



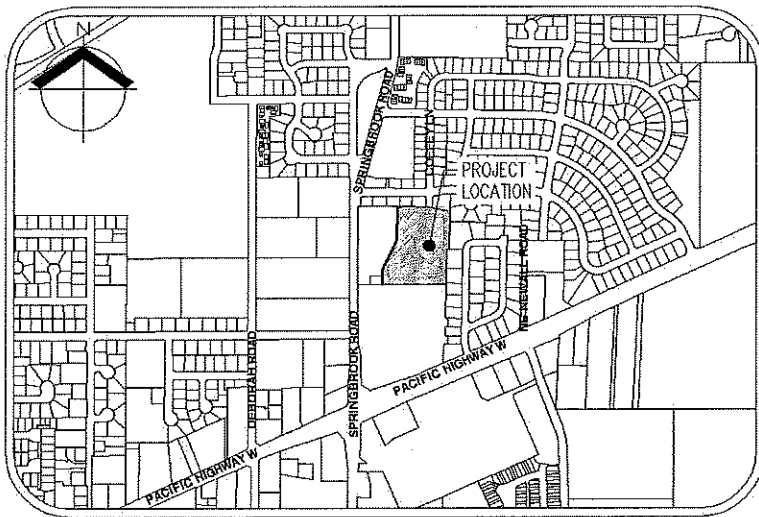
Community Development Department
P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

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 construct 75–unit, two–bedroom apartment development on a 5.49–acre site in an R–2 zoning district located immediately east of the recently–approved Meadow Creek Apartments, “Phase 1,” a 45–apartment development on a 3.18–acre site at 1306 N. Springbrook Road. The City approved the latter development on October 29, 2018, file number DR218–0003. The current proposal bears the designation “Phase 2.” For more details about giving comments, please see the back of this sheet.

The development will include 75–units in 4 separate buildings. The site will contain 115 parking spaces, treated stormwater, a new cul-de-sac, and 32,845 square feet of landscaping. None of the existing trees or shrubs in the drainage way coursing through the site will be removed.

- APPLICANT: *Gabe Duus*
TELEPHONE: *(360) 694-2552*
- PROPERTY OWNER: *Meadow Brook Villas, LLC*
- LOCATION: *1306 N. Springbrook Rd., Newberg, OR 97132*
- TAX LOT NUMBER: *Yamhill County Tax Map and Lot Number: 3216CB TL 100*



VICINITY MAP
NOT TO SCALE

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

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

Written Comments: File No.XX **(City staff will give you the file number for
City of Newberg your project at the time of application)**
Community Development Department
PO Box 970
Newberg, OR 97132

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can 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.

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 design review approval are found in Newberg Development Code 15.220.050(B).

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*

31496
DIGREGORIO STEVEN &
DIGREGORIO JESSICA
3501 MADRONA DR
NEWBERG, OR 97132

31502
DIXON STEPHANIE & RAGLAND
KEITH
402 N MORTON ST
NEWBERG, OR 97132

32020
STREU NATHAN
1404 GEMINI LN
NEWBERG, OR 97132

282973
MAVEETY PATRICK
4604 COOPERS HAWK RD
KLAMATH FALLS, OR 97601

278425
WALTON LORIS & LOIS B WALTON
REVOCABLE TRUST
1605 CEDAR ST
NEWBERG, OR 97132

32262
AQUARIOUS BLVD LLC
22855 SW 110TH PL
TUALATIN, OR 97062

32299
LANE JULIE & THE JULIELANE
LIVING TRUST
6127 MERRIEWOOD DR
OAKLAND, CA 94611

32333
TDF LLC
16100 S W
WILSONVILLE, OR 97070

32360
MCQUEEN RENTALS I
23400 NE HYLAND DR
NEWBERG, OR 97132

32707
DELAGE MARGOT & MCNEILL
KATHRYN
PO BOX 80093
PORTLAND, OR 97280

32878
FISCHER LAUREE
PO BOX 279
DUNDEE, OR 97115

415866
BUTTRAM MIRANDA
1112 HADLEY RD
EL MONTE, CA 91732

497839
BILLINGS JIMMY & BILLINGS
SHELLEY
1104 HADLEY RD
NEWBERG, OR 97132

32253
JELLUM KRISTINE & JELLUM PAUL
15925 NE CHEHALEM DR
NEWBERG, OR 97132

32351
HARRIS JAMES
763 ESPLANADA WAY
STANFORD, CA 94305

32342
LEE DARREN & THE LEE FAMILY
1115 FORRESTAL LN
FOSTER CITY, CA 94404

32271
FUJIHARA NEAL & FUJIHARA NEAL
35960 GASKELL CT
FREMONT, CA 94536

32324
JELLUM KRISTINE & JELLUM PAUL
15925 NE CHEHALEM DR
NEWBERG, OR 97132

32280
NICKLOUS
PO BOX 819
CARLTON, OR 97111

31977
KELLEY CAROL & KELLEY DAVID
3408 AQUARIUS BLVD
NEWBERG, OR 97132

31931
LAFRENIERE SUSAN
3503 AQUARIUS BLVD
NEWBERG, OR 97132

32039
SINGH PARJIT
3504 AQUARIUS BLVD
NEWBERG, OR 97132

31922
BURGER MONA
3505 AQUARIUS BLVD
NEWBERG, OR 97132

32048
JOHNSON BRADLEY
3508 AQUARIUS BLVD
NEWBERG, OR 97132

31904
ERICKSON KELLY & ERICKSON
RYAN
3509 AQUARIUS BLVD
NEWBERG, OR 97132

32057
MOORE DAVID
3600 AQUARIUS BLVD
NEWBERG, OR 97132

31897
COAKLEY LINDA
3601 AQUARIUS BLVD
NEWBERG, OR 97132

32066
SIMPSON GLENN
3604 AQUARIUS BLVD
NEWBERG, OR 97132

31888
OSBORNE LINDA & OSBORNE
MICHAEL
3605 AQUARIUS BLVD
NEWBERG, OR 97132

278416
BODNAR KELLEY & BODNAR
TIMOTHY
1601 CEDAR ST
NEWBERG, OR 97132

32315
JELLUM KRISTINE & JELLUM PAUL
15925 NE CHEHALEM DR
NEWBERG, OR 97132

32137
MUSALL JEFFERY & MUSALL
OKSANA
1502 COFFEY LN
NEWBERG, OR 97132

32155
SELLS TROY & SELLS KELLY
1503 COFFEY LN
NEWBERG, OR 97132

32119
FOSTER DARLENE
1504 COFFEY LN
NEWBERG, OR 97132

32093
FORTUNE JANIS
1506 COFFEY LN
NEWBERG, OR 97132

32182
SALEE TRAVIS
1507 COFFEY LN
NEWBERG, OR 97132

32084
HENRY SHAWN
1508 COFFEY LN
NEWBERG, OR 97132

32191
LAIDLAW BRETT
1509 COFFEY LN
NEWBERG, OR 97132

32208
QUINBY LINDA
1511 COFFEY LN
NEWBERG, OR 97132

32002
CROUSE SUSAN & DENHERDER
EVERETT
1600 COFFEY LN
NEWBERG, OR 97132

32217
LIGHTNER DEBRA
1601 COFFEY LN
NEWBERG, OR 97132

29472
CHURCH OF JESUS
50 E NORTH TEMPLE
SALT LAKE CITY, UT 84150

31655
DEBORAH COURT
PO BOX 490
ENTERPRISE, OR 97828

32011
DAWSON JEFFEREY & DAWSON
JENNIFER
1400 GEMINI LN
NEWBERG, OR 97132

31995
LYNN SHANNON
7415 SW EAST LAKE CT
WILSONVILLE, OR 97070

31959
LOWE BRIAN & LOWE SARAH
1500 GEMINI ST
NEWBERG, OR 97132

31281
GOOD PATRICIA
11865 SW TUALATIN RD
TUALATIN, OR 97062

31272
BUSH JAMES & NANCY
1505 GEMINI ST
NEWBERG, OR 97132

31263
ANGELECHIO BERYLE
1507 GEMINI ST
NEWBERG, OR 97132

31254
SMITH HANNAH
1601 GEMINI ST
NEWBERG, OR 97132

32510
HULSE LINDA & HULSE SAMUEL
1100 HADLEY RD
NEWBERG, OR 97132

497833
ROLL REMA & ROLL RODNEY
1102 HADLEY RD
NEWBERG, OR 97132

32529
ADAMEK DARREN & ADAMEK
PAMELA
1110 HADLEY RD
NEWBERG, OR 97132

32903
BLANCHARD & BLANCHARD
CHANELLE
1113 HADLEY RD
NEWBERG, OR 97132

32538
WILCOX JEPHTHAH & WILCOX
SHAROLYN
1204 HADLEY RD
NEWBERG, OR 97132

32618
PEREZ MICHAEL & PETERSON
RANDI
1205 HADLEY RD
NEWBERG, OR 97132

32609
BARRIOS GEOFFREY & BARRIOS
SHANNON
1209 HADLEY RD
NEWBERG, OR 97132

32734
COLEMAN BRIAN & COLEMAN
STACY
1300 HADLEY RD
NEWBERG, OR 97132

32592
FINK DUANE & FINK NANCY
1301 HADLEY RD
NEWBERG, OR 97132

32823
MEREDITH MARSJ & MEREDITH
RICHARD
1308 HADLEY RD
NEWBERG, OR 97132

32583
WOOLEN ILA & WOOLEN RODGER
1309 HADLEY RD
NEWBERG, OR 97132

527530
NEWBERG
3275 DOGWOOD DR S
SALEM, OR 97302

31511
PIZANO HECTOR & PIZANO
MICAELA
PO BOX 1241
NEWBERG, OR 97132

31520
MONTANO MIGUEL
3508 MADRONA DR
NEWBERG, OR 97132

31548
NORMAN JENNIFER
3512 MADRONA DR
NEWBERG, OR 97132

32501
TAYLOR KEVIN
1004 N NEWALL RD
NEWBERG, OR 97132

32495
MCCLENNY CHRISTINA &
MCCLENNY COOPER
1005 N NEWALL RD
NEWBERG, OR 97132

32486
MEADE CHRISTOPHER
1009 N NEWALL RD
NEWBERG, OR 97132

32477
MASON MARCUS
