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Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and
Parking Improvements

City of Newberg Land Use Application

April 21, 2022

Type II Design Review / Land-Use Application

Project Team:

- Family Pet Clinic
- Gerber Architect, LLC.
- DCI Engineers-Civil
- Angle Design - Structural
- MULCH – Landscape Architect



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Land-Use Cover Letter



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April 21, 2022

Reason: Proposed Additions to the Family Pet Clinic
Location: 131 and 151 N. Elliot Road, Newberg Oregon

To Whom It May Concern,

I am writing this letter on behalf of Family Pet Clinic, an existing commercial veterinary clinic. They are seeking to add and renovate their facilities to meet the community's needs. The number of pet owners has doubled in the last two years, since the pandemic began, and the facilities are inadequate for this volume.

The clinic sits on two lots: .46 acre and 1.04 acres, which are zoned Light Industrial (M-2). We need approval on zoning and planning applications. Please review our DRAFT application and let us know if there is anything we can address to assist in getting it deemed complete in order to proceed with local input and ultimately before the City to obtain the building permit.

Thank you for your time and assistance,

Stephen J. Gerber
Architect of Record



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Type II Application



TYPE II APPLICATION – LAND USE

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: Gerber Architect, llc
 ADDRESS: 9340 SW Youngberg Hill Road
 EMAIL ADDRESS: sgerber@gerberarch.com
 PHONE: 503-459-7737 MOBILE: _____ FAX: _____
 OWNER (if different from above): Daniel Matthiesen PHONE: 503.550.6998
 ADDRESS: 131 N. Elliot Road, McMinnville OR 97128
 ENGINEER/SURVEYOR: _____ PHONE: _____
 ADDRESS: _____

GENERAL INFORMATION:

PROJECT NAME: Family Pet Clinic Expansion PROJECT LOCATION: 131 N. Elliot Rd, Newberg OR
 PROJECT DESCRIPTION/USE: Veterinarian Clinic PROJECT VALUATION: \$350,000
 MAP/TAX LOT NO. (i.e.3200AB-400): 3220AD 01101 ZONE: M-2 SITE SIZE: 1.5 acres SQ. FT. ACRE
 COMP PLAN DESIGNATION: _____ TOPOGRAPHY: Flat
 CURRENT USE: Veterinarian Clinic
 SURROUNDING USES:
 NORTH: Open lot SOUTH: St Paul Hwy
 EAST: parking lot for adjacent commercial building WEST: Wilco Storage yard

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



TYPE II APPLICATION – LAND USE

File #: DB222-0006 (PRE22-0003)

TYPES – PLEASE CHECK ONE:

- Design review
- Tentative Plan for Partition
- Tentative Plan for Subdivision
- Type II Major Modification
- Variance _____
- Other: (Explain) _____

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p. 12
 ve Platp. 14
 tentative Platp. 17
 listp. 20

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Applicant Signature _____ Date 4.22.2022

Stephen J Gerber _____
Print Name

Owner Signature [Signature] Date 4/22/2022

Daniel J. Matthiesen
Print Name



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Application Checklist

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.



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Project Written Statement



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FAMILY PET CLINIC

4/21/2022

Written Description of Proposed Building and Site Modifications

At the turn of the 21st Century, the Family Pet Clinic was conceived, developed, permitted, and built. For two decades, our progressive veterinary practice has focused on providing clients with caring team members dedicated to ensuring the client and pet experience is a positive one. As a small town veterinary hospital, we are committed to personalizing the care that our patients receive while providing cutting edge medical, diagnostic, and surgical services. Our hospital is equipped with the best: digital radiography, digital ultrasound, digital dental radiography, a therapeutic laser machine, heated surgery tables, in-hospital blood test machines, and human grade anesthetic monitors. We will always take the time to listen to our patients concerns and even make house calls when the need arises. Our desire to meet the needs of our clients necessitates upgrades and expansion.

Since the pandemic, the number of pet owners in the area have increased, and we have found it increasingly challenging to care for our clients in a timely manner. We permitted a change of occupancy for an existing on-site residence, in order to provide temporary space until we can expand.

The proposed improvements entail two additions and minor renovations to the existing facilities. One addition is for additional kennels. The other will add a waiting room, feline intake area, more exam rooms and a space for end of life care with owners.

The existing facility is being renovated to enlarge the surgery, convert the old surgery to an exam room, and adding a staff restroom. The existing clinic utilizes a traditional Northwest style, with standard strip footings, stick built walls, and trussed roofs. It is comprised of metal gable roofs, lap siding, 1x trims, brick wainscot, vinyl windows and timber framed entry canopy. The additions will look identical and relate to it with gable metal roofs, lap siding and timber bracket supports.

The business is comprised of two common size lots and will utilize existing site improvements from 2005??? Construction. The proposed additions will require a new parking space for every 400 square feet of new building. We have decided to increase the number of parking spaces despite having enough space in the existing hardscape, and because of this, the city is requiring us to plan and pay for improvements to the stormwater and landscaping and bring them to current development code standards.



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Pre-Application Meeting Notes

PRE-APPLICATION MEETING NOTES

DATE OF PRE-APPLICATION MEETING: 2/16/22, PRE22-0003

MEETING TYPE: Video Conference call

SUBJECT PROPERTY ADDRESS: 131 and 151 N Elliott Road

TAXMAP ID: R3220AD 01101 & R3220AD 01200

LOT SIZE: .46 & 1.04 acres

ZONING DISTRICT: M-2 (Light Industrial)

REQUESTOR'S NAME/BUSINESS: Stephen Gerber, Gerber Architect, LLC

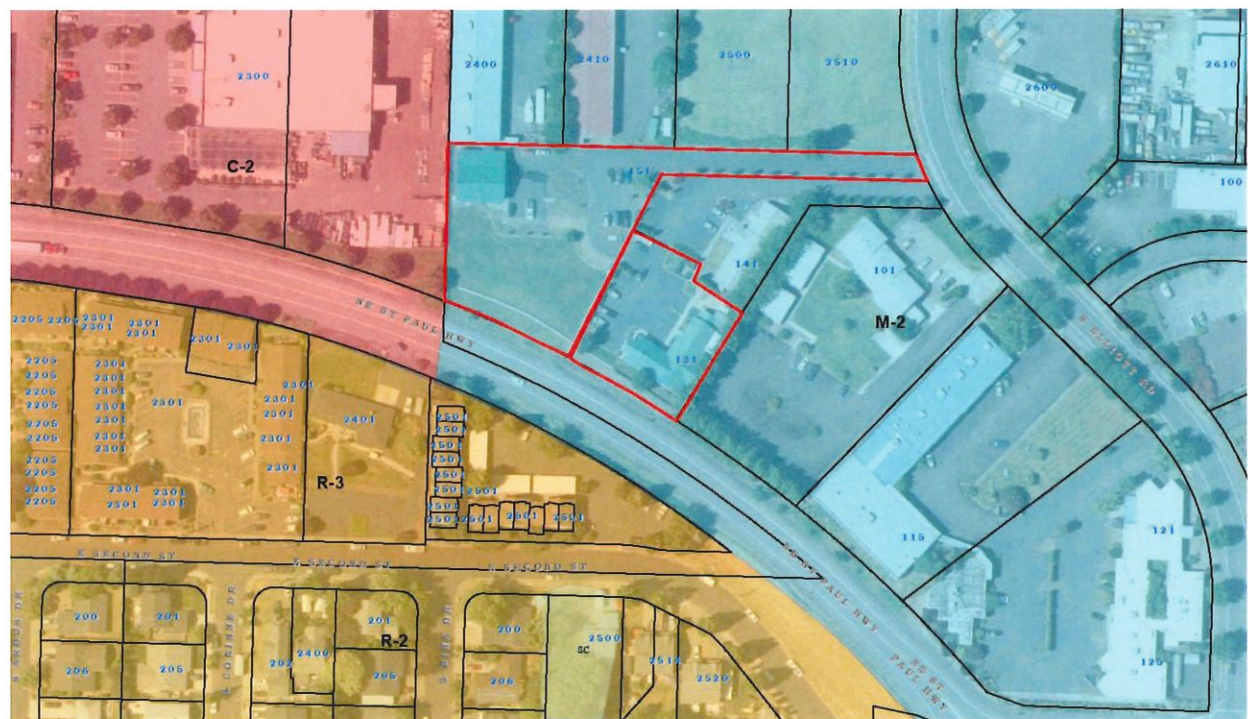
REQUEST DESCRIPTION: Parking lot improvements and building expansion for a veterinary hospital

PROPOSED USE ALLOWED: 15.303.502 Industrial services category - large animal veterinary clinics/hospitals; 15.305.010 Classification of uses – Industrial services - Permitted

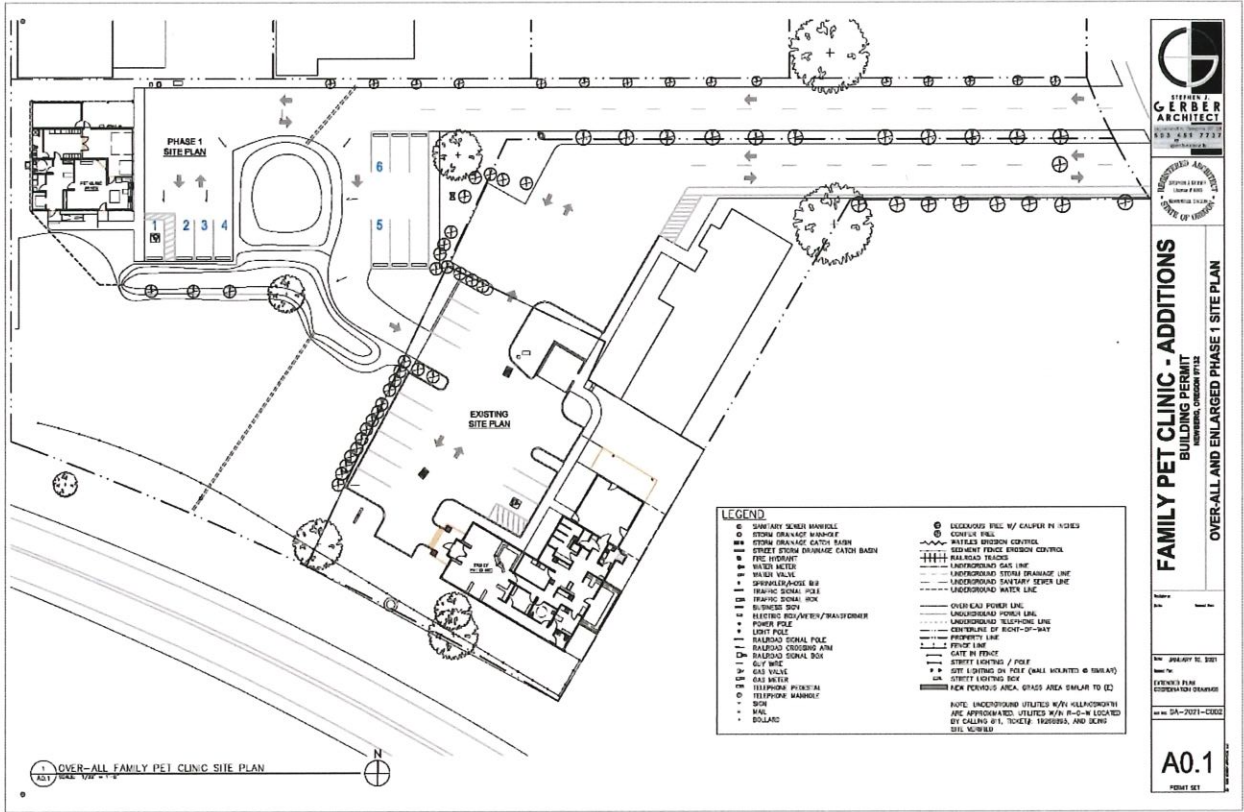
PARTICIPANTS

APPLICANT	CITY STAFF
Stephen Gerber	Doug Rux (Host) - CDD
	Ashley Smith - CDD
	Karyn Hanson - ENG
	Brett Musick - ENG
	Jared Bradbury - CDD

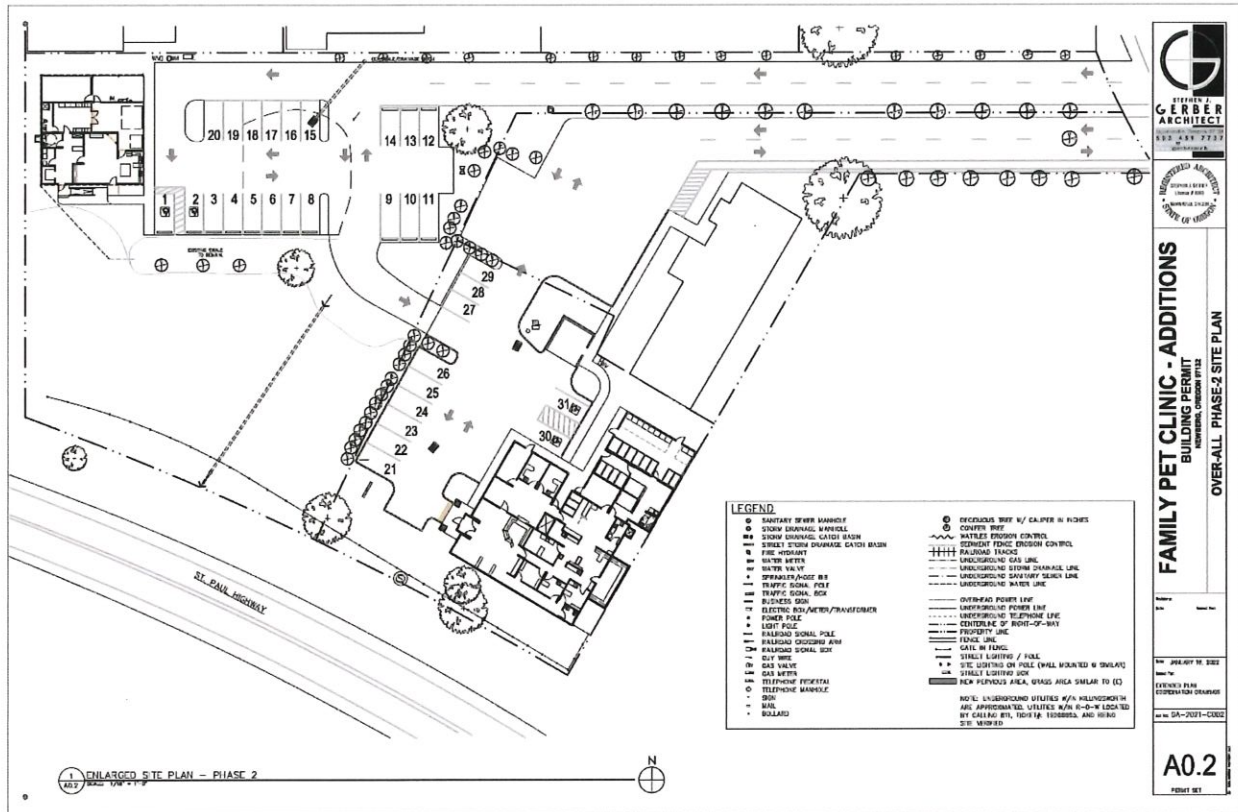
Aerial Photo



Existing Site Plan



Proposed Site Plan



TUALATIN VALLEY FIRE & RESCUE COMMENTS:

- Contact Ty Darby: Ty.Darby@tvfr.com

BUILDING SAFETY DIVISION COMMENTS: Contact: Jared Bradbury:

Jared.Bradbury@newbergoregon.gov

Firewall along the east property line required.

The area between the existing building and the building expansion would be considered an atrium.

ENGINEERING COMMENTS:

Street: The proposed building and parking expansion will take access via a driveway located on N Elliot Road which is as a major collector under the jurisdiction of the City of Newberg.

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

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

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

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

12.05.090 Permits and certificates.

A. Concurrent with the issuance of a building permit for the construction of a building for residential use or business structures or an addition to a dwelling or business structure, the value of which is \$30,000 or more except as the city engineer may require on building permits of lesser value in accordance with NMC [12.05.040](#), the owner, builder or contractor to whom the building permit is issued shall meet the following requirements:

- 1. Construct a sidewalk within the dedicated right-of-way for the full frontage in which a sidewalk in good repair does not exist. The sidewalk construction shall be completed within the building construction period or prior to issuance of an occupancy permit, whichever is the lesser.*
- 2. Dedicate right-of-way in accordance with the city transportation plan.*

Traffic Study/Trip Rates/Transportation SDCs: To develop Transportation System Development Charges (TSDC), the city uses the Institute of Transportation Engineers, Trip Generation Manual, 10th Edition (or current edition) in coordination with the City's TSDC Methodology document which can be found on the City's website.

The proposed use is most consistent with ITE Code 640 Animal Clinic. The transportation SDC would be approximately \$24,150 per 1000 square feet. This is calculated based on the PM Peak Hour vehicle trip rate for ITE Code 640 Animal Clinic of 3.83 vehicle trips created per 1000 square feet.

The City's Transportation SDC calculator can be found online here:

<https://www.newbergoregon.gov/engineering/page/systems-development-charges>

Per Newberg Development Code 15.220.030(B)(14) a traffic study is required or may be required based on the following criteria:

14. Traffic Study. A traffic study shall be submitted for any project that generates in excess of 40 trips per p.m. peak hour. This requirement may be waived by the director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the director for projects below 40 trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service. The traffic study shall be conducted according to the City of Newberg design standards. [Ord. 2619, 5-16-05; Ord. 2451, 12-2-96. Code 2001 § 151.192.]

Animal clinics fall under ITE Code 640. This estimates 3.83 vehicle trips created per 1000 square feet for the PM Peak Hour. The proposed development is not large enough to generate trips near the 40 peak hour trips necessary to require a traffic study.

Wastewater: The applicant is not proposing new connections to the wastewater collection system. Wastewater System Development Charges (SDC) would apply for the addition of fixture units.

Water: The applicant is not proposing new connections to the water service line. The applicant will need to confirm that adequate fire flow exists for the additional use. Fire flows will need to be verified (confirm with TVF&R). Show closest existing fire hydrant on preliminary plans.

Stormwater: There is a private stormwater collection line that runs through the property and connects to a stormwater manhole near St. Paul Highway and near E Hancock Street. The City's GIS mapping shows there is an open channel stormwater ditch along the St. Paul Highway adjacent to the property. The applicant has indicated that the existing stormwater run-off drains to this area.

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

Erosion and Sedimentation Control (ESC): A City issued Erosion Control and Sedimentation Plan/Permit will be require prior to ground disturbing activities. The permit can be found online here: <https://www.newbergoregon.gov/engineering/page/erosion-sedimentation-control-permit-application>

Other Utilities: Any new service connection to the property is required to be undergrounded. See NMC 15.430.010 for exception provisions.

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

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

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

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

***ALL SDC FEES ARE APPROXIMATE (rounded to the nearest \$50) AND SUBJECT TO CHANGE – See City's Current Fees for exact costs available at: [Permit Fees | Newberg Oregon](#)**
These rates are current as of April 1, 2021 through March 31, 2022 Additional information regarding System Development Charges (SDCs) is available at:

[Systems Development Charges | Newberg Oregon](#)

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

- Transportation SDC = Unit x ITE Trip Rate x 1.68 x \$3,750
 - ITE Trip Rate is based on the PM Peak Hour using the "Trip Generation Manual, 10th Edition" published by the Institute of Transportation Engineers.

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

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

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

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

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

- Single Family 1 EDU (Equivalent Dwelling Unit) = \$450
- Other Than Single Family $(\text{Impervious Area}/2877 = \#EDU) \times \450

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

- 3/4" Meter \$4,000
- 1" Meter \$6,750
- 1.25" Meter \$9,950
- 1.5" Meter \$13,100
- 2" Meter \$21,050

Responses to Applicant's submitted questions:

2. Does the existing large swale and large lawn that slopes/flows directly into adjacent highway ditch with other existing planting areas still provide adequate stormwater measures? By our calculations we still meet the dev code, please verify.

Response: The net change in impervious area and the design capacity of the existing facility would be needed to determine stormwater management requirements. This would be done as part of the stormwater report to be submitted with the land use application.

3. Existing catch basin in front of the clinic to remain. New catch basin to be installed in new paved area adjacent to the Clinic Annex by way of the existing culvert that connects to drainage ditch along entry aisle.

Response: The additional pavement is likely to trigger additional stormwater treatment. This should also be addressed with the stormwater report to be submitted with the land use application.

PLANNING COMMENTS:

Application:

Parking lot improvements and building expansion – Type II

Application can be found at:

https://www.newbergoregon.gov/sites/default/files/fileattachments/planning/page/4577/type_ii_application_fillable.pdf

Fees: The application packets have the fees schedule. Make sure to add the 5% technology to the total permit cost. Engineering fees are also included in the schedules. Fees typically increase on April 1st of each year.

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

Notice: All property owners within 500 feet of subject property, sign(s) posted on each street frontage for Type II applications.

Review Time Frame: Typically, 4-6 weeks. However, staffing levels and current workload can extend the typical review timeframe.

General Comments

DR2-07-022 was the last building expansion.

There would need to be a parking agreement between the property at 131 N Elliott Road and 151 N Elliott Road if parking on 131 N Elliott Road does not meet requirements.

A lot consolidation is an option to combine 131 N Elliott Road and 151 N Elliott Road.

PROPERTY CONSOLIDATION

15.100.020 Type I procedure – Administrative decision.

A. Type I development actions shall be decided by the director without public notice or public hearing. Notice of a decision shall be provided to the applicant.

B. Type I actions include, but are not limited to:

1. Design review permits for single-family dwellings, duplex dwellings, triplex dwellings, quadplex dwellings, townhouses, cottage cluster projects, additions, accessory

dwelling units, accessory structures, or other additions specifically listed in NMC 15.220.020(A)(1).

2. Home occupation permits.

3. Signs, not in conjunction with a new development or major remodel.

4. Adjustments.

5. Processing final land division maps and plats.

6. Determining compliance with the conditions of approval for a land use action processed under a Type II or Type III procedure.

C. A Type I decision may be appealed by an affected party, Type I, in accordance with NMC 15.100.160 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 the Newberg comprehensive plan and this code. The director may add conditions to the permit to ensure compliance with all requirements of this code, the comprehensive plan and other relevant policies and regulations.

