

## NOTICE OF DECISION

2015 N Emery Drive – Covered Play Structure and Windows  
Design Review and Lot Consolidation – DR222-0013

Brad Kilby  
205 SE Spokane Street #200  
Portland, OR 97202  
Email: [brack@hhpr.com](mailto:brack@hhpr.com)

Re: DR222-0013 – 2015 N Emery Dr – Play Structure and Windows – Notice of Decision

Dear Mr. Kilby,

The Community Development Director has **approved** the site design review for application DR222-0013 for a covered play area and windows. This decision will become effective on March 1, 2023, unless an appeal is filed.

You may appeal this decision to the Newberg Planning Commission within 14 calendar days of this decision in accordance with Newberg Development Code 15.100.170. All appeals must be in writing on a form provided by the Planning Division. If you wish to appeal, you must submit the written appeal form together with the required fee of \$547 plus 5% Technology Fee to the Planning Division within 14 days of the date of this decision.

**The deadline for filing an appeal is 4:30 pm on February 28, 2023.**

Design review approval is only valid for one year from the effective date above. If building or construction permits are not issued within this time period, then design review approval becomes null and void and no construction may take place. If design review approval on your project is approaching its expiration date, contact the Planning Division regarding extension opportunities. Please note that it is the responsibility of the applicant to monitor the time of expiration of this approval and to initiate any necessary extension requests.

Sincerely,

A handwritten signature in black ink, appearing to read "Sam Gudmestad".

Sam Gudmestad, Assistant Planner  
City of Newberg, Community Development Department  
Cell. 503-849-9774 | Direct. 503-554-7764 | [sam.gudmestad@newbergoregon.gov](mailto:sam.gudmestad@newbergoregon.gov)

**DECISION AND FINDINGS**  
Mountain View Middle School Covered Playground – 2015 N Emery Drive  
Design Review –DR222-0013

**FILE NO:** DR222-0013

**REQUEST:** Placement of covered play area for recreational use and addition of windows to front of school

**LOCATION:** 2015 N Emery Drive

**TAX LOT:** R3217 02500

**APPLICANT:** Brad Kilby, HHPR Inc.

**OWNER:** Newberg School District

**ZONE:** R-1 (Low Density Residential)

**PLAN:** LDR (Low Density Residential)

**OVERLAY:** Airport Inner Horizontal Surface, Marijuana Exclusion Zone

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Section II: Findings  
Section III: Conditions of Approval

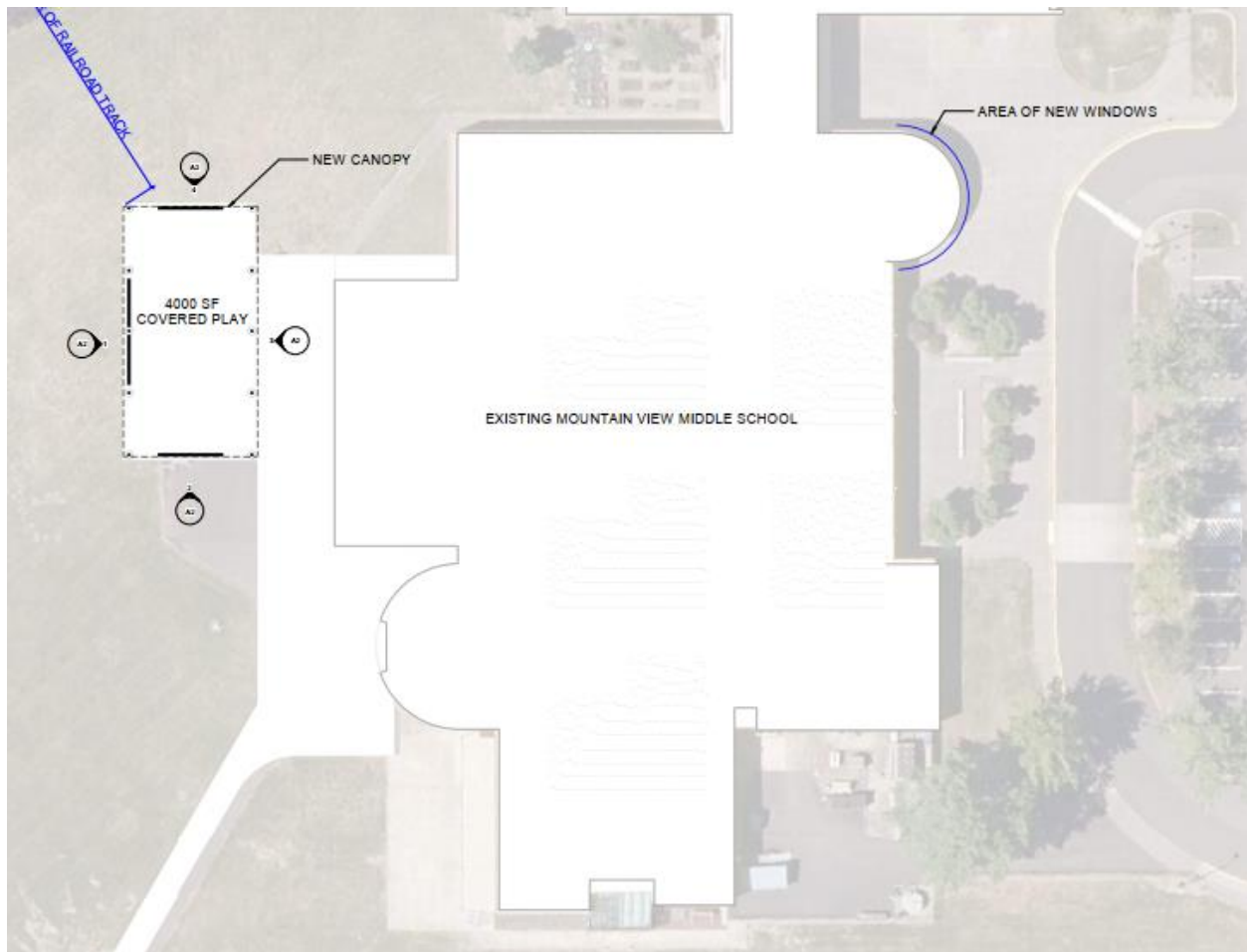
### Attachments:

1. Application Material and Supplemental Material
2. Agency Comments

## Section I: Application Information

### A. DESCRIPTION OF APPLICATION:

This is a proposal for a Type II Design Review for the placement of a 4,000 square foot covered play area at the rear of Mountain View Middle School. Additionally, the applicant is proposing to add windows to the front of the school to bring in more natural light. No other site modifications are proposed at this time. There are no engineering standards that apply to this proposal.



### B. SITE INFORMATION:

1. Location: The project site is located at 2015 N Emery Drive. Total size of the tax lot is 69.28 acres. The 4,000 square foot play area cover and new windows will be placed in the northeastern quadrant of the tax lot.



2. Size: Play area cover is 4,000 square feet, the windows will not add any new area.
3. Current Land Uses: School
4. Natural Features: Vegetation.
5. Adjacent Land Uses:
  - a. North: A-dec
  - b. South: Single family residential
  - c. East: Single family residential
  - d. West: Single family residential
6. Zoning: The following zoning districts about the subject property.
  - a. North: I/Institutional, M-1/Light Manufacturing
  - b. East: R-1/Low Density Residential, R-2/Medium Density Residential

c. South: R-1/Low Density Residential

d. West: R-1/Low Density Residential

7. Access and Transportation: Access to the proposed development is provided from N Emery Drive. It is classified as a minor collector under the jurisdiction of Newberg.

8. Utilities:

a. Water: There is a 6-inch water main located along the southern portion of the school with two existing service laterals serving the property. There is also a fire hydrant along the southern boundary of the property.

b. Wastewater: There is an 8-inch wastewater main located in N Emery Drive with two existing service laterals serving the property.

c. Stormwater: Stormwater runoff from impervious areas of the school campus is managed by existing on-site stormwater infrastructure that outlets in N Emery Drive.

d. Overhead Lines: Any new connection to the property will need to be undergrounded. See NMC 15.430.010 for exception provisions.

**C. PROCESS:** The Design Review request is a Type II application and follows the procedures in Newberg Development Code 15.100.030. Following a 14-day public comment period, the Community Development Director makes a decision on the application based on the criteria listed in the attached findings. The Director's decision is final unless appealed.

Important dates related to this application are as follows:

1. 01/13/2023: The Community Development Director deemed the application complete.
2. 01/26/2023: The applicant mailed notice to the property owners within 500 feet of the site.
3. 01/26/2023: The applicant posted notice on the site.
4. 02/08/2023: The 14-day public comment period ended.
5. 02/15/2023: The Community Development Director issued a decision on the application.

**D. AGENCY COMMENTS:** The application was routed to several public agencies for

review and comment (Attachment 2). Comments and recommendations from city departments have been incorporated into the findings and conditions. As of the writing of this report, the city received the following agency comments:

1. Building Official: Reviewed, no conflict.
2. City Manager: Reviewed, no conflict.
3. Community Development Director: Reviewed, no conflict.
4. Finance Department: Reviewed, no conflict.
5. Police Department: Reviewed, no conflict.
6. Public Works Director: New construction appears to be clear of the water main easement as per the attached map, however it needs to be confirmed prior to construction.
7. Public Works Maintenance Superintendent: Reviewed, no conflict.
8. Public Works Water Superintendent: Reviewed, no conflict.
9. Tualatin Valley Fire and Rescue, Deputy Fire Marshall: Reviewed, no conflict.
10. Ziplly Fiber: Reviewed, no conflict.

**E. PUBLIC COMMENTS:**

No public comments were received on the application.

**Section II: Findings – File DR222-0013**  
**Design Review – 2015 N Emery Drive**  
**Mountain View Middle – Covered Play Area and Windows**

**Chapter 15.220 Site Design Review**

**15.220.020 Site design review applicability.**

***A. Applicability of Requirements. Site design review shall be required prior to issuance of building permits or commencement of work for all improvements noted below. Site design review permits shall be processed as either Type I or Type II, as noted below.***

***1. Type I.***

- a. Single-family dwellings;***
- b. Duplex dwellings;***
- c. Triplex dwellings;***
- d. Quadplex dwellings;***
- e. Townhouse dwellings;***
- f. Cottage cluster projects;***
- g. Institutional, commercial or industrial additions which do not exceed 1,000 square feet in gross floor area;***
- h. Multifamily additions which do not exceed 1,000 square feet in gross floor area and do not add any new units, or new construction incidental to the main use on an existing developed site which does not exceed 1,000 square feet in gross floor area and does not add any new units;***
- i. Institutional, commercial or industrial interior remodels which do not exceed 25 percent of the assessed valuation of the existing structure;***
- j. Multifamily remodels which do not exceed 25 percent of the assessed valuation of the existing structure and do not add any new units;***
- k. Signs which are not installed in conjunction with a new development or remodel;***
- l. Modifications, paving, landscaping, restriping, or regrading of an existing multifamily, institutional, commercial or industrial parking lot;***
- m. Fences and trash enclosures;***
- n. Accessory dwelling units.***

***2. Type II.***

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

***3. Exemptions to Type I and Type II Process. The following development activities are exempt from Type I or Type II standards:***

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

**Finding:** This review will be processed as a Type II review per NMC 15.220.020(A)(2)(a) because it is an institutional addition which exceeds 1,000 square feet in gross floor area.

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

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

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

**Finding:** The proposed covered play structure is 4,000 square feet and is proposed to be constructed directly over an existing impervious area to the rear of the school. Additionally, the applicant is proposing new windows to the front of the admin wing of the existing building. The proposed placement of the covered play area and addition of windows is complimentary to the overall layout of the campus.

This criterion is met.

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

**Finding:** The proposed covered play area and installation of windows does not impact student enrollment or increase the number of classrooms at Mountain View Middle School. The proposed improvements are not expected to generate additional trips to the site.

This criterion is not applicable.

***15.440.100 Facility requirements.***

***Bicycle parking facilities shall be provided for the uses shown in the following table. Fractional space requirements shall be rounded up to the next whole number.***

New commercial, industrial, office, and institutional developments,	One bicycle <a href="#">parking space</a> for every 10,000 square feet of <a href="#">gross floor area</a> . In C-4 districts, two bicycle <a href="#">parking</a>
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including additions that total 4,000 square feet or more	<u>spaces</u> , or one per 5,000 square feet of <u>building</u> area, must be provided, whichever is greater
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**Finding:** This is an existing facility, and although the addition is 4,000 square feet, it is a covered play structure. No bicycle parking is required.

This criterion is not applicable.

**15.440.140 Private walkway design.**

*A. All required private walkways shall meet the applicable building code and Americans with Disabilities Act requirements.*

*B. Required private walkways shall be a minimum of four feet wide.*

*C. Required private walkways shall be constructed of portland cement concrete or brick.*

**Finding:** The site has existing private walkways. The narrative states the site has previously been designed to be compliant with the Americans with Disabilities Act (ADA). No new private walkways are required to be constructed.

This criterion is not applicable.

*D. Crosswalks crossing service drives shall, at a minimum, be painted on the asphalt or clearly marked with contrasting paving materials or humps/raised crossings. If painted striping is used, it should consist of thermoplastic striping or similar type of durable application.*

**Finding:** No crosswalk crossings are proposed.

This criterion is not applicable.

*E. At a minimum, required private walkways shall connect each main pedestrian building entrance to each abutting public street and to each other.*

**Finding:** The site has existing private walkways that connect it with N Emery Drive.

This criterion is met.

*F. The review body may require on-site walks to connect to development on adjoining sites.*

*G. The review body may modify these requirements where, in its opinion, the development provides adequate on-site pedestrian circulation, or where lot dimensions, existing building layout, or topography preclude*

*compliance with these standards. [Ord. 2619, 5-16-05; Ord. 2513, 8-2-99. Code 2001 § 151.620.3.]*

**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 NMC 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.*

**Finding:** This criterion is addressed in the following findings.

**15.415.020 Building height limitation.**

**A. Residential.**

**1. In the R-1 district, no main building shall exceed 30 feet in height, except that townhouse dwellings shall not exceed 35 feet in height.**

**Finding:** The site is located within the R-1 zone, which has a maximum building height of 30 feet. Elevation details show the average roof height of the covered play structure will be 25 feet. The windows are being added to an existing structure.

This criterion is met.

**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.*

**Finding:** The covered play structure and windows are being placed on an existing school campus that has public access from N Emery Drive.

This criterion is met.

**15.405.040 Lot coverage and parking coverage requirements**

**B. Residential uses in residential zones shall meet the following maximum lot coverage and parking coverage standards; however, cottage cluster projects shall be exempt from the standards. See the definitions in NMC 15.05.030 and Appendix A, Figure 4.**

*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.*

**Finding:** The subject property is in a residential zone, R-1, but is a school use which is a use not listed in subsection B. Therefore, per subsection C, lot coverage and parking coverage requirements are not applicable to this project.

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

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

**Finding:** Per the applicant's site plan the covered play structure will be over 150 feet from the nearest property line, beyond the required 25-foot setback.

This criterion is met.

***B. Required Yard. No required front or interior yard of the lot on which such building or use is located shall be used for play or parking purposes. [Ord. 2451, 12-2-96. Code 2001 § 151.553.]***

**Finding:** The applicant is not proposing any additional parking be created or requesting the placement of any play structures within the required yard spaces.

This criterion is met.

***15.410.060 Vision clearance setback.***

***The following vision clearance standards shall apply in all zones (see Appendix A, Figure 9).***

***A. At the intersection of two streets, including private streets, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 50 feet in length.***

***B. At the intersection of a private drive and a street, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 25 feet in length.***

***C. Vision clearance triangles shall be kept free of all visual obstructions from two and one-half feet to nine feet above the curb line. Where curbs are absent, the edge of the asphalt or future curb location shall be used as a guide, whichever provides the greatest amount of vision clearance.***

**Finding:** The site is an existing school and the proposed additions are not within any vision clearance setbacks. The proposed covered play structure is over 400 feet from N Emery Drive. Due to the location of the proposed additions, these criteria are not applicable.

*15.410.070 Yard exceptions and permitted intrusions into required yard setbacks.*

**Finding:** This application is for the placement of a covered play structure and new windows. The applicant is not proposing any depressed areas, allowed intrusions into setbacks, is not installing any fences or walls, will not be altering, or creating new parking or service drives, or installing public phone booths or transit shelters. Therefore, the criterion in this section is not applicable.

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

*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.*

**Finding:** The applicant narrative states that more than 15% of the lot area is already landscaped. The applicant is not proposing the removal of any existing landscaping as part of this project.

This criterion is met.

*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:*

*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.*

*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.*

**Finding:** There are no modifications being made to the parking lot and the overall landscaping percentage criteria has previously been met.

This criterion is not applicable.

*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.*

*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.*

**Finding:** The application does not propose to remove or modify any existing landscaping along the site frontage with N Emery Drive.

This criterion is not applicable.

*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.*

**Finding:** No accent trees are being proposed.

This criterion is not applicable.

*d. All broad-leaved 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:*

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

**Finding:** The 15% landscaping requirement is already being met.

These criteria are not applicable.

*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.*

**Finding:** The landscaping criteria is already being met by existing landscaping. No further landscaping improvements are being required.

This criterion is met.