1013 N NEWALL RD
NEWBERG, OR 97132

32468
MEHLHOFF GARY & MEHLHOFF
NANCY
1150 NE 17TH ST
MCMINNVILLE, OR 97128

32547
MURPHY COLEEN
1002A E NORTH ST
NEWBERG, OR 97132

423704
FARRIS DALE & FARRIS REBECCA
1112 N NEWALL RD
NEWBERG, OR 97132

32440
ROSE DAVID
1113 N NEWALL RD
NEWBERG, OR 97132

32556
TAKASHIGE RODNEY & TAKASHIGE
FLORENCE
1208 N NEWALL RD
NEWBERG, OR 97132

32422
NEWELL KENT & NEWELL KENT
1213 N NEWALL RD
NEWBERG, OR 97132

32565
WINDSOR GARY
1216 N NEWALL RD
NEWBERG, OR 97132

32413
DOLYNIUK THAD & DOLYNIUK
KAREN
1313 N NEWALL RD
NEWBERG, OR 97132

32404
DOLYNIUK KAREN & DOLYNIUK
THAD
1313 N NEWALL RD
NEWBERG, OR 97132

32397
TURNER MICHELLE
1317 N NEWALL RD
NEWBERG, OR 97132

32388
BROTHERS LADD
1321 N NEWALL RD
NEWBERG, OR 97132

29114
SPRINGBROOK PLAZA
19300 MERRIDY ST
NORTHRIDGE, CA 91324

251970
DEURIBE MARIA
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

265643
RAMIREZ & ALDACO
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

456599
RADILLA MIRANDA
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

400060
ESCODEDO SILVIA & JIMENEZ
JORGE
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

262780
ESCOBEDO JOSE & ESCOBEDO
PEDRO
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

252648
LAWSON KENNETH & LAWSON
RUBY
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

248636
BENSON ARLEN & BENSON ELAINE
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

449697
BATES REBECCA
1339 NE SUNRISE LN
HILLSBORO, OR 97124

254325
GUTIERREZ RAFAEL & JIMENEZ
LAURA
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

252826
CARSLY CHARLES & CARSLY
JUDITH
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

462975
BONNEVILLE ANDREW
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

253923
CORREA IGNACIA & RODRIGUEZ
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

253282
GERMAN HERMOSILLO
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

254566
ONEIL MELANIE
PO BOX 17
GUERNEVILLE, CA 95446

254520
MARES MICHELLE
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

254897
STEVAHN PAMELA
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

253264
GARRITY LINDA
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

519511
ESPERON ANTONIO & MARTINEZ
FELICITAS
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

455411
ALVAREZ & BASURTO
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

525334
PAYNE ALICE & PAYNE JOHN
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

461565
SEELYE DANIEL
PO BOX 964
NEWBERG, OR 97132

254361
VERONICA MARIA & ZURITA
HUMBERTO
1103 N MERIDIAN ST
NEWBERG, OR 97132

461486
FERRALL JANINE
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

254012
GRAHAM JOHN & WITTRUCK JEAN
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

255422
MARSHALL MARTHA
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

29347
AZALEA GARDENS
PO BOX 17
GUERNEVILLE, CA 95446

254842
MOORE MICHALL
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

255048
ABREGO BEATRIZ & PINTOR
CARLOS
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

255342
URIBE MARIA
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

400088
WATSON MICHAEL
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

255235
AGUILERA GABRIELA & MANUEL
JUAN
707 MARIE AVE
NEWBERG, OR 97132

255486
GAMBOA PANFILO
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

255315
STEVAHN BARBARA & STEVAHN
VERNOLD
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

458409
FERNANDEZ & VILLARRE
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

255351
MUELLER SARAH & STUTZMAN
DEBORAH
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

458392
PIROS FAMILY
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

436193
LUNA NASHMY
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

425800
LUNA JOSE & VARGAS PATRICIA
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

425819
FINLEY ELLEN
1103 N SPRINGBROOK RD
NEWBERG, OR 97132

29445
NEWBERG VILLAGE
PO BOX 490
ENTERPRISE, OR 97828

29123
MEADOW BROOK
4695 SE DEER CREEK PL
GRESHAM, OR 97080

31664
SPRINGBROOK APTS
3811 SW BARBUR BLVD
PORTLAND, OR 97239

32244
HOUSING AUTHORITY
PO BOX 865
MCMINNVILLE, OR 97128

Land Use Notice

FILE # DR220-0002

PROPOSAL: DESIGN REVIEW FOR A 2 BEDROOM, 75-UNIT APARTMENT PROJECT ON 5.49 ACRES. THE SITE WILL CONTAIN 113 ON-SITE PARKING SPACES.

FOR FURTHER INFORMATION, CONTACT:

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

2'

3'