15.100.130 Permit decision – Type I.

A. The director shall approve or deny the development permit for Type I action within 60 days of accepting a complete permit application.

B. The decision of the director shall be based upon the application, the evidence, comments from referral agencies, and approvals required by others.

C. 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 the Newberg comprehensive plan and this code.

D. The director shall deny the permit application if required approvals are not granted or the application otherwise fails to comply with code requirements.

E. The director shall notify the applicant of the disposition of the application. The notice shall indicate that the decision is final unless appealed by the applicant. The notice shall describe the right of appeal pursuant to NMC 15.100.160 et seq.

15.100.210 Mailed notice.

Mailed notice shall be provided as follows:

A. Type I Actions. No public notice is required.

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.

B. Properties Considered Consolidated. In any of the following circumstances, adjacent properties shall be considered consolidated into a single lot for purposes of this code, whether or not any of the processes under subsection (A) of this section have occurred, and whether or not specifically requested by the owner.

1. The owner of both properties has constructed a structure over the property line separating the two properties.
2. A deed has been recorded conveying a portion of a property to an adjoining property owner, and either the purpose of the deed was to effect a property line adjustment, or the portion conveyed does not meet the minimum lot dimension standards of this code.
3. Vacated rights-of-way shall be considered a portion of the abutting property to which title was conveyed through the process.
4. A consolidation of properties was required as a condition of permit approval.

C. Restoring Consolidated Properties as Separate Lots. Properties that have been consolidated may not be restored as separate lots unless approved by the director. Properties consolidated through the partition, subdivision, vacation, or replat process may be restored only through the partition, subdivision, or replat process. The director may approve restoring other properties as separate lots through a Type I process, provided the following criteria are met:

1. The individual lots each meet the lot dimension standards of this code.
2. There are no structures within the yard setbacks of the property line separating the two lots.
3. Any permit condition or other circumstance that would have required the consolidation of the properties is no longer valid.

DESIGN REVIEW

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.
- 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.

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.

15.100.210 Mailed notice.

Mailed notice shall be provided as follows:

B. Type II and Type III Actions. The applicant shall provide public notice to:

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

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

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

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

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

1. Set forth the street address or other easily understood geographical reference to the subject property;
2. List, by commonly used citation, the applicable criteria for the decision;

3. Include the name and phone number of a local government contact person, the telephone number where additional information may be obtained and where information may be examined;

4. Explain the nature of the application and the proposed use or uses which could be authorized;

5. State that a copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at a reasonable cost.

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

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

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

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

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

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

15.100.220 Additional notice procedures of Type II development applications.

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

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

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.

15.100.370 Development permit required.

A. Except as excluded by NMC 15.100.380, no person may engage in or cause to occur a development without first obtaining a development permit through the procedures set forth in this code.

B. No person shall create a street or dedicate land to the public without first obtaining a development permit.

C. No land may be divided without first obtaining a development permit.

D. If a proposed development complies with the requirements of this code, the director shall issue a development permit.

E. Unless appealed, a decision on a development permit shall be final upon the expiration of the period provided for filing an appeal or, if appealed, upon a decision by the reviewing body.

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.

2. Type II.

a. Any new development or remodel which is not specifically identified within subsection (A)(1) of this section.

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.

15.220.030 Site design review requirements.

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

1. Site Development Plan. A site development plan shall be to scale and shall indicate the following as appropriate to the nature of the use:

a. Access to site from adjacent right-of-way, streets and arterials;

- b. Parking and circulation areas;
- c. Location and design of buildings and signs;
- d. Orientation of windows and doors;
- e. Entrances and exits;
- f. Private and shared outdoor recreation spaces;
- g. Pedestrian circulation;
- h. Outdoor play areas;
- i. Service areas for uses such as mail delivery, trash disposal, above-ground utilities, loading and delivery;
- j. Areas to be landscaped;
- k. Exterior lighting;
- l. Special provisions for handicapped persons;
- m. Other site elements and spaces which will assist in the evaluation of site development;
- n. Proposed grading, slopes, and proposed drainage;
- o. Location and access to utilities including hydrant locations; and
- p. Streets, driveways, and sidewalks.

2. Site Analysis Diagram. A site analysis diagram shall be to scale and shall indicate the following characteristics on the site and within 100 feet of the site:

- a. Relationship of adjacent lands;
- b. Location of species of trees greater than four inches in diameter at four feet above ground level;
- c. Existing and proposed topography;
- d. Natural drainage and proposed drainage and grading;

e. Natural features and structures having a visual or other significant relationship with the site.

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

4. Landscape Plan. The landscape plan shall indicate:

a. The size, species and approximate locations of plant materials to be retained or placed on the site together with a statement which indicates the mature size and canopy shape of all plant materials;

b. Proposed site contouring; and

c. A calculation of the percentage of the site to be landscaped.

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

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

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

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

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

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

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

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

13. Roadways and Utilities. The proposed plans shall indicate any public improvements that will be constructed as part of the project, including, but not limited to, roadway and utility improvements.

14. Traffic Study. A traffic study shall be submitted for any project that generates in excess of 40 trips per p.m. peak hour. This requirement may be waived by the director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the director for projects below 40 trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service. The traffic study shall be conducted according to the City of Newberg design standards.

15.220.050 Criteria for design review.

B. Type II. The following criteria are required to be met in order to approve a Type II design review request:

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

2. Parking and On-Site Circulation. Parking areas shall meet the requirements of NMC 15.440.010. Parking studies may be required to determine if adequate parking and circulation are provided for uses not specifically identified in NMC 15.440.010. Provisions shall be made to provide efficient and adequate on-site circulation without using the public streets as part of the parking lot circulation pattern. Parking areas shall be designed so that vehicles can efficiently enter and exit the public streets with a minimum impact on the functioning of the public street.

3. Setbacks and General Requirements. The proposal shall comply with NMC 15.415.010 through 15.415.060 dealing with height restrictions and public access; and NMC

15.405.010 through 15.405.040 and 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.

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

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

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. Subdistrict Compliance. Properties located within subdistricts shall comply with the provisions of those subdistricts located in NMC 15.340.010 through 15.348.060.

9. Alternative Circulation, Roadway Frontage Improvements and Utility Improvements. Where applicable, new developments shall provide for access for vehicles and pedestrians to adjacent properties which are currently developed or will be developed in the future. This may be accomplished through the provision of local public streets or private access and utility easements. At the time of development of a parcel, provisions shall be made to develop the adjacent street frontage in accordance with city street standards and the standards contained in the transportation plan. At the discretion of the city, these improvements may be deferred through use of a deferred improvement agreement or other form of security.

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

Chapter 15.405 LOT REQUIREMENTS

15.405.010 Minimum and maximum lot area.

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

3. In the M-1, M-2, M-3, and M-E districts, each lot or development site shall have a minimum area of 20,000 square feet.

15.405.040 Lot coverage and parking coverage requirements.

C. All other districts and uses not listed in subsection (B) of this section shall not be limited as to lot coverage and parking coverage except as otherwise required by this code.

Chapter 15.410 YARD SETBACK REQUIREMENTS

15.410.020 Front yard setback.

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.

15.410.030 Interior yard setback.

C. Industrial and Mixed Employment. All lots or development sites in the AI, M-1, M-2, M-3, M-4, and M-E 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.

Chapter 15.415 BUILDING AND SITE DESIGN STANDARDS

15.415.020 Building height limitation.

B. Commercial, Industrial and Mixed Employment.

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-E, 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).

4. In the M-E district within the riverfront overlay subdistrict, building height limitation is described in NMC 15.352.060.

15.415.040 Public access required.

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

Chapter 15.420 LANDSCAPING AND OUTDOOR AREAS

15.420.010 Required minimum standards.

B. Required Landscaped Area. The following landscape requirements are established for all developments except single-family detached dwellings, duplex dwellings, triplex dwellings, quadplex dwellings, townhouse dwellings and cottage cluster projects:

1. A minimum of 15 percent of the lot area shall be landscaped; provided, however, that computation of this minimum may include areas landscaped under subsection (B)(3) of this section. Development in the C-3 (central business district) zoning district and M-4 (large lot industrial) zoning district is exempt from the 15 percent landscape area requirement of this section. Additional landscaping requirements in the C-4 district are described in NMC 15.352.040(K). In the AI airport industrial district, only a five percent landscaping standard is required with the goal of “softening” the buildings and making the development “green” with plants, where possible. The existence of the runway, taxiway, and approach open areas already provide generally for the 15 percent requirement. Developments in the AI airport industrial district with a public street frontage shall have said minimum landscaping between the front property line and the front of the building.

2. All areas subject to the final design review plan and not otherwise improved shall be landscaped.

3. The following landscape requirements shall apply to the parking and loading areas:

- a. A parking or loading area providing 10 or more spaces shall be improved with defined landscaped areas totaling no less than 25 square feet per parking space.

- b. A parking, loading area, or drive aisle which runs adjacent to a property line shall be separate from any lot line adjacent to a street by a landscaped strip at least 10 feet in interior width or the width of the required yard, whichever is greater, and any other lot line by a landscaped strip of at least five feet in interior width. See subsections (B)(3)(c) and (d) of this section for material to plant within landscape strips.

c. A landscaped strip separating a parking area, loading area, or drive aisle from a street shall contain street trees spaced as appropriate to the species, not to exceed 50 feet apart on average, and a combination of shrubs and ground cover, or lawn. This landscaping shall provide partial screening of these areas from the street.

d. A landscaped strip separating a parking area, loading area, or drive aisle from an interior lot line shall contain any combination of trees, shrubs, ground cover or lawn. Plant material shall be selected from at least two different plant material groups (example: trees and shrubs, or lawn and shrubs, or lawn and trees and shrubs).

e. Landscaping in a parking or loading area shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area.

f. Landscaping areas in a parking lot, service drive or loading area shall have an interior width of not less than five feet.

g. All multifamily, institutional, commercial, or industrial parking areas, service drives, or loading zones which abut a residential district shall be enclosed with a 75 percent opaque, site-obscuring fence, wall or evergreen hedge along and immediately adjacent to any interior property line which abuts the residential district. Landscape plantings must be large enough to provide the required minimum screening requirement within 12 months after initial installation. Adequate provisions shall be maintained to protect walls, fences or plant materials from being damaged by vehicles using said parking areas.

h. An island of landscaped area shall be located to separate blocks of parking spaces. At a minimum, one deciduous shade tree per seven parking spaces shall be planted to create a partial tree canopy over and around the parking area. No more than seven parking spaces may be grouped together without an island separation unless otherwise approved by the director based on the following alternative standards:

i. Provision of a continuous landscaped strip, with a five-foot minimum width, which runs perpendicular to the row of parking spaces (see Appendix A, Figure 13).

ii. Provision of tree planting landscape islands, each of which is at least 16 square feet in size, and spaced no more than 50 feet apart on average, within areas proposed for back-to-back parking (see Appendix A, Figure 14).

4. Trees, Shrubs and Ground Covers. The species of street trees required under this section shall conform to those authorized by the city council through resolution. The

director shall have the responsibility for preparing and updating the street tree species list which shall be adopted in resolution form by the city council.

a. Arterial and minor arterial street trees shall have spacing of approximately 50 feet on center. These trees shall have a minimum two-inch caliper tree trunk or stalk at a measurement of two feet up from the base and shall be balled and burlapped or boxed.

b. Collector and local street trees shall be spaced approximately 35 to 40 feet on center. These trees shall have a minimum of a one and one-half or one and three-fourths inch tree trunk or stalk and shall be balled and burlapped or boxed.

c. Accent Trees. Accent trees are trees such as flowering cherry, flowering plum, crab-apple, Hawthorne and the like. These trees shall have a minimum one and one-half inch caliper tree trunk or stalk and shall be at least eight to 10 feet in height. These trees may be planted bare root or balled and burlapped. The spacing of these trees should be approximately 25 to 30 feet on center.

d. All broad-leafed evergreen shrubs and deciduous shrubs shall have a minimum height of 12 to 15 inches and shall be balled and burlapped or come from a two-gallon can. Gallon-can size shrubs will not be allowed except in ground covers. Larger sizes of shrubs may be required in special areas and locations as specified by the design review board. Spacing of these shrubs shall be typical for the variety, three to eight feet, and shall be identified on the landscape planting plan.

e. Ground Cover Plant Material. Ground cover plant material such as greening juniper, cotoneaster, minor Bowles, English ivy, hypericum and the like shall be one of the following sizes in specified spacing for that size:

Gallon cans 3 feet on center

4" containers 2 feet on center

2-1/4" containers 18" on center

Rooted cuttings 12" on center

5. Automatic, underground irrigation systems shall be provided for all areas required to be planted by this section. The director shall retain the flexibility to allow a combination of irrigated and nonirrigated areas. Landscaping material used within nonirrigated areas must consist of drought-resistant varieties. Provision must be made for alternative irrigation during the first year after initial installation to provide sufficient moisture for plant establishment.

6. Required landscaping shall be continuously maintained.

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

8. Landscaping requirements and standards for parking and loading areas (subsection (B)(3) of this section) will apply to development proposals unless the institution has addressed the requirements and standards by an approved site development master plan. With an approved site development master plan, the landscape requirements will be reviewed through an administrative Type I review process.

9. In the M-4 zone, landscaping requirements and standards for parking and loading areas (subsection (B)(3) of this section) do not apply unless within 50 feet of a residential district.

C. Installation of Landscaping. All landscaping required by these provisions shall be installed prior to the issuance of occupancy permits, unless security equal to 110 percent of the cost of the landscaping as determined by the director is filed with the city, insuring such installation within six months of occupancy. A security – cash, certified check, time certificates of deposit, assignment of a savings account, bond or such other assurance of completion as shall meet with the approval of the city attorney – shall satisfy the security requirements. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the director, the security may be used by the city to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the city shall be returned to the applicant.

Chapter 15.425 EXTERIOR LIGHTING

Comply with applicable criteria and standards.

Chapter 15.430 UNDERGROUND UTILITY INSTALLATION

Comply with applicable criteria and standards.

Chapter 15.440 OFF-STREET PARKING, BICYCLE PARKING, AND PRIVATE WALKWAYS

15.440.010 Required off-street parking.

A. Off-street parking shall be provided on the development site for all R-1, C-1, M-1, M-2 and M-3 zones. In all other zones, the required parking shall be on the development site or within 400 feet of the development site which the parking is required to serve. All required parking must be under the same ownership as the development site served except through special covenant agreements as approved by the city attorney, which bind the parking to the development site.

E. 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.

15.440.020 Parking area and service drive design.

A. All public or private parking areas, parking spaces, or garages shall be designed, laid out and constructed in accordance with the minimum standards as set forth in NMC 15.440.070.

B. Groups of three or more parking spaces, except those in conjunction with a single-family detached dwelling, duplex dwelling, triplex dwelling, quadplex dwelling, townhouse dwelling or cottage cluster project on a single lot, shall be served by a service drive so that no backward movement or other maneuvering of a vehicle within a street, other than an alley, will be required. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic access and egress and maximum safety of pedestrian and vehicular traffic on the site, but in no case shall two-way and one-way service drives be less than 20 feet and 12 feet, respectively. Service drives shall be improved in accordance with the minimum standards as set forth in NMC 15.440.060.

15.440.030 Parking spaces required.

Use	Minimum Parking Spaces Required
Office buildings, business and professional offices	1 for every 400 sq. ft. of gross floor area

15.440.050 Common facilities for mixed uses.

B. Joint Uses of Parking Facilities. The director may, upon application, authorize the joint use of parking facilities required by said uses and any other parking facility; provided, that:

1. The applicant shows that there is no substantial conflict in the principal operating hours of the building or use for which the joint use of parking facilities is proposed.
2. The parking facility for which joint use is proposed is no further than 400 feet from the building or use required to have provided parking.
3. The parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a legal instrument approved by the city attorney as to form and content. Such instrument, when approved as conforming to the provisions of the ordinance, shall be recorded in the office of the county recorder and copies of the instrument filed with the director.

15.440.060 Parking area and service drive improvements.

All public or private parking areas, outdoor vehicle sales areas, and service drives shall be improved according to the following:

A. All parking areas and service drives shall have surfacing of asphaltic concrete or Portland cement concrete or other hard surfacing such as brick or concrete pavers. Other durable and dust-free surfacing materials may be approved by the director for infrequently used parking areas. All parking areas and service drives shall be graded so as not to drain stormwater over the public sidewalk or onto any abutting public or private property.

B. All parking areas shall be designed not to encroach on public streets, alleys, and other rights-of-way. Parking areas shall not be placed in the area between the curb and sidewalk or, if there is no sidewalk, in the public right-of-way between the curb and the property line. The director may issue a permit for exceptions for unusual circumstances where the design maintains safety and aesthetics.

C. All parking areas, except those required in conjunction with a single-family detached, duplex, triplex, quadplex or townhouse dwelling, or cottage cluster project, shall provide a substantial bumper which will prevent cars from encroachment on abutting private and public property.

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

E. Any lights provided to illuminate any public or private parking area or vehicle sales area shall be so arranged as to reflect the light away from any abutting or adjacent residential district.

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

H. A reduction in size of the parking stall may be allowed for up to a maximum of 30 percent of the total number of spaces to allow for compact cars. For high turnover uses, such as convenience stores or fast-food restaurants, at the discretion of the director, all stalls will be required to be full-sized.

15.440.070 Parking tables and diagrams.

See this section for requirements.

Fee schedule: <https://www.newbergoregon.gov/finance/page/master-fee-schedule>

Planning

Type I Property Consolidation - \$182

Technology Fee – 5% of the permit amount

Type II Design Review - 0.6% of project value, minimum \$913
Technology Fee – 5% of the permit amount

Engineering Land Use Fees

Development Review Commercial/Industrial - \$414.95 First Acre, \$237.02 Additional
Developed Acre
Technology Fee – 5% of the permit amount

Engineering Construction/Site Development Plan Review and Inspection Fees

Erosion Control – 500 to 5,000 square feet disturbed - \$177.33
Erosion Control – 5,0001 to < 1 acre disturbed - \$177.33
Erosion Control 1 acre and larger disturbed – By DEQ 1200C Permit
Public Improvement Permit – 5% of public construction cost estimate

Building Fees

See

https://www.newbergoregon.gov/sites/default/files/fileattachments/building/page/4576/permit_fees_july_1_2021.pdf

General Comments: The planning pre-application notes provided are preliminary based on the information provided by the applicant and may not cover all of the development issues or requirements for the project. When a complete application is received and a full review is conducted, it may be determined that additional information or other regulations within the Municipal Code apply that were not determine during the limited pre-application review.

City will accept building permit plans for review after the Notice of Decision is released.

Contact: Doug Rux doug.rux@newbergoregon.gov



GERBER

ARCHITECT

LLC.



Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and
Parking Improvements

Property Title Report

PREPARED FOR
PURPOSE ONLY

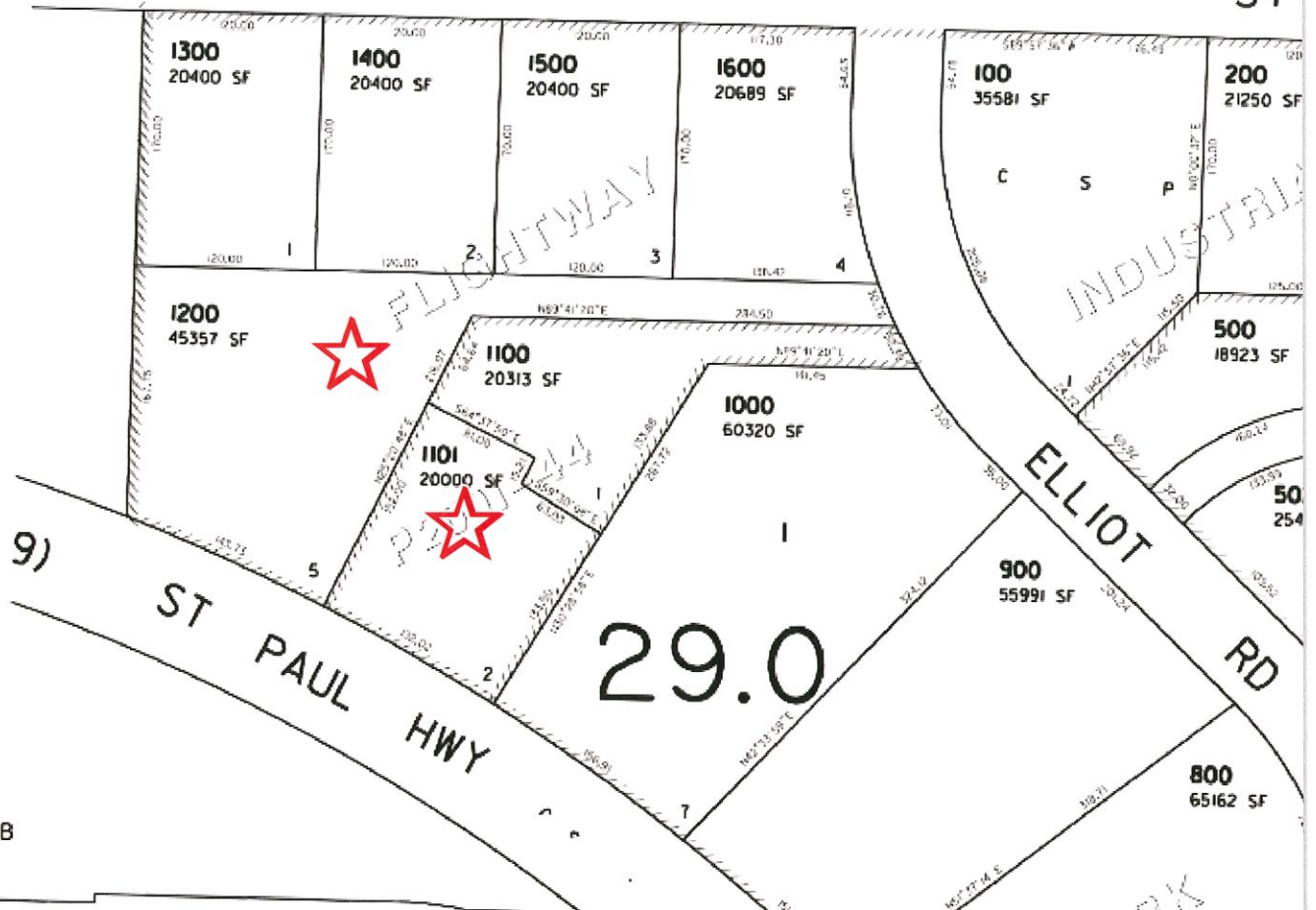
SEE MAP 3 2 20AB

SE 1/4 NE 1/4 SEC T3S R2W W.M.
YAMHILL COUNTY

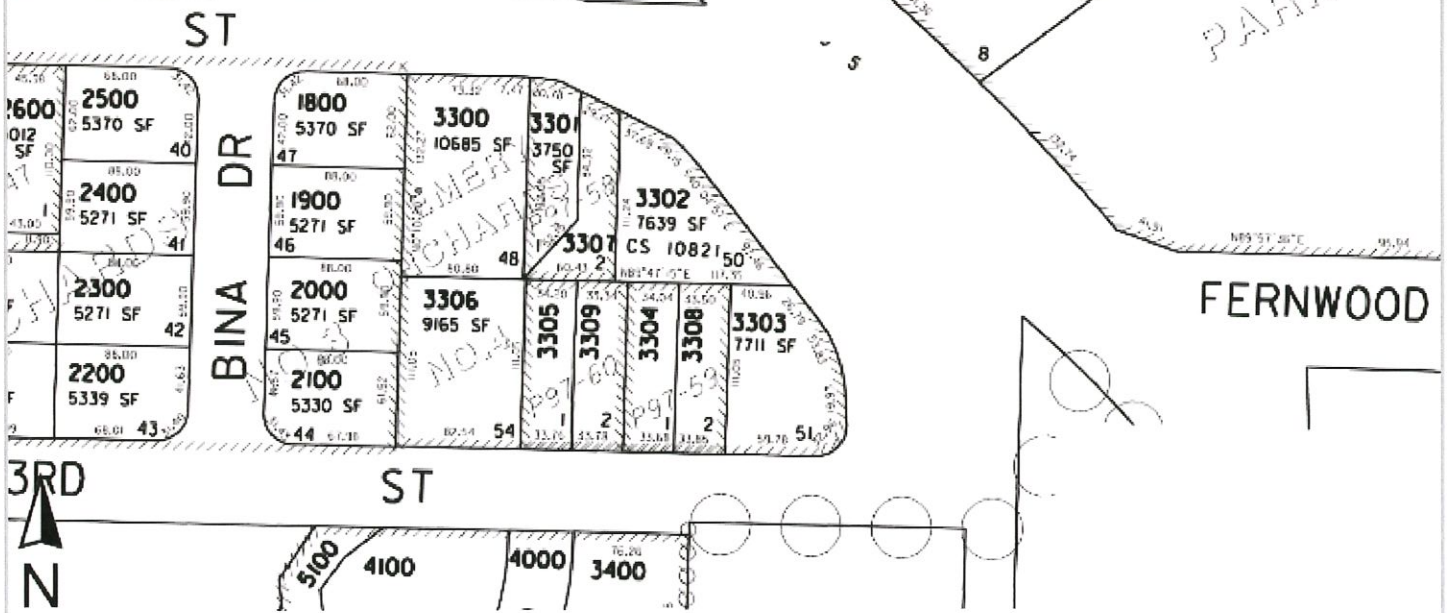
HANCOCK

1" = 100'

ST



3 2 20AB



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



1433 SW 6th Avenue
(503)646-4444

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Stephen Gerber
9340 SW Youngberg Hill Road
McMinnville, OR 97128

Customer Ref.: _____
Order No.: 471822117233
Effective Date: March 28, 2022 at 08:00 AM
Charge: \$500.00

The information contained in this report is furnished by Ticor Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Randall J. Matthiesen, as to an undivided 2/3 interest and Daniel James Matthiesen, as to an undivided 1/3 interest, not as tenants in common, but with the right of survivorship, as to Parcel 1; Marsha A. Matthiesen, as to Parcel 2

Premises. The Property is:

(a) Street Address:

131/151 N Elliot Road, Newberg, OR 97132

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2021-2022
Amount: \$3,397.52
Levy Code: 29.0
Account No.: [396324](#)
Map No.: R3220AD 01200
Affects: Parcel 1

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2021-2022
Amount: \$9,436.94
Levy Code: 29.0
Account No.: [520810](#)
Map No.: R3220AD 01101
Affects: Parcel 2

1. Right, title and interest of Family Pet Clinic of Newberg LLC, as disclosed by the Yamhill County Tax Roll

Account No.: [521164](#)
Map No.: P13804
Affects: Parcel 2

2. City Liens, if any, in favor of the City of Newberg.
3. Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantor: Archie C. Everest and Esther Owens Everest
Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: April 11, 1958
Recording No.: [Book 187, Page 213](#), Deed Records

4. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:

Name: Elliott Road
Ordinance No.: 1931

5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws,

except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 4, 1977
Recording No: Film [Volume 119, Page 444](#)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Newberg, Oregon
Purpose: Storm sewer drainage
Recording Date: December 31, 1979
Recording No: Film [Volume 147, Page 295](#)
Affects: Parcel 2

7. Waiver of Remonstrance and Consent to Local Improvement District:

Purpose: Street construction and street lighting improvements
Recording Date: December 13, 2001
[Recording No.:](#) [200122131](#)
Affects: Parcel 2

8. Driveway and Utility Easement and Driveway Maintenance Agreement

Executed by: West Valley Exchange Services, Inc.
Recording Date: December 13, 2001
[Recording No.:](#) [200122132](#)
Affects: Parcel 2

9. Waiver of Remonstrance and Consent to Local Improvement District:

Purpose: Future improvements to Highway 219 and for street lights on Elliott Street
Recording Date: February 5, 2002
[Recording No.:](#) [200202547](#)
Affects: Parcel 2

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Newberg, a municipal corporation
Purpose: Public Utilities
Recording Date: February 26, 2002
[Recording No.:](#) [200204048](#)
Affects: Parcel 1

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Newberg
Purpose: Public Utilities
Recording Date: April 8, 2002
[Recording No.:](#) [200207198](#)
Affects: Parcel 2

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Future owner of Parcel 1 of Partition Plat 2001-44
Purpose: Driveway and Utilities and Driveway Maintenance
Recording Date: June 21, 2002
[Recording No:](#) 200212184
Affects: Reference is hereby made to said document for full particulars

13. Agreement for Easement for construction and maintenance of Storm Drainage Pipeline

Executed by: PSDM Properties, LLC et al.
Recording Date: August 6, 2007
[Recording No.:](#) 200717617
Affects: Parcels 1 and 2

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Daniel James Matthiesen, Randall J. Matthiesen and Marsha A. Matthiesen
Purpose: Ingress and egress and parking
Recording Date: August 20, 2014
[Recording No:](#) 201410509
Affects: Parcel 1

15. Agreement to Maintain Private Stormwater Facilities

Executed by: City of Newberg, Randall J. Matthiesen and Daniel J. Matthiesen
Recording Date: February 3, 2021
[Recording No.:](#) 202102249
Affects: Parcel 1

16. A judgment for installment payments of spousal support, to be made by:

Amount: \$2,500.00
Debtor: Randall James Matthiesen
Creditor: Marsha Ann Matthiesen
Date entered: July 9, 2021
County: Yamhill
Court: Circuit
Case No.: 13DR03660

17. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Deborah Clark
5035353743
deborah.clark@titlegroup.fntg.com

Ticor Title Company of Oregon
1433 SW 6th Avenue
Portland, OR 97201

EXHIBIT "A"
Legal Description

PARCEL 1:

Lot 5, Block 1, FLIGHTWAY INDUSTRIAL PARK, in the City of Newberg, County of Yamhill and State of Oregon.

PARCEL 2:

Parcel 2 of PARTITION PLAT NO. 2001-44, recorded December 13, 2001 in Plat Records for Yamhill County Oregon, recorded as Instrument No. 200122133, Deed and Mortgage Records.

TOGETHER WITH access and utilities easements as disclosed on said Partition Plat.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

After recording, return to:

Jessica S. Cain, Attorney
300 E. 1st Street
Newberg, OR 97132

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201501135

Send Tax Statements to:

Randall J. Matthiesen
131 N. Elliott Road
Newberg, OR 97132



00452254201500011350010012

\$41.00

01/28/2015 02:33:09 PM

DMR-DDMR Cnt=1 Stn=2 MILLSA
\$5.00 \$5.00 \$11.00 \$20.00

BARGAIN AND SALE DEED

MARSHA A. MATTHIESEN, Grantor, conveys to **RANDALL J. MATTHIESEN**, Grantee, the real property in the County of Yamhill, State of Oregon, described as follows:

Real Property commonly known as 151 N. Elliott Road, Newberg 97132, Yamhill County, Oregon, Map/Tax Lot Number R3220AD 01200, and more particularly described as follows:

Lot 5, Block 1, FLIGHTWAY INDUSTRIAL PARK, in the City of Newberg, Yamhill County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. This transfer is made in accordance with General Judgment of Dissolution of Marriage (Stipulated), entered in Yamhill County Circuit Court, Case No. 13DR03660, entitled, "In the Matter of the Marriage of Randall James Matthiesen and Marsha Ann Matthiesen, pursuant to ORS 107.105(1)(f)."

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.335 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLED TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.335 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

Grantor has executed this instrument on November 24, 2014.

Marsha A. Matthiesen

Marsha A. Matthiesen, Grantor

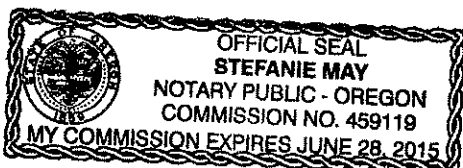
STATE OF OREGON, County of Yamhill) ss.

Acknowledged before me on November 24, 2014 by **Marsha A. Matthiesen**.

Stefanie May

Notary Public for Oregon

DissMatthiesen\bargain and sale deed Rapmardan



After recording, return to:

Karin A. Moshier, Attorney
P.O. Box 480
McMinnville, OR 97128

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

202112035

Send Tax Statements to:

Marsha A. Matthiesen
819 N The Greens Avenue
Newberg, OR 97132



\$81.00

06/14/2021 09:59:16 AM

DMR-DDMR Cnt=1 Stn=1030 WANNERK
\$5.00 \$5.00 \$11.00 \$60.00

BARGAIN AND SALE DEED

RANDALL J. MATTHIESEN, Grantor, conveys to **MARSHA A. MATTHIESEN**, Grantee, the real property in the County of Yamhill, State of Oregon, described as follows:

Real Property commonly known as 131 N. Elliott Road, Newberg 97132, Yamhill County, Oregon, Map/Tax Lot Number R3220AD 01101, and more particularly described as follows:

Parcel 2 of Partition Plat No. 2001-44, recorded December 13, 2001 in Plat Records for Yamhill County, Oregon, recorded as Instrument No. 200122133, Deed and Mortgage Records.

TOGETHER WITH access and utilities easements as disclosed on said Partition.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. This transfer is made in accordance with *Corrected* General Judgment of Dissolution of Marriage, entered in Yamhill County Circuit Court, Case No. 13DR03660, entitled, "In the Matter of the Marriage of Randall James Matthiesen and Marsha Ann Matthiesen, pursuant to ORS 107.105(1)(f)." This deed is made for title clearance purposes.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.335 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLED TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.335 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

Grantor has executed this instrument on the 14th day of May, 2021.

Randall J. Matthiesen
Randall J. Matthiesen, Grantor

STATE OF OREGON, County of Yamhill) ss.

Acknowledged before me on May 14th, 2021 by **Randall J. Matthiesen**.

Emma Shawn Clarke
Notary Public for Oregon





GERBER

ARCHITECT

LLC.



Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and
Parking Improvements

DRAFT Mailing Notice



GERBER

ARCHITECT

LLC.



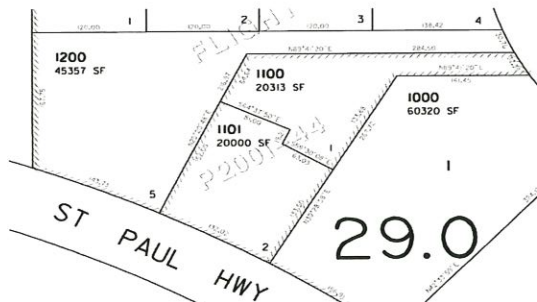
Family Pet Clinic 131 and 151 N Elliot Rd, Newberg, Oregon 97132

WE WANT YOUR COMMENTS ON A PROPOSED RENOVATION AND ADDITION IN YOUR NEIGHBORHOOD

The Family Pet Clinic is looking to upgrade and expand to offer more veterinarian services. The project includes renovating the existing building for an additional exam room and larger surgery. The additions will add another waiting room, feline rooms, kennels, and end of life space. It will add parking spaces above code requirements.

We would like your comments on the proposed project. You are invited to take part in the City's review of this project by sending in your written comments, or you may request the Planning Commission hold a hearing on the application.

Applicant:	Family Pet Clinic / Gerber Architect
Telephone:	(503) 554-5533 / (503)
Owner:	Dan Matthiesen / Stephen Gerber
Location:	131 and 151 N Elliot Rd., Newberg, OR 97132
Tax Lot #:	R3220AD 01101 & R3220AD 01200



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



GERBER

ARCHITECT

LLC.

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:

LU File #:

City of Newberg
PO Box 970
Newberg, OR 97132

All written comments must be turned in by 4 PM on April 15th. 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 approval are found in the Newberg Development Code. If you have questions about this project, you may call Gerber Architect at 503-459-7737; you can look over all the information about this project or drop comments off at Newberg City Hall 414 East 1st St. You can also buy copies of the information.

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.

Thank you for your time and consideration,

Stephen Gerber / Dan Matthiesen

Date Mailed :



GERBER

ARCHITECT

LLC.



Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and
Parking Improvements

Mailing List

209 E 9th St	Newberg	Sheehan, James A	9713
2012 NW Victoria Dr	McMinnville	2500 Hancock Street Newberg LLC	9712
110 S Elliott Rd	Newberg	Ksb1946 LLC	9713
200 Bina Dr	Newberg	Wright, Shaun A	9713
206 Bina Dr	Newberg	Snyder, Kristin R	9713
210 Bina Dr	Newberg	Arnold, Denise M	9713
212 Bina Dr	Newberg	Metzger, Robert J	9713
211 Bina Dr	Newberg	Fugate, Christina E	9713
2745 Delta Oaks Dr	Eugene	Magnuson Properties LLC	9740
205 Bina Dr	Newberg	Lloyd, Jeremy	9713
201 Bina Dr	Newberg	Caldwell, Sharon	9713
2400 E 2nd St	Newberg	Camacho, Carmen	9713
210 Corinne Dr	Newberg	Dana, Kasey M	9713
212 Corinne Dr	Newberg	Ragsdale, Michael C	9713
2500 E 2nd St	Newberg	Beckmann, James E	9713
205 Corinne Dr	Newberg	Mauleon, Mariano	9713
201 Corinne Dr	Newberg	Elias, Jose A	9713
202 Corinne Dr	Newberg	Syvongsa, Edward B	9713
2510 E 2nd St	Newberg	Barajas-Rodriguez, Jessica	9713
2520 E 2nd St Unit A	Newberg	Roe, Patrick B	9713
797 Waldo Ave SE	Salem	Hadley, Nathan	9730
5730 NE Libson Way	Hillsboro	Carter, Robert J	9712
2511 E 3rd St	Newberg	Rubin, Nicole	9713
12372 SW Canvasback Way	Beaverton	Stanford, Steven C	9700
Wilco Farmers PO Box 258	Mt Angel	Psdm Properties LLC	9736
2514 E 2nd St	Newberg	Norris, Aleah R	9713
2525 E 3rd St	Newberg	Chilcutt, Allan S	9713
2515 E 3rd St	Newberg	Goodwin, Michelle D	9713
151 Royal Oak St	Newberg	Ken's Court Condominium Units At Ea	9713
PO Box 87	Newberg	Haynie, Charles R Jr	9713
32833 SW Ladd Hill Rd	Wilsonville	Zimmerman, Linda L	9707
2501 E 2nd St Unit 3	Newberg	Rider, Garret	9713
PO Box 237	McMinnville	Land Use Resources LLC	9712
2343 Kudu Pl	Ventura	Frebe, Frank	9300
5628 NW 147th Pl	Portland	Giard, William	9722
74 Corniche Dr Unit 1	Dana Point	Nenadov, Suzana	9262
2501 E 2nd St 8	Newberg	Artikov, Dmitriy	9713
2501 E 2nd St No 9	Newberg	Poggl, Kelli	9713
2501 E 2nd St 10	Newberg	Jimenez, Christopher	9713
2501 E 2nd St No 11	Newberg	Roth, Kevin	9713
2110 Thorne St	Newberg	Barefoot 2nd LLC	9713
PO Box 21833	Keizer	Machauer Investment Properties LLC	9730
2501 E 2nd St Unit 14	Newberg	Foelker, Paige M	9713
314 S Airpark Way	Newberg	Donnelly, Tana L	9713
PO Box 490	Newberg	Orchard Lair No 1 Homeowners Association	9713
317 S Airpark Wy	Newberg	Grier, Mark C	9713
PO Box 248	Newberg	Whitney Family Properties Ltd Prtshp	9713
2568 E 3rd St	Newberg	Cooper, Joshua Lc	9713
Attn: Eldred Management Company LLC PO	Santa Barbara	Hancock Street LLC	9315
5630 NW Century Blvd	Hillsboro	Parr Lumber Company	9712
C/O Venerable Group LLC 1111 NE Flanders	Portland	1733 Morrison LLC	9723
Lopiparo Group LLC PO Box 12585	Portland	2401 E 2nd Avenue LLC	9721
301 Ironwood Dr	Newberg	Schuback, Paul	9713



GERBER

ARCHITECT

LLC.



Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and
Parking Improvements

Site Development Written Responses



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.
2. Type II.
 - a. Any new development or remodel which is not specifically identified within subsection (A)(1) of this section.
- 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.

Note: Site Development review has been addressed within the LU submittal documents and drawings.

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.



Note: Site Development review has been addressed within the LU submittal documents and drawings.

2. Site Analysis Diagram. A site analysis diagram shall be to scale and shall indicate the following characteristics on the site and within 100 feet of the site:
 - a. Relationship of adjacent lands;
 - b. Location of species of trees greater than four inches in diameter at four feet above ground level;
 - c. Existing and proposed topography;
 - d. Natural drainage and proposed drainage and grading;
 - e. Natural features and structures having a visual or other significant relationship with the site.
3. Architectural Drawings. Architectural drawings shall be prepared which identify floor plans and elevations.
4. Landscape Plan. The landscape plan shall indicate:
 - a. The size, species and approximate locations of plant materials to be retained or placed on the site together with a statement which indicates the mature size and canopy shape of all plant materials;
 - b. Proposed site contouring; and
 - c. A calculation of the percentage of the site to be landscaped.
5. **Special Needs for Handicapped. Where appropriate, the design review plan shall indicate compliance with handicapped accessibility requirements including, but not limited to, the location of handicapped parking spaces, the location of accessible routes from the entrance to the public way, and ramps for wheelchairs.**
6. Existing Features and Natural Landscape. The plans shall indicate existing landscaping and existing grades. Existing trees or other features intended to be preserved or removed shall be indicated on the plans.
7. Drives, Parking and Circulation. Proposed vehicular and pedestrian circulation, parking spaces, parking aisles, and the location and number of access points shall be indicated on the plans. Dimensions shall be provided on the plans for parking aisles, back-up areas, and other items as appropriate.
8. Drainage. The direction and location of on- and off-site drainage shall be indicated on the plans. This shall include, but not be limited to, site drainage, parking lot drainage, size and location of storm drain lines, and any retention or detention facilities necessary for the project.
9. Buffering and Screening. Buffering and screening of areas, structures and facilities for storage, machinery and equipment, services (mail, refuse, utility wires, and the like), loading and parking and similar accessory areas and structures shall be shown on the plans.
10. Signs and Graphics. The location, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features shall be shown on the plans.
11. Exterior Lighting. Exterior lighting within the design review plan shall be indicated on the plans. The direction of the lighting, size and type of fixtures, and an indication of the amount of lighting shall be shown on the plans.
12. Trash and Refuse Storage. All trash or refuse storage areas, along with appropriate screening, shall be indicated on the plans. Refuse storage areas must be constructed of brick, concrete block or other similar products as approved by the director.



13. Roadways and Utilities. The proposed plans shall indicate any public improvements that will be constructed as part of the project, including, but not limited to, roadway and utility improvements.
14. Traffic Study. A traffic study shall be submitted for any project that generates in excess of 40 trips per p.m. peak hour. This requirement may be waived by the director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the director for projects below 40 trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service. The traffic study shall be conducted according to the City of Newberg design standards. [Ord. 2619, 5-16-05; Ord. 2451, 12-2-96. Code 2001 § 151.192.]
The proposed development is not large enough to generate trips near 40 peak hour trips necessary to require a traffic study.

Note: Site Development review has been addressed within the LU submittal documents and drawings.

15.220.050 Criteria for design review.

- 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.
The original clinic was built in 2007 and utilized the following materials: metal gabled roofs, cupola, laps siding, 1x4 trim, brick sill/wainscot, vinyl double glazed windows, and a timber entry porch to a vestibule. The new additions will use the same materials to keep the same look and tie into existing massing/roof shapes.
 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.
Parking and on-site circulation were improved during the 2005 development. What are the current parameters?



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.
Setbacks, height restrictions and public access meet NMC requirements for both the existing conditions and proposed improvements.
4. Landscaping Requirements. The proposal shall comply with NMC 15.420.010 dealing with landscape requirements and landscape screening.
15% Our project will require a 15% upgrade of landscape screening. This is address with the addition of
5. Signs. Signs shall comply with NMC 15.435.010 et seq. dealing with signs.
Setbacks, height restrictions and public access meet NMC requirements for both the existing conditions and proposed improvements.
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.
Not Applicable to the veterinarian clinic addition/renovation.
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.
The proposal meets the M-2, light industrial Zoning District Compliance within the NMC requirements for both the existing conditions and proposed improvements to the veterinarian clinic and parking enlargement.
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.
Not Applicable to properties.
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.



