applicable zoning requirements and regulations within the zoning district. Off-street parking will be in accordance with the applicable zoning district requirements. The use of the Property as a B & B falls within the goals and policies of the Comprehensive Plan. The proposed use as a B & B will not alter the characteristics of the surrounding area. Rather, it will enhance and beautify the Property to further benefit the city of Newberg and surrounding communities. The B & B will be situated on a 4.12-acre parcel of land and will stay within the height, size and boundary requirements in accordance with the zoning regulations and ordinances.

Yamhill County is nationally renowned for its wineries, cycling, trees, quality of life and proximity to other tourist attractions in northwestern Oregon. Newberg and surrounding communities are well known for their beauty and concentrated vineyards. The B & B will consist of five, newly constructed, well-appointed rooms all with their own private baths. The rooms will have close-up, spectacular views of a picturesque vineyard on the adjacent property. The guest rooms and setting will rival any existing B & B in the area. Each room is planned to have a theme associated with the specific grape that are grown in the area. The B & B will also have a centralized great room within which guests can socialize.

The B & B guests are likely to include weekend getaway travelers, generally from the Portland area, looking to enjoy a time for wine tasting, relaxation and recharging. Other guests will be comprised of out-of town or out-of-state travelers arriving to the area to enjoy wine tasting, cycling, outdoor activities and the Yamhill County countryside. The B & B guests will also benefit the local economy by visiting wineries, shopping at local stores and dining at surrounding restaurants. The B & B will focus on featuring local and/or organic products such as fresh produce, eggs, roasted coffees, chocolates, cheeses, condiments, soaps, lotions and wines.

Sustainability will also be a design, construction and ongoing priority for the B & B. Mr. Wanke will take proactive measures to be "green", a feature in which the community prides itself. Numerous efforts will be made for recycling, re-using, conserving of our natural resources and stewardship of the natural environment in which the property resides.

This B & B's competitive edge will be a never-ending attention to detail, customer service, and the unique charm of being located next to a vineyard in the beautiful countryside. The B & B will be able to leverage its facility and turn it into a special stay for all its guests. Mr. Wanke's mission is to ensure that all guests expectations are surpassed and they experience an enjoyable visit that leaves a lasting impression so they will return for years to come. The B & B will provide the finest experience to attract and maintain customers. The B & B will be one that offers travelers a special, secluded and relaxed setting for a getaway. Not only will it provide a change of scenery for individual guests, it can also accommodate family occasions and other special events.

The B & B will provide a wonderful gourmet breakfast with the stay and will be able to accommodate any dietary restriction. In the evening, the B & B will offer a social gathering that will be included in the cost of the room. This will be determined by the season and availability of local products and wines. The gathering could consist of homemade cookies and hot cocoa during the cool winter months to local wine, cheese and crackers during the warm summer months.



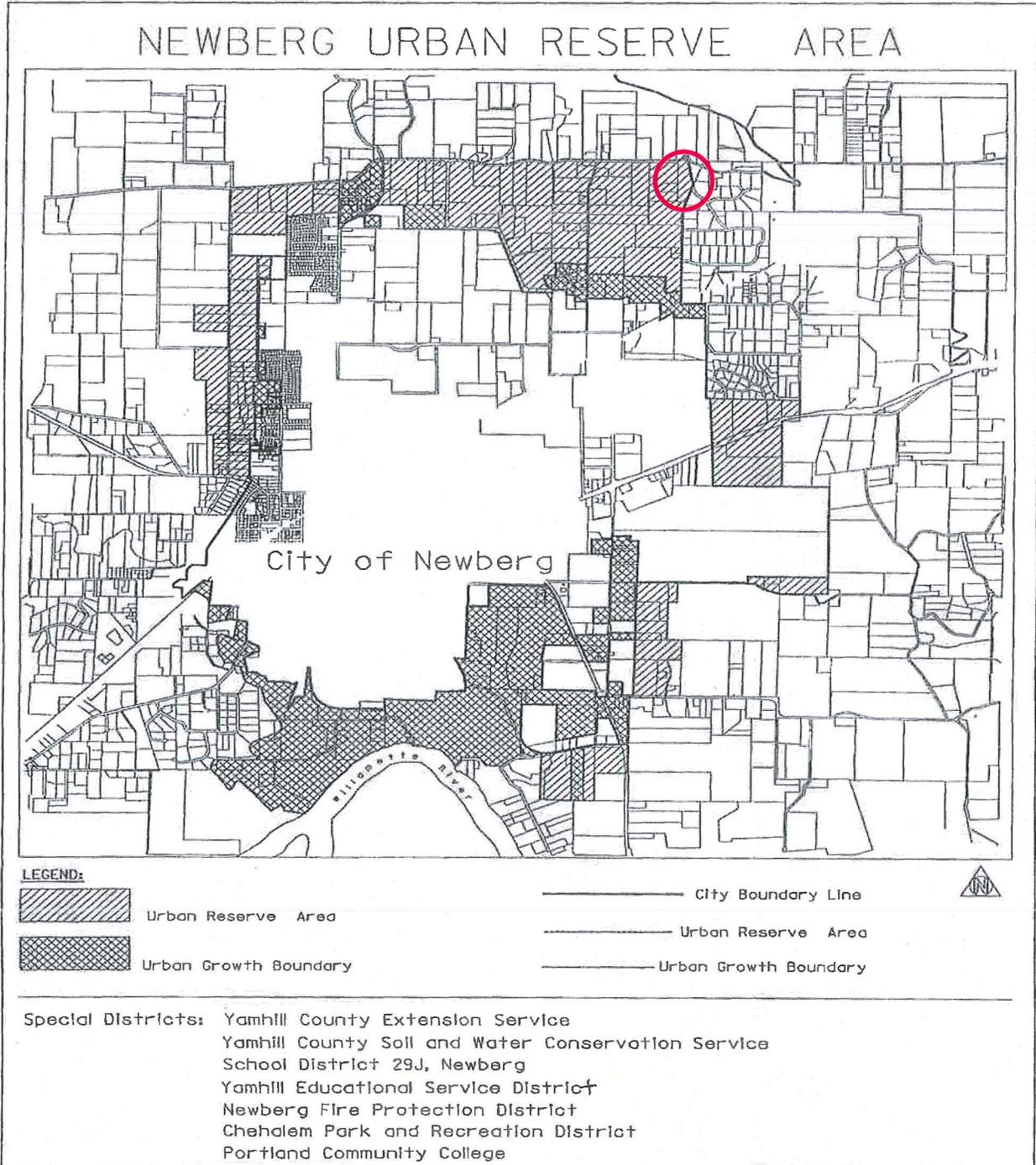
Looking southwest from NE Bell Road toward the site entry driveway. The existing residence can be seen to the left and the neighboring vineyard to the right.

