



EXHIBIT I

Public Notices

DRAFT POSTED NOTICE

Land Use Notice

FILE # xxx

PROPOSAL: Subdivision of approximately 133 lots on 23.16 acres/Variance for cul-de-sac from 18 homes to 20 homes.

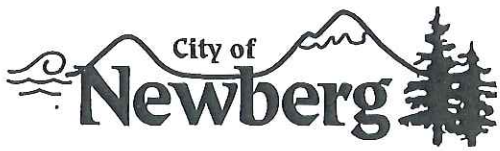
FOR FURTHER INFORMATION, CONTACT:

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.



Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132

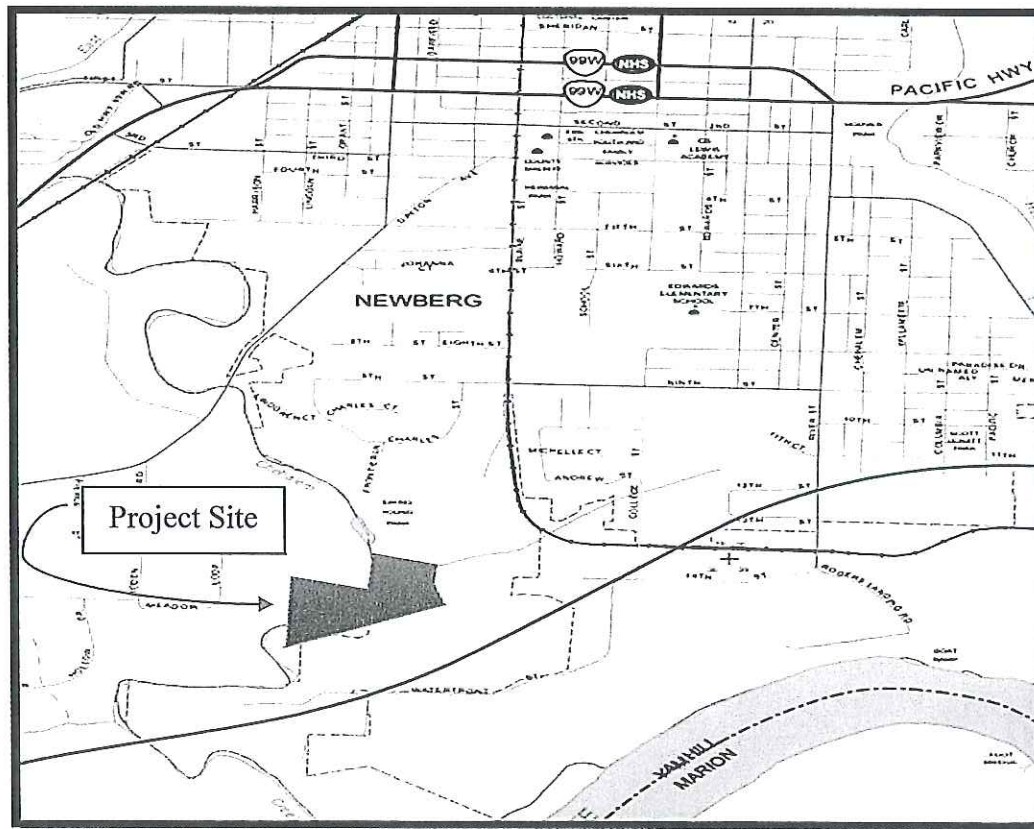
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

NOTICE OF PLANNING COMMISSION HEARING PROPOSED 134 LOT SUBDIVISION AND VARIANCE FOR CUL-DE-SAC

A property owner in your neighborhood submitted an application to the City of Newberg for a proposed subdivision development and variance for cul-de-sacs. The Newberg Planning Commission will hold a hearing on _____ at 7pm at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

The application would create 133 lots and a tract of future developable land. The subdivision will be named Riverun and will consist of single family homes. The average lot size will be 3,545 square feet. The applicant is applying for a variance changing a cul-de-sac from 18 homes to 20 homes. The anticipated street access will be E. and W. Weatherly Way and E. Waterfront Street.