***6. Required landscaping shall be continuously maintained.***

**Finding:** The existing site landscaping is already maintained. The application does not propose any changes to existing landscaping.

This criterion is met.

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

**Finding:** The development is not located near any overhead utility lines. Per Engineering standards, all new utility lines will need to be placed underground. No new trees are proposed. This criterion is met.

***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.***

**Finding:** The development does not have an approved site development master plan. The landscaping requirements of subsection (B)(3) of this section have been applied to this project.

This criterion is met.

***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.***

**Finding:** This project is in the R-1 / Low Density Residential zone, not in the M-4 zone.

This criterion is not applicable.

***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.*

**Finding:** The landscaping criteria is already being met onsite. Therefore, this criterion is not applicable.

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

**15.435.030 Permit required.**

*A. Except as follows, no person or entity shall place any sign within the city without first obtaining a permit from the director.*

**Finding:** No signs are being proposed with placement of the covered play structure or the installation of windows.

This criterion is not applicable.

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

**Finding:** A manufactured dwelling or mobile home are not being proposed with this project.

This criterion is not applicable.

**7. Zoning District Compliance.** *The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.305.010 through 15.336.020. Through this site review process, the director may make a determination that a use is determined to be similar to those listed in the applicable zoning district, if it is not already specifically listed. In this case, the director shall make a finding that the use shall not have any different or more detrimental effects upon the adjoining neighborhood area than those specifically listed.*

**Finding:** The site is in the R-1 / Low Density Residential zone and is an educational facility under ownership of the Newberg School District. Per the zoning use table NMC 15.305.020, schools (#330) are a permitted use within the R-1 zone.

The criterion is met.

**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.*



**Finding:** The property is located within the Airport Inner Horizontal Surface Overlay. The proposed covered play structure and windows will not create any visual interference with the airport. The criteria of NMC 15.340 does not apply.

***9. Alternative Circulation, Roadway Frontage Improvements and Utility Improvements***

**Finding:** Findings are addressed in following sections.

***15.220.030 Site design review requirements***

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

***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.***

***15.425 Exterior Lighting***

***15.425.020 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.***
- 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.***

**Finding:** The applicant's narrative states that there is not exterior lighting associate with the proposal. There is ceiling mounted lighting to light the interior of the play structure, but it is oriented to the ground.

This criterion is met.

**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.*

**Findings** The applicant's proposed plans do not show any new public improvements to be constructed and no new public improvements are required.

This criterion does not apply.

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

**Finding:** The estimated trips for the proposed project are less than the threshold of 40 peak pm trips required for a traffic study. A traffic study will not be required.

This criterion does not apply.

#### **Chapter 15.430 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.*

**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.*

**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.*

**Finding:** The submitted narrative and plans describe no new utility lines for the proposed improvements.

These criteria are not applicable.

**Conclusion:** The proposed covered play structure and windows meet the applicable criteria as proposed. The application for the proposed covered play structure and windows is approved.

**Section III:  
Conditions of Approval for DR222-0013  
Mountain View Middle School Covered Play Area and Windows**

**A. THE FOLLOWING MUST BE COMPLETED BEFORE THE CITY WILL ISSUE A BUILDING PERMIT:**

1. **Permit Submittal:** Submit a building permit application and two (2) complete working drawing sets of the proposed project. Show all the features of the plan approved through design review, including the following:
  - a. Any required public improvement permit(s) for this project must be submitted, approved, and issued prior to building permits being issued.
2. **Conditions of Approval:** Either write or otherwise permanently affix the conditions of approval contained within this report onto the first page of the plans submitted for building permit review.

**B. THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO OCCUPANCY**

1. **Fire Department Requirements:** This project is subject to compliance with all Fire Department (TVF&R) standards relating to access and fire protection.
2. **Design Review Conditions:** Contact the Planning Division (503-537-1240) to verify that all design review conditions have been completed.
3. **Site Inspection:**
  - a. Contact the Building Division (503-537-1240) for Building, Mechanical, and Plumbing final inspections.
  - b. Contact the TVF&R (503-649-8577) for Fire Safety final inspections.
  - c. Contact Yamhill County (503-538-7302) for electrical final inspections.
  - d. Contact the Planning Division (503-537-1240) for landscaping final inspections.

**C. DEVELOPMENT NOTES**

Systems development charges (SDCs) will be collected when building permits are issued. For questions regarding SDCs please contact the Engineering Division.

## **Attachment 1: Application Material**



# 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:** HHPR Inc. - Attn: Brad Kilby, AICP

ADDRESS: 205 SE Spokane Street #200 CITY: Portland STATE: OR ZIP: 97202  
 EMAIL ADDRESS: bradk@hhpr.com PHONE: 503-221-1131 MOBILE: \_\_\_\_\_

**OWNER** (if different from above): Newberg School District - Attn: Dr. Stephen Phillips PHONE: 503-554-5000  
 ADDRESS: 714 E. Sixth Street CITY: Newberg STATE: OR ZIP: 97132-3406

**ENGINEER/SURVEYOR:** KPFF Consulting Engineers CONTACT: Andrew Chung, PE  
 EMAIL ADDRESS: \_\_\_\_\_ PHONE: (503) 542-3872 MOBILE: \_\_\_\_\_

**GENERAL INFORMATION:**

PROJECT LOCATION: 2015 N. Emery Dr. PROJECT VALUATION: \$ 608,000  
 PROJECT DESCRIPTION/USE: Proposal to construct a 4,000 SF covered play structure and add windows to the existing building  
 MAP/TAX LOT NO. (i.e. 3200AB-400): 3S2W1702500 SITE SIZE: ~72 SQ. FT.  ACRE   
 COMP PLAN DESIGNATION: QP CURRENT ZONING: R-1  
 CURRENT USE: Mountain View Middle School  
 SURROUNDING USES:  
 NORTH: Industrial/Ag SOUTH: Newberg High School/Residential  
 EAST: Residential WEST: Industrial

**ATTACHED PROJECT CRITERIA AND REQUIREMENTS** (check all that apply)

- General Checklist:**  Fees  Public Notice Information  Current Title Report  Written Criteria Response  Owner Signature  
 2 Copies of full Application Packet

For detailed checklists, applicable criteria for the written response, and other requirements per application type, turn to:

Design Review .....	p. 13
Partition Tentative Plat .....	p. 15
Subdivision Tentative Plat .....	p. 17
Variance Checklist .....	p. 20
Short-term Rental .....	p. 22

The Application Packet can be submitted to [Planning@newbergoregon.gov](mailto:Planning@newbergoregon.gov) or at 414 E First St., Newberg OR. 97132  
 If the Application is emailed 2 physical copies must be mailed or brought into the Community Development Department

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.

Brad Kilby \_\_\_\_\_  
Digitally signed by Brad Kilby  
 DN: cn=Brad Kilby, o=City of Newberg, ou=Community Development  
 Reason: I am the author of this document  
 Date: 2022.12.16 15:42:34-0800  
 Applicant Signature Date

 12/16/22  
 Owner Signature Date

Brad Kilby \_\_\_\_\_  
 Print Name

Dr. Stephen Phillips \_\_\_\_\_  
 Print Name

## Mountain View Middle School Modification

Land Use Application

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**Owner:** Newberg School District  
c/o: Dr. Stephen Phillips, Superintendent  
714 East 6<sup>th</sup> Street  
Newberg, OR 97132

**Planner:** Harper Houf Peterson Righellis Inc.  
Brad Kilby, AICP  
205 SE Spokane Street, Suite 200  
Portland, OR 97202  
(503) 221-1131  
[brack@hhpr.com](mailto:brack@hhpr.com)

**Engineer:** KPFF  
111 SW 5th Ave #2600  
Portland, OR 97204  
Andrew Chung, PE  
(503) 542-3872  
[Andrew.Chung@kpff.com](mailto:Andrew.Chung@kpff.com)

**Architect:** BRIC Architecture, Inc.  
Tonie Esteban, AIA  
1233 NW Northrup Street, Suite 100  
Portland, OR 97209  
(503) 595-4902  
[Tonie.esteban@bric-arch.com](mailto:Tonie.esteban@bric-arch.com)

**Site Location:** 2015 N. Emery Dr.  
Newberg, OR 97132

**Tax Lot(s):** 3S2W1702500

**Site Size:** The overall campus is approximately 72 acres  
The work area is approximately 4,000 SF and is reflected in the  
attached plan set.

**Zoning:** R-1 (Low Density Residential)



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# I. DESCRIPTION OF PROPOSAL

## Existing Conditions

Mountain View Middle School is located at 2015 N. Emery Dr. in Newberg and is zoned R-1. The middle school serves the Cities of Newberg and Dundee and parts of rural Yamhill, Clackamas, and Washington County. Currently, there are 549 students enrolled at the school. Mountain View Middle School serves students in grades 6-8.

## Project Site Map



## Proposal

The applicant, Newberg School District (“the District”) is proposing to construct a 4,000 SF covered play area at the rear of the existing school. Mountain View Middle School shares a campus with Newberg High School, an alternative high school (Catalyst), and Mabel Rush Elementary School. Additionally, the district is proposing to add windows to the front of the school to bring in more natural lighting to the



admin area. There are no other proposed changes to the site. All existing utilities, circulation, parking, and services will remain unchanged.

## II. RESPONSE TO APPLICABLE NEWBERG DEVELOPMENT CODE STANDARDS AND APPROVAL CRITERIA

### Chapter 15 – DEVELOPMENT CODE

**Note:** Only those standards that are applicable to the proposed development are addressed below. Standards of the Development Code that were not found to be applicable to the proposed improvements have not been responded to.

#### **15.100 Land Use Processes and Procedures**

**Response:** The entire property is zoned R-1. According to Section 15.305.020 Zoning Use Table – Use Districts, primary and secondary schools are permitted outright within the R-1 zone. Mountain View Middle School is an existing school. The proposed improvements will occur on the existing campus.

#### **15.220 Site Design Review**

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

1. Site **Development Plan**. A site **development plan** shall be to scale and shall indicate the following as appropriate to the nature of the use:
  - a. **Access** to site from adjacent **right-of-way, streets and arterials**;
  - b. Parking and circulation areas;
  - c. Location and design of **buildings and signs**;
  - d. Orientation of windows and doors;
  - e. Entrances and exits;
  - f. Private and shared outdoor recreation spaces;
  - g. Pedestrian circulation;
  - h. Outdoor play areas;
  - i. Service areas for **uses** such as mail delivery, trash disposal, above-ground **utilities**, loading and delivery;
  - j. Areas to be landscaped;
  - k. Exterior lighting;
  - l. Special provisions for handicapped **persons**;
  - m. Other site elements and spaces which will assist in the evaluation of site development;
  - n. Proposed grading, slopes, and proposed drainage;
  - o. Location and **access** to **utilities** including hydrant locations; and
  - p. **Streets, driveways, and sidewalks**.

**Response:** The land use application includes this narrative, as well as existing and proposed site plan. Existing utilities, parking and circulation areas will remain unchanged. Architectural elevations

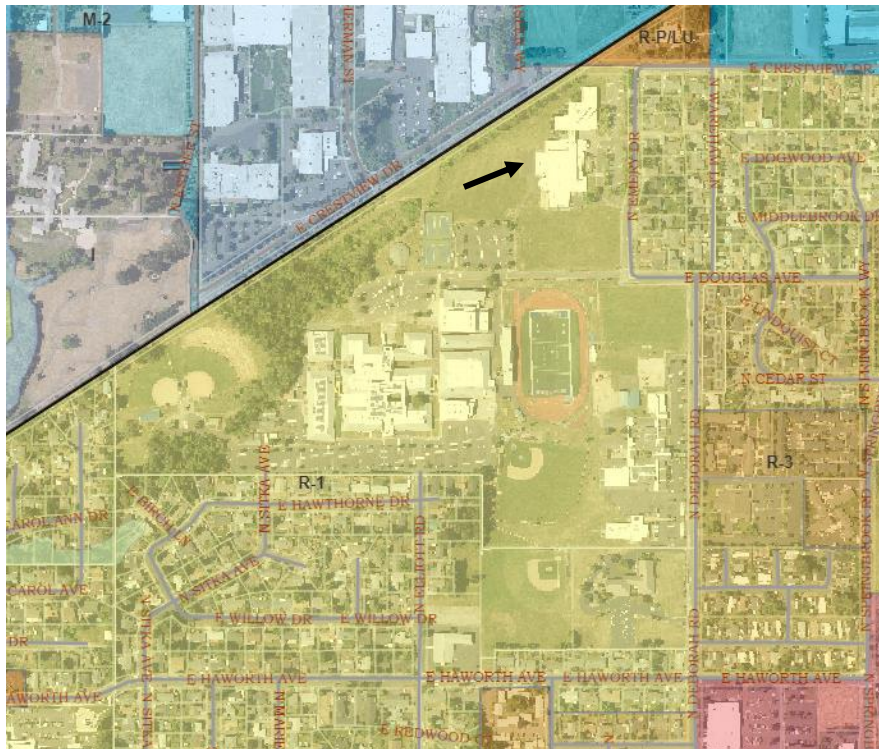


for the proposed covered play area are provided with this submittal on sheet A2. Access locations are not proposed to be altered with this proposal.

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

- a. Relationship of adjacent lands;
- b. Location of species of trees greater than four inches in diameter at four feet above ground level;
- c. Existing and proposed topography;
- d. Natural drainage and proposed drainage and grading;
- e. Natural features and **structures** having a visual or other significant relationship with the site.

**Response:** There is no proposed grading or site reconfiguration proposed with this development. The covered play area is proposed to be constructed directly over an existing impervious area at the rear of the existing school. The existing conditions are shown in the aerial above. The site plan included as sheet A1 with the plan set focuses on the area of work on the existing campus. Below is an image showing the adjacent properties zoning districts. Bordering the overall site (Tax Lot 02500), the zoning districts include R-1 to the west and south, R-3 to the east, and R-P/LU and M-1 to the north.



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



**Response:** There are no proposed changes to the primary structure with the exception of windows that are being added to the front of the admin wing shown on sheet A1 included with this application. Elevations for the covered play area are shown on sheet A2 included with this application.

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.

**Response:** Formal landscape plans are not included with this submittal. The covered play area is over an existing impervious play area on site. Footings will likely be required for the covered play area, but the area will be fenced off during construction. The existing landscaping around the location of where the covered play area is proposed is grass. Grass will be replanted in any area where the lawn is impacted for construction. No trees or shrubs are impacted by the proposed addition.

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.

**Response:** The site has previously been designed to be compliant with the Americans with Disabilities Act (ADA). No changes are proposed to parking or site grading for the proposed covered play area and window additions.

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.

**Response:** As mentioned previously in this narrative no existing landscaping or grade is proposed to be altered for the proposed addition. The site was previously graded for the construction of Mountain View Middle School.

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.

**Response:** There are no proposed modifications to existing drives, parking, or circulation associated with this proposal. The school access and circulation will not be affected by the proposed modifications.



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.*

**Response:** According to the Andrew Chung, PE with KPFF Consulting Engineers, additional stormwater management measures are not necessary for the proposed addition. Stormwater from the site will continue to be collected and discharged to the existing on-site stormwater infrastructure.

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.*

**Response:** There are no new areas proposed for storage, services, loading, and/or parking associated with this request. This proposal will cover an existing impervious play area already on site and include the addition of windows on the front of the site. All of the existing screening and buffering is being maintained in accordance with the prior land use decisions associated with Mountain View Middle School.

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.*

**Response:** The above criterion does not apply to this project. There are no new signs proposed with this application.

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.*

**Response:** Exterior lighting is not proposed at this time. The interior of the play structure will be lit with lighting mounted on the ceiling. Lighting will be downlit and is not expected to trespass outside of the proposed play area. Please see the attached lighting plan and cutsheets.

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.*

**Response:** The proposed covered play area and installation of windows does not affect the previously approved site plan including service areas. There are no proposed changes to the trash or refuse storage.

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



**Response:** The proposed covered play area and installation of windows does not affect any of the previously approved access or utility locations. There are no proposed public improvements associated with this development.

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.]*

**Response:** The proposed covered play area and installation of windows does not impact student enrollment or increase the number of classrooms associated with Mountain View Middle School. The proposed improvements are not expected to generate additional trips to the site or affect any off-site circulation. This criterion is not applicable to the proposed improvements.

**15.220.050 Criteria For Design Review (Type II Process)**

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

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

**Response:** The proposed covered play area and new glazing that is applied to the building are compatible with the existing middle school and overall design of the campus that includes two high schools, a middle school, and an elementary school. The covered play structure building materials steel, exposed wood, and a metal roof. CMU block walls will be placed beneath the cover to delineate courts.

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

**Response:** The proposed play structure and additional windows to not impact the existing and previously improved parking and on-site circulation areas. This proposal would cover an existing paved play area and add windows to the front of the school.



3. *Setbacks and General Requirements. The proposal shall comply with NMC 15.415.010 through 15.415.060 dealing with height restrictions and public access; and NMC 15.405.010 through 15.405.040 and 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.*

**Response:** The project complies with the above standard. All height restrictions, public access, and general lot standards meet the requirements of the R-1 zoning district. Please see the corresponding sections within this narrative and the attached plans for details on compliance.

