



NOTICE OF DECISION

Newberg Dundee Police Department Public Safety Building Carport – Design Review –
DR220-0003

April 29, 2020

City of Newberg
Attn: Mike Conway
414 E First St.
Newberg, OR 97132

Dear Mr. Conway,

The Newberg Community Development Director has approved the proposed design review DR220-0003 for Newberg Dundee Police Department Public Safety Building carport located at 401 E Third Street. The approval is for a carport to cover seven parking spaces on the north end of Yamhill County Assessors Tax Map 3219AD Lots 12000, 11900 and 11901, and at the south end of Yamhill County Assessors Tax Map 3219AB Tax Lot 18000 subject to the conditions off approval located in Exhibit “B” of the attached staff report. A lot consolidation application, PLC20-0001, for planning and zoning purposes was approved which allowed the carport to be built across the aforementioned tax lots. The decision will become effective on May 13, 2020 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 \$541.80 to the Planning Division within 14 days of the date of this decision.

The deadline for filing an appeal is 4:30 pm on May 12, 2020

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.

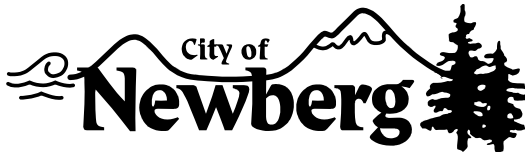
Please note that final building plans submitted for building permit review must comply with the attached conditions. You must comply with all conditions required through the design review process before final occupancy will be granted.

If you have any questions, please contact me at keith.leonard@newbergoregon.gov or 503-537-1215.

Sincerely,

A handwritten signature in blue ink, appearing to read "K Leonard".

Keith Leonard, AICP
Associate Planner
City of Newberg



DECISION AND FINDINGS
Newberg Dundee Police Department Public Safety Building Carport – Design Review –
DR220-0003

FILE NO: PLC20-0001

REQUEST: Site Design Review for a carport to be constructed over seven existing parking spaces for the Newberg-Dundee Police Department

LOCATION: 401 E Third Street

TAX LOT: Yamhill County Assessors Tax Map 3219AD Lots 12000, 11900 and 11901,
Yamhill County Assessors Tax Map 3219AB Tax Lot 18000

APPLICANT: City of Newberg

OWNER: City of Newberg

ZONING: C-3 (Central Business District), R-2 (Medium Density Residential) and R-3 (High Density Residential)

SUBDISTRICTS: CC (Civic Corridor Subdistrict), ACS (Airport Conical Surface Subdistrict)

Contents

Section I: Application Information..... 5

Section II: Findings – File DR20-0003..... 11

Design Review – Newberg Dundee Police Department Public Safety Building Carport..... 11

15.220.050 Criteria for design review (Type II process)..... 11

 (B)(1). Design compatibility.. 11

 (B)(2). Parking and On-Site Circulation.. 12

 15.440.010 Required off-street parking..... 12

 (B)(3). Setbacks and General Requirements..... 13

 15.415.020 Building height limitation..... 13

 15.415.030 Building height exemptions..... 13

 15.415.040 Public access required..... 14

 15.405.010 Lot area – Lot areas per dwelling unit..... 14

 15.405.020 Lot area exceptions..... 14

15.405.030 Lot dimensions and frontage.	15
15.410.010 General yard regulations.	16
15.410.020 Front yard setback.....	17
15.410.030 Interior yard setback.....	18
15.410.040 Setback and yard restrictions as to schools, churches, public buildings.....	19
15.410.050 Special setback requirements to planned rights-of-way.	19
15.410.060 Vision clearance setback.....	20
15.410.070 Yard exceptions and permitted intrusions into required yard setbacks.....	20
(B)(4) Landscaping Requirements.....	24
(B)(5) Signs.....	24
(B)(6) Manufactured Dwelling, Mobile Home and RV Parks.	24
(B)(7) Zoning District Compliance.....	25
(B)(8) Subdistrict Compliance.....	25
Chapter 15.340 Airport Overlay (AO) Subdistrict.....	25
Chapter 15.350 Civic Corridor Overlay (CC) Subdistrict.....	28
(B)(10) Traffic Study Improvements.....	31
Section III: Conditions of Approval – File DR20-0003	32
Attachment 1: Application Material.....	33

Section I: Application Information

- A. DESCRIPTION OF APPLICATION:** The applicant has proposed a new carport to be constructed over seven existing parking spaces for the Newberg-Dundee Police Department. The carport will be 77 feet long and 10 feet 2 inches tall at its highest point. The carport will be located just south of the existing Public Safety Building (PSB).

A lot consolidation, PLC20-0001, for planning and zoning purposes was processed at the same time as this design review application to allow construction of the carport across tax lot lines. The six lots that are proposed to be consolidated are Yamhill County Assessor's Map 3219AB, Tax Lot 18000 and Map 3219AD, Tax Lots 12000, 11900, 11901, 12100, and 12200. Tax lot 18000, where the PSB is located, has a split zoning of C-3 (Central Business District) and R-3 (High Density Residential). The other tax lots are zoned R-2 (Medium Density Residential). All tax lots are owned by the City of Newberg and are currently used for the Newberg Dundee Police Department employee and police vehicle parking. The applicants' narrative states "the lot consolidation is necessary to allow the construction of a carport over seven parking spaces with contiguous boundaries at the north end of Tax Lots 12000, 11900 and 11901, and at the south of Tax Lot 18000". The tax lots where the carport will be located will be referred to as the development site through this report. The development site consists of where the PSB is located and the tax lots south of the building. The Tualatin Valley Fire and Rescue (TVF&R), located at 414 E Second Street, shares tax lot 18000 with the Newberg Dundee Police Department Public Safety Building (PSB) located at 401 E Third Street. For the purpose of this report the TVF&R building portion of tax lot 18000 is not part of the development site.

SITE INFORMATION:

1. Location: 401 E Third Street



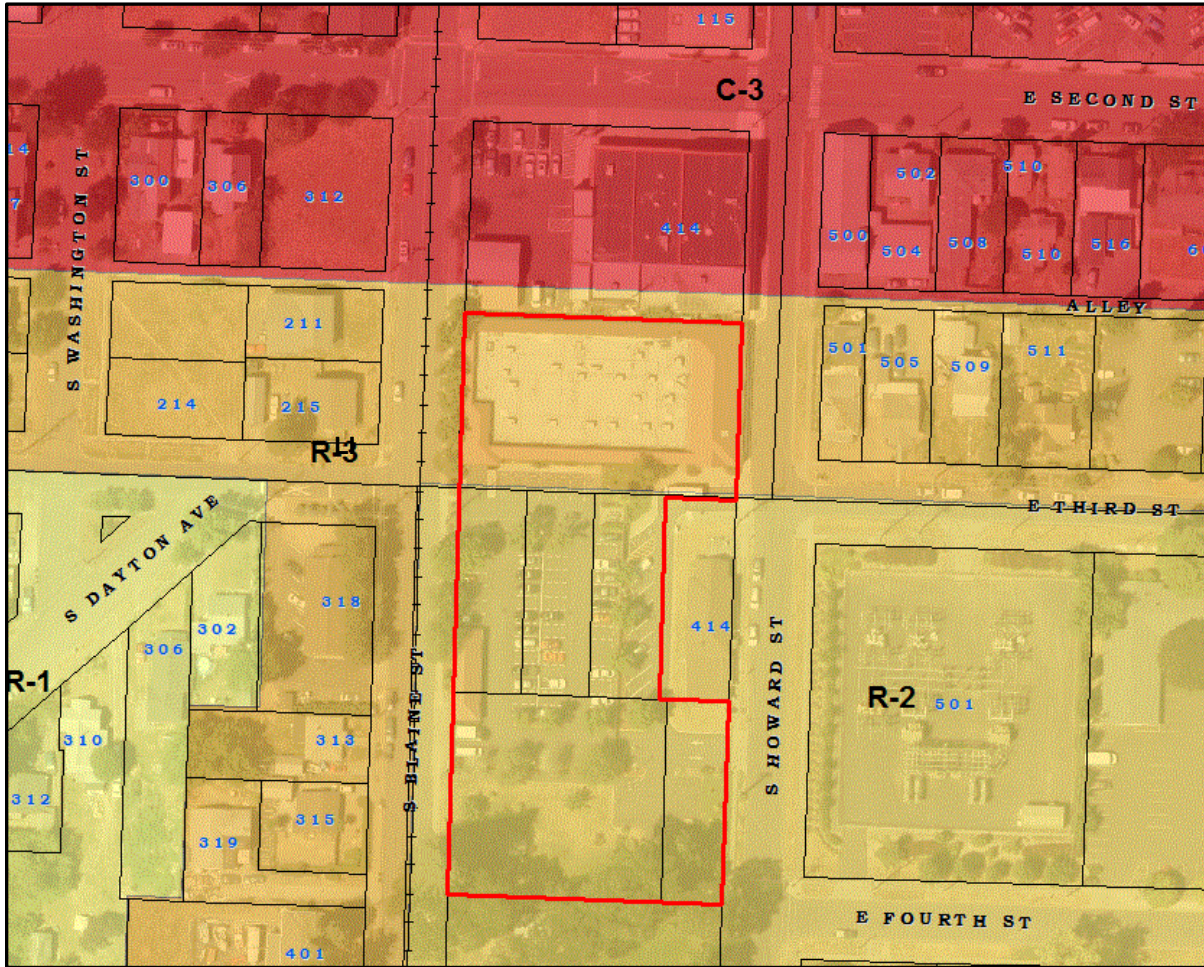
2. Size: Combined total lot size after consolidation: ± 2.49 acres
3. Topography: flat
4. Current Land Uses: Newberg Dundee Police Department Public Safety Building and parking lots
5. Natural Features: None

6. Adjacent Land Uses:



- a. North: Tualatin Valley Fire and Rescue (located on same tax lot) E Second Street.
- b. East: S Howard Street, PGE substation, single family, child daycare facility
- c. South: Memorial Park
- d. West: S Blaine Street, railroad tracks, apartments and single family homes

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



- a. North: Central Business District (C-3)
 - b. East: Medium Density Residential (R-2) and High Density Residential (R-3)
 - c. South: Medium Density Residential (R-2)
 - d. West: Low Density Residential (R-1) and High Density Residential (R-3)
8. Access and Transportation: The overall site has frontage on E Second Street, S Blaine Street and S Howard Street. E Second Street and S Blaine Street are classified as Major Collector streets. S Howard Street is classified as a local residential street. Driveway access to the project site is provided along S Howard Street. Driveway access to the overall site is also provided on E Second Street and S Blaine Street.

9. Utilities:

- a. Wastewater: There is an existing 15-inch public wastewater line in S Blaine Street and an 8-inch public wastewater line in S Howard Street documented in the City's GIS.
- b. Stormwater: There is an existing 10-inch stormwater line in S Blaine Street and a 12-inch stormwater line in S Howard Street documented in the City's GIS.
- c. Water: There is an existing 12-inch water line on E Second Street, a 4-inch water line in S Blaine Street and an 8-inch waterline in E Third Street documented in the City's GIS.
- d. Overhead Power Lines: There are existing overhead lines that run along the south side of the property. Any new connection to the property will need to be undergrounded. Existing overhead utilities required to be placed underground when relocated or for an addition or remodel requiring a Type II design review. See NMC 15.430.010 for exception provisions.

B. PROCESS: The Design Review requests is a Type II application that 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 to the Planning Commission.

Important dates related to this application are as follows:

1. 3/19/20: The Community Development Director deemed the application complete.
2. 3/31/20: The applicant mailed notice to the property owners within 500 feet of the site.
3. 3/31/20: The applicant posted notice on the site.
4. 4/14/20 The 14-day public comment period ended.
5. 4/29/20: The Community Development Director issued a decision on the application.

C. AGENCY COMMENTS: The application was routed to several public agencies for review and comment. 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. TVF&R: Reviewed; no conflict.
2. Frontier: Reviewed; no conflict.

3. ODOT Rail and Public Transit Division: Reviewed; no conflict, railroad line is abandoned and the project would have no influence on the safety of a rail crossing.

D. PUBLIC COMMENTS: No public comments have been submitted objecting to or supporting the proposed carport.

Section II: Findings – File DR20-0003
Design Review – Newberg Dundee Police Department Public Safety
Building Carport

15.220.050 Criteria for design review (Type II process).

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

Finding: The carport will be constructed of steel and be located south of the existing Newberg Dundee Police Department (NDPD) Public Safety Building (PSB). The proposed carport is designed to be functional more than for its pleasing visual aesthetics, however, the design is compatible with the design of the existing PSB. The applicants' narrative states the proposed carport is of "a design compatible with existing structures in the surrounding area and within this overlay zone." The proposed carport will be 77 feet long with a covered roof width of 25 feet. The roof of the carport will be 9 feet 10 inches tall at its lowest point to the south and 10 feet 2 inches tall at the highest point to the north. No color description of the carport was submitted with the application so the applicant must use earth tone paint colors that will match the existing PSB and submit the proposed colors with the building permit application. The façade of the existing PSB facing S Blaine Street and S Howard Street is constructed of a lower band of unpainted gray cinder block with a larger band of brownish-red painted brick that is topped with a band of tan brick. The metal mansard roof of the PSB matches the large band of brownish-red brick of the building façade. The PSB was originally approved in 1997 through the design review process (Newberg File DR-97-90).

There is existing landscaping around the PSB development site that was approved through the design review process in 1997 (DR-97-90). The sidewalk along S Blaine Street is curb-tight with street trees planted between the sidewalk and building. A chain link fence with green slats screens the PSB employee parking area from surrounding properties. The entire parking lot to the south of the building is enclosed with the chain link fence and only accessible by a locked gate. Mature bushes and trees planted along the perimeter of the parking lot fence provides additional parking lot screening.

West of the proposed carport location across S Blaine Street is a two-story apartment building and single family homes. To the east of the proposed carport is S Howard Street and a PGE substation. To the south of the proposed carport is Memorial Park. No signage is being proposed as part of this application. Considering the existing PSB architecture, building materials and roof design, a carport will be compatible with the existing architecture of the area and will be screened by fencing and existing landscaping. Only the upper portions and roof may be visible from S Blaine Street and may not be visible at all from S Howard Street due to obscuring landscaping and a greater distance to the street.

The applicant is not proposing any new signage as part of this design review application.

The criterion will be met with adherence to the aforementioned condition of approval.

(B)(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: The applicants' narrative states that "this application is for a site design review of a new carport to cover seven existing parking spaces for the City of Newberg Public Safety Building. Modification of the existing parking lot design is not requested. This criterion does not apply." The Carport will be constructed and placed to cover the existing 7 parking spaces where police cruisers generally park. City Staff concur with the applicants' finding and the PSB will continue to meet the requirements of NMC 15.440.010.

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.

Finding: The subject properties are zoned C-3, R-2 and R-3, this criterion is not applicable.

B. Off-street parking is not required in the C-3 district, except for:

- 1. Dwelling units meeting the requirements noted in NMC 15.305.020.**
- 2. New development which is either immediately adjacent to a residential district or separated by nothing but an alley.**

Finding: Tax Lot 18000 has both the Newberg Dundee Police Department Public Safety Building and TVF&R Fire Station and has split zoning of R-3 and C-3. The applicant is not proposing any residential dwelling units and the portion of the tax lots that will have the carport constructed are zoned R-3. These criteria are not applicable to the proposed carport.

C. Within the C-4 district, the minimum number of required off-street parking spaces shall be 50 percent of the number required by NMC 15.440.030, except that no reduction is permitted for residential uses.

Finding: The subject properties are zoned C-3, R-2 and R-3, this criterion is not applicable.

D. All commercial, office, or industrial developments that have more than 20 off-street parking spaces and that have designated employee parking must provide at least one preferential carpool/vanpool parking space. The

preferential carpool/vanpool parking space(s) must be located close to a building entrance.

Finding: The applicant is not changing the existing number of parking spaces serving PSB, this criterion is not applicable.

(B)(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 15.405.060 dealing with lot requirements and 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.

Finding: The site is zoned Central Business (C-3), Medium Density Residential (R-2), High Density Residential (R-3) and is also located within the Airport Conical Surface and Civic Corridor Subdistricts.

This section of the NMC is met because the requirement of Sections 15.415.010 through 15.415.060 dealing with height restrictions and public access, 15.405.010 through 15.405.060 dealing with lot requirements and 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance and yard requirements have been met. Discussion of how the proposed carport meets requirements of aforementioned sections of the NMC follows discussion of this section of the design review criteria.

15.415.020 Building height limitation.

B. Commercial and Industrial.

2. In the AI, C-2, C-3, M-1, M-2, and M-3 districts there is no building height limitation, except, where said districts abut upon a residential district, the maximum permitted building height shall not exceed the maximum building height permitted in the abutting residential district for a distance of 50 feet from the abutting boundary.

Finding: The subject property is zoned C-3, R-2 and R-3 and abuts property zoned C-3, R-2 and R-3 to zoned property to the north, south, east and west. To the north the property is zoned C-3, which has no height restrictions other than those related to Sportsman's Airpark. To the west is R-3, which has a maximum allowable building height of 30 feet. Property across S Blaine St and the abandoned railroad tracks. To the south Memorial Park is zoned R-2. To the east property is zoned R-3, maximum allowable building height of 45 feet, and R-1. The maximum height of the carport, considered an accessory structure, is 10 feet 2 inches. The height of the proposed carport is well under the maximum height of 30 and 45 feet. The applicant is not proposing any change in height to the existing PSB. This criterion is 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: The applicant is not requesting a building height exemption, this section of the NMC is not applicable.

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 MC 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 proposed structure will be located on the interior of the lots and enclosed by a fence. The fenced area is only for employee and police vehicle parking and is not accessible by the general public. The proposed structure directly abuts and will utilize access to S Blaine Street and S Howard Street. No new streets are being proposed as part of this application. This criterion of the NMC is met.

15.405.010 Lot area – Lot areas per dwelling unit.

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

3. In the AI, AR, C-1, C-2, and C-3 districts, each lot or development site shall have a minimum area of 5,000 square feet or as may be established by a subdistrict.

Finding: Tax lot 18000, shared by the PSB and TVF&R Fire Station, has a portion of the lot that is zoned C-3 and, per the NMC, requires 5,000 square foot minimum lot area. The subject properties are pre-existing tax lots. The C-3 zoned tax lot, 18000, has an area of 54,975 square feet.

This criterion of the NMC is met.

15.405.020 Lot area exceptions.

The following shall be exceptions to the required lot areas:

A. Lots of record with less than the area required by this code.

B. Lots or development sites which, as a process of their creation, were approved in accordance with this code.

C. Planned unit developments, provided they conform to requirements for planned unit development approval.

Finding: The applicant is not requesting a lot area exception, these criteria are not applicable.

15.405.030 Lot dimensions and frontage.

A. Width. Widths of lots shall conform to the standards of this code.

B. Depth to Width Ratio. Each lot and parcel shall have an average depth between the front and rear lines of not more than two and one-half times the average width between the side lines. Depths of lots shall conform to the standards of this code. Development of lots under 15,000 square feet are exempt from the lot depth to width ratio requirement.

Finding: The applicant is not proposing any change to the pre-existing tax lots.

This criterion is not applicable.

C. Area. Lot sizes shall conform to standards set forth in this code. Lot area calculations shall not include area contained in public or private streets as defined by this code.

Finding: The applicant is not proposing any change to the pre-existing tax lots.

This criterion is not applicable.

D. Frontage.

1. No lot or development site shall have less than the following lot frontage standards:

a. Each lot or development site shall have either frontage on a public street for a distance of at least 25 feet or have access to a public street through an easement that is at least 25 feet wide. No new private streets, as defined in NMC 15.05.030, shall be created to provide frontage or access except as allowed by NMC 15.240.020(L)(2).

Finding: The subject properties have frontage on S Blaine Street, S Howard Street and E Second Street. The development site is not accessible from E Second Street but is accessible from both S Blaine Street and S Howard Street. The development site for both frontages of S Blaine Street and S Howard Street is approximately 430 feet. Both frontages far exceed the required frontage distance of 25 feet.

This criterion is met.

2. The above standards apply with the following exceptions:

- a. Legally created lots of record in existence prior to the effective date of the ordinance codified in this code.**
- b. Lots or development sites which, as a process of their creation, were approved with sub-standard widths in accordance with provisions of this code.**
- c. Existing private streets may not be used for new dwelling units, except private streets that were created prior to March 1, 1999, including paving to fire access roads standards and installation of necessary utilities, and private streets allowed in the airport residential and airport industrial districts.**

Finding: The aforementioned exceptions are not required because the applicant meets the frontage requirement of Section 15.405.020(D)(1)(a).

15.410.010 General yard regulations.

- A. No yard or open space provided around any building for the purpose of complying with the provisions of this code shall be considered as providing a yard or open space for any other building.**
- B. No yard or open space on adjoining property shall be considered as providing required yard or open space for another lot or development site under the provisions of this code.**
- C. No front yards provided around any building for the purpose of complying with the regulations of this code shall be used for public or private parking areas or garages, or other accessory buildings, except as specifically provided elsewhere in this code.**
- D. When the common property line separating two or more contiguous lots is covered by a building or a permitted group of buildings with respect to such common property line or lines does not fully conform to the required yard spaces on each side of such common property line or lines, such lots shall constitute a single development site and the yards as required by this code shall then not apply to such common property lines.**
- E. Dwellings Where Permitted above Nonresidential Buildings. The front and interior yard requirements for residential uses shall not be applicable; provided, that all yard requirements for the district in which such building is located are complied with.**
- F. In the AI airport industrial district, clear areas, safety areas, object-free areas, taxiways, parking aprons, and runways may be counted as required yards for a building, even if located upon an adjacent parcel.**
- G. In the AR airport residential district, clear areas, safety areas, object-free areas, taxiways, parking aprons, and runways may be counted as required yards for a building, if located upon an adjacent parcel. [Ord. 2647, 6-5-06; Ord. 2451, 12-2-96. Code 2001 § 151.550.]**
- C. Industrial. All lots or development sites in the M-1, M-2 or M-3 districts shall have a front yard of 20 feet. Lots or development sites in the AI district shall have a front yard of 10 feet. Lots or development sites in the M-4 district shall**

have a front yard of 20 feet where abutting Highway 219, arterials, and collectors, and a front yard of 10 feet along other streets.

Finding: The applicant is not proposing any change to the pre-existing tax lots so there will be no impact on yard requirements. The carport will be constructed over 7 existing parking spaces that are located just south of the existing PSB.

These criteria are not applicable.

15.410.020 Front yard setback.

A. Residential (see Appendix A, Figure 10).

- 1. AR, R-1 and R-2 districts shall have a front yard of not less than 15 feet. Said yard shall be landscaped and maintained.**
- 2. R-3 and RP districts shall have a front yard of not less than 12 feet. Said yard shall be landscaped and maintained.**
- 3. The entrance to a garage or carport, whether or not attached to a dwelling, shall be set back at least 20 feet from the nearest property line of the street to which access will be provided. However, the foregoing setback requirement shall not apply where the garage or carport will be provided with access to an alley only.**

Finding: The development site has frontage along both S Blaine Street and S Howard Street. The carport will be setback from S Blaine Street a distance of 30 feet and 97 feet from S Howard Street. Front yard setbacks within the R-2 require 15 feet to the buildings and 20 feet for entrances to carports required for property that is zoned R-2. R-3 zoned property has a minimum front yard setback of 12 feet. The carport will be setback from S Blaine Street a distance of 30 feet and 97 feet from S Howard Street, which far exceeds the required setbacks in the R-2 and R-3 zoning districts. The carport will be oriented so that vehicles will not have direct access to either S Blaine Street or S Howard Street. Vehicles will have to enter a fenced and gated area in order to park underneath the carport.

These criteria are met.

B. Commercial.

- 3. All lots or development sites in the C-3 district shall have no minimum front yard requirements. The maximum allowable front yard shall be 20 feet. In the case of a through lot with two front yards, at least one front yard must meet the maximum setback requirement. In the case of three or more front yards, at least two front yards must meet the maximum setback requirements. No parking shall be allowed in said yard. Said yard shall be landscaped and maintained.**

Finding: The carport is considered a detached accessory structure. The location of the carport will be on pre-existing tax lots and both setbacks of 30 feet from S Blaine Street and 97 feet from S Howard Street to the development site. Tax lot 18000 has split zoning of C-3 and R-3. The carport will not be located on the portion of tax lot 18000 that is zoned C-3. These criteria are not applicable because the carport will be constructed on property zoned R-3.

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: There would only be one interior yard setback to the south of the development site due to there being three road frontages bordering tax lot 18000 and the development site. The setback to Memorial Park, zoned R-2, is located to the south and the carport will be setback at least 290 feet from the shared property line.

This criterion is met.

B. Commercial.

- 2. All lots or development sites in the C-3 district shall have no interior yard requirements.**

Finding: The development site has mixed zoning of R-2 and R-3. There is a portion of tax lot 18000 that is zoned C-3 but this is not the location where the carport is being proposed to be constructed.

This section of the NMC is not applicable because the proposed carport will be located on property zoned R-2 and R-3.

C. Industrial. All lots or development sites in the AI, M-1, M-2, M-3, and M-4 districts shall have no interior yards where said lots or development sites abut property lines of commercially or industrially zoned property. When interior lot lines of said districts are common with property zoned residentially, interior yards of not less than 10 feet shall be required opposite the residential districts.

Finding: This section of the NMC is not applicable because the subject property are zoned C-3, R-2 and R-3 is not an industrially zoned tax lot.

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

Finding: This section of the NMC is not applicable because the subject property are zoned C-3, R-2 and R-3 is not an Institutional or Community Facility zoned tax lot.

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.

Finding: The PSB is a public building, although the location of the proposed carport is not accessible to the general public. The location of the proposed carport will be no closer than 30 feet to the property lines.

This section of the NMC is met.

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

A. Yard Requirements for Property Abutting Partial or Future Street Rights-of-Way.

1. Except as provided in subsection (A)(2) of this section, no building shall be erected on a lot which abuts a street having only a portion of its required width dedicated, unless the yards provided and maintained in connection with such building have a width and/or depth needed to complete the street width plus the width and/or depths of the yards required on the lot by this code.

2. Where a comprehensive plan street design or a future street plan exists, the placement of buildings and the establishment of yards where required by this code shall relate to the future street boundaries as determined by said plans.

B. Planned Street Right-of-Way Widths. Planned street right-of-way widths are established as indicated in subsection (C) of this section for the various categories of streets shown in the transportation system plan.

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.

Exceptions to the above five classifications are shown in the transportation system plan.

D. The centerline of planned streets shall be either the officially surveyed centerline or a centerline as on a precise plan. In the event of conflict between the two, the latter-described line shall prevail. In all other cases, a line midway between properties abutting the right-of-way shall be the centerline for the purposes of this code.

Finding: These criteria are not applicable because there are no future planned rights-of-ways that are part of this application or being planned for adjacent properties.

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 location of the proposed carport is not directly accessed from either S Blaine Street or S Howard Street frontages, therefore vision clearance requirements are not applicable.

15.410.070 Yard exceptions and permitted intrusions into required yard setbacks.

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

A. Depressed Areas. In any district, open work fences, hedges, guard railings or other landscaping or architectural devices for safety protection around depressed ramps, stairs or retaining walls may be located in required yards;

provided, that such devices are not more than three and one-half feet in height.

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

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

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

Finding: The proposed carport will be located on property that is zoned R-2 and R-3. There will be no projecting features from this accessory structure that will encroach into any of the required yard setbacks.

This section of the NMC is not required.

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 6 foot high fencing enclosing the parking area is preexisting, located in the front yards along S Blaine Street and S Howard Street and installed on R-2 zoned property. Fences in residential zoned in front yards are not supposed to exceed 4 feet. It is unclear if the fence height was approved as part of the original design review approval or considered a legal non-conforming structure. There is no proposal for any new walls or fences.

These criteria are 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:

a. Not to exceed eight feet in height. Located or maintained in any interior yard except where the requirements of vision clearance apply. 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 an eight-foot fence on the property line.

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

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

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

Finding: The location of the previously existing fencing is not located in commercial or industrial districts. The fencing is located on property that is zoned R-2 and R-3.

These criteria are not applicable.

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

1. In any district, service drives or accessways providing ingress and egress shall be permitted, together with any appropriate traffic control devices in any required yard.

Finding: There is no change being proposed to parking or service drives within the development site. The location of the carport will cover pre-existing parking spaces.

This criterion is not applicable.

2. In any residential district, public or private parking areas and parking spaces shall not be permitted in any required yard except as provided herein:

a. Required parking spaces shall be permitted on service drives in the required front yard in conjunction with any single-family or two-family dwelling on a single lot.

b. Recreational vehicles, boat trailers, camperettes and all other vehicles not in daily use are restricted to parking in the front

yard setback for not more than 48 hours; and recreational vehicles, boat trailers, camperettes and all other vehicles not in daily use are permitted to be located in the required interior yards.

c. Public or private parking areas, parking spaces or any building or portion of any building intended for parking which have been identified as a use permitted in any residential district shall be permitted in any interior yard that abuts an alley, provided said parking areas, structures or spaces shall comply with NMC 15.440.070, Parking tables and diagrams (Diagrams 1 through 3).

d. Public or private parking areas, service drives or parking spaces which have been identified as a use permitted in any residential district shall be permitted in interior yards; provided, that said parking areas, service drives or parking spaces shall comply with other requirements of this code.

Finding: The development site is located on R-2 and R-3 property. All The applicant is not proposing any new parking or changing the existing parking areas. All existing parking areas are located in interior yards and not front yards.

These criteria are not applicable or are met.

3. In any commercial or industrial district, except C-1, C-4 and M-1, public or private parking areas or parking spaces shall be permitted in any required yard (see NMC 15.410.030). Parking requirements in the C-4 district are described in NMC 15.352.040(H).

Finding: The carport will not be located within any required yard. The development site is zoned R-2 and R-3 and is not located in a commercial or industrial site. A portion of tax lot 18000 is zoned C-3 but this is not located where the proposed carport will be constructed. Additionally, C-3 zoned property is exempt from yard requirements as described in Sections 15.410.020(B) and 15.410.030(B).

This criterion is not applicable because the development site is zoned R-2, R-3 and the parking areas will not be located within any required yard.

4. In the I district, public or private parking areas or parking spaces may be no closer to a front property line than 20 feet, and no closer to an interior property line than five feet.

Finding: This criterion is not applicable because the subject properties are zoned R-2, R-3 and C-3 and are not zoned as I or Institutional.

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 and at this time there is not another governmental entity proposing a public transit shelter within the project area.

G. Hangars within the AR airport residential district may be constructed with no yard setbacks to property lines adjacent to other properties within the airport residential or airport industrial districts.

Finding: This criterion is not applicable because there are no hangars being proposed and the subject properties are not within the AR Airport Residential District.

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

Finding: The proposed carport location is screened by fencing, trees and shrubs. . The PSB landscaping was approved in 1997 through the design review process (Newberg File DR-97-90). The applicants' narrative state "This application is for a lot consolidation and site design review for a new carport over seven existing parking spaces and alterations affecting the existing landscaping are not requested." No new landscaping will be required because the pre-existing landscaping adequately screens the proposed carport.

The criterion is met.

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

Finding: The applicant is not proposing any new signage.

This criterion is not applicable.

(B)(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 being proposed.

(B)(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: Police stations are considered to be an “emergency services” use and the zoning table lists these uses as being permitted by right in all zoning districts. The carport is considered an accessory structure to the PSB and is also permitted by right in the C-3, R-2 and R-3 zoning districts.

This criterion is met.

(B)(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.*

Chapter 15.340 Airport Overlay (AO) Subdistrict
15.340.010 Purpose.

A. *In order to carry out the provisions of this airport overlay subdistrict, there are created and established certain zones which include all of the land lying beneath the airport imaginary surfaces as they apply to Sportsman Airpark in Yamhill County. Such zones are shown on the current airport overlay zone map and the displaced threshold approach surface map, prepared by the Newberg engineering department (see Appendix B, Maps 2 and 3).*

B. *Further, this overlay zone is intended to prevent the establishment of air space obstructions in airport approaches and surrounding areas through height restrictions and other land use controls as deemed essential to protect the health, safety and welfare of the people of the City of Newberg and Yamhill County.*

15.340.020 Permitted uses within the airport approach safety zone.

The following uses are permitted:

A. *Single-family dwellings, mobile homes, duplexes and multifamily dwellings, when located greater than 3,000 feet from the displaced threshold and when authorized in the primary zoning district, provided the landowner signs and records in the deed and mortgage records of Yamhill County a hold harmless agreement and avigation and hazard easement and submits them to the airport sponsor and the planning and building department.*

B. All uses permitted in the primary zoning district, provided the use does not create the following:

- 1. Electrical interference with navigational signals or radio communication between the airport and aircraft.**
- 2. Visual interference which would make it difficult for pilots to distinguish between airport lights or other lighting.**
- 3. Impairment of visibility.**
- 4. Bird strike hazards.**
- 5. Endangerment or interference with the landing, taking off or maneuvering of aircraft intending to use the airport.**
- 6. Population densities which exceed the following limitations:**

Permitted Density Table	
Distance from the Displaced Threshold	Occupant Load (Gross Sq. Ft. of Building per Person)
Less than 1,500 ft.	125 sq. ft.
1,501 – 2,000 ft.	30 sq. ft.
Greater than 2,000 ft.	15 sq. ft.

C. Roadways, parking areas and storage yards located in such a manner that vehicle lights will not make it difficult for pilots to distinguish between landing lights and vehicle lights or result in glare, or in any way impair visibility in the vicinity of the landing approach. Approach surfaces must clear these by a minimum of 15 feet.

15.340.030 Conditional uses within the airport approach safety zone.

The following uses are conditional uses and shall be processed through the Type III procedure:

A. All uses permitted as conditional uses within the primary zoning district, provided the use does not create the following:

- 1. Electrical interference with navigational signals or radio communication between the airport and aircraft.**
- 2. Visual interference which would make it difficult for pilots to distinguish between airport lights or other lighting.**

3. *Impairment of visibility.*
4. *Bird strike hazards.*
5. *Endangerment or interference with the landing, taking off or maneuvering of aircraft intending to use the airport.*
6. *Population densities which exceed the standards listed in NMC 15.340.020(B)(6).*

B. Any use, building, or structure which is otherwise permitted and is within the height limits of the displaced threshold approach surface but exceeds the height limits of the airport approach safety zone. The sole criteria for approval of such uses are as follows:

1. *The use shall not create any of the conditions or hazards listed in subsection (A) of this section.*
2. *The landowner shall sign and record in the deed and mortgage records of Yamhill County a hold harmless agreement and avigation and hazard easement and submit them to the airport sponsor and the planning and building director or designee.*
3. *The use, building or structure shall be marked with lights as required by the State Aeronautics Division. The lights shall be installed and maintained by the applicant.*

15.340.040 Procedures.

A. Development Permits. An application for a development permit for any permitted use within the airport approach safety zone or the displaced threshold approach surface zone which is subject to site design review as required by NMC 15.220.010 et seq. and shall include the following information:

1. *The boundaries of the airport imaginary surfaces as they relate to property boundary lines; and*
2. *The location and height of all existing and proposed buildings, structures, utility lines and roads; and*
3. *A statement from the Oregon Aeronautics Division indicating whether the proposed use will interfere with operation of the landing facility.*

B. FAA Notice Required. To meet the requirements of Federal Aviation Regulations Part 77, FAA Form 7460-1, Notice of Proposed Construction or Alteration, must be submitted for any construction or alteration of greater height than an imaginary surface extending outward and upward at a slope of 50 to one for a horizontal distance of 10,000 feet from the nearest point of the nearest runway of the airport. Notice is not required for construction or alteration that is shielded by existing structures or terrain as defined in Section 77.15 of Part 77 of the Federal Aviation Regulations. [Ord. 2451, 12-2-96. Code 2001 § 151.453.]

15.340.050 Limitations.

A. To meet the standards and reporting requirements established in FAA Regulations, Part 77, no structure shall penetrate into the airport imaginary surfaces as defined in this code except as provided in NMC 15.340.030(B).

B. High density public uses as defined in this code shall not be permitted in the airport approach safety zone or the displaced threshold approach surface zone.

C. Following July 1990, if FAA funds are used by the city to improve or enhance the airport, new structures, buildings and dense uses shall be prohibited in the runway protection zone consistent with federal requirements.

D. Whenever there is a conflict in height limitations prescribed by this overlay zone and the primary zoning district, the lowest height limitation fixed shall govern; provided, however, that the height limitations here imposed shall not apply to such structures customarily employed for aeronautical purposes.

E. No glare-producing materials shall be used on the exterior of any structure located within the airport approach safety zone.

F. In noise-sensitive areas (within 1,500 feet of an airport or within established noise contour boundaries of 55 Ldn and above for identified airports) where noise levels are a concern, a declaration of anticipated noise levels shall be attached to any building permit or development approval. In areas where the noise level is anticipated to be 55 Ldn and above, prior to issuance of a building permit for construction of noise-sensitive land use (real property normally used for sleeping or normally used as schools, churches, hospitals, or public libraries) the permit applicant shall be required to demonstrate that the indoor noise level will not exceed 55 Ldn. The director will review building permits for noise-sensitive developments.

Finding: The subject property is over 5,600 linear feet from the Sportsman Airpark runway. The proposed carport will have a maximum height of 10 feet 2 inches, which will not pose any hazard to aircraft.

These criteria do not apply due to the distance from the runway being over 5,600 linear feet from the development site and the carport will be 10 feet 2 inches in height and not pose any hazard to aircraft.