In summary, the B & B will be tastefully done with the existing characteristics of the property remaining intact. The B & B will feature the local delicacies the Willamette Valley and the surrounding communities have to offer. The B & B will join multiple associations to support its business. The B & B will foster relationships with the local neighbors and the surrounding communities to support the local economy and create a strong connection of cohesiveness and belonging, all which enhance the true beauty of Newberg and Yamhill County that exists today.

EXHIBITS

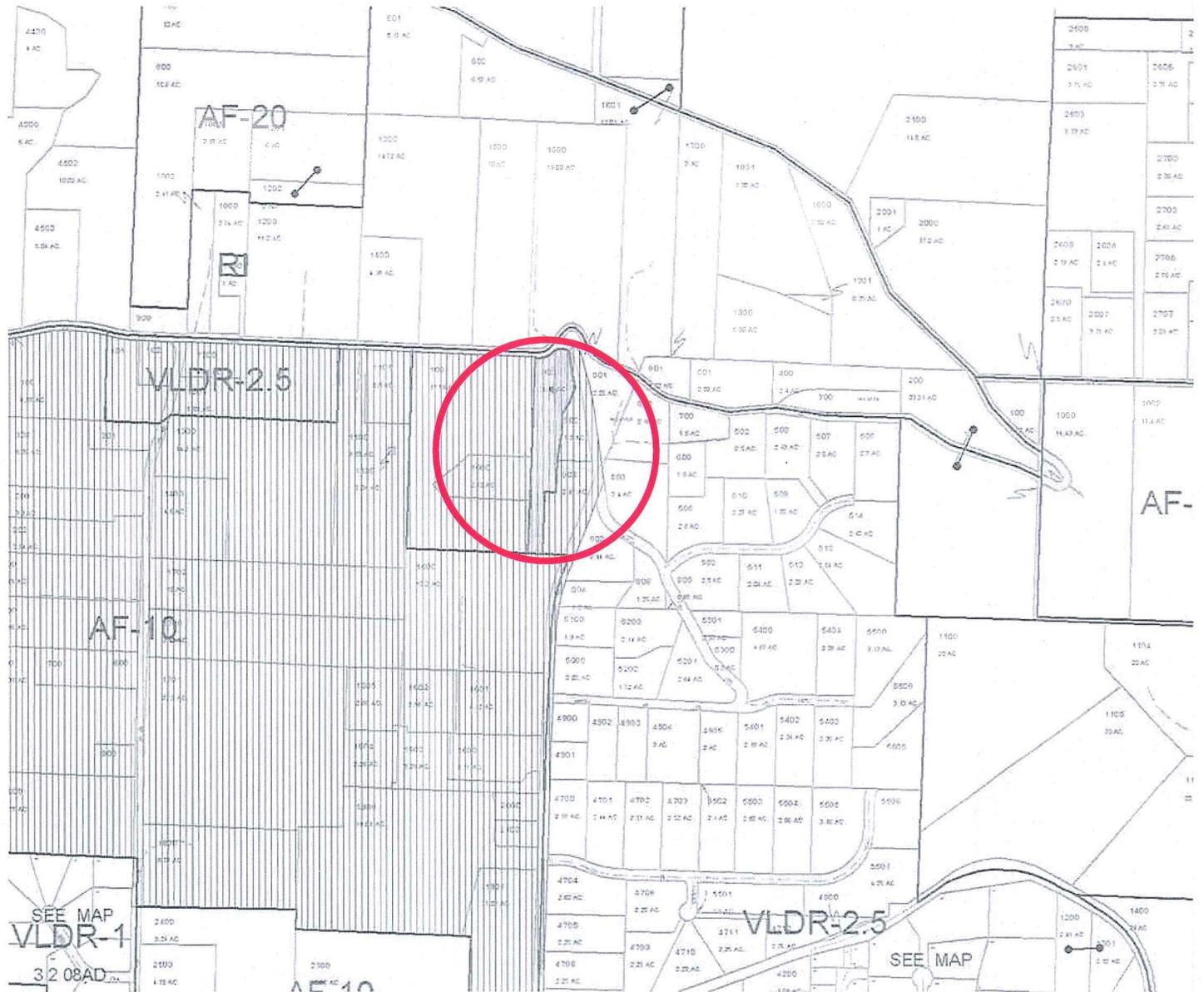
- A. Newberg Urban Reserve Area showing location of property, small scale.
- B. Property as shown on the Yamhill County Urban Reserve Area map.
- C. Future Development Plan documents, Partition 2001-06. (3 pgs.)
- D. Aerial photo of existing site from Google Earth.
- E. Partial site plan of existing dwelling from construction drawings.
- F. Conceptual Development Plan showing addition to existing dwelling.
- G. DEQ Septic Approval, 10/10/2005 (2 pgs.)
- H. Water Supply Well Report, 6/17/2005
- I. Additional Site Photos.