APPLICANT: Del Boca Vista LLC
TELEPHONE: 971-706-2058
PROPERTY OWNERS: Weatherly Properties, LLC; Steven and Denise Wozniak
LOCATION: E. and W. Weatherly Way and E. Waterfront Street
TAX LOT NUMBER: R323000400, R232000403 and R32300500



We are mailing you information about this project because you own land within 500 feet of the proposed new subdivision. We invite you to participate in the land use hearing scheduled before the Planning Commission. If you wish to participate in the hearing, you may do so in person or be represented by someone else. You also may submit written comments. Oral testimony is typically limited to five minutes per speaker.

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

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

All written comments must be received by 4:30 p.m. on _____. Written information received after this time will be read out loud at the hearing subject to time limits for speakers, and will be included in the record if there are further proceedings.

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. A copy of the application can also be found at www.newbergoregon.gov/planning. A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at (503) 537-1215.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. 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 a Preliminary Subdivision Plan are found in Newberg Development Code Section 15.235.060.

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The Planning Commission will make a decision at the end of the public hearing process. If you participate in the public hearing process, either by testifying at the public hearing, or by sending in written comments, we will send you information about any decision made by the City relating to this project.

Date Mailed: _____

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the City Recorder at (503) 537-1283. For TRS services please dial 711.

R3230 01500
Van Veldhuijzen & Frederick Sowers
1705 Q St NW
Washington, DC 20009

R3230B 01200
Stacie Hemenway
9700 NE Meadow Loop
Newberg, OR 97132

R3230B 01800
Mark Butterfield
9600 NE Meadow Loop
Newberg, OR 97132

R3230B 00600
Kishore Pathial
9800 NE Meadow Loop Rd
Newberg, OR 97132

R3230 00600
Chehalem Park & Recreation
1802 Haworth Ave
Newberg, OR 97132

R3230B 01700
Duane Massie & Sandra Glanz
9650 NE Meadow Loop Rd
Newberg, OR 97132

R3230B 01900
Calvin & Rebecca Mariani
9550 NE Meadow Loop Rd
Newberg, OR 97132

R3230B 01100
Tom & Robin Woodward
9750 NE Meadow Loop Rd
Newberg, OR 97132

R3230B 02300
Lawrence Christenson
Po Box 12
Newberg, OR 97132

R3219DC 02000
Chehalem Park And Recreation District
1802 Haworth Ave
Newberg, OR 97132

R3230 01400
Lawrence Christenson
Po Box 12
Newberg, OR 97132

R3230 00100
Hardrock Enterprises Llc
21880 SW Farmington Rd
Beaverton, OR 97007

R3230 00400
Weatherly Properties Llc
1718 NE Chehalem Dr
Newberg, OR 97132

R3230 00404
Oregon State Of Dept Of Transportation
4040 Fairview Industrial Dr SE
Salem, OR 97302

R3230 01600
Yamhill County
434 NE Evans St
Mcminnville, OR 97128

R3230 00200
Earl & Nancy Stonebrink
641 N Morton St
Newberg, OR 97132

R3219 00700
Chehalem Park & Recreation
1802 Haworth Ave
Newberg, OR 97132

R3230B 06100
Lawrence Christenson
Po Box 12
Newberg, OR 97132

R3219 00301
Chehalem Park And Recreation District
1802 Haworth Ave
Newberg, OR 97132