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

**Response:** Existing and previously approved landscaping is not impacted by this proposal. Any field grass excavated for the footings of the covered play structure will be replanted.

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

**Response:** No new signs are proposed with this application. Therefore, this criterion does not apply to the project.

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

**Response:** There are no manufactured dwellings, mobile homes, or RV parks proposed on the project site. Therefore, this criterion does not apply to the project.

7. *Zoning District Compliance. The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.305.010 through 15.336.020. Through this site review process, the director may make a determination that a use is determined to be similar to those listed in the applicable zoning district, if it is not already specifically listed. In this case, the director shall make a finding that the use shall not have any different or more detrimental effects upon the adjoining neighborhood area than those specifically listed.*

**Response:** The project complies with this standard. Primary and Secondary Schools are listed as permitted uses in the R-1 Zoning District as found on the Zoning Use Table in Section 15.305.020. All of the proposed improvements are modifications to the existing school and are associated with the primary use of the site.

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

**Response:** The property is not located within a subdistrict. Therefore, the above criterion does not apply to this project.



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

**Response:** The proposed improvements do not include changing the previously approved pedestrian and vehicular access points.

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.]*

**Response:** This is a proposal to construct a covered play area and install new windows on the front of an existing middle school. No additional traffic generation is expected to result from these improvements. They are intended to serve the existing students and staff.

## **15.302 Districts and their Amendment**

### **15.302.032 Purposes Of Each Zoning District**

#### *A. R-1 Low Density Residential District.*

- 1. The purpose of this land use designation is to provide for low density urban single-family residential uses at an average overall density of 4.4 units per gross buildable acre in the district. It is intended to provide a stable and healthful environment together with the full range of urban services.*
- 2. Typical housing types will include single-family dwellings, duplex dwellings and planned unit developments. The district also is intended to allow low intensity institutional uses that operate consistent with peaceful enjoyment of residential neighborhoods. The R-1 district is intended to be consistent with the low density residential (LDR) designation of the comprehensive plan.*

**Response:** The proposed development is located within the R-1 Low Density Residential. Mountain View Middle School is a pre-existing use. Neither density nor housing types associated with the districts purpose statement are proposed with this development. These criteria are not applicable to the proposal.

### **15.302.040 Subdistricts**

*Subdistricts of each of the use districts may be established. The parent residential district requirements shall apply to those respective subdistricts except those regulations pertaining to lot area per dwelling unit or density.*

**Response:** None of the subject site is located within a subdistrict or overlay. The standards in this section are not applicable to the proposed development.





### **15.303 Use Categories**

*This section speaks to the uses that are outright permitted, conditionally permitted, or not permitted within a specific zoning classification.*

**Response:** Section 15.303.331 defines secondary schools as “public and private schools, secular or parochial, at the primary, elementary, middle, junior high, or high school level that provide state mandated basic education primarily to minors.” Accessory uses include, “play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care, and administrative offices.” The proposed development would include construction of an accessory covered play structure to an already permitted use.

### **15.305 Zoning Use Table**

**Response:** As indicated previously in this narrative, primary and secondary schools are listed as permitted uses within the R-1 Zoning district.

### **15.405 Lot Requirements**

#### **15.405.010 Lot Area – Lot Areas Per Dwelling Unit**

*15.404.010.B.1. In the R-1 district, there shall have a minimum area of 5,000 square feet or as may be established by a subdistrict. The average size of lots in a subdivision intended for single-family or duplex dwelling development shall not exceed 10,000 square feet.*

**Response:** There are no existing or proposed dwellings on the project site. Therefore, the above criterion does not apply to this project. The overall high school campus is approximately 72 acres in size. The site work area associated with this modification is ~4,000 square feet.

#### **15.405.040 Lot Coverage and Parking Coverage Requirements**

**Response:** According to Section 15.405.040(C), lot and parking coverage associated with primary and secondary schools is not limited. A significant amount of the entire campus is landscaped or in sports fields. Lot coverage is not impacted by the proposed covered play area as it is proposed to cover an existing impervious area behind the existing middle school. Please see sheet A1 for the location.

#### **15.410 Yard Setback Requirements**

*15.410.020.A.1 R-1 districts shall have a front yard not less than 15 feet. Said yard shall be maintained and landscaped.*

**Response:** Mountain View Middle School has frontage on N. Emery Drive and set well back from the front property line. The proposed covered play structure is located at the rear of the school and located over 150 feet from the nearest property line. The proposed windows are to be installed on the front façade of the existing building. The closest building within the site area is over 200 feet away and is associated with the high school.



*15.410.030.A.1 All lots or development sites in the AR, R-1, R-2 and R-3 districts shall have interior yards of not less than five feet, except where a utility easement is recorded adjacent to a side lot line, there shall be a side yard no less than the width of the easement.*

**Response:** The proposed improvements will be located more than 5-feet beyond all interior yards. The proposed covered play area is over 150 feet away from the nearest property line. The closest portion of Please see Sheet A1 for setbacks details.

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

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

**Response:** The property includes Mountain View Middle School and three other schools. The property is therefore required to be setback at least 25 feet from every boundary line. The proposed modifications within the site area are well beyond 25 feet from any adjacent property line.

*15.410.050.B Required Yard. No required front or interior yard of the lot on which such building or use is located shall be used for play or parking purposes.*

**Response:** There are no proposed play or parking areas within the required yards associated with these site modifications. All proposed improvements are located on the west side of the building and outside of the required 25-foot setback.

*15.410.050.C A lot or parcel of land in any district adjoining a street for which the planned right-of-way width and alignment have been determined shall have a building setback line equal to the yard required in the district, plus a distance of:*

- 1. Fifty feet from and parallel with the centerline of expressways.*
- 2. Thirty-five feet from and parallel with the centerline of major and minor arterials.*
- 3. Thirty feet from and parallel with the centerline of multifamily, commercial and industrial streets and single-family collector streets.*
- 4. Thirty feet from and parallel with the centerline of single-family local streets.*
- 5. Twenty-five feet from and parallel with the centerline of single-family hillside, cul-de-sacs and local streets which will never be extended more than 2,400 feet in length and which will have a relatively even division of traffic to two or more exits.*

**Response:** Based on Newberg's Transportation System Plan, N. Emery Drive is classified as a minor collector. The Mountain View Middle School takes access from N. Emery Drive. As the covered play area is located to the rear of the building and the windows are proposed on the front of the existing structure, none of the proposed improvements will be constructed closer to the right-of-way than the existing improvements.

*15.410.060 The following vision clearance standards shall apply in all zones (see Appendix A, Figure 9).*

- A. At the intersection of two streets, including private streets, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 50 feet in length.*



- B. *At the intersection of a private drive and a street, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 25 feet in length.*
- C. *Vision clearance triangles shall be kept free of all visual obstructions from two and one-half feet to nine feet above the curb line. Where curbs are absent, the edge of the asphalt or future curb location shall be used as a guide, whichever provides the greatest amount of vision clearance.*

**Response:** All of the proposed improvements are happening outside any of the existing vision clearance zones. There is no evidence to suggest that these standards are not already satisfied. The proposed modifications do not affect the existing conditions.

**15.415 Building and Design Standards**

**15.415.010 Main Buildings and Uses as Accessory Buildings**

- D. *Institutional. The maximum height of any building or structure will be 75 feet except as follows:*
  - 1. *Within 50 feet of an interior property line abutting a C-1, R-1, R-2 or R-P district, no main building may exceed 30 feet.*
  - 2. *Within 50 feet of an interior property line abutting an R-3 district, no main building may exceed 45 feet.*
  - 3. *Within 100 feet of a property line abutting a public street or railroad right-of-way, or within 100 feet of property lines abutting parcels with an R-1, R-2, R-3, R-P, C-1, C-2, C-3, M-1, M-2, or M-3 zoning designation, no main building may exceed 50 feet in height.*
  - 4. *To utilize the maximum permitted height standard, at least 80 percent of the building’s ground coverage must be beyond the setback area designated in subsection (D)(3) of this section. The maximum encroachment may not exceed 25 feet.*

**Response:** The project complies with this standard. The proposed building modifications are not within 100-feet of any adjacent property line. The proposed play structure is located over 150 feet from the nearest property line and will not exceed 30 feet from the existing grade at its tallest point. The proposed windows will be located beneath the previously approved roof line on the front of the building. Please refer to sheet A2 proposed height for the play structure.

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

**Response:** The project complies with this standard. The proposed play structure will cover an existing impervious area on campus. The overall campus is ~72 acres in size. An aerial view of the school campus shown on pages 3 and 5 clearly demonstrate that more than 15% of the entire campus is already landscaped.



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

**Response:** The proposed improvements do not impact any of the existing and previously approved parking or loading areas.

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-leaved 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.*

**Response:** This application does not propose to remove or modify the existing landscaping along the site frontage with N. Emery Dr. This standard is not applicable to this request.

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.

**Response:**

- 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.*

**Response:** This application does not propose to remove or modify any of the existing landscaping on the site.

### **15.425 Exterior Lighting**

#### **15.425.020 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.*
  - 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.*

**Response:** There is no new exterior lighting with the proposed improvements. There will be ceiling mounted lighting to light the interior of the play structure, but it will be oriented to the ground and will not create any trespass lighting outside of the covered play area. Please see the attached lighting plan and cutsheets.

### **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.*



- 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.
- 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.

[Ord. 2537, 11-6-00. Code 2001 § 151.589.]

**Response:** There are no new utility lines for the proposed improvements.

**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.

**Response:** The project site is located within the R-1 zoning district, but the proposed improvements do not include any alterations to any of the previously approved off-street parking and loading. There is no addition of floor area to the building that was not considered under the previous land use approval. There are no classrooms or square footages being added to the existing building. There are no alterations or improvements proposed with this application. This proposal is to construct a cover over an existing outdoor play area at the rear of the school and to install new windows on the existing front elevation. Therefore, criteria associated with this chapter are not impacted or associated with this request and have been removed from this narrative.

**15.505 Public Improvement Standards**

**Response:** None of the existing and previously approved public improvements are impacted by this request. Those criteria have been removed from this narrative.

**15.505.050 Stormwater System Standards**

- C. General Requirement. All stormwater runoff shall be conveyed to a public storm wastewater or natural drainage channel having adequate capacity to carry the flow without overflowing or otherwise causing damage to public and/or private property. The developer shall pay all costs associated with designing and constructing the facilities necessary to meet this requirement.

**Response:** Andrew Chung, PE, a licensed and professional civil engineers with KPFF Consulting Engineers has indicated that there will be no new impacts associated with on-site stormwater management practices that are already in place and functioning. The proposal includes covering an existing



impervious play area with an impervious roof. Presumably, stormwater will continue to be captured, treated, and conveyed within the existing facilities that serve the entire campus.

### **III. CONCLUSION**

This summary of the request and attachments demonstrate compliance with the City of Newberg applicable approval criteria for the proposed design review. The applicant respectfully requests that the City approve this request.

### **IV. PLAN SET**

A1 – Site Plan

A2 – Covered Play Area Elevations

Lighting Plan

Lighting Cutsheet





320 Church St. NE, Salem, OR 97301  
PHONE (503)581-1431 FAX (503)364-8716

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## STATUS OF RECORD TITLE

December 27, 2022  
Title Number: 574494AM  
Title Officer: Krista Iverson  
Fee: \$200.00

Your Reference No.

**We have searched the status of record title as to the following described property:**

See attached Exhibit 'A'

**Vestee:**

**Consolidated School District No. 29, which also acquired title as School District No. 29**

and dated as of **December 20, 2022** at 7:30 a.m.

**Said property is subject to the following on record matters:**

1. [Taxes](#) assessed under Code No. 29.0 Account No. 521257 [Map](#) No. R321702500, including the current fiscal year, not assessed because of School Exemption. If the exempt status is terminated an additional tax may be levied.
2. City liens, if any, of the City of Newberg.
3. The property lies within and is subject to the levies and assessments of the Yamhill Soil and Water Conservation District.
4. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Recorded: July 12, 1954  
[Instrument No.](#): Volume: 173 Page: 723
6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Recorded: August 2, 1959  
[Instrument No.](#): FV: 6 Page: 863
7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: City of Newberg  
Recorded: October 13, 1989  
[Instrument No.](#): FV: 237 Page: 429



8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: City of Newberg  
Recorded: October 13, 1989  
[Instrument No.:](#) FV: 237 Page: 430
9. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,  
Lessor: Newberg School district 29Jt  
Lessee: US West Wireless, LLC  
Disclosed by: Newberg High Short Form of Lease  
Date: November 10, 1989  
Recorded: April 7, 2000  
[Instrument No.:](#) 2000-04737  
  
Assignment of Lessee's interest in Lease  
Assignor: Qwest Wireless, LLC  
Assignee: Sprint Spectrum L.P.  
Recorded: October 26, 2004  
[Instrument No.:](#) 2004-21758  
  
Assignment of Lessee's interest in Lease  
Assignor: Sprint Spectrum Realty Company LP  
Assignee: Sprint Spectrum LP  
Recorded: October 21, 2008  
[Instrument No.:](#) 2008-17559  
  
Assignment of Lessee's interest in Lease  
Assignor: Tower Entity 2 LLC  
Assignee: Towerco Assets LLC  
Recorded: March 31, 2009  
[Instrument No.:](#) 2009-04507  
  
An agreement to modify the terms and provisions of said Deed of Trust as therein provided:  
Recorded: October 13, 2021  
[Instrument No.:](#) 2021-20381
10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: City of Newberg  
Recorded: June 2, 2005  
[Instrument No.:](#) 2005-11311
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: City of Newberg  
Recorded: September 7, 2005  
[Instrument No.:](#) 2005-19614

12. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,  
Lessor: Consolidated School District No. 29, etal  
Lessee: New Cingular Wireless PCS, LLC  
Disclosed by: Memorandum of Lease  
Date: July 21, 2006  
Recorded: August 7, 2006  
[Instrument No.:](#) 2006-18092
13. Right of First Refusal Agreement, including the terms and provisions thereof,  
Recorded: February 7, 2012  
[Instrument No.:](#) 2012-01510
14. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$3,170,000,000.00  
Trustor/Grantor: SBA 2012 T C Assets LLC  
Trustee: Stewart Title of Oregon, Inc.  
Beneficiary: Deutshe Bank Trust Company Americas  
Dated: April 18, 2013  
Recorded: September 25, 2013  
[Instrument No.:](#) 2013-15161

**This Deed of Trust secures an equity line of credit and/or revolving loan. The Company requires satisfactory written statement from the existing lender confirming;** (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance, (d) satisfactory documentation from the borrower to close the account.

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:  
Recorded: April 3, 2015  
[Instrument No.:](#) 2015-04305

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:  
Recorded: April 28, 2016  
[Instrument No.:](#) 2016-06010

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:  
Recorded: September 26, 2016  
[Instrument No.:](#) 2016-15040

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:  
Recorded: July 26, 2017  
[Instrument No.:](#) 2017-12022

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:  
Recorded: May 5, 2020  
[Instrument No.:](#) 2020-07153

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:  
Recorded: December 3, 2020  
[Instrument No.:](#) 2020-21898

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:  
Recorded: December 9, 2021  
Instrument No.: [2021-23830](#)

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:  
Recorded: April 4, 2022  
Instrument No.: [2022-04827](#)

15. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Portland General Electric Company, an Oregon Corporation  
Recorded: October 20, 2022  
Instrument No.: [2022-13840](#)
16. If title insurance is requested, this company will require a confirming deed noting legal ownership of record for Parcel 5 of this report.
17. Personal property taxes, if any.
18. Rights of tenants under existing leases or tenancies.

**Tax Information:**

Taxes assessed under Code No. 29.0 Account No. 521257 Map No. R321702500U1

NOTE: The 2022-2023 Taxes: \$1,685.89, are Paid

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

*"Superior Service with Commitment and Respect for Customers and Employees"*

## **EXHIBIT 'A'**

File No. 574494AM

PARCEL 1: Tracts 13, 14, 15, 16, and 17, EAST NEWBERG SUBDIVISION, Yamhill County, Oregon.

PARCEL 2: That portion of the Donation Land Claim of Richard Everest and wife, Notification #1474, Claim No. 52, in Township 3 South, Range 2 West, Willamette Meridian, Yamhill county, Oregon described as follows:

Beginning at the Northwest corner of said claim; thence South 13.065 chains; thence East 24.15 chains; thence North 13.065 chains; thence West along the North line of said claim 24.15 chains to the point of beginning.

Except that portion lying northwesterly of the southeasterly margin of the Southern Pacific Railroad right of way.

PARCEL 3: That portion of the following described tract lying South of the Southerly margin of the Southern Pacific Railroad right of way: Beginning at the Northeast corner of that certain tract conveyed to Herman A. Sander by deed recorded March 19, 1957, in Book 183, Page 630, deed records, said point being on the Southerly North line of the Solomon Heater Donation Land Claim #48 in Section 17, Township 3 South, Range 2 West, Willamette Meridian, Yamhill County, Oregon 34.2 rods East of the most Westerly Northwest corner of said Donation Land Claim; thence East along the North line of said claim 564.3 feet to the angle corner in said claim; thence South 1728.37 feet more or less to the north line of the Richard Everest Donation Land Claim #52; thence West along the North lihne of said Everest Donation Land Claim 564.3 feet to the Southeast corner of said Sander tract; thence North along the East of said Sander tract 1732.5 feet, more or less, to the point of beginning.