**A. NEWBERG URBAN RESERVE AREA SHOWING LOCATION
OF PROPERTY, SMALL SCALE**



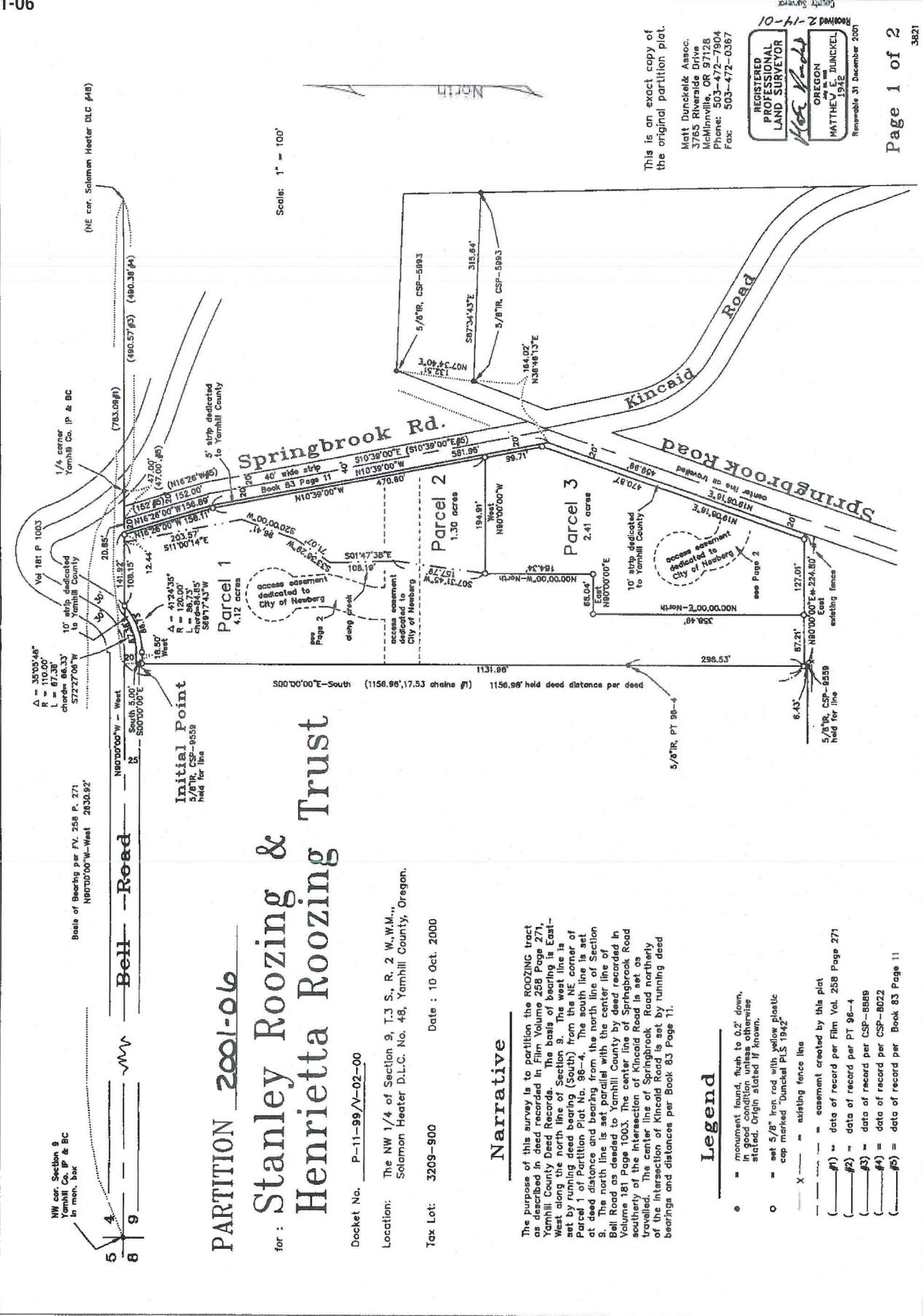
B. PROPERTY AS SHOWN ON THE YAMHILL COUNTY URBAN RESERVE AREA MAP

Resolution 2015-3212
Attachment 1



1 using the Yamhill County GIS data. The GIS data is used by the county to support its governmental activities. The county is not responsible for map errors, omissions, misuse or misinterpretation.

1 in. = 875 ft.



$A = 36702.46'$
 $L = 87.38'$
 chorden $68.33'$
 $57227.08' W$

Base of Bearing per F.V. 258 P. 271
 $N80^{\circ}00'00'' W - West$ $2830.82'$

NW cor. Section 9
 Yamhill Co. IP & BC
 In mon. box

1/4 corner
 Yamhill Co. IP & BC
 (NE cor. Solomon Heater D.L.C. #48)

Initial Point
 South $5.00'$
 $5/8'' TR, CSP-9539$
 held for line

PARTITION 2001-06

for : Stanley Roozing & Trust Henrietta Roozing & Trust

Docket No. P-11-99/A-02-00

Location: The NW 1/4 of Section 9, T.3 S., R. 2 W., W.M.,
 Solomon Heater D.L.C. No. 48, Yamhill County, Oregon.

Tax Lot: 3209-900 Date: 10 Oct. 2000

Narrative

The purpose of this survey is to partition the ROOZING tract as described in deed recorded in Film Volume 258 Page 271, Yamhill County Deed Records. The basis of bearing is East-West along the north line of Section 9. The west line is set by running deed bearing (South) from the NE corner of Parcel 1 of Partition Plat No. 96-4. The south line is set at dead distance and bearing from the north line of Section 9. The north line is set parallel with the center line of Bell Road as deeded to Yamhill County by deed recorded in Film Volume 1003. The center line of Springbrook Road is set on the south line of the section. Kincaid Road is set on the intersection of Kincaid Road and Bell Road by running deed bearings and distances per Book 83 Page 11.

Legend

- = monument found, flush to 0.2' down, in good condition unless otherwise stated. Origin stated if known.
- = set 5/8" iron rod with yellow plastic cap marked "Duncel PLS 1942"
- X = existing fence line
- = easement created by this plat
- (---#1) = data of record per Film Vol. 258 Page 271
- (---#2) = data of record per PT 96-4
- (---#3) = data of record per CSP-8869
- (---#4) = data of record per CSP-8022
- (---#5) = data of record per Book 83 Page 11

This is an exact copy of the original partition plat.

Matt Duncel & Assoc.
 3765 Riverside Drive
 McMinnville, OR 97126
 Phone: 503-472-7804
 Fax: 503-472-0367

10-11-2
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MATT DUNCHEL
 OREGON
 MATT DUNCHEL
 1942
 Renewable 31 December 2001

PARTITION 2001-06
Stanley Roozing & Henrietta Roozing Trust

for :
 Docket No. P-11-98/V-02-00
 Location: The NW 1/4 of Section 9, T.3 S., R. 2 W., W.M.,
 Solomon Heater D.L.C. No. 48, Yamhill County, OR
 Tax Lot: 3209-900 Date: 10 Oct. 2000

Notes

- All parcels have legal access to the county roads.
- This partition does not guarantee the issuance of a plat for any parcel. Prior to recording this partition, the issuance of residential subdivisions of the Yamhill County Zoning Ordinance must be satisfied.
- No city owned or privately owned sewage disposal system, alternate treatment facility or approved septic system is provided to the purchaser of any parcel unless otherwise noted.
- No municipal, public utility, community water supply or private well system will be provided to the purchaser of any parcel unless otherwise noted.

SURVEYOR'S CERTIFICATE

I, Matt Duncal, do hereby certify that I have correctly surveyed and marked with proper monuments the land hereon shown as Parcels 1, 2 and 3, the boundary of which is described as follows:

Beginning on the west line of that tract of land described in deed from STANLEY ROOZING and HENRIETTA R. ROOZING to STANLEY ROOZING and HENRIETTA R. ROOZING REVOCABLE LIVING TRUST and recorded in Film Volume 258 Page 271 at a point that is West 783.09' and South 25.00' from the northeast corner of the Solomon Heater Donation Land Claim #48; thence South 1131.98' to the southwest corner of said ROOZING tract; thence East 224.80' to the west margin of Springbrook Road (20' from center line); thence N19°08'15"E 459.98' along said west margin to the west margin of Kincaid Road (20' from center line); thence N10°39'00"W 581.98' along the west margin of said Road; thence N16°28'00"W 156.89' along said west margin to the north line of Section 9; thence West 141.92' along the north line of Section 9 to the east margin of Bell Road (20' from center line); thence west 67.38' margin of Bell Road (20' from center line) to the north having a radius of 110.00' (clockwise curve) to the west line of said ROOZING tract; thence South 5.00' to the point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR
 Matt Duncal
 OREGON
 No. 1545
 MATTHEW B. JUNKEL
 Registered 31 December 2001

This is an exact copy of the original partition plat.