Site improvements were developed, permitted and constructed during 2005-2007. These on-site and right-of-way improvements were built to NMC standards. The change to the site will not affect the existing right – of – way conditions.

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.]
The proposed development is not large enough to generate enough trips to require a traffic study.

Chapter 15.405 LOT REQUIREMENTS

15.405.010 Minimum and maximum lot area.

- A. In the following districts, each lot or development site shall have an area as shown below except as otherwise permitted by this code:
 3. In the M-1, M-2, M-3, and M-E districts, each lot or development site shall have a minimum area of 20,000 square feet.
Both lots involved with the existing FPC use meet the minimum square feet requirement.
Lot 1101 is 20,000 square feet and lot 1200 is 45,357 square feet.

15.405.040 Lot coverage and parking coverage requirements.

- C. All other districts and uses not listed in subsection (B) of this section shall not be limited as to lot coverage and parking coverage except as otherwise required by this code.
Maximum lot coverage, Maximum parking coverage, Maximum combined coverage not applicable to the M-2 zoning district.

Chapter 15.410 YARD SETBACK REQUIREMENTS

15.410.020 Front yard setback.

- 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.
The lots are located in the M-1 zoning district and front the St. Paul Highway. The 20-foot front yard setback for these lots apply to this frontage, but not Elliot Road. The existing FPC side elevation is setback 20 feet from the SPH right-of-way per the NMC. The proposed design builds toward the interior property lines, in order to maintain compliance.

**15.410.030 Interior yard setback.**

- C. Industrial and Mixed Employment. All lots or development sites in the AI, M-1, M-2, M-3, M-4, and M-E 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.

The lots in the M-1 district do not abut a residential district; therefore, there is no minimum interior yard setback. Where the existing and proposed structures are utilizing the zero-lot line, a fire rated assembly is incorporated into the design per current OSSC.

Chapter 15.415 BUILDING AND SITE DESIGN STANDARDS**15.415.020 Building height limitation.**

- B. Commercial, Industrial and Mixed Employment.

1. In the C-1 district no main building or accessory building shall exceed 30 feet in height.
The existing FPC is on the order of 21' in height to the main gable, and 24' to the hipped cupola roof. The additions will not exceed these heights.
2. In the AI, C-2, C-3, M-E, 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.
The two lots abut other M-1 parcels on the North side of the St Paul Highway. The lots across SPH are R-3, a High Density Residential district, but do not fall within the 50 feet distance as they are located on the other side of the highway.
3. In the C-4 district, building height limitation is described in NMC 15.352.040(J)(1).
4. In the M-E district within the riverfront overlay subdistrict, building height limitation is described in NMC 15.352.060.
The existing FPC is on the order of 21' in height to the main gable, and 24' to the hipped cupola roof. The additions will not exceed these heights.

15.415.040 Public access required.

No building or structure shall be erected or altered except on a lot fronting or abutting on a public street or having access to a public street over a private street or easement of record approved in accordance with provisions contained in this code. New private streets may not be created to provide access except as allowed under NMC 15.332.020(B)(24), 15.336.020(B)(8), and in the M-4 zone. Existing private streets may



not be used for access for new dwelling units, except as allowed under NMC 15.405.030. No building or structure shall be erected or altered without provisions for access roadways as required in the Oregon Fire Code, as adopted by the city.

Site improvements were developed, permitted and constructed during 2005-2007. These on-site and right-of-way improvements were built to NMC standards. The minor site changes are the addition of more hardscape parking; this will require a recalculation of the stormwater volume and implementation of measures to address it.

Chapter 15.420 LANDSCAPING AND OUTDOOR AREAS

15.420.010 Required minimum standards.

- B. Required Landscaped Area. The following landscape requirements are established for all developments except single-family dwellings:
1. A minimum of 15 percent of the lot area shall be landscaped; provided, however, that computation of this minimum may include areas landscaped under subsection (B)(3) of this section. Development in the C-3 (central business district) zoning district and M-4 (large lot industrial) zoning district is exempt from the 15 percent landscape area requirement of this section. Additional landscaping requirements in the C-4 district are described in NMC 15.352.040(K). In the AI airport industrial district, only a five percent landscaping standard is required with the goal of "softening" the buildings and making the development "green" with plants, where possible. The existence of the runway, taxiway, and approach open areas already provide generally for the 15 percent requirement. Developments in the AI airport industrial district with a public street frontage shall have said minimum landscaping between the front property line and the front of the building.
Minimum of 15% of the landscaping for the clinic and additions are well above required 15%. Lot one will be 29.8 % and the annex lot two will be 59%.
 2. All areas subject to the final design review plan and not otherwise improved shall be landscaped.
 3. The following landscape requirements shall apply to the parking and loading areas:
 - a. A parking or loading area providing 10 or more spaces shall be improved with defined landscaped areas totaling no less than 25 square feet per parking space.
The new parking being created will produce 10 or more spaces on the FPC Annex lot. Three new landscape islands will be incorporated in this area equaling 313 square feet.
 - b. A parking, loading area, or drive aisle which runs adjacent to a property line shall be separate from any lot line adjacent to a street by a landscaped strip at least 10 feet in interior width or the width of the required yard, whichever is greater, and any other lot line by a landscaped strip of at least five feet in interior width. See subsections (B)(3)(c) and (d) of this section for material to plant within landscape strips.



Site improvements were developed, permitted and constructed during 2005-2007. These on-site and right-of-way improvements were built to NMC standards. A strip of land connecting the two lots is an existing drive aisle, with 5' landscape strip on each side separating it from a PL to the North and South.

- c. **A landscaped strip separating a parking area, loading area, or drive aisle from a street shall contain street trees spaced as appropriate to the species, not to exceed 50 feet apart on average, and a combination of shrubs and ground cover, or lawn. This landscaping shall provide partial screening of these areas from the street.**
The existing landscape strips have arborvitae spaced between 5' to 10' for the full length.
- d. A landscaped strip separating a parking area, loading area, or drive aisle from an interior lot line shall contain any combination of trees, shrubs, ground cover or lawn. Plant material shall be selected from at least two different plant material groups (example: trees and shrubs, or lawn and shrubs, or lawn and trees and shrubs).
The existing landscape strips incorporate arborvitae spaced between 5' to 10' for the full length. There are shrubs between and around the arborvitae with a watering system for maintenance.
- e. Landscaping in a parking or loading area shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area.
The new landscape islands at the ends of the new parking aisles are uniformly distributed on lot 2. Lot 1 already has landscaping established and uniformly distributed.
- f. Landscaping areas in a parking lot, service drive or loading area shall have an interior width of not less than five feet.
New and existing landscaping islands are a 5' minimum width.
- g. All multifamily, institutional, commercial, or industrial parking areas, service drives, or loading zones which abut a residential district shall be enclosed with a 75 percent opaque, site-obscuring fence, wall or evergreen hedge along and immediately adjacent to any interior property line which abuts the residential district. Landscape plantings must be large enough to provide the required minimum screening requirement within 12 months after initial installation. Adequate provisions shall be maintained to protect walls, fences or plant materials from being damaged by vehicles using said parking areas.
The two lots do not abut a residential district, but it does incorporate a row of arborvitae along the interior PL creating an evergreen hedge.
- h. An island of landscaped area shall be located to separate blocks of parking spaces. At a minimum, one deciduous shade tree per seven parking spaces shall be planted to create a partial tree canopy over and around the parking area. No more than seven parking spaces may be grouped together without an island



separation unless otherwise approved by the director based on the following alternative standards:

- i. Provision of a continuous landscaped strip, with a five-foot minimum width, which runs perpendicular to the row of parking spaces (see Appendix A, Figure 13).
- ii. Provision of tree planting landscape islands, each of which is at least 16 square feet in size, and spaced no more than 50 feet apart on average, within areas proposed for back-to-back parking (see Appendix A, Figure 14).

The existing access drives are lined by 5' planting/drainage stripes. The new rows of parking spaces end in landscape islands.

4. Trees, Shrubs and Ground Covers. The species of street trees required under this section shall conform to those authorized by the city council through resolution. The director shall have the responsibility for preparing and updating the street tree species list which shall be adopted in resolution form by the city council.
 - a. Arterial and minor arterial street trees shall have spacing of approximately 50 feet on center. These trees shall have a minimum two-inch caliper tree trunk or stalk at a measurement of two feet up from the base and shall be balled and burlapped or boxed.
 - b. Collector and local street trees shall be spaced approximately 35 to 40 feet on center. These trees shall have a minimum of a one and one-half or one and three-fourths inch tree trunk or stalk and shall be balled and burlapped or boxed.
 - c. Accent Trees. Accent trees are trees such as flowering cherry, flowering plum, crab-apple, Hawthorne and the like. These trees shall have a minimum one and one-half inch caliper tree trunk or stalk and shall be at least eight to 10 feet in height. These trees may be planted bare root or balled and burlapped. The spacing of these trees should be approximately 25 to 30 feet on center.
 - d. All broad-leafed evergreen shrubs and deciduous shrubs shall have a minimum height of 12 to 15 inches and shall be balled and burlapped or come from a two-gallon can. Gallon-can size shrubs will not be allowed except in ground covers. Larger sizes of shrubs may be required in special areas and locations as specified by the design review board. Spacing of these shrubs shall be typical for the variety, three to eight feet, and shall be identified on the landscape planting plan.
 - e. Ground Cover Plant Material. Ground cover plant material such as greening juniper, cotoneaster, minor Bowles, English ivy, hypericum and the like shall be one of the following sizes in specified spacing for that size:

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

All requirements are being used by the landscape architect to guide the planting type and layout.

5. Automatic, underground irrigation systems shall be provided for all areas required to be planted by this section. The director shall retain the flexibility to allow a combination of irrigated and non irrigated areas. Landscaping material used within non-irrigated areas



must consist of drought- resistant varieties. Provision must be made for alternative irrigation during the first year after initial installation to provide sufficient moisture for plant establishment.

There is an existing irrigation system from previous LU approval(s). It will be assessed and upgraded by the Landscape Architect during documentation for permit submission.

6. Required landscaping shall be continuously maintained.
The existing facility does maintain their property and plan to do so with the addition.
 7. Maximum height of tree species shall be considered when planting under overhead utility lines.
The Landscape architect will comply
 8. Landscaping requirements and standards for parking and loading areas (subsection (B)(3) of this section) will apply to development proposals unless the institution has addressed the requirements and standards by an approved site development master plan. With an approved site development master plan, the landscape requirements will be reviewed through an administrative Type I review process.
 9. In the M-4 zone, landscaping requirements and standards for parking and loading areas (subsection (B)(3) of this section) do not apply unless within 50 feet of a residential district.
- C. Installation of Landscaping. All landscaping required by these provisions shall be installed prior to the issuance of occupancy permits, unless security equal to 110 percent of the cost of the landscaping as determined by the director is filed with the city, insuring such installation within six months of occupancy. A security – cash, certified check, time certificates of deposit, assignment of a savings account, bond or such other assurance of completion as shall meet with the approval of the city attorney – shall satisfy the security requirements. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the director, the security may be used by the city to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the city shall be returned to the applicant.

Chapter 15.425 EXTERIOR LIGHTING

15.425.010 Applicability and Exemptions.

- A. Applicability. Outdoor lighting shall be required for safety and personal security in areas of assembly, parking, and traverse, as part of multifamily residential, commercial, industrial, public, recreational and institutional uses. The applicant for any Type I or Type II development permit shall submit, as part of the site plan, evidence that the proposed outdoor lighting plan will comply with this section. This information shall contain but not be limited to the following:
1. The location, height, make, model, lamp type, wattage, and proposed cutoff angle of each outdoor lighting fixture.
Existing and new exterior lighting have been noted on site plan.
 2. Additional information the director may determine is necessary, including but not limited to illuminance level profiles, hours of business operation, and percentage of site dedicated to parking and access.



- 3. If any portion of the site is used after dark for outdoor parking, assembly or traverse, an illumination plan for these areas is required. The plan must address safety and personal security.

Existing and new exterior lighting have been noted on site plan. It will provide after dark illumination to maintain safety for users and squatters. ????

15.425.040 Requirements.

A. General Requirements – All Zoning Districts.

- 1. Low-level light fixtures include exterior lights which are installed between ground level and six feet tall. Low-level light fixtures are considered nonintrusive and are unrestricted by this code.
- 2. Medium-level light fixtures include exterior lights which are installed between six feet and 15 feet above ground level. Medium-level light fixtures must either comply with the shielding requirements of subsection(B) of this section, or the applicant shall show that light trespass from a property has been designed not to exceed one-half foot-candle at the property line.

The lighting is located in the interior of the site on a timber post or wall mounted away from property lines. The new exterior lighting will be the same.

- 3. High-level light fixtures include exterior lights which are installed 15 feet or more above ground level. High-level light fixtures must comply with the shielding requirements of subsection (B) of this section, and light trespass from a property may not exceed one-half foot-candle at the property line.

B. Table of Shielding Requirements. (see table, fully shielded/cutoff fixtures to be used.)

B. Table of Shielding Requirements.

Fixture Lamp Type	Shielded
Low/high pressure sodium, mercury vapor, metal halide and fluorescent over 50 watts	Fully
Incandescent over 160 watts	Fully
Incandescent 160 watts or less	None
Fossil fuel	None
Any light source of 50 watts or less	None
Other sources	As approved by NMC

15.425.030

Note: "Incandescent" includes tungsten-halogen (quartz) lamps.

[Ord. 2537, 11-6-00. Code 2001 § 151.588.]



Chapter 15.430 UNDERGROUND UTILITY INSTALLATION

15.430.010 Underground utility installation.

- A. All new utility lines, including but not limited to electric, communication, natural gas, and cable television transmission lines, shall be placed underground. This does not include surface-mounted transformers, connections boxes, meter cabinets, service cabinets, temporary facilities during construction, and high-capacity electric lines operating at 50,000 volts or above.
All lines will be underground.
- B. Existing utility lines shall be placed underground when they are relocated, or when an addition or remodel requiring a Type II design review is proposed, or when a developed area is annexed to the city.
All lines will be underground.
- C. The director may make exceptions to the requirement to underground utilities based on one or more of the following criteria:
1. The cost of undergrounding the utility is extraordinarily expensive.
 2. There are physical factors that make undergrounding extraordinarily difficult.
 3. Existing utility facilities in the area are primarily overhead and are unlikely to be changed.

Chapter 15.440 OFF-STREET PARKING, BICYCLE PARKING, AND PRIVATE WALKWAYS

15.440.010 Required off-street parking.

- A. Off-street parking shall be provided on the development site for all R-1, C-1, M-1, M-2 and M-3 zones. In all other zones, the required parking shall be on the development site or within 400 feet of the development site which the parking is required to serve. All required parking must be under the same ownership as the development site served except through special covenant agreements as approved by the city attorney, which bind the parking to the development site.
1. In cases where the applicant is proposing off-street parking, refer to subsection (F) of this section for the maximum number of parking spaces.
Parking on both lots do not exceed maximum number parking.
- E. 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.
Within the upgraded parking area a designated carpool parking space is provided half way between the main clinic and the annex.

15.440.020 Parking area and service drive design.

- A. All public or private parking areas, parking spaces, or garages shall be designed, laid out and constructed in accordance with the minimum standards as set forth in NMC 15.440.070.



Minimum standards were met in the original parking lot layouts. The new portion being created will meet the minimum standards noted.

- B. Groups of three or more parking spaces, except those in conjunction with single-family or two-family dwellings on a single lot, shall be served by a service drive so that no backward movement or other maneuvering of a vehicle within a street, other than an alley, will be required. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic access and egress and maximum safety of pedestrian and vehicular traffic on the site, but in no case shall two-way and one-way service drives be less than 20 feet and 12 feet, respectively. Service drives shall be improved in accordance with the minimum standards as set forth in NMC 15.440.060.

Existing drive aisles, and proposed drive aisle will meet the noted access and egress minimum widths noted.

15.440.030 Parking spaces required.

Use	Minimum Parking Spaces Required
Office buildings, business, and professional offices	1 for every 400 sq.ft. of gross floor area

Minimum parking space requirement noted has been used within the calculations on the site plan parking count. Owner is opting to increase number of off street parking space to meet the increased needs due to regional housing growth.

15.440.050 Common facilities for mixed uses.

- A. In the case of mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements for the various uses. Off-street parking facilities for one use shall not be considered as providing parking facilities for any other use except as provided below.
The annex has been permitted to meet the minimum requirements on its lot. The clinic expansion meets its own minimum parking requirements on its lot, but in reality it will be sharing the new parking created on the adjacent annex lot to better serve the increased staff and clientele.
- B. Joint Uses of Parking Facilities. The director may, upon application, authorize the joint use of parking facilities required by said uses and any other parking facility; provided, that:
1. The applicant shows that there is no substantial conflict in the principal operating hours of the building or use for which the joint use of parking facilities is proposed.
Both the Vet Annex and clinic will be on the same operating hours.
 2. The parking facility for which joint use is proposed is no further than 400 feet from the building or use required to have provided parking.
Both the Vet Annex and clinic are within 400' of shared parking.
 3. The parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a legal instrument approved by the city attorney as to form and content. Such instrument, when approved as conforming to the provisions of the ordinance, shall be recorded in the office of the county recorder and copies of the instrument filed with the director.
Parking on each lot has been established, maintained, and slightly modified to improve on-site space needed for additional staff and clientele.



15.440.060 Parking area and service drive improvements.

All public or private parking areas, outdoor vehicle sales areas, and service drives shall be improved according to the following:

- A. All parking areas and service drives shall have surfacing of asphaltic concrete or Portland cement concrete or other hard surfacing such as brick or concrete pavers. Other durable and dust-free surfacing materials may be approved by the director for infrequently used parking areas. All parking areas and service drives shall be graded so as not to drain stormwater over the public sidewalk or onto any abutting public or private property.
New impervious paving will continue on-site slopes to run sheeting water towards ditches and swales with over-flow to stormwater main along St. Paul Highway.
- B. All parking areas shall be designed not to encroach on public streets, alleys, and other rights-of-way. Parking areas shall not be placed in the area between the curb and sidewalk or, if there is no sidewalk, in the public right-of-way between the curb and the property line. The director may issue a permit for exceptions for unusual circumstances where the design maintains safety and aesthetics.
New parking is improving on-site circulation to and through the existing development auto and pedestrian access/egress systems.
- C. All parking areas, except those required in conjunction with a single-family or two-family dwelling, shall provide a substantial bumper which will prevent cars from encroachment on abutting private and public property.
Existing and new parking does not abut private property in such a way as to encroach.???
- D. All parking areas, including service drives, except those required in conjunction with single-family or two-family dwellings, shall be screened in accordance with NMC 15.420.010(B).
*Existing driveways and on site parking are lined with rows of 8-10-12' arborvitae.
New parking area will be screened by raised planter created as stormwater collection, filtration, and transport to adjacent swale with overflow drainage to stormwater main along St. Paul Highway.*
- E. Any lights provided to illuminate any public or private parking area or vehicle sales area shall be so arranged as to reflect the light away from any abutting or adjacent residential district.
Existing pole and wall sconce lighting to be maintained. New wall sconce fixtures along NW elevations will utilize full cutoff shielding to minimize light spill over onto adjacent property line.
- F. All service drives and parking spaces shall be substantially marked and comply with NMC 15.440.070.
All existing and new paved surfaces shall have a seal coat with upgraded striping to be in compliance with section noted.
- G. Parking areas for residential uses shall not be located in a required front yard, except as follows:
 - 1. Attached or detached single-family or two-family: parking is authorized in a front yard on a service drive which provides access to an improved parking area outside the front yard.
 - 2. Three- or four-family: parking is authorized in a front yard on a service drive which is adjacent to a door at least seven feet wide intended and used for entrance of a vehicle (see Appendix A, Figure 12).
- H. A reduction in size of the parking stall may be allowed for up to a maximum of 30 percent of the total number of spaces to allow for compact cars. For high turnover uses, such as convenience stores or fast-food restaurants, at the discretion of the director, all stalls will be required to be full-sized.
Existing double loaded parking, 3 each side, will utilize a narrower parking space for compact cars.



15.440.070 Parking tables and diagrams.

The following tables provide the minimum dimensions of public or private parking areas:

Diagram 1

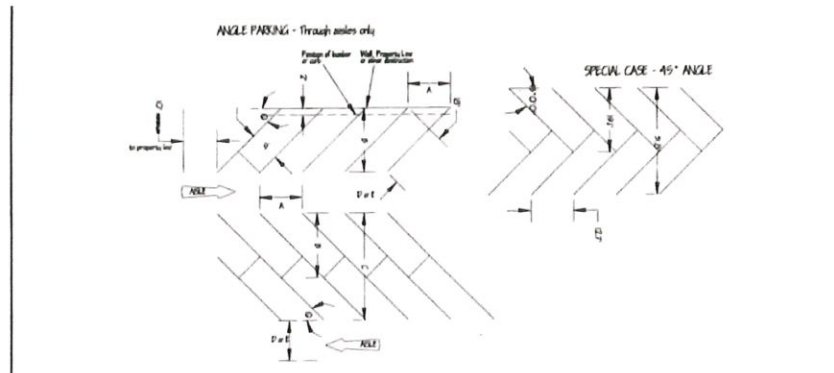
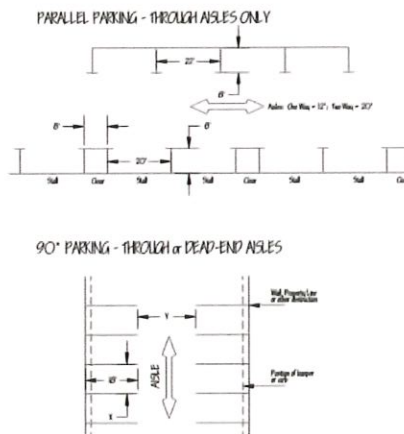


Diagram 2



Notes:

1. Bumpers must be installed where paved areas abut street right-of-way (except at driveways).
2. No stalls shall be such that cars must back over the property line to enter or leave stall.
3. Stalls must be clearly marked and the markings must be maintained in good condition.
4. The sketches show typical situations to illustrate the required standards. For further information or advice, contact the community development department at 537-1210.