R3230 00403
Weatherly Properties Llc
1718 NE Chehalem Dr
Newberg, OR 97132

R3230 00500
Steven & Denise Wozniak
1829 NE Waterfront St
Newberg, OR 97132

R3230 00300
Christine & Arthur Holmgren
1612 NE Waterfront St
Newberg, OR 97132

R3230 00502
Steven & Denise Wozniak
1829 NE Waterfront St
Newberg, OR 97132

R3219 00200
Judy Richards
603 14th St
Newberg, OR 97132

R3230 00401
Tamera Goedel
1609 NE Waterfront St
Newberg, OR 97132

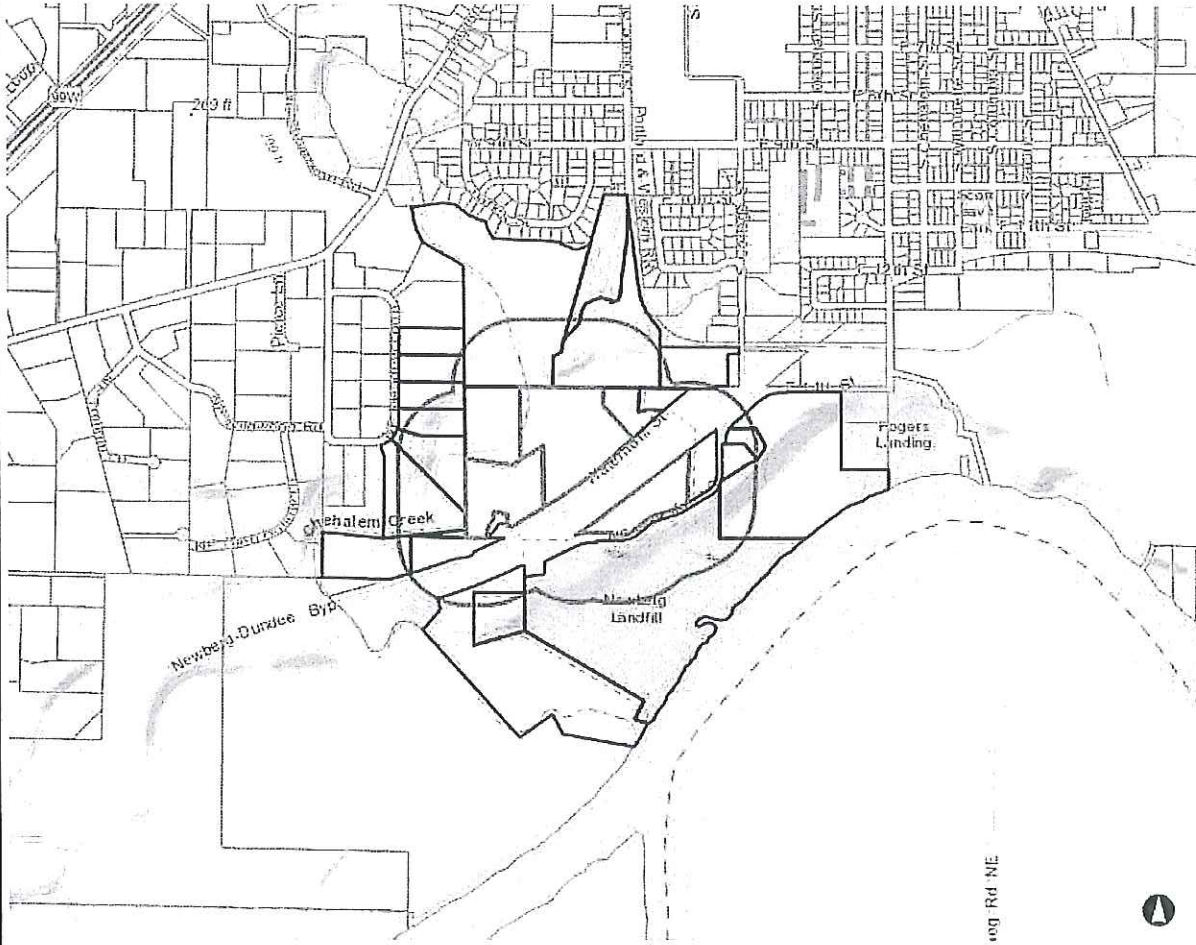
R3230 00402
Oregon State Of Dept Of Transportation
4040 Fairview Industrial Dr SE
Salem, OR 97302

500 ft Buffer - Riverrun



First American Title™

Taxlot



5/15/2018

Notes

1829 Waterfront, Newburg OR

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0.6 0 0.28 0.6 Miles

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