Chapter 15.350 Civic Corridor Overlay (CC) Subdistrict

15.350.030 Permitted buildings and uses. All uses permitted in the underlying primary district are permitted within the CC subdistrict except as follows:

A. In addition to the buildings and uses permitted conditionally in NMC 15.305.020, the planning commission may grant a conditional use permit for any of the following buildings and uses in accordance with a Type III procedure:

- 1. Facilities which exist for the purpose of providing for the temporary care and/or lodging of adult indigent persons.**
- 2. Hospitals.**

B. The following uses are prohibited within the CC subdistrict:

- 1. Automobile sales, new and used.**
- 2. Car washes, coin-operated or mechanical.**
- 3. Garages, repair.**
- 4. Service stations.**
- 5. Recreational marijuana producer and recreational marijuana processor.**

6. Recreational marijuana wholesalers and retailers.

7. Medical marijuana dispensaries and wholesalers.

Finding: Section 15.305.020 permits police stations and accessory buildings or structures by right in the R-2 and R-3 zoning districts. The applicant is not requesting the establishment of a conditional use.

These criteria are met.

15.350.060 Development standards.

In addition to the standards of NMC 15.220.080, the following development standards shall apply to new development or redevelopment within the civic corridor overlay subdistrict.

A. Elements of the Street-Facing Facade.

1. Base, Field, and Crown. For new or redeveloped buildings, all street-facing facades shall be clearly divided into three separate elements: base, field and crown. Separations shall be made by changes in material or by shifts in the depth of the facade. Merely painting the facade different colors without some other physical delineation is not sufficient. For new or redeveloped buildings, elements of the street-facing facade shall comply with the standards below:

a. Base. The base of the facade shall be a maximum of four feet for single-story buildings, a maximum of one story for two- to four-story buildings, and a maximum of two stories for buildings greater than four stories. Bases shall be expressed in heavier appearing materials (e.g., stone or brick) and have a more horizontal emphasis.

b. Field. The field of a facade is all the floors between the base and the crown. The field element shall be expressed as a series of repetitive vertical elements that include windows, pilasters and trim.

c. Crown. The crown can be expressed as part of the top floor of the building or as a decorative cornice. Crowns shall be more elaborate than the field element of the facade and shall incorporate detailed elements that articulate the top of the building.

B. Street-Facing Facade Articulation.

1. Detail at First Floor. Buildings that have highly detailed ground floors contribute significantly to the pedestrian experience. To accomplish this desirable characteristic, ground-floor elements like window trim, pilaster ornamentation, the texture of the base material, and even whimsical sculptural pieces embedded in the facade like busts or reliefs are highly encouraged. Especially desirable are details that relate to the history or culture of the surrounding region.

2. Cornice Treatment. Flat-roof buildings shall have cornices. Cornices shall have a combined width plus depth of at least three feet. An additional one foot shall be added to this required total for every story above one.

C. Street-Facing Windows – Depth of Windows. Windows shall be recessed at least three inches from the general plane of the facade. This creates shadow lines and visual interest, giving the facade the perception of depth. Depth in

the facade promotes the perception of high quality and durable construction, and contributes to the district's historic character.

D. Street-Facing Facade Materials.

1. Dominant Material. All facades shall be comprised primarily of brick. The color of the brick shall be a reddish-brown of generally the same tonal quality as the existing brick buildings within the civic corridor. When used as a veneer material, the brick must be at least two and one-half inches thick. Additional materials are allowed as accents.

2. Allowed Accent Materials. Allowed accent materials include horizontal wood and cementitious lap siding, horizontal board and batten siding, shingles, shakes, and copper or brass. Lap siding, shingles, and shakes shall leave exposed a maximum of six inches to the weather. In board and batten siding, battens shall be spaced at most eight inches on center. In addition, rusticated concrete block, or stone masonry is allowed, but when used as a veneer material, it must be at least two and one-half inches thick. Cement based stucco is allowed.

3. Changes in Material. Brick street-facing facades shall return at least 18 inches around exposed side walls.

Finding: The applicant is proposing an accessory structure that will be located within a fully enclosed and screened parking area. No new building is being proposed.

These criteria are not applicable.

E. Signage Standards. In addition to the C-3 signage requirements of NMC 15.435.010 through 15.435.120, to encourage the historic character of the civic corridor as described in NMC 15.350.010, sign lettering within the civic corridor shall not exceed 12 inches in height, and signs shall include at least one of the following elements:

- 1. The sign includes a frame, background or lettering in copper, bronze or brass in natural finishes, comprising at least five percent of the sign face.***
- 2. The sign is a freestanding brick monument sign.***
- 3. The sign lettering is in a raised relief, and is constructed of either naturally finished metal or white-painted wood (or material that appears to be wood).***
- 4. The sign lettering is engraved in either metal or masonry.***
- 5. The sign is attached to a mounting bracket and allowed to swing freely.***

Finding: The applicant is not proposing any new signage as part of this application.

These criteria are not applicable.

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.

Finding: The applicant is proposing a new detached accessory structure. The City Engineering Division, the department that oversees roadway frontage and utility improvements, reviewed the proposed carport and did not make any recommendations addressing this section of the NMC and no conditions of approval were recommended.

This section of the NMC is not applicable for the proposed carport.

(B)(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)(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: This application is for a lot consolidation and carport addition to existing parking spaces. No new trips will result for the construction of the proposed carport. A traffic study is not required.

This criterion does not apply.

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

Section III: Conditions of Approval – File DR20-0003
Design Review – Newberg Dundee Police Department Public Safety Building Carport

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:
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. **Design Review:**
 - a. Applicant must use earth tone paint colors that will match the existing PSB and submit the proposed colors with the building permit application.

B. THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO OCCUPANCY

1. **Design Review Conditions:** Contact the Planning Division (503-537-1240) to verify that all design review conditions have been completed.
2. **Site Inspection:** Contact the Building Division (503-537-1240) for Building, Mechanical, and Plumbing final inspections. Contact the Fire Department (503-537-1260) 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.

Attachment 1: Application Material



March 9, 2020

Keith Leonard, AICP
City of Newberg
Community Development Department
P.O. Box 970
Newberg, OR 97132

**RE: City of Newberg Public Safety Building Police Carport Project
PLC20-0001/DR220-0003 Incompleteness Response**

Dear Keith:

Please accept this letter and the accompanying material as our complete response to the City's March 1, 2020 determination that our application was incomplete. We believe the material provided herein fully responds to the incompleteness item outlined in the City's letter and provide the necessary basis to deem the application complete. We look forward to continuing to work with City Staff on any design and associated issues, as necessary, during the review and approval process.

Our response to the incompleteness item is as follows:

Plan Set "Utilities" Plan:

Engineering Items – Missing existing private and public sanitary sewer lines, water lines and storm sewer line and facilities.

Response: Included in this resubmittal is a revised Exhibit A (Figure 1) which includes private and public sanitary sewer lines, water lines, storm sewer line, and facilities as requested.

Also enclosed are two full copies of all application material with the revised Exhibit A as requested in the City's completeness check. If you have any questions, or need additional information, please do not hesitate to contact us.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in blue ink that reads 'Mimi Doukas'.

Mimi Doukas, RLA, AICP, Associate
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
503-563-6151 | MimiD@aks-eng.com

Land Use Application for Site Design Review and Lot Consolidation Newberg-Dundee Police Department

Date: February 2020

Submitted to: City of Newberg
Planning Department
414 E 1st Street
Newberg, OR 97132

Applicant: City of Newberg
414 E 1st Street
Newberg, OR 97132

AKS Job Number: 7899



12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

Table of Contents

I.	Executive Summary.....	2
II.	Site Description/Setting	2
III.	Applicable Review Criteria	2
	CITY OF NEWBERG MUNICIPAL CODE.....	2
	TITLE 15 – DEVELOPMENT CODE	2
	Chapter 15.100 – Land Use Processes and Procedures.....	2
	15.100.030 Type II Procedure.....	3
	15.100.140 Permit decision – Type II.	3
	15.100.160 Appeal procedures.	4
	15.100.170 Notice of appeal – Type I, II and III	5
	15.100.200 Compliance required.	5
	15.100.210 Mailed Notice	5
	15.100.220 Additional notice procedures of Type II development applications.....	7
	15.100.260 Procedure for posted notice for Type II and III procedures.	7
	DIVISION 15.200 LAND USE APPLICATIONS	8
	Chapter 15.220 Site Design Review	8
	15.220.020 Site Design Review applicability	8
	15.220.030 Site Design Review requirements.....	10
	15.220.050 Criteria for design review (Type II process).	12
	Chapter 15.230 Property Consolidations and Property Line Adjustments.....	14
	15.230.010 Property Consolidations.	14
	DIVISION 15.300 ZONING DISTRICTS.....	15
	Chapter 15.302 Districts and Their Amendment.....	15
	15.302.010 Establishment and designation of use districts and subdistricts.....	15
	15.302.032 Purposes of each zoning district.....	15
	15.302.040 Subdistricts	16
	Chapter 15.305 Zoning Use Table.....	16
	15.305.020 Zoning Use Table – Use districts.....	16
	Chapter 15.350 Civic Corridor Overlay (CC) Subdistrict.....	17
	15.350.030 Permitted buildings and uses.	17
	15.350.060 Development standards.	17
	DIVISION 15.400 DEVELOPMENT STANDARDS	19
	Chapter 15.405 Lot Requirements.....	19
	15.405.010 Lot area – Lot areas per dwelling unit.	19
	15.405.030 Lot dimensions and frontage.....	20
	15.405.040 Lot coverage and parking coverage requirements.	21
	Chapter 15.410 Yard Setback Requirements	22
	15.410.020 Front yard setback.	22
	15.410.030 Interior yard setback.	22
	15.410.040 Setback and yard restrictions as to schools, churches, public buildings.	23
	15.410.070 Yard exceptions and permitted intrusions into required yard setbacks.	23
	Chapter 15.415 Building and Site Design Standards.....	24
	15.415.010 Main buildings and uses as accessory buildings.	24
	15.415.020 Building height limitation.	24
IV.	Conclusion	25

Exhibits

- Exhibit A:** Preliminary Plans
 - Exhibit B:** Application Forms and Checklists
 - Exhibit C:** Title Report and Ownership Material
 - Exhibit D:** Public Notice Material
 - Exhibit E:** Yamhill County Assessor's Maps
 - Exhibit F:** Structural Plans
 - Exhibit G:** Lot Consolidation Material
-

Land Use Application for a Lot Consolidation and Site Design Review

Submitted to: Newberg Community Development
Planning Division
414 E 1st Street
Newberg, OR 97132

Applicant: City of Newberg
414 E 1st Street
Newberg, OR 97132

Property Owners: City of Newberg
414 E 1st Street
Newberg, OR 97132

Applicant's Consultant: AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062

Contact(s): Mimi Doukas, AICP, RLA
Email: mimid@aks-eng.com
Phone: (503) 563-6151

Site Location: Public Safety Building
401 East Third Street
Newberg, OR 97132

Yamhill County Assessor's Map: Yamhill County Assessor's Map 3 2 19AB, Tax Lot 18000; Yamhill County Assessor's Map 3 2 19AD, Tax Lots 12000, 11900, 11901, 12100, and 12200.

Site Size: Tax Lot 18000: 1.24 acres; Tax Lot 12000: ±0.17 acres; Tax Lot 11900: ±0.17 acres; Tax Lot 11901: ±0.18 acres; Tax Lot 12100: 0.54 acres; Tax Lot 12200: 0.19 acres. Combined total lot size after consolidation: ±2.49 acres.

Land Use Districts: C-3 (Central Business District), R-2 (Medium Density Residential), R-3 (High Density Residential), and CC (Civic Corridor Overlay)



I. Executive Summary

The City of Newberg (Applicant) is submitting this application for Site Design Review and Lot Consolidation to entitle a new carport to be constructed over seven existing parking spaces for the Newberg-Dundee Police Department. The project includes consolidation of six lots: Yamhill County Assessor’s Map 3 2 19AB, Tax Lot 18000 and Map 3 2 19AD, Tax Lots 12000, 11900, 11901, 12100, and 12200. All tax lots are owned by the City of Newberg and are currently used for the Public Safety Building and parking areas. The lot consolidation is necessary to allow the construction of a carport over seven parking spaces with contiguous boundaries at the north end of Tax Lots 12000, 11900 and 11901, and at the south of Tax Lot 18000.

The subject properties are located in multiple zoning districts. Tax Lot 18000 is in both Central Business District (C-3) and High Density Residential (R-3) zoning districts and designated as Commercial (COM) and High Density Residential (HDR) in the City’s Comprehensive Plan. The remaining properties are zoned Medium Density Residential District (R-2) and designated Public-Quasi Public (PQ) in the City’s Comprehensive Plan. All subject properties fall under the Civic Corridor Subdistrict (CC). The planned carport location is primarily in the R-3 Zoning District, extending into the R-2 Zoning District, and completely within the CC Subdistrict (see illustration below with pink highlight).



This application includes the City application forms, written materials, and preliminary plans necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the City’s approval of the application.

II. Site Description/Setting

The project site consists of six contiguous lots (Yamhill County Assessor’s Map 3 2 19AB, Tax Lot 18000 and Map 3 2 19AD, Tax Lots 12000, 11900, 11901, 12100, and 12200) located between E 2nd Street and E 5th Street and between S Blaine Street and S Howard Street. Employee parking for the City of Newberg Public Safety Building is located on these lots with a gated access on the west side of S Howard Street. Mature trees and shrubs border the City’s building and parking area along S Blaine Street and the subject properties abut Newberg Charitable Organization’s Thrift Shop on S Howard Street to the west. The City’s public Memorial Park is located to the south of the subject lots.

III. Applicable Review Criteria

CITY OF NEWBERG MUNICIPAL CODE

TITLE 15 – DEVELOPMENT CODE

Chapter 15.100 – Land Use Processes and Procedures

-
- 15.100.030 Type II Procedure
- A. Type II development actions shall be decided by the director.
 - B. Type II actions include, but are not limited to:
 - 1. Site design review.
 - 2. Variances.
 - 3. Manufactured dwelling parks and mobile home parks.
 - 4. Partitions.
 - 5. Subdivisions, except for subdivisions with certain conditions requiring them to be processed using the Type III process, pursuant to NMC 15.235.030(A).
 - C. The applicant shall provide notice pursuant to the requirements of NMC 15.100.200 et seq.
 - D. The director shall make a decision based on the information presented and shall issue a development permit if the applicant has complied with all of the relevant requirements of this code. The director may add conditions to the permit to ensure compliance with all requirements of this code.
 - E. Appeals may be made by an affected party, Type II, in accordance with NMC 15.100.160 et seq. All Type II development action appeals shall be heard and decided by the planning commission.
 - F. If the director's decision is appealed as provided in subsection (E) of this section, the hearing shall be conducted pursuant to the Type III quasi-judicial hearing procedures as identified in NMC 15.100.050.
 - G. The decision of the planning commission on any appeal may be further appealed to the city council by an affected party, Type III, in accordance with NMC 15.100.160 et seq. and shall be a review of the record supplemented by written or oral arguments relevant to the record presented by the parties.
 - H. An applicant shall have the option to request at the time the development permit application is submitted that the proposal be reviewed under the Type III procedure.

Response: This application includes a lot consolidation of multiple lots and site design review for a carport addition over existing parking spaces and is therefore a Type II procedure. It is understood the Type II procedure requirements listed in this section apply to this application.

- 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.
 - I. Type II applications are required to be reviewed under the Type III procedures at the request of the applicant, or the application is a subdivision which has been converted to a Type III process pursuant to NMC 15.235.030(A), or through an appeal of the director's decision. Type II development permit applications that require a Type III procedure must conclude the hearing procedure before a land use or construction permit application can be considered to be complete by the director. Upon receiving a final decision by the hearing body on a Type III application, the subsequent review of a permit application may be reviewed by the director as a Type I process.

Response: This application includes consolidation of multiple lots and site design review for a carport addition over existing parking spaces and is therefore a Type II procedure. It is understood the Type II permit decision requirements listed in this section apply to this application.

15.100.160 Appeal procedures.

...

- B. Type II. An appeal of a Type II decision by the director may be appealed within 14 calendar days of the date of the decision. Appeals may be made only by an affected party, Type II (the applicant, any party entitled to receive notice of the decision, or anyone providing written comments within 14 calendar days prior to the date of the decision). Appeals of a Type II application are processed as a Type III procedure and proceed to the planning commission.

...

-
- 15.100.170 Notice of appeal – Type I, II and III
- A. An appeal for Type I, II, and III decisions shall include an identification of the decision sought to be reviewed, the date of the decision and shall be accompanied by a notice of appeal form provided by the planning and building department. The notice of appeal shall be completed by the applicant and shall contain:
1. An identification of the decision sought to be reviewed, including the date of the decision.
 2. A statement of the interest of the person seeking review and that they were a party to the initial proceedings.
 3. A detailed statement of the specific grounds on which the appeal is filed.
- B. Notice shall be filed with the community development department together with the filing fee and deposit for transcript costs.
- ...

Response: This application is for lot consolidation and design review and is therefore a Type II procedure. It is understood the permit decision and appeal procedures of the above-listed sections apply to this application.

15.100.200 Compliance required.
Notice on all Type I through Type IV actions, including appeals, shall be conducted in accordance with this article.

- 15.100.210 Mailed Notice
- A. Type I Actions. No public notice is required.
- 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.

Response: The Applicant will provide public notice as required by Newberg Municipal Code (NMC) 15.100.210. A mailing list, sample notice, and a site notice sign are included in Exhibit D. The criteria are met, or will be met, when applicable.

- 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.

Response: Exhibit D includes draft notice materials which meet the requirements of this section. As stated above, the Applicant will provide notice as required, including the required affidavit. The criteria are met.

- 15.100.260 Procedure for posted notice for Type II and III procedures.
- A. Posted Notice Required. Posted notice is required for all Type II and III procedures. The notice shall be posted on the subject property by the applicant.
 - B. Notice Information Provided by City. The director shall provide the applicant with the following information regarding the posting of notice:
 1. The number of notices required;
 2. The latest date by which the notice must be posted;
 3. An affidavit of posting (to be signed and returned) certifying that the notice was posted on site, acknowledging that a failure to post the notice in a timely manner constitutes an agreement by the applicant to defer the 120-day process limit and acknowledging that failure to post will result in the automatic postponement of a decision on the application; and
 4. A sample notice.
 - C. Submission of Notice. Prior to posting any notice required by this section, the applicant shall submit a copy of the notice to the director for review.

-
- D. **Size, Number and Location Requirements.** A waterproof notice which measures a minimum of two feet by three feet shall be placed on each frontage of the site. If a frontage is over 600 feet long, a notice is required for each 600 feet, or fraction of 600 feet. If possible, notices shall be posted within 10 feet of a street lot line and shall be visible to pedestrians and motorists in clear view from a public right-of-way. Notices shall not be posted in a public right-of-way or on trees.
 - E. **Contents of Notice.** The posted notice shall only contain the following information: planning action number, brief description of the proposal, phone number and address for contact at the Newberg planning and building department.
 - F. **Standards and Timing, Type II Actions.** The applicant shall post the notice at least 14 days before a decision is rendered. The applicant shall file with the director an affidavit of posting as identified in subsection (B) of this section within two business days after notice is posted.
 - G. **Standards and Timing, Type III Actions.** The applicant shall post the notice at least 10 days before the first scheduled hearing. The applicant shall file with the director an affidavit of posting as identified in subsection (B) of this section within two business days after notice is posted.
 - H. **Removal of Notice.** The applicant shall not remove the notice before the final decision. All posted notice shall be removed by the applicant within 10 days following the date of the final decision on the request.
 - I. **Failure to Post Notice.** The failure of the posted notice to remain on the property shall not invalidate the proceedings. Failure by the applicant to post a notice and affirm that the posting 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.

Response: This application is for a Type II procedure. The posted notice requirements for Type II procedures listed in this section apply to this application. Notice will be posted and documented as required. The criteria will be met.

DIVISION 15.200 LAND USE APPLICATIONS

Chapter 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.
 - 1. **Type I.**
 - a. **Single-family dwellings;**

-
- b. Duplexes;
 - c. Institutional, commercial or industrial additions which do not exceed 1,000 square feet in gross floor area;
 - d. Multifamily additions which do not exceed 1,000 square feet in gross floor area and do not add any new units, or new construction incidental to the main use on an existing developed site which does not exceed 1,000 square feet in gross floor area and does not add any new units;
 - e. Institutional, commercial or industrial interior remodels which do not exceed 25 percent of the assessed valuation of the existing structure;
 - f. Multifamily remodels which do not exceed 25 percent of the assessed valuation of the existing structure and do not add any new units;
 - g. Signs which are not installed in conjunction with a new development or remodel;
 - h. Modifications, paving, landscaping, restriping, or regrading of an existing duplex, multifamily, institutional, commercial or industrial parking lot;
 - i. Fences and trash enclosures;
 - j. Accessory dwelling units.
2. Type II.
- a. Any new development or remodel which is not specifically identified within subsection (A)(1) of this section.
 - b. Telecommunications facilities.
3. Exemptions to Type I and Type II Process. The following development activities are exempt from Type I or Type II standards:
- a. Replacement of an existing item such as a roof, floor, door, window or siding.
 - b. Plumbing and/or mechanical alterations which are completely internal to an existing structure.

Response: This application is for lot consolidation and addition of a carport over an existing parking area. The planned improvement is not specifically stated as a Type I review use; therefore, Type II design review is applicable to this application.

- B. Development in Accord with Plans. Construction, site development, and landscaping shall be carried out in substantial accord with the plans, drawings, sketches, and other documents approved as part of a final decision on a site design review.
- C. Site Design Review Time Limit. An approved site design review plan intended to be constructed in a single phase shall be valid for one year from the date of the notice of final decision. A building permit must be acquired within this time period or the design review approval shall terminate. The director under a Type I procedure may

grant an extension for up to six months if the applicant files a request in writing prior to the expiration of the approval and demonstrates compliance with the following:

1. The land use designation of the property has not been changed since the initial design review approval; and
2. The applicable standards in this code which applied to the project have not changed.

Response: The Site Design Review time limits, as stated above for a Type II procedure, are applicable to this application.

...

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.

Response: The Preliminary Plans, attached as Exhibit A, show the applicable information required by this section for the planned carport. The criteria are met.

-
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.

Response: The Preliminary Plans are attached as Exhibit A and show the applicable information required in this section for site analysis. The carport addition will not add any new impervious area so changes to the drainage system are not required or proposed for this application. The criteria are met.

3. **Architectural Drawings.** Architectural drawings shall be prepared which identify floor plans and elevations.

Response: This application includes a lot consolidation and site design review for a carport addition over existing parking spaces. Structural drawings and specifications are included for the carport design as Exhibit F. This criterion is met.

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.

Response: The Preliminary Plans are attached as Exhibit A and show the applicable information required in this section. The criteria are met.

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.

Response: This application is for lot consolidation and a carport addition to an existing parking lot. A traffic study is not required. This criterion does not apply.

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: This application is for a carport addition to an existing parking lot and consolidation of lots with multiple zoning designations within the Civic Corridor Overlay Subdistrict. The structural plans, included as Exhibit F, propose a design compatible with existing structures in the surrounding area and within this overlay zone. The 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.

Response: This application is for a site design review of a new carport to cover seven existing parking spaces for the City of Newberg Public Safety Building. Modification of the existing parking lot design is not requested. This criterion does not apply.

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: As discussed elsewhere in this narrative, the Preliminary Plans, attached as Exhibit A, illustrate that the planned improvements comply with the applicable standards for setbacks, height, access, and other requirements described in this section. This criterion is met.

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

Response: This application is for a lot consolidation and site design review for a new carport over seven existing parking spaces and alterations affecting the existing landscaping are not requested. This criterion is not applicable.

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

Response: This application does not include a request for signage. This criterion is not applicable.

6. **Manufactured Dwelling, Mobile Home and RV Parks.** Manufactured dwelling and mobile home parks shall also comply with the standards listed in NMC 15.445.075 through 15.445.100 in addition to the other clear and objective criteria listed in this section. RV parks also shall comply with NMC 15.445.170 in addition to the other criteria listed in this section.

Response: This application does not include a request for a manufactured dwelling, mobile home, or RV park. This criterion does not apply.

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: This application is for site design review of a new carport over existing parking spaces for the City of Newberg’s police vehicles. Per NMC 15.305.020 Zoning Use Table – Use Districts, Miscellaneous Uses, “Accessory Building” is a permitted use for all primary zoning districts.

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 subject properties are located entirely within the Civic Corridor Overlay Subdistrict (CC). Per NMC 15.350.030, “Accessory Building” is a permitted use in all underlying primary districts and is also allowed under the Civic Corridor Overlay Subdistrict.

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: New public streets and frontage improvements are not proposed as part of this application. This application is for a lot consolidation and site design review for a new carport over existing parking spaces. This criterion is not applicable.

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

Response: This application is for a lot consolidation and carport addition to existing parking spaces. A traffic study is not required. This criterion does not apply.

Chapter 15.230 Property Consolidations and Property Line Adjustments

15.230.010 Property Consolidations.

- A. **Consolidating Properties.** An owner of abutting properties may consolidate them into a single lot through any of the following:

1. A deed restriction recorded with the Yamhill County recorder. The applicant shall file a copy of the recorded deed restriction with the director. The deed restriction shall state that the properties are to be considered one lot for planning and zoning purposes, and that the properties shall not be conveyed separately prior to their being divided in accordance with regulations of the city.
2. The plat vacation process as described in ORS 271.080 through 271.230.
3. The replat process as described in ORS 92.180 through 92.190.
4. A property line adjustment, subdivision plat or partition plat that effects the consolidation of the property.

Response: As shown in the attached Lot Consolidation Material (Exhibit G), a deed restriction will be recorded with Yamhill County to allow for the planned carport addition to be installed over the property lines of Tax Lots 18000, 12000, 11900, and 11901.

DIVISION 15.300 ZONING DISTRICTS

Chapter 15.302 Districts and Their Amendment

15.302.010 Establishment and designation of use districts and subdistricts.

A. Use Districts.

2. R-2 medium density residential district.
3. R-3 high density residential district.
7. C-3 central business district.

...

B. Subdistricts of Use Districts.

2. CC civic corridor overlay subdistrict.

...

15.302.032 Purposes of each zoning district.

B. R-2 Medium Density Residential District.

1. The purpose of this land use designation is to provide a wide range of dwelling types and styles at an average overall density of nine units per gross buildable acre in the district.
2. Typical housing types will include single-family dwellings on small lots, attached single-family, duplex or multifamily dwellings, and manufactured dwelling parks. The district also is intended to allow low intensity institutional uses that operate consistent with peaceful enjoyment of residential neighborhoods. The R-2 district is intended to be consistent with the medium density residential (MDR) designation of the comprehensive plan.

C. R-3 High Density Residential District.

1. The purpose of this land use designation is to provide multifamily dwellings of different types and styles at an average overall density of 16.5 units per gross buildable acre in the district.

2. Typical housing types will include duplexes, multifamily dwellings, and manufactured dwelling and mobile home parks. The district also is intended to allow low intensity institutional uses that operate consistent with peaceful enjoyment of residential neighborhoods. Density may vary depending on lot size, off-street parking area, transportation, landscaping and other site considerations. The R-3 district is intended to be consistent with the high density residential (HDR) designation of the comprehensive plan.

H. C-3 Central Business District. The C-3 central business district is intended to preserve and enhance areas within which the greatest possible concentration of retail sales and business will occur. The district will be applied to the “core” area based upon the guidelines established in the comprehensive plan. The buildings and uses permitted reflect the desire to have parking provided on a district-wide basis rather than having each individual building or use provide parking. The C-3 district is intended to be consistent with the commercial (COM) designation of the comprehensive plan.

...

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.

C. CC Civic Corridor Overlay Subdistrict. The CC subdistrict is intended to emphasize the civic and historic character of that portion of downtown Newberg generally bounded by Sherman Street on the north, Blaine Street on the west, 5th Street on the south and Howard and School Streets on the east and as depicted on the zoning map. The subdistrict overlay may be applied within any zoning district. The subdistrict shall be designated by the suffix CC added to the symbol of the parent district.

...

Response: The subject properties are located in multiple zoning districts. Tax Lot 18000 is in both Central Business District (C-3) and High Density Residential (R-3) zoning districts and designated as Commercial (COM) and High Density Residential (HDR) in the City’s Comprehensive Plan. The remaining properties are zoned Medium Density Residential District (R-2) and designated Public-Quasi Public (PQ) in the City’s Comprehensive Plan. All subject properties fall under the Civic Corridor Subdistrict (CC). This application is for a lot consolidation of six tax lots and a site design review for a new carport addition to seven existing parking spaces. This use is consistent with the purpose of all classifications subject to this application. The criteria are met.

Chapter 15.305 Zoning Use Table

15.305.020 Zoning Use Table – Use districts.

Newberg Development Code – Zoning Use Table			
#	Use	C-3, R-2, and R-3	Notes and Special Use Standards
600	Miscellaneous Uses		
Def.	Accessory building and use incidental to other permitted uses in the zone	P	
Key: P: Permitted use S: Special use – Use requires a special use permit C: Conditional use – Requires a conditional use permit X: Prohibited use (#): See notes for limitations			

Chapter 15.350 Civic Corridor Overlay (CC) Subdistrict

15.350.030 Permitted buildings and uses.

All uses permitted in the underlying primary district are permitted within the CC subdistrict except as follows:

- A. In addition to the buildings and uses permitted conditionally in NMC 15.305.020, the planning commission may grant a conditional use permit for any of the following buildings and uses in accordance with a Type III procedure:
 - 1. Facilities which exist for the purpose of providing for the temporary care and/or lodging of adult indigent persons.
 - 2. Hospitals.
- B. The following uses are prohibited within the CC subdistrict:
 - 1. Automobile sales, new and used.
 - 2. Car washes, coin-operated or mechanical.
 - 3. Garages, repair.
 - 4. Service stations.
 - 5. Recreational marijuana producer and recreational marijuana processor.
 - 6. Recreational marijuana wholesalers and retailers.
 - 7. Medical marijuana dispensaries and wholesalers.

Response: The underlying primary districts for the subject properties are zoned R-2 and R-3. This application includes a request for lot consolidation and site design review for a new carport over existing City of Newberg parking spaces which is not designed to be street-facing. The requested use for the carport is permitted under this section and in the underlying primary districts. The criteria are met.

15.350.060 Development standards.

In addition to the standards of NMC 15.220.080, the following development standards shall apply to new development or redevelopment within the civic corridor overlay subdistrict.

- A. Elements of the Street-Facing Facade.

-
1. **Base, Field, and Crown.** For new or redeveloped buildings, all street-facing facades shall be clearly divided into three separate elements: base, field and crown. Separations shall be made by changes in material or by shifts in the depth of the facade. Merely painting the facade different colors without some other physical delineation is not sufficient. For new or redeveloped buildings, elements of the street-facing facade shall comply with the standards below:
 - a. **Base.** The base of the facade shall be a maximum of four feet for single-story buildings, a maximum of one story for two- to four-story buildings, and a maximum of two stories for buildings greater than four stories. Bases shall be expressed in heavier-appearing materials (e.g., stone or brick) and have a more horizontal emphasis.
 - b. **Field.** The field of a facade is all the floors between the base and the crown. The field element shall be expressed as a series of repetitive vertical elements that include windows, pilasters and trim.
 - c. **Crown.** The crown can be expressed as part of the top floor of the building or as a decorative cornice. Crowns shall be more elaborate than the field element of the facade and shall incorporate detailed elements that articulate the top of the building.

B. Street-Facing Facade Articulation.

1. **Detail at First Floor.** Buildings that have highly detailed ground floors contribute significantly to the pedestrian experience. To accomplish this desirable characteristic, ground-floor elements like window trim, pilaster ornamentation, the texture of the base material, and even whimsical sculptural pieces embedded in the facade like busts or reliefs are highly encouraged. Especially desirable are details that relate to the history or culture of the surrounding region.
2. **Cornice Treatment.** Flat-roof buildings shall have cornices. Cornices shall have a combined width plus depth of at least three feet. An additional one foot shall be added to this required total for every story above one.

C. Street-Facing Windows – Depth of Windows. Windows shall be recessed at least three inches from the general plane of the facade. This creates shadow lines and visual interest, giving the facade the perception of depth. Depth in the facade promotes the perception of high quality and durable construction, and contributes to the district’s historic character.

D. Street-Facing Facade Materials.

1. **Dominant Material.** All facades shall be comprised primarily of brick. The color of the brick shall be a reddish-brown of generally the same tonal quality as the existing brick buildings within the civic corridor. When used as a veneer material, the brick must be at least two and one-half inches thick. Additional materials are allowed as accents.

2. Allowed Accent Materials. Allowed accent materials include horizontal wood and cementitious lap siding, horizontal board and batten siding, shingles, shakes, and copper or brass. Lap siding, shingles, and shakes shall leave exposed a maximum of six inches to the weather. In board and batten siding, battens shall be spaced at most eight inches on center. In addition, rusticated concrete block, or stone masonry is allowed, but when used as a veneer material, it must be at least two and one-half inches thick. Cement-based stucco is allowed.
 3. Changes in Material. Brick street-facing facades shall return at least 18 inches around exposed side walls.
- E. Signage Standards. In addition to the C-3 signage requirements of NMC 15.435.010 through 15.435.120, to encourage the historic character of the civic corridor as described in NMC 15.350.010, sign lettering within the civic corridor shall not exceed 12 inches in height, and signs shall include at least one of the following elements:
1. The sign includes a frame, background or lettering in copper, bronze or brass in natural finishes, comprising at least five percent of the sign face.
 2. The sign is a freestanding brick monument sign.
 3. The sign lettering is in a raised relief, and is constructed of either naturally finished metal or white-painted wood (or material that appears to be wood).
 4. The sign lettering is engraved in either metal or masonry.
 5. The sign is attached to a mounting bracket and allowed to swing freely.

Response: This application does not include a request for street-facing development or for signage. The request is for a lot consolidation and site design review for a carport over seven existing parking spaces and follows the standards required for an accessory building. The criteria are not applicable.

DIVISION 15.400 DEVELOPMENT STANDARDS

Chapter 15.405 Lot Requirements

15.405.010 Lot area – Lot areas per dwelling unit.

- A. In the following districts, each lot or development site shall have an area as shown below except as otherwise permitted by this code:
2. In the R-2, R-3, and RP districts, each lot or development site shall have a minimum area of 3,000 square feet or as may be established by a subdistrict. In the R-2 and R-P districts, the average size of lots in a subdivision intended for single-family development shall not exceed 5,000 square feet.
 3. In the AI, AR, C-1, C-2, and C-3 districts, each lot or development site shall have a minimum area of 5,000 square feet or as may be established by a subdistrict.

...

Response: The subject properties lie within the R-2, R-3, and C-3 zoning districts with the CC Overlay and serve as the building and parking area for the City of Newberg Public Safety Building.



Although the parking area is zoned as R-2 and R-3, this area is solely used for parking and not for residential purposes. The lot area after consolidation will be ±2.49 acres and meets the minimum requirements for C-3, R-2, and R-3 Districts. The criteria are met.

B. Lot or Development Site Area per Dwelling Unit.

1. In the R-1 district, there shall be a minimum of 5,000 square feet per dwelling unit.
2. In the R-2, AR, and R-P districts, there shall be a minimum of 3,000 square feet of lot or development site area per dwelling unit. In the R-2 and R-P districts, lots or development sites in excess of 15,000 square feet used for multiple single-family, duplex or multifamily dwellings shall be developed at a minimum of one dwelling per 5,000 square feet lot area.

...

Response: This application does not include a request for residential dwelling units. The criteria do not apply.

- C. In calculating lot area for this section, lot area does not include land within public or private streets. In calculating lot area for maximum lot area/minimum density requirements, lot area does not include land within stream corridors, land reserved for public parks or open spaces, commons buildings, land for preservation of natural, scenic, or historic resources, land on slopes exceeding 15 percent or for avoidance of identified natural hazards, land in shared access easements, public walkways, or entirely used for utilities, land held in reserve in accordance with a future development plan, or land for uses not appurtenant to the residence.**

Response: Lot area was calculated per the requirements of this section. The criterion is met.

- D. Lot size averaging is allowed for any subdivision. Some lots may be under the minimum lot size required in the zone where the subdivision is located, as long as the average size of all lots is at least the minimum lot size.**

Response: This application does not include a request for a subdivision. The criterion does not apply.

15.405.030 Lot dimensions and frontage.

- A. Width. Widths of lots shall conform to the standards of this code.**
- B. Depth to Width Ratio. Each lot and parcel shall have an average depth between the front and rear lines of not more than two and one-half times the average width between the side lines. Depths of lots shall conform to the standards of this code. Development of lots under 15,000 square feet are exempt from the lot depth to width ratio requirement.**

Response: Exhibit G illustrates the lot consolidation of six lots owned by the City of Newberg. The proposed consolidated lot will meet the depth-to-width ratio as described in this section. The criteria are met.

- C. Area. Lot sizes shall conform to standards set forth in this code. Lot area calculations shall not include area contained in public or private streets as defined by this code.**

Response: Lot area was calculated per the requirements of this section. The criterion is met.

D. Frontage.

1. No lot or development site shall have less than the following lot frontage standards:
 - a. Each lot or development site shall have either frontage on a public street for a distance of at least 25 feet or have access to a public street through an easement that is at least 25 feet wide. No new private streets, as defined in NMC 15.05.030, shall be created to provide frontage or access except as allowed by NMC 15.240.020(L)(2).
 - b. Each lot in R-2 zone shall have a minimum width of 25 feet at the front building line and R-3 zone shall have a minimum width of 30 feet at the front building line.
 - c. Each lot in R-1 zone shall have a minimum width of 35 feet at the front building line and AI or RP shall have a minimum width of 50 feet at the front building line.
 - d. Each lot in an AR zone shall have a minimum width of 45 feet at the front building line.