PARCEL IV: That portion of the following described tract lying South of the Southerly margin of the Southern Pacific Railroad right of way: Being a part of the Solomon Heater Donation Land Claim, Notification No. 1471, Claim No. 48, in Section 17, Township 3 South, Range 2 West, Willamette Meridian, Yamhill County, Oregon. Beginning at an iron pipe set on the North line of the Richard Everest Donation Land Claim in said Township and Range, said iron pipe being 276.54 feet South and 1229.4 feet West of the Southeast corner of the West half of said Heater Claim, and running thence North 886 feet to a point in the center of County Road No. 59, from which point an iron bears South 20.0 feet; thence West along the center of said road 515.6 feet; thence South 886.0 feet to the north line of said Everest Claim; thence East along the North line of said Everest 615.6 feet to the place of beginning.

Except that portion of said land conveyed to the Oregon and Transcontinental Company by deed recorded April 24, 1883 in Book "V", Page 457, deed records.

ALSO SAVE AND EXCEPT that portion of property as described in Deed recorded June 26, 1995 in Instrument No. 1995-07837, Yamhill County Deed Records, Oregon.

PARCEL 5: Beginning at a point 17.5 rods South of the Southwest corner of the Solomon Heater DLC #48, Notification 1471 in Township 3 South, Range 2 West, Willamette Meridian, Yamhill County, Oregon, said point being the Southwest corner of that certain tract conveyed to Herman A. Sander by deed recorded March 19, 1956 in Film Volume 183, page 630, deed and mortgage records; thence East along the South line of said Sander tract 60.0 feet more or less to the Southeasterly margin of the Southern Pacific RR right of way and the true point of beginning; thence continuing East along the South line of said Sander tract 504.30 feet more or less to the Southeast corner thereof; thence North along the East line of said Sander tract 330.0 feet more or less to the Southeasterly margin of said Southern Pacific right of way; thence Southwesterly along the Southeasterly margin of said right of way 600.0 feet more or less to the true point of beginning.

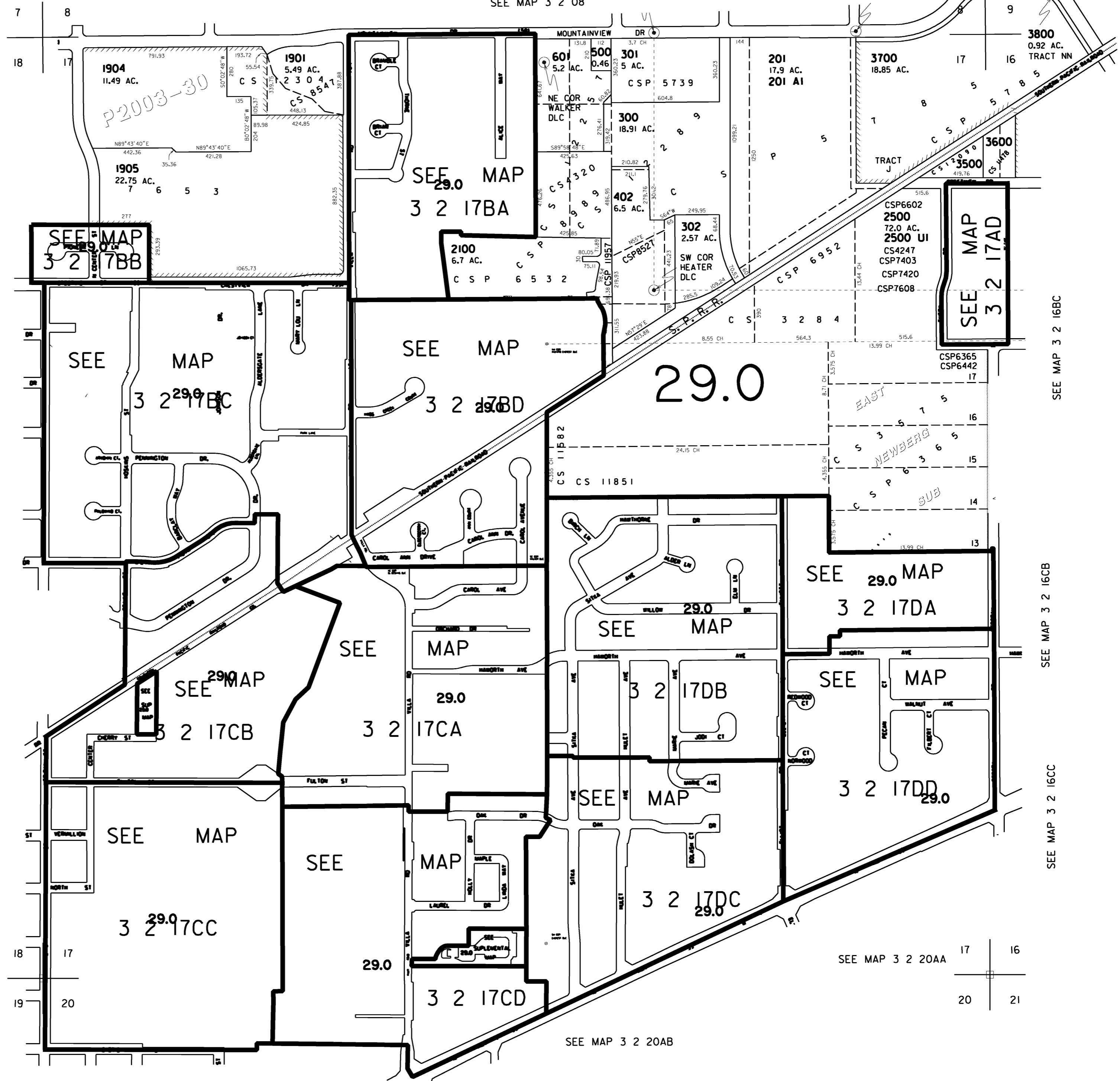
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SECTION 17 T3S R2W W.M.  
YAMHILL COUNTY

1" = 100'

3 2 17  
& INDEX  
NEWBERG

SEE MAP 3 2 08



- CANCELLED
- 100
- 200
- 303
- 304
- 305
- 306
- 307
- 400
- 401
- 403
- 404
- 405
- 700
- 800
- 900
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- 3100
- 3200
- 3300
- 3301
- 3302
- 3303
- 3304
- 3305
- 3306
- 3400
- 3700

SEE MAP 3 2 18AA

SEE MAP 3 2 18AD

SEE MAP 3 2 18DA

SEE MAP 3 2 18DD

SEE MAP 3 2 16BC

SEE MAP 3 2 16CB

SEE MAP 3 2 16CC

REVISED 5-16-12 SB

SEE MAP 3 2 20BB

SEE MAP 3 2 20BA

SEE MAP 3 2 20AB

SEE MAP 3 2 20AA

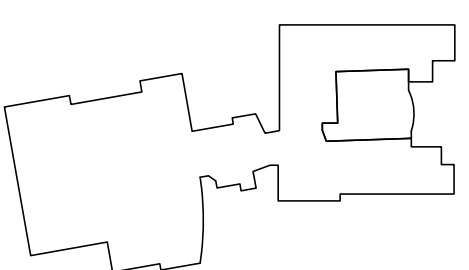
3 2 17







NOT FOR CONSTRUCTION



date	revisions

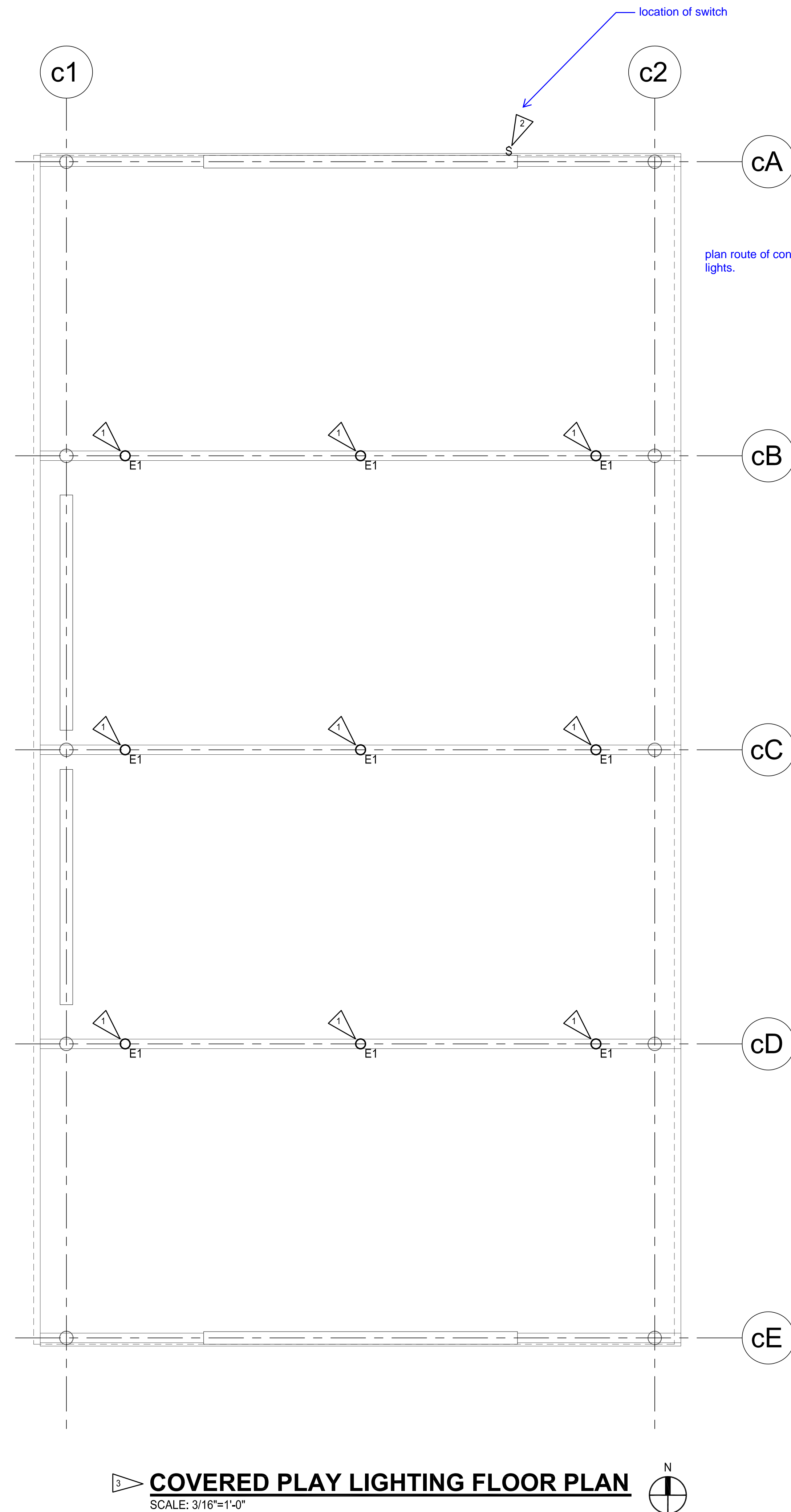
phase DD / COST  
ESTIMATE SET  
date October 28, 2022  
project 22010-154  
PARTIAL FIRST FLOOR  
ELECTRICAL PLAN

**GENERAL NOTES:**

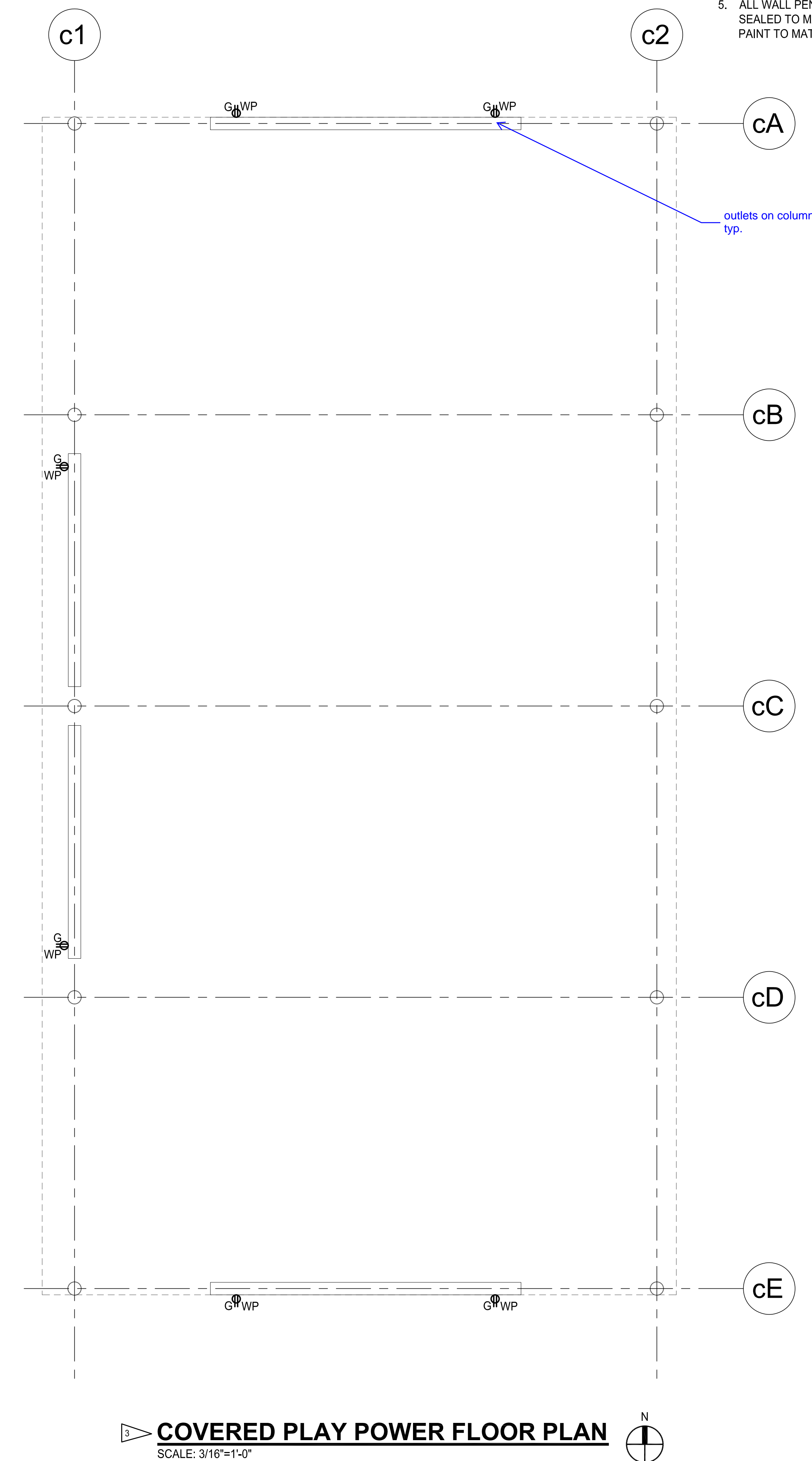
- ELECTRICAL REQUIREMENTS ARE NOT LIMITED TO ELECTRICAL DRAWINGS AND SPECIFICATIONS. THERE IS ADDITIONAL ELECTRICAL WORK REQUIRED TO BE INCLUDED IN THE BID, INDICATED ON ARCHITECTURAL, MECHANICAL AND TELECOMMUNICATIONS DRAWINGS. ADDITIONAL ELECTRICAL WORK REQUIRED IN THE BID IS ALSO LOCATED IN THE SPECIFICATIONS. CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL, MECHANICAL, AND TELECOMMUNICATIONS SPECIFICATIONS FOR ADDITIONAL ELECTRICAL INFORMATION AND INCLUDE COSTS FOR THIS WORK IN THE BID.
- CONTRACTOR SHALL CONCEAL CONDUIT WHEREVER POSSIBLE. CONTRACTOR SHALL SUBMIT TO ARCHITECT FOR REVIEW AND APPROVAL ALL ROUTINGS OF ANY EXPOSED CONDUIT PRIOR TO ROUGH-IN. NO EXPOSED CONDUIT SHALL BE INSTALLED UNTIL APPROVAL IS PROVIDED IN WRITING FROM THE ARCHITECT. ALL EXPOSED CONDUIT SHALL BE ROUTED IN A NEAT AND WORKMANSHIP LIKE MANNER.
- CONTRACTOR SHALL PROVIDE A HOT-WIRE OF THE SAME CIRCUIT FOR ALL LIGHT FIXTURES WITH BATTERY PACKS, SO THAT THE BATTERY PACK IS BEING CHARGED AT ALL TIMES.
- CONTRACTOR SHALL SEE ARCHITECTURAL DRAWINGS FOR THE FIRE WALL SEPARATIONS. CONTRACTOR SHALL PROVIDE CAULKING, SEAL-OFFS, ETC. AS REQUIRED BY CODE TO RETAIN FIRE WALL SEPARATION RATINGS.
- ALL WALL PENETRATIONS SHALL BE NEATLY CORE-DRILLED, CAULKED AND SEALED TO MAINTAIN FIRE, AND WATERPROOF RATING. PATCH, REPAIR, AND PAINT TO MATCH EXISTING.