APPROVALS :

Yamhill County Surveyor
 Date: 2-9-01

Note: The signatures of the Yamhill County Commissioners City of Newberg under this plat.

Purmount to D.R.S. 92.095.
 Taxes have been paid or bond posted to this date 6-30-2001
 Matt Duncal
 Yamhill County Tax Collector

DECLARATION

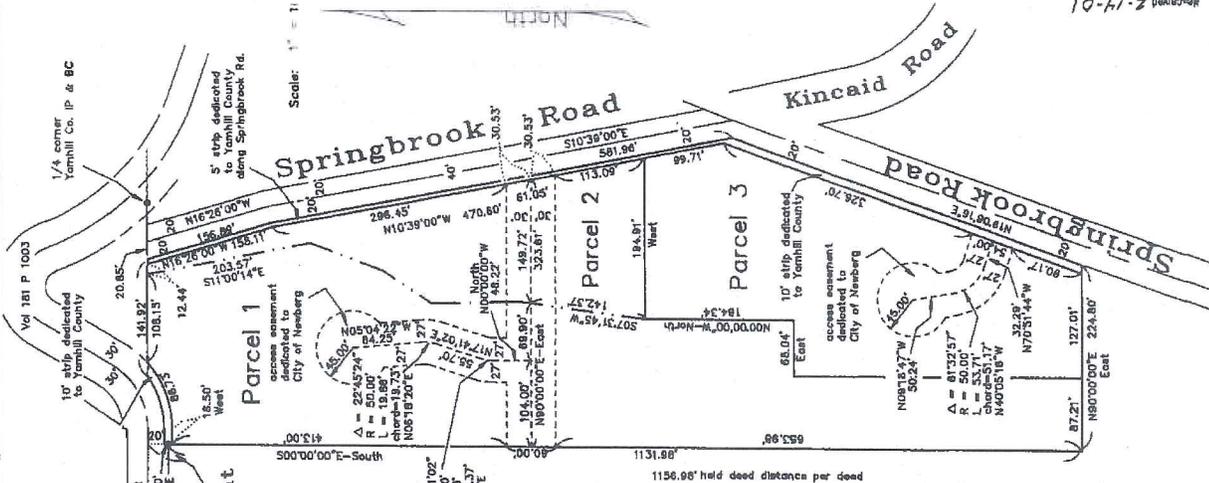
KNOW ALL MEN BY THESE PRESENTS that the STANLEY ROOZING and HENRIETTA R. ROOZING REVOCABLE LIVING TRUST is the owner of the lands represented on the attached map and more particularly described in the Surveyors Certificate and has caused said lands to be partitioned into the 3 parcels as shown and hereby dedicates a 10 foot wide strip of land along the westerly margin of the portion Springbrook Road southerly of the intersection of Kincaid Road and a 5 foot wide strip of land along the westerly margin of the portion of Springbrook Road northerly of the intersection of Kincaid Road, and a 10 foot wide strip of land along the southerly margin of Bell Road, to Yamhill County for road purposes forever, and hereby dedicates the public access easements to the City of Newberg forever, as shown.

Ruth M. Roosting
 STANLEY ROOZING and HENRIETTA R. ROOZING REVOCABLE LIVING TRUST
 RUTH GRIMSrud, Trustee

Acknowledgement

STATE OF OREGON)
 COUNTY OF YAMHILL)

On this day the 10 of December, 2000, did personally appear RUTH GRIMSrud, in the capacity shown in the above Declaration, who being duly sworn, did say that she is the identical person named in the foregoing instrument and that she executed said instrument freely and voluntarily.



1/4 corner Yamhill Co. IP & BC
 10' strip dedicated to Yamhill County
 5' strip dedicated along Springbrook Rd.

Bell Road N80°00'00"W - West
 South 5.00' 5000.00'00"E
 Initial Point
 5/8" x 5/8" brass
 held for file

City of Newberg
 Community Development Director
 Date: 12-21-00

Yamhill County Commissioner
 Date: 12-21-00

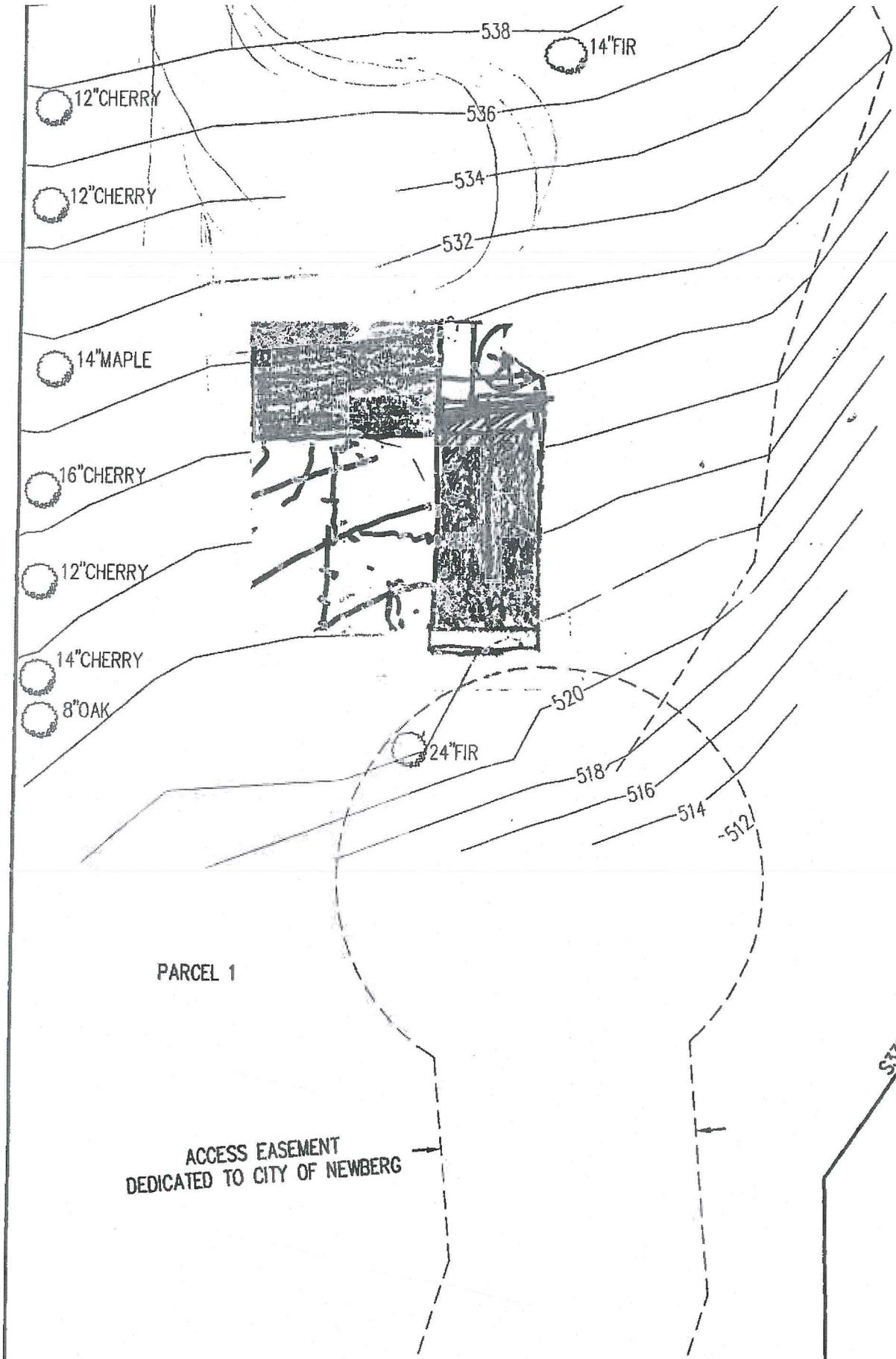
Yamhill County Commissioner
 Date: 12-21-00