Response: As shown in the Preliminary Plans (Exhibit A), the subject site has more than 50 feet of frontage on E 2nd Street. The criteria are met.

15.405.040 Lot coverage and parking coverage requirements.

A. Purpose. The lot coverage and parking coverage requirements below are intended to:

1. Limit the amount of impervious surface and storm drain runoff on residential lots.
2. Provide open space and recreational space on the same lot for occupants of that lot.
3. Limit the bulk of residential development to that appropriate in the applicable zone.

B. Residential uses in residential zones shall meet the following maximum lot coverage and parking coverage standards. See the definitions in NMC 15.05.030 and Appendix A, Figure 4.

1. Maximum Lot Coverage.

- a. R-1: 40 percent, or 50 percent if all structures on the lot are one story.
- b. R-2 and RP: 50 percent.
- c. AR and R-3: 50 percent.

2. Maximum Parking Coverage. R-1, R-2, R-3, and RP: 30 percent.

3. Combined Maximum Lot and Parking Coverage.

- a. R-1, R-2 and RP: 60 percent.
- b. R-3: 70 percent.

-
- 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.

Response: This application does not include a request to alter the existing parking or lot coverage. The criteria do not apply.

Chapter 15.410 Yard Setback Requirements

15.410.020 Front yard setback.

A. Residential (see Appendix A, Figure 10).

1. AR, R-1 and R-2 districts shall have a front yard of not less than 15 feet. Said yard shall be landscaped and maintained.
2. R-3 and RP districts shall have a front yard of not less than 12 feet. Said yard shall be landscaped and maintained.

Response: This application for lot consolidation and carport addition does not modify the existing front yard setbacks on the subject properties within the R-2 and R-3 Districts. The criteria are met.

3. The entrance to a garage or carport, whether or not attached to a dwelling, shall be set back at least 20 feet from the nearest property line of the street to which access will be provided. However, the foregoing setback requirement shall not apply where the garage or carport will be provided with access to an alley only.

Response: The Preliminary Plans (Exhibit A) illustrate that the location of the proposed carport meets or exceeds the required minimum setback of 20 feet from the nearest property line where access will be provided (E Howard Street). The criteria are met.

B. Commercial.

3. All lots or development sites in the C-3 district shall have no minimum front yard requirements. The maximum allowable front yard shall be 20 feet. In the case of a through lot with two front yards, at least one front yard must meet the maximum setback requirement. In the case of three or more front yards, at least two front yards must meet the maximum setback requirements. No parking shall be allowed in said yard. Said yard shall be landscaped and maintained.

...

Response: The C-3 district does not require a front yard setback on the subject site. The criterion is met.

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.

B. Commercial.

1. All lots or development sites in the C-1 and C-2 districts have no interior yards required where said lots or development sites abut property lines of commercially or industrially zoned property. When interior lot lines of said districts are common with property zoned residentially, interior yards of not less than 10 feet shall be required opposite the residential districts.
2. All lots or development sites in the C-3 district shall have no interior yard requirements.
3. All lots or development sites in the C-4 district will comply with the interior yard requirements described in NMC 15.352.040(E).

...

Response: This application for lot consolidation eliminates the interior property lines, except for the boundaries with Tax Lot 11800 and Tax Lot 12300, which will not be modified or changed with the proposed consolidation. This criterion is met.

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

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

Response: The Preliminary Plans (Exhibit A) illustrate the location for the proposed carport for the Newberg-Dundee Police Department. The lot consolidation request will remove all interior boundary lines which will allow the carport to be at least 25 feet from every boundary line affecting the lots zoned as R-2 and R-3. This criterion can be 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.

Response: The Preliminary Plans (Exhibit A) show that the front or interior yards will not be used for play or parking purposes. This criterion is 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:

- 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.

...

Response: This application does not include a request for an accessory building that will extend into a front yard setback after lot consolidation. This criterion does not apply.

Chapter 15.415 Building and Site Design Standards

15.415.010 Main buildings and uses as accessory buildings.

- A. Hereinafter, any building which is the only building on a lot is a main building.
- B. In any residential district except RP, there shall be only one main use per lot or development site; provided, that home occupations shall be allowed where permitted.
- C. In any residential district, there shall be no more than two accessory buildings on any lot or development site.

Response: The properties subject to this application are in multiple zones, C-3, R-3, and R-2, within the Civic Corridor Overlay. The request for site design review is for a single carport accessory building to cover seven existing parking spaces. The criteria are met.

15.415.020 Building height limitation.

- A. Residential.
 - 1. In the R-1, R-2, AR, and RP districts, no main building shall exceed 30 feet in height. Accessory buildings in the R-1, R-2, R-3, AR, and RP districts are limited to 16 feet in height, except as follows:
 - a. Up to 800 square feet of an accessory building may have a height of up to 24 feet.
 - b. Aircraft hangars in the AR district may be the same height as the main building.
 - 2. In the R-3 district, no main building shall exceed 45 feet in height, except, where an R-3 district abuts upon an R-1 district, the maximum permitted building height shall be limited to 30 feet for a distance of 50 feet from the abutting boundary of the aforementioned district.
 - 3. Single-family dwellings permitted in commercial or industrial districts shall not exceed 30 feet in height.
- B. Commercial and Industrial.
 - 1. In the C-1 district no main building or accessory building shall exceed 30 feet in height.
 - 2. In the AI, C-2, C-3, M-1, M-2, and M-3 districts there is no building height limitation, except, where said districts abut upon a residential district, the maximum permitted building height shall not exceed the maximum building height permitted in the abutting residential district for a distance of 50 feet from the abutting boundary.
 - 3. In the C-4 district, building height limitation is described in NMC 15.352.040(J)(1).

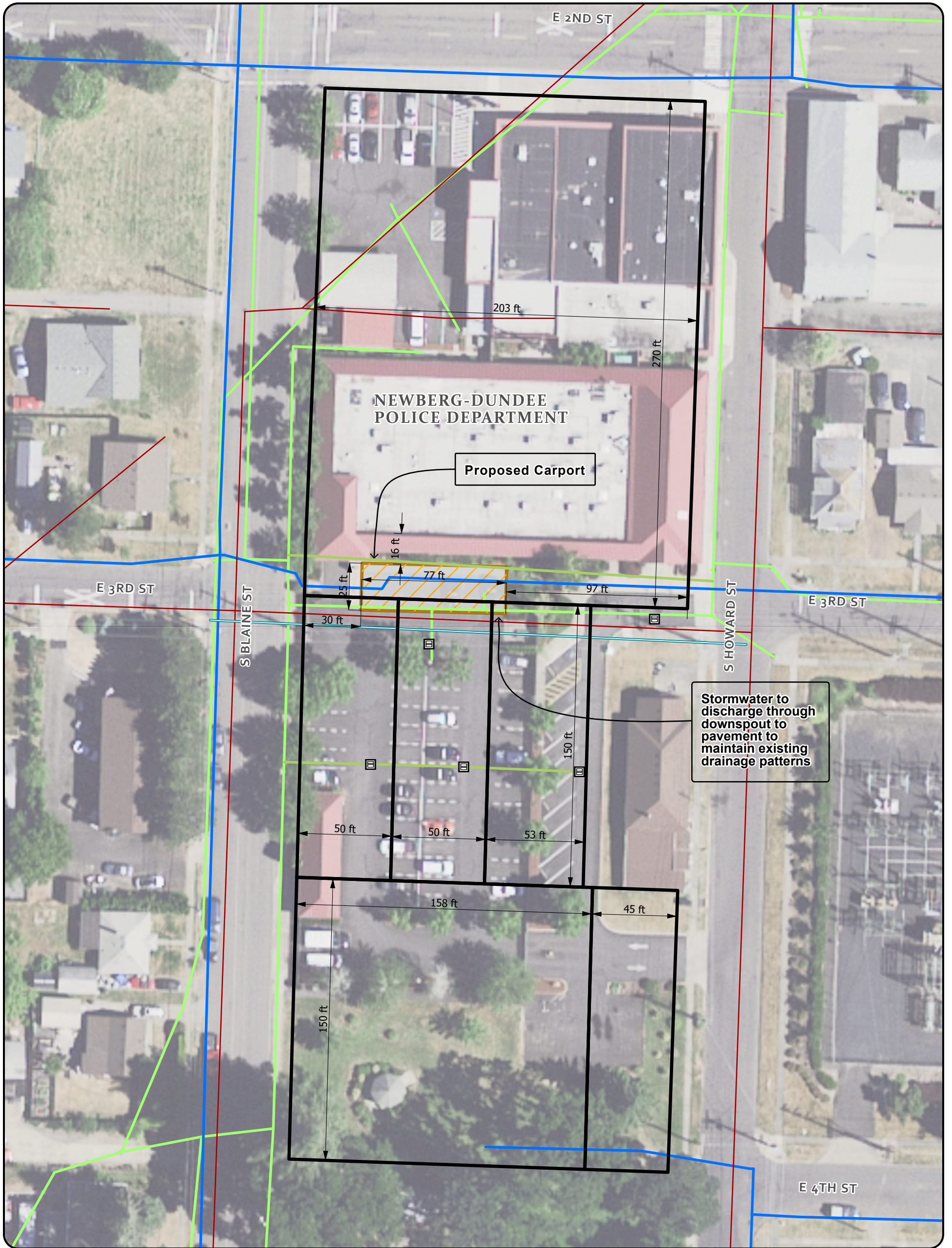
...

Response: The properties subject to this application are in multiple zones, C-3, R-3, and R-2, within the Civic Corridor Overlay. Exhibit F illustrates that the planned dimensions of the single carport accessory building are less than the maximum height requirements of this section. The criteria are met.

IV. Conclusion

The required findings have been made and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the City of Newberg Development Code. The evidence in the record is substantial and supports approval of the application. Therefore, the Applicant respectfully requests that the City of Newberg approve this application for lot consolidation and site design review.

Exhibit A: Preliminary Plans



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Source: Aerial Photograph obtained from Oregon Statewide Imagery Program (OSIP); Taxlots and Streets obtained from Yamhill County.

- Notes:**
1. No additional Water or Sewer connections necessary.
 2. No additional impervious area to be added.

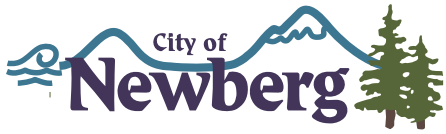
Legend	
	Proposed Carport
	Site Catch Basin
	Site Storm System
	Natural Gas
	Storm Gravity Main
	Water Main
	Sanitary Gravity Main

Figure 1
Police Carport
 Newberg-Dundee Police Department
 Newberg, Oregon



Project: 7899 Print Date: 3/5/2020

Exhibit B: Application Forms and Checklists



TYPE I APPLICATION -- 2020 (ADMINISTRATIVE REVIEW)

File #: _____

TYPES – PLEASE CHECK ONE:

- Code Adjustment
- Final Plat
- Minor Design Review
- Property Line Adjustment

- Property Line Consolidation
- Type I Extension or Type I Minor/Major Modification
- Type II or Type III Extension or Minor Modification
- Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: City of Newberg
 ADDRESS: 414 E First Street, Newberg, OR 97132
 EMAIL ADDRESS: Mike.Conway@newbergoregon.gov
 PHONE: 503-537-1240 MOBILE: _____ FAX: _____
 OWNER (if different from above): Same PHONE: _____
 ADDRESS: _____
 ENGINEER/SURVEYOR: AKS Engineering & Forestry, LLC / Mimi Doukas, AICP PHONE: 503-563-6151
 ADDRESS: 12965 SW Herman Rd., Suite 100, Tualatin, OR 97062

GENERAL INFORMATION:

PROJECT NAME: Newberg-Dundee Police Carport PROJECT LOCATION: b/w E 5th/E2nd and b/w S Blaine/S Howard
 PROJECT DESCRIPTION/USE: Lot consolidation of six tax lots PROJECT VALUATION: _____
 MAP/TAX LOT NO. (i.e. 3200AB-400): 3219AB18000; 3219AD, 12000, 11900, 11901, 12100 and 12200 ZONE: R2,R3,C3 SITE SIZE: ±2.49 (adj) SQ. FT. ACRE
 COMP PLAN DESIGNATION: COM, HDR, PQ TOPOGRAPHY: Developed
 CURRENT USE: Public Safety Department building and parking lot areas.
 SURROUNDING USES:
 NORTH: _____ SOUTH: City of Newberg Memorial Park
 EAST: _____ WEST: _____

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

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

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

Code Adjustment	p. 4
Final Plat	p. 6
Minor Design Review	p. 10
Property Line Consolidation.....	p. 11
Property Line Adjustment.....	p. 12

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

Applicant Signature Date

Owner Signature Date

Print Name

Print Name

GENERAL INFORMATION

Type I Development Permit Process (Administrative Decision)

Overview: Type I Permit applications are reviewed administratively using a process in which City staff applies clear and objective standards that do not allow much discretion. This process does not require public notice of the application or decision. Only the applicant may appeal the decision. Depending on the type of application, a Type I process can take as little time as a few days (i.e.: signs) or up to 60 days (i.e.: plat maps).

TYPE I PERMITS INCLUDE:

- ▶ Adjustments to Development Code Standards
 - ▶ Duplexes
 - ▶ Fences and trash enclosures
 - ▶ Final plat maps for subdivisions and partitions
 - ▶ Minor remodels or additions for commercial, industrial and multi-family residential
 - ▶ Modifications, paving, landscaping, re-striping or re-grading of parking lots
 - ▶ Property line adjustments or consolidations
 - ▶ Signs (freestanding and building mounted)
-

- **Pre-Application Conference:** Please call to schedule a time for a pre-application meeting (optional) prior to submitting an application. The Development Review Meetings are held every Wednesday. This meeting provides the opportunity to get advance information from Planning, Engineering, and Building divisions all at once. It is likely to save you time and effort later. The non-refundable pre-application conference fee is \$105.00, payable prior to the conference.

 - **Submit Application**
 - Pay fees
 - Complete application form(s): duplexes, signs, and minor additions require concurrent submittal of a building permit application.
 - Submit required plans

 - **Processing**
 - Staff will perform a completeness check of the application and notify applicant of any information that is missing or incomplete.
 - If the application is complete, staff will notify applicant by phone or in writing that the application has been approved or requires modifications so that it may be approved.
 - Building permit fees may need to be paid at this time.
-

Helpful Hints:

- **Questions?** Information is free! Please do not hesitate to call (503) 537-1240 prior to submitting the application.
- **Time:** Make sure the application is complete. Incomplete applications will delay the processing. Please go through the detailed checklist to make sure you have everything. The more work you can do prior to submittal, the faster the application can be processed.
- **Partial Applications:** Please do not submit partial applications. If the application, plans, and fee are not submitted together; processing will be delayed and the application may not be accepted for review.
- **Face-to-Face:** It is best to submit an application in person. That way you can receive immediate feedback if there's missing information or suggestions for improvements.

NEWBERG PERMIT CENTER FEE SCHEDULE Effective Date: April 1, 2019

5% Technology fee will be added to total fees (resolution No. 2016-3268)

PRE-APPLICATION REVIEW	\$100
TYPE I (ADMINISTRATIVE REVIEW)	
ANY TYPE I ACTION NOT SPECIFICALLY LISTED IN THIS SECTION	\$175
PROPERTY CONSOLIDATION	\$175
CODE ADJUSTMENT	\$437
DESIGN REVIEW - TYPE I (DUPLEX OR COM. /IND. MINOR ADDITION REVIEW)	0.3% OF PROJECT VALUE, \$437 MINIMUM
MINOR MODIFICATION OR EXTENSION OF TYPE I DECISION	\$175
MAJOR MODIFICATION OF TYPE I DECISION	50% OF ORIGINAL FEE
PARTITION FINAL PLAT	\$875 + \$77 PER PARCEL
PROPERTY LINE ADJUSTMENT	\$875
SIGN REVIEW	\$78 PLUS \$1.00 PER SQ. FT. OF SIGN FACE
SUBDIVISION, PUD, OR CONDOMINIUM FINAL PLAT	\$1753 + \$77 PER LOT OR UNIT
TYPE II (LAND USE DECISION)	
ANY TYPE II ACTION NOT SPECIFICALLY LISTED IN THIS SECTION	\$875
MINOR MODIFICATION OR EXTENSION OF TYPE II DECISION	\$175
MAJOR MODIFICATION OF TYPE II DECISION	50% OF ORIGINAL FEE
DESIGN REVIEW (INCLUDING MOBILE/MANUFACTURED HOME PARKS)	0.6% OF TOTAL PROJECT COST, \$875 MINIMUM*
PARTITION PRELIMINARY PLAT	\$875 PLUS \$77 PER PARCEL
SUBDIVISION PRELIMINARY PLAT	\$1753 PLUS \$77 PER LOT
VARIANCE	\$875
TYPE III (QUASI-JUDICIAL REVIEW)	
ANY TYPE III ACTION NOT SPECIFICALLY LISTED IN THIS SECTION	\$1857
ANNEXATION	\$2442 PLUS \$234 PER ACRE
COMPREHENSIVE PLAN AMENDMENT (SITE SPECIFIC)	\$2442
CONDITIONAL USE PERMIT	\$1857
MINOR MODIFICATION OR EXTENSION OF TYPE III DECISION	\$175
MAJOR MODIFICATION OF TYPE III DECISION	50% OF ORIGINAL FEE
HISTORIC LANDMARK ESTABLISHMENT OR MODIFICATION	\$0
HISTORIC LANDMARK ELIMINATION	\$2129
SUBDIVISION PRELIMINARY PLAT	\$1753 PLUS \$77 PER LOT
PLANNED UNIT DEVELOPMENT	\$3708+\$77 PER LOT OR UNIT
ZONING AMENDMENT (SITE SPECIFIC)	\$2313
TYPE IV (LEGISLATIVE AMENDMENTS)	
COMPREHENSIVE PLAN TEXT AMENDMENT OR LARGE SCALE MAP REVISION	\$2631
DEVELOPMENT CODE TEXT AMENDMENT OR LARGE SCALE MAP REVISION	\$2631
APPEALS	
TYPE I OR II APPEAL TO PLANNING COMMISSION	\$503
TYPE I OR II APPEAL TO CITY COUNCIL	\$911
TYPE III APPEAL TO CITY COUNCIL	\$1069
TYPE I ADJUSTMENTS OR TYPE II VARIANCES THAT ARE NOT DESIGNED TO REGULATE THE PHYSICAL CHARACTERISTICS OF A USE PERMITTED OUTRIGHT	\$283
OTHER FEES	
COMMUNITY DEVELOPMENT FEE	0.75% OF PROJECT COST (THE ABOVE CHARGE IS ADDED TO ANY BUILDING PERMIT APPLICATION)
EXPEDITED LAND DIVISION	\$6515 + \$77 PER LOT OR UNIT
URBAN GROWTH BOUNDARY AMENDMENT	\$4164
VACATION OF PUBLIC RIGHT-OF-WAY	\$1728
LICENSE FEES	
GENERAL BUSINESS	\$50
HOME OCCUPATION	\$25
PEDDLER/SOLICITOR/STREET VENDOR	No fee (Business License fee only)
EXHIBITOR	\$129
TEMPORARY MERCHANT	\$106/45 days or \$346/perpetual
TECHNOLOGY FEE	5% OF TOTAL FEES

ADDITIONAL LAND USE REVIEW FEES - ENGINEERING DEPARTMENT

Planning Review, Partition, Subdivision & PUD's (Type 11/111 Application) -	\$284.08 - 19 lots, Plus \$12.63 per lot over 20 lots
Final Plat Review, Partition and subdivision	\$284.08 Plus\$7.14 per lot or parcel
Development review for public improvements on Commercial, Industrial, Multifamily Developments & Institutional zones	\$397.28 1st Acre \$226.93 Additional acre

ADOPTION AND REVISION HISTORY:
Adopted by: Resolution 98-2122, July 6, 1998
Amended by: Resolution 99-2214, December 8, 1999
Resolution 2000-2265, October 2, 2000
Resolution 2001-2318, November 19, 2001
Executive Order January 2, 2007 (Reso. 99-2210)
Executive Order October 24, 2008
Executive Order, December 16, 2002 pursuant to Resolution 99-2210

Executive Order, January 22, 2002 pursuant to Resolution 99-2210
Resolution 2004-2466, November 3, 2003
Resolution 2007-2752, December 3, 2007
Executive Order November 29, 2011(2011-32)
Executive Order October 24, 2012(2012-34)
Resolution 2014-3140, May 19, 2014
Executive Order April 1, 2015 (2015-42)
Resolution 2016-3268, April 18, 2016

Resolution 2017-3361 March 2017
Resolution 2018-3443 March 2018
Resolution 2019-3539 March 2019

§ 15.230.010 PROPERTY CONSOLIDATION

Definition: The elimination of common property lines between two or more abutting properties.

The owner of abutting properties may consolidate them into a single property through any of the following ways:

- (1) A deed restriction recorded with the Yamhill County Recorder. The applicant shall file a copy of the recorded deed restriction with the Director. The deed restriction shall state that the properties are to be considered one lot for planning and zoning purposes, and that the properties shall not be conveyed separately prior to them being divided in accordance with regulations of the city.
- (2) The plat vacation process as described in O.R.S. 271.080 to 271.230.
- (3) The replat process as described in O.R.S. 92.180 to 92.190.
- (4) A property line adjustment, subdivision plat or partition plat that effects the consolidation of the property.

PROPERTY CONSOLIDATION PROCESS

Coordinate with a title company to get a deed restriction written up to consolidate the properties. The deed restriction should state that the properties are to be considered one lot for planning and zoning purposes, and that the properties shall not be conveyed separately prior to them being divided in accordance with regulations of the city. A new legal description that encompasses the entire new property (after consolidation) will also be necessary for review and recording with the deed restriction.

The Planning Division and City Surveyor will review the deed restriction and new legal description for approval. After approval, the deed restriction and accompanying new legal description will need to be recorded with the Yamhill County Recorder, with a copy of the documents returned to the City.

PROPERTY CONSOLIDATION APPLICATION CHECKLIST

The following items must be submitted with each application. All diagrams, maps and plans must be drawn to scale. Incomplete applications will not be processed and incomplete or missing information may delay the review process. Check with the Planning Division regarding additional requirements for your project.

- FEES**
- APPLICATION FORM**
- CURRENT TITLE REPORT**
- DEED RESTRICTION** – Provide a deed restriction that effectively consolidates the properties.
- LEGAL DESCRIPTION** – Provide both the current legal descriptions of the parcels to be consolidated and a new legal description that encompasses the entire new parcel after consolidation.



TYPE II APPLICATION (LAND USE) -- 2020

File #: _____

TYPES – PLEASE CHECK ONE:

- Design review
- Tentative Plan for Partition
- Tentative Plan for Subdivision

- Type II Major Modification
Variance _____
- Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: City of Newberg
 ADDRESS: 414 E First Street, Newberg, OR 97132
 EMAIL ADDRESS: mike.conway@newbergoregon.gov
 PHONE: 503-537-1240 MOBILE: _____ FAX: _____
 OWNER (if different from above): _____ PHONE: _____
 ADDRESS: _____
 ENGINEER/SURVEYOR: AKS Engineering & Forestry, LLC / Mimi Doukas, AICP, RLA PHONE: 503-563-6151
 ADDRESS: 12965 SW Herman Rd., Suite 100, Tualatin, OR 97062

GENERAL INFORMATION:

PROJECT NAME: Newberg-Dundee Police Carport PROJECT LOCATION: Public Safety Building Parking Lot
 PROJECT VALUATION: _____
 PROJECT DESCRIPTION/USE: Construction of new carport over seven (7) existing parking spaces on Public Safety Bldg. parking lot
 MAP/TAX LOT NO. (i.e. 3200AB-400): 3219AB18000; 3219AD 12000, 11900, 11901 ZONE: C3,R3,R2 SITE SIZE: ±1.76 SQ. FT. ACRE
 COMP PLAN DESIGNATION: COM, HDR, and PQ TOPOGRAPHY: Developed
 CURRENT USE: Public Safety Building parking lot
 SURROUNDING USES:
 NORTH: _____ SOUTH: City of Newberg Memorial Park
 EAST: _____ WEST: _____

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

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

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

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

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

Applicant Signature Date

Owner Signature Date

Print Name

Print Name

Attachments: General Information, Fee Schedule, Criteria, Checklists

GENERAL INFORMATION

Type II Development Permit Process

Overview: Type II Permit applications are reviewed administratively using a process in which City staff apply clear and objective standards that do not allow limited discretion. Notice is provided to property owners within 500 ft of the site so that they may provide input into the process. The noticing comment period is limited to 14 days in which written comments may be filed. The applicant or any person that comments in writing is able to appeal the staff decision to the Planning Commission. During the 14 day notice period, anyone may request that a Type II Subdivision decision be converted to a Type III process and that a hearing be held before the Planning Commission. Type II Decisions may take from 30 to 120 days.

Type II Permits Include:

- Design review for commercial, industrial and multi-family projects
- Manufactured home parks and mobile home parks.
- Partitions
- Subdivisions except those meeting the criteria in NDC § 15.235.030(A)
- Variances

Pre-Application Conference:

Please call to schedule a time for a pre-application meeting (optional) prior to submitting an application. The (Development Review Meetings) or pre-application meetings are held every Wednesday. This meeting provides the opportunity to get advance information from Planning, Engineering, and Building divisions all at once. It is likely to save you time and effort later. The non-refundable pre-application conference fee is \$105, payable prior to the conference.

Submit Type II Application

- ◆ Pay fees
- ◆ Complete application form(s)
- ◆ Submit plans and other required information

Processing

- ◆ Staff will perform a completeness check of the application and notify applicant of any information that is missing or incomplete. Processing time 0 to 30 days.
- ◆ Staff will route the application to affected agencies and City departments Processing time 14 to 20 days
- ◆ Applicant will provide copies of mailed and posted notices to the City for review, mail the approved notice to property owners within 500 ft. of the site, post the site, and provide staff with an affidavit verifying that the notice was mailed and posted. Processing Time: 14 to 20 days.
- ◆ Subdivision Conversion to Type III Review. During the 14 day comment period, anyone may request that a subdivision application be converted to a Type III review process. If this occurs, the subdivision will be reviewed by the Planning Commission at their next available meeting. Processing Time: 30 to 60 days.
- ◆ If all comments are addressed and no changes are required, then an approval letter is sent to the applicant and those providing comment. Processing Time: 14 to 20 days.

GENERAL INFORMATION

Type II Development Permit Process

Appeals

If the applicant, or another party providing written comments within the noticing period, is dissatisfied with the decision; then an appeal must be filed within 14 calendar days of the issuance of the decision. Appeals of Type II decisions proceed to the Planning Commission and are processed as a Type III decision.

Partition and Subdivision Plats

The applicant must submit final improvement plans and a final partition or subdivision plat within two years of the date of preliminary plat approval. Final plats are processed under a Type I decision.

Building Permits

The applicant may submit building permit applications concurrently with submission of other development applications; however, no building permits will be issued until the appeal period has expired on pending development applications

Helpful Hints:

Questions?

Information is free! Please do not hesitate to call (503) 537-1240 prior to submitting the application.

Partial Applications

Please do not submit partial applications. If the application, plans, and fee are not submitted together; processing will be delayed and the application may not be accepted for review.

Face-to-Face

It is best to submit an application in person. That way you can receive immediate feedback if there is missing information or suggestions for improvements.

NEWBERG PERMIT CENTER FEE SCHEDULE Effective Date: April 1, 2019

5% Technology fee will be added to total fees (resolution No. 2016-3268)

PRE-APPLICATION REVIEW	\$100
TYPE I (ADMINISTRATIVE REVIEW)	
ANY TYPE I ACTION NOT SPECIFICALLY LISTED IN THIS SECTION	\$175
PROPERTY CONSOLIDATION	\$175
CODE ADJUSTMENT	\$437
DESIGN REVIEW - TYPE I (DUPLEX OR COM. /IND. MINOR ADDITION REVIEW)	0.3% OF PROJECT VALUE, \$437 MINIMUM
MINOR MODIFICATION OR EXTENSION OF TYPE I DECISION	\$175
MAJOR MODIFICATION OF TYPE I DECISION	50% OF ORIGINAL FEE
PARTITION FINAL PLAT	\$875 + \$77 PER PARCEL
PROPERTY LINE ADJUSTMENT	\$875
SIGN REVIEW	\$78 PLUS \$1.00 PER SQ. FT. OF SIGN FACE
SUBDIVISION, PUD, OR CONDOMINIUM FINAL PLAT	\$1753 + \$77 PER LOT OR UNIT
TYPE II (LAND USE DECISION)	
ANY TYPE II ACTION NOT SPECIFICALLY LISTED IN THIS SECTION	\$875
MINOR MODIFICATION OR EXTENSION OF TYPE II DECISION	\$175
MAJOR MODIFICATION OF TYPE II DECISION	50% OF ORIGINAL FEE
DESIGN REVIEW (INCLUDING MOBILE/MANUFACTURED HOME PARKS)	0.6% OF TOTAL PROJECT COST, \$875 MINIMUM*
PARTITION PRELIMINARY PLAT	\$875 PLUS \$77 PER PARCEL
SUBDIVISION PRELIMINARY PLAT	\$1753 PLUS \$77 PER LOT
VARIANCE	\$875
TYPE III (QUASI-JUDICIAL REVIEW)	
ANY TYPE III ACTION NOT SPECIFICALLY LISTED IN THIS SECTION	\$1857
ANNEXATION	\$2442 PLUS \$234 PER ACRE
COMPREHENSIVE PLAN AMENDMENT (SITE SPECIFIC)	\$2442
CONDITIONAL USE PERMIT	\$1857
MINOR MODIFICATION OR EXTENSION OF TYPE III DECISION	\$175
MAJOR MODIFICATION OF TYPE III DECISION	50% OF ORIGINAL FEE
HISTORIC LANDMARK ESTABLISHMENT OR MODIFICATION	\$0
HISTORIC LANDMARK ELIMINATION	\$2129
SUBDIVISION PRELIMINARY PLAT	\$1753 PLUS \$77 PER LOT
PLANNED UNIT DEVELOPMENT	\$3708+\$77 PER LOT OR UNIT
ZONING AMENDMENT (SITE SPECIFIC)	\$2313
TYPE IV (LEGISLATIVE AMENDMENTS)	
COMPREHENSIVE PLAN TEXT AMENDMENT OR LARGE SCALE MAP REVISION	\$2631
DEVELOPMENT CODE TEXT AMENDMENT OR LARGE SCALE MAP REVISION	\$2631
APPEALS	
TYPE I OR II APPEAL TO PLANNING COMMISSION	\$503
TYPE I OR II APPEAL TO CITY COUNCIL	\$911
TYPE III APPEAL TO CITY COUNCIL	\$1069
TYPE I ADJUSTMENTS OR TYPE II VARIANCES THAT ARE NOT DESIGNED TO REGULATE THE PHYSICAL CHARACTERISTICS OF A USE PERMITTED OUTRIGHT	\$283
OTHER FEES	
COMMUNITY DEVELOPMENT FEE	0.75% OF PROJECT COST
(THE ABOVE CHARGE IS ADDED TO ANY BUILDING PERMIT APPLICATION)	
EXPEDITED LAND DIVISION	\$6515 + \$77 PER LOT OR UNIT
URBAN GROWTH BOUNDARY AMENDMENT	\$4164
VACATION OF PUBLIC RIGHT-OF-WAY	\$1728
LICENSE FEES	
GENERAL BUSINESS	\$50
HOME OCCUPATION	\$25
PEDDLER/SOLICITOR/STREET VENDOR	No fee (Business License fee only)
EXHIBITOR	\$129
TEMPORARY MERCHANT	\$106/45 days or \$346/perpetual
TECHNOLOGY FEE	5% OF TOTAL FEES

ADDITIONAL LAND USE REVIEW FEES - ENGINEERING DEPARTMENT

Planning Review, Partition, Subdivision & PUD's (Type 11/111 Application) -	\$284.08 - 19 lots, Plus \$12.63 per lot over 20 lots
Final Plat Review, Partition and subdivision	\$284.08 Plus\$7.14 per lot or parcel
Development review for public improvements on Commercial, Industrial, Multifamily Developments & Institutional zones	\$397.28 1st Acre \$226.93 Additional acre

ADOPTION AND REVISION HISTORY:
Adopted by: Resolution 98-2122, July 6, 1998
Amended by: Resolution 99-2214, December 8, 1999
Resolution 2000-2265, October 2, 2000
Resolution 2001-2318, November 19, 2001
Executive Order January 2, 2007 (Reso. 99-2210)
Executive Order October 24, 2008
Executive Order, December 16, 2002 pursuant to Resolution 99-2210

Executive Order, January 22, 2002 pursuant to Resolution 99-2210
Resolution 2004-2466, November 3, 2003
Resolution 2007-2752, December 3, 2007
Executive Order November 29, 2011(2011-32)
Executive Order October 24, 2012(2012-34)
Resolution 2014-3140, May 19, 2014
Executive Order April 1, 2015 (2015-42)
Resolution 2016-3268, April 18, 2016

Resolution 2017-3361 March 2017
Resolution 2018-3443 March 2018
Resolution 2019-3539 March 2019

CITY OF NEWBERG

REQUIREMENTS FOR MAILED NOTICES

For all Type II and Type III land use applications, mailed notice must be sent to all property owners within five hundred (500) feet of the site. Newberg Development Code §15.100.210 sets forth the requirements for mailed notices. The applicant is responsible for preparing and mailing the notices, for paying the postage, and for submitting an affidavit of mailing within two days of mailing the notices.

Mailing List:

- The applicant must create a mailing list including the tax lot numbers and addresses of property owners within five hundred (500) feet of the outer boundaries of the tax lot or tax lots of the proposed project. This information can be obtained at a local title company.
- The Planning & Building Department may request that notice be provided to people other than those who own property within five hundred (500) feet of the site, if the Department believes that they are affected or otherwise represent an interest that may be affected by the proposed development.
- The mailing list and a copy of the mailed notice should be submitted with the affidavit of mailing.
- Envelopes returned to the post office should go to the Planning & Building Office so that they can be kept with the application file. The return address on the notices should read:

City of Newberg
Community Development
P.O. Box 970
Newberg, OR 97132

A return address stamp is available at the Planning & Building Office for your convenience.

Mailed Notice Deadlines:

- Before mailing the notice, the applicant must submit a copy for approval to the Community Development Office at 414 E. First Street, Newberg, Oregon.
- For Type II actions, the notice must be mailed at least fourteen (14) days before a decision is rendered. For Type III actions, the notice must be mailed at least twenty (20) days before the first new hearing, or if two or more hearings are required, ten (10) days before the first new hearing.
- The affidavit of mailing must be submitted to the Planning & Building Office within two (2) days of mailing the notice.

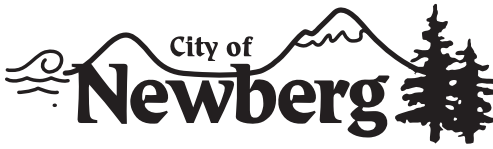
Sample Notices:

A sample notice is included on the following page. Information to be filled in by the applicant is indicated by italicized text. Sample notices for each application type are located on the web at:

<http://www.newbergoregon.gov/planning/sample-notice-forms-type-ii-applications>

(Or to navigate there on your own from the homepage (www.newbergoregon.gov): Government, Community Development, Planning, Planning Forms)

CITY OF NEWBERG TYPE II
SAMPLE MAILED NOTICE



Community Development Department

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

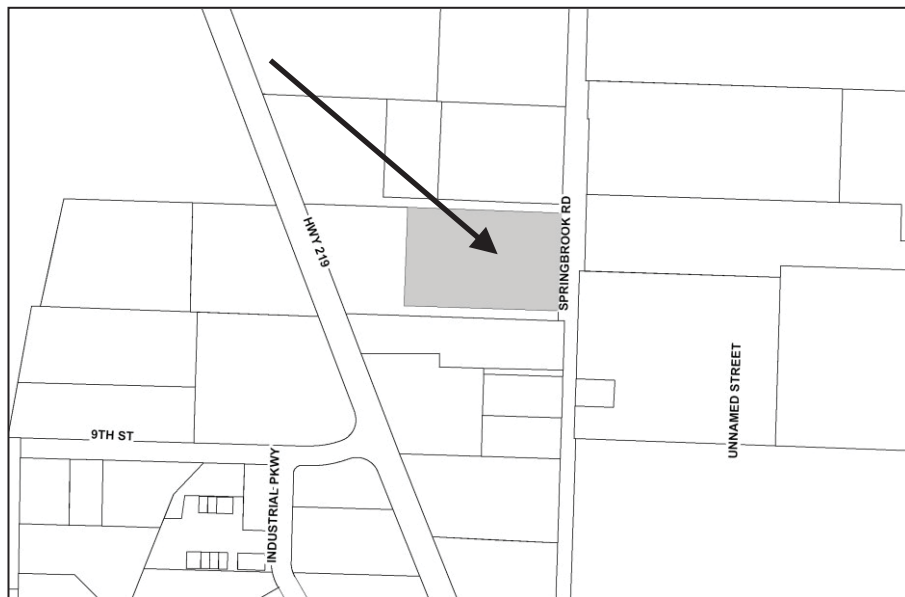
**WE WANT YOUR COMMENTS ON A PROPOSED NEW
DEVELOPMENT IN YOUR NEIGHBORHOOD**

A property owner in your neighborhood submitted an application to the City of Newberg to subdivide a parcel of land from *(insert number of original lots i.e. one, two, etc)* lot(s) into *(insert number of lots created)* separate lots. You are invited to take part in the City's review of this project by sending in your written comments. You also may request that the Planning Commission hold a hearing on the application. The applicable criteria used to make a decision on this application for preliminary subdivision plan approval are found in Newberg Development Code 15.235.050(A). For more details about giving comments, please see the back of this sheet.