**ELECTRICAL NOTES:**

- TYPE E1 LIGHT FIXTURE TO BE SURFACE MOUNTED TO UNDERSIDE OF BEAM.
- PROVIDE 0-12 HOUR DIGITAL TIMER SWITCH WITHIN NEMA 3R BOX WITH "IN USE" LOCKING COVER FOR CONTROL OF COVERED PLAY LIGHTS.
- FOR CONNECTION OF NEW COVERED PLAY LIGHTS AND RECEPTACLES CONTRACTOR SHALL PROVIDE 3/4" CU WHT (3)#12 CU & (1)#12 CU GRD (CIRCUIT FOR LIGHTS AND CIRCUIT FOR RECEPTACLES). ROUTE CONDUIT THROUGH EXTERIOR WALL OF STORAGE ROOM 145 AND SURFACE MOUNT ACROSS CEILING OF STORAGE ROOM 144. PROVIDE TWO (2) NEW 20A/1-POLE CIRCUIT BREAKERS WITHIN EXISTING PANEL FOR CONNECTION OF NEW COVERED PLAY LIGHTS AND RECEPTACLES. CONTRACTOR SHALL PROVIDE CORE DRILL OF EXISTING EXTERIOR WALL AND PROVIDE 6" X 6" X 4" JUNCTION BOX ON EXTERIOR WALL FOR ROUTING OF NEW CONDUIT TO WITHIN BUILDING.



**COVERED PLAY LIGHTING FLOOR PLAN**  
SCALE: 3/16"=1'-0"



**COVERED PLAY POWER FLOOR PLAN**  
SCALE: 3/16"=1'-0"

Project		Catalog #		Type	
Prepared by		Notes		Date	



# McGraw-Edison

## TT TopTier

Parking Garage / Canopy  
Low-Bay Luminaire

### Typical Applications

Parking Garages • Parking Lots

### Interactive Menu

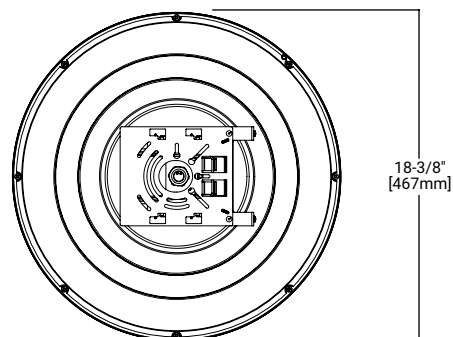
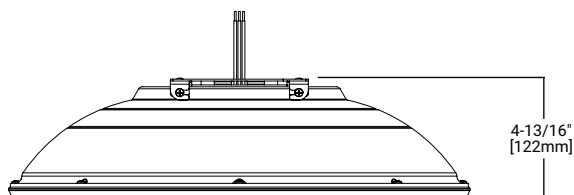
- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Optical Configurations [page 2](#)
- Mounting Details [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

### Quick Facts

- Lumen packages range from 3,000 - 13,300
- Efficacies up to 146 lumens per watt
- Utilizes patented waveguide technology for maximum visual comfort
- Surface, pendant, trunnion, wall and direct conduit mount options

### Dimensional Details

SURFACE MOUNT



### Product Certifications / Features



### Connected Systems

- WaveLinx Lite
- Synapse
- Enlighted

Ordering Information

SAMPLE NUMBER: TT-D3-740-U-WQ-STM-30L-AP

Product Family	Configuration	Color Temperature	Voltage	Distribution	Mounting	Lead Length <sup>7</sup>	Finish
TT=TopTier <sup>1</sup>	D1=4,000 Nominal Lumens D2=5,500 Nominal Lumens D3=6,500 Nominal Lumens D4=8,000 Nominal Lumens D5=10,000 Nominal Lumens D6=13,000 Nominal Lumens	735=70 CRI, 3500K CCT 740=70 CRI, 4000K CCT 750=70 CRI, 5000K CCT 830=80 CRI, 3000K CCT	U=120-277V H=347-480V <sup>22, 26</sup> 1=120V 4=277V 8=480V 9=347V	CQ=Concentrated MQ=Medium WQ=Wide RW=Rectangular Wide DL=Drive Lane / Type 4 <sup>3</sup>	[Blank]=Surface Mount <sup>16</sup> TMB=Trunnion Mount with Connection Box DPM=Decorative Pendant Mount <sup>4</sup> WM=Wall Mount STM=Stem Mount to 1/2" conduit <sup>16</sup>	[Blank]=6" 30L=30" 36L=36" 48L=48" 72L=72" 108L=108" 120L=120" 144L=144"	NW=White AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic
Options (Add as Suffix)				Accessories (Order Separately)			
F=Single Fuse (120, 277 or 347V Specify Voltage) FF=Double Fuse (208, 240 or 480V Specify Voltage) IBP=Integral Battery Pack <sup>5, 24</sup> IBP-CEC=Integral Battery Pack, CEC compliant <sup>5</sup> ITS=Integral Transfer Switch <sup>10</sup> 924=UL924 listed luminaire <sup>19</sup> CG=Clear Glass <sup>8</sup> SG=Solite® Glass <sup>9</sup> UPL=Uplight <sup>6</sup> TR=Tamper Resistant Hardware NAT=Natatorium finish DALI=DALI Driver <sup>15</sup> MS/DIM-L08=Dimming Occupancy Sensor (<9' Mounting) <sup>11, 17</sup> MS/DIM-L20=Dimming Occupancy Sensor (9' - 20' Mounting) <sup>11, 17</sup> ZW=WaveLinX-Enabled Module and 4-PIN Receptacle <sup>23</sup> ZD=WaveLinX-Enabled Module with DALI Driver and 4-PIN Receptacle <sup>23</sup> ZW-SWPD4XX=WaveLinX Control Module and Wireless Sensor - 7'-15' <sup>21</sup> ZW-SWPD5XX=WaveLinX Control Module and Wireless Sensor - 15'-40' <sup>21</sup> ZW-WOBXX=WaveLinX Control Module and LC Bluetooth Sensor - 7'-15' <sup>21</sup> ZW-WOFXX=WaveLinX Control Module and LC Bluetooth Sensor - 15'-40' <sup>21</sup> ZD-SWPD4XX=WaveLinX with DALI Driver and Wireless Sensor - 7'-15' <sup>21</sup> ZD-SWPD5XX=WaveLinX with DALI Driver and Wireless Sensor - 15'-40' <sup>21</sup> ZD-WOBXX=WaveLinX with DALI Driver and LC Bluetooth Sensor - 7'-15' <sup>21</sup> ZD-WOFXX=WaveLinX with DALI Driver and LC Bluetooth Sensor - 15'-40' <sup>21</sup> LWR-LW=Enlighted Wireless Sensor, Wide Lens 8' - 16' Mounting Height <sup>11, 18</sup> LWR-LN=Enlighted Wireless Sensor, Narrow Lens 16' - 40' Mounting Height <sup>11, 18</sup> DIM10-MS/DIM-L08=Synapse occupancy sensor (<8' Mounting) DIM10-MS/DIM-L20=Synapse occupancy sensor (8'-20' Mounting)				MA1252=Replacement 10kV Surge Module TT/WG=Wire Guard <sup>25</sup> TT/BG-UP-XX=Bird Guard <sup>12, 13</sup> TT/HSS-XX=House Side Shield <sup>25</sup> DPMS36-XX=36" Pendant Mount Stem <sup>12, 14</sup> DPMS48-XX=48" Pendant Mount Stem <sup>12, 14</sup> DPMS96-XX=96" Pendant Mount Stem <sup>12, 14</sup> FSIR-100=Wireless Configuration Tool for Occupancy Sensor <sup>17</sup> SWPD4-XX=WaveLinX Wireless Sensor, 7'-15' Mounting Height <sup>20, 21, 22, 23</sup> SWPD5-XX=WaveLinX Wireless Sensor, 15'-40' Mounting Height <sup>20, 21, 22, 23</sup>			
<b>NOTES:</b> 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 3. D1-D4 lumen packages only. 4. Order Pendant Mount Stem accessory 5. IBP ambient operating temperature -20°C to 35°C (D1-D3), -20°C to 25°C (D4-D6). Not available with DALI. 6. Additional 8.0W. Provides 920 lumens. 7. Choose lead length for Surface Mount and Stem Mount only. TMB, DPM and WM lengths predetermined. 8. Not available with CQ. 9. Standard with CQ, option available with WQ only. 10. U voltage only. Ambient operating temperature -20°C to 50°C (D1-D4) or -20°C to 40°C (D5-D6). UL924 listed component. 11. Includes integral photocell. 12. Specify color in place of XX. 13. Designed for use with Stem Mount and Decorative Pendant Mount only. 14. Designed for use with Decorative Pendant Mount only. 15. Not available with H voltage or IBP. Not compatible with MS/DIM or LWR sensors. 16. Specify Lead Length for wire harness length. 17. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay and more. 18. Enlighted wireless sensors are factory installed only, and require network components in appropriate quantities. 19. 924 option provides luminaire UL924 listing, used in conjunction with ITS or IBP-CEC. 20. Requires ZW or ZD receptacle. 21. Replace XX with sensor color (WH, BZ or BK.) 22. Cannot be used with other control options. 23. For WaveLinX applications, WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. Not required for WaveLinX Lite Commercial (LC) applications. 24. Specify 120V or 277V. 25. TT/WG and TT/HSS cannot be installed together. 26. D4-D6 only. Not compatible with battery.							

Product Specifications

Construction

- Low copper content, die-cast aluminum housing provides a clean, symmetric aesthetic

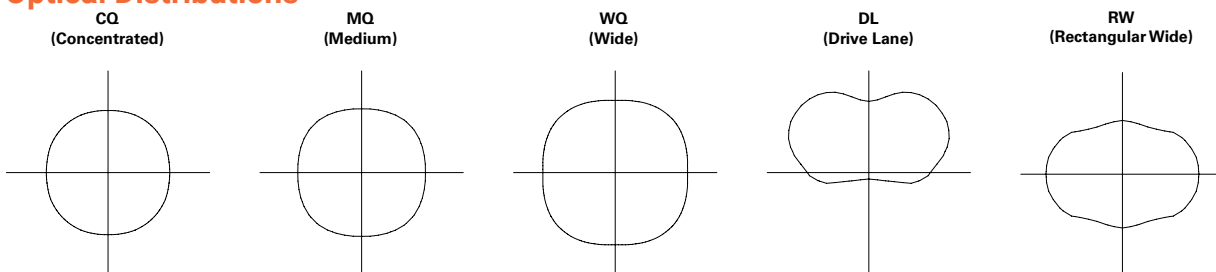
Optics

- Five optical distributions utilizing patented visual comfort WaveStream™ technology
- Six lumen packages, ranging from 3,000 to 13,300
- Integral uplight option utilizes a dedicated, 8W light engine, producing 920 lumens for reduced visual contrast and cave effect
- IDA Certified for 3000k CCT and warmer only. Not available with uplight option.

Electrical

- 40°C - 50°C operating temperature

Optical Distributions



- Greater than 90% lumen maintenance at 60,000 hours
- IP66 rated
- 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation
- 10kV surge module standard
- 0-10V dimming standard

Mounting

- Surface mount directly to square or octagonal 4" surface or recessed junction box using quick mount bracket
- Optional stem mount bracket with set screw for direct 1/2" NPS conduit mounting
- Trunnion, decorative pendant, and wall mount options also available

Finish

- 2.5 mil nominal TGIC powder coat thickness
- Finishes include white, black, bronze, gray, dark platinum and graphite metallic
- RAL and custom color matches available
- Natatorium option (NAT) available, providing 5,000 hour salt spray rating per ASTM B117, with a scribe rating of 9 per ASTM D1654

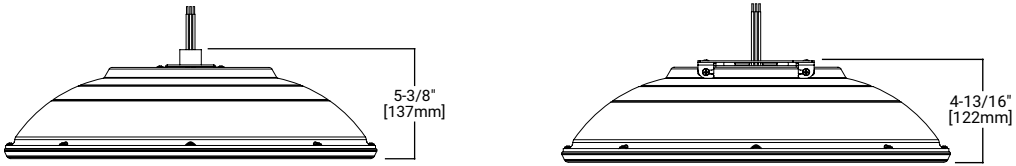
Warranty

- Five-year warranty

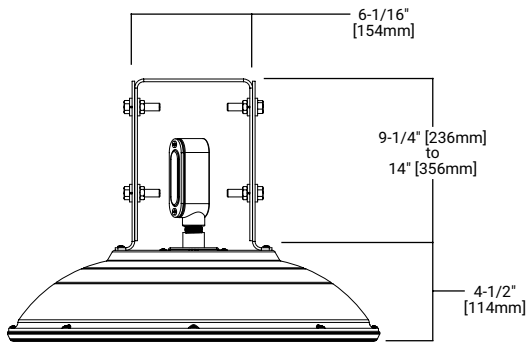
Mounting Details

\*Base luminaire weight: 18.2 lbs

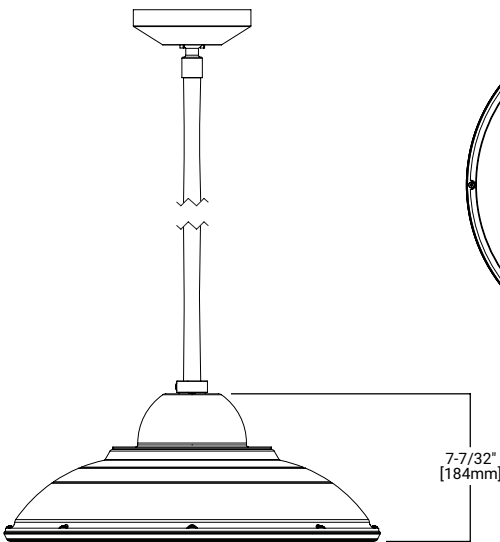
Stem Mount



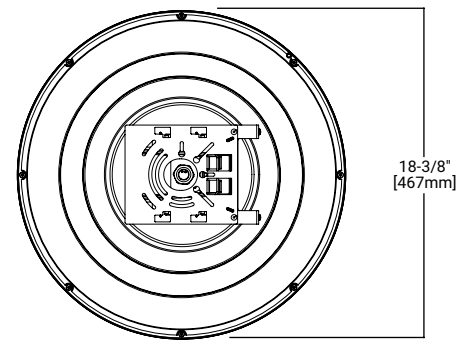
Trunnion Mount



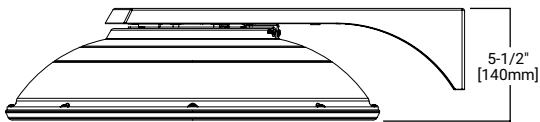
Decorative Pendant Mount



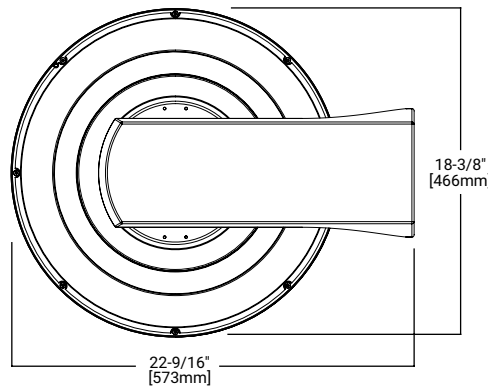
Top View



Wall Mount

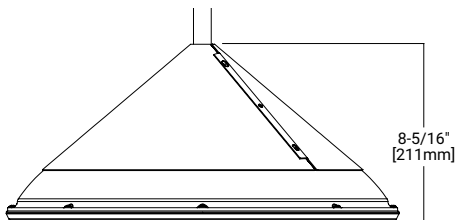


Top View - Wall Mount

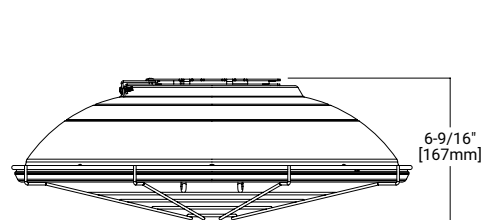


Accessories

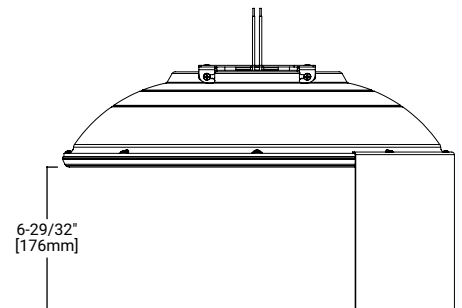
Bird Guard (TT/BG-UP-XX)



Wire Guard (TT/WG)



House Side Shield (TT/HSS-XX)



Energy and Performance Data

[View TopTier IES files](#)

Power and Lumens (3000K/3500K/4000K/5000K)