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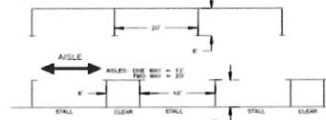
LLC.

Table of Dimensions (In Feet)

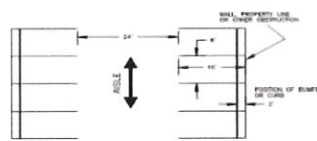
Stall Width with Corresponding Aisle Width						
Stall Width = X	9	9.5	10	10.5	11	12
Aisle Width = Y	24	24	22	22	20	20

Diagram 3

PARALLEL PARKING COMPACT VEHICLES
THROUGH AISLES ONLY



90° PARKING - THROUGH AND DEAD END AISLES



Notes:

1. Bumpers must be installed where paved areas abut street right-of-way (except at driveways).
2. No stalls shall be such that cars must back over the property line to enter or leave stall.
3. Stalls must be clearly marked and the markings must be maintained in good condition.
4. The sketches show typical situations to illustrate the required standards. For further information or advice, contact the planning department.

Table of Dimensions (In Feet)

Angle - °	Basic Stall		Back to Back	Aisles	
	A	B	C	D (One-Way)	E (Two-Way)
30°	18	16.8	25.8	12	20
38°	14.6	18.2	29.3	12	20
45°	12.7	19.1	31.8	12	20
52°	11.4	19.7	33.9	13	20
55°	11	19.9	34.6	14	20
60°	10.4	20.1	35.7	15	20
70°	9.6	20	36.9	18	20
80°	9.1	19.3	37	20	20

Parking lot layout provided is to criteria noted within previous tables.



ARTICLE II BICYCLE PARKING

15.440.090 Bicycle parking spaces required.

New commercial, industrial, office, and institutional developments, including additions that total 4,000 square feet or more:

One bicycle parking space for every 10,000 square feet of gross floor area. In C-4 districts, two bicycle parking spaces, or one per 5,000 square feet of building area, must be provided, whichever is greater.

Notes:

- a. Short-term bicycle parking is parking intended to be used for durations less than two hours. Short-term bicycle parking shall consist of a stationary rack or other approved structure to which the bicycle can be locked securely and shall be located within 50 feet of the main building entrance or one of several main entrances, and no further from an entrance than the closest automobile parking space. Shelter or cover may be required for a specified percentage of short-term parking.
- b. Long-term bicycle parking is parking intended to be used for durations over two hours. Long-term parking shall consist of a lockable enclosure, a secure room in a building on-site, monitored parking, or another form of fully sheltered and secure parking.

15.440.110 Design.

- A. Bicycle parking facilities shall consist of one or more of the following:
 1. A firmly secured loop, bar, rack, or similar facility that accommodates locking the bicycle frame and both wheels using a cable or U-shaped lock.
 2. An enclosed locker.
 3. A designated area within the ground floor of a building, garage, or storage area. Such area shall be clearly designated for bicycle parking.
 4. Other facility designs approved by the director.
- B. All bicycle parking spaces shall be at least six feet long and two and one-half feet wide. Spaces shall not obstruct pedestrian travel.

Covered area at Annex will provide 4 spaces per area noted.
Short term bike parking is being accommodated adjacent to the clinic entry per a staples style rack.
- B. All spaces shall be located within 50 feet of a building entrance of the development.

Bike parking proposed above will be located within 50 feet of the annex and clinic respectively.
- C. Required bicycle parking facilities may be located in the public right-of-way adjacent to a development subject to approval of the authority responsible for maintenance of that right-of-way.

Not applicable as bike parking being proposed will not be within public r-o-w but private property near professional facilities.



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LLC.



Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and
Parking Improvements

Stormwater Management Agreement

AFTER RECORDING RETURN TO:
City of Newberg – Engineering Department
PO Box 970 - 414 E. First Street
Newberg, OR 97132

CITY OF NEWBERG
AGREEMENT TO MAINTAIN PRIVATE
STORMWATER FACILITIES

THIS AGREEMENT is entered into this ___ day of _____, 20__ by and between the City of Newberg, a municipal corporation of the State of Oregon, hereinafter called CITY, and

Randall J. Matthiesen

(Owner name)

2347 NE 62nd Ave.

(Address)

Portland, OR 97213

(City, State, Zip)

503-550-2491

(Phone)

crockettalamo@gmail.com

(Email Address)

AND

Daniel J. Matthiesen

(Owner name)

21000 Big Fir Lane

(Address)

Dundee, OR 97115

(City, State, Zip)

503-550-6998

(Phone)

Elwk2005@gmail.com

(Email Address)

hereinafter called OWNER(s).

RECITALS

1. OWNER has developed the following facilities located at:
Address: 151 N. Elliot St. Newberg, OR 97132
Legal Name: Lot 5, Block 1, Flightway Industrial Park, City of Newberg, Yamhill County
Tax Identification: R3220AD/01200 (Tax Lot assigned at the time of recording this document.
Any subsequent Tax Lots assigned due to the division of Tax Lot 01200 are also bound in perpetuity to the requirements of this agreement.)

(select one, or both if applicable):

Private Stormwater Detention or Retention Facilities

Private Water Quality Treatment Facilities

2. Stormwater Facilities (FACILITIES) enable development of property while mitigating the impacts of additional surface water and pollutants associated with stormwater runoff prior to discharge from the property to the public stormwater system. The consideration for this agreement is connection to the public stormwater system.

3. The property benefited by the FACILITIES and subject to the obligation of this Agreement is described in Exhibit A (PROPERTY). The site specific maintenance plan and checklist for the FACILITIES is to assist with the successful completion of the operation and maintenance is described in Exhibit B. Exhibits A and B are attached hereto and incorporated by reference.

4. The FACILITIES are a required condition of permit approval for the property and are designed by a registered professional engineer in accordance with the City of Newberg Standard Design Manual; and are binding on all current and future owners of the property as described in Section VII below. The owner is required to operate and maintain the FACILITIES in accordance with the attached O&M plans.

5. CITY and OWNER agree that effective maintenance of the FACILITIES will best be facilitated by regular inspections, not less than twice a year, those times being generally described as once in the early spring and again in the fall prior to the onset of fall rains.

6. Failure to inspect and maintain the FACILITIES will constitute a violation of Section 13.25 of the Newberg Municipal Code (NMC) and can result in a notice of violation and penalties, as stated in Section V below:

NOW, THEREFORE, it is agreed by and between the parties as follows:

I. OWNER INSPECTIONS

OWNER shall provide inspections of the Facilities in conformance with the requirements set forth in Exhibits B. OWNER shall maintain a log of inspection activities. The log shall be available to the CITY upon request, and submitted yearly to the City as outlined in Section 13.25.300, Maintenance of the NMC.

II. DEFICIENCIES

All aspects in which the FACILITIES fail to satisfy the Operations and Maintenance Plan shall be noted as "Deficiencies" in the inspection logs.

III. OWNER CORRECTIONS

All Deficiencies shall be corrected at OWNER'S expense within thirty (30) days after completion of the inspection. If more than 30 days is reasonably needed to correct a Deficiency, OWNER shall have a reasonable period to correct the Deficiency so long as the correction is commenced within the 30-day period and is diligently prosecuted to completion.

IV. CITY INSPECTIONS

OWNER hereby grants CITY the right to access and inspect the FACILITIES. CITY will endeavor to give prior notice (as courtesy to OWNER), except that no notice shall be required in case of an emergency. CITY shall determine whether Deficiencies need to be corrected. OWNER (at the last known address provided to the City) will be notified in writing via first class mail of the Deficiencies and shall make corrections in accordance with the City inspection report and within the timeframe specified in the report.

V. CITY CORRECTIONS

If correction of all CITY identified Deficiencies is not completed within the timeframe specified in the notice of violation, the CITY shall have the right to correct the noted Deficiencies. CITY (i) shall hereby have full access to the Facilities for the purpose of correcting such Deficiencies and (ii) shall bill OWNER in accordance with the summary abatement procedures of NMC 13.25.370.

VI. EMERGENCY MEASURES

If at any time the CITY reasonably determines that the FACILITIES create an immediate threat to public health and safety; potential for damage to public or private property adjacent to or downstream of the FACILITIES; or the potential for damage or negative impacts to water quality, riparian habitat, or channel morphology of the receiving watercourse; the CITY may immediately and without prior notice to OWNER take measures reasonably designed to remedy the threat. CITY shall provide notice of the threat and the measures taken to OWNER as soon as reasonably practicable, and charge OWNER for the cost of these corrective measures as outlined in V above.

VII. FORCE AND EFFECT

This Agreement has the same force and effect as any deed covenant running with the land and shall benefit and bind all OWNERS of the PROPERTY present and future, and their heirs, successors and assigns.

VIII. AMENDMENTS

The terms of this Agreement may be amended only by mutual agreement of the parties and shall not alter the intended purpose, intent, or functionality (NMC 13.25.300) of the FACILITIES. Any amendments shall be in writing, shall refer specifically to this Agreement, and shall be valid only when executed by the owners of the PROPERTY and CITY and recorded in the Official Records of Yamhill County.

IX. PREVAILING PARTY

In any action brought by either party to enforce the terms of this Agreement, the prevailing party shall be entitled to recover all costs, including reasonable attorney's fees as may be determined by the court having jurisdiction, including any appeal.

X. SEVERABILITY

The invalidity of any section, clause, sentence, or provision of this Agreement shall not affect the validity of any other part of this Agreement, which can be given effect without such invalid part or parts.

SIGNATURES AND NOTARIAL ACKNOWLEDGMENTS CONTINUE ON FOLLOWING PAGE

City Approval:

Sue Ryan
City Recorder

Department Approval:

Kaaren Hofmann
City Engineer

Approved as to Form and Content:

Bill Monahan
Outside Counsel for City of Newberg

EXHIBIT A:

Legal Description of Benefited Lot (Lot 5, Block 1, Flightway Industrial Park)

Location of Benefited Lot (Lot 5, Block 1, Flightway Industrial Park)

Location of Facility (Lot 5, Block 1, Flightway Industrial Park)

Lot 5, Block 1, Flightway Industrial Park - Agreement to Maintain Private Stormwater Facilities

EXHIBIT A (Legal Description of Benefited Lot)

BENEFITED PROPERTY LEGAL DESCRIPTION:

PRIVATE STORMWATER FACILITY MAINTENANCE AGREEMENT

LOT 5, BLOCK 1, "FLIGHTWAY INDUSTRIAL PARK" FINAL PLAT, YAMHILL COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER SECTION OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF NEWBERG, YAMHILL COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 5 OF BLOCK 1 OF THE FINAL PLAT OF "FLIGHTWAY INDUSTRIAL PARK", YAMHILL COUNTY RECORDS.

CONTAINS 45,357 SQUARE FEET, MORE OR LESS.

Lot 5, Block 1, Flightway Industrial Park - Agreement to Maintain Private Stormwater Facilities
EXHIBIT A (Location of Facility)

The STORMWATER SYSTEM consists of a 5' vegetative filter strip around the paved area as designated. This strip contains a mix of absorptive vegetative grasses as follows: Tufted Hair Grass, Slender Hair Grass, California Brome Grass. Any remaining stormwater will flow through an overflow pipe if necessary and down toward the ditch along Hwy 219.

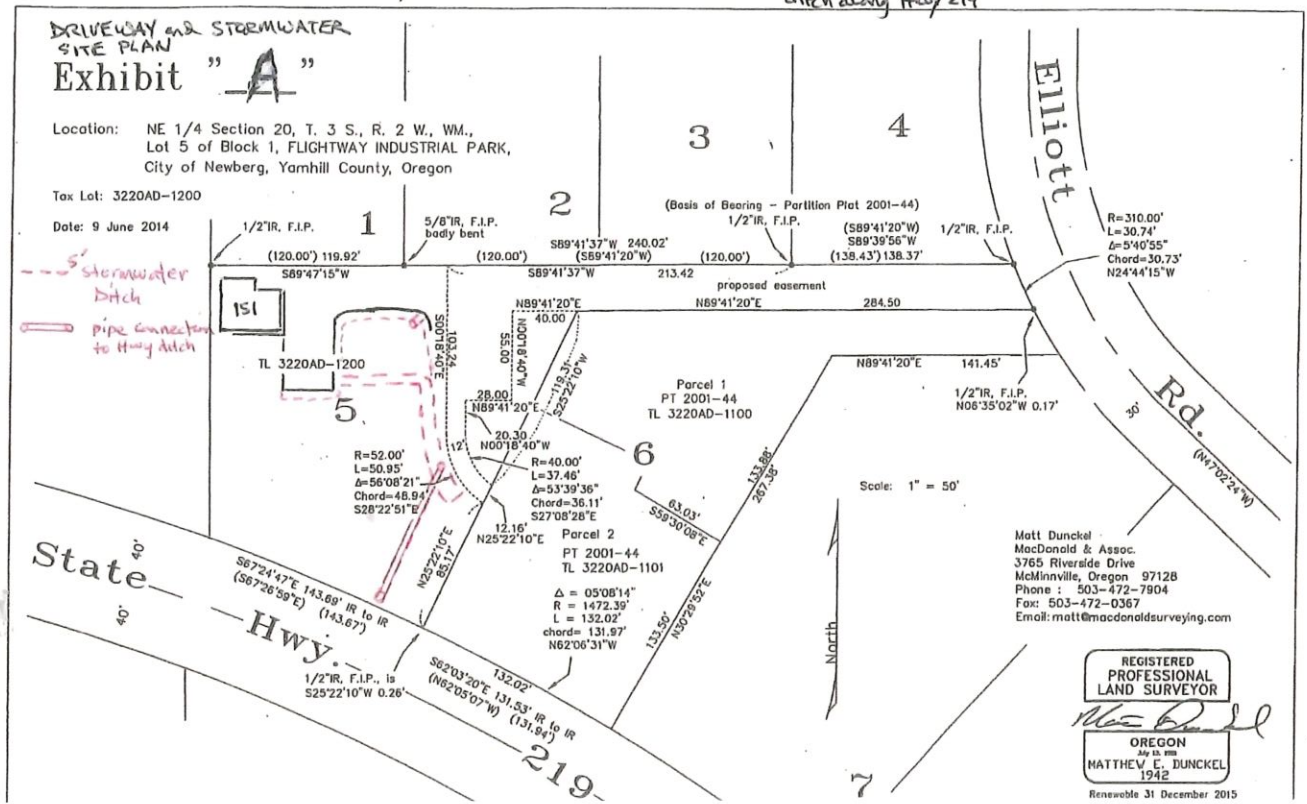


EXHIBIT B:

Operations & Maintenance Plan

Lot 5, Block 1, Flightway Industrial Park, Agreement to Maintain Private Stormwater Facility
EXHIBIT B (Operations and Maintenance Plan)
NORTHEAST ¼ OF SECTION 20 TOWNSHIP 3 SOUTH RANGE 2 WEST WILLAMETTE MERIDIAN

DESCRIPTION:

Lot 5, Block 1 of Flightway Industrial Park in Newberg, Oregon contains a private stormwater system that is required to be maintained by the owner of Lot 5, their successors in interest and/or assigns, in accordance with the following specifications.

The stormwater system consists of a 5-foot vegetative filter strip along the boundary of on-site paved areas. The vegetative strip contains a mixture of absorptive vegetative grasses, including tufted hairgrass, slender hairgrass, and California brome grass. The system is designed to allow any excess stormwater to flow through an overflow pipe to an existing drainage ditch along the subject property's frontage on State Highway 219.

See **EXHIBIT A** for a legal description of the benefited lot, the location of the benefited lot, and the location of the stormwater facility.

SCHEDULE:

Each part of the system shall be inspected and maintained quarterly and within 48-hours after each major storm event. For this O&M Plan, a major storm event is defined as 1.0 inches of rain in 24 hours or more. All components of the storm system as described above must be inspected and maintained frequently or they will cease to function effectively. The facility owner shall keep a log, recording all inspection dates, observations, and maintenance activities. Receipts shall be saved when maintenance is performed and there is record of expense. A stormwater monitoring log is included in **EXHIBIT C**.

INSPECTION AND MAINTENANCE PROCEDURES:

The facility listed shall be inspected and maintained as stated:

- Vegetation or roots from large shrubs and trees that limit access or interfere with facility operations shall be prevented.
- Fallen leaves and debris from deciduous plant foliage shall be raked and removed biannually.
- Nuisance and prohibited vegetation of all species shall be removed biannually. Invasive vegetation shall be removed and replaced.
- Dead vegetation shall be removed to maintain less than 10% of area coverage or when facility function is impaired. Vegetation shall be replaced within 3 months or immediately if the season is appropriate, in order to maintain cover density and control erosion where soils are exposed.
- Inlets and outlets shall be inspected quarterly and after any large rain event.
- Any trash or debris that collects in the facility and may inhibit facility function shall be removed quarterly.

Source Control measures prevent pollutants from mixing with stormwater. Typical non-structural control measures include raking and removing leaves, street sweeping, vacuum sweeping, and limited and controlled application of pesticides, herbicides, and fertilizers.

- Source control measures shall be inspected and maintained quarterly.
- Signage shall be maintained.

Spill Prevention measures shall be exercised when handling substances that can contaminate stormwater. Virtually all sites, including residential and commercial, present dangers from spills. It is important to exercise caution when handling substances that can contaminate stormwater. Activities that pose the chance of hazardous material spills shall not take place near facility.

- The proper authority and the property owner shall be contacted immediately if a spill is observed.
- A spill kit shall be kept near spill-prone operations and refreshed annually.
- Employees shall be trained on spill control measures.
- Shut-off valves shall be tested quarterly.
- Releases of pollutants shall be corrected within 12 hours.

Insects and Rodents shall not be harbored in any part of the storm system.

- Pest control measures shall be taken when insects/rodents are found to be present.
- If sprays are considered, a mosquito larvicide such as Bacillus thurendensis or Altoside formulations can be applied only if absolutely necessary and shall not be used where it will enter groundwater or come into contact with any standing water. Sprays shall be applied only by licensed individuals or contractors.
- Standing water and food sources shall be prevented.
- Holes in the ground located in and around the storm system shall be filled.
- Outfalls draining into vegetated swales shall be inspected and cleaned regularly to ensure no rodent activity, which can clog or decrease the efficiency of the storm system.

Access shall be maintained for all facilities so operations and maintenance can be performed as regularly scheduled.

Financial Responsibility:

The facility is to be maintained by the property owner, their successors in interest and/or assigns. In the event the property is held by multiple property owners, said property owners shall equally share maintenance costs and responsibilities associated with the facility. The existing system was designed to be easily maintained by the property owners.

This Operations and Maintenance Plan is **EXHIBIT B** to an Agreement to Maintain Private Stormwater Facilities between current property owners, Randall J. Matthiesen and Daniel J. Matthiesen (as well as future property owners of Lot 5, Block 1 of Flightway Industrial Park) and the City of Newberg.

A copy of the O&M Plan shall be provided to all property owners and tenants.

EXHIBIT C:

Stormwater Monitoring Log
Operations & Maintenance Form

Dates, descriptions of activities and contractors (if applicable) shall be recorded for all structural repairs, landscape maintenance, and facility cleanout activities.

Date:	_____
Work performed by:	_____
Work performed:	_____

Details:	_____

Date:	_____
Work performed by:	_____
Work performed:	_____

Details:	_____

OPERATIONS & MAINTENANCE FORM

PRIVATE STORMWATER MANAGEMENT FACILITIES

SIGNATURE AND ACKNOWLEDGEMENT

By signing below, the owner accepts and agrees to the terms and conditions contained in this O&M Form and in any document executed by filer and recorded with it. The owner further acknowledges that this documentation has been prepared on their behalf and that they are responsible for the quality and completeness of the O&M Plan. Any failure to comply with the terms of these plans may result in enforcement actions requiring the property owner to restore the stormwater facilities to a functional state as approved under original requirements.

The owner also accepts that the City requires property owners to submit and record, with the County, complete and accurate O&Ms and that substantial changes to the O&M require City approval prior to County recording.
A revised O&M must state that it supersedes a previous O&M

THIS PAGE MUST BE SIGNED IN THE PRESENCE OF A NOTARY.

Property Owner or Authorized Representative (1) Signature

Property Owner or Authorized Representative (2) Signature

NOTARY SIGNATURE AND STAMP

INDIVIDUAL Acknowledgement

This acknowledgement is intended for property owned by individuals or trusts.

STATE of OREGON county of: _____

This instrument was acknowledged before me on: (date) _____

By: (owner 1) _____

By: (owner 2) _____

Notary Signature _____

My Commission Expires _____

Notary Seal:

OR CORPORATE Acknowledgement

This acknowledgement is intended for corporation, government agencies, school districts, or other formal entities

STATE of OREGON county of: _____

This instrument was acknowledged before me on: (date) _____

By: (representative) _____

As: (Title) _____

Of: (Corporation) _____

Notary Signature _____

My Commission Expires _____

Notary Seal:



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Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and
Parking Improvements

Graphics

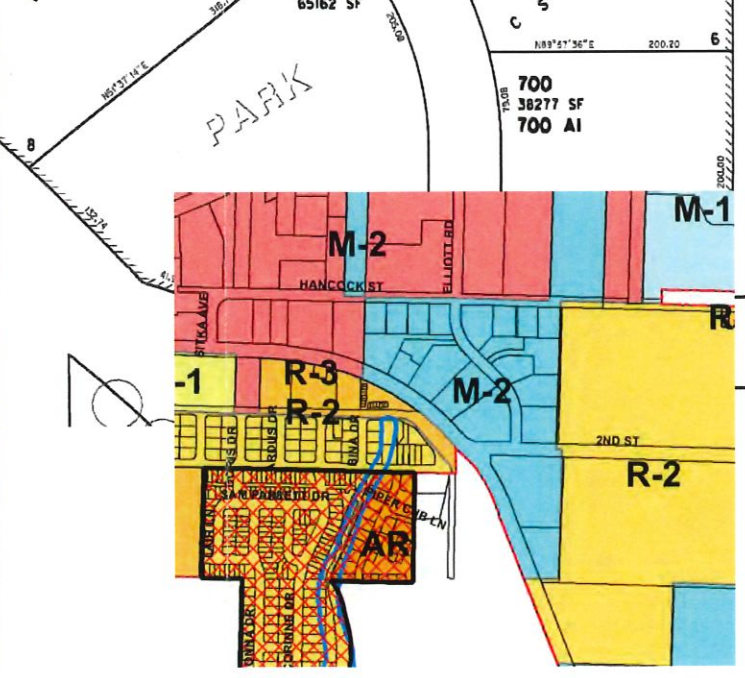
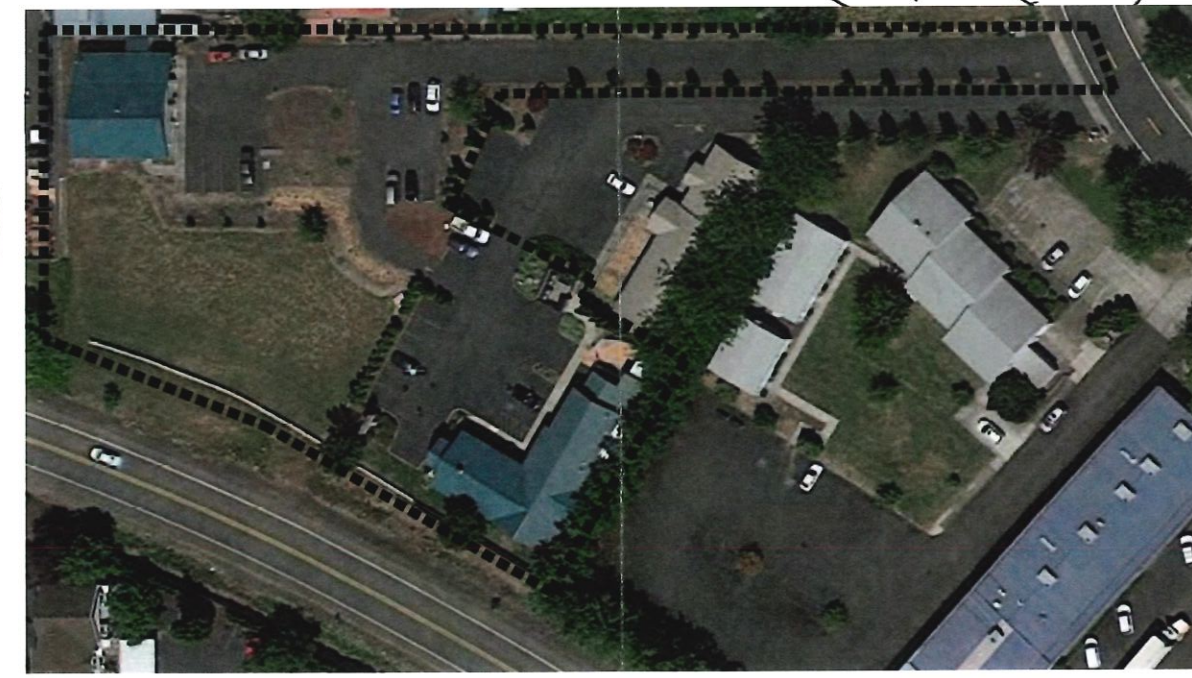
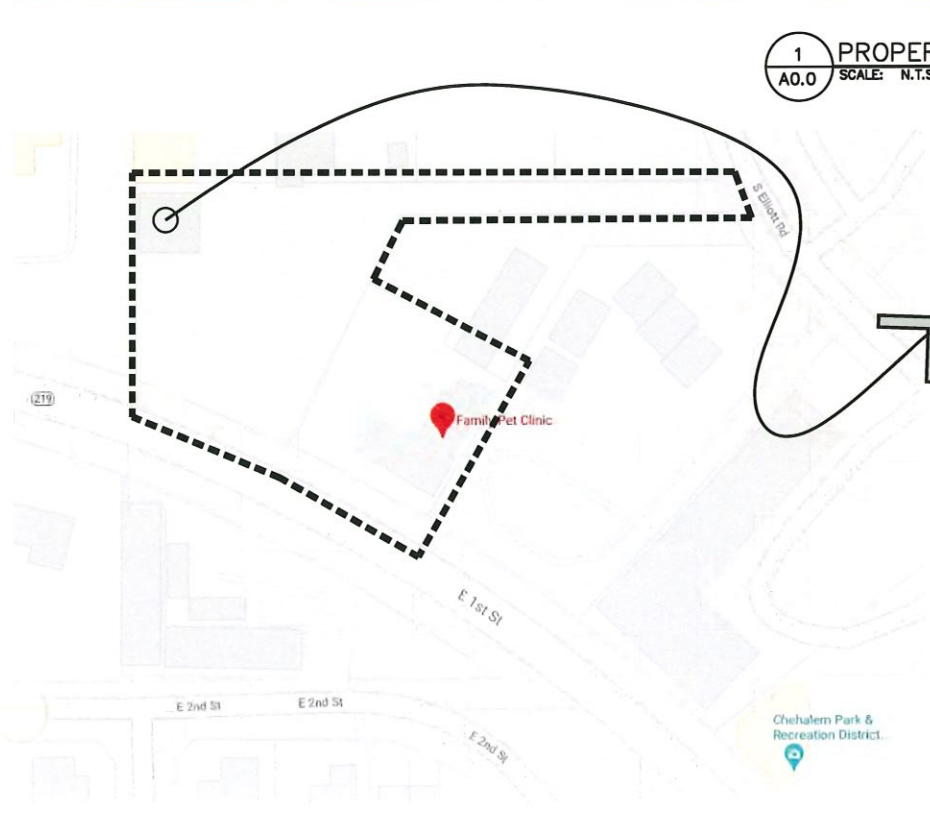
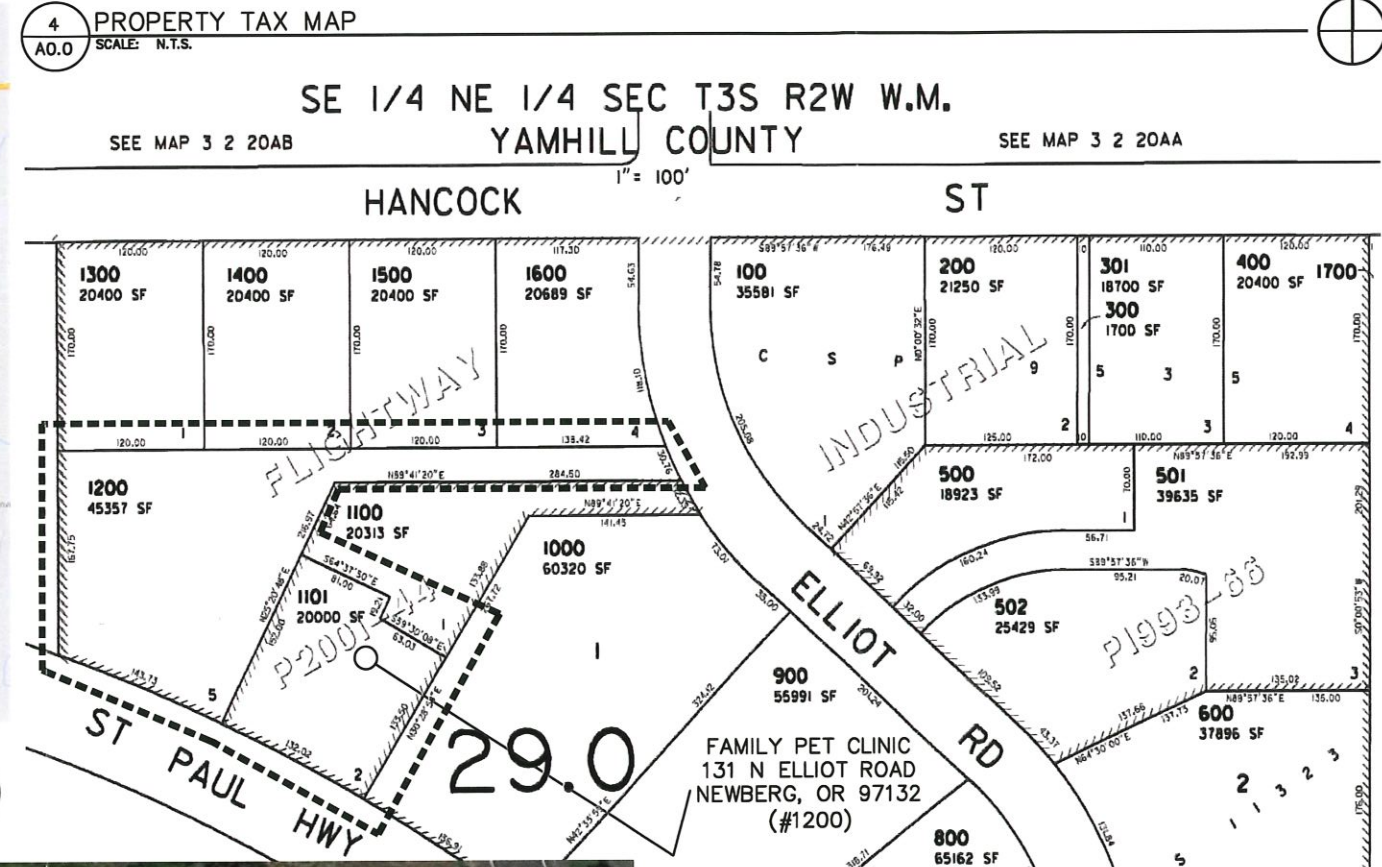
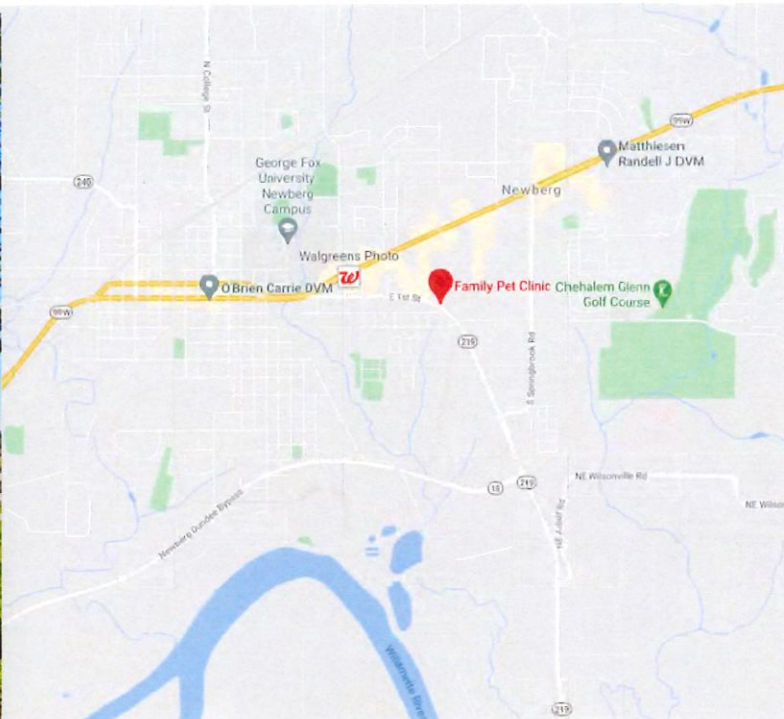
FAMILY PET CLINIC - ADDITIONS & RENOVATION

APRIL 21, 2022

131 NORTH ELLIOTT ROAD
NEWBERG, OR 97132

CITY OF NEWBERG LAND-USE DRAWINGS

CLIENT / CLIENT REP: DANIEL MATTHIESEN FAMILY PET CLINIC 131 N ELLIOTT ROAD NEWBERG, OREGON 97132 (503) 554-5533	PROJECT ARCHITECT: STEPHEN J GERBER ARCHITECT GERBER ARCHITECT, LLC 9340 SW YOUNGBERG HILL ROAD MCMINNVILLE, OREGON 97128 (503) 459-7737	STRUCTURAL ENGINEER: SCOTT BOWMAN P.E. ANGLE DESIGN 30421 NE HURT ROAD TROUTDALE, OREGON 97060 (503) 766-3213	DRAWING LIST: A.00 COVER SHEET / SITE PLAN A.01 ENLARGED ADJACENT AERIAL A.02 EXISTING SITE PLAN A.0.3 PROPOSED SITE PLAN A.0.4 ENLARGED PROPOSED SITE PLAN A1.1 EXISTING FLOOR & ROOF PLAN A1.2 PROPOSED FLOOR & ROOF PLAN A1.3 EXTERIOR ELEVATIONS & BUILDING SECTIONS	
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1 PROPERTY - VICINITY MAP
2 PROPERTY - SITE DIAGRAM
3 SITE AERIAL IMAGE
4 PROPERTY TAX MAP
5 PARTIAL CoN ZONING MAP

FAMILY PET CLINIC - ADDITIONS
LAND-USE APPLICATIONS
 NEWBERG, OREGON 97132
COVER SHEET

Revisions:	Date:	Issued For:
Date:	APRIL 21, 2022	
Issued For:		
CoN LU APPLICATION		
Job No:	GA-2021-C002	
1 of 8		
A0.0		
LAND-USE SET		



STEPHEN J. GERBER ARCHITECT
 McMinnville, Oregon 97128
 503 459 7737
 gerberarch

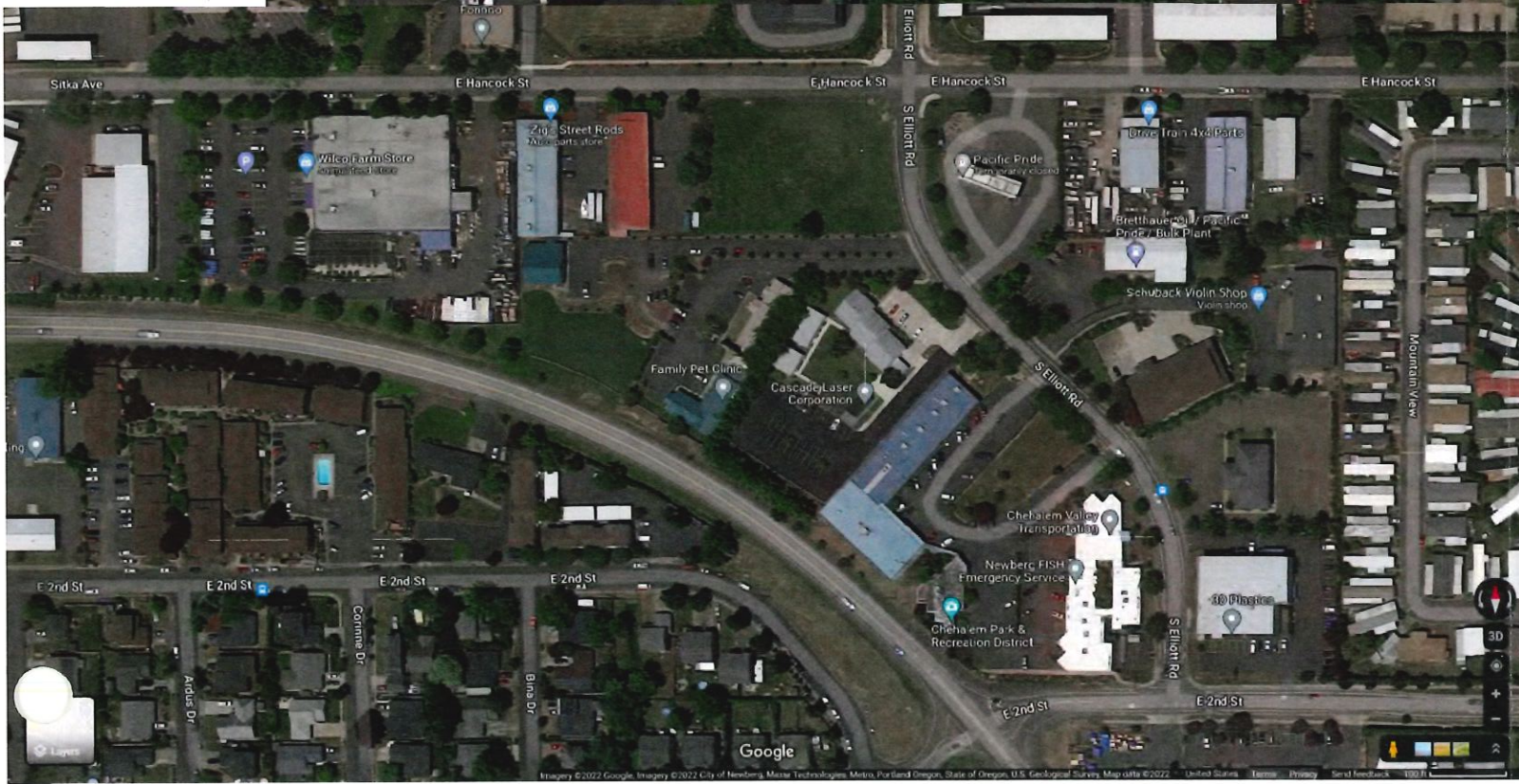
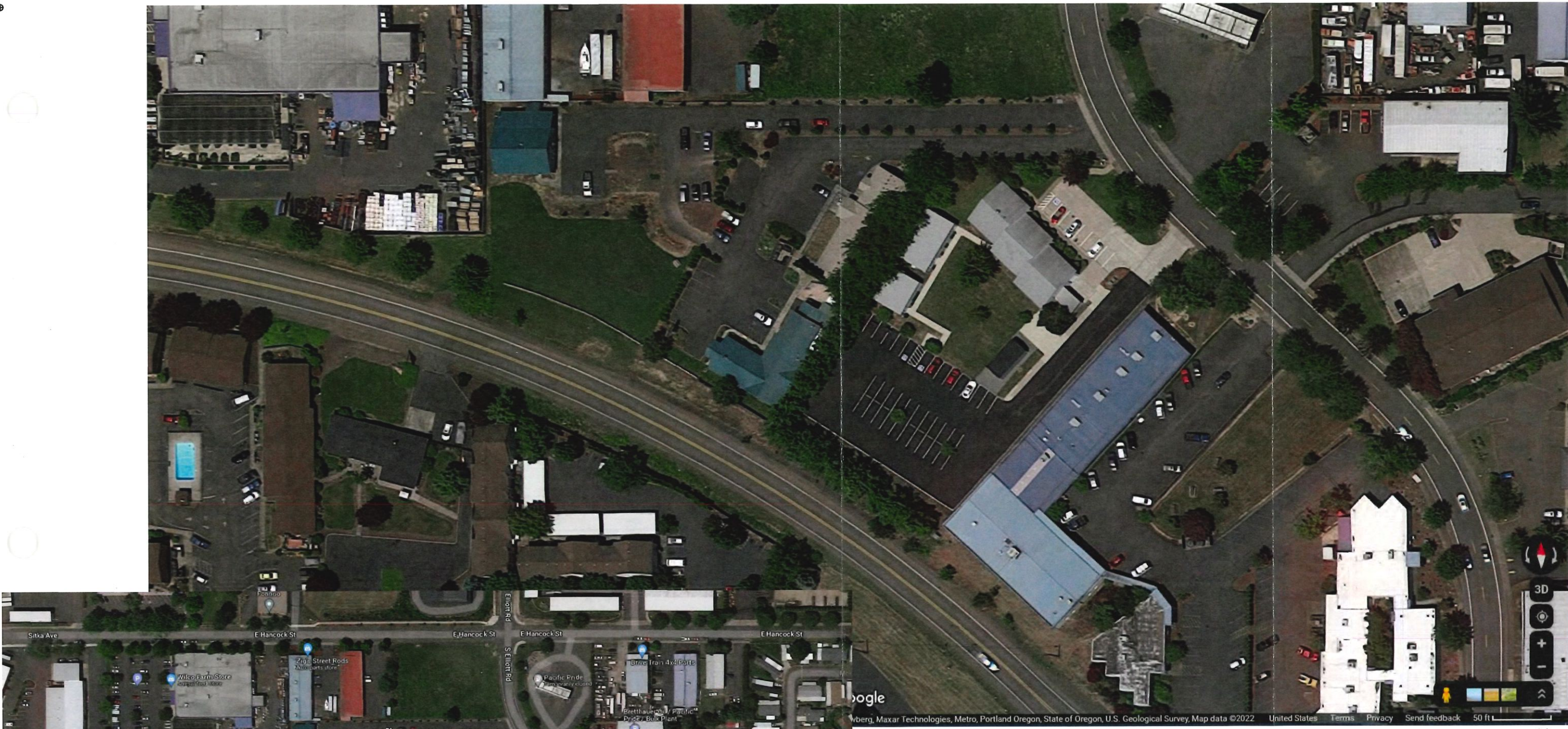


FAMILY PET CLINIC - ADDITIONS
LAND-USE APPLICATIONS
 NEWBERG, OREGON 97132

AERIAL IMAGES OF ADJACENT PROPERTIES/USES

Revisions:
 Date: Issued For:
 Date: APRIL 21, 2022
 Issued For:
 CoN LU APPLICATION
 Job No: GA-2021-C002