The development would include *(briefly describe what the project number of lots, size of lots, new streets created, etc.)*

- APPLICANT: *Applicant's name*
TELEPHONE: *Applicant's phone number*
- PROPERTY OWNER: *Property owner name*
- LOCATION: *Project Address*
- TAX LOT NUMBER: *Yamhill County Tax Map and Lot Number (i.e. 3219AB-1400)*

Insert site map with the project location highlighted as shown on the adjacent sample map.



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. You also may request that the Newberg Planning Commission hold a hearing on the application by sending a written request during this 14-day period and identifying the issues you would like the Planning Commission to address.

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

Written Comments: File No.XX
City of Newberg
Community Development
PO Box 970
Newberg, OR 97132

(City staff will give you the file number for your project at the time of application)

All written comments must be turned in by 4:30 p.m. on ***enter date two weeks from date you mailed notice***. Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for preliminary subdivision plan approval are found in Newberg Development Code 15.235.050(A).

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. 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: ***Date notice is mailed***

CITY OF NEWBERG

REQUIREMENTS FOR POSTED NOTICES

For all Type II and Type III land use applications, the site must be posted with an approved notice. Newberg Development Code §15.100.260 establishes the standards for posted notices. Before notice is posted on the site, a copy of the notice must be submitted to the Planning & Building Office for review. Within two (2) days of posting the site, an affidavit of posting must be submitted to the Community Development office.

Posted notices must contain the following information:

- Planning Division file number
- A brief description of the proposal
- Phone number and address for the Newberg Planning & Building Department, 414 E. First Street, phone 503-537-1240

Guidelines for Posting Notice:

- The posted notice must be waterproof and a minimum of two (2) feet by three (3) feet in size.
- Each frontage of the site must be posted. If a frontage is more than six hundred (600) feet in length, additional notices are required for each six hundred (600) feet or fraction thereof. For example, a lot with a 1400' frontage on Wyooski Street must be posted with three notices along that frontage.
- The notices must not be posted within the public right-of-way, though they must be within ten (10) feet of it.
- The notices must be clearly visible to pedestrians and motorists in the public right-of-way, and must not be posted on trees.
- For Type II applications, the site must be posted at least fourteen (14) days before a decision is rendered.
- For Type III applications, the site must be posted at least ten days (10) before the first scheduled hearing.

Signs for posted notices:

The posted notices must be able to withstand adverse weather. All posted notice signs must conform to the attached example. Signs must be landscape orientation and white with black lettering ("sans-serif" font i.e. Arial or block printing).

Signs may be ordered custom-made from sign companies such as Chehalem Sign Co., or applicants may construct their own signs.

Acceptable materials for notice signs: (dimensions: minimum 2' x 3')

- Plywood (but sign face must be white)
- Plastic or corrugated plastic
- Foam core board (available at many art and hobby supply shops)
- Water resistant poster board
- Other weatherproof materials

Posted notice signs may not be attached to trees, and must be located outside the public right-of-way but within ten (10) feet of it. Therefore, the signs should have legs or stakes or otherwise be freestanding.

Removal of Posted Notice:

The notice must remain posted until a final decision is made. Within ten (10) days of the final decision, the notice(s) must be removed from the site by the applicant.

**CITY OF NEWBERG
SAMPLE POSTED NOTICE**

Land Use Notice

FILE # (insert the file number assigned to you at the time of application)

PROPOSAL: (insert general description of project)

FOR FURTHER INFORMATION, CONTACT:

City of Newberg
Community Development Department
414 E First Street
Phone: 503-537-1240

2'

3'

Notice must be white with black letters, and must be landscape orientation, as shown above. The notice must be lettered using block printing or a "sans-serif" font, such as Arial.

CITY OF NEWBERG

AFFIDAVIT OF NOTICING REQUIREMENTS

The affidavit on the following page must be submitted to the Community Development Department **within two (2) days of mailing notice** and **within two (2) days of posting notice**. The consequences of failure to mail and post notice, and to submit the affidavits within the two (2) day deadline are described in Newberg Development Code §15.100.210(J) and §15.100.260(I).

§15.100.210(J) - Failure to Mail the Notice:

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.

§15.100.260(I) - Failure to Post the Notice:

The failure of the posted notice to remain on the property shall not invalidate the proceedings. Failure by the applicant to post a notice and affirm that the posting 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.

PLANNING DIVISION FILE #: _____

**CITY OF NEWBERG
AFFIDAVIT OF NOTICING**

REFERENCE ATTACHED LIST(S)/NOTICE(S)

I, _____, do hereby certify that the attached Notice of Land Use Action was:

- a) mailed to the following list of property owners, by United States mail, postage prepaid
on _____;
(date)

- b) posted on the site according to standards established in Newberg Development Code §15.100.260
on _____.
(date)

I acknowledge that failure to mail the notice in a timely manner constitutes an agreement by the applicant to defer the 120-day process limit and acknowledge that failure to mail will result in the automatic postponement of a decision on the application 15.100.210.(D)(2) _____.
(date)

Signature Date

Print name

§15.220.050 - TYPE II DESIGN REVIEW CRITERIA

Type II Site Design Review applies to the following activities:

- Any new development or remodel which is not specifically identified within Newberg Development Code § 15.220.020(A)(1).
- Telecommunication facilities.

The following development activities are exempt from Type II standards:

- Replacement of an existing item such as a roof, floor, door, window or siding.
- Plumbing and/or mechanical alterations which are completely internal to an existing structure.

Provide a written response that specifies how your project meets the following criteria:

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

DESIGN REVIEW CHECKLIST

The following items must be submitted with each application. Incomplete applications will not be processed. Incomplete or missing information may delay the review process. Check with the Planning Division regarding additional requirements for your project.

FEES **PUBLIC NOTICE INFORMATION** – Draft of mailer notice and sign; mailing list of all properties within 500’.

CURRENT TITLE REPORT (within 60 days old)

SUBMIT one original and three copies 8-1/2" x 11" or 11" x 17" reproducible document together with 20 copies of the following information. In addition, submit two (2) full size copies of all plans.

WRITTEN CRITERIA RESPONSE – Address the criteria listed on page 12.

SITE DEVELOPMENT PLAN. Make sure the plans are prepared so that they are at least 8 ½ x 11 inches in size and the scale is standard, being 10, 20, 30, 40, 50, 100 or multiples of 100 to the inch (such as 1":10', 1":20' or other multiples of 10). Include the following information in the plan set (information may be shown on multiple pages):

- Existing Site Features:** Show existing landscaping, grades, slopes, wetlands and structures on the site and for areas within 100' of the site. Indicate items to be preserved and removed.
- Drainage & Grading:** Show the direction and location of on and off-site drainage on the plans. This shall include site drainage, parking lot drainage, size and location of storm drain lines, and any retention or detention facilities necessary for the project. Provide an engineered grading plan if necessary. A preliminary storm water report is required (see Public works Design and Construction standards).
- Utilities:** Show the location of and access to all public and private utilities, including sewer, water, storm water and any overhead utilities.
- Public Improvements:** Indicate any public improvements that will be constructed as part of the project, including sidewalks, roadways, and utilities.
- Access, Parking, and Circulation:** Show proposed vehicular and pedestrian circulation, parking spaces, parking aisles, and the location and number of access points from adjacent streets. Provide dimensions for parking aisles, back-up areas, and other items as appropriate. Indicate where required bicycle parking will be provided on the site along with the dimensions of the parking spaces.
- Site Features:** Indicate the location and design of all on-site buildings and other facilities such as mail delivery, trash disposal, above ground utilities, loading areas, and outdoor recreation areas. Include appropriate buffering and screening as required by the code.
- Exterior Lighting Plan:** Show all exterior lighting, including the direction of the lighting, size and type of fixtures, and an indication of the amount of lighting using foot candles for analysis.
- Landscape Plan:** Include a comprehensive plan that indicates the size, species and locations of all planned landscaping for the site. The landscape plan should have a legend that indicates the common and botanical names of plants, quantity and spacing, size (caliper, height, or container size), planned landscaping materials, and description of the irrigation system. Include a calculation of the percentage of landscaped area.
- ADA Plan Compliance:** Indicate compliance with any applicable ADA provisions, including the location of accessible parking spaces, accessible routes from the entrance to the public way, and ramps for wheelchairs.
- Architectural Drawings:** Provide floor plans and elevations for all planned structures.
- Signs and Graphics:** Show the location, size, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features if applicable.
- Other:** Show any other site elements which will assist in the evaluation of the site and the project.

TRAFFIC STUDY

A traffic study shall be submitted for any project that generates in excess of forty (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 forty (40) trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service.

Exhibit C: Title Report and Ownership Material



First American

First American Title Insurance Company

825 NE Evans Street
McMinnville, OR 97128
Phn - (503)376-7363
Fax - (866)800-7294

YAMHILL COUNTY TITLE UNIT

FAX (866)800-7294

Title Officer: **Clayton Carter**
(503)376-7363
ctcarter@firstam.com

LOT BOOK SERVICE

City of Newberg
P.O. Box 970
Newberg, OR 97132

Order No.: 1039-2677991

January 14, 2020

Attn:
Phone No.: - Fax No.:
Email:

Re:

Fee: \$300.00

We have searched our Tract Indices as to the following described property:

The land referred to in this report is described in Exhibit A attached hereto.

and as of January 10, 2020 at 8:00 a.m.

We find that the last deed of record runs to

City of Newberg, a Municipal Corporation of the State of Oregon,

We find the following apparent encumbrances within ten (10) years prior to the effective date hereof:

1. Taxes, including the current fiscal year, not assessed because of Exemption. If the exempt status is terminated an additional tax may be levied. Account No. 51339, 49469, 49398, 49450, 49478, 49487, 49361.
2. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
3. Reservation of utilities in vacated street area and the right to maintain the same as set forth in Ordinance No. 94-2391, a copy of which was Recorded Film 318, Page 127, Deed Records.
4. Reservation of utilities in vacated street area and the right to maintain the same as set forth in Ordinance No. 96-2443

(We do not find that the above Ordinance has been recorded in the Deed and Mortgage Records of Yamhill County)

5. Reservation of utilities in vacated street area and the right to maintain the same as set forth in Ordinance No. 94-2477, a copy of which was Recorded July 14, 1997 as Instrument No. 199711403, Deed and Mortgage Records.

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find: NONE

We find the following unpaid taxes and city liens: NONE

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.

Exhibit "A"

Real property in the County of Yamhill, State of Oregon, described as follows:

PARCEL 1:**Tract A:**

Beginning at the Northwest corner of Block 11 in EVEREST'S ADDITION to the Town of Newberg, Yamhill County, Oregon; thence East along the South line of Second Street 122 feet; thence South parallel with the East line of Blaine Street to the North line of the alley running East and West through Church Addition to the City of Newberg; thence West along the North line of said alley, 122 feet to the East line of Blaine Street; thence North to the place of beginning.

Tract B:

Lots 26, 27, 28, 29, and 30, CHURCH ADDITION, to the town (now City) of Newberg, Yamhill County, State of Oregon.

Tract C:

That portion of Lot 23 and Lot 24, CHURCH ADDITION, to the town (now City) of Newberg, Yamhill County, State of Oregon, lying westerly of Howard Street.

PARCEL 2:**Tract A:**

Being a part of a tract of land deed by H.A. Forcht and wife to C.E. and A.N Yarnell, dated October 21, 1914 and duly recorded in Yamhill County Records on November 4, 1914, in Book 67 at Page 53, Deed Records, and Beginning at a point on the South line of Third Street in the City of Newberg, in Yamhill County; Oregon, as platted and of record in said County and State. said point being 30 feet South and 125 feet West of the Northwest corner of a tract of land conveyed by Jesse Edwards and wife to the Trustees of the Chehalem Monthly Meeting of Friends, by deed which is dated June 15, 1885, and recorded in said County Records November 3, 1885 in Book "X" of Deeds on Page 155 (which corner is the center of Third Street); and running thence West along the South side of Third Street 50 feet; thence South 120 feet; thence East to a point directly South of the point of beginning; and thence North 120 feet to the place of beginning.

Tract B:

Part of the Joseph B. Rogers Donation Land Claim #55 in Township 3 South, Range 2 West of the Willamette Meridian, in Yamhill County, Oregon, described as follows:

Commencing at a point on the South Boundary line on Third Street in the City of Newberg 47.5 feet West from the intersection of the South boundary line of said Third Street with the West boundary line of Howard Street; thence West following the South boundary line of said Third Street 52.5 feet; thence South parallel with the West boundary line of said Howard Street 120 feet; thence East parallel with the South boundary line of said Third Street 52.5 feet; and thence North parallel with the West boundary line said Howard Street 120 feet to the place of beginning.

Tract C:

Being a part of a tract of land deeded by H.A. Forcht and wife to C.E. and A.N. Yarnell, dated October 21, 1914 and recorded in Yamhill County Records on November 4, 1914 in Book 69, Page 53, and BEGINNING at a point on the South line of Third Street in the City of Newberg, Yamhill County, Oregon, as platted of record in said County and State, said point being 30 feet South and 175 feet West of the Northwest corner of a tract of land conveyed by Jesse Edwards and wife to Trustees of the Chehalem Monthly Meeting of Friends, by deed dated June 15, 1885 and recorded in said County records November 3, 1885 in Book "X" of Deeds, Page 155 (which corner is in the center of Third Street) and running thence West along the South line of Third Street 50 feet, more or less, to Blaine Street; thence South 120 feet; thence East to a point directly South of the point of beginning, and thence North 120 feet to the place of beginning.

Tract D:

Situate, lying and being in the County of Yamhill and State of Oregon:

Commencing at the Southwest corner of a certain tract of land deeded by Jesse and Mary E. K. Edwards to the trustees of Chehalem Monthly Meeting of Friends, by deed dated June 25, 1885, and which said deed from said Jesse and Mary E. K. Edwards to Trustees of Chehalem Monthly Meeting of Friends was on the 3rd day of November, 1885, recorded at Page 155, in Book X, Records of Deeds for said Yamhill County, Oregon, at said corner from which an oak thirty inches in diameter bears North 22° East 74 links distant: thence North 2.2725 chains along the West line of said tract above described as deeded to said Trustees; thence West 4.39 rods; thence South 2.2725 chains; thence East 4.39 rods to place of beginning, and containing a quarter acre, more or less, saving and excepting from East side of said premises all that part thereof condemned by the City of Newberg for street purposes and now used for street purposes.

PARCEL 3:

All of Block 3 of EDWARDS SECOND ADDITION, to the town (now City) of Newberg, Yamhill County, State of Oregon.

PARCEL 4:

A tract of land in the Northeast Quarter of Section 19, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, said tract being in the Joseph B. Rogers Donation Land Claim and more particularly described as follows:

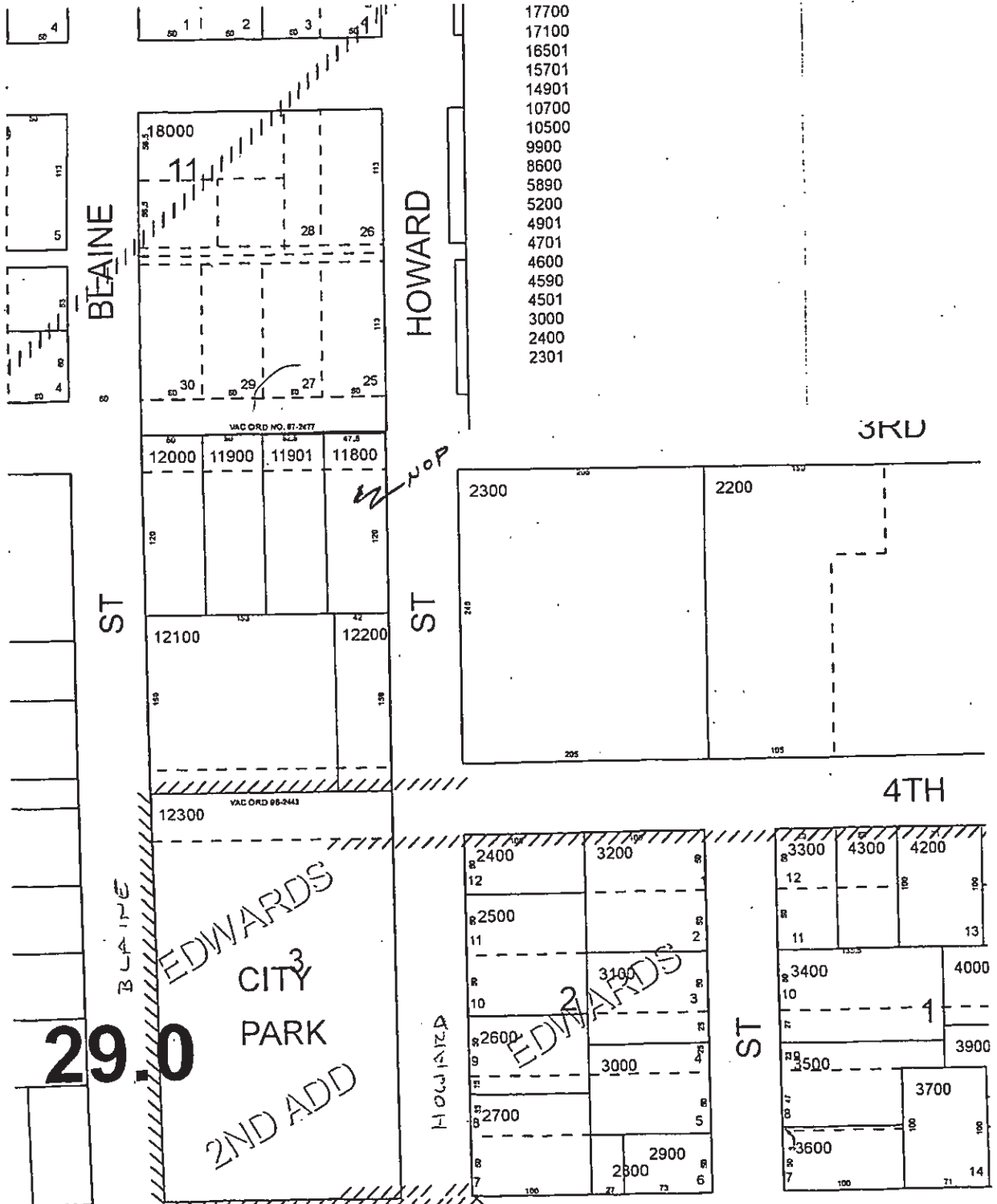
Beginning at a point 72 feet West of the Southwest corner of that tract of land conveyed to the Trustees of Chehalem Monthly Meeting of Friends by deed recorded November 3, 1885 in Book X, Page 155, Deed Records, said point being the Southwest corner of that tract conveyed to Ord K. Hubbell, et ux, by deed recorded August 27, 1969 in Film Volume 76, Page 1782, Deed and Mortgage Records, and running thence North 150 feet; thence West to the East line of Blaine Street; thence South, along the East line of Blaine Street, 150 feet; thence East to the point of beginning.



First American



This map is furnished for illustration and to assist in property location. The company assumes no liability for any variation in dimensions by location ascertainable by actual survey



- 17700
- 17100
- 16501
- 15701
- 14901
- 10700
- 10500
- 9900
- 8600
- 5890
- 5200
- 4901
- 4701
- 4600
- 4590
- 4501
- 3000
- 2400
- 2301

3RD

4TH

29.0

ORDINANCE NO. 94-2391

AN ORDINANCE VACATING THE EAST-WEST ALLEY RIGHT-OF-WAY IN BLOCK 11, EVERESTS ADDITION LOCATED BETWEEN SECOND AND THIRD, BLAINE AND HOWARD; ADJACENT TO TAX LOTS 3219AB-17700, -17800, -17900 AND -18000 WITHIN THE CORPORATE CITY LIMITS OF NEWBERG, OREGON (VAC-2-94).

- WHEREAS, The City Council of Newberg has initiated a vacation proceeding as authorized by ORS 271.130;
- WHEREAS, Notice was published in the Newberg Graphic Newspaper once a week for two consecutive weeks prior to the final public hearing of the City Council on September 24, 1994 and September 28, 1994;
- WHEREAS, The Newberg City Council conducted a public hearing on October 3, 1994 to consider the vacation and any written objections or remonstrances;
- WHEREAS, The City Council considered whether or not the property value of the abutting properties would be substantially affected; and
- WHEREAS, The City Council of the City of Newberg has considered whether the public interest will be prejudiced by the proposed vacation.

NOW, THEREFORE, THE CITY OF NEWBERG ORDAINS AS FOLLOWS:

Section 1. The following described public right-of-way within the City of Newberg, County of Yamhill, State of Oregon, is hereby vacated:

EAST-WEST ALLEY RIGHT-OF-WAY IN BLOCK 11, EVERESTS ADDITION

- Section 2. The utilities are proposed to be relocated to the south as part of a future building project. A 12 ft. public utility easement shall be retained over the alley right-of-way for utility access until such time as relocation of utilities occurs and an alternative easement has been granted.
- Section 3. The Findings of Fact for approval, marked as Exhibit A and attached to this ordinance, are hereby adopted and by this reference incorporated.
- Section 4. Subject to the above provisions, the Recorder of the City of Newberg is hereby directed to file for recording with the County Clerk and Ex-Officio Recorder of Conveyances of the County of Yamhill, State of Oregon, a certified copy of this ordinance and a map of said public right-of-way (Exhibit B) so vacated, and the Recorder is further directed to file a copy of this ordinance and a map with the Surveyor and the Assessor of said Yamhill County, Oregon, respectively.

RECORDED WITH COUNTY - C

Section 5. Title to the real property included within said rights-of-way hereby vacated shall attach to the property abutting said right-of-way, which is the City of Newberg, in accordance with the provisions of ORS 271.140.

Section 6. The public interest will not be prejudiced.

Section 7. The City Council has determined that no evidence was submitted into the record indicating that the property value of the abutting properties would be substantially affected.


PASSED by the Council of the City of Newberg this 3rd day of October, 1994 by the following votes:

AYES: 5 NAYS: 0 ABSENT: 2 (McCain, Weaver) VACANT: 1 (Adams)



Duane Cole, City Recorder

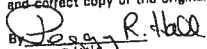
APPROVED by the Mayor this 11th of October, 1994.



Donna Proctor, Mayor

OFFICE OF CITY RECORDER
CITY OF NEWBERG

I certify that I have compared
this copy with the original document
now in my possession and it is a true
and correct copy of the original document.

By  10-17-94
Peggy R. Hall Date
Assistant City Recorder

218

EXHIBIT A
FINDINGS FOR APPROVAL
OF AN ALLEY VACATION (VAC-2-94)
October 3, 1994

APPLICANT: City of Newberg
REQUEST: Vacation of the east-west alley right-of-way in Block 11, Everests Addition
ZONING: C-2 Community Commercial/R-3 High Density Residential
LOCATION: Between Second and Third, Blaine and Howard
TAX LOT: Adjacent to Tax Lots 3219AB-17700, -17800, -17900 and -18000
FILE NO: VAC-2-94
CRITERIA: ORS NO. 271.130

I. CRITERIA AND ORDINANCE REQUIREMENTS

A. Criteria

City ordinances do not include procedures or criteria for street vacations. In lieu of City criteria, State procedures and criteria apply. ORS 271.080 thru 271.170 lists the criteria for vacations which are initiated on the Council's own motion. The section states that the action of the City Council must include the following determinations:

1. Whether notice has been given as provided by ORS 271.110;
2. Whether the property value of the abutting property owners will be substantially affected; and
3. Whether the public interest will be prejudiced by the vacation.

B. Notice Requirements

ORS 271.110 states the notice requirements:

1. A notice must be published once a week for two consecutive weeks. The notice shall describe the ground covered in the petition, give the date the petition was filed, give the date of the public hearing, give the name of the petitioner, and the date

when any objection or remonstrance may be filed with the City recording officer prior to the time of the hearing; and

2. Within five days after the first day of publication of the notice the City recording officer shall post at or near the end of the proposed vacation a copy of the proposed vacation.

II. FACTS

- A. The proposed vacation will result in the transfer of the existing right-of-way to the adjoining tax lots.
- B. The owners, zoning, and use of the abutting properties to the east and west are as follows:

<u>Tax Lot</u>	<u>Owners</u>	<u>Zoning</u>	<u>Use</u>
3219AB-17700	City of Newberg	R-3	Municipal parking and storage
3219AB-17800	Newberg Senior Citizens Club	C-2	Senior Citizens Club
3219AB-17900	City of Newberg	C-2	Fire Department Parking
3219AB-18000	City of Newberg	C-2	Fire Department

- C. A consent to vacate form has been signed by all abutting property owners except the Senior Citizens Club.
- D. Northwest Natural Gas and Portland General Electric Company both have facilities in the alley right-of-way which run the length of the alley.
- E. Surrounding conditions are as follows:
North: Newberg Fire Department, Senior Citizens Club
South: Municipal parking lot, municipal storage yard
East: Chehalem Park and Recreation facility and single family residential
West: Vacant and single family residential
- F. Notice was published in the Newberg Graphic on September 21, and 28, 1994. A public notice was posted on or near the subject right-of-way within five days of the first notice publication. Affected property owners have also been notified by mail.
- G. There is no evidence in the record that the public interest will be prejudiced.
- H. There is not evidence in the record that the property value of the abutting properties will be substantially affected.

III. REFERRALS

Referrals were sent to all City departments and local utility companies. No objections have been received; however, the following comments have been received:

A. PGE:

PGE requests that an easement be retained for utility purposes to serve customers on both sides of the existing alley.

B. NW Natural Gas:

NW Natural Gas has facilities within the proposed vacation area. They request that the final vacation ordinance provide them with an easement protecting their facilities for right of access, repair, and/or replacement, and requiring that no structure be built or erected within a distance of ten feet from the centerline of said facilities.

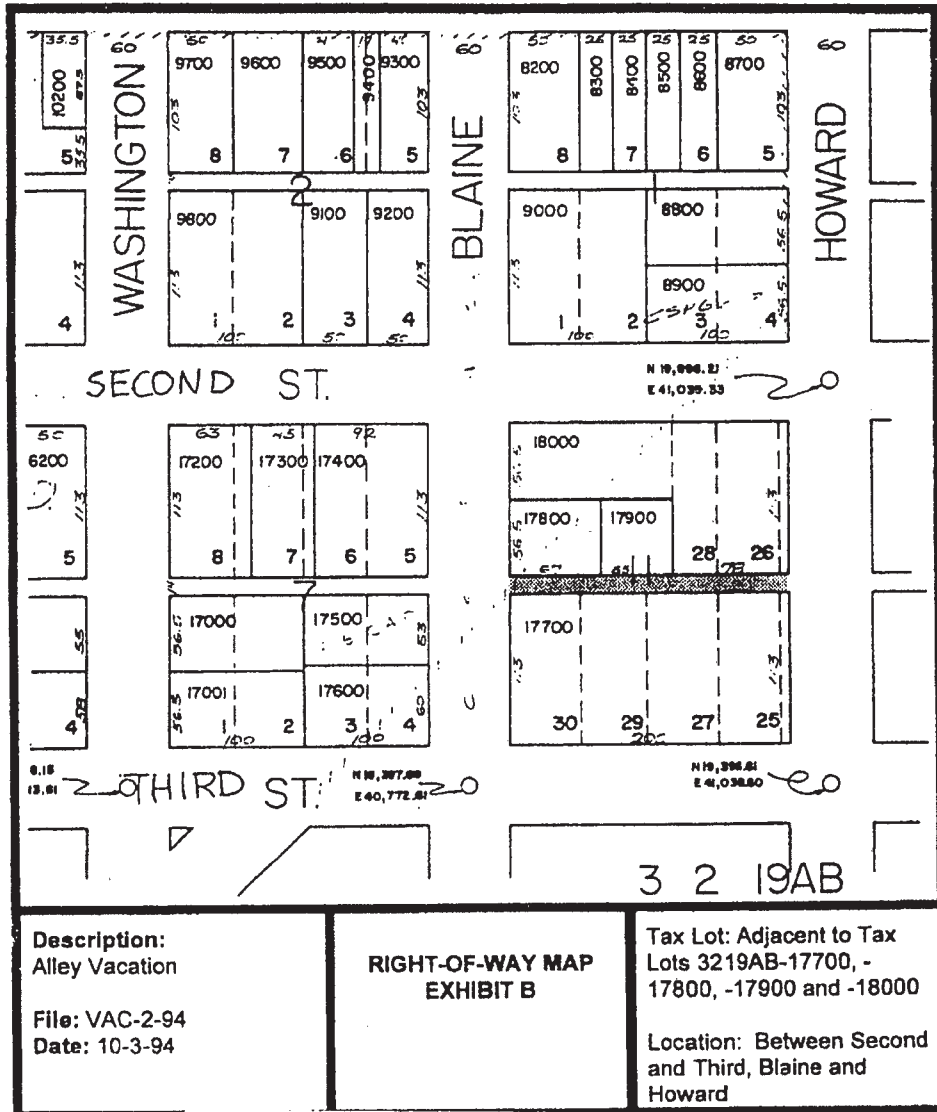
C. City Staff Comments:

In order to provide a utility corridor for PGE, NW Natural Gas and other utilities; a temporary easement in the alley should be retained. This easement would be abandoned or moved once the utilities are relocated to allow for expansion of the Fire Department.

IV. CONCLUSIONARY FINDINGS

- A. Notice has been provided in accordance with ORS 271.110. Notice was published in the Newberg Graphic for two consecutive weeks beginning September 21, 1994. In addition, notice has been posted near the site and mailed to property owners within 100 feet of the subject alley and street.
- B. The property values of the abutting property owners are not substantially affected by the proposed vacation.
- C. The proposed vacation will not limit access to abutting properties at this time, or have a detrimental effect on their market value.

Based on the criteria, facts, and conclusionary findings, the proposed vacation satisfies City standards and approval criteria.



Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK



55.00

199416848 10:41am 10/20/94

004 007508 12 03 000200

1 P05 6 0 30.00 0.00 0.00 25.00 0.00 0.00

6/6

AFTER RECORDING, RETURN TO:
City of Newberg - Legal Dept.
414 E. First Street
Newberg, OR 97132
Our File No.: VAC-10-97

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK



50.00

199711403 2:59pm 07/14/97

004 050013 10 04 000200
1 P05 5 0 25.00 0.00 0.00 25.00 0.00 0.00
0.00

ORDINANCE NO. 97-2477

**AN ORDINANCE VACATING THE EAST-WEST RIGHT-OF-WAY BETWEEN
YAMHILL COUNTY TAX LOTS 3219AB-18000, 3219AC-300, -400, -401 and -500
WITHIN THE CORPORATE CITY LIMITS OF NEWBERG, OREGON.**

RECITALS:

1. The City Council of Newberg has initiated a vacation proceeding as authorized by ORS 271.130;
2. Notice was published in the Newberg Graphic Newspaper once a week for two consecutive weeks prior to the final public hearing of the City Council;
3. The Newberg City Council conducted a public hearing on June 2, 1997 to consider the vacation and any written objections or remonstrances;
4. A majority of the abutting property owners have signed consent to vacate forms.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
NEWBERG AS FOLLOWS:**

1. The following described public right-of-way within the City of Newberg, County of Yamhill, State of Oregon, is hereby vacated:

THIRD STREET BETWEEN THE EAST LINE OF SOUTH BLAINE STREET TO
THE WEST LINE OF HOWARD STREET AS ACQUIRED IN BOOK 116 PAGE
55 OF YAMHILL COUNTY DEED RECORDS, YAMHILL COUNTY OREGON,
AND RETAINING A PUBLIC UTILITY EASEMENT OVER, UNDER AND
THROUGH SAID STREET.

2. The Findings of Fact for approval, marked as Exhibit A and attached to this ordinance, are hereby adopted and by this reference incorporated.
3. Subject to the above provisions, the Recorder of the City of Newberg is hereby directed to file for recording with the County Clerk and Ex-Officio Recorder of Conveyances of the County of Yamhill, State of Oregon, a certified copy of this ordinance and a map of said public right-of-way (Exhibit B) so vacated, and the Recorder is further directed to file a copy of this ordinance and a map with the Surveyor and the Assessor of said Yamhill County, Oregon, respectively.
4. Title to the real property included within said rights-of-way hereby vacated shall

NORTHWEST TITLE COMPANY - C

7-14-97

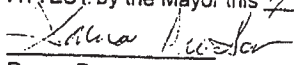
1/5

attach to the property abutting said right-of-way, in accordance with the provisions of ORS 271.140.

ADOPTED by the Newberg City Council this 2nd day of June, 1997, by the following votes:

AYE: 7 NAY: 0 ABSENT: 0 ABSTAIN: 0


Duane R. Cole, City Recorder

ATTEST by the Mayor this 4 of June, 1997.

Donna Proctor, Mayor

OFFICE OF CITY RECORDER
CITY OF NEWBERG

I certify that I have compared this copy with the original document now in my possession and it is a true and correct copy of the original.

By  Date June 20, 1997
Duane R. Cole, City Manager

7-14-97

215

**EXHIBIT A
FINDINGS FOR APPROVAL
OF A RIGHT-OF-WAY VACATION**

ORS 271.130 lists the criteria for vacations. The section states that approval must include affirmative findings that:

Criteria 1. Notice has been given as provided by ORS 271.110.

Finding: Notice has been provided in accordance with ORS 271.110. Notice was published in the Newberg Graphic for two consecutive weeks beginning May 21, 1997. In addition, notice has been posted near the site and in four public places.

Criteria 2. The owners of a majority of the area affected do not object in writing.

Finding: The abutting property owners are not affected by the proposed vacation. Written consent from all of the owners of the abutting property have been received.

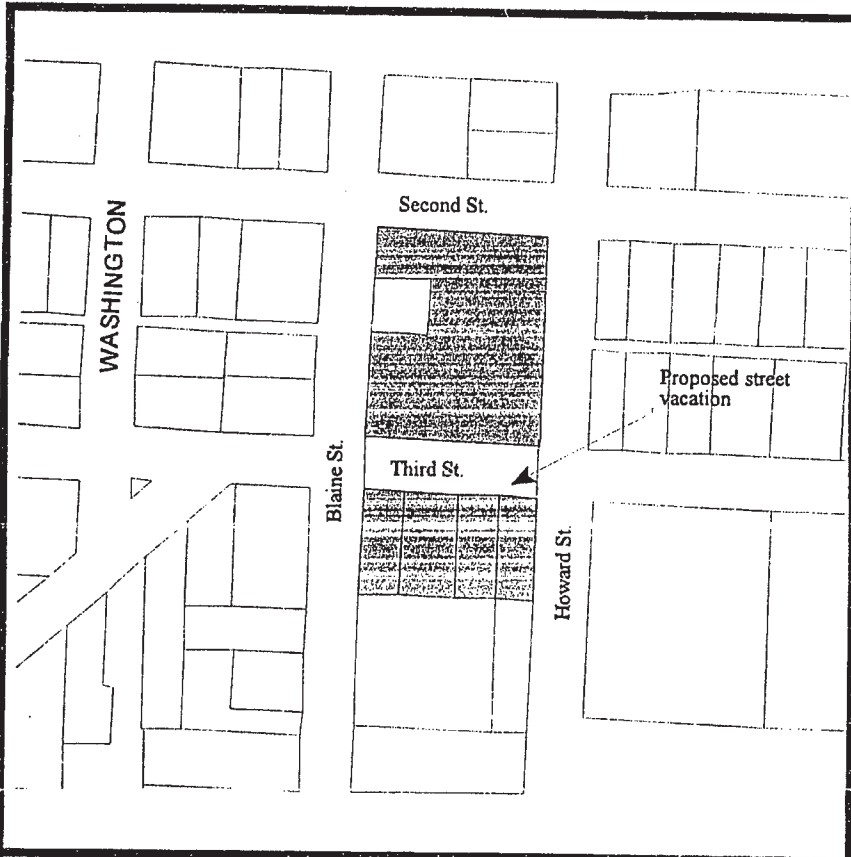
Criteria 3. Where owner consent has not been provided, the vacation will not significantly affect the value of the abutting properties, unless the city provides for paying damages.

Finding : The proposed vacation will not limit access to abutting properties at this time, or have a detrimental effect on their market value.

Conclusion: Based on the criteria and conclusionary findings, the proposed vacation satisfies City standards and approval criteria.

7-14-97

3/5



Description:
right-of-way vacation

SITE MAP

File: VAC-10-97
Date: Initiation - May 5, 1997; Hearing - June 2, 1997

Adjacent to Tax Lots:
Adjacent to 3219AB-18000, 3219AC-300, -400, -401 and -500
Location: Third Street between Blaine and Howard

7-14-97

4/5

Clarification of Easement Description

For an easement created with the vacation of Third Street by Ordinance No. 97-2477, as passed by the Newberg City Council on June 2, 1997

An easement, for the purpose of public access and utilities, over and under a certain tract of land more particularly described as follows:

A tract of land in the northeast quarter of Section 19, Township 3 South, Range 2 West of the Willamette Meridian, in the City of Newberg, Yamhill County, Oregon:

Beginning at a point on the east line of Blaine Street at the north line of Third Street, said point being the southwest corner of Lot 30, Church's Addition to the City of Newberg; thence South, along the east line of Blaine Street, 9.0 feet to the True Point of Beginning; thence continuing South, along the east line of Blaine Street, 33.0 feet; thence East, parallel with the south line of Third Street, 152.5 feet; thence South, 18.0 feet more or less to the south line of Third Street; thence East, along the south line of Third Street, 47.5 feet more or less to the west line of Howard Street; thence North, along the west line of Howard Street, 51.0 feet; thence West, parallel with the north line of Third Street, 200.0 feet more or less to the west line of Blaine Street and the True Point of Beginning.