Lumen Package		D1	D2	D3	D4	D5	D6	
Power (Wattage) CQ, MQ, WQ, RW		28.0	39.2	47.2	57.6	74.7	105.2	
Power (Wattage) DL Only		28.8	40.5	48.8	59.8	--	--	
<b>Distribution</b>								
3000K CCT 80 CRI	CQ Concentrated	Lumens	3,409	4,640	5,595	6,660	8,383	11,030
		BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2
		Lumens per Watt	122	118	119	116	112	105
	MQ Medium	Lumens	3,647	4,964	5,986	7,125	8,969	11,800
		BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3
		Lumens per Watt	130	127	127	124	120	112
	WQ Wide	Lumens	3,449	4,695	5,662	6,740	8,483	11,161
		BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3
		Lumens per Watt	123	120	120	117	114	106
	RW Rectangular Wide	Lumens	2,757	3,753	4,526	5,387	6,781	8,922
		BUG Rating	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
		Lumens per Watt	98	96	96	94	91	85
	DL Drive Lane / Type 4	Lumens	2,959	3,985	4,762	5,622	--	--
		BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	--	--
		Lumens per Watt	103	98	98	94	--	--
3500K CCT 70 CRI	CQ Concentrated	Lumens	3,618	4,925	5,940	7,070	8,899	11,708
		BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2
		Lumens per Watt	129	126	126	123	119	111
	MQ Medium	Lumens	3,872	5,270	6,355	7,564	9,520	12,527
		BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
		Lumens per Watt	138	134	135	131	127	119
	WQ Wide	Lumens	3,662	4,984	6,011	7,154	9,005	11,848
		BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G3
		Lumens per Watt	131	127	127	124	121	113
	RW Rectangular Wide	Lumens	2,927	3,984	4,805	5,719	7,198	9,471
		BUG Rating	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3
		Lumens per Watt	105	102	102	99	96	90
	DL Drive Lane / Type 4	Lumens	3,141	4,230	5,055	5,968	--	--
		BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	--	--
		Lumens per Watt	109	104	104	100	--	--
4000K/ 5000K CCT 70 CRI	CQ Concentrated	Lumens	3,828	5,211	6,284	7,480	9,415	12,387
		BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2
		Lumens per Watt	137	133	133	130	126	118
	MQ Medium	Lumens	4,096	5,575	6,723	8,002	10,072	13,253
		BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
		Lumens per Watt	146	142	142	139	135	126
	WQ Wide	Lumens	3,874	5,273	6,359	7,569	9,527	12,535
		BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G3
		Lumens per Watt	138	135	135	131	128	119
	RW Rectangular Wide	Lumens	3,097	4,215	5,083	6,050	7,615	10,020
		BUG Rating	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3
		Lumens per Watt	111	108	108	105	102	95
	DL Drive Lane / Type 4	Lumens	3,323	4,475	5,348	6,314	--	--
		BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	--	--
		Lumens per Watt	115	110	110	106	--	--

Energy and Performance Data

CQ, MQ, WQ and RW Distributions

Lumen Package	D1	D2	D3	D4	D5	D6
Power (Wattage)	28.0	39.2	47.2	57.6	74.7	105.2
Input Current @ 120V (A)	0.23	0.33	0.39	0.48	0.62	0.88
Input Current @ 208V (A)	0.13	0.19	0.23	0.28	0.36	0.51
Input Current @ 240V (A)	0.12	0.16	0.20	0.24	0.31	0.44
Input Current @ 277V (A)	0.10	0.14	0.17	0.21	0.27	0.38
Input Current @ 347V (A)	0.08	0.11	0.14	0.17	0.22	0.30
Input Current @ 480V (A)	0.06	0.08	0.10	0.12	0.16	0.22

DL Distributions

Lumen Package	D1	D2	D3	D4
Power (Wattage)	28.8	40.5	48.8	59.8
Input Current @ 120V (A)	0.24	0.34	0.41	0.50
Input Current @ 208V (A)	0.14	0.19	0.23	0.29
Input Current @ 240V (A)	0.12	0.17	0.20	0.25
Input Current @ 277V (A)	0.10	0.15	0.18	0.22
Input Current @ 347V (A)	0.08	0.12	0.14	0.17
Input Current @ 480V (A)	0.06	0.08	0.10	0.12

Lumen Maintenance

Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
25°C	98.0%	95.2%	94.1%	89.8%	> 300,000
40°C	97.9%	94.8%	93.6%	89.0%	> 290,000
50°C	97.7%	94.5%	93.2%	88.4%	> 270,000

\* Supported by IES TM-21 standards

\*\*Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80

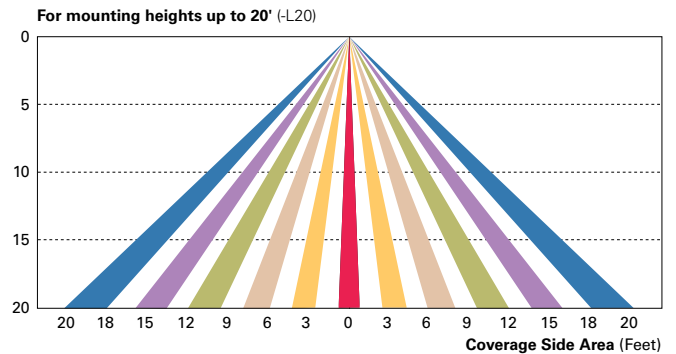
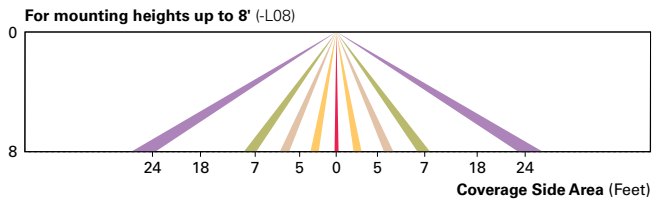
Lumen Multiplier

Ambient Temperature	Multiplier
0°C	1.03
10C	1.02
25°C	1.00
40°C	0.98
50°C	0.97

Control Options

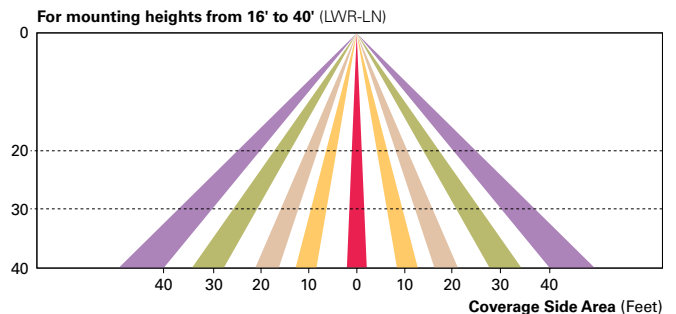
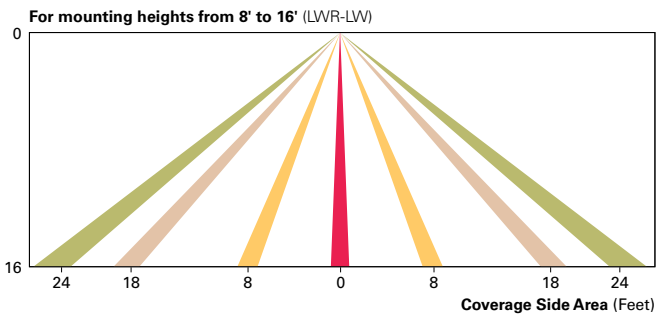
**0-10V (D)** 0-10V dimming comes standard on all TopTier configurations for use with integrated or external lighting controls.

**Dimming Occupancy Sensor (MS/DIM)** These sensors are factory installed in the luminaire, dimming to 50% after five minutes of no motion detected. When motion is detected, the luminaire output is 100%. Includes an integral photocell that can be programmed for “dusk-to-dawn” operation. The FSIR-100 programming tool can be utilized to adjust dimming level, time delay, sensitivity and other parameters. Two lens options provide optimal coverage patterns up to 20’ mounting height.

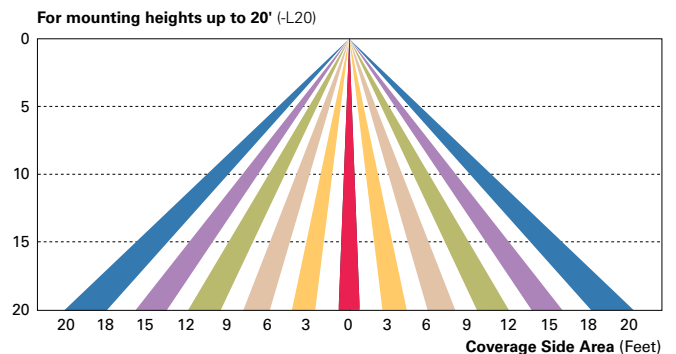
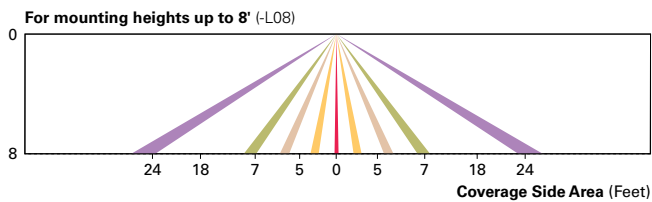


**WaveLinx-Ready 4-PIN Twistlock Receptacle (ZW)** Includes the WaveLinx control module, integrated 4-Pin receptacle, and standard 0-10V dimming driver, enabling the subsequent addition of a WaveLinx sensor.

**Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)** The Enlighted control system is a connected lighting solution, combining LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes while collecting valuable data about building performance and use. Software applications utilizing energy dashboards maximize data inputs to help optimize the use of other resources beyond lighting.



**Synapse (DIM10)** SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 control module and MS/DC motion sensor; requires additional Synapse system components for operation. Contact Synapse at [www.synapsewireless.com](http://www.synapsewireless.com) for product support, warranty, and terms and conditions.





## Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132  
503-537-1240. Fax 503-537-1272 [www.newbergoregon.gov](http://www.newbergoregon.gov)

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

A property owner in your neighborhood submitted an application to the City of Newberg to make improvements to Mountain View Middle School. You are invited to take part in the City's review of this project by sending in your written comments. The applicable criteria used to make a decision on this application for preliminary development plan approval are found in Newberg Development Code 15.220.050(B). For more details about giving comments, please see the back of this sheet.

The development will include the construction of a new 4,000 SF covered play area and installation of new windows on the front façade of the school.

APPLICANT NAME: Brad Kilby, AICP  
APPLICANT TELEPHONE: (503) 221-1131  
PROPERTY OWNER: Newberg School District  
LOCATION: 2015 N. Emery Drive  
TAX LOT NUMBER: 3S2W1702500





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

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

Written Comments: File No. DR222-0013  
City of Newberg  
Community Development  
PO Box 970  
Newberg, OR 97132

**All written comments must be turned in by 4:30 p.m. on (14 days after date mailed).** 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 approval are found in Newberg Development Code 15.220.050(B).

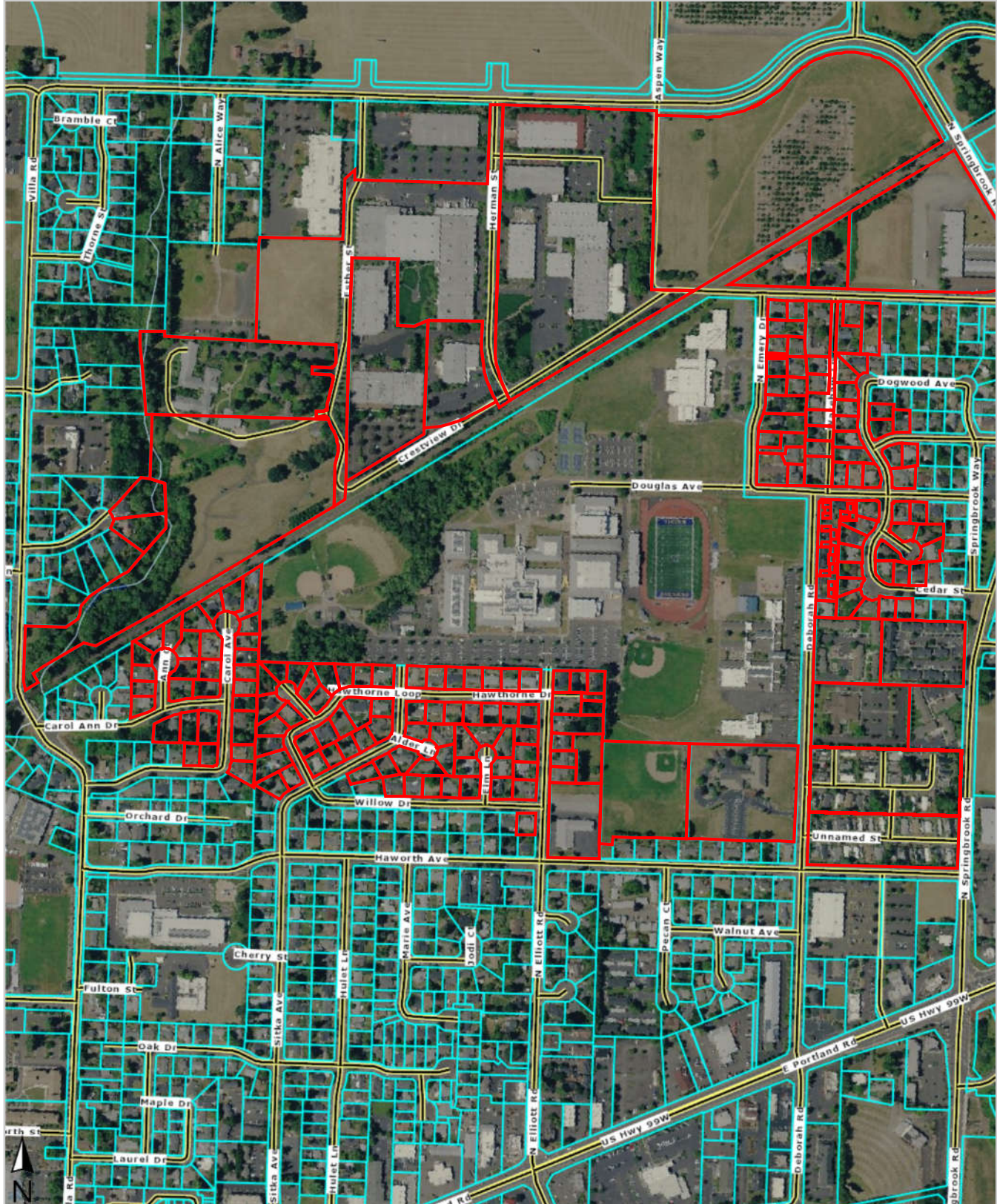
You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E First Street. You can also buy copies of the information for a cost of 25 cents a page.

Information can also be found at:

<https://www.newbergoregon.gov/planning/page/dr222-0013-covered-play-structure-mountain-view-middle-school>

If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240. The Community Development Director will make a decision at the end of the 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

**Date Mailed: Date notice is mailed**



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.

