



TYPE II APPLICATION - LAND USE

DR223-0003

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: Rob Hankins
 ADDRESS: 808 E Hancock St. CITY: Newberg STATE: OR ZIP: 97132
 EMAIL ADDRESS: gethankins@gmail.com PHONE: _____ MOBILE: _____
 OWNER (if different from above): George Fox University PHONE: 503-538-8383
 ADDRESS: 414 N. Meridian St. CITY: Newberg STATE: OR ZIP: 97132
 ENGINEER/SURVEYOR: _____ CONTACT: _____
 EMAIL ADDRESS: _____ PHONE: _____ MOBILE: _____

GENERAL INFORMATION:

PROJECT LOCATION: 808/814 E Hancock St. PROJECT VALUATION: \$ 58,000
 PROJECT DESCRIPTION/USE: Cafe/Coffee Shop Remodel
 MAP/TAX LOT NO. (i.e. 3200AB-400): R3219AA 06100 + R319AA 06700 SITE SIZE: 0.25 SQ. FT. ACRE
 COMP PLAN DESIGNATION: _____ CURRENT ZONING: C-3
 CURRENT USE: Cafe/Coffee Shop
 SURROUNDING USES:
 NORTH: Commercial Offices SOUTH: Commercial Offices/Auto Body Single Family
 EAST: Commercial Auto Repair WEST: Commercial Bank

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 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.

[Signature] 3/23/23
 Applicant Signature Date
Rob Hankins
 Print Name

[Signature] 3-27-2023
 Owner Signature Date
Vicki Piersall
 Print Name

Summary of Project:

The proposed project is to remodel the interior of 808 and 814 E Hancock St, Newberg, OR where the Coffee Cottage café and drive thru previously operated. The new business will be called Lyrics Café.

In the 808 building, the proposed project will provide a cosmetic update to the interior, as well as add functionality to the food prep space. This includes removing three non-load bearing walls, moving a bathroom to a more centralized space, bringing the existing bathroom into ADA compliance, as well as providing ADA access to the dining area. The kitchens will be updated with materials that are more typical in modern commercial kitchen environments, primarily FRP and stainless steel. The remodel also involves removing a chimney/fireplace to better utilize space in the dining area.

The 814 building will receive equipment and material upgrades, as well as installing a new grease trap and plumbing which includes all the kitchen plumbing to flow through the trap. In addition to this, we intend to replace the garage door with a more secure 42 inch door on the north west entrance to the building.

A side by side comparison of the two structures, both existing and the proposed remodel, are shown on the following page for a quick reference so changes can be easily seen.

The bulk of this document will be going through points listed on pages 13-14 of the application packet, with some of the supporting documents at the end by way of appendix.

*****Please note : Throughout this proposal, 808 E Hancock is sometimes referred to as "Cottage" building and 814 E Hancock is sometimes referred to as "Drive Thru". This is in keeping with the common nomenclature of the existing buildings before remodel, and is seen on things such as the initial as-built drawings commissioned. Going forward (and in our proposed remodel drawings), 808 is referred to as "Café" and 814 is referred to as "Drive-Thru".

The following are **written responses to permitting questions** as outlined on Page 13 of the application packet:

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.

In the 808 building, the proposed design allows for more efficient use of food preparation and delivery path to customers. This will be done by focusing food to be on the east side of the breezeway, which requires the removal of wall on the southeast corner of the building. The moving of a bathroom allows more than one customer to use the restroom at once. The removal of the fireplace which hasn't been used in quite some time allows for better floor plan for seating. The proposed plan also gives the ceiling more height upon entrance to open and brighten the space. This design also allows our guests with disabilities to enjoy our dining space and restroom.

The 814 building will have a grease trap replaced and all sinks properly flowing into them, as is the current health code for restaurants.

Both food prep spaces will have anti-microbial surfaces added to increase food prep sanitation, including FRP panels and stainless steel. The outdoor signage will be of similar size (4 ft.) and location as the previous signage. There are no landscape design, or roof design changes.

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.

There are no changes to the current parking on property, and is not part of this remodel.

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.

There are no changes to the setbacks of the current buildings, and not part of this remodel, and it currently is within requirements.

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

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

The signs will be of a similar size and shape as the existing signs for Coffee Cottage, which are circular with a 4 foot diameter and affix to the building. There will continue to be a small light up Espresso sign on the north west side of the 814 building (see appendix).

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.

This project does not encompass manufactured dwellings.

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.

This property exists in c-3, and will continue to operate as it has, as a coffee shop/cafe, and drive thru coffee bar, which complies with the zoning for this district.

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

This property is not affected by sub districts.

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.

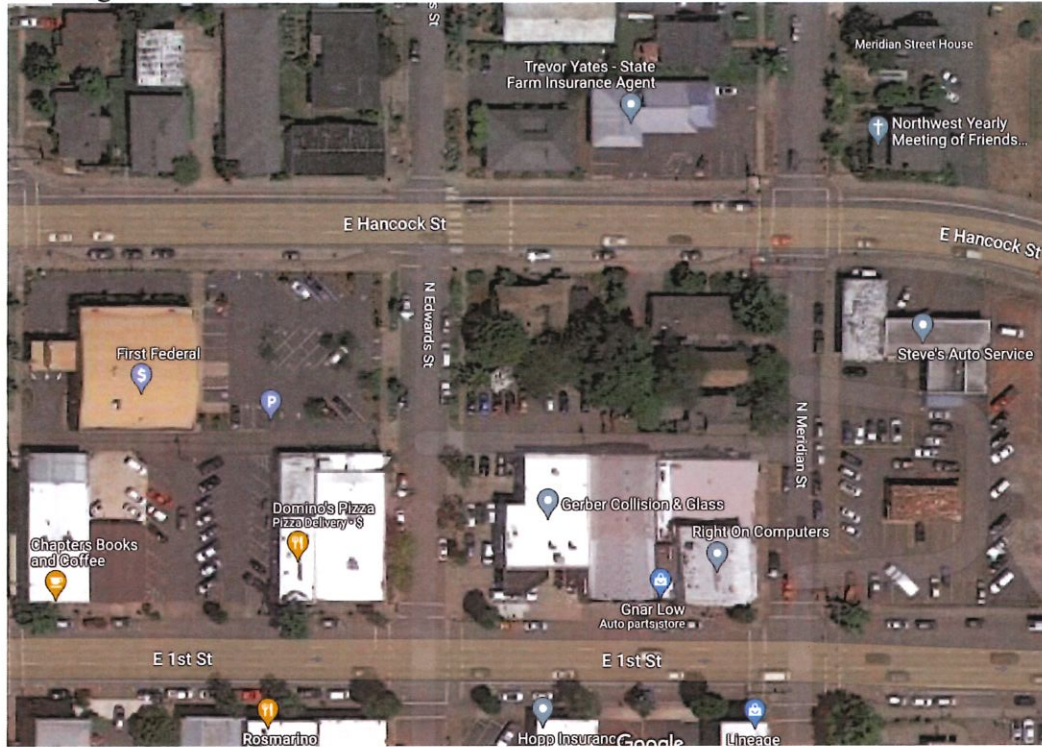
There is no road development or changes to road access through this project.

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

As indicated by the staff at city hall, we do not anticipate this project needing a traffic study due to it having a continuing use.