K:\WPICOMMON\ENGINEER\3RDEASE2.WPDK:\WP\COMMON\ENGINEER\3RDEASE2.WPD

7-14-97

5/5

ORDINANCE NO. 96-2443

**AN ORDINANCE VACATING THE EAST-WEST RIGHT-OF-WAY BETWEEN
YAMHILL COUNTY TAX LOTS 3219AC-100, -200, -600 WITHIN THE CORPORATE
CITY LIMITS OF NEWBERG, OREGON.**

RECITALS:

1. The City Council of Newberg has initiated a vacation proceeding as authorized by ORS 271.130;
2. Notice was published in the Newberg Graphic Newspaper once a week for two consecutive weeks prior to the final public hearing of the City Council;
3. The Newberg City Council conducted a public hearing on June 3, 1996 to consider the vacation and any written objections or remonstrances;
4. A majority of the abutting property owners have signed consent to vacate forms.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
NEWBERG AS FOLLOWS:**

1. The following described public right-of-way within the City of Newberg, County of Yamhill, State of Oregon, is hereby vacated:

The entire 30 ft. public right-of-way running east-west abutting Yamhill County Tax Lots 3219AC-100, 200, and -600 as identified in Exhibit B.

2. A 30 ft. public utility easement shall be retained over the right-of-way for utility access until such time as relocation of utilities occurs and an alternative easement has been granted.
 3. The Findings of Fact for approval, marked as Exhibit A and attached to this ordinance, are hereby adopted and by this reference incorporated.
 4. Subject to the above provisions, the Recorder of the City of Newberg is hereby directed to file for recording with the County Clerk and Ex-Officio Recorder of Conveyances of the County of Yamhill, State of Oregon, a certified copy of this ordinance and a map of said public right-of-way (Exhibit B) so vacated, and the Recorder is further directed to file a copy of this ordinance and a map with the Surveyor and the Assessor of said Yamhill County, Oregon, respectively.
 5. Title to the real property included within said rights-of-way hereby vacated shall attach to the property abutting said right-of-way, in accordance with the provisions of ORS 271.140.
- 5


ADOPTED by the Newberg City Council this 3rd day of June, 1996, by the following votes:

AYE: 7 NAY: 0 ABSENT: 1 (McMullen) ABSTAIN: 0



Duane R. Cole, City Recorder

ATTEST by the Mayor this 6 of 18, 1996.



Donna Proctor, Mayor

**EXHIBIT A
FINDINGS FOR APPROVAL
OF A RIGHT-OF-WAY VACATION**

ORS 271.130 lists the criteria for vacations. The section states that approval must include affirmative findings that:

Criteria 1. Notice has been given as provided by ORS 271.110.

Finding: Notice has been provided in accordance with ORS 271.110. Notice was published in the Newberg Graphic for two consecutive weeks beginning May 18, 1996. In addition, notice has been posted near the site and in four public places.

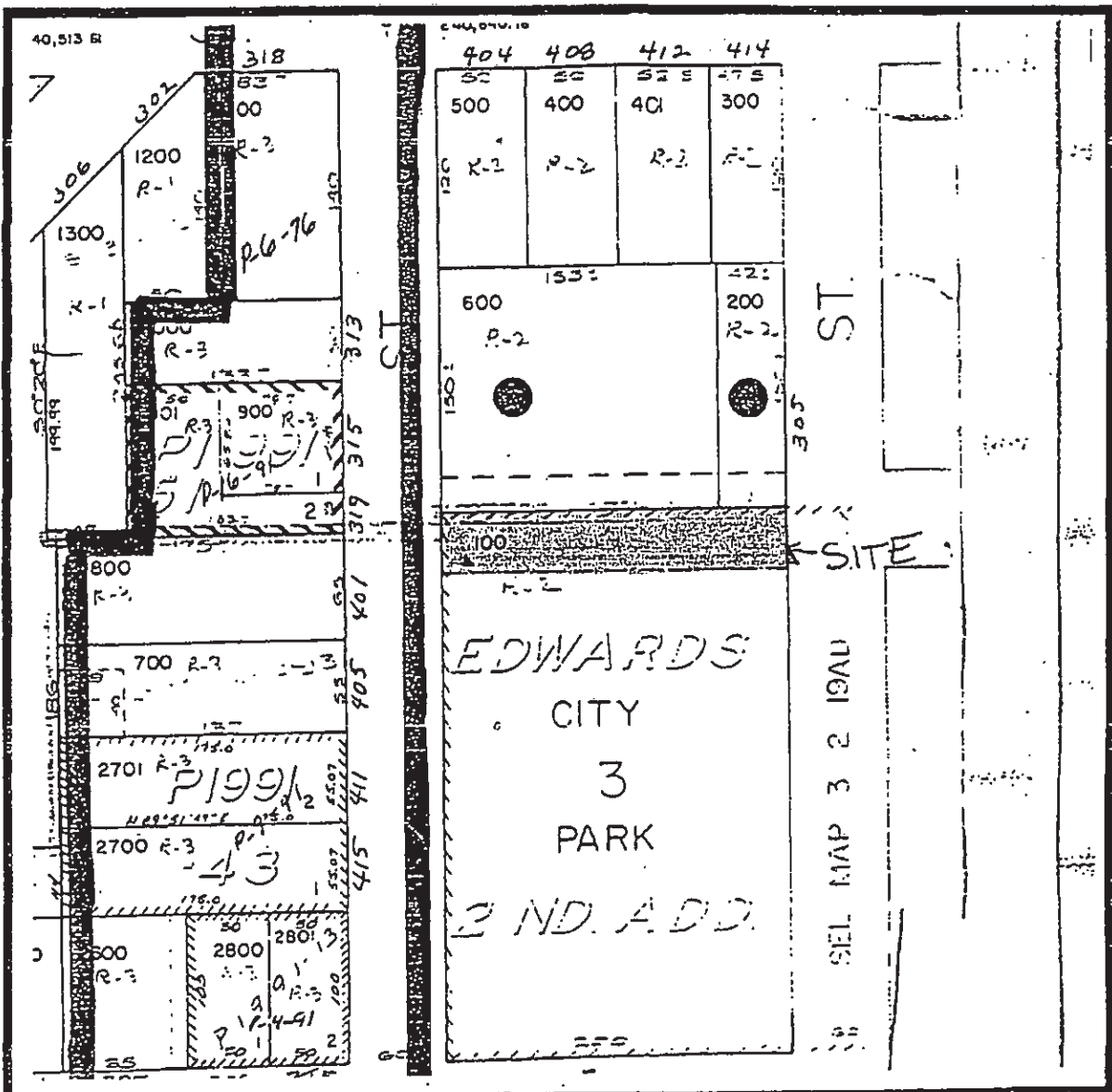
Criteria 2. The owners of a majority of the area affected do not object in writing.

Finding: The abutting property owners are not affected by the proposed vacation. Written consent from all of the owners of the abutting property have been received.

Criteria 3. Where owner consent has not been provided, the vacation will not significantly affect the value of the abutting properties, unless the city provides for paying damages.

Finding : The proposed vacation will not limit access to abutting properties at this time, or have a detrimental effect on their market value.

Conclusion: Based on the criteria and conclusionary findings, the proposed vacation satisfies City standards and approval criteria.



<p>Description: right-of-way vacation</p> <p>File: VAC-5-96 Date: 6-3-96</p>	<p>EXHIBIT B</p>	<p>Adjacent to Tax Lots: 3219AC-100, -200, -600 Location: Block 3- Edwards Second Addition</p>
---	-------------------------	--

IV-6

Recorded Feb 26, 1923 at 10:55 A. M.

J. L. Maloney-----Recorder of Conveyances
By W. A. Hollingsworth-----Deputy

(30997) CITY OF NEWBERG TO PROPERTY OWNERS ORDER FOR VACATION

To the Honorable Mayor and Council of the City of Newberg,
Gentlemen:-

Come now the undersigned being all of the property owners having property fronting on Dayton Avenue between the south side of First Street and the east line of Blaine Street in the City of Newberg, Yamhill County, Oregon, and respectfully show as follows:-

That Dayton Avenue in said city is a street running diagonally to the other streets in said city and that said avenue is in a deplorable state of repair, that in order to place said avenue in condition to enable the public to safely travel over the same would entail an expense that is unwarranted; that there are various properties along said avenue that in value are far less than the cost of improving the avenue along the same and that therefore such properties would become a burden to the city when said avenue is improved; that the state highway now extends along First Street across the tracks of the railroad company and that, therefore, said Dayton Avenue is of little or no use to the travelling public.

WHEREFORE, your petitioners respectfully ask that the council take the proceedings necessary to vacate and close the portion of Dayton Avenue lying between First Street and Blaine Street in the City of Newberg, Yamhill County, Oregon.

F. A. Morris
G. E. Kienle
W. A. Hollingsworth
Jesse Edwards

Thomas Herd
Yamhill Electric Co.
K. J. Moore, Pres.
Christian Ch. by C. C. Sloan
Christian Ch. by W. T. West

(Drawing attached showing portion to be vacated.)

NOTICE OF STREET VACATION HEARING.

Notice is hereby given that a petition in due form has been filed with the council of the City of Newberg, Oregon, wherein the petitioners whose names are affixed thereto ask and petition that the said council vacate that portion of Dayton Avenue from the south line of First Street, thence southwest to the east line of Blaine Street in the City of Newberg, Yamhill County, State of Oregon, and which said petition is properly and duly signed by all of the owners of property abutting upon the said portion of Dayton Avenue which will be affected by the said order of vacation.

Further notice is hereby given that the said council of the City of Newberg, Yamhill County, Oregon, will, at a regular meeting thereof to be held on Monday, June 7th, 1922, at 8 o'clock P. M. on said date, at the council room in said City of Newberg, Oregon, consider the said petition hereinbefore filed as aforesaid and that a hearing on said petition will be had at the time and place herein set forth and provided.

Dated April 26th, 1920.

Signed:-

Yamhill Electric Co.,
K. J. Moore, Pres.
F. A. Morris,
G. E. Kienle

W. W. Hollingsworth

Jesse Edwards

Christian Church,
by C. C. Sloan
W. T. West,
Geo. M. Kisler,

Trustees.

Thomas Herd

RESOLUTIONS

WHEREAS, on the 27th day of April, 1920, a petition in due form signed by the owners of property abutting upon and adjacent to that portion of Dayton Avenue commencing at the south line of First Street and extending thence southwest to the east line of Blaine Street in the City of Newberg, Yamhill County, Oregon, was filed in the office of the Recorder of the City of Newberg, in which said petition it was requested that the council of said City of Newberg vacate the above described portion of said Dayton Avenue, and

WHEREAS, due and legal notice of said application and petition has been given by posting a notice thereof in three public and conspicuous places in said City of Newberg, more than thirty days immediately prior hereto, and

WHEREAS, said notices did specify that said petition would be presented to the said council and a hearing thereon be had at a regular meeting of said council to be held on Monday, June 7th, 1920, at 8 o'clock P. M. at the council room in said City of Newberg, and

WHEREAS, consideration of said petition was duly deferred until June 14th, 1920, at 8 P. M. and

WHEREAS, this is the time and place set for a hearing upon the said petition and application pursuant to said notice, and

WHEREAS, no opposition has been made to the vacation of said portion of said Dayton Avenue, nor has any objection thereto been made or filed, and

WHEREAS, it appears to the council of said City of Newberg that it is for the best interests of said city and to the taxpayers therein that said portion of said Dayton Avenue should be vacated and closed by reason of the fact that the expense of maintaining said avenue is greatly in excess of any benefit derived from the use thereof, said avenue running diagonally to all other streets in said city and reaching no point which is not easily accessible by the use of other streets;

THEREFORE, BE IT RESOLVED by the council of the City of Newberg that the application to vacate that portion of Dayton Avenue from the south line of First Street thence southwest to the east line of Blaine Street in the City of Newberg, Yamhill County, Oregon, be and the same is hereby granted, and

BE IT FURTHER RESOLVED that said portion of said Dayton Avenue hereinbefore described as commencing at the south line of First Street and extending thence southwesterly to the east line of Blaine Street in the City of Newberg, Oregon, be and the same is hereby vacated.

Passed the council this 14th day of June, 1920.

Approved June 14th, 1920.

Geo. Larkin

Mayor.

Attest:-

Rebecca W. H. Smith,

Recorder of the City of Newberg.

87/506

RECORDS
87

KNOW ALL MEN BY THESE PRESENTS That We, Jesse Edwards, F. A. Morris, G. E. Kienle, W. W. Hollingsworth, Christian Church, Thomas Herd, and Yamhill Electric Co., a corporation, being the owners of all of the real property abutting upon that portion of Dayton Avenue from the south line of First Street to the east line of Elaine Street in the City of Newberg, Yamhill County, Oregon, and realizing that it is for the benefit of the citizens and tax payers of said city and of the property owners along said portion of said Dayton Avenue, do hereby individually and collectively consent that the council of said City of Newberg may make its order vacating and closing the said portion of the said Dayton Avenue.

IN WITNESS WHEREOF We, as individuals have hereunto set our hands and seals and the said Christian Church and the said Yamhill Electric Co. have caused these presents to be executed by their proper officers respectively this 11th day of June, 1920.

In the presence of:-

Jesse Edwards, seal
 F. A. Morris, seal
 W. W. Hollingsworth seal
 G. E. Kienle seal
 Thomas Herd seal

Christian Church
 By:- C. C. Sloan
 V. T. West
 G. M. Kieler
 Trustees.

Yamhill Electric Co.,

By:- R. J. Moore per H.H. French

State of Oregon)
 County of Yamhill) ss

On this the 12th day of June, 1920, before me, a Notary Public in and for said County and State, personally appeared Jesse Edwards, F. A. Morris, G. E. Kienle, W. W. Hollingsworth and Thomas Herd, to me well known to be the identical persons described in and who executed the within instrument and acknowledged to me that they individually executed the same as their free act and deed.

WITNESS my notarial seal this 12th day of June, 1920.

SEAL C. H. Chapin
 Notary Public for Oregon.
 My Commission expires December 6th, 1923.

State of Oregon)
 County of Yamhill) ss.

On this 12th day of June, 1920, before me, a Notary Public in and for said County and State, personally appeared C. C. Sloan, and V. T. West and G. M. Kieler to me well known, and each for himself, being first duly sworn, did say that he is one of the Trustees of the Christian Church and that he signed the within instrument for and on behalf of said church by direction of the congregation thereof and that the within instrument is the free act and deed of said church.

WITNESS my notarial seal this 12th day of June, 1920.

SEAL C. H. Chapin
 Notary Public for Oregon.
 My Commission expires December 6th, 1923.

State of Oregon)
County of Yamhill) ss.

On this the 11th day of June, 1920, before me, a Notary Public in and for said County and State, personally appeared H. H. French, who being first duly sworn, on his oath did say that he is the Assistant Manager of the Yamhill Electric Co., a corporation; that the seal affixed hereto is the seal of said corporation and that I executed this instrument on behalf of said corporation and that the same is the free act and deed of said corporation and that my signature hereto on behalf of the said corporation and said seal were hereunto affixed by direction of the board of directors of said corporation.

WITNESS my hand and seal this 11th day of June, 1920.

U. K. Chapin

Notary Public for Oregon.

My Commission expires December 6th, 1923.

SEAL.

State of Oregon)
County of Yamhill) ss.
City of Newberg)

I, Rebecca W. H. Smith, do hereby certify that I am the duly elected, qualified and acting Recorder of the City of Newberg, in Yamhill County, Oregon, and that as such officer I am the custodian of the records of said city and the clerk of the council of said city.

That the following resolutions, petition and statements and notice are true and correct copies of the original resolutions, petition, statement and notice which originals are in my custody and that I have carefully compared the foregoing copies with the originals and that the same are true and correct copies of the said originals and the whole thereof.

WITNESS my hand and the seal of the said City of Newberg this 26th day of January, 1923.

Rebecca W. H. Smith

Recorder of the City of Newberg.

(City of Newberg Seal)

Recorded March 16, 1923 at 11:05 A. M.

H. S. Maloney -----Recorder of Conveyances.

By *Rebecca W. H. Smith* -----Deputy.

(31001)

LEVI SANDERS ET. UX. TO H. T. HAVISIDE

WARRANTY DEED

THIS INDENTURE WITNESSETH, That We, Levi Sanders and Eva Sanders, his wife, for the consideration of the sum of Twenty-seven Hundred Dollars, to us paid, have bargained and sold, and by these presents do bargain, sell and convey unto H. T. Haviside the following described premises, to-wit:

All of Lots One and Two in Chehalem Uplands No. 1, in Yamhill County, State of Oregon, according to the duly recorded plat thereof now on file in the office of the County Recorder for said County and State.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said H. T. Haviside, his heirs and assigns forever.

And the said Levi Sanders and Eva Sanders do hereby covenant to and with the said H. T. Haviside, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, and that they will warrant and defend the same from all lawful claims whatsoever.

Exhibit D: Public Notice Material



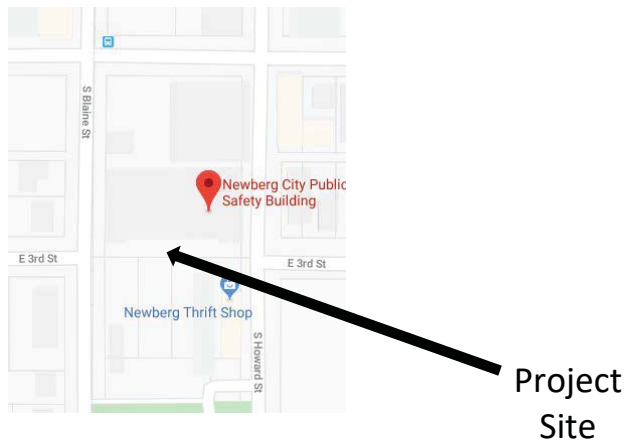
Community Development Department
P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

**WE WANT YOUR COMMENTS ON
A PROPOSED CARPORT FOR THE PUBLIC SAFETY BUILDING**

An application to the City of Newberg has been submitted for a new carport in the Public Safety Building’s parking lot. The subject property is located south of E 2nd Street and north of E 5th Street between S Blaine Street and S Howard Street. You are invited to take part in the City’s review of this project by sending in your written comments. The applicable criteria used to make a decision on this application for design review approval are found in Newberg Development Code 15.220.050(B). For more details about giving comments, please see the back of this sheet.

The project will include the construction of a new carport over seven parking spaces in the Public Safety Building parking lot.

APPLICANT:	Newberg-Dundee Police Department
APPLICANT’S CONSULTANT:	AKS Engineering & Forestry, LLC—Mimi Doukas, AICP, RLA
TELEPHONE:	(503) 563-6151
EMAIL:	MimiD@aks-eng.com
PROPERTY OWNER:	City of Newberg
LOCATION:	401 E 3 rd Street, Newberg, OR 97132
TAX LOT NUMBER:	Yamhill County Assessor’s Map 3 2 19AB, Tax Lot 18000; Yamhill County Assessor’s Map 3 2 19AD, Tax Lots 12000, 11900, 11901, 12100, and 12200.



We are mailing you information about this project because you own land within 500 feet of the development site. We invite you to send any written comments for or against the project 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:



Community Development Department

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

Written Comments: _____

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

All written comments must be turned in by 4:30 p.m. on _____, 2020. Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for design review approval are found in Newberg Development Code 15.220.050(B).

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. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240. A copy of the application is posted at www.newbergoregon.gov/planning.

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: _____

Land Use Notice

FILE # _____

**PROPOSAL: NEW CARPORT FOR PUBLIC SAFETY
BUILDING**

FOR FURTHER INFORMATION, CONTACT:

City of Newberg
Community Development Department
414 E First Street
Phone: 503-537-1240

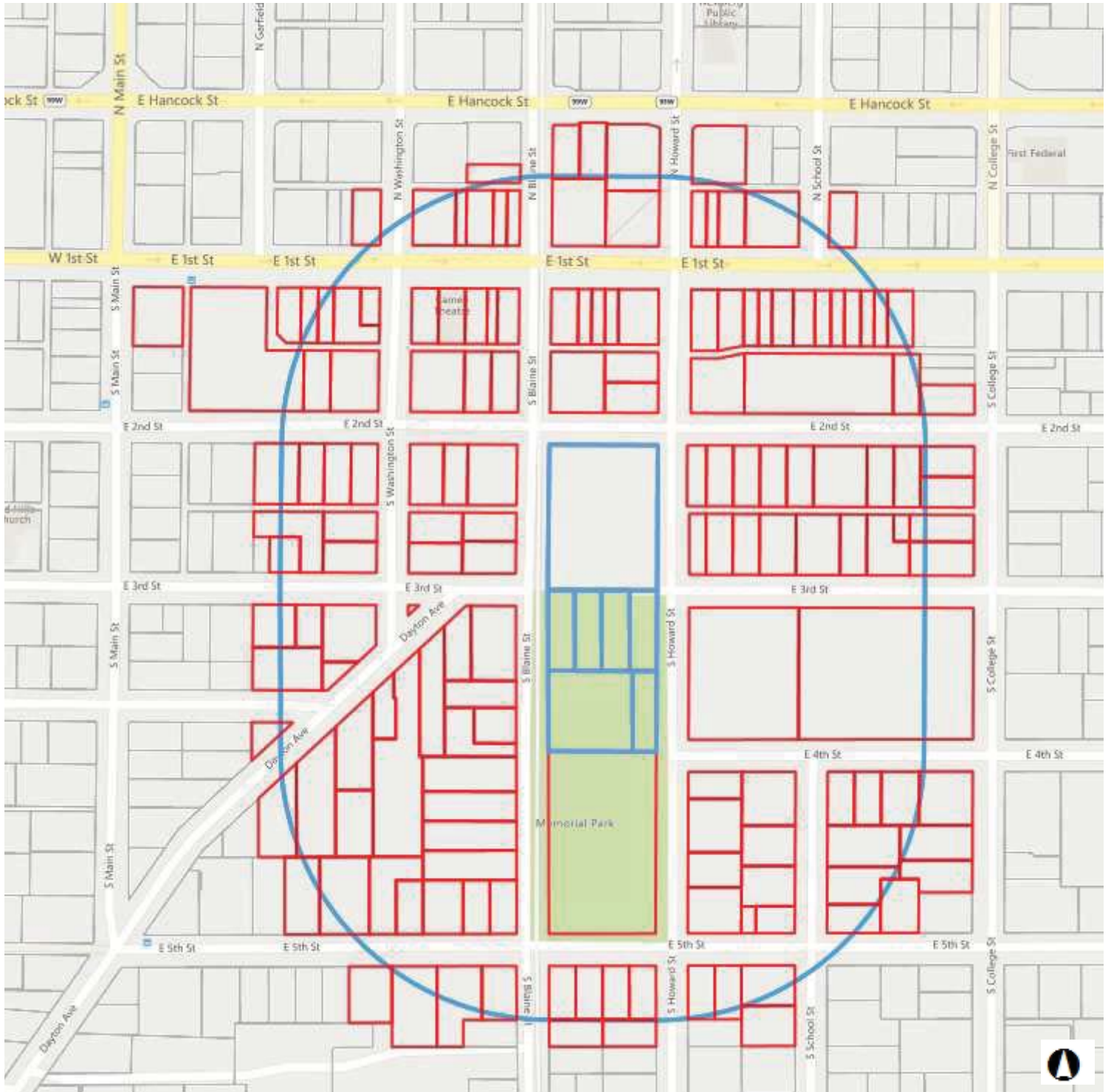
Land Use Notice




FILE #

PROPOSAL: CARPORT FOR PUBLIC SAFETY BUILDING

FOR FURTHER INFORMATION, CONTACT:

City of Newberg
Community Development Department
414 E First Street
Phone: 503-537-1240



 Subject
  Radius
  Radius Properties

Notes

TL 3219AD-11800-12200 and TL 3219AB-18000
Newberg, OR

0.1 0 0.07 0.1 Miles

R3219AD 11901
Newberg City Of
414 E 1st St
Newberg, OR 97132

R3219AB 07100
Gregorio & Rosa Barajas
Po Box 334
Newberg, OR 97132

R3219AD 11900
Newberg City Of
414 E 3rd St
Newberg, OR 97132

R3219AB 08100
Usa
535 NE 5th St
Mcminnville, OR 97128

R3219AB 07200
Audreys Holding Llc
7493 SW 184th Pl
Beaverton, OR 97007

R3219AA 10000
Llp Properties Llc
Po Box 1060
Newberg, OR 97132

R3219AA 10200
Allyn Brown
31900 NE Canter Ln
Sherwood, OR 97140

R3219AA 10300
Llp Properties Llc
Po Box 1060
Newberg, OR 97132

R3219AB 06600
Dakota Plains Llc
Po Box 261
Newberg, OR 97132

R3219AD 11800
Newberg Charitable Organization Inc
7580 NE Dog Ridge Rd
Newberg, OR 97132

R3219AA 10100
Llp Properties Llc
Po Box 1060
Newberg, OR 97132

R3219AA 09800
Jules & Joan Drabkin
307 NE 7th St
Mcminnville, OR 97128

R3219AA 09900
Dean & Debra Brown
Po Box 583
Carlton, OR 97111

R3219AB 08900
Newberg City Of
535 NE 5th St
Mcminnville, OR 97128

R3219AD 13200
Soren Christensen
510 S Blaine St
Newberg, OR 97132

R3219AB 07900
Oregon First Community Credit Union
200 N Adams St
Coquille, OR 97423

R3219AB 10301
Leonard Johnson
19460 NE Williamson Rd
Newberg, OR 97132

R3219AD 03500
Virginia Jungwirth
Po Box 412
Newberg, OR 97132

R3219AB 10300
Leonard Johnson
19460 NE Williamson Rd
Newberg, OR 97132

R3219AB 10400
Leonard Johnson
19460 NE Williamson Rd
Newberg, OR 97132

R3219AA 10800
Roerig Co Llc
11145 Oak Meadow Ln NE
Aurora, OR 97002

R3219AA 11000
Vino Oregon Inc
500 E 1st St
Newberg, OR 97132

R3219AB 08300
Larry Gray
404 E 1st St
Newberg, OR 97132

R3219AA 11100
Newberg City Of
535 NE 5th St
Mcminnville, OR 97128

R3219AA 10500
Francis Enterprises Inc
2950 Crater Ln
Newberg, OR 97132

R3219AB 08800
Michael & Linda Fortune
29510 NE Putnam Rd
Newberg, OR 97132

R3219AB 08400
Frank & Lois Hasebe
1832 NE 101st Ave UNIT 102
Beaverton, OR 97006

R3219AB 07300
Yamhill Property Strategies Llc
5224 Wedgewood Loop
Newberg, OR 97132

R3219AA 10700
Rae & Anita Desilva
Po Box 6375
Beaverton, OR 97007

R3219AB 08200
Daniel & Xin Sheung
9363 SE Hunters Bluff Ave
Happy Valley, OR 97086

R3219AA 10600
Buck & Rosemary Barrie
512 E 1st St
Newberg, OR 97132

R3219AB 09600
Francis Enterprises Inc
2950 Crater Ln
Newberg, OR 97132

R3219AB 09500
Dennis & Heather Lewis
29530 NE Owls Ln
Newberg, OR 97132

R3219AB 09700
Brent Johnson
23554 NE Sunnycrest Rd
Newberg, OR 97132

R3219AD 13400
John Chatman
400 E 5th St
Newberg, OR 97132

R3219AA 10400
South Tacoma Block Llc
3 Monroe Pkwy STE P#PSTE
Lake Oswego, OR 97035

R3219AD 13300
Roger Liebenow
406 E 5th St
Newberg, OR 97132

R3219AD 12500
Johnny & Deborah Phipps
3737 Bayonne Dr SE
Salem, OR 97317

R3219AD 11700
Talia Bollard
506 E 5th St
Newberg, OR 97132

R3219AC 04500
Melissa Willey
314 E 5th St
Newberg, OR 97132

R3219AB 17000
Kyle & Suzanne Kern
1941 Westlake Loop
Newberg, OR 97132

R3219AD 12400
James & Gail Bonsey
501 S Howard St
Newberg, OR 97132

R3219AD 11600
Cadd Helen R Surviving Cadd Living
909 Fulton St
Newberg, OR 97132

R3219AA 13000
Colin & Janine Saxton
511 E 3rd St
Newberg, OR 97132

R3219AD 10900
M & Sharon Macy
514 E 5th St
Newberg, OR 97132

R3219AA 13100
Newberg Friends Church
308 S College St
Newberg, OR 97132

R3219AB 16800
James Shulmire
211 S Washington St
Newberg, OR 97132

R3219AB 16200
Jeanne Wagner
214 E 2nd St
Newberg, OR 97132

R3219AB 07000
Gregorio & Rosa Barajas
Po Box 334
Newberg, OR 97132

R3219AB 17300
Lynn & Miles Olson
306 E 2nd St
Newberg, OR 97132

R3219AB 16700
Joseph Borchert & Calvin Hutchins
205 E 3rd St
Newberg, OR 97132

R3219AA 03900
Yamhill Development Corp
11714 N Island Cove Ln
Portland, OR 97217

R3219AC 02800
Robert Brownell & Nancy Bradetich
309 E 5th St
Newberg, OR 97132

R3219AA 11300
Jonathan & Susan Schatz
Po Box 464
Sherwood, OR 97140

R3219AB 08000
Newberg City Of
414 E 1st St
Newberg, OR 97132

R3219AA 04200
Brown Allyn E (Trustee For) Brown Allyn
515 E 1st St
Newberg, OR 97132

R3219AB 07400
Yamhill Property Strategies Llc
5224 Wedgewood Loop
Newberg, OR 97132

R3219AB 17400
Nielsen Grahn Inc
31947 W Ocean Ln
Arch Cape, OR 97102

R3219AB 17200
John & Julie Maurer
300 E 2nd St
Newberg, OR 97132

R3219AB 18000
Newberg City Of
535 NE 5th St
Mcminnville, OR 97128

R3219AA 12600
Chehalem Park & Recreation
535 NE 5th St
Mcminnville, OR 97128

R3219AC 02600
Sergiy Barsukov
307 E 5th St
Newberg, OR 97132

R3219AC 11500
Toshikazh & Catherine Thomson
212 E 3rd St
Newberg, OR 97132

R3219AA 04000
Scott Ripple
503 E 1st St
Newberg, OR 97132

R3219AC 02500
Brad Holbrook & Fangyi Liao-Holbrook
301 E 5th St
Newberg, OR 97132

R3219AC 02801
George Musser
315 E 5th St
Newberg, OR 97132

R3219AD 02500
Ellen Lowe
408 S Howard St
Newberg, OR 97132

R3219AA 04100
Benny & Ann Louie
3268 SE Sherman St
Portland, OR 97214

R3219AC 11400
Friends Of Chehalem House
Po Box 636
Newberg, OR 97132

R3219AA 13500
Newberg Monthly Meeting Of Friends
Po Box 487
Newberg, OR 97132

R3219AC NONTL
County Non-Taxlot
,

R3219AB 17500
Benjamin Eiesland
211 S Blaine St
Newberg, OR 97132

R3219AD 02300
Portland General Electric Company
621 SW Alder St
Portland, OR 97205

R3219AA 11600
Llp Properties Llc
Po Box 1060
Newberg, OR 97132

R3219AC 11600
Benjamin & Allison Nelson
2505 Portland Rd STE 105
Newberg, OR 97132

R3219AD 03200
Dan & Mary Ritter
403 S School St
Newberg, OR 97132

R3219AD 03300
Benedict Bonnie M Benedict Bonnie
600 E 4th St
Newberg, OR 97132

R3219AD 02400
Joan Gonzalez & Leroy Hubbell
210 S Church St
Newberg, OR 97132

R3219AB 17001
Kyle & Suzanne Kern
1941 Westlake Loop
Newberg, OR 97132

R3219AD 04300
Barry Jones
606 E 4th St
Newberg, OR 97132

R3219AA 12800
John & Sharon Garland
Po Box 228
Skagway, AK 99840

R3219AC 02400
Robert Engle Jr
211 E 5th St
Newberg, OR 97132

R3219AC 04700
Kevin Wessels
304 E 5th St
Newberg, OR 97132

R3219AC 04800
David Ellingson
300 E 5th St
Newberg, OR 97132

R3219AC 02401
Richard & Jessica Hughes
209 E 5th St
Newberg, OR 97132

R3219AC 02700
Matthew Greensmith & Maggie
415 S Blaine St
Newberg, OR 97132

R3219AD 04000
Robert & Cheryl Hampton
411 S College St
Newberg, OR 97132

R3219AB 08700
Newberg City Of
535 NE 5th St
Mcminnville, OR 97128

R3219AB 08500
First Street Properties Llc
201 N Meridian St STE B
Newberg, OR 97132

R3219AA 04700
First Interstate Bank & Bank Properties
Po Box 2609
Carlsbad, CA 92018

R3219AA 10900
Vino Oregon Inc
500 E 1st St
Newberg, OR 97132

R3219AD 03700
Elizabeth Miller & Venice Pot
609 E 5th St
Newberg, OR 97132

R3219AA 13200
Newberg Monthly Meeting Of Friends
Po Box 487
Newberg, OR 97132

R3219AA 12700
Kimberly Mccollum
501 E 3rd St
Newberg, OR 97132

R3219AD 12600
Jacob Nelson
509 S Howard St
Newberg, OR 97132

R3219AB 17600
Kyle & Alexandra Thomas
215 S Blaine St
Newberg, OR 97132

R3219AB 07800
Oregon First Community Credit Union
200 N Adams St
Coquille, OR 97423

R3219AB 10200
Jules & Joan Drabkin
307 NE 7th St
Mcminnville, OR 97128

R3219AD 12000
Newberg City Of
414 E 1st St
Newberg, OR 97132

R3219AB 16000
Rivera Alvarez & Susana
210 E 2nd St
Newberg, OR 97132

R3219AB 15900
Jay & Amelia Ouellette
33720 NE Kramien Rd
Newberg, OR 97132

R3219AC 04600
Robert & Mary Mcbee
308 E 5th St
Newberg, OR 97132

R3219AA 12000
Curtis & Dawn Lenard
608 E 2nd St
Newberg, OR 97132

R3219AA 12200
Darren & Nancy Mankin
16430 NE Mountain Home Rd
Sherwood, OR 97140

R3219AA 12300
Margaret Baricevic
1655 NW Hobbs Rd
Cornelius, OR 97113

R3219AB 16100
Faye London
212 E 2nd St
Newberg, OR 97132

R3219AA 12500
Chehalem Park & Recreation
535 NE 5th St
Mcminnville, OR 97128

R3219AA 12400
Roger & Susan Watson
Po Box 508
Newberg, OR 97132

R3219AA 12100
Newberg Monthly Mtg Of Friends
Po Box 487
Newberg, OR 97132

R3219AA 12900
Richard & Pamela Baker
509 E 3rd St
Newberg, OR 97132

R3219AB 09300
Stephen Doerner
11000 SE Westland Ln
Dayton, OR 97114

R3219AC 01100
Neva Dubois & Iryl Crisman
15820 SW Barrington Ter
Portland, OR 97224

R3219AA 11900
Gregory & Rebecca Becker
612 E 2nd St
Newberg, OR 97132

R3219AB 07500
Yamhill Property Strategies Llc
5224 Wedgewood Loop
Newberg, OR 97132

R3219AA 11800
Aj Commercial Properties Llc
201 S College St
Newberg, OR 97132

R3219AB 09400
Gloria & William Bevan
201 S College St
Newberg, OR 97132

R3219AC 02501
Vivian Archibald
, OR

R3219AC 01200
Sarita Springer
310 Calle De Arboles
Redondo Beach, CA 90277

R3219AA 11700
Jessica Bagley & Allen Routt
205 S College St
Newberg, OR 97132

R3219AB 07700
Ronald & Janie Janssen
629 NW 19th St
Mcminnville, OR 97128

R3219AA 03800
Eagle Newspapers Inc
Po Box 12008
Salem, OR 97309

R3219AA 13300
Iryl Crisman
15820 SW Barrington Ter
Portland, OR 97224

R3219AA 13400
Iryl Crisman
15820 SW Barrington Ter
Portland, OR 97224

R3219AB 16600
Jonathan & Kari Lawson
201 E 3rd St
Newberg, OR 97132

R3219AD 04100
Dan Jensen
401 S College St
Newberg, OR 97132

R3219AA 13301
Newberg Monthly Meeting Of Friends
Po Box 487
Newberg, OR 97132

R3219AC 01600
Robert & Lesley Woodruff
320 Dayton Ave
Newberg, OR 97132

R3219AD 04200
Conrado Pereda
11980 NE Worden Hill Rd
Newberg, OR 97132

R3219AB 16900
Joseph & Brittany Magallanes
215 S Washington St
Newberg, OR 97132

R3219AC 00700
Blaine Rental Llc

, OR

R3219AD 03100
Edl Robert A & Edl Kathryn A
411 S School St
Newberg, OR 97132

R3219AC 02701
Craig Timmons
17700 NE Timmons Ln
Dayton, OR 97114

R3219AD 02600
Carianne Arnett
259 N 14th Ave
Cornelius, OR 97113

R3219AD 03400
Virginia Jungwirth
Po Box 412
Newberg, OR 97132

R3219AD 03900
Robert & Cheryl Hampton
415 S College St
Newberg, OR 97132

R3219AD 02700
Carl & Julie Anderson
420 S Howard St
Newberg, OR 97132

R3219AB 10100
Mark Case
Po Box 1047
Newberg, OR 97132

R3219AD 03000
Wanda Staats
419 S School St
Newberg, OR 97132

R3219AB 09800
Brent Johnson
23554 NE Sunnycrest Rd
Newberg, OR 97132

R3219AB 10000
Leonard Johnson
19460 NE Williamson Rd
Newberg, OR 97132

R3219AB 09200
Renee Properties Llc
2750 E 9th St
Newberg, OR 97132

R3219AB 09100
Renee Properties Llc
2750 E 9th St
Newberg, OR 97132

R3219AD 03600
Brian & Carrie Plett
420 S School St
Newberg, OR 97132

R3219AB 09000
Joe Kittel
25690 SW Meadowbrook Ln
Sherwood, OR 97140

R3219AD 02900
Lester Drey
412 S School St
Newberg, OR 97132

R3219AD 02800
Therese Block
507 E 5th St
Newberg, OR 97132

R3219AD 11000
Candace Peterson
509 S School St
Newberg, OR 97132

R3219AD 02200
Newberg Monthly Meeting Of Friends
Po Box 487
Newberg, OR 97132

R3219AC 01300
Lillie Jordan
306 Dayton Ave
Newberg, OR 97132

R3219AC 11300
Eva Sizelove
321 Dayton Ave
Newberg, OR 97132

R3219AC 01400
Nabor & Maria Pereda
615 N Meridian St
Newberg, OR 97132

R3219AC 01500
Jose & James Perez
4205 NE Riverside Loop
Mcminnville, OR 97128

R3219AC 11200
Michael & Kaylene Durfee
201 E 4th St
Newberg, OR 97132

R3219AD 12100
Newberg City Of
535 NE 5th St
Mcminnville, OR 97128

R3219AD 12200
Newberg City Of
535 NE 5th St
Mcminnville, OR 97128

R3219AC 00900
Robert & Tammy Foster
Po Box 790
Newberg, OR 97132

R3219AC 00901
Curtis & Jane Eilert
319 S Blaine St
Newberg, OR 97132

R3219AC 01601
Shad & Kristina Hampton
400 Dayton Ave
Newberg, OR 97132

R3219AC 01000
Jack & Angela May
2220 Thorne St
Newberg, OR 97132

R3219AC 10900
Newberg City Of
414 E 1st St
Newberg, OR 97132

R3219AC 01700
Clifford & Allison Anderson
20120 NE Herring Ln
Newberg, OR 97132

R3219AC 00800
Dean & Susan Howell
401 S Blaine St
Newberg, OR 97132

R3219AD 12300
Newberg City Of
535 NE 5th St
Mcminnville, OR 97128

R3219AC 01800
Patricio Cardona & Mauricia Gonzalez
Po Box 483
Saint Paul, OR 97137

R3219AB 10600
Bauer David & Patricia Bauer Family
33030 NE Corral Creek Rd
Newberg, OR 97132



Exhibit E: Yamhill County Assessor's Maps



ASSESSMENT & TAX
CARTOGRAPHY

N.W.1/4 N.E.1/4 SEC.19 T.3S. R.2W. W.M.
YAMHILL COUNTY OREGON
1" = 100'



CANCELLED TAXLOTS:

- 17900
- 17800
- 17700
- 17100
- 16501
- 15701
- 14901
- 10700
- 10500
- 9900
- 8600
- 5890
- 5200
- 4901
- 4701
- 4600
- 4590
- 4501
- 3000
- 2400
- 2301

DATE PRINTED: 6/24/2019

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.