2 of 8
A0.1
 LAND-USE SET



1 SITE AND ADJACENT AERIAL IMAGE
 A0.1 SCALE: N.T.S.



2 SITE AND ADJACENT AERIAL IMAGE W/ BUSINESS AND STREET LABELS
 A0.1 SCALE: N.T.S.





STEPHEN J.
GERBER
ARCHITECT

McMinnville, Oregon 97128
503 459 7737
sgerber@gerberarch.com
www.gerberarch.com

REGISTERED ARCHITECT
STEPHEN J. GERBER
License # 6280
McMINNVILLE, OREGON
STATE OF OREGON

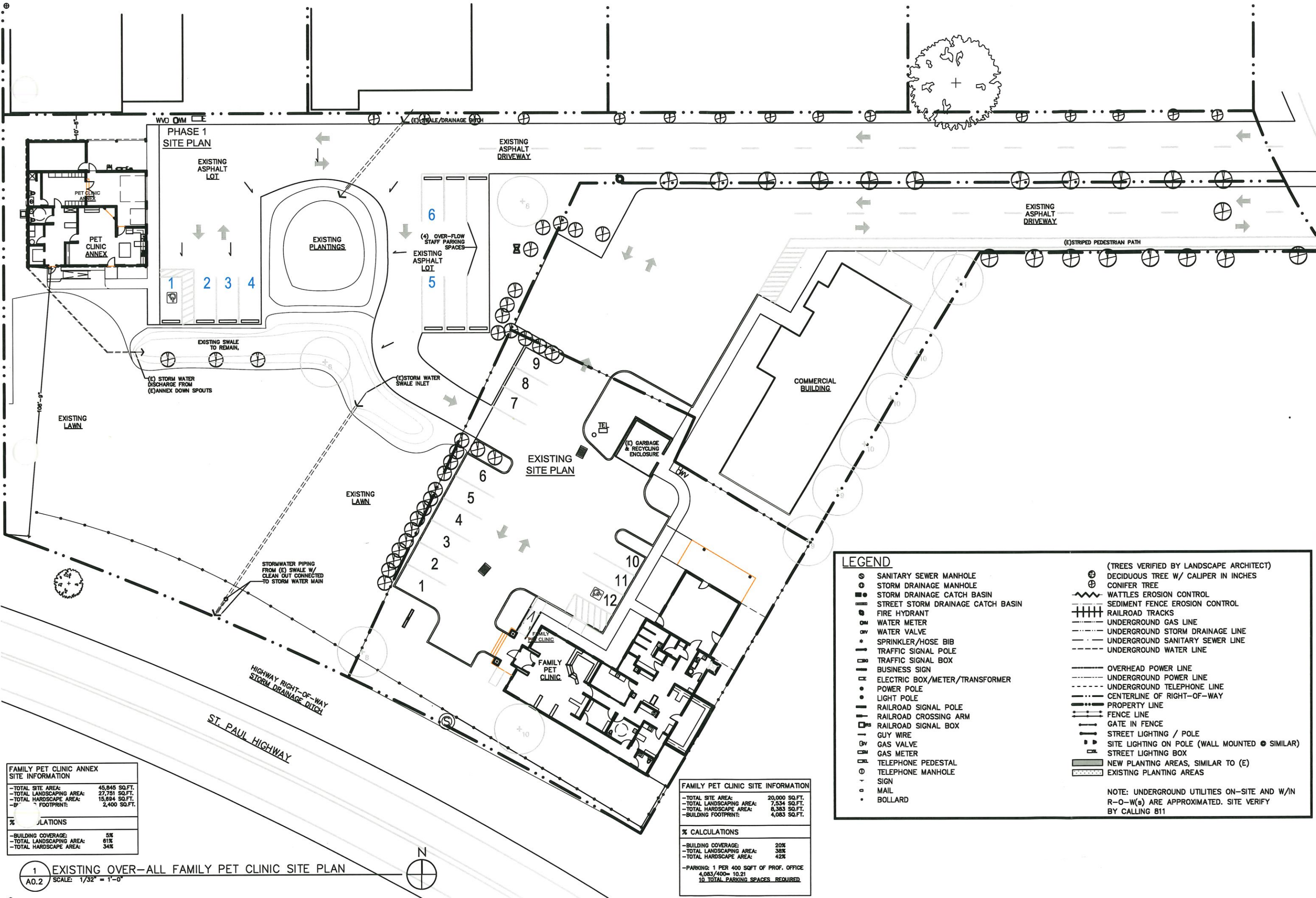
FAMILY PET CLINIC - ADDITIONS
LAND-USE APPLICATIONS
NEWBERG, OREGON 97132
OVER-ALL PHASE 1 SITE PLAN

Revised: _____
Date: _____ Issued For: _____

Date: APRIL 21, 2022
Issued For: _____
CoN LU APPLICATION

Job No: GA-2021-C002

3 of 8
A0.2
LAND-USE SET



FAMILY PET CLINIC ANNEX SITE INFORMATION	
-TOTAL SITE AREA:	45,845 SQ.FT.
-TOTAL LANDSCAPING AREA:	27,751 SQ.FT.
-TOTAL HARDSCAPE AREA:	15,694 SQ.FT.
-BUILDING FOOTPRINT:	2,400 SQ.FT.
% CALCULATIONS	
-BUILDING COVERAGE:	5%
-TOTAL LANDSCAPING AREA:	61%
-TOTAL HARDSCAPE AREA:	34%

FAMILY PET CLINIC SITE INFORMATION	
-TOTAL SITE AREA:	20,000 SQ.FT.
-TOTAL LANDSCAPING AREA:	7,534 SQ.FT.
-TOTAL HARDSCAPE AREA:	8,363 SQ.FT.
-BUILDING FOOTPRINT:	4,063 SQ.FT.
% CALCULATIONS	
-BUILDING COVERAGE:	20%
-TOTAL LANDSCAPING AREA:	38%
-TOTAL HARDSCAPE AREA:	42%
-PARKING: 1 PER 400 SQFT OF PROF. OFFICE 4,063/400 = 10.21 10 TOTAL PARKING SPACES REQUIRED	

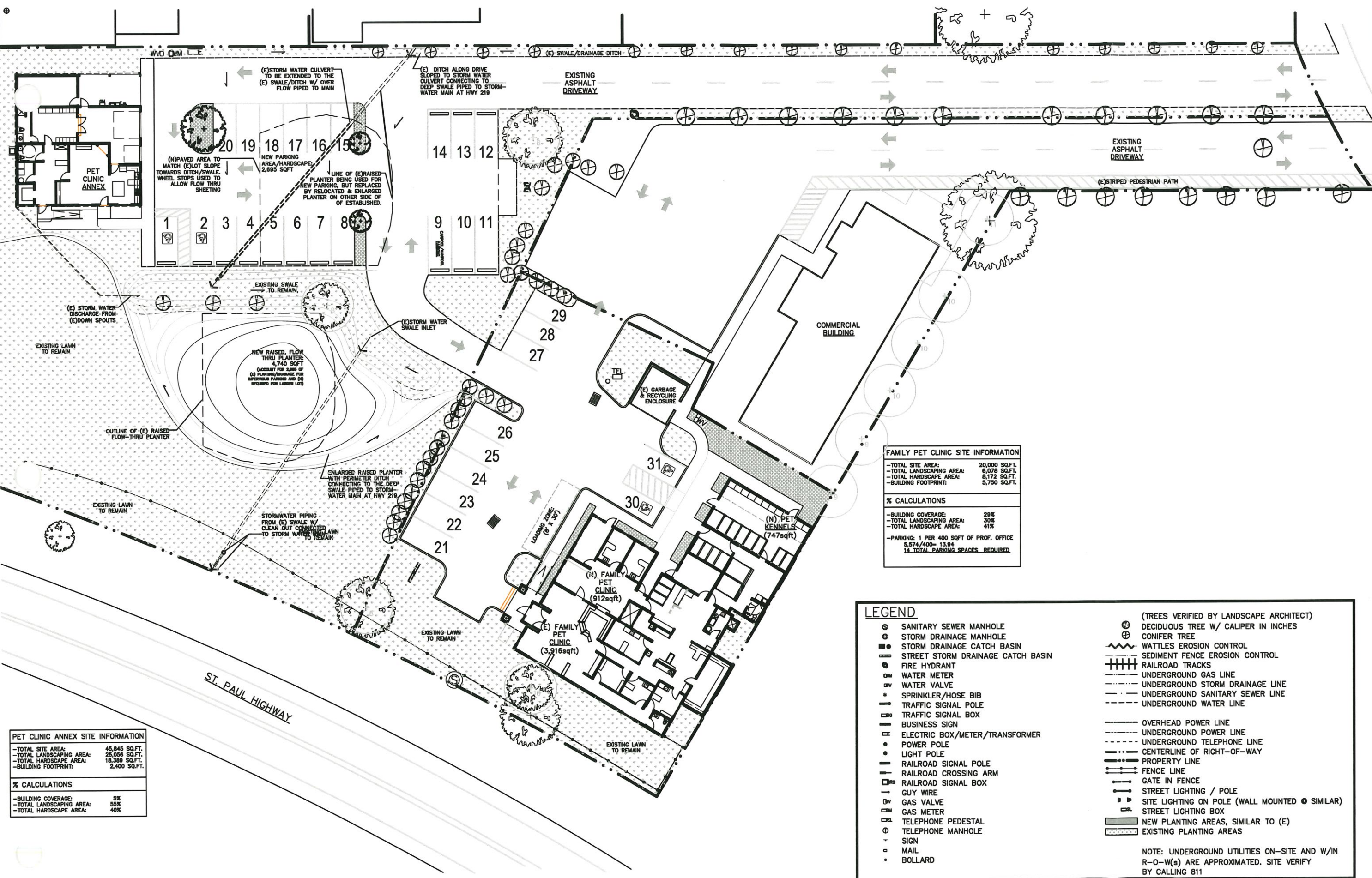
LEGEND

<ul style="list-style-type: none"> ○ SANITARY SEWER MANHOLE ⊙ STORM DRAINAGE MANHOLE ⊕ STORM DRAINAGE CATCH BASIN ⊖ STREET STORM DRAINAGE CATCH BASIN ⊗ FIRE HYDRANT ⊘ WATER METER ⊙ WATER VALVE ⊕ SPRINKLER/HOSE BIB ⊖ TRAFFIC SIGNAL POLE ⊗ TRAFFIC SIGNAL BOX ⊘ BUSINESS SIGN ⊙ ELECTRIC BOX/METER/TRANSFORMER ⊕ POWER POLE ⊖ LIGHT POLE ⊗ RAILROAD SIGNAL POLE ⊘ RAILROAD CROSSING ARM ⊙ RAILROAD SIGNAL BOX ⊕ GUY WIRE ⊖ GAS VALVE ⊗ GAS METER ⊘ TELEPHONE PEDESTAL ⊙ TELEPHONE MANHOLE ⊕ SIGN ⊖ MAIL ⊗ BOLLARD 	<ul style="list-style-type: none"> ⊙ (TREES VERIFIED BY LANDSCAPE ARCHITECT) ⊕ DECIDUOUS TREE W/ CALIPER IN INCHES ⊖ CONIFER TREE ⊗ WATTLES EROSION CONTROL ⊘ SEDIMENT FENCE EROSION CONTROL ⊙ RAILROAD TRACKS ⊕ UNDERGROUND GAS LINE ⊖ UNDERGROUND STORM DRAINAGE LINE ⊗ UNDERGROUND SANITARY SEWER LINE ⊘ UNDERGROUND WATER LINE ⊙ OVERHEAD POWER LINE ⊕ UNDERGROUND POWER LINE ⊖ UNDERGROUND TELEPHONE LINE ⊗ CENTERLINE OF RIGHT-OF-WAY ⊘ PROPERTY LINE ⊙ FENCE LINE ⊕ GATE IN FENCE ⊖ STREET LIGHTING / POLE ⊗ SITE LIGHTING ON POLE (WALL MOUNTED ⊙ SIMILAR) ⊘ STREET LIGHTING BOX ⊙ NEW PLANTING AREAS, SIMILAR TO (E) ⊕ EXISTING PLANTING AREAS
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NOTE: UNDERGROUND UTILITIES ON-SITE AND W/IN R-O-W(S) ARE APPROXIMATED. SITE VERIFY BY CALLING 811

1 EXISTING OVER-ALL FAMILY PET CLINIC SITE PLAN
A0.2 SCALE: 1/32" = 1'-0"

FAMILY PET CLINIC - ADDITIONS
LAND-USE APPLICATIONS
 NEWBERG, OREGON 97132
OVER-ALL PHASE-2 SITE PLAN



FAMILY PET CLINIC SITE INFORMATION	
-TOTAL SITE AREA:	20,000 SQ.FT.
-TOTAL LANDSCAPING AREA:	6,078 SQ.FT.
-TOTAL HARDSCAPE AREA:	8,172 SQ.FT.
-BUILDING FOOTPRINT:	5,750 SQ.FT.

% CALCULATIONS	
-BUILDING COVERAGE:	29%
-TOTAL LANDSCAPING AREA:	30%
-TOTAL HARDSCAPE AREA:	41%

-PARKING: 1 PER 400 SQFT OF PROF. OFFICE	5,574/400= 13.94
14 TOTAL PARKING SPACES REQUIRED	

PET CLINIC ANNEX SITE INFORMATION	
-TOTAL SITE AREA:	45,845 SQ.FT.
-TOTAL LANDSCAPING AREA:	25,056 SQ.FT.
-TOTAL HARDSCAPE AREA:	18,389 SQ.FT.
-BUILDING FOOTPRINT:	2,400 SQ.FT.

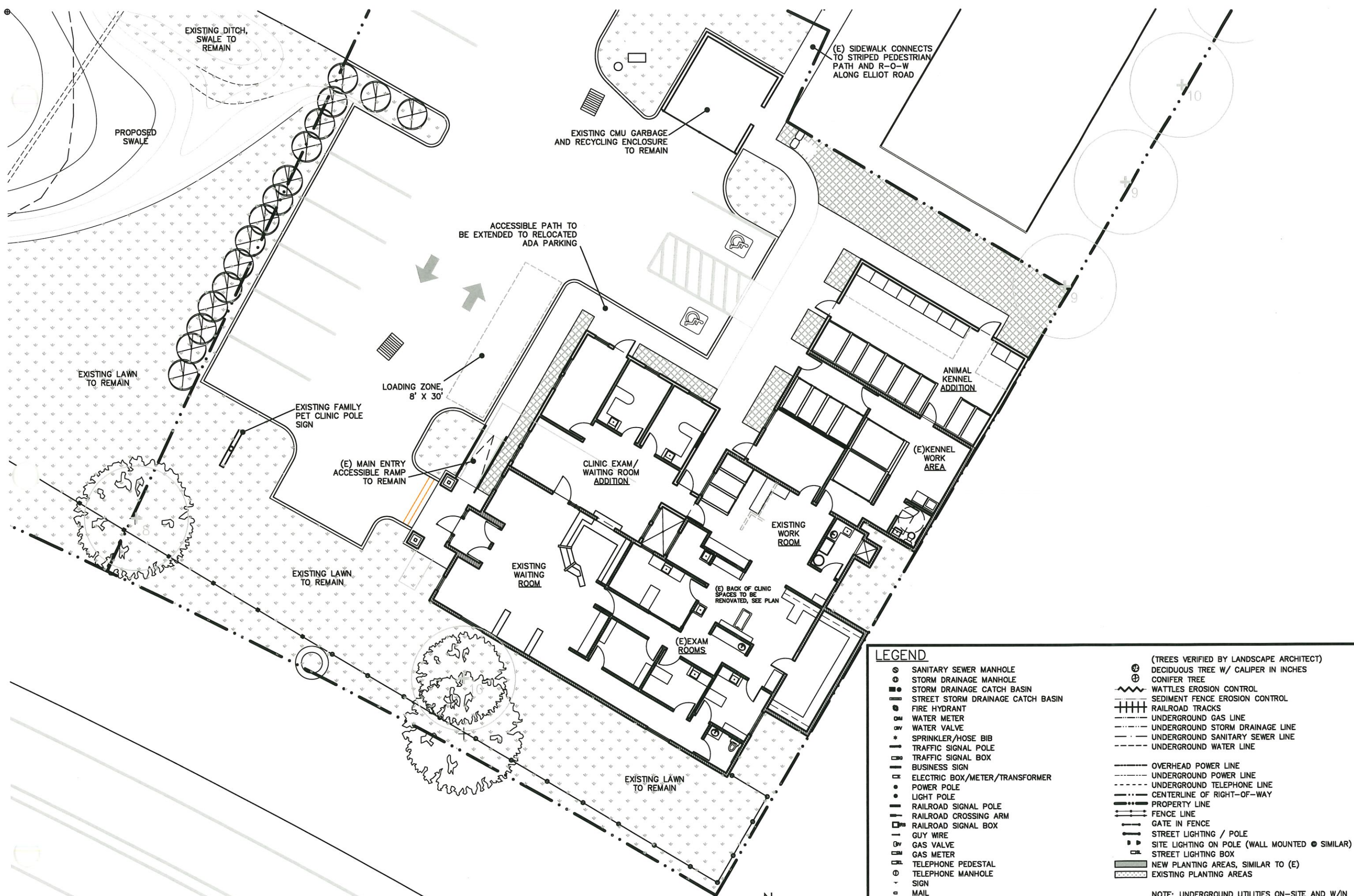
% CALCULATIONS	
-BUILDING COVERAGE:	5%
-TOTAL LANDSCAPING AREA:	55%
-TOTAL HARDSCAPE AREA:	40%

LEGEND

<ul style="list-style-type: none"> ○ SANITARY SEWER MANHOLE ⊙ STORM DRAINAGE MANHOLE ⊕ STORM DRAINAGE CATCH BASIN ⊞ STREET STORM DRAINAGE CATCH BASIN ⊙ FIRE HYDRANT ⊙ W WATER METER ⊙ W WATER VALVE * SPRINKLER/HOSE BIB ⊙ TRAFFIC SIGNAL POLE ⊞ TRAFFIC SIGNAL BOX ⊙ BUSINESS SIGN ⊞ ELECTRIC BOX/METER/TRANSFORMER ⊙ POWER POLE ⊙ LIGHT POLE ⊙ RAILROAD SIGNAL POLE ⊞ RAILROAD CROSSING ARM ⊞ RAILROAD SIGNAL BOX ⊙ GUY WIRE ⊙ G GAS VALVE ⊙ G GAS METER ⊙ TELEPHONE PEDESTAL ⊙ TELEPHONE MANHOLE - SIGN ○ MAIL • BOLLARD 	<ul style="list-style-type: none"> ⊙ (TREES VERIFIED BY LANDSCAPE ARCHITECT) ⊙ DECIDUOUS TREE W/ CALIPER IN INCHES ⊙ CONIFER TREE ⊙ WATTLES EROSION CONTROL ⊙ SEDIMENT FENCE EROSION CONTROL ⊙ RAILROAD TRACKS ⊙ UNDERGROUND GAS LINE ⊙ UNDERGROUND STORM DRAINAGE LINE ⊙ UNDERGROUND SANITARY SEWER LINE ⊙ UNDERGROUND WATER LINE ⊙ OVERHEAD POWER LINE ⊙ UNDERGROUND POWER LINE ⊙ UNDERGROUND TELEPHONE LINE ⊙ CENTERLINE OF RIGHT-OF-WAY ⊙ PROPERTY LINE ⊙ FENCE LINE ⊙ GATE IN FENCE ⊙ STREET LIGHTING / POLE ⊙ SITE LIGHTING ON POLE (WALL MOUNTED ⊙ SIMILAR) ⊙ STREET LIGHTING BOX ⊙ NEW PLANTING AREAS, SIMILAR TO (E) ⊙ EXISTING PLANTING AREAS
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NOTE: UNDERGROUND UTILITIES ON-SITE AND W/IN R-O-W(S) ARE APPROXIMATED. SITE VERIFY BY CALLING 811






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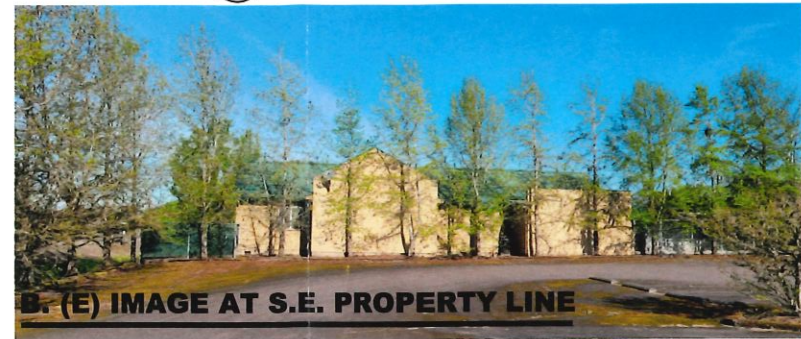
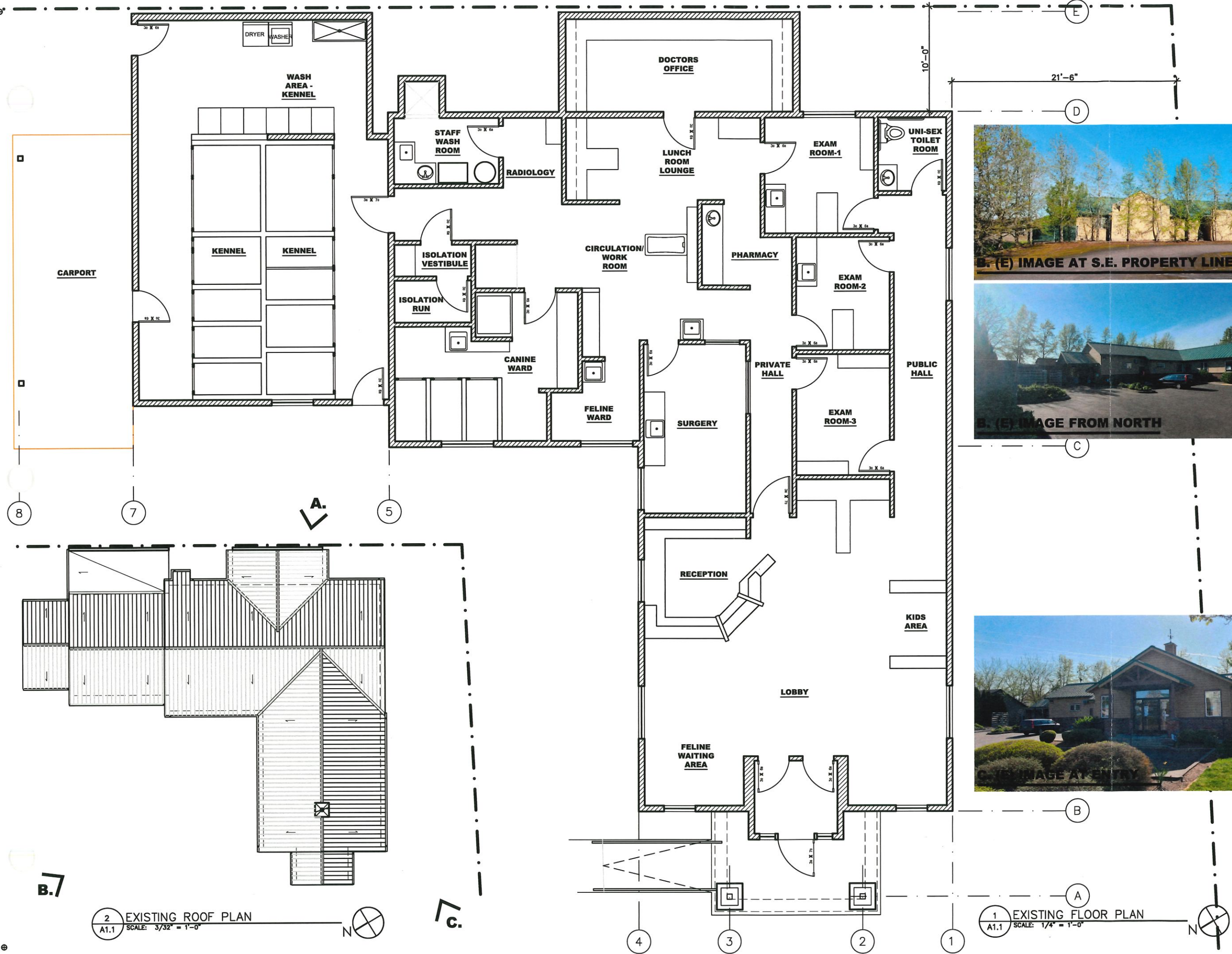
FAMILY PET CLINIC - ADDITIONS
LAND-USE APPLICATIONS
 NEWBERG, OREGON 97132
ENLARGED PHASE-2 SITE PLAN

Revision: _____
 Date: _____ Issued For: _____
 Date: APRIL 21, 2022
 Issued For: _____
 CoN LU APPLICATION
 Job No: GA-2021-C002
 5 of 8
A0.4
 LAND-USE SET

LEGEND	
	SANITARY SEWER MANHOLE
	STORM DRAINAGE MANHOLE
	STORM DRAINAGE CATCH BASIN
	STREET STORM DRAINAGE CATCH BASIN
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SPRINKLER/HOSE BIB
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL BOX
	BUSINESS SIGN
	ELECTRIC BOX/METER/TRANSFORMER
	POWER POLE
	LIGHT POLE
	RAILROAD SIGNAL POLE
	RAILROAD CROSSING ARM
	RAILROAD SIGNAL BOX
	GUY WIRE
	GAS VALVE
	GAS METER
	TELEPHONE PEDESTAL
	TELEPHONE MANHOLE
	SIGN
	MAIL
	BOLLARD
	(TREES VERIFIED BY LANDSCAPE ARCHITECT) DECIDUOUS TREE W/ CALIPER IN INCHES
	CONIFER TREE
	WATTLES EROSION CONTROL
	SEDIMENT FENCE EROSION CONTROL
	RAILROAD TRACKS
	UNDERGROUND GAS LINE
	UNDERGROUND STORM DRAINAGE LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND WATER LINE
	OVERHEAD POWER LINE
	UNDERGROUND POWER LINE
	UNDERGROUND TELEPHONE LINE
	CENTERLINE OF RIGHT-OF-WAY
	PROPERTY LINE
	FENCE LINE
	GATE IN FENCE
	STREET LIGHTING / POLE
	SITE LIGHTING ON POLE (WALL MOUNTED SIMILAR)
	STREET LIGHTING BOX
	NEW PLANTING AREAS, SIMILAR TO (E)
	EXISTING PLANTING AREAS

NOTE: UNDERGROUND UTILITIES ON-SITE AND W/IN R-O-W(S) ARE APPROXIMATED. SITE VERIFY BY CALLING 811



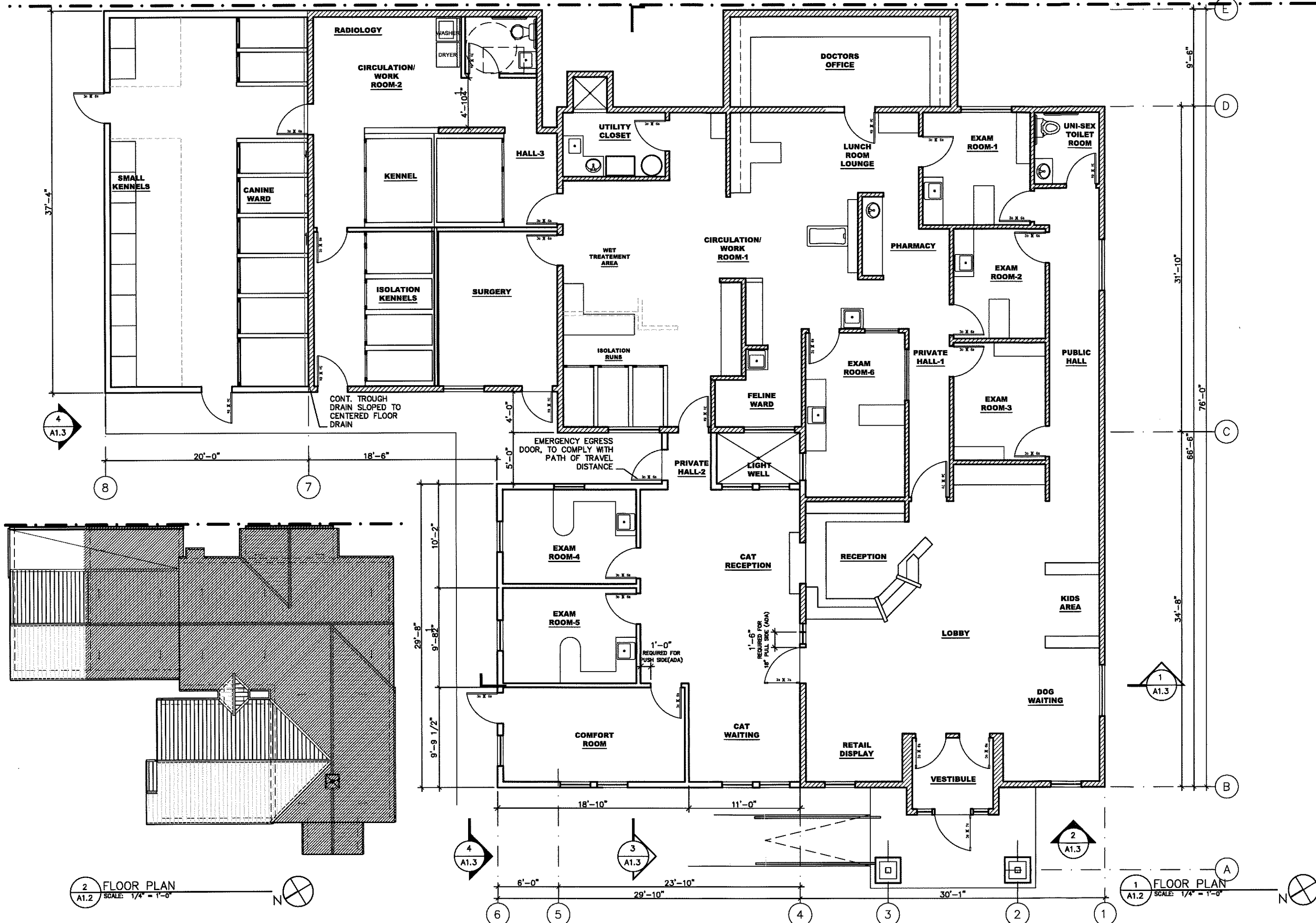


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FAMILY PET CLINIC - ADDITIONS
LAND-USE APPLICATIONS
NEWBERG, OREGON 97132
EXISTING FLOOR & ROOF PLANS

Revised: _____
Date: _____ Issued For: _____
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CoN LU APPLICATION
Job No: GA-2021-C002



4
A1.3

1
A1.3

2
A1.3

4
A1.3

3
A1.3

2 FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"

1 FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"

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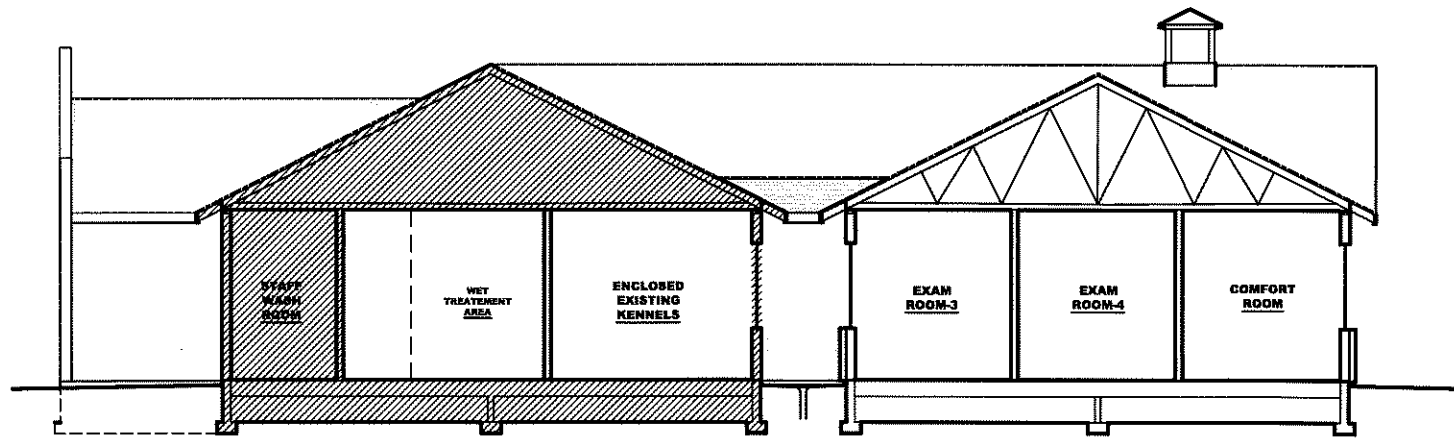
FAMILY PET CLINIC - ADDITIONS
LAND-USE APPLICATIONS
NEWBERG, OREGON 97132
PROPOSED FLOOR & ROOF PLAN

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Date: Issued For:

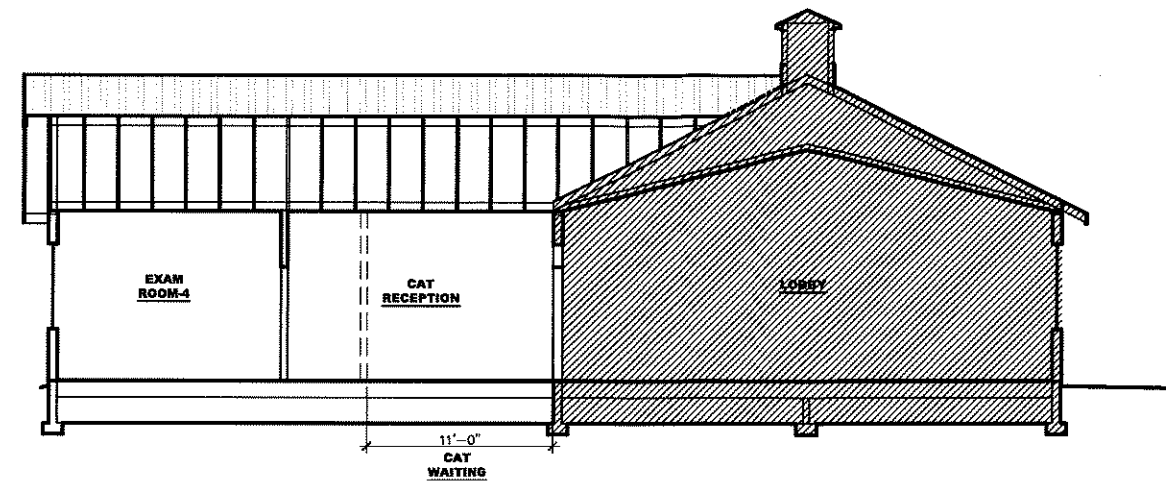
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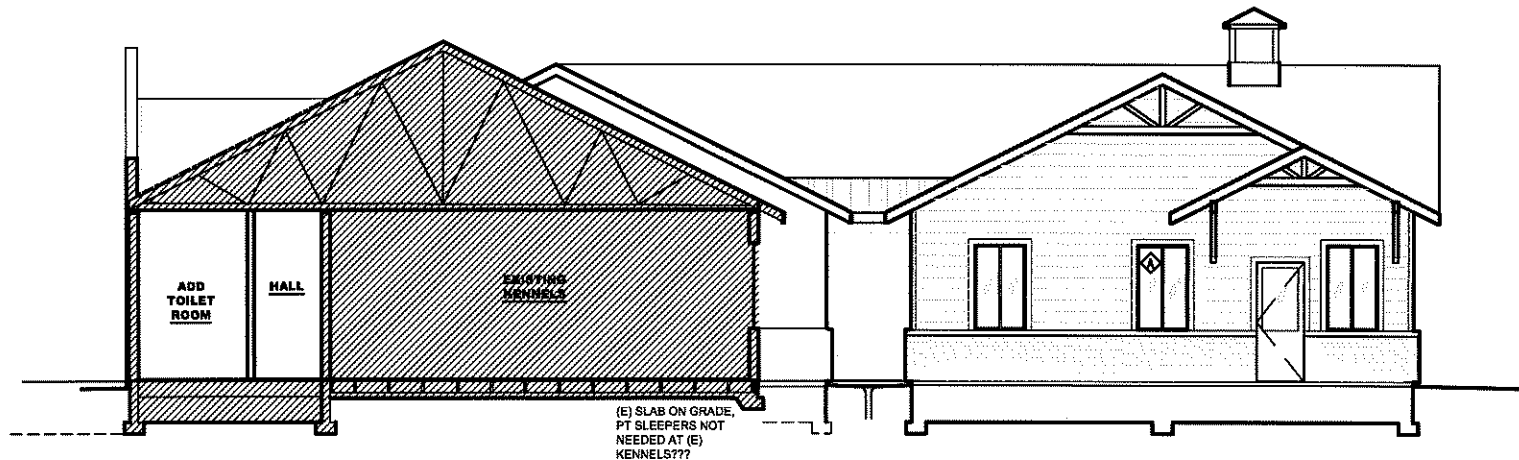
7 of 8
A1.2
LAND-USE SET



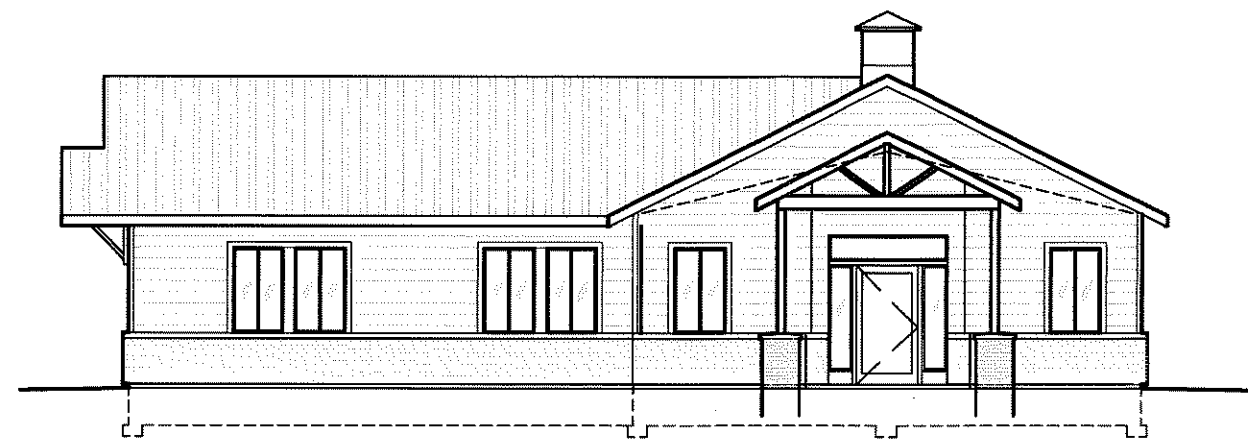
3 BUILDING SECTION @ (E) CLINIC AND (N) CLINIC ADDITION
A1.3 SCALE: 3/16" = 1'-0"



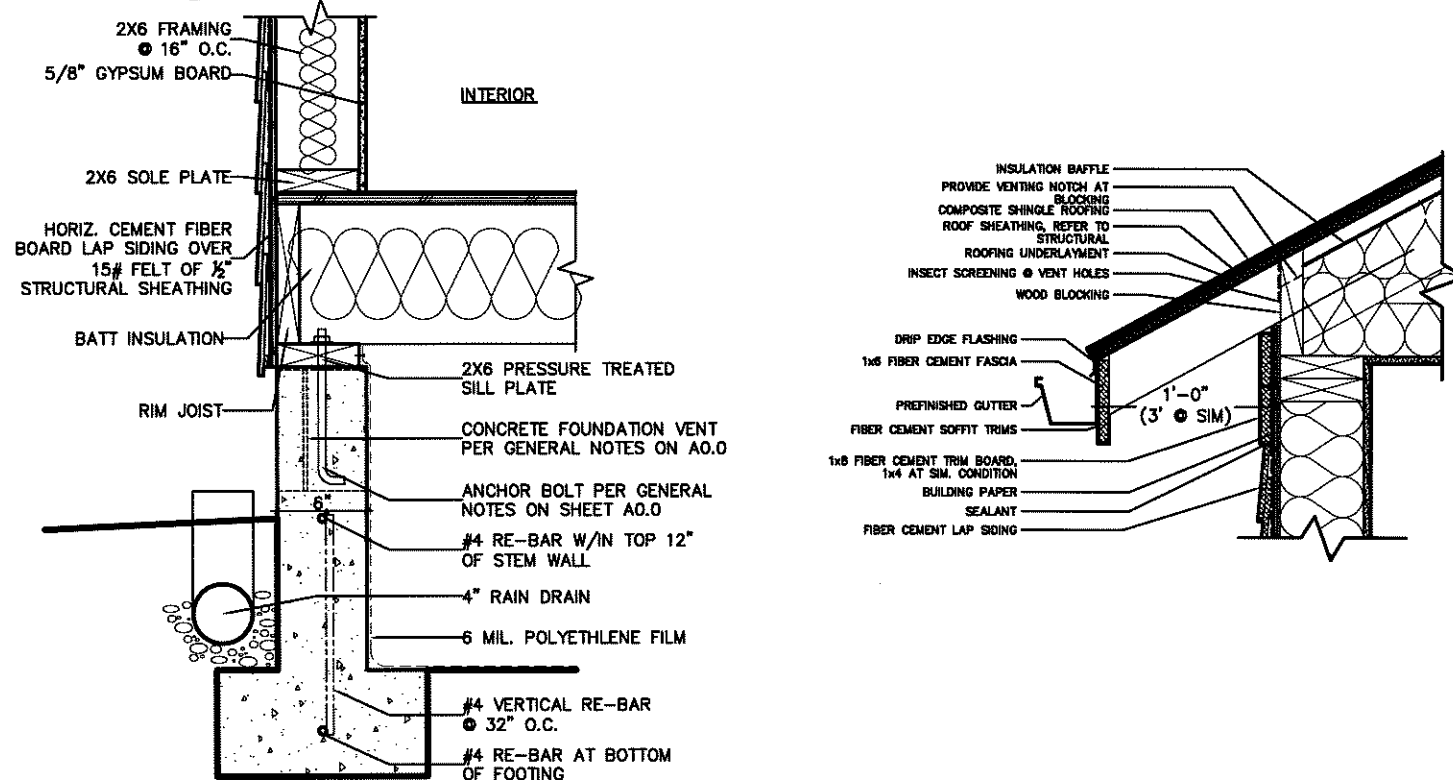
1 BUILDING SECTION @ (E) LOBBY AND (N) ADDITION
A1.3 SCALE: 3/16" = 1'-0"



4 NORTH-EAST EXTERIOR ELEVATION AND SECTION @ (N) ADDITIONS
A1.3 SCALE: 3/16" = 1'-0"



2 NORTH-WEST EXTERIOR ELEVATION
A1.3 SCALE: 3/16" = 1'-0"



5 TYPICAL EXTERIOR WALL BASE & EAVE DETAILS
A1.3 SCALE: 1/2" = 1'-0"

ELEVATION GENERAL NOTES	ELEVATION LEGEND
1. REFER TO FLOOR PLAN FOR WINDOW TYPE SCHEDULE AND REQUIREMENTS FOR WINDOW GLAZING TO BE TEMPERED.	FIBER CEMENT HORIZONTAL LAP SIDING, EXPOSURE TO MATCH AND ALIGN WITH EXISTING
2. CORNER BOARDS FOR LAP SIDING ARE TO BE 1x6 FIBER CEMENT TRIM BOARDS PAINTED WHITE, UNLESS DETAILED OTHERWISE.	STANDING SEAM METAL ROOF PROFILE AND COLOR TO MATCH EXISTING.
3. VERTICAL DIVIDER BOARD BETWEEN ADDITIONS TO BE 1x4 FIBER BOARD BUTT TOGETHER WITH 1/4" GAP.	FOOTINGS SHOWN DASHED, REFER TO STRUCTURAL
4. WINDOW TRIMS FOR WINDOWS WITHIN LAP SIDING ARE TO BE 1x6 AT HEAD AND 1x4 AT JAMB AND SILL FIBER CEMENT TRIM BOARDS PAINTED WHITE.	DOWNSPOUT, SHOWN DASHED
5. ALL RAKE AND EAVE TRIMS ARE FIBER CEMENT TRIM BOARD PAINTED WHITE.	SINGLE WYTHE BRICK BASE AND SILLS TO MATCH EXISTING
6. ALL GUTTERS AND DOWN SPOUTS ARE TO BE PREFINISHED WHITE. REFER TO ELEVATIONS FOR LOCATIONS.	EXTERIOR WALL SCONCE, RATED FOR MOISTURE EXPOSURE.
7. METAL STANDING SEAM COLOR TO MATCH THE EXISTING COLOR.	CORNER BOARDS, WINDOW, DOOR, EAVE, RAKE, & MISC. TRIMS TO BE FIBER CEMENT BOARDS THAT VARY IN SIZE 1X & 5/4X4, 6, 8, 10, 12 SEE GENERAL NOTES
8. EXTERIOR WALL BASE AND WINDOW SILL TO BE SINGLE WYTHE CLAY BRICK TO MATCH EXISTING.	
9. PLUMBING VENT LOCATIONS NOT SHOWN, SITE VERIFY/TBD	
10. WINDOW TAG, SEE WINDOW SCHEDULE SHEET A6.1.	

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FAMILY PET CLINIC - ADDITIONS
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EXTERIOR ELEVATIONS / BUILDING SECTIONS

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