Yamhill County Commissioner
 Date: 12-21-00

OFFICIAL YAMHILL COUNTY RECORDS
 CHERIELE STEIN, COUNTY CLERK
 200102153 2:01:05 PM 2/16/2001
 \$65.00
 \$15.00 \$10.00 \$11.00

OFFICIAL SEAL
 LINDA V. PRUSSOM
 NOTARY PUBLIC-OREGON
 MY COMMISSION EXPIRES OCT. 13, 2011

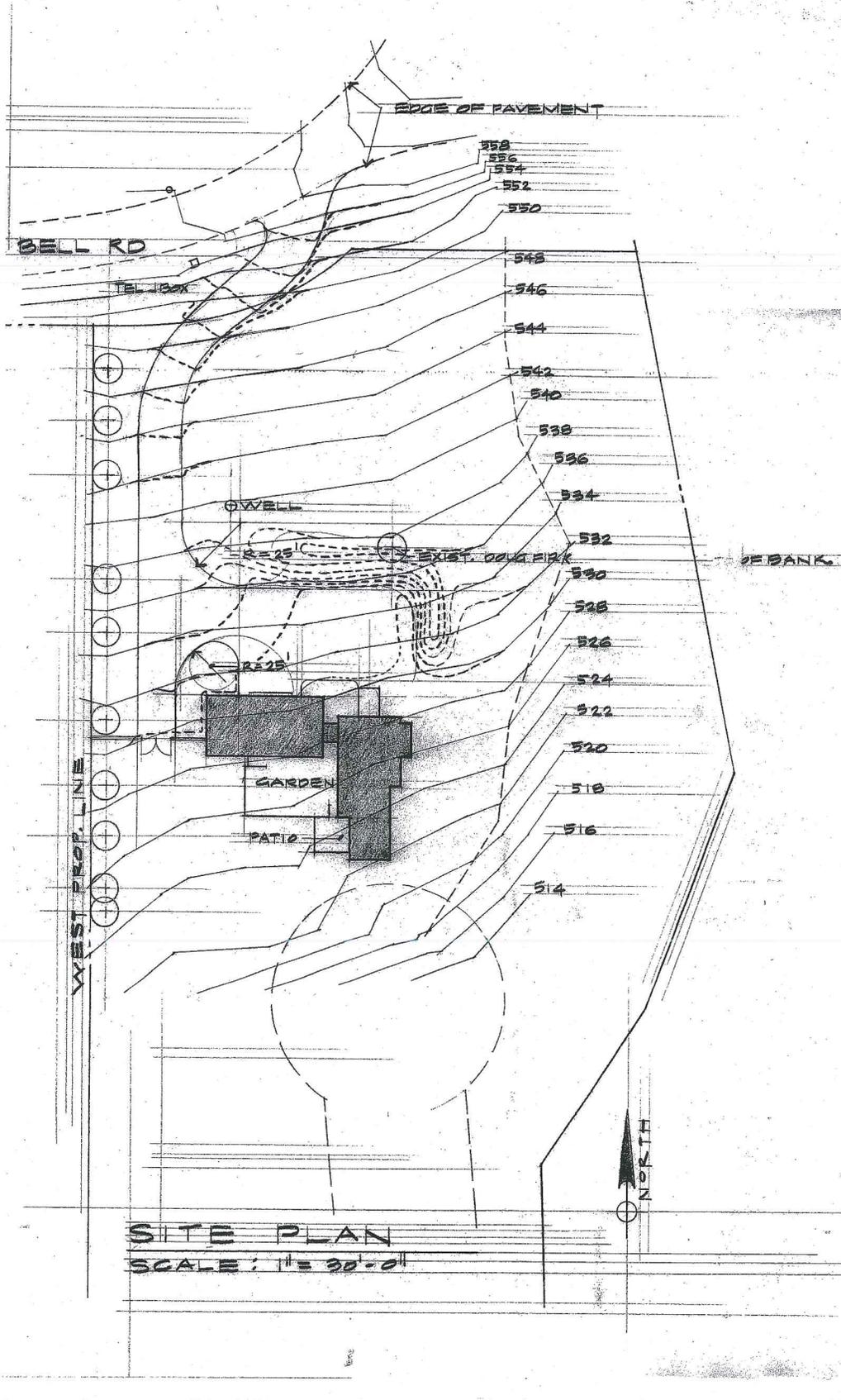
N00°00'00"E (BASIS OF BEARINGS) 1131.93' (M) 1131.98' PP(1)





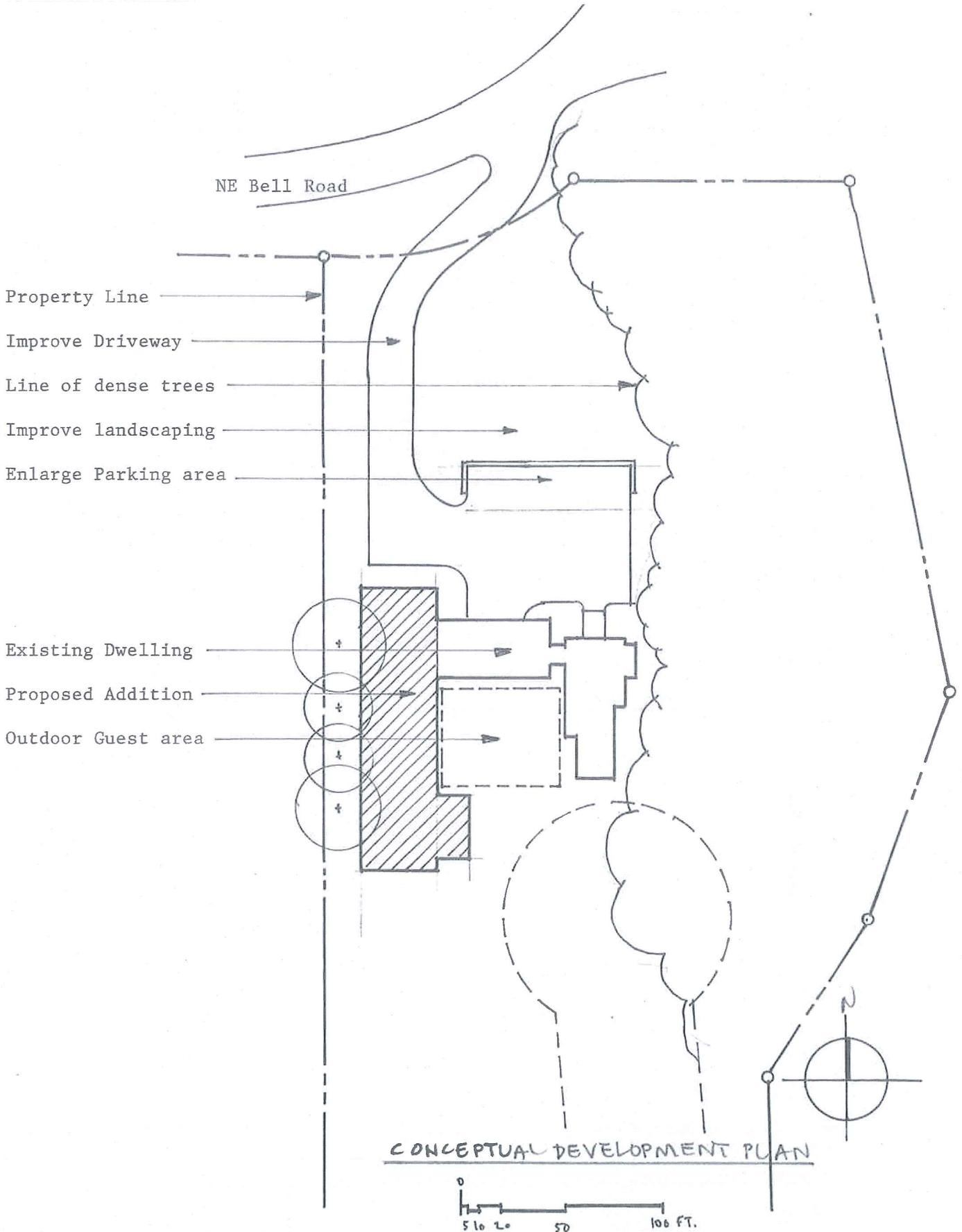
E. PARTIAL SITE PLAN OF EXISTING DWELLING FROM CONSTRUCTION DRAWINGS

Resolution 2015-3212
Attachment 1



F. CONCEPTUAL DEVELOPMENT PLAN SHOWING ADDITION TO EXISTING DWELLING

Resolution 2015-3212
Attachment 1



77094
Control No.
\$ 535
Fee

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY

PERMIT NO. 36-195-05

New Construction Repair Other _____
Permit Issued To Brian Marek 3 2 09 900 36
(Property Owner's Name) (Township) (Range) (Section) (Tax Lot / Acct. No.) (County)
NE Bell Rd Newberg Jason Ellsheim 10-10-05
(Road Location) (City) (Issued by - Signature) (Date Issued)

PERMITS ARE NOT TRANSFERABLE

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL)

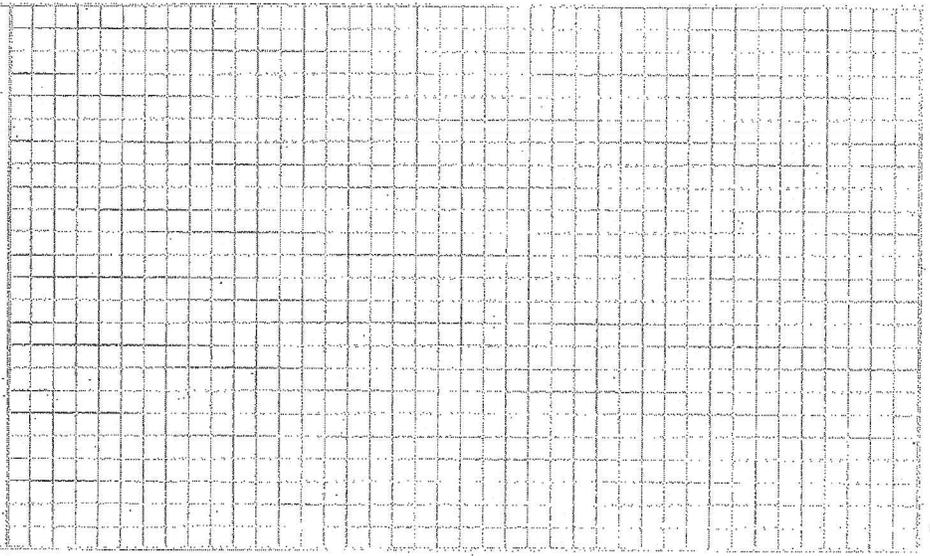
SPECIFICATIONS

EXPIRATION DATE 10-10-06 TYPE OF SYSTEM Standard
Design Sewage Flow 450 Gallons/Day
Tank Volume 1000 Gallons Disposal Trenches Seepage Bed(s) _____ Square Feet
Maximum Depth 36 inches. Minimum Depth 24 inches. 375 Linear Feet
Equal Loop Serial Pressurized Minimum Distance Between Trenches Undisturbed
Total Rock Depth 12 inches. Below Pipe 0 inches. Above Pipe 2 inches. Rake Sidewall
Special Conditions (Follow Attached Plot Plan) _____

PRE-COVER INSPECTION REQUIRED — CONTACT _____

CERTIFICATE OF SATISFACTORY COMPLETION

As-Built Drawing
with Reference Locations
Installer Price-Rite
Final Insp. Date 7-17-06
 Inspected By Ja
 Issued by Operation of Law
 Pre-cover inspection waived
pursuant to OAR 340,
Division 71



In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above.

Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely without failure.

Jason Ellsheim Environmental Health Specialist 7-18-06 36
(Authorized Signature) (Title) (Date) (Office)

Brian Marek
#3209-900
Scale 1"=40'

Price Rite Septic Service, Inc.
Drainfield Specialist
18220 N.E. Hillside Dr.
Newberg, OR 97132
(503) 538-2276
D.E.Q. 33830

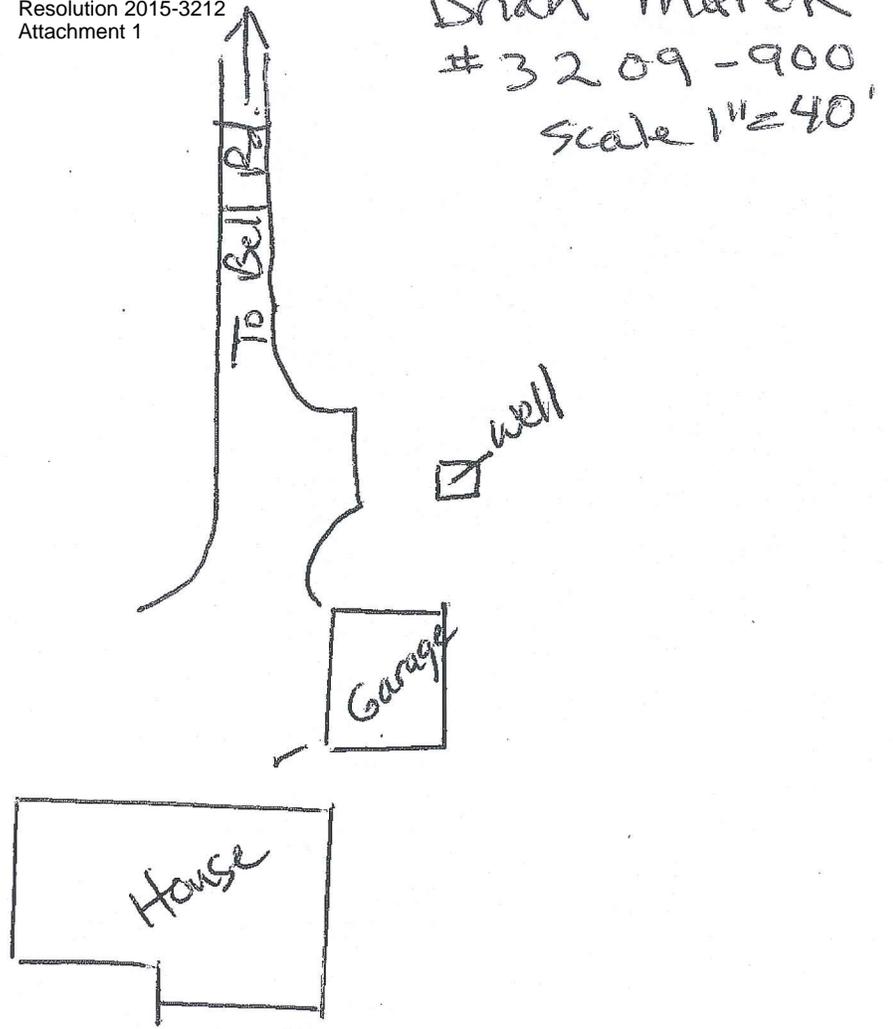
INSTALL THIS SEWAGE DISPOSAL SYSTEM ONLY DURING THE MONTHS OF MAY, JUNE, JULY, AUGUST, SEPTEMBER OR OCTOBER, UNLESS OTHERWISE SPECIFICALLY AUTHORIZED as weather allows

After installation, all tanks shall be watertight. Each tank shall be water tested by filling to a point at least 2 inches above the point of riser connection to the top of the tank. During the test there shall be no more than a gallon leakage over a 24 hour period.

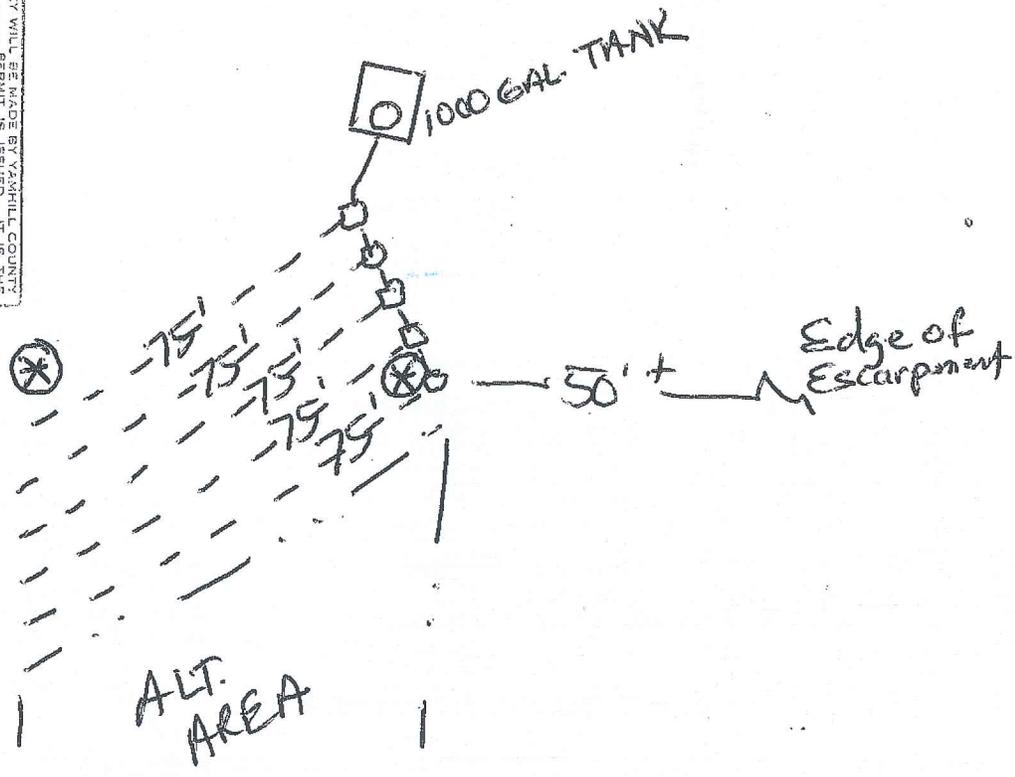
Grapes

NORWESCO (yellow poly) septic tanks are not approved for most sites. Check with manufacturer.

NO TITLE SEARCH OR SURVEY WILL BE MADE BY YAMHILL COUNTY BEFORE THIS PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE APPLICANT FOR SUCH USES TO DETERMINE WHETHER HE HAS THE LEGAL RIGHT TO USE THE LAND FOR SUCH USE, EITHER EXPRESS OR IMPLIED. IS GIVEN BY YAMHILL COUNTY BY THE ISSUANCE OF THIS PERMIT.



- Layout Approved Provided:
1. No cutting, grading or filling to be in drainfield area.
 2. All drainfield lines to follow contour of land.
 3. Required setbacks be maintained from water supplies, boundary lines, house lines, and cut banks.
 4. Systems to be installed in accordance with the "Regulations Governing the Subsurface Disposal of Sewage" set forth by the Department of Environmental Quality.
 5. Any deviation from this _____ layout must be approved by this department.