248636  
M00235869  
Arlen Benson  
1103 N Springbrook Rd No 11  
Newberg OR 97132

252826  
M00163149  
Judith Carsley  
1103 N Springbrook Rd No 16  
Newberg OR 97132

253843  
M00168705  
Robert Ferrall  
1103 N Springbrook Rd No 38  
Newberg OR 97132

254030  
M00176107  
Patricia Berger  
1103 N Springbrook Rd No 33  
Newberg OR 97132

254520  
M00178242  
Juan Mendoza-Arreola  
1103 N Springbrook Rd No 24  
Newberg OR 97132

254897  
M00183302  
Pamela Stevahn  
1103 N Springbrook Rd No 25  
Newberg OR 97132

255235  
M00186925  
Juan Manuel  
707 Marie Ave  
Newberg OR 97132

255351  
M00188813  
Karen Cederquist  
280 SW 10th Ave  
Canby OR 97013

262780  
M00208249  
Jose Escobedo  
1103 N Springbrook Rd No 9  
Newberg OR 97132

277426  
R3217CA00105  
Sharon Gstettenbauer  
1907 Carol Ave  
Newberg OR 97132

251970  
M00152135  
Maria Uribe  
1103 N Springbrook Rd No 1  
Newberg OR 97132

253264  
M00169600  
Linda Garrity  
1103 N Springbrook Rd No 26  
Newberg OR 97132

253923  
M00198345  
Ignacia Correa  
1103 N Springbrook Rd No 19  
Newberg OR 97132

254325  
M00178214  
Laura Jimenez  
1103 N Springbrook Rd No 14  
Newberg OR 97132

254566  
M00178244  
Melanie Oneil  
Attn: Vincent Oneil  
Guerneville CA 95446

255048  
M00184759  
Carlos Pintor  
1103 N Springbrook Rd No 41  
Newberg OR 97132

255315  
M00188310  
Vernold Stevahn Sr  
1103 N Springbrook Rd No 47  
Newberg OR 97132

255422  
M00194181  
Martha Marshall  
Attn: Meyers Martha  
Newberg OR 97132

265643  
M00178356  
Joaquin Ramirez-Aldaco  
1103 N Springbrook Rd 4  
Newberg OR 97132

277435  
R3217CA00106  
Judy Durkee  
1911 Carol Ave  
Newberg OR 97132

252648  
M00161253  
Kenneth Lawson  
1103 N Springbrook Rd 10  
Newberg OR 97132

253282  
M00170605  
Hermosillo German  
1103 N Springbrook Rd 21  
Newberg OR 97132

254012  
M00175986  
Jean Wittrock  
1103 N Springbrook Rd No 35  
Newberg OR 97132

254361  
M00207682  
Jenifer Leon-Aguilera  
1103 N Springbrook Rd No 44  
Newberg OR 97132

254842  
M00182454  
Michall Moore  
1103 N Springbrook Rd No 39  
Newberg OR 97132

255182  
M00186412  
Carmen Barron-Sotelo  
1103 N Springbrook Rd No 13  
Newberg OR 97132

255342  
M00188746  
Maria Uribe  
1103 N Springbrook Rd No 42  
Newberg OR 97132

255486  
M00195320  
Panfilo Gamboa  
1103 N Springbrook Rd No 45  
Newberg OR 97132

265705  
M00206253  
Connie Linthicum  
1103 N Springbrook Rd No 40  
Newberg OR 97132

277444  
R3217CA00107  
John Passaglia  
17354 SW Brandyshire Ct  
Portland OR 97224

277453  
R3217CA00108  
Aydelotte Beverly Trustee For  
1920 Carol Ave  
Newberg OR 97132

278274  
R3216BC01202  
Brian Reimer  
3006 Douglas Ave  
Newberg OR 97132

278327  
R3216BC01207  
Erin Fries  
3004 Lindquist Ct  
Newberg OR 97132

278336  
R3216BC01208  
Don Clements  
3005 Lindquist Ct  
Newberg OR 97132

278345  
R3216BC01209  
Heather Hetzler  
3955 NE Winters Hill Rd  
Dayton OR 97114

278354  
R3216BC01210  
Lindsay Hayden  
3000 Lindquist Ct  
Newberg OR 97132

278363  
R3216BC01211  
Valerie Nelson  
1618 Cedar St  
Newberg OR 97132

278372  
R3216BC01212  
Brandon Case  
1614 Cedar St  
Newberg OR 97132

278381  
R3216BC01213  
Nicholas Peloquin  
1610 Cedar St  
Newberg OR 97132

278443  
R3216BC01219  
Ceress Sanders  
1613 Cedar St  
Newberg OR 97132

278452  
R3216BC01220  
Claudia Garcia  
1617 Cedar St  
Newberg OR 97132

278461  
R3216BC01221  
Ramzi Sadek  
1621 Cedar St  
Newberg OR 97132

278470  
R3216BC01222  
Platt Family Trust  
1701 Cedar St  
Newberg OR 97132

278489  
R3216BC01223  
Craig Redding  
1705 Cedar St  
Newberg OR 97132

278498  
R3216BC01224  
Justin Posey  
1709 Cedar St  
Newberg OR 97132

278504  
R3216BC01225  
Robert Fennell  
1713 Cedar St  
Newberg OR 97132

278513  
R3216BC01226  
Cynthia Reyes  
1717 Cedar St  
Newberg OR 97132

278522  
R3216BC01227  
Joshua Dondino  
1721 Cedar St  
Newberg OR 97132

278531  
R3216BC01228  
Coby Coblentz  
1725 Cedar St  
Newberg OR 97132

278808  
R3217BD01200  
Lindsey Hankins  
1524 Hess Creek Ct  
Newberg OR 97132

278871  
R3217BD01100  
James Ringseth  
1528 Hess Creek Ct  
Newberg OR 97132

29347  
R3216CB00600  
Azalea Gardens Mobile Manor LLC  
PO Box 17  
Guerneville CA 95446

29392  
R3216CB00500  
Azalea Gardens Mobile Manor LLC  
PO Box 17  
Guerneville CA 95446

29472  
R3216CB00400  
Church Of Jesus Christ Of Latter  
Day Saints  
50 E Noth Temple St  
Salt Lake City UT 84150

30497  
R3216BB00702  
Gary Ruff  
2908 Crestview Dr  
Newberg OR 97132

30503  
R3216BB00703  
Marilyn Fisher  
3002 Crestview Dr  
Newberg OR 97132

30530  
R3216BB00706  
Judy Hochstein  
2912 Crestview Dr  
Newberg OR 97132

30601  
R3216BC00100  
Keith Marshall  
2909 Douglas Ave  
Newberg OR 97132

30610  
R3216BC00101  
Scott Pine  
2913 Douglas Ave  
Newberg OR 97132

30629  
R3216BC00102  
Nicolas Gerhard  
1801 Cedar St  
Newberg OR 97132

30638  
R3216BC00103  
Jory Smith  
1805 Cedar St  
Newberg OR 97132

30647  
R3216BC00104  
Constance Jones  
1809 Cedar St  
Newberg OR 97132

30656  
R3216BC00105  
Christopher Gieber  
1901 Cedar St  
Newberg OR 97132

30665  
R3216BC00106  
David Andres  
1905 Cedar St  
Newberg OR 97132

30674  
R3216BC00107  
John Lieggi  
1909 Cedar St  
Newberg OR 97132

30683  
R3216BC00108  
Christopher Ferris  
1913 Cedar St  
Newberg OR 97132

30692  
R3216BC00109  
Denny McDonald Sr  
3001 Dogwood Ave  
Newberg OR 97132

307796  
R321700201  
K & J Real Estate LLC  
Attn: Austin Industries  
Newberg OR 97132

30870  
R3216BC00125  
David Stroup  
1904 Cedar St  
Newberg OR 97132

30905  
R3216BC00126  
Adam Zabinski  
1900 Cedar St  
Newberg OR 97132

30932  
R3216BC00127  
Meghan Oloughlin  
3005 Middlebrook Dr  
Newberg OR 97132

31414  
R3216BC00134  
Gerardo Alfaro  
3006 Middlebrook Dr  
Newberg OR 97132

31423  
R3216BC00135  
Jordan Hume  
3000 Middlebrook Dr  
Newberg OR 97132

31432  
R3216BC00136  
Kirsten Hodge  
1800 Cedar St  
Newberg OR 97132

31539  
R3216BC90001  
Barbara Minor  
2910 Douglas Ave  
Newberg OR 97132

31646  
R3216BC00700  
Guy Witcraft  
3094 Camas St  
Woodburn OR 97071

31655  
R3216BC00800  
Deborah Court Assoc Or Ltd  
Attn: Viridian Management  
Enterprise OR 97828

31664  
R3216BC00801  
Springbrook Apts LLC  
3811 SW Barbur Blvd  
Portland OR 97239

31708  
R3216BC01200  
Andy Trumbo  
17880 NE Hillsboro Hwy  
Newberg OR 97132

32967  
R321700300  
K & J Real Estate LLC  
Attn: Marv Nelson  
Newberg OR 97132

33029  
R321700302  
Kenneth Austin III  
2601 Crestview Dr  
Newberg OR 97132

33742  
R321702100  
Hazelden Springbrook Inc  
Attn: Hazelden Foundation/Chief  
Fin Off  
Center City MN 55012

33840  
R3217BD00100  
Hazelden Springbrook Inc  
Attn: Hazelden Foundation/Chief  
Fin Off  
Center City MN 55012

33868  
R3217BD02100  
Kenneth Ochsner  
1821 Ann Ct  
Newberg OR 97132

33902  
R3217AD00400  
Maria Hass  
1810 N Emery Dr  
Newberg OR 97132

33911  
R3217AD01400  
Daniel Allegre  
1821 Wareham Ln  
Newberg OR 97132

33920  
R3217AD00800  
Steve Ashby  
2900 Crestview Dr  
Newberg OR 97132

33984  
R3217AD01300  
Jason Bull  
1918 N Emery Dr  
Newberg OR 97132

34000  
R3217AD01000  
Yordi Rosario  
2808 Crestview Dr  
Newberg OR 97132

34028  
R3217AD01100  
Kevin Brooks  
2008 N Emery Dr  
Newberg OR 97132

34046  
R3217AD00900  
Marilyn Wright  
2812 Crestview Dr  
Newberg OR 97132

34064  
R321703500  
Head Start Of Yamhill County Inc  
Attn: Michael Eichman  
McMinnville OR 97128

34091  
R321703600  
Head Start Of Yamhill County Inc  
Attn: Michael Eichman  
McMinnville OR 97128

36142  
R3217DA00100  
J  
478 17th St  
Santa Monica CA 90402

36179  
R3217DA00200  
J  
478 17th St  
Santa Monica CA 90402

36204  
R3217DA00300  
J  
478 17th St  
Santa Monica CA 90402

36222  
R3217DA00400  
J  
478 17th St  
Santa Monica CA 90402

36240  
R3217DA00500  
J  
478 17th St  
Santa Monica CA 90402

36268  
R3217DA00600  
J  
478 17th St  
Santa Monica CA 90402

36295  
R3217DA00700  
Antonio Solorzano  
1210 N Elliott Rd  
Newberg OR 97132

36320  
R3217DA00800  
Church Of Christ  
2503 Haworth Ave  
Newberg OR 97132

36348  
R3217DA00801  
Norman Woolen  
1705 Gemini Ln  
Newberg OR 97132

36375  
R3217DA00802  
Robert Simpson  
1204 N Elliott Rd  
Newberg OR 97132

36393  
R3217DA00803  
Devin Bynon  
1202 Elliott Rd  
Newberg OR 97132

36419  
R3217DA00900  
Church Of Christ  
2503 Haworth Ave  
Newberg OR 97132

36437  
R3217DA01000  
First United Methodist Church  
1205 Deborah Rd  
Newberg OR 97132

36464  
R3217DA01004  
School District No 29  
714 E 6th St  
Newberg OR 97132

36491  
R3217DB00100  
Thomas Marshall  
2409 Hawthorne Dr  
Newberg OR 97132

36525  
R3217DB00200  
Wade Lusby  
2405 Hawthorne Dr  
Newberg OR 97132

36552  
R3217DB00300  
Robert Van Name  
2401 Hawthorne Dr  
Newberg OR 97132

36570  
R3217DB00400  
Lisa Buckley  
2307 Hawthorne Dr  
Newberg OR 97132

36589  
R3217DB00500  
Vicki Klein  
2305 Hawthorne Dr  
Newberg OR 97132

36598  
R3217DB00600  
Matthew Grant  
1103 NE Burke Pl  
Corvallis OR 97330

36614  
R3217DB00700  
Shane Durando  
1300 Sitka Ave  
Newberg OR 97132

36632  
R3217DB00800  
Ralph Osburn  
2300 Hawthorne Dr  
Newberg OR 97132

36650  
R3217DB00900  
Daniel Sperling  
31751 NE Wilsonville Rd  
Newberg OR 97132

36669  
R3217DB01000  
Samuel Hockett  
2304 Hawthorne Dr  
Newberg OR 97132

36678  
R3217DB01100  
Jeff Salo  
2308 Hawthorne Dr  
Newberg OR 97132

36687  
R3217DB01200  
James Slagle  
2400 Hawthorne Dr  
Newberg OR 97132

36696  
R3217DB01300  
James Robinson  
2404 Hawthorne Dr  
Newberg OR 97132

36703  
R3217DB01400  
Nathalie Kwieselewicz  
1209 N Elliott Rd  
Newberg OR 97132

36712  
R3217DB01500  
Thomas Spencer  
1207 Elliott Rd  
Newberg OR 97132

36721  
R3217DB01600  
Jeffrey Van Bergen  
1205 N Elliott Rd  
Newberg OR 97132

36730  
R3217DB01700  
Shaun Mulcahy  
1203 N Elliott Rd  
Newberg OR 97132

36758  
R3217DB01800  
Gary Redwine  
2409 Willow Dr  
Newberg OR 97132

36785  
R3217DB01900  
Ryan Wilmot  
1200 Elm Ln  
Newberg OR 97132

36810  
R3217DB02000  
Betty Wilson  
1202 Elm Ln  
Newberg OR 97132

36838  
R3217DB02100  
William Long  
1204 Elm Ln  
Newberg OR 97132

36847  
R3217DB02200  
Henry English  
1206 Elm Ln  
Newberg OR 97132

36865  
R3217DB02300  
Derek Gitts  
1205 Elm Ln  
Newberg OR 97132

36874  
R3217DB02400  
Max Bruening  
1203 Elm Ln  
Newberg OR 97132

36883  
R3217DB02500  
Wyatt Living Trust  
1201 N Elm Ln  
Newberg OR 97132

36892  
R3217DB02600  
William Alston  
2301 Willow Dr  
Newberg OR 97132

36909  
R3217DB02700  
Robert Lauinger  
2213 Willow Dr  
Newberg OR 97132

36918  
R3217DB02800  
Barbara Noland  
2209 Willow Dr  
Newberg OR 97132

36927  
R3217DB02900  
Christina Gross  
24337 Lower Pleasant Ridge Rd  
Wilder ID 83676

36954  
R3217DB03200  
Clayton Dawson  
1206 Sitka Ave  
Newberg OR 97132

36963  
R3217DB03300  
Stacie Englund  
1210 Sitka Ave  
Newberg OR 97132

36972  
R3217DB03400  
Sandra Prewitt  
2300 Alder Ln  
Newberg OR 97132

36981  
R3217DB03500  
Patty Bryant  
2302 Alder Ln  
Newberg OR 97132

36990  
R3217DB03600  
Reid Hornberger  
2304 Alder Ln  
Newberg OR 97132

37007  
R3217DB03700  
Hilda Head  
2305 Alder Ln  
Newberg OR 97132

37016  
R3217DB03800  
Shelly Carson  
2301 Alder Ln  
Newberg OR 97132

37025  
R3217DB03900  
Elmer Wooldridge  
2408 Willow Dr  
Newberg OR 97132

371859  
R3217BD02101  
Milton Cash III  
1822 Ann Ct  
Newberg OR 97132

371868  
R3217BD02102  
Scott Diefenbaugh  
2019 Carol Ave  
Newberg OR 97132

371877  
R3217BD02103  
Douglas Vondrachek  
1824 Ann Ct  
Newberg OR 97132

371886  
R3217BD02104  
Stephen Ashby  
1826 Ann Ct  
Newberg OR 97132

371895  
R3217BD02105  
James Davies  
1828 Ann Ct  
Newberg OR 97132

371902  
R3217BD02106  
McKenna Christian  
2001 Carol Ave  
Newberg OR 97132

371911  
R3217BD02107  
Bobby Clark  
2007 Carol Ave  
Newberg OR 97132

371920  
R3217BD02108  
Michael Vallery  
2015 Carol Ave  
Newberg OR 97132

371939  
R3217BD02109  
Thomas Mead  
2025 Carol Ave  
Newberg OR 97132

371948  
R3217BD02110  
Jay Grimstad  
2028 Carol Ave  
Newberg OR 97132

371957  
R3217BD02111  
Sean Field  
2024 Carol Ave  
Newberg OR 97132

371966  
R3217BD02112  
Jeremiah Davis  
2020 Carol Ave  
Newberg OR 97132

371975  
R3217BD02113  
John Murphy  
12875 NE Dudley Rd  
Newberg OR 97132

371984  
R3217BD02114  
Leonardo Romero  
2012 Carol Ave  
Newberg OR 97132

371993  
R3217BD02115  
Sarah Waight  
2008 Carol Ave  
Newberg OR 97132

372000  
R3217BD02116  
James Davis  
2004 Carol Ave  
Newberg OR 97132

372019  
R3217BD02117  
Randal Nordyke  
2000 Carol Ave  
Newberg OR 97132

372028  
R3217BD02118  
Bradley Beals  
1930 Carol Ave  
Newberg OR 97132

372046  
R3217BD02120  
David Rightmire  
1912 Carol Ann Dr  
Newberg OR 97132

372055  
R3217BD02121  
John Natzke  
1900 Carol Ann Dr  
Newberg OR 97132

372064  
R3217BD02122  