ASSESSMENT & TAX
CARTOGRAPHY

S.E. 1/4 N.E. 1/4 SEC. 19 T.3S. R.2W. W.M.
YAMHILL COUNTY OREGON
1" = 100'

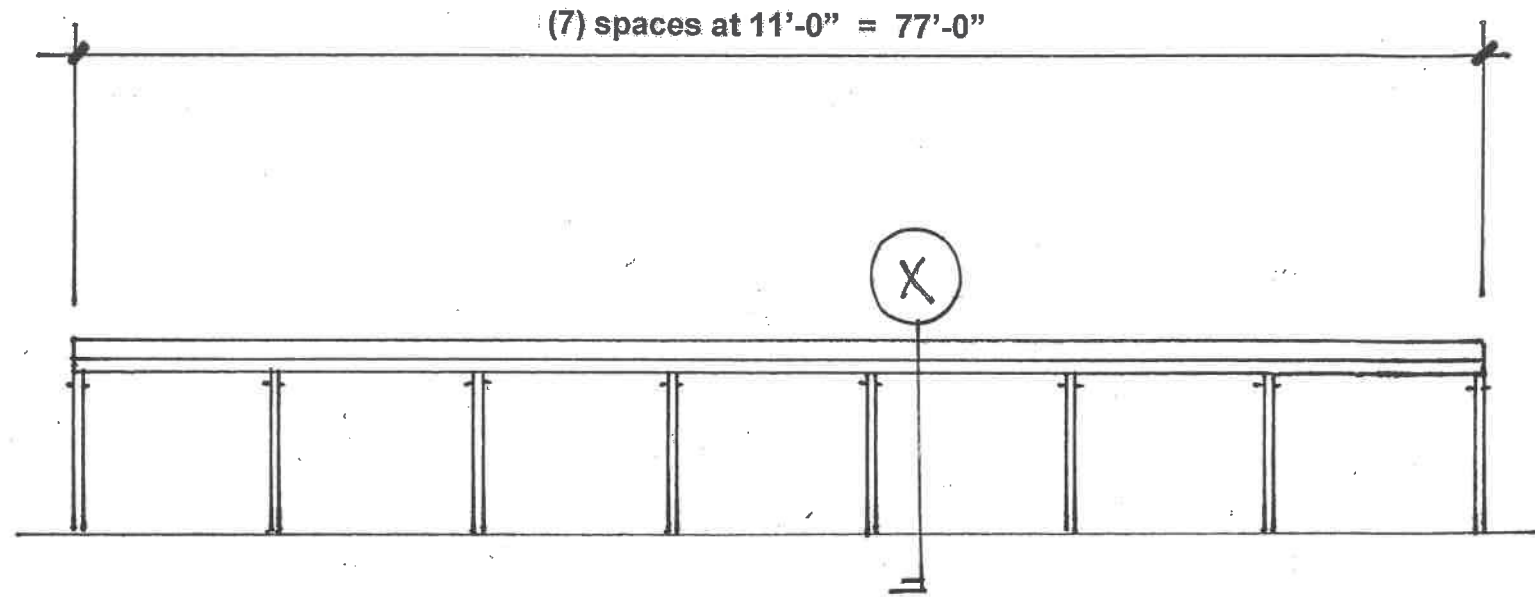


CANCELLED TAXLOTS:
4900
2100

DATE PRINTED: 4/11/2018

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.

Exhibit F: Structural Plans



Front ELEVATION VIEW: Canopy

3/32" = 1'-0"

**Structural DRAWINGS
NEW STEEL CANOPY**

Newberg Police Dept.

Steelport LLC - Client

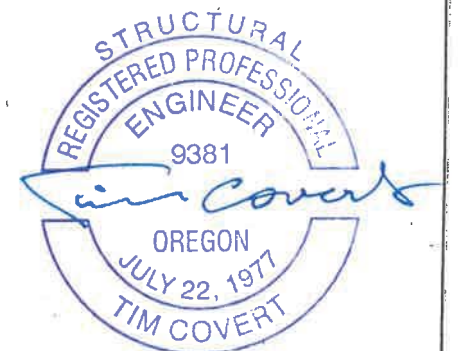
DESIGN LOADS: 2019 OSSC

Roof Load = 28 psf (25 Snow + 3 dead)

Wind: 120 mph (Exposure B)

Seismic: $S_s = 0.95$

Max Soil Bearing Pressure = 1500 psf



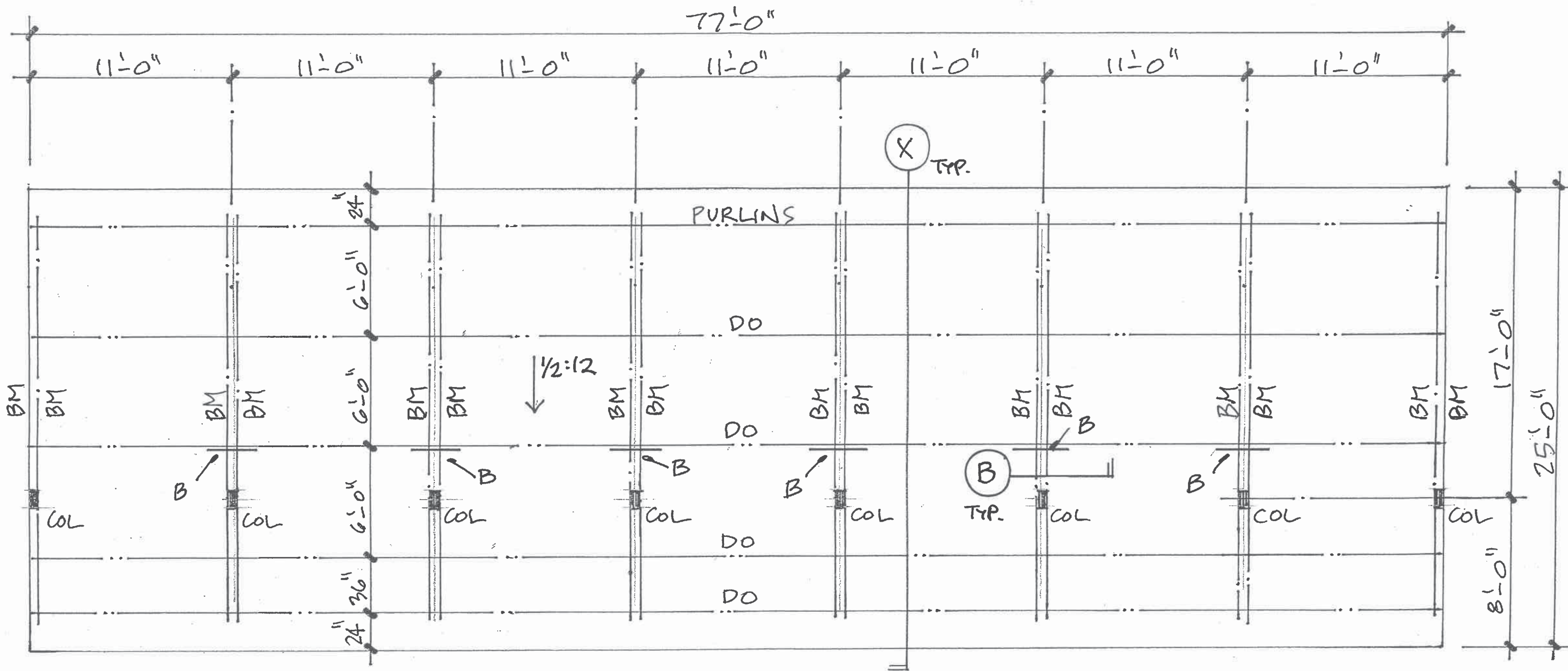
DEC 31 2019

Job No. 6847

TIM COVERT P.E. STRUCTURAL ENGINEER

1750 SW Skyline Blvd #221
Portland, Oregon 97221

Phone: (503) 228-0426



ROOF FRAMING PLAN (Canopy):

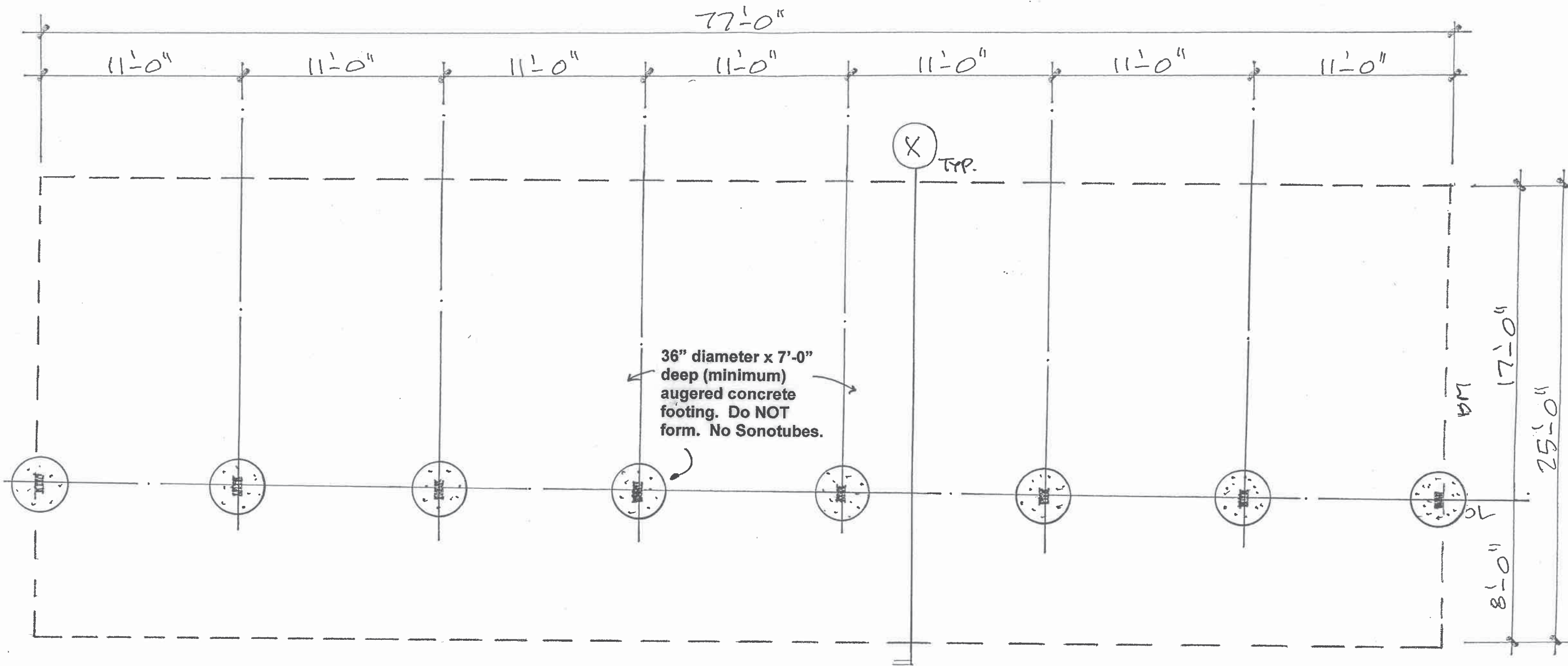
B = Bottom flange bracing. See Detail (B)

3/16" = 1'-0"

- Member Summary:**
- Deck: 26 gauge HR-34 Fy = 80 ksi
 - Purlins: "6C16" Fy = 55 ksi
 - BM (beam): "14C12" Fy = 55 ksi
 - COLUMN = HSS 12 x 6 x 1/4 (ASTM A500 Grade C)

Tim Covert P.E.
 Structural Engineer
 1750 SW Skyline Blvd #221
 Portland, Oregon 97221

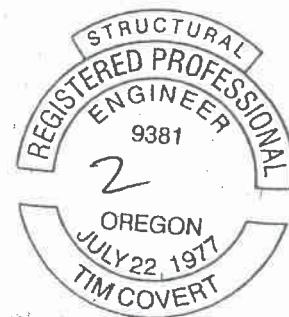




FOOTING PLAN (Canopy):

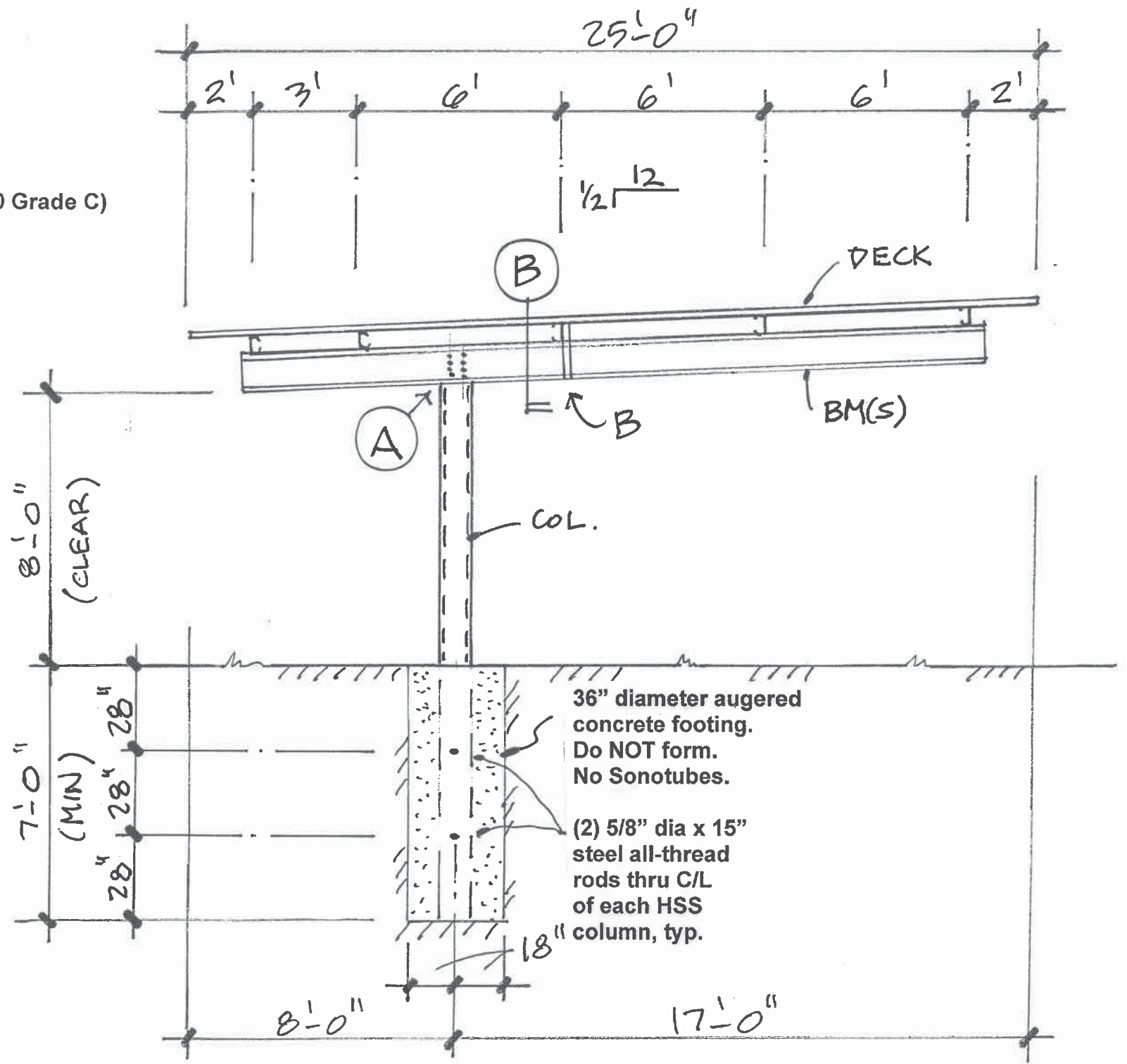
$3/16" = 1'-0"$

Tim Covert P.E.
 Structural Engineer
 1750 SW Skyline Blvd #221
 Portland, Oregon 97221



Member Summary: Deck: 26 gauge HR-34 $F_y = 80$ ksi
 Purlins: "6C16" $F_y = 55$ ksi
 BM (beam): "14C12" $F_y = 55$ ksi
 COLumn = HSS 12 x 6 x 1/4 (ASTM A500 Grade C)

B = Bottom flange bracing. See Detail **(B)**

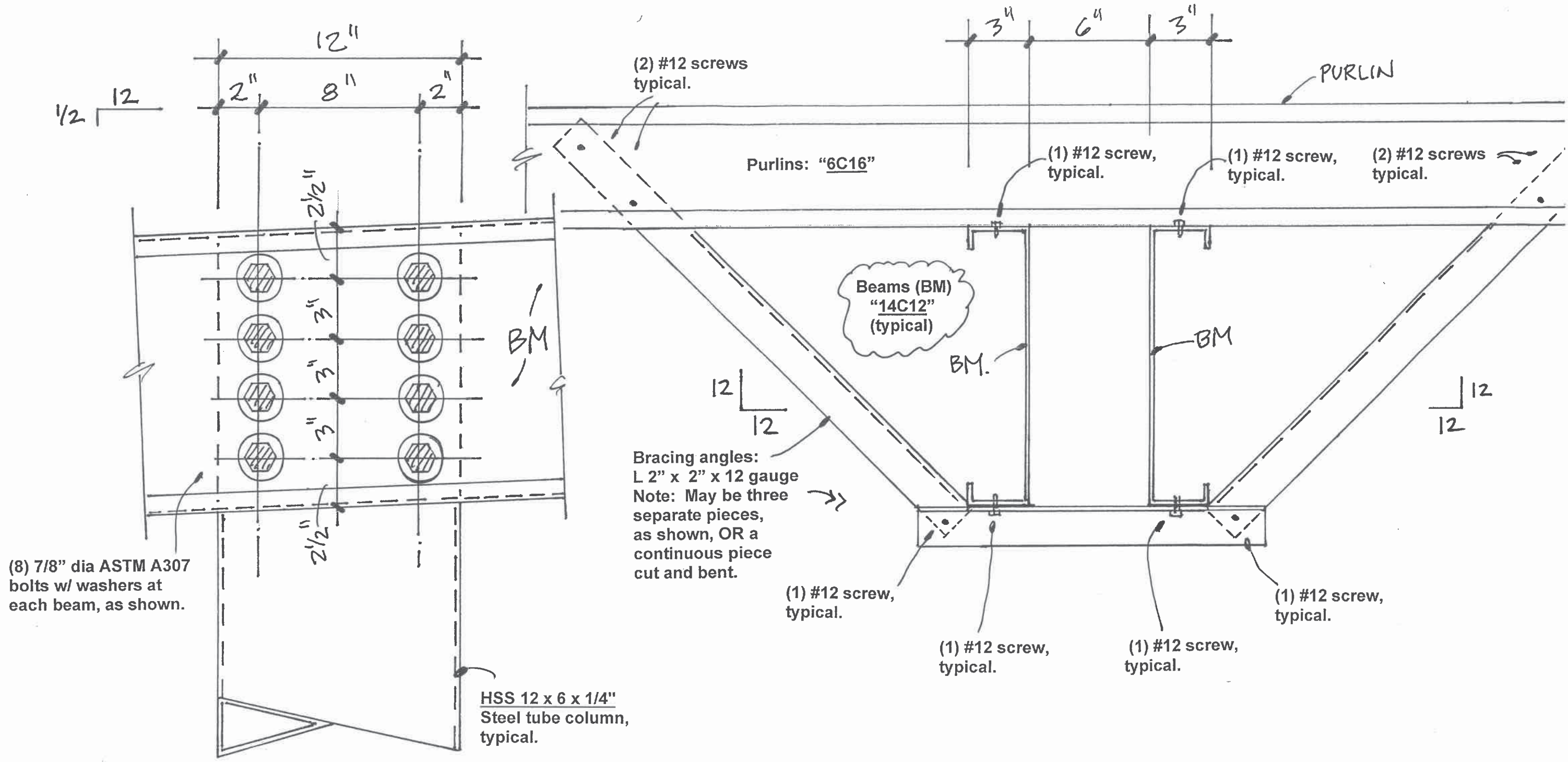


Typical CROSS-SECTION:

1/4" = 1'-0"

Tim Covert P.E.
 Structural Engineer
 1750 SW Skyline Blvd #221
 Portland, Oregon 97221





A Typical BEAM to COLUMN Connection: 1" = 5"

B Typical BEAM BRACING Detail: 1" = 5"

Tim Covert P.E.
Structural Engineer
1750 SW Skyline Blvd #221
Portland, Oregon 97221



Structural Calculations
NEW STEEL CANOPY

Newberg Police Dept.

Steelport LLC - Client

DESIGN LOADS: 2019 OSSC ASCE-7 (10)

Roof Load = 28 psf (25 Snow + 3 dead)

Wind: 120 mph (Exposure B)

Seismic: $S_s = 0.95$

Max Soil Bearing Pressure = 1500 psf



DEC 31 2019

Job No. 6847

TIM COVERT P.E. STRUCTURAL ENGINEER

**1750 SW Skyline Blvd #221
Portland, Oregon 97221**

Phone:(503) 228-0426

check Max. cantilever = 14C12 (BOTH SIDES) OK

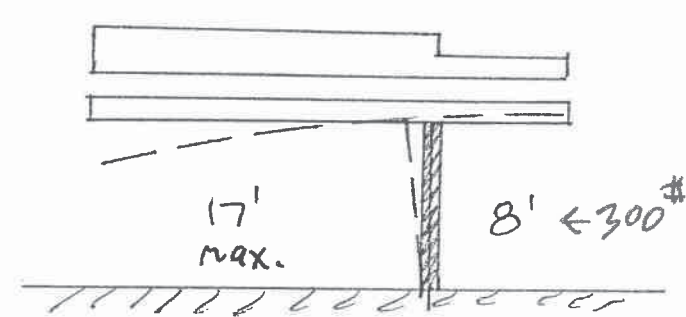


$S_x = 8.416 \text{ in}^3 \rightarrow M_R = 23 \text{ k}$
 $I_x = 58.9 \text{ in}^4$
 $F_b = 33 \text{ ksi} \quad (F_y = 55 \text{ ksi})$

- Trib. = 5'-6" $\rightarrow w = 154 \text{ PLF}$
- SNOW = 25 psf
- DECK = 1 psf
- SELF = 1.4 psf
- PURLINS = 0.6 psf

16.2 PLF "ROUGH CHECK"

$\therefore a \text{ (max.)} = \sqrt{\frac{2(23)}{.154}} = 17.3' \rightarrow \text{use } 17'-0" \text{ max.}$

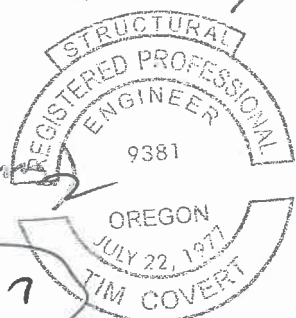


check:
 $DL = (2.95)(11 \times 25) = 811 \# + 300 = 1111 \#$
 $SL = 6875 \#$
 Total = 7986 #

$7287 \# \text{ (9058 \# w/ column)}$

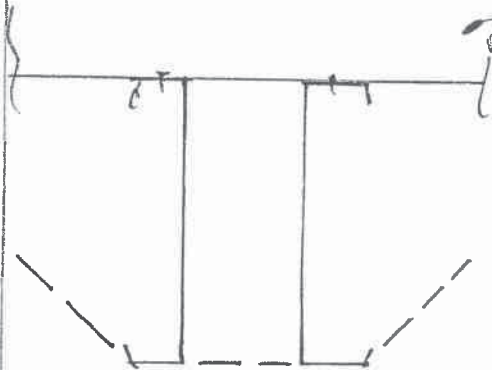
$A_{(500)} = 4.86 \# \rightarrow 32" \text{ diameter}$
(5.37)

36"?



CHECK BOT. FLANGE STABILITY:

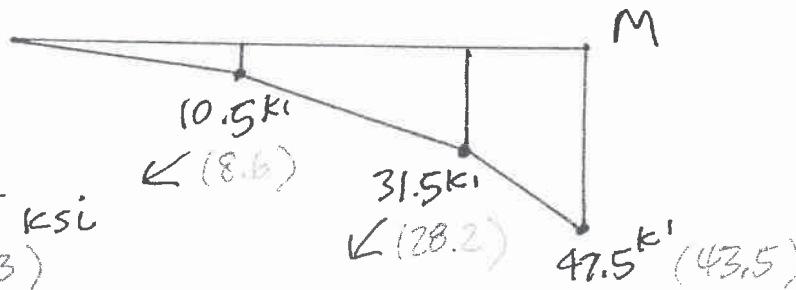
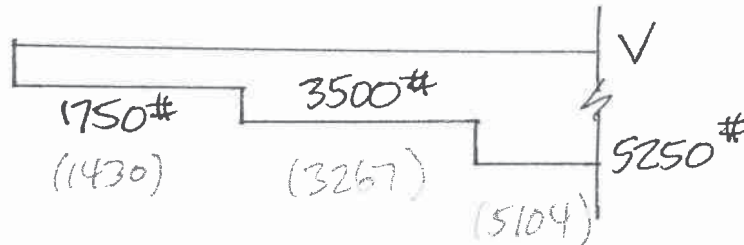
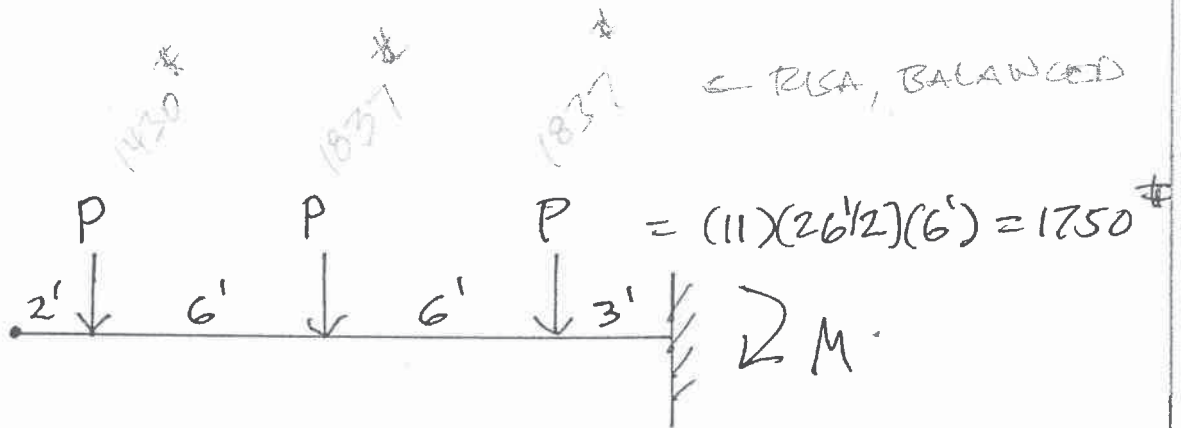
"6C14" PURLINS @ 6'-0" o/c.



$$S_x = (2)(8.416) = 16.832 \text{ in}^3$$

$$I_x = (2)(58.9) = 117.8 \text{ in}^4$$

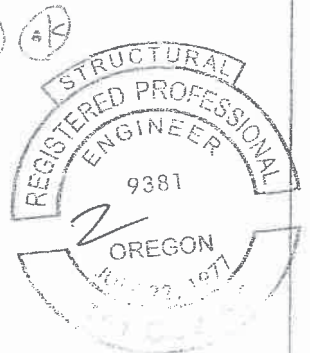
$$I_{yc} \approx 1.095 \text{ in}^4$$

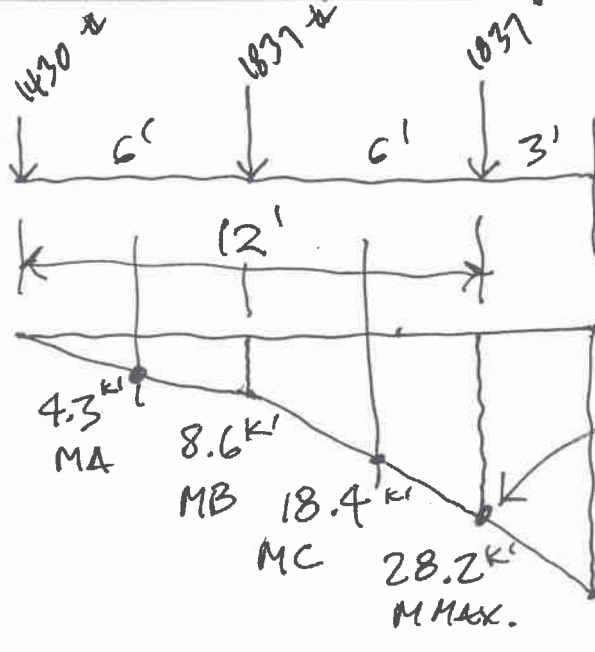


$$f_b = 7.5 \text{ ksi} \quad (6.13)$$

$$f_b = 22.5 \text{ ksi} \quad (20.1)$$

$$f_b = 33.8 \text{ ksi} \quad (31.0)$$



BRACE @ 3rd purlin = ?

$$S_x = 16.832 \text{ (8.416) each.}$$

$$f_b = \underline{\underline{20.1 \text{ ksi}}}$$

$$43.5 \text{ k} \rightarrow f_b = 31 \text{ ksi} \checkmark$$

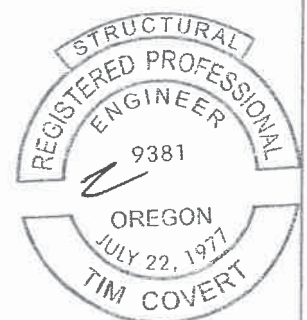
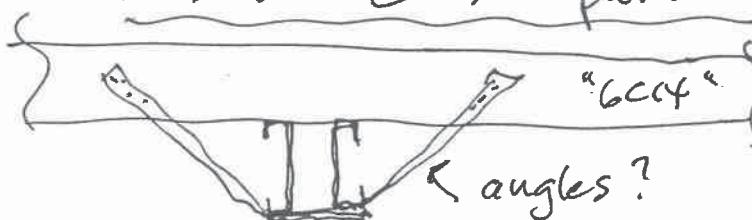
$$C_b = \frac{(12.5)(28.2 \text{ k}^2)}{(2.5)(28.2) + (3)(4.29) + (4)(8.6) + (3)(18.4)}$$

$$= \frac{352.5}{70.5 + 12.87 + 34.4 + 55.2} = 352.5 / 172.97 = 2.04 \rightarrow \underline{\underline{\text{use } 1.75}}$$

$$\text{FACTOR} = \sqrt{\frac{(144)^2 \cdot 8.416}{(1.75)(14)(1.095)}} = 81 \rightarrow F_b = \underline{\underline{24 \text{ ksi}}}$$

$$24 > 20 \quad \text{OK}$$

\therefore brace @ 3rd purlin



check TOTALLY unbraced (L = 176")

$$\sqrt{\frac{(176)^2 \cdot 8.416}{(11.75)(14)(1.097)}} = 98.5 \rightarrow F_b = 17 \text{ ksi}$$

(NO)
 << 31

∴ MUST BRACE.

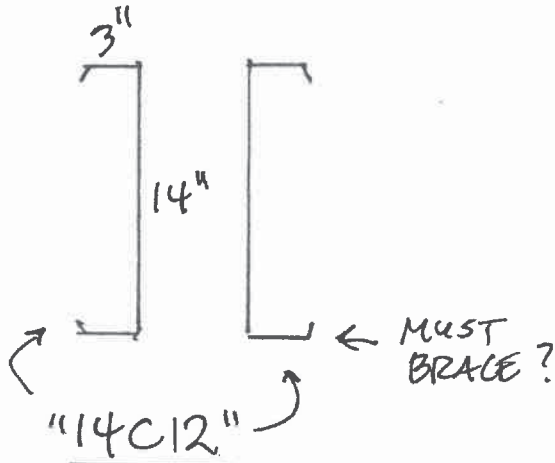
3-0235 — 50 SHEETS — 5 SQUARES
 3-0236 — 100 SHEETS — 5 SQUARES
 3-0237 — 200 SHEETS — 5 SQUARES
 3-0137 — 200 SHEETS — FILLER

COMET



EQUIVALENT ROLLED SHAPES: (check deflections)

$$M_R = 45 \text{ K}'$$



$$S_x = 16.8 \text{ in}^3 \quad (2x)$$

$$I_x = 117 \text{ in}^4 \quad (2x)$$

$$(EI = 3476)$$

$$F_y = 55 \text{ ksi vs } 50 \text{ ksi}$$

$$E = 29.5 \text{ ksi vs } 29 \text{ ksi}$$

$$S_x = 16.7 \rightarrow \underline{W6 \times 15} \text{ OK}$$

$$I_x = 117 \rightarrow \underline{W10 \times 22} (EI = 3422) \quad 98\%$$

TRY COLUMN = HSS 12 x 6 x 1/4 ← (OK)

$$W_D = (11)(2.5) = 27.5 \text{ PUF} \rightarrow -0.0275 \text{ K/LF}$$

$$W_{25} = (11)(25) = 275 \text{ PUF} \rightarrow -0.275 \text{ K/LF}$$

FOOTING: $\phi = 30'' \xrightarrow{\text{NO}}$ depth = 7'-6" (NO)
 $H = 100\# @ \text{wt.} = 385'$

$\phi = 36'' \rightarrow \text{depth} = 7'-0''$
 $H = 100\# @ \text{wt.} = 394\# \text{ (see RISA)}$

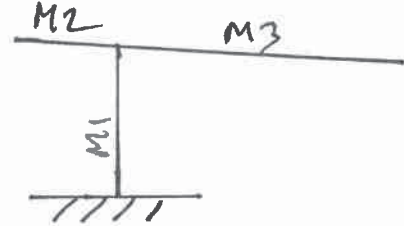


Global

Display Sections for Member Calcs	5
Max Internal Sections for Member Calcs	97
Include Shear Deformation	Yes
Merge Tolerance (in)	.12
P-Delta Analysis Tolerance	0.50%

Hot Rolled Steel Code	AISC: ASD 9th
Cold Formed Steel Code	AISI 99: ASD
Wood Code	NDS 91/97: ASD
Wood Temperature	< 100F
Concrete Code	ACI 2002

Number of Shear Regions	4
Region Spacing Increment (in)	4
Concrete Stress Block	Rectangular
Use Cracked Sections	Yes
Bad Framing Warnings	No
Unused Force Warnings	Yes



Member Primary Data

	Label	I Joint	J Joint	Rotate(deg)	Section/Shape	Type	Design List	Material	Design Rules
1	M1	N1	N2		HR2	Column	Tube	A500 Gr.46	Typical
2	M2	N3	N2		HR1	Beam	Wide Flange	A992	Typical
3	M3	N2	N4		HR1	Beam	Wide Flange	A992	Typical

Hot Rolled Steel Properties

	Label	E [ksi]	G [ksi]	Nu	Therm (1/E5 F)	Density[k/ft^3]	Yield[ksi]
1	A992	29000	11154	.3	.65	.49	50
2	A500 Gr.46	29000	11154	.3	.65	.49	46

Hot Rolled Steel Section Sets

EQUIVALENT (EI)

	Label	Shape	Type	Design List	Material	Design Rules	A [in ²]	I (90,270) [in ⁴]	I (0,180) [in ⁴]
1	HR1	W10X22	Beam	Wide Flange	A992	Typical	6.49	11.4	118
2	HR2	HSS12X6X4	Column	Tube	A500 Gr.46	Typical	8.015	51.783	151.134

Hot Rolled Steel Design Parameters

	Label	Shape	Length[ft]	Lb-out[ft]	Lb-in[ft]	Lcomp top[ft]	Lcomp bot[ft]	K-out	K-in	Cm	Cb	Out s.	In sway
1	M1	HR2	9.5					2.1	2.1				
2	M2	HR1	8.007								1.75		
3	M3	HR1	17.015				10				1.75		

↑ NOTE...

Member Advanced Data

	Label	I Release	J Release	I Offset[in]	J Offset[in]	T/C Only	Physical	TOM	Inactive
1	M1						Yes		
2	M2						Yes		
3	M3						Yes		

Joint Coordinates and Temperatures

	Label	X [ft]	Y [ft]	Temp [F]
1	N1	0	0	0
2	N2	0	9.5	0
3	N3	-8	9.833	0
4	N4	17	8.79	0

Joint Boundary Conditions

	Joint Label	X [k/in]	Y [k/in]	Rotation[k-ft/rad]	Footing
1	N1	Reaction	Reaction	Reaction	

Basic Load Cases

	BLC Description	Category	X Gravity	Y Gravity	Joint	Point	Distributed
1	dead only	None					2
2	snow (25) left	None					1
3	snow (25) right	None					1

Member Distributed Loads (BLC 1 : dead only)

	Member Label	Direction	Start Magnitude[k/ft.d...]	End Magnitude[k/ft.d...]	Start Location[ft,%]	End Location[ft,%]
1	M2	Y	-028	-028	0	0
2	M3	Y	-028	-028	0	0

Member Distributed Loads (BLC 2 : snow (25) left)

	Member Label	Direction	Start Magnitude[k/ft.d...]	End Magnitude[k/ft.d...]	Start Location[ft,%]	End Location[ft,%]
1	M2	Y	-275	-275	0	0

2 1/2 psf

Member Distributed Loads (BLC 3 : snow (25) right)

	Member Label	Direction	Start Magnitude[k/ft.d...]	End Magnitude[k/ft.d...]	Start Location[ft,%]	End Location[ft,%]
1	M3	Y	-275	-275	0	0

25 psf x 11' trib.

Joint Loads and Enforced Displacements

	Joint Label	L,D,M	Direction	Magnitude[k,k-ft in,rad k*s^2/ft]
				No Data to Print ...

Member Point Loads

	Member Label	Direction	Magnitude[k,k-ft]	Location[ft,%]
				No Data to Print ...

Load Combinations

	Description	Solve PD...	SR...	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor
1	balanced	Yes		1	1	2	1	3	1		
2	unbalanced	Yes		1	1	2	.5	3	1		

Load Combination Design

	Description	ASIF	CD	ABIF	Service	Hot Rolled	Cold Formed	Wood	Concrete	Footings
1	balanced					Yes	Yes	Yes	Yes	Yes
2	unbalanced					Yes	Yes	Yes	Yes	Yes

Joint Deflections (By Combination)

	LC	Joint Label	X [in]	Y [in]	Rotation [rad]
1	1	N1	0	0	0
2	1	N2	.606	-.004	-1.063e-2
3	1	N3	.645	.934	-9.543e-3
4	1	N4	.448	-3.791	-2.107e-2
5	2	N1	0	0	0
6	2	N2	.684	-.003	-1.201e-2
7	2	N3	.73	1.104	-1.141e-2
8	2	N4	.515	-4.071	-2.245e-2

HIGH SIDE ? max. sag ↓

Joint Reactions

	LC	Joint Label	X [k]	Y [k]	MZ [k-ft]
1	1	N1	0	7.569 ✓	34.061 ✓
2	1	Totals:	0	7.569 ✓	
3	1	COG (ft):	X: 4.5	Y: 9.312	
4	2	N1	0	6.468	38.465 ✓
5	2	Totals:	0	6.468	
6	2	COG (ft):	X: 5.947	Y: 9.252	

Member Section Deflections

	LC	Member Label	Sec	x [in]	y [in]	(n) L/y Ratio
1	1	M1	1	0	0	NC
2			2	0	-.038	3010
3			3	-.002	-.151	752.5
4			4	-.003	-.341	334.444
5			5	-.004	-.606	188.125
6	1	M2	1	.606	.96	NC
7			2	.606	.732	NC
8			3	.606	.502	8402.403
9			4	.606	.267	8478.101
10			5	.606	.021	NC
11	1	M3	1	.606	.022	NC
12			2	.606	-.695	284.957
13			3	.606	-1.64	122.846
14			4	.606	-2.69	75.295
15			5	.606	-3.769	53.866
16	2	M1	1	0	0	NC
17			2	0	-.043	2665.387
18			3	-.002	-.171	666.347
19			4	-.002	-.385	296.154
20			5	-.003	-.684	166.587
21	2	M2	1	.684	1.134	NC
22			2	.684	.86	NC
23			3	.684	.586	NC
24			4	.684	.309	NC
25			5	.684	.025	NC
26	2	M3	1	.684	.025	NC
27			2	.684	-.761	259.542
28			3	.684	-1.777	113.282
29			4	.684	-2.897	69.872
30			5	.684	-4.046	50.153

Member Section Forces

	LC	Member Label	Sec	Axial[k]	Shear[k]	Moment[k-ft]
1	1	M1	1	7.569	0	34.061
2			2	7.569	0	34.061
3			3	7.569	0	34.061 ✓
4			4	7.569	0	34.061
5			5	7.569	0	34.061
6	1	M2	1	0	0	0
7			2	.025	-.605	.606
8			3	.05	-1.21	2.422
9			4	.076	-1.815	5.45
10			5	.101	-2.42	9.888
11	1	M3	1	-.215	5.143	43.749 <i>Mmax</i>
12			2	-.161	3.857	24.609
13			3	-.107	2.571	10.937
14			4	-.054	1.286	2.734
15			5	0	0	0
16	2	M1	1	6.468	0	38.465
17			2	6.468	0	38.465 ✓
18			3	6.468	0	38.465
19			4	6.468	0	38.465
20			5	6.468	0	38.465
21	2	M2	1	0	0	0
22			2	.014	-.33	.33
23			3	.027	-.66	1.321
24			4	.041	-.99	2.973
25			5	.055	-1.32	5.285
26	2	M3	1	-.215	5.143	43.749 <i>Mmax</i>
27			2	-.161	3.857	24.609
28			3	-.107	2.571	10.937
29			4	-.054	1.286	2.734
30			5	0	0	0

Member Section Stresses

	LC	Member Label	Sec	Axial[ksi]	Shear[ksi]	Top Bending[ksi]	Bot Bending[ksi]
1	1	M1	1	.944	0	-16.227	16.227
2			2	.944	0	-16.227	16.227
3			3	.944	0	-16.227	16.227
4			4	.944	0	-16.227	16.227
5			5	.944	0	-16.227	16.227
6	1	M2	1	0	0	0	0
7			2	.004	-.248	-.313	.313
8			3	.008	-.496	-1.253	1.253
9			4	.012	-.744	-2.818	2.818
10			5	.016	-.991	-5.01	5.01
11	1	M3	1	-.033	2.107	-22.624	22.624
12			2	-.025	1.58	-12.726	12.726
13			3	-.017	1.053	-5.656	5.656
14			4	-.008	.527	-1.414	1.414
15			5	0	0	0	0
16	2	M1	1	.807	0	-18.325	18.325
17			2	.807	0	-18.325	18.325
18			3	.807	0	-18.325	18.325
19			4	.807	0	-18.325	18.325
20			5	.807	0	-18.325	18.325
21	2	M2	1	0	0	0	0
22			2	.002	-.135	-.171	.171

Member Section Stresses (Continued)

LC	Member Label	Sec	Axial[ksi]	Shear[ksi]	Top Bending[ksi]	Bot Bending[ksi]
23		3	.004	-.27	-683	.683
24		4	.006	-.406	-1.537	1.537
25		5	.008	-.541	-2.733	2.733
26	2 M3	1	-.033	2.107	-22.624	22.624
27		2	-.025	1.58	-12.726	12.726
28		3	-.017	1.053	-5.656	5.656
29		4	-.008	.527	-1.414	1.414
30		5	0	0	0	0

Member AISC ASD Steel Code Checks (By Combination)

LC	Member	Shape	UC Max	Loc[ft]	Shear UC	Loc[ft]	Fa[ksi]	Ft[ksi]	Fb[ksi]	Cb	Cm	Eqn	
1	1	M1	HSS12X6X4	.595 ✓	9.5	.000	0	15.516	27.6	30.36	1	1	H1-3
2	1	M2	W10X22	.168	8.007	.050	8.007	20.471	30	30	1.75	.85	H1-2
3	1	M3	W10X22	.755	0	.105	0	6.292	30	30	1.75	.85	H2-1
4	2	M1	HSS12X6X4	.656 ✓	9.5	.000	0	15.516	27.6	30.36	1	1	H1-3
5	2	M2	W10X22	.091	8.007	.027	8.007	20.471	30	30	1.75	.85	H1-2
6	2	M3	W10X22	.755	0	.105	0	6.292	30	30	1.75	.85	H2-1

all ok

see also "COL" calcs.

FOOTING CALC:

DESIGN EMPLOYING IBC CHAPTER 18 LATERAL BEARING

FORCE = 100 LBS.
 HEIGHT = 394 FT. ABOVE GRADE.
 MAX SOIL BEARING PRESSURE = 300 PSF/FT.
 FOOTING DIAMETER = 2.5 FT.

39,400 #

POLE/FOOTING IS NON-CONSTRAINED AT GRADE

MINIMUM DEPTH INTO GRADE REQUIRED = 7.5 FT.

"NOT" USED

DESIGN EMPLOYING IBC CHAPTER 18 LATERAL BEARING

FORCE = 100 LBS.
 HEIGHT = 394 FT. ABOVE GRADE.
 MAX SOIL BEARING PRESSURE = 300 PSF/FT.
 FOOTING DIAMETER = 3 FT.

39,400 #

POLE/FOOTING IS NON-CONSTRAINED AT GRADE

MINIMUM DEPTH INTO GRADE REQUIRED = 7 FT.

OK

WEIGHT OF CONCRETE = 7422.007 LBS.
 WEIGHT OF SOIL (CONE) = 10055.4 LBS.
 DENSITY, CONCRETE = 150 PCF
 DENSITY, SOIL = 100 PCF

DIRECT UPLIFT: (120/B)

$\phi = 30''$ depth = 7'-6"

Area (trib.) = (11)(25) = 275 #

FOOTING DEPTH CALCULATION:

DESIGN UPLIFT = 10000 LBS.

MINIMUM WEIGHT = 16700 LBS.

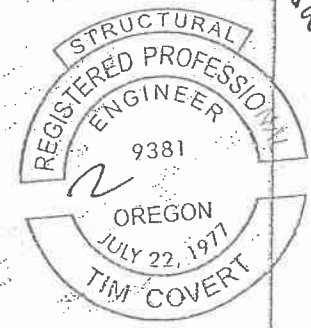
DIAMETER OF FOOTING = 3 FT. ✓

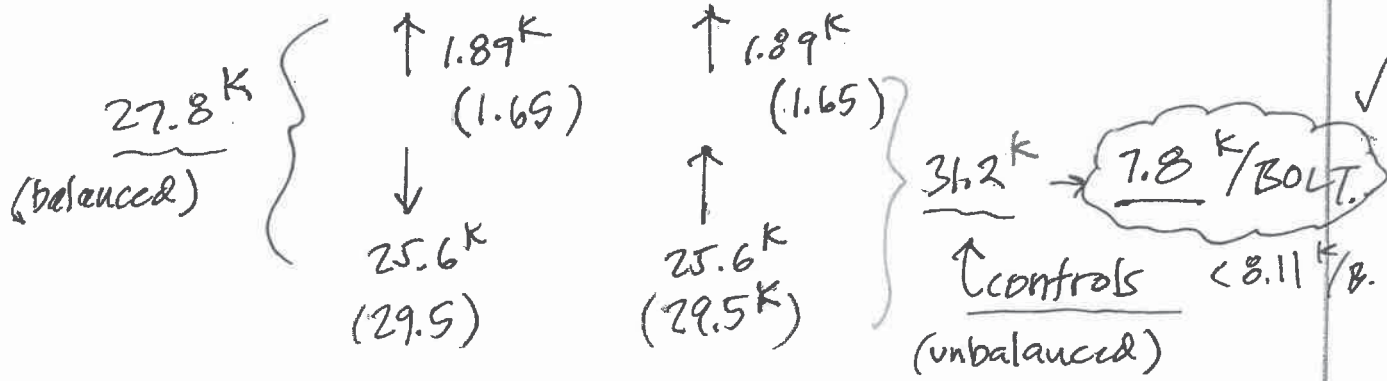
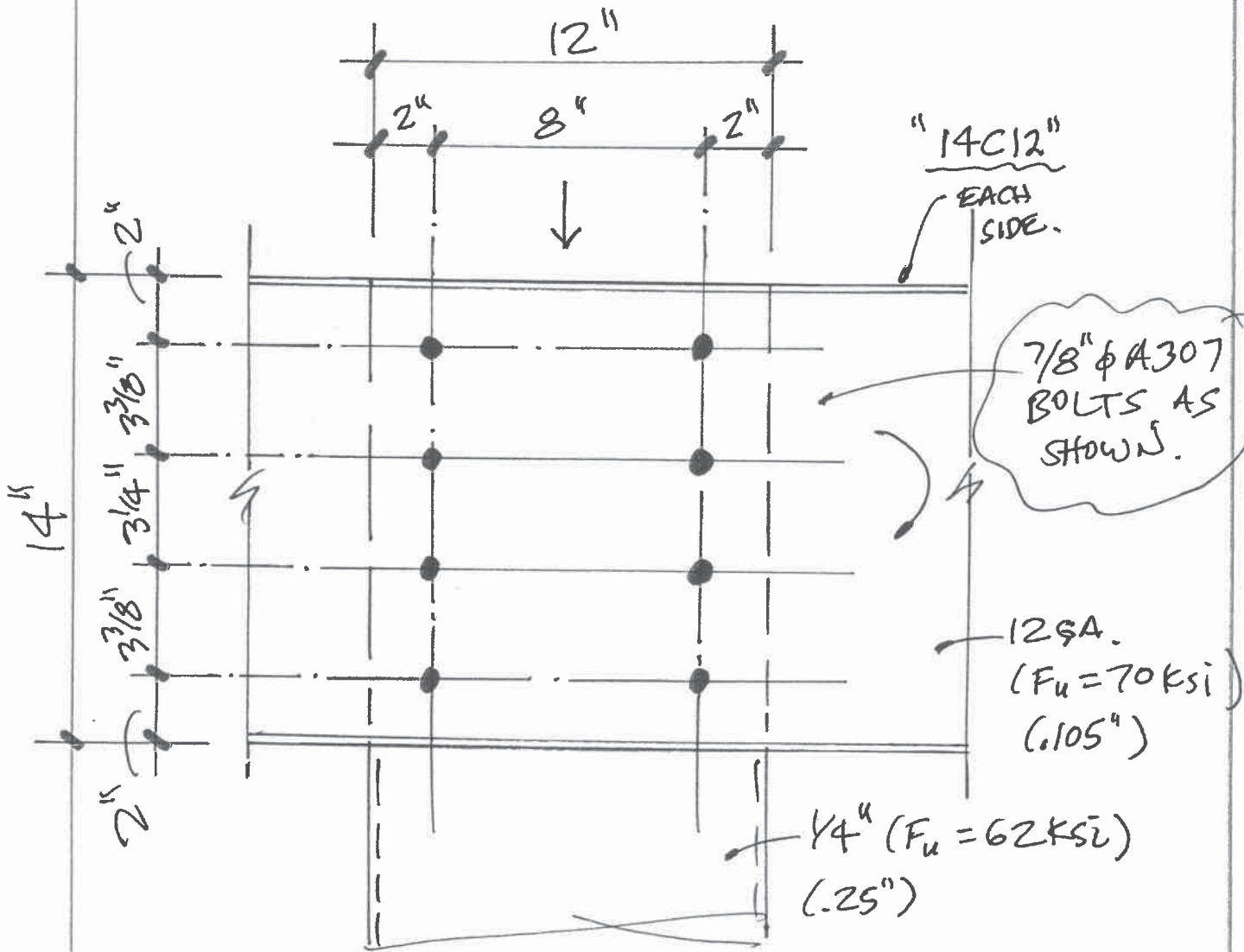
MINIMUM FOOTING DEPTH = 7 FT.

ANGLE-OFF-VERTICAL = 15 DEGREES.

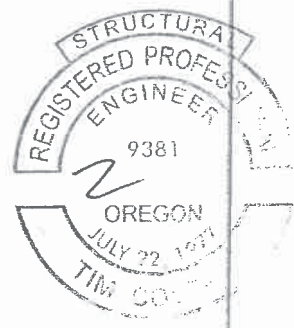
36psf (net)

OK by observation





- a) $P_{max} = 8017 \#$ $M = 34.91 \text{ k'}$ (2) Beams
- b) $P_{max} = 6614 \#$ $M = 39.37 \text{ k'}$ (2) Beams



BOLTS:

$$\text{LOAD/BOLT} = \underline{7.8 \text{ K}} / \text{BOLT (single shear)}$$

$$\rightarrow \overset{\checkmark}{7/8" \phi} \text{ A307}$$

$$< \underset{\checkmark}{V_R} = 8.11 \text{ K/BOLT } \textcircled{\text{OK}}$$

Bearing: $7/8" \phi$

HSS a) $\underline{1/4"}$ w/ $F_u = 62 \text{ KSI}$ (95% of 65)
3" (min.) spacing.

$$V_R = (.95)(68.3)(.25") = \underline{16.2 \text{ K/BOLT}} \textcircled{\text{OK}}$$

14C12 b) $\underline{12 \text{ GA}}$ $t = .105"$ $F_u = 70 \text{ KSI}$
(1.0769x)

$$V_R = (.105")(68.3)(1.0769) = \underline{7.7 \text{ K/BOLT}}$$

$$\approx 7.8 \text{ K } \textcircled{\text{OK}}$$

∴ (8) $7/8" \phi$ A307 BOLTS
OK ... EACH BEAM.



PLAN LAYOUT

(7) SPACES @ 11'-0" = 77'-0"

PURLINS: "GC14"

1/2" x 12"

BRACE, TYP.

26 GA.
HR-34

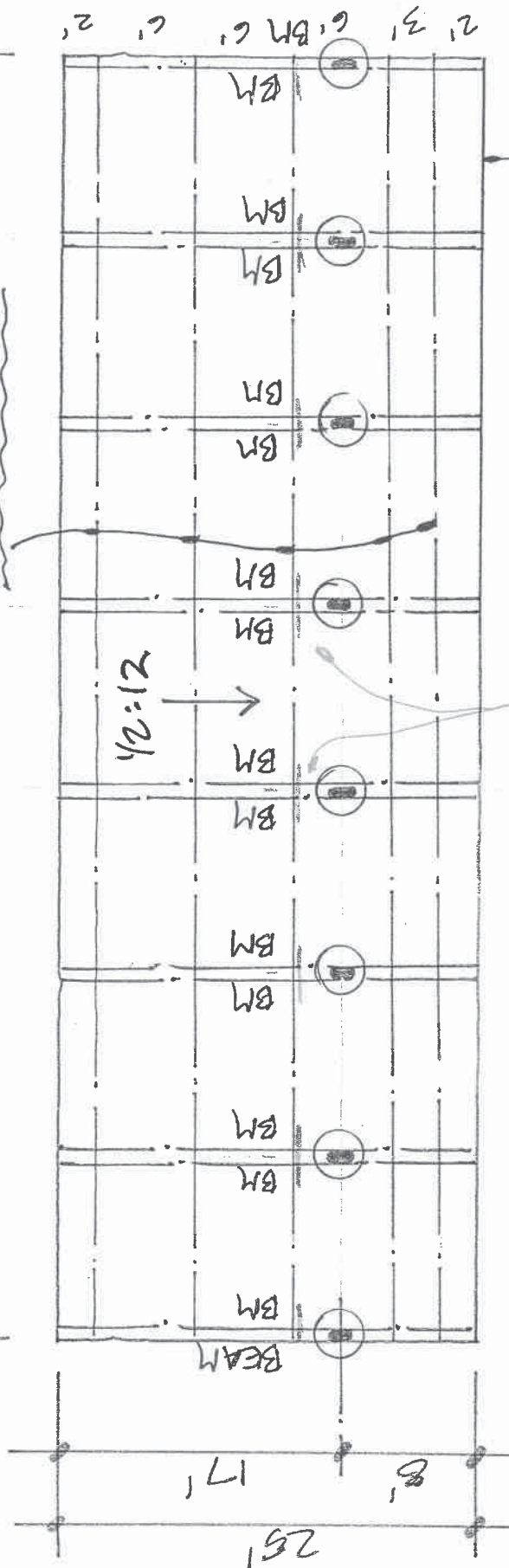
MEMBER KEY:

Purlins : 6" x 2-1/2" x 1/8" gauge CEE (Fy = 55 ksi)

Beams : 14" x 3" x 1/2" gauge CEE (Fy = 55ksi)

Columns: HSS 12 x 6 x 1/4" (ASTM A500 Grade C)

Footings: 30" diameter x 7'-6" deep augered concrete.



PURLINS: (see RISA analysis)

$R_{max} = 169$

$W_{max} = 169$ (includes purlin wt.)

$L = 10'-6"$ (Web-to-Web)

$M = 2329 \#1$

$S_x (30) = 0.93 \text{ in}^3 < 1.352 \text{ in}^3$

Use "6C16" @ $6'$ max. o.c.

HR-34

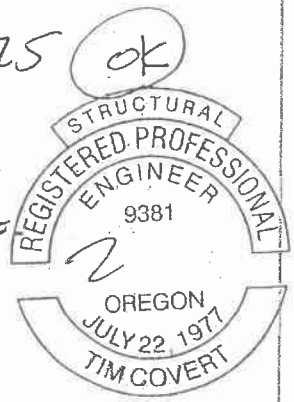
3-0255 --- 50 SHEETS --- 5 SQUARES
 3-0236 --- 100 SHEETS --- 5 SQUARES
 3-0237 --- 200 SHEETS --- 5 SQUARES
 3-0137 --- 200 SHEETS --- FILLER

COMET

Gauge	Span	Cond.	Allowable Inward Loads (lbs/ft²) per Span (ft.-in.)								
			2'-0"	2'-6"	3'-0"	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"	10'-0"
29	Single Span	ASD, W/Ω	300	192	134	75	48	33	25	19	12
		L/180	-	-	-	-	-	28	18	12	6
	Double Span	ASD, W/Ω	189	132	96	57	37	27	20	14	10
		L/180	-	-	-	-	-	-	-	-	-
	Triple Span	ASD, W/Ω	218	154	114	69	45	32	24	18	11
		L/180	-	-	-	-	-	-	-	-	-
26	Single Span	ASD, W/Ω	456	292	203	114	73	51	37	29	18
		L/180	-	-	-	-	62	36	23	15	8
	Double Span	ASD, W/Ω	301	205	149	87	57	40	29	22	14
		L/180	-	-	-	-	-	-	-	-	-
	Triple Span	ASD, W/Ω	351	244	178	107	70	49	36	28	18
		L/180	-	-	-	-	-	-	-	-	15

7725 OK

$M_a = \frac{26(2^2)}{8} = 13 \#1/ft < 175 \#1/ft$



COLUMN CHECK w/ WIND INCLUDED:
"unbalanced"

TRIB. = 11'

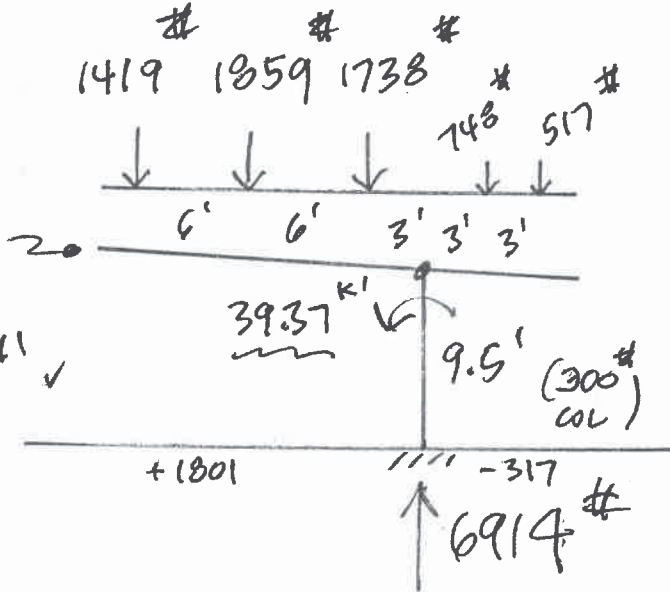
3-0235 — 50 SHEETS — 5 SQUARES
3-0236 — 100 SHEETS — 5 SQUARES
3-0237 — 200 SHEETS — 5 SQUARES
3-0137 — 200 SHEETS — FILLER

COMET

UNBAL

(+333) 15
BM. PLF

$M+ = 43,230 \#'$ ✓



DL = 883 # (NOT COL.)

SL = 573 #

COL = 300 #

6914 # ✓

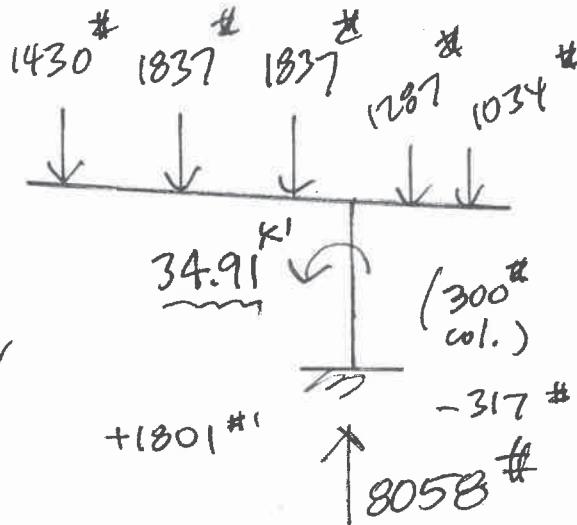
← 350 # (Wind)
250 # (seismic)

$M- = -5346 \#'$ ✓

FULL

(+333) BM.

$M+ = 43,494 \#'$ ✓



DL = 883 #

SL = 6875 #

COL = 300 #

8058 #

$M- = 10,065 \#'$

check = (25)(25)(11) = 6875 # (OK)



6847

NPD

11-13-19

COL-2

SUMMARY OF LOAD CASES: ($e = 4.5'$)

LC-1 (unbal)

DL = 883 # w/ M = 3.97 K'

SL = 5731 # w/ M = 35.4 K'

WIND = 0.35 K

RISA R = 6872 # (vs. 6914) $\Delta = 42$ # (0.6%)

M = 39.37 K' ✓

ok

LC-2 (full)

DL = 883 # w/ M = 3.97 K'

SL = 6875 # w/ M = 30.94 K'

WIND = 0.35 K

RISA R = 8017 # (vs. 8058 #) $\Delta = 41$ #

M = 34.91 K' ✓

ok

Use HSS 12x6x1/4
ASTM A500
Grade C.

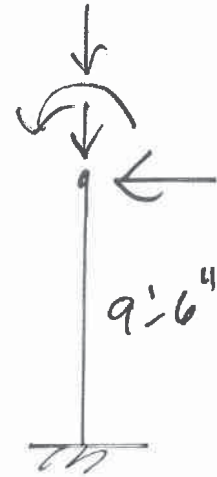


3-0235 — 50 SHEETS — 5 SQUARES
3-0236 — 100 SHEETS — 5 SQUARES
3-0237 — 200 SHEETS — 5 SQUARES
3-0187 — 200 SHEETS — FILLER

COMET

Global

Display Sections for Member Calcs	5
Max Internal Sections for Member Calcs	97
Include Shear Deformation	Yes
Merge Tolerance (in)	.12
P-Delta Analysis Tolerance	0.50%
Hot Rolled Steel Code	AISC: ASD 9th
Cold Formed Steel Code	AISI 99: ASD
Wood Code	NDS 91/97: ASD
Wood Temperature	< 100F
Concrete Code	ACI 2002
Number of Shear Regions	4
Region Spacing Increment (in)	4
Concrete Stress Block	Rectangular
Use Cracked Sections	Yes
Bad Framing Warnings	No
Unused Force Warnings	Yes



Member Primary Data

	Label	I Joint	J Joint	Rotate(deg)	Section/Shape	Type	Design List	Material	Design Rules
1	M1	N1	N2		single post	Column	Tube	A500 Gr.46	Typical

Hot Rolled Steel Properties

	Label	E [ksi]	G [ksi]	Nu	Therm (1/E5 F)	Density[k/ft^3]	Yield[ksi]
1	A500 Gr.46	29000	11154	.3	.65	.49	50

Hot Rolled Steel Section Sets

	Label	Shape	Type	Design List	Material	Design Rules	A [in2]	I (90,270) [in4]	I (0,180) [in4]
1	single post	HSS12X6X4	Column	Tube	A500 Gr.46	Typical	8.015	51.783	151.134

Hot Rolled Steel Design Parameters

	Label	Shape	Length[ft]	Lb-out[ft]	Lb-in[ft]	Lcomp top[ft]	Lcomp bot[ft]	K-out	K-in	Cm	Cb	Out s...	In sway
1	M1	single post	9.5					2.1	2.1				

Member Advanced Data

	Label	I Release	J Release	I Offset[in]	J Offset[in]	T/C Only	Physical	TOM	Inactive
1	M1						Yes		

Joint Coordinates and Temperatures

	Label	X [ft]	Y [ft]	Temp [F]
1	N1	0	0	0
2	N2	0	9.5	0

Joint Boundary Conditions

	Joint Label	X [k/in]	Y [k/in]	Rotation[k-ft/rad]	Footing
1	N1	Reaction	Reaction	Reaction	

Basic Load Cases

	BLC Description	Category	X Gravity	Y Gravity	Joint	Point	Distributed
1	dead	None			2		
2	snow (full)	None			2		
3	snow (unbal)	None			2		
4	wind	None			1		

Member Distributed Loads

Member Label	Direction	Start Magnitude[k/ft,d...	End Magnitude[k/ft,d...	Start Location[ft,%]	End Location[ft,%]
No Data to Print ...					

Joint Loads and Enforced Displacements (BLC 1 : dead)

	Joint Label	L,D,M	Direction	Magnitude[k,k-ft in,rad k*s^2/ft]
1	N2	L	Y	-883
2	N2	L	M	3.97

Joint Loads and Enforced Displacements (BLC 2 : snow (full))

	Joint Label	L,D,M	Direction	Magnitude[k,k-ft in,rad k*s^2/ft]
1	N2	L	Y	-6.875
2	N2	L	M	30.94

Joint Loads and Enforced Displacements (BLC 3 : snow (unbal))

	Joint Label	L,D,M	Direction	Magnitude[k,k-ft in,rad k*s^2/ft]
1	N2	L	Y	-5.73
2	N2	L	M	35.4

Joint Loads and Enforced Displacements (BLC 4 : wind)

	Joint Label	L,D,M	Direction	Magnitude[k,k-ft in,rad k*s^2/ft]
1	N2	L	X	-.35

Member Point Loads

Member Label	Direction	Magnitude[k,k-ft]	Location[ft,%]
No Data to Print ...			

Load Combinations

	Description	SolvePD...	SR...	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor
1	FULL LOAD	Yes		1	1	2	1	Y	-1		
2	unbalanced	Yes		1	1	3	1	Y	-1		
3	FULL + wind	Yes		1	1	2	.75	4	.75	Y	-1
4	unbal + wind	Yes		1	1	3	.75	4	.75	Y	-1

) combos...

Load Combination Design

	Description	ASIF	CD	ABIF	Service	Hot Rolled	Cold Formed	Wood	Concrete	Footings
1	FULL LOAD					Yes	Yes	Yes	Yes	Yes
2	unbalanced					Yes	Yes	Yes	Yes	Yes
3	FULL + wind					Yes	Yes	Yes	Yes	Yes
4	unbal + wind					Yes	Yes	Yes	Yes	Yes

Joint Deflections (By Combination)

LC	Joint Label	X [in]	Y [in]	Rotation [rad]
1	N1	0	0	0
2	N2	-621	-004	1.09e-2
3	N1	0	0	0
4	N2	-7	-003	1.229e-2
5	N1	0	0	0
6	N2	-514	-003	8.871e-3
7	N1	0	0	0
8	N2	-573	-003	9.915e-3

Joint Reactions (By Combination)

LC	Joint Label	X [k]	Y [k]	MZ [k-ft]
1	N1	0	8.017	-34.91
2	Totals:	0	8.017	
3	COG (ft):	X: 0	Y: 9.346	
4	N1	0	6.872	-39.37
5	Totals:	0	6.872	
6	COG (ft):	X: 0	Y: 9.321	
7	N1	.262	6.298	-29.669
8	Totals:	.262	6.298	
9	COG (ft):	X: 0	Y: 9.305	
10	N1	.262	5.44	-33.014
11	Totals:	.262	5.44	
12	COG (ft):	X: 0	Y: 9.274	

Member Section Deflections

LC	Member Label	Sec	x [in]	y [in]	(n) L/y Ratio
1	M1	1	0	0	NC
2		2	0	.039	2936.795
3		3	-.002	.155	734.199
4		4	-.003	.349	326.311
5		5	-.004	.621	183.55
6	M1	1	0	0	NC
7		2	0	.044	2604.103
8		3	-.002	.175	651.026
9		4	-.002	.394	289.345
10		5	-.003	.7	162.756
11	M1	1	0	0	NC
12		2	0	.033	3466.286
13		3	-.002	.13	874.436
14		4	-.002	.291	391.674
15		5	-.003	.514	221.977
16	M1	1	0	0	NC
17		2	0	.037	3114.101
18		3	-.001	.145	784.867
19		4	-.002	.325	351.274
20		5	-.003	.573	198.926

Member Section Forces

LC	Member Label	Sec	Axial[k]	Shear[k]	Moment[k-ft]
1	M1	1	8.017	0	-34.91
2		2	7.952	0	-34.91
3		3	7.888	0	-34.91

Member Section Forces (Continued)

LC	Member Label	Sec	Axial[k]	Shear[k]	Moment[k-ft]
4		4	7.823	0	-34.91
5		5	7.758	0	-34.91
6	2	1	6.872	0	-39.37
7		2	6.807	0	-39.37
8		3	6.743	0	-39.37
9		4	6.678	0	-39.37
10		5	6.613	0	-39.37
11	3	1	6.298	-.262	-29.669
12		2	6.234	-.262	-29.045
13		3	6.169	-.262	-28.422
14		4	6.104	-.262	-27.798
15		5	6.039	-.262	-27.175
16	4	1	5.44	-.262	-33.014
17		2	5.375	-.262	-32.39
18		3	5.31	-.262	-31.767
19		4	5.245	-.262	-31.143
20		5	5.18	-.262	-30.52

Member Section Stresses

LC	Member Label	Sec	Axial[ksi]	Shear[ksi]	Top Bending[ksi]	Bot Bending[ksi]
1	1	1	1	0	16.631	-16.631
2		2	.992	0	16.631	-16.631
3		3	.984	0	16.631	-16.631
4		4	.976	0	16.631	-16.631
5		5	.968	0	16.631	-16.631
6	2	1	.857	0	18.756	-18.756
7		2	.849	0	18.756	-18.756
8		3	.841	0	18.756	-18.756
9		4	.833	0	18.756	-18.756
10		5	.825	0	18.756	-18.756
11	3	1	.786	-.047	14.134	-14.134
12		2	.778	-.047	13.837	-13.837
13		3	.77	-.047	13.54	-13.54
14		4	.762	-.047	13.243	-13.243
15		5	.754	-.047	12.946	-12.946
16	4	1	.679	-.047	15.728	-15.728
17		2	.671	-.047	15.431	-15.431
18		3	.663	-.047	15.134	-15.134
19		4	.654	-.047	14.837	-14.837
20		5	.646	-.047	14.54	-14.54

Member AISC ASD Steel Code Checks (By Combination)

LC	Member	Shape	UC Max	Loc[ft]	Shear UC	Loc[ft]	Fa[ksi]	Ft[ksi]	Fb[ksi]	Cb	Cm	Eqn.
1	1	M1	.567	0	.000	0	15.858	30	33	1	1	H1-3
2	2	M1	.622	0	.000	0	15.858	30	33	1	1	H1-3
3	3	M1	.470	0	.002	0	15.858	30	33	1.04	.966	H1-1
4	4	M1	.511	0	.002	0	15.858	30	33	1.036	.97	H1-1

all good!

Global

Display Sections for Member Calcs	5
Max Internal Sections for Member Calcs	97
Include Shear Deformation	Yes
Merge Tolerance (in)	.12
P-Delta Analysis Tolerance	0.50%

Hot Rolled Steel Code	AISC: ASD 9th
Cold Formed Steel Code	AISI 99: ASD
Wood Code	NDS 91/97: ASD
Wood Temperature	< 100F
Concrete Code	ACI 2002

Number of Shear Regions	4
Region Spacing Increment (in)	4
Concrete Stress Block	Rectangular
Use Cracked Sections	Yes
Bad Framing Warnings	No
Unused Force Warnings	Yes

Member Primary Data

weak-axis w/ seismic

	Label	I Joint	J Joint	Rotate(deg)	Section/Shape	Type	Design List	Material	Design Rules
1	M1	N1	N2	90	single post	Column	Tube	A500 Gr.46	Typical

Hot Rolled Steel Properties

	Label	E [ksi]	G [ksi]	Nu	Therm (1/E5 F)	Density[k/ft^3]	Yield[ksi]
1	A500 Gr.46	29000	11154	.3	.65	.49	50

Hot Rolled Steel Section Sets

	Label	Shape	Type	Design List	Material	Design Rules	A [in ²]	I (90,270) [in ⁴]	I (0,180) [in ⁴]
1	single post	HSS12X6X4	Column	Tube	A500 Gr.46	Typical	8.015	51.783	151.134

Hot Rolled Steel Design Parameters

	Label	Shape	Length[ft]	Lb-out[ft]	Lb-in[ft]	Lcomp top[ft]	Lcomp bot[ft]	K-out	K-in	Cm	Cb	Out s...	In sway
1	M1	single post	9.5					2.1	2.1				

Member Advanced Data

	Label	I Release	J Release	I Offset[in]	J Offset[in]	T/C Only	Physical	TOM	Inactive
1	M1						Yes		

Joint Coordinates and Temperatures

	Label	X [ft]	Y [ft]	Temp [F]
1	N1	0	0	0
2	N2	0	9.5	0

Joint Boundary Conditions

	Joint Label	X [k/in]	Y [k/in]	Rotation[k-ft/rad]	Footing
1	N1	Reaction	Reaction	Reaction	

Basic Load Cases

	BLC Description	Category	X Gravity	Y Gravity	Joint	Point	Distributed
1	dead	None			2		
2	snow (full)	None			2		
3	snow (unbal)	None			2		
4	wind	None			1		
5	seismic (weak)	None			1		

Member Distributed Loads

Member Label	Direction	Start Magnitude[k/ft,d...]	End Magnitude[k/ft,d...]	Start Location[ft,%]	End Location[ft,%]
No Data to Print ...					

Joint Loads and Enforced Displacements (BLC 1 : dead)

	Joint Label	L,D,M	Direction	Magnitude[k,k-ft in,rad k*s^2/ft]
1	N2	L	Y	-883
2	N2	L	M	3.97

Joint Loads and Enforced Displacements (BLC 2 : snow (full))

	Joint Label	L,D,M	Direction	Magnitude[k,k-ft in,rad k*s^2/ft]
1	N2	L	Y	-6.875
2	N2	L	M	30.94

Joint Loads and Enforced Displacements (BLC 3 : snow (unbal))

	Joint Label	L,D,M	Direction	Magnitude[k,k-ft in,rad k*s^2/ft]
1	N2	L	Y	-5.73
2	N2	L	M	35.4

Joint Loads and Enforced Displacements (BLC 4 : wind)

	Joint Label	L,D,M	Direction	Magnitude[k,k-ft in,rad k*s^2/ft]
1	N2	L	X	-.35

Joint Loads and Enforced Displacements (BLC 5 : seismic (weak))

	Joint Label	L,D,M	Direction	Magnitude[k,k-ft in,rad k*s^2/ft]
1	N2	L	X	.375

Member Point Loads

Member Label	Direction	Magnitude[k,k-ft]	Location[ft,%]
No Data to Print ...			

Load Combinations

	Description	Solve PD...	SR...	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor
1	FULL LOAD	Yes		1	1	2	1	Y	-1				
2	unbalanced	Yes		1	1	3	1	Y	-1				
3	FULL + wind	Yes		1	1	2	.75	4	.75	Y	-1		
4	unbal + wind	Yes		1	1	3	.75	4	.75	Y	-1		
5	seismic plus	Yes		1	1	2	.2	5	1	Y	-1		

Load Combination Design

	Description	ASIF	CD	ABIF	Service	Hot Rolled	Cold Formed	Wood	Concrete	Footings
1	FULL LOAD					Yes	Yes	Yes	Yes	Yes
2	unbalanced					Yes	Yes	Yes	Yes	Yes
3	FULL + wind					Yes	Yes	Yes	Yes	Yes
4	unbal + wind					Yes	Yes	Yes	Yes	Yes
5	seismic plus					Yes	Yes	Yes	Yes	Yes

Joint Deflections (By Combination)

	LC	Joint Label	X [in]	Y [in]	Rotation [rad]
1	5	N1	0	0	0
2	5	N2	-.402	-.001	7.631e-3

Joint Reactions (By Combination)

	LC	Joint Label	X [k]	Y [k]	MZ [k-ft]
1	5	N1	-.375	2.517	-6.595
2	5	Totals:	-.375	2.517	
3	5	COG (ft):	X: 0	Y: 9.011	

Member Section Deflections

	LC	Member Label	Sec	x [in]	y [in]	(n) L/y Ratio
1	5	M1	1	0	0	NC
2			2	0	.022	5207.506
3			3	0	.092	1234.139
4			4	0	.217	524.808
5			5	-.001	.402	283.425

Member Section Forces

	LC	Member Label	Sec	Axial[k]	Shear[k]	Moment[k-ft]
1	5	M1	1	2.517	.375	-6.595
2			2	2.452	.375	-7.486
3			3	2.388	.375	-8.377
4			4	2.323	.375	-9.267
5			5	2.258	.375	-10.158

Member Section Stresses

	LC	Member Label	Sec	Axial[ksi]	Shear[ksi]	Top Bending[ksi]	Bot Bending[ksi]
1	5	M1	1	.314	.134	4.585	-4.585
2			2	.306	.134	5.204	-5.204
3			3	.298	.134	5.824	-5.824
4			4	.29	.134	6.443	-6.443
5			5	.282	.134	7.062	-7.062

Member AISC ASD Steel Code Checks (By Combination)

	LC	Member	Shape	UC Max	Loc[ft]	Shear UC	Loc[ft]	Fa[ksi]	Ft[ksi]	Fb[ksi]	Cb	Cm	Eqn
1	5	M1	HSS12X6X4	.245	9.5	.007	0	16.024	30	30	1.75	.86	H1-2

GOOD!

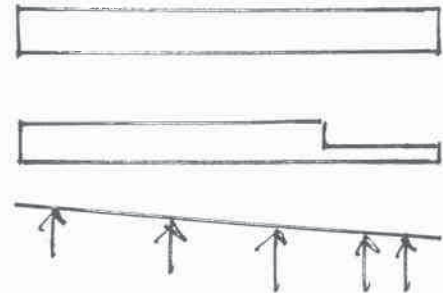
Global

Display Sections for Member Calcs	5
Max Internal Sections for Member Calcs	97
Include Shear Deformation	Yes
Merge Tolerance (in)	.12
P-Delta Analysis Tolerance	0.50%

Hot Rolled Steel Code	AISC: ASD 9th
Cold Formed Steel Code	AISI 99: ASD
Wood Code	NDS 91/97: ASD
Wood Temperature	< 100F
Concrete Code	ACI 2002

Number of Shear Regions	4
Region Spacing Increment (in)	4
Concrete Stress Block	Rectangular
Use Cracked Sections	Yes
Bad Framing Warnings	No
Unused Force Warnings	Yes

DECK ANALYSIS



Member Primary Data

	Label	I Joint	J Joint	Rotate(deg)	Section/Shape	Type	Design List	Material	Design Rules
1	M1	N1	N2		HR1A	Beam	Wide Flange	A36 Gr.36	Typical
2	M2	N2	N3		HR1A	Beam	Wide Flange	A36 Gr.36	Typical
3	M3	N3	N4		HR1A	Beam	Wide Flange	A36 Gr.36	Typical
4	M4	N4	N5		HR1A	Beam	Wide Flange	A36 Gr.36	Typical
5	M5	N5	N6		HR1A	Beam	Wide Flange	A36 Gr.36	Typical
6	M6	N6	N7		HR1A	Beam	Wide Flange	A36 Gr.36	Typical

Hot Rolled Steel Properties

	Label	E [ksi]	G [ksi]	Nu	Therm (1E5 F)	Density[k/ft^3]	Yield[ksi]
1	A36 Gr.36	29000	11154	.3	.65	.49	36
2	A572 Gr.50	29000	11154	.3	.65	.49	50
3	A992	29000	11154	.3	.65	.49	50
4	A500 Gr.42	29000	11154	.3	.65	.49	42
5	A500 Gr.46	29000	11154	.3	.65	.49	46

Hot Rolled Steel Section Sets

	Label	Shape	Type	Design List	Material	Design Rules	A [in ²]	I (90,270) [in ⁴]	I (0,180) [in ⁴]
1	HR1A	W10X17	Beam	Wide Flange	A36 Gr.36	Typical	4.99	3.56	81.9

OK

Hot Rolled Steel Design Parameters

	Label	Shape	Length[ft]	Lb-out[ft]	Lb-in[ft]	Lcomp top[ft]	Lcomp bot[ft]	K-out	K-in	Cm	Cb	Out s...	In sway
1	M1	HR1A	2										
2	M2	HR1A	6										
3	M3	HR1A	6										
4	M4	HR1A	6	✓									
5	M5	HR1A	3										
6	M6	HR1A	2										

Member Advanced Data

	Label	I Release	J Release	I Offset[in]	J Offset[in]	T/C Only	Physical	TOM	Inactive
1	M1						Yes		
2	M2						Yes		
3	M3						Yes		
4	M4						Yes		
5	M5						Yes		
6	M6						Yes		

Joint Coordinates and Temperatures

	Label	X [ft]	Y [ft]	Temp [F]
1	N1	0	0	0
2	N2	2	0	0
3	N3	8	0	0
4	N4	14	0 <i>OK</i>	0
5	N5	20	0	0
6	N6	23	0	0
7	N7	25	0	0

Joint Boundary Conditions

	Joint Label	X [k/in]	Y [k/in]	Rotation[k-ft/rad]	Footing
1	N2	Reaction	Reaction		
2	N3		Reaction		
3	N4		Reaction		
4	N5		Reaction		
5	N6		Reaction		

Basic Load Cases

	BLC Description	Category	X Gravity	Y Gravity	Joint	Point	Distributed
1	TOTAL 'high'	None					6
2	dead only	None					6
3	snow (unbalanced)	None					7

Member Distributed Loads (BLC 1 : TOTAL 'high')

	Member Label	Direction	Start Magnitude[k/ft,d...]	End Magnitude[k/ft,d...]	Start Location[ft,%]	End Location[ft,%]
1	M1	Y	-027	-027	0	0
2	M2	Y	-027	-027	0	0
3	M3	Y	-027	-027	0	0
4	M4	Y	-027	-027	0	0
5	M5	Y	-027	-027	0	0
6	M6	Y	-027	-027	0	0

Member Distributed Loads (BLC 2 : dead only)

	Member Label	Direction	Start Magnitude[k/ft,d...]	End Magnitude[k/ft,d...]	Start Location[ft,%]	End Location[ft,%]
1	M1	Y	-002	-002	0	0
2	M2	Y	-002	-002	0	0
3	M3	Y	-002	-002	0	0
4	M4	Y	-002	-002	0	0
5	M5	Y	-002	-002	0	0
6	M6	Y	-002	-002	0	0

Member Distributed Loads (BLC 3 : snow (unbalanced))

	Member Label	Direction	Start Magnitude[k/ft,d...	End Magnitude[k/ft,d...	Start Location[ft,%]	End Location[ft,%]
1	M1	Y	-0.25	-0.25	0	0
2	M2	Y	-0.25	-0.25	0	0
3	M3	Y	-0.25	-0.25	0	0
4	M4	Y	-0.25	-0.25	0	3
5	M4	Y	-0.12	-0.12	3	6
6	M5	Y	-0.12	-0.12	0	0
7	M6	Y	-0.12	-0.12	0	0

Joint Loads and Enforced Displacements

Joint Label	L,D,M	Direction	Magnitude[k,k-ft in,rad k*s^2/ft]
No Data to Print ...			

Member Point Loads

Member Label	Direction	Magnitude[k,k-ft]	Location[ft,%]
No Data to Print ...			

Load Combinations

	Description	Solve PD...	SR...	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor
1	total balanced	Yes		1	1							
2	unbalanced	Yes		2	1	3	1					

Load Combination Design

	Description	ASIF	CD	ABIF	Service	Hot Rolled	Cold Formed	Wood	Concrete	Footings
1	total balanced					Yes	Yes	Yes	Yes	Yes
2	unbalanced					Yes	Yes	Yes	Yes	Yes

Joint Deflections (By Combination)

	LC	Joint Label	X [in]	Y [in]	Rotation [rad]
1	1	N1	0	0	-1.011e-6
2	1	N2	0	0	-3.194e-6
3	1	N3	0	0	8.536e-7
4	1	N4	0	0	-8.404e-7
5	1	N5	0	0	3.119e-6
6	1	N6	0	0	-3.081e-6
7	1	N7	0	0	-5.263e-6
8	2	N1	0	0	-9.221e-7
9	2	N2	0	0	-3.105e-6
10	2	N3	0	0	6.424e-7
11	2	N4	0	0	6.829e-8
12	2	N5	0	0	2.057e-6
13	2	N6	0	0	-1.7e-6
14	2	N7	0	0	-2.832e-6

Joint Reactions (By Combination)

	LC	Joint Label	X [k]	Y [k]	MZ [k-ft]
1	1	N2	0	.13	0
2	1	N3	0	.167	0
3	1	N4	0	.167	0
4	1	N5	0	.117	0

Joint Reactions (By Combination) (Continued)

LC	Joint Label	X [k]	Y [k]	MZ [k-ft]
5	1 N6	0	.094	0
6	1 Totals:	0	.675	
7	1 COG (ft):	X: 12.5	Y: 0	
8	2 N2	0	.129	0
9	2 N3	0	.169 ✓	0
10	2 N4	0	.158	0
11	2 N5	0	.068	0
12	2 N6	0	.047	0
13	2 Totals:	0	.571	
14	2 COG (ft):	X: 10.952	Y: 0	

Member Section Deflections

LC	Member Label	Sec	x [in]	y [in]	(n) L/y Ratio
1	1 M1	1	0	0	NC
2		2	0	0	NC
3		3	0	0	NC
4		4	0	0	NC
5		5	0	0	NC
6	1 M2	1	0	0	NC
7		2	0	0	NC
8		3	0	0	NC
9		4	0	0	NC
10		5	0	0	NC
11	1 M3	1	0	0	NC
12		2	0	0	NC
13		3	0	0	NC
14		4	0	0	NC
15		5	0	0	NC
16	1 M4	1	0	0	NC
17		2	0	0	NC
18		3	0	0	NC
19		4	0	0	NC
20		5	0	0	NC
21	1 M5	1	0	0	NC
22		2	0	0	NC
23		3	0	0	NC
24		4	0	0	NC
25		5	0	0	NC
26	1 M6	1	0	0	NC
27		2	0	0	NC
28		3	0	0	NC
29		4	0	0	NC
30		5	0	0	NC
31	2 M1	1	0	0	NC
32		2	0	0	NC
33		3	0	0	NC
34		4	0	0	NC
35		5	0	0	NC
36	2 M2	1	0	0	NC
37		2	0	0	NC
38		3	0	0	NC
39		4	0	0	NC
40		5	0	0	NC
41	2 M3	1	0	0	NC
42		2	0	0	NC
43		3	0	0	NC

Member Section Deflections (Continued)

LC	Member Label	Sec	x [in]	y [in]	(n) L/y Ratio
44		4	0	0	NC
45		5	0	0	NC
46	2	1	0	0	NC
47		2	0	0	NC
48		3	0	0	NC
49		4	0	0	NC
50		5	0	0	NC
51	2	1	0	0	NC
52		2	0	0	NC
53		3	0	0	NC
54		4	0	0	NC
55		5	0	0	NC
56	2	1	0	0	NC
57		2	0	0	NC
58		3	0	0	NC
59		4	0	0	NC
60		5	0	0	NC

Member Section Forces

LC	Member Label	Sec	Axial[k]	Shear[k]	Moment[k-ft]
1	1	1	0	0	0
2		2	0	-.013	.003
3		3	0	-.027	.013
4		4	0	-.04	.03
5		5	0	-.054	.054
6	1	1	0	.076	.054
7		2	0	.035	-.029
8		3	0	-.005	-.052
9		4	0	-.046	-.013
10		5	0	-.086	.086
11	1	1	0	.081	.086
12		2	0	.041	-.005
13		3	0	0	-.036
14		4	0	-.04	-.006
15		5	0	-.081	.086
16	1	1	0	.086	.086
17		2	0	.046	-.013
18		3	0	.005	-.051
19		4	0	-.035	-.029
20		5	0	-.076	.055
21	1	1	0	.041	.055
22		2	0	.02	.032
23		3	0	0	.024
24		4	0	-.02	.031
25		5	0	-.04	.054
26	1	1	0	.054	.054
27		2	0	.04	.03
28		3	0	.027	.014
29		4	0	.013	.003
30		5	0	0	0
31	2	1	0	0	0
32		2	0	-.013	.003
33		3	0	-.027	.013
34		4	0	-.04	.03
35		5	0	-.054	.054
36	2	1	0	.075	.054

Member Section Forces (Continued)

LC	Member Label	Sec	Axial[k]	Shear[k]	Moment[k-ft]
37		2	0	.035	-.029
38		3	0	-.006	-.051
39		4	0	-.046	-.012
40		5	0	-.087	.087
41	2	1	0	.083	.087
42		2	0	.042	-.006
43		3	0	.002	-.039
44		4	0	-.039	-.011
45		5	0	-.079	.078
46	2	1	0	.078	.078
47		2	0	.038	-.01
48		3	0	-.003	-.036
49		4	0	-.024	-.017
50		5	0	-.045	.034
51	2	1	0	.023	.034
52		2	0	.013	.021
53		3	0	.002	.015
54		4	0	-.008	.018
55		5	0	-.019	.028
56	2	1	0	.028	.028
57		2	0	.021	.016
58		3	0	.014	.007
59		4	0	.007	.002
60		5	0	0	0

Member Section Stresses

LC	Member Label	Sec	Axial[ksi]	Shear[ksi]	Top Bending[ksi]	Bot Bending[ksi]
1	1	1	0	0	0	0
2		2	0	-.006	-.002	.002
3		3	0	-.011	-.01	.01
4		4	0	-.017	-.022	.022
5		5	0	-.022	-.04	.04
6	1	1	0	.031	-.04	.04
7		2	0	.015	.022	-.022
8		3	0	-.002	.038	-.038
9		4	0	-.019	.01	-.01
10		5	0	-.036	-.064	.064
11	1	1	0	.033	-.064	.064
12		2	0	.017	.004	-.004
13		3	0	0	.027	-.027
14		4	0	-.017	.004	-.004
15		5	0	-.033	-.063	.063
16	1	1	0	.036	-.063	.063
17		2	0	.019	.01	-.01
18		3	0	.002	.038	-.038
19		4	0	-.015	.021	-.021
20		5	0	-.031	-.04	.04
21	1	1	0	.017	-.04	.04
22		2	0	.008	-.023	.023
23		3	0	0	-.018	.018
24		4	0	-.008	-.023	.023
25		5	0	-.017	-.04	.04
26	1	1	0	.022	-.04	.04
27		2	0	.017	-.022	.022
28		3	0	.011	-.01	.01
29		4	0	.006	-.002	.002

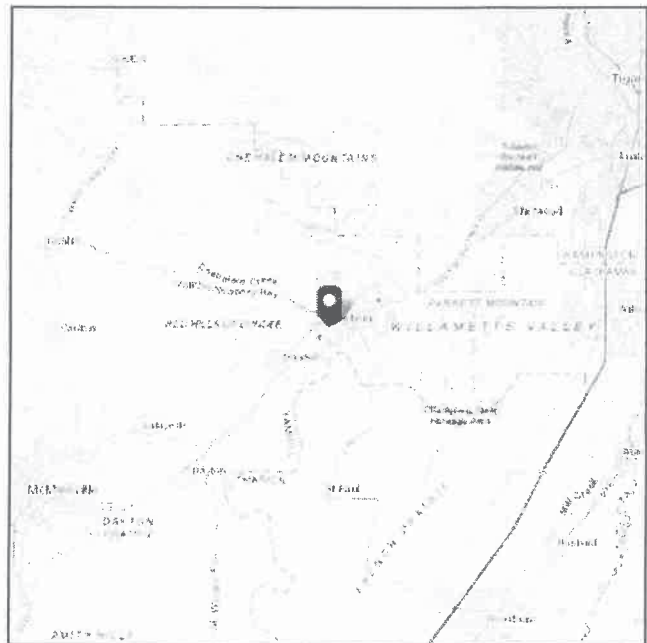


ASCE 7 Hazards Report

Address:
401 E 3rd St
Newberg, Oregon
97132

Standard: ASCE/SEI 7-10
Risk Category: II
Soil Class: D - Stiff Soil

Elevation: 171.72 ft (NAVD 88)
Latitude: 45.298681
Longitude: -122.975441



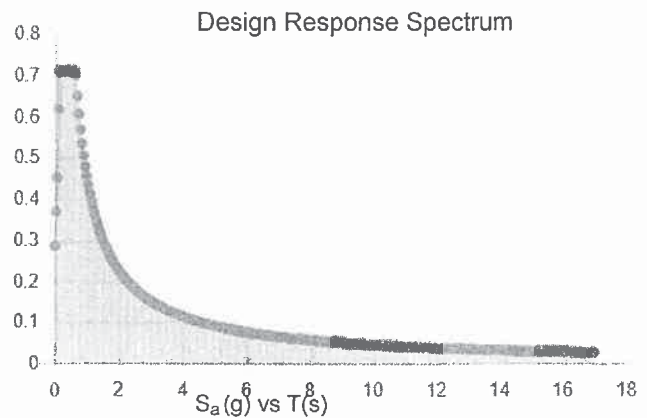
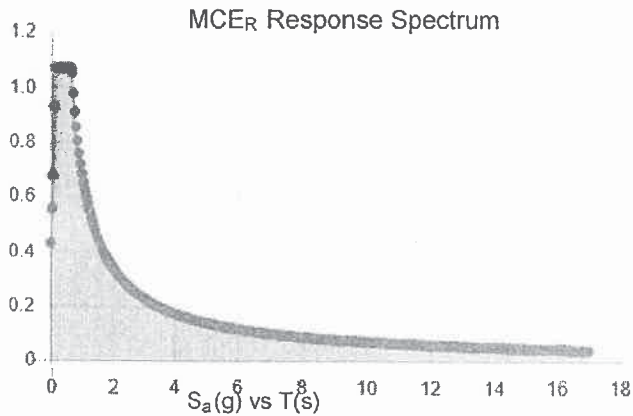
Site Soil Class: D - Stiff Soil

Results:

S_S : 0.953
 S_1 : 0.437
 F_a : 1.119
 F_v : 1.563
 S_{MS} : 1.067
 S_{M1} : 0.682

S_{DS} : 0.711
 S_{D1} : 0.455
 T_L : 16
 PGA : 0.425
 PGA_M : 0.457
 F_{PGA} : 1.075
 I_e : 1

Seismic Design Category D



Data Accessed:

Wed Nov 13 2019

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-10, incorporating Supplement 1 and errata of March 31, 2013, and ASCE/SEI 7-10 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-10 Ch. 21 are available from USGS.

$$\therefore C_S = ((0.711) / 2.5) \times (0.7) = .20$$

DEAD LOAD CHECK:

HR-34 (26 GA)	1	PSF.	(.96)
PURLINS (6C14)	1	PSF (MAX).	(0.61)
BEAMS (14C12)	2	PSF (MAX)	(1.38)
	4	PSF. (MAX)	2.95

$$HSS 12 \times 6 \times 1/4 \rightarrow 29.3 \text{ PLF} \rightarrow +150 \# (\uparrow)$$

$$\text{TRIB. DEAD} = (25')(11')(4) + 150$$

$$= \underline{1250} \# / \text{column.}$$

SEISMIC:

$$C_s = 0.20$$

$$\therefore 0.7E (\text{HORIZ}) = \underline{250} \# / \text{column.}$$

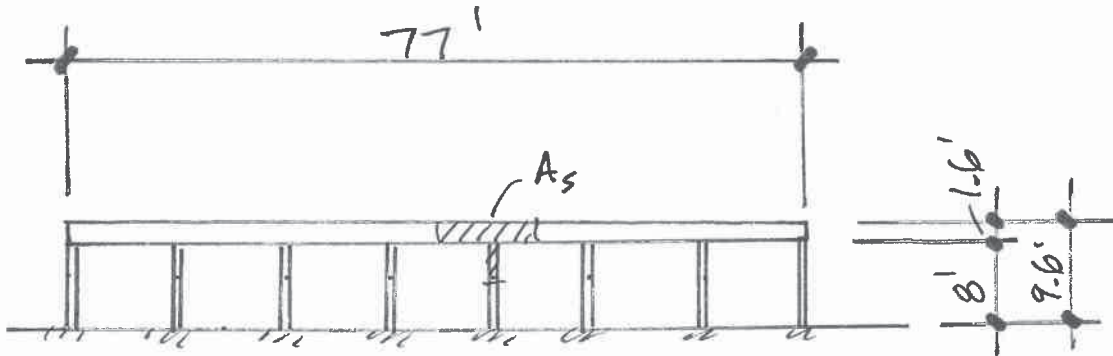
$$\times 1.5$$

$$\underline{375} \#$$

(OK)



WIND (MWFRS) (20 MPH EXP. B.)



$$s = 1\frac{1}{2}'' \text{ deck} + 1\frac{1}{2}'' \text{ slope} + 6'' \text{ purlins} = 19'' \quad (1.58')$$

$$\left. \begin{array}{l} s/h = 0.17 \\ B/s = 49 \end{array} \right\} C_f = 1.95$$

$$\therefore \text{design pressure} = (10.7)(.85)(1.95) \\ = \underline{17.8 \text{ Psf.}}$$

$$A_s = (1.6)(11') + (.5)(4) = \underline{20 \#} / \text{col.}$$

$$\therefore 0.6W = \underline{350 \#} / \text{column.}$$

3-0235 — 50 SHEETS — 5 SQUARES
 3-0236 — 100 SHEETS — 5 SQUARES
 3-0237 — 200 SHEETS — 5 SQUARES
 3-0137 — 200 SHEETS — FILLER

COMET



CONNECTIONS:

a) DECK-TO-PURLIN: #12 screws @ $6\frac{7}{8}''$ oc

OK, BY OBSERVATION.

b) PURLIN-TO-BEAM:
(16GA) (12GA)

$$\begin{aligned} \text{UP (gross)} &= (13.2)(1.85)(2.05) \\ &= 23 \text{ psf} \end{aligned}$$

$$\text{up (net)} = 21.5 \text{ psf.}$$

$$L = 6' \text{ NOM}$$

$$\begin{aligned} A_{\text{eff}} &= 6^2 / 3 = 12 \text{ \#} \\ a^2 &= 9 \end{aligned}$$

↑
1.33 a²

$$R_{\uparrow} \text{ max} = (21.5)(6.25')(3') = \underline{403} \text{ \#}$$

$$16 \text{ GA. PULL-OVER} \rightarrow 560 \left(\frac{70}{45}\right) = \underline{874} \text{ \#} \text{ (ok)}$$

$$12 \text{ GA. PULL-OUT} \rightarrow (289) \left(\frac{70}{45}\right) = \underline{450} \text{ \#} \text{ ok}$$

(1) #12 each @ each (ok)

c) COLUMN-TO-FOOTING: $R_{\text{max}} = 8058 \text{ \#}$

$$\frac{8058 \text{ \#}}{4} = 2015 \text{ \#} / \text{A. BOLT} < 2950 \text{ \#}$$

(2) 5/8" dia x 15" steel all-thread rods thru C/L of each HSS column, typ.



Exhibit G: Lot Consolidation Material

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: February 18, 2020

Order ___ Ordinance ___ Resolution X Motion ___ Information ___
No. No. No. 2020-3640

SUBJECT: A resolution authorizing the City Manager or City Manager Pro Tem to sign a Deed Restriction for the Public Safety Building Property

Contact Person (Preparer) for this
Motion: Kaaren Hofmann
Dept.: Public Works
File No.:

RECOMMENDATION:

Adopt Resolution No. 2020-3640.

EXECUTIVE SUMMARY:

Public Works is planning to construct a carport over seven parking spaces at the Public Safety Building (see Figure 1). The carport will keep the sun off of the police vehicles during the summer that is heating the cars and damaging the radios and mobile data terminals. Cars will also be easier to load/unload out of the rain and removing frost/snow accumulation on the cars has an impact on response times.

The Public Safety Building and parking areas are located on six tax lots. All the tax lots are owned by the City of Newberg. In order to construct the carport, a lot consolidation will need to be executed. As a part of the lot consolidation approval, a deed restriction (Exhibit A) is required to be submitted to the Planning Department and then recorded.

FISCAL IMPACT:

This project is budgeted in this fiscal year and will cost approximately \$35,000.



RESOLUTION No. 2020-3640

**A RESOLUTION AUTHORIZING THE CITY MANAGER OR CITY
MANAGER PRO TEM TO SIGN A DEED RESTRICTION FOR THE PUBLIC
SAFETY BUILDING PROPERTY**

RECITALS:

1. Public Works is planning to construct a carport over seven parking spaces at the Public Safety Building.
2. The Public Safety Building and parking areas are located on six tax lots.
3. All the tax lots are owned by the City of Newberg.
4. In order to construct the carport, a lot consolidation will need to be executed.
5. As a part of the lot consolidation approval, a deed restriction is required to be submitted to the Planning Department and then recorded.

THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. The City Manager or City Manager Pro Tem is granted the authority to sign the Deed Restriction attached as Exhibit A.
2. The City Attorney will review and approve the documents as to form and content.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: February 19, 2020.

ADOPTED by the City Council of the City of Newberg, Oregon, this 18th day of February, 2020.

Sue Ryan, City Recorder

ATTEST by the Mayor this 21st day of February, 2020.

Rick Rogers, Mayor



Stormwater to discharge through downspout to pavement to maintain existing drainage patterns

Legend

- Proposed Carport
- Taxlot

Figure 1
Police Carport
 Newberg-Dundee
 Police Department
 Newberg, Oregon

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.
 Source: Aerial Photograph obtained from Oregon Statewide Imagery Program (OSIP); Taxlots and Streets obtained from Yamhill County.

Project: 7899 Print Date: 1/24/2020



AKS Engineering & Forestry, LLC
 12965 SW Herman RD, STE 100
 Tualatin, OR 97062
 P:503.563.6151 | aks-eng.com





EXHIBIT A

Lot Consolidation Description

A tract of land located in the Northeast One-Quarter of Section 19, Township 3 South, Range 2 West, Willamette Meridian, City of Newberg, Yamhill County, Oregon, and being more particularly described as follows:

Beginning at the northwest corner of Block 11 of the plat "Everest's Addition To Newberg", also being on the south right-of-way line of 2nd Street (30.00 feet from centerline); thence along said south right-of-way line, North 89°38'00" East 200.00 feet to the west right-of-way line of Howard Street (30.00 feet from centerline); thence along said west right-of-way line, South 00°22'00" East 270.00 feet to the centerline of vacated 3rd Street, per Vacation Ordinance 97-2477; thence along said vacated centerline, South 89°38'00" West 47.50 feet to the northeast corner of Parcel II of Instrument Number 199705197, Yamhill County Deed Records; thence along the east line of said Parcel II, South 00°22'00" East 150.00 feet to the southeast corner of said Parcel II, also being on a line which is parallel with and 150.00 feet southerly of, when measured at right angles to, the centerline of said vacated 3rd Street; thence along said parallel line, North 89°38'00" East 47.50 feet to said west right-of-way line; thence along said west right-of-way line, South 00°22'00" East 150.00 feet to the centerline of vacated 4th Street, per Vacation Ordinance 96-2443; thence along said vacated centerline, South 89°38'00" West 200.00 feet to the east right-of-way line of Blaine Street (30.00 feet from centerline); thence along said east right-of-way line, North 00°22'00" West 570.00 feet to the Point of Beginning.

The above described tract of land contains 2.45 acres, more or less.

1/13/2020

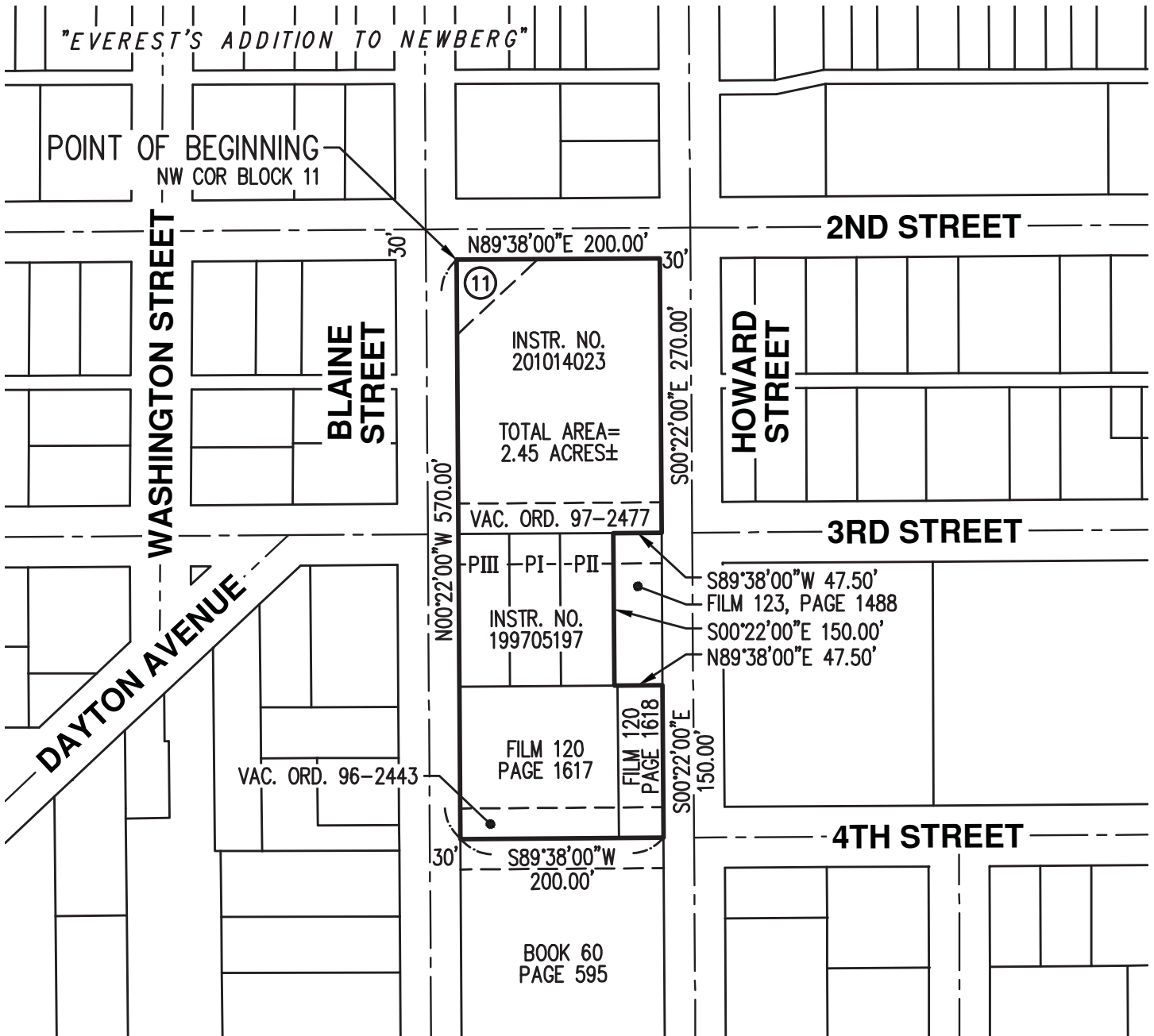
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/20

EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 19,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,
CITY OF NEWBERG, YAMHILL COUNTY, OREGON

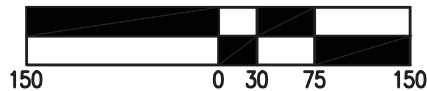


1/13/2020

PREPARED FOR

CITY OF NEWBERG
414 E FIRST STREET
NEWBERG, OR 97132

SCALE: 1" = 150 FEET



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/20

LOT CONSOLIDATION MAP

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM



EXHIBIT
B

DRWN: WCB
CHKD: NSW
AKS JOB:
7899