STATE OF OREGON WATER SUPPLY WELL REPORT (as required by ORS 537.765)

Arrow 05-014

WELL ID # L 74425 START CARD # 171150

(1) LAND OWNER:

Name: Karen Cornwall Address: 14455 SW 128th Place City: Tigard State: OR Zip: 97224

(2) TYPE OF WORK: [X] New Well [] Deepening [] Alteration (recondition) [] Abandonment

(3) DRILL METHOD: [X] Rotary Air [] Rotary Mud [] Cable [] Auger [] Other:

(4) PROPOSED USE: [X] Domestic [] Community [] Industrial [] Irrigation [] Thermal [] Injection [] Livestock [] Other

(5) BORE HOLE CONSTRUCTION: Special Construction approval [] Yes [X] No Depth of Completed Well 226 Explosives Used [] Yes [X] No Type Amount

Table with columns: Diameter, From, To, Material, SEAL (From, To), sacks or pounds. Rows include 10" bent chps and cement, and 6 1/4" gravel.

How was seal placed: Method [] A [] B [X] C [] D [] E

[X] Other bent chips poured - probed Backfill placed from to Material Gravel placed from to Size of gravel

(6) CASING/LINER:

CASING:

Table with columns: Diameter, From, To, Gauge, Steel, Plastic, Welded, Threaded. Row for 6" casing.

LINER:

Table with columns: Diameter, From, To, Gauge, Steel, Plastic, Welded, Threaded. Row for 5" liner.

Drive Shoe used [] Inside [X] Outside [] None Final location of Shoe(s): 185' 5" shoes @ 126' and 226'

(7) PERFORATIONS/SCREENS:

Table with columns: From, To, Slot Size, No., Diameter, Tele/pipe size, Casing, Liner. Row for 186-226' perforations.

(8) WELL TESTS: Minimum testing time is 1 hour

Table with columns: Yield gpm, Drawdown, Drill Stem at, Time. Rows for 26 and 18 gpm tests.

Temperature of water 57 Depth Artesian Flow Found Was a water analysis done? By whom? Did any strata contain water not suitable for intended use? (explain) Depth of Strata:

ARROW DRILLING 503-538-4422

(9) LOCATION OF WELL by legal description:

County: Yamhill Latitude: Longitude: Township: 3S Range: 2W Section: 09 NE 1/4 NW 1/4 Tax Lot: 900 Lot: Block: Subdivision: Street Address of Well (or nearest address) nva, intersection of Springbrook/Bell Roads Newberg

(10) STATIC WATER LEVEL:

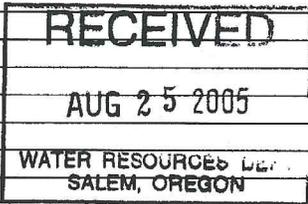
54 Ft. below land surface Date 6/17/05 Artesian pressure lb. per sq. in. Date

(11) WATER BEARING ZONES:

Table with columns: From, To, Est. Flow Rate, SWL. Rows for 92-172 and 205-226 zones.

(12) WELL LOG:

Table with columns: Material, From, To, SWL. Lists soil layers from top soil to bore hole caved in from.



Date Started: 6/9/05 Completed: 6/17/05

(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

WVC Number Signed Date

(bonded) Water Well Constructor Certification:

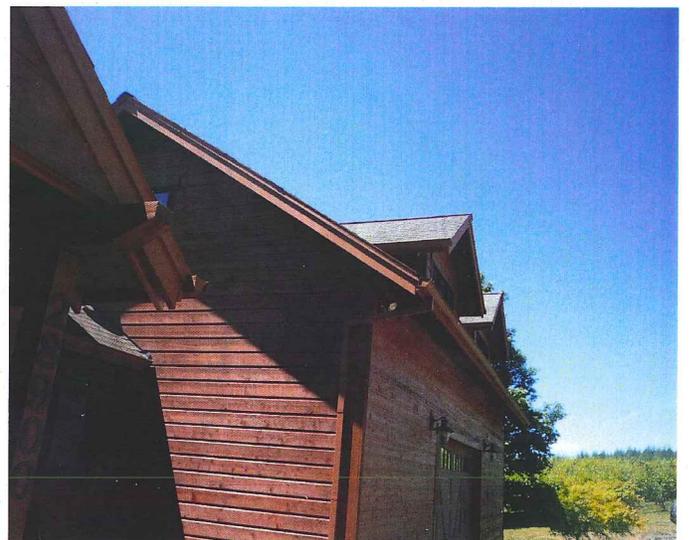
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

WVC Number 1483 Signed Date 6/20/05

I. ADDITIONAL SITE PHOTOS



I. ADDITIONAL SITE PHOTOS







**Professional
Laboratory
Services**

13035 SW Pacific Hwy.
Tigard, OR 97223
Tel.: (503) 639-9311 Fax: (503) 684-1588

ANALYSIS REPORT
ORELAP Accredited Lab#: OR-100013

Reported: 06/24/2015
Sampled: 06/11/15 07:20
Received: 06/12/15
Sampled By: JS/LAB
Work Order: 5163002

C EVA Architecture
L Attn: Ned Valvoda
I 333 NW 5th Ave.
E Portland OR, 97209
N Phone: (503) 709-7575
T

Project: -
PO #: -
Project #: N/A
Sampling Location: Pressure Tank Outlet
Sample Matrix: Drinking Water

Lab Number	Sample Name								
5163002-01	Well Water Supply								
Metals (Total)	Method	Units	Result	MRL	EPA MCL	Secondary Standard*	Analysis Date/ Time		
<i>Iron</i>	SM3111B	mg/L	1.01	0.050	-	0.3	06/22/15 12:43		
<i>Manganese</i>	SM3111B	mg/L	ND	0.025	-	0.05	06/24/15 13:13		
<i>Silica</i>	EPA 370.1	mg/L	42**	1.0	-		06/16/15 12:10		
<i>Sodium</i>	SM3111B	mg/L	7.5	0.1	-	20	06/17/15 10:42		
Wet Chemistry	Method	Units	Result	MRL	EPA MCL	Secondary Standard*	Analysis Date/ Time		
<i>Hardness</i>	EPA 130.2	mg/L	20.0***	4.00	-	250	06/15/15 15:20		
<i>pH</i>	EPA 150.1	pH Units	6.3		-	5.5 - 8.5	06/12/15 08:00 ^R		
<i>Total Dissolved Solids</i>	EPA 120.1	mg/L	38	1	-	500	06/15/15 15:00		
5163002-02	Well Water Supply								
Metals (Total)	Method	Units	Result	MRL	EPA MCL	Secondary Standard*	Analysis Date/ Time		
[†] <i>Lead</i>	EPA 200.9	mg/L	ND	0.002	0.015		06/17/15 16:08		

ND = None detected **MRL** = Minimum Reporting Limit **MCL** = Maximum Contamination Limit
R Sample exceeded hold time and was analyzed per customer request.

[†] This analysis conforms to NELAC standards.

*This is a secondary standard and has no contaminant level. This is a guideline that is associated with aesthetic effects such as staining of plumbing fixtures, tastes, and odors.

**The Silica content of natural water most commonly is in the 1-30 mg/L range, although concentrations as high as 100 mg/L are not unusual.

*** 80-100 mg/L is considered medium hard.

Approved by: _____

Scott Dickman
Lab Director