Chad Nutter  
1826 Carol Ann Dr  
Newberg OR 97132

372073  
R3217BD02123  
Meredith Roybal  
1813 Ann Ct  
Newberg OR 97132

372082  
R3217BD02124  
Brent Weaver  
1815 Ann Ct  
Newberg OR 97132

372091  
R3217BD02125  
Kimra Peffers  
17302 SW Greengate Dr  
Sherwood OR 97140

372108  
R3217BD02126  
Rachel Brewster  
1819 Ann Ct  
Newberg OR 97132

38113  
R3217DB07800  
Rohr Rev Trust  
410 N College St  
Newberg OR 97132

38131  
R3217DB07900  
Seth Anderson  
2008 Hawthorne Dr  
Newberg OR 97132

38140  
R3217DB08000  
Robert Records  
2009 Hawthorne Loop  
Newberg OR 97132

38159  
R3217DB08100  
Brian Mitchell  
1203 Sitka Ave  
Newberg OR 97132

38168  
R3217DB08200  
Corrine Rice  
1205 Sitka Ave  
Newberg OR 97132

38177  
R3217DB08300  
Lucia De Garcia  
1209 Sitka Ave  
Newberg OR 97132

38186  
R3217DB08400  
Dawn Peterson  
1211 Sitka Ave  
Newberg OR 97132

38195  
R3217DB08500  
Juan Abrego  
2206 Hawthorne Lp  
Newberg OR 97132

38202  
R3217DB08600  
Wall Family Trust  
2205 Hawthorne Loop  
Newberg OR 97132

38211  
R3217DB08700  
Journey Living Trust  
4281 Twin Oaks Ave NE  
St Paul OR 97137

38220  
R3217DB08701  
Council Jeffrey A  
2201 Hawthorne Lp  
Newberg OR 97132



38239  
R3217DB08702  
Jeffry Borg  
22220 NE Fryer Hill Rd  
Dundee OR 97115

38266  
R3217DB08705  
Muthiah Richard N Trustee  
1907 Birch Ln  
Newberg OR 97132

38319  
R3217DB08707  
Paul Sturges  
1906 Birch Ln  
Newberg OR 97132

38346  
R3217DB08710  
Kelly Johnson  
1201 Hawthorne Loop  
Newberg OR 97132

38373  
R3217DB08713  
Carleen Jackson  
1200 Hawthorne Lp  
Newberg OR 97132

38408  
R3217DB08716  
Brian Journey  
2204 Hawthorne Lp  
Newberg OR 97132

38453  
R3217DD00102  
Angela Bourne  
2781 NW Pinot Noir Dr  
McMinnville OR 97128

38505  
R3217DD00400  
Merle Ames  
2705 Haworth Ave  
Newberg OR 97132

38569  
R3217DD00700  
John B Payne  
2601 E Haworth Ave  
Newberg OR 97132

400088  
M00211091  
Michael Watson  
1103 N Springbrook Rd No 43  
Newberg OR 97132

38248  
R3217DB08703  
Byron Voss  
1205 Hawthorne Loop  
Newberg OR 97132

382687  
R321700402  
Gtr LLC  
Attn: Marv Nelson  
Newberg OR 97132

38328  
R3217DB08708  
Mather Richard G & Nancy J  
Trustees For  
1203 Hawthorne Lp  
Newberg OR 97132

38355  
R3217DB08711  
Griffen Karen K & Philip J Co-  
Trustees  
2004 Hawthorne Lp  
Newberg OR 97132

38382  
R3217DB08714  
Christopher Ekerson  
1202 Hawthorne Loop  
Newberg OR 97132

38417  
R3217DD00100  
Cosier Gordon H & April L Trustees  
For  
26755 SW Markhaven St  
Sherwood OR 97140

38462  
R3217DD00200  
Jenna Holmes  
2713 Haworth Ave  
Newberg OR 97132

38514  
R3217DD00500  
Jose Elias  
2701 Haworth Ave  
Newberg OR 97132

38578  
R3217DD00800  
School District No 29  
714 E 6th St  
Newberg OR 97132

400747  
R3217AD00300  
Paula Schroeder  
1812 N Emery Dr  
Newberg OR 97132

38257  
R3217DB08704  
Francisco Campuzano-Angel  
2001 Birch Ln  
Newberg OR 97132

38275  
R3217DB08706  
Darryl Brown  
1905 Birch Ln  
Newberg OR 97132

38337  
R3217DB08709  
Mather Richard G & Nancy J  
Trustees For  
1203 Hawthorne Lp  
Newberg OR 97132

38364  
R3217DB08712  
Gregg Waalkes  
2006 Hawthorne Loop  
Newberg OR 97132

38391  
R3217DB08715  
Steven Topf  
1204 Hawthorne Loop  
Newberg OR 97132

38435  
R3217DD00101  
Ronald Gardner  
2801 Haworth Ave  
Newberg OR 97132

38480  
R3217DD00300  
Andrew Cuddeford  
2709 Haworth Ave  
Newberg OR 97132

38541  
R3217DD00600  
Herron Dave & Janet Living Trust  
2605 Haworth Ave  
Newberg OR 97132

400060  
M00233687  
Jorge Jimenez  
1103 N Springbrook Rd No 8  
Newberg OR 97132

400756  
R3217AD00700  
Angel G Garcia  
2801 E Douglas Ave  
Newberg OR 97132

403511  
R3217AD00500  
Lisa Blackburn  
1808 N Emery Dr  
Newberg OR 97132

403520  
R3217AD00600  
Jo Stevens  
2715 E Douglas Ave  
Newberg OR 97132

425800  
M00240410  
Jose Luna  
1103 N Springbrook Rd No 52  
Newberg OR 97132

425819  
M00235077  
Ellen Finley  
1103 N Springbrook Rd No 53  
Newberg OR 97132

436193  
M00241875  
Juan Crisanto-Rodriguez  
1103 N Springbrook Rd No 51  
Newberg OR 97132

449660  
M00162346  
Trinidad Benito-Mendez  
1103 N Springbrook Rd No 3  
Newberg OR 97132

449697  
M00222896  
Leon Wolf  
1103 N Springbrook Rd No 12  
Newberg OR 97132

455411  
M00224073  
Morales Martinez  
704 N Elliott Rd No 3  
Newberg OR 97132

456599  
M00218011  
Miranda Radilla  
1103 N Springbrook Rd No 5  
Newberg OR 97132

458169  
M00230624  
Jeromy Miller  
1103 N Springbrook Rd No 46  
Newberg OR 97132

458392  
M00252953  
Piros Family Trust  
1103 N Springbrook Rd 50  
Newberg OR 97132

458409  
M00175961  
Hugo Fernandez-Villarreal  
1103 N Springbrook Rd No 48  
Newberg OR 97132

461486  
M00253877  
Janine Ferrall  
1103 N Springbrook Rd No 34  
Newberg OR 97132

461565  
M00264134  
Daniel Seelye  
PO Box 964  
Newberg OR 97132

462975  
M00255019  
Andrew Bonneville  
1103 N Springbrook Rd No 17  
Newberg OR 97132

474533  
M00255343  
Cesar Mares  
1103 N Springbrook Rd No 24  
Newberg OR 97132

474739  
M00257669  
Terry Bruce  
1103 N Springbrook Rd No 7  
Newberg OR 97132

475890  
M00180497  
Angela Linderman  
1103 N Springbrook Rd 37  
Newberg OR 97132

481516  
R3217AD00200  
Daniel Emerson  
1900 N Emery Dr  
Newberg OR 97132

481525  
R3217AD00100  
Laura Wagner  
1906 Emery Dr  
Newberg OR 97132

481816  
M00263104  
De Estrada  
1103 N Springbrook Rd No 30  
Newberg OR 97132

484012  
R3217AD01301  
Jack King  
1912 N Emery Dr  
Newberg OR 97132

485479  
R3217AD01201  
Anne Mildenerger  
1930 N Emery Dr  
Newberg OR 97132

485482  
R3217AD01202  
Linda Potter  
2000 N Emery Dr  
Newberg OR 97132

485485  
R3217AD01203  
Jerry Nemec  
1920 N Emery Dr  
Newberg OR 97132

486382  
R3217AD01204  
Jennifer Ricks  
1924 N Emery Dr  
Newberg OR 97132

488305  
M00269407  
Mary Benson  
1103 N Springbrook Rd No 6  
Newberg OR 97132

488308  
M00269291  
Kenneth Sepeda  
1103 N Springbrook Rd No 20  
Newberg OR 97132

488710  
R3217AD00801  
William Schmidt  
11670 NE Johnson Rd  
Carlton OR 97111

488713  
R3217AD00802  
Residential Care Homes LLC  
210 SE 4th Ave  
Hillsboro OR 97123

494815  
R3217AD00803  
Deanna Rice  
1905 Wareham Ln  
Newberg OR 97132

496528  
M00275346  
Eric Miller  
1103 N Springbrook Rd No 23  
Newberg OR 97132

499357  
R3217AD01401  
Alexis Brittain  
1819 Wareham Ln  
Newberg OR 97132

499360  
R3217AD01402  
Catherine Hill  
2901 Douglas Ave  
Newberg OR 97132

501352  
R3217AD01403  
Michael Gutierrez  
3411 Hayes St Apt 724  
Newberg OR 97132

511360  
R3216BC90002  
Jaden Sheffey  
2908 Douglas Ave  
Newberg OR 97132

511363  
R3216BC90003  
Marcia Leblanc  
1610 Deborah Rd  
Newberg OR 97132

511366  
R3216BC90004  
Marissa Comella  
1608 Deborah Rd  
Newberg OR 97132

511369  
R3216BC90005  
Jessica Quillen  
1606 Deborah Rd  
Newberg OR 97132

511372  
R3216BC90006  
Daniel Gomez  
1604b Deborah Rd  
Newberg OR 97132

511375  
R3216BC90007  
Bryan Stewart  
1604 Deborah Rd No A  
Newberg OR 97132

511378  
R3216BC90008  
Martha Knapp  
1602 Deborah Rd Unit E  
Newberg OR 97132

511381  
R3216BC90009  
Nicholas Olinger  
1602 Deborah Rd Unit D  
Newberg OR 97132

511384  
R3216BC90010  
Katy Heil  
1602 Deborah Rd Apt C  
Newberg OR 97132

511387  
R3216BC90011  
Hill MacKey W & Rosa T Trustees  
For  
1602-B Deborah Rd  
Newberg OR 97132

511390  
R3216BC90012  
Judy Gillum  
33240 N Cat Hills Ave  
Queen Creek AZ 85142

511396  
R3216BC90014  
Myrna Liebenow  
1510 N Deborah Rd Unit 3  
Newberg OR 97132

511402  
R3216BC90016  
James Poland  
1510 Deborah Rd Unit 1  
Newberg OR 97132

519511  
M00146374  
Antonio Esperon  
1103 N Springbrook Rd No 27  
Newberg OR 97132

521149  
M00141791  
Stephanie Kegley  
1103 N Springbrook Rd No 18  
Newberg OR 97132

525334  
M00136915  
John Payne  
1103 N Springbrook Rd No 29  
Newberg OR 97132

529768  
M00238028  
Michael Cillo  
1103 N Springbrook Rd No 15  
Newberg OR 97132

545830  
R3216BC90000  
Valley Vineyard  
1871 Kilkenny Dr  
Lake Oswego OR 97034

547396  
R321604000  
Allison Properties LLC  
3113 Crestview Dr  
Newberg OR 97132

547426  
R321703700  
Allison Properties LLC  
3113 Crestview Dr  
Newberg OR 97132

## **Attachment 2: Agency Comments**



COMMUNITY DEVELOPMENT  
LAND USE APPLICATION REFERRAL

Brooks Bateman,

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: Feb 10, 2023  
Please refer questions and comments to: Sam Gudmestad


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**APPLICANT:** HHPR, Inc  
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**SITE ADDRESS:** 2015 N Emery Dr  
**LOCATION:**  
**TAX LOT:** R3217 02500  
**FILE NO:** DR222-0013  
**ZONE:** R1 (Low Density Residential Zoning)  
**HEARING DATE:** N/A



Project Information is attached

- Reviewed, no conflict.
- Reviewed; recommend denial for the following reasons:
- Require additional information to review. (Please list information required)
- Meeting requested.
- Comments. (Attach additional pages as needed)

  
Reviewed By:

1-31-23  
Date:

Organization:



COMMUNITY DEVELOPMENT  
LAND USE APPLICATION REFERRAL

*Daig Rux*

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- Meeting requested.
- Comments. (Attach additional pages as needed)

*Daig Rux*  
Reviewed By:

*1/27/23*  
Date:

*City of Newberg*  
Organization:



# COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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- Comments. (Attach additional pages as needed)

Digitally signed by Will  
DN: c=US, ou=Worthey, o=City of Newberg, cn=Will, e=will.worthey@  
newbergoregon.gov  
Reason: I am the author of this document  
Location:  
Date: 2023.01.27 07:54:49-08'00'  
Foxit PDF Editor Version: 12.0.0

1/27/23

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Reviewed By:  
**Will Worthey CM**

---

Date:

---

Organization:



# COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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Karyn G. Hanson, PE Digitally signed by Karyn G. Hanson, PE  
Date: 2023.02.13 20:59:34 -08'00'

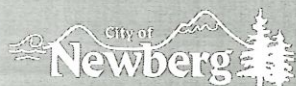
2/13/23

Reviewed By:  
**CON Engineering**

Date:

Organization:





COMMUNITY DEVELOPMENT  
LAND USE APPLICATION REFERRAL

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[Signature]  
Reviewed By:

1/27/23  
Date:

Finance  
Organization:



COMMUNITY DEVELOPMENT  
LAND USE APPLICATION REFERRAL

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1/27/22

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- Meeting requested.
- Comments. (Attach additional pages as needed)

J. V. L.

Reviewed By:

1-27-2023

Date:

NDPD  
Organization:



# COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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1/27/23

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Project Information is attached

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Reviewed, no conflict.

Reviewed; recommend denial for the following reasons:

Require additional information to review. (Please list information required)

Meeting requested.

Comments. (Attach additional pages as needed)

New Construction appears to be clear of the water main easement as per the attached map, however it needs to be confirmed prior to construction.

Russ Thomas

1/27/2023

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Reviewed By:

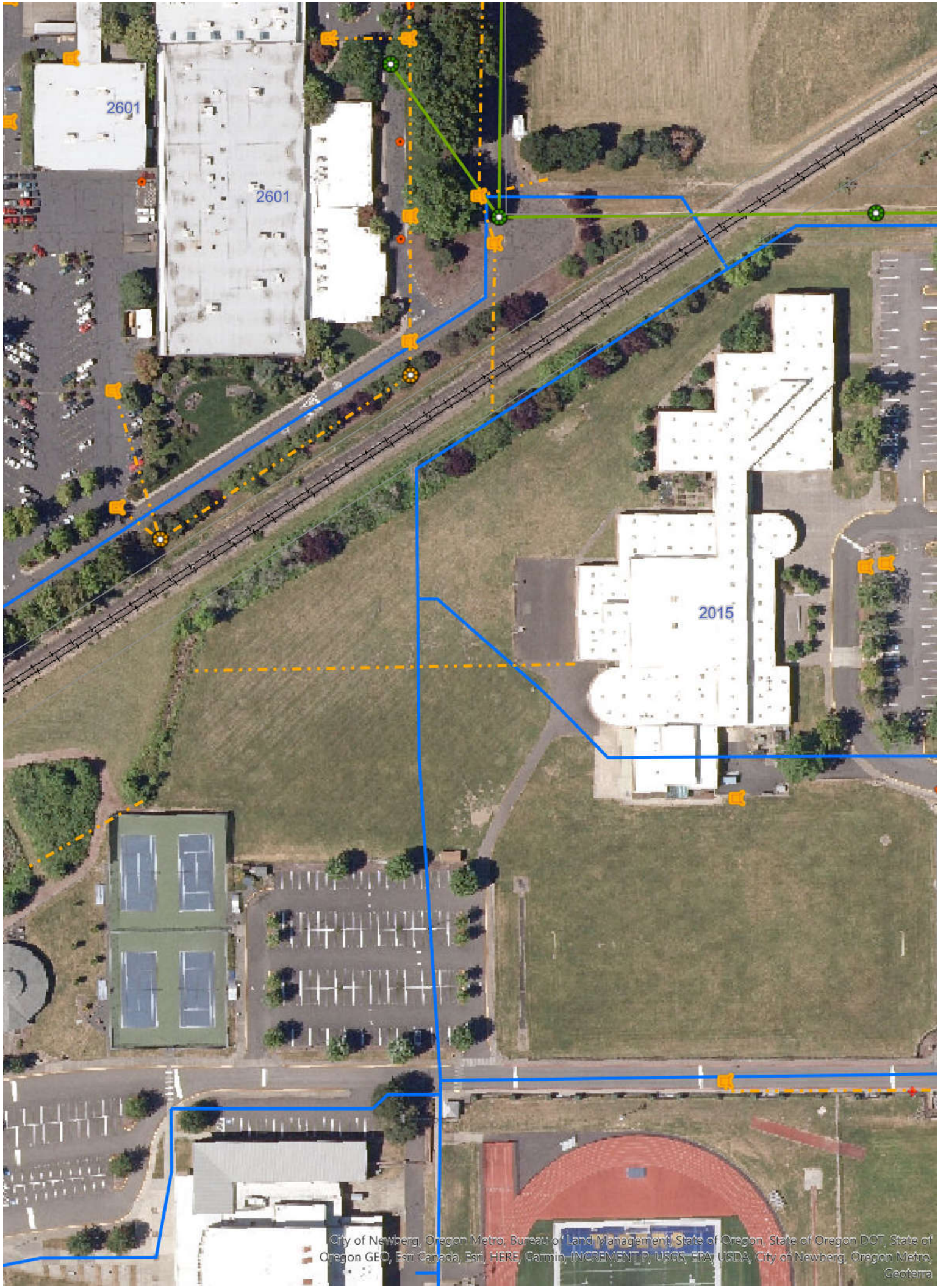
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Date:

Public Works Director, City of Newberg

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Organization:





## COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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1/26/2023

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- Meeting requested.
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Reviewed By:

  
**Maintenance Superintendent**

Organization:

1/26/23

Date:



COMMUNITY DEVELOPMENT  
LAND USE APPLICATION REFERRAL

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*Daniel L Wilson*

**1/27/23**

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Reviewed By:

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Date:

*City of Newberg Operations*

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Organization:



COMMUNITY DEVELOPMENT  
LAND USE APPLICATION REFERRAL

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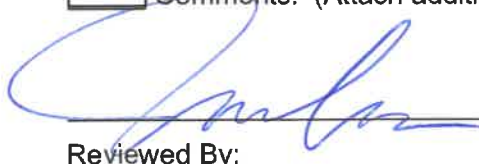
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Reviewed By:  
**Tualatin Valley Fire & Rescue**

Organization:

1/31/23

Date:



# COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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1/27/23

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1/27/23

Reviewed By:  
Scott Albert - Ziply Fiber Network Engineer

Date:

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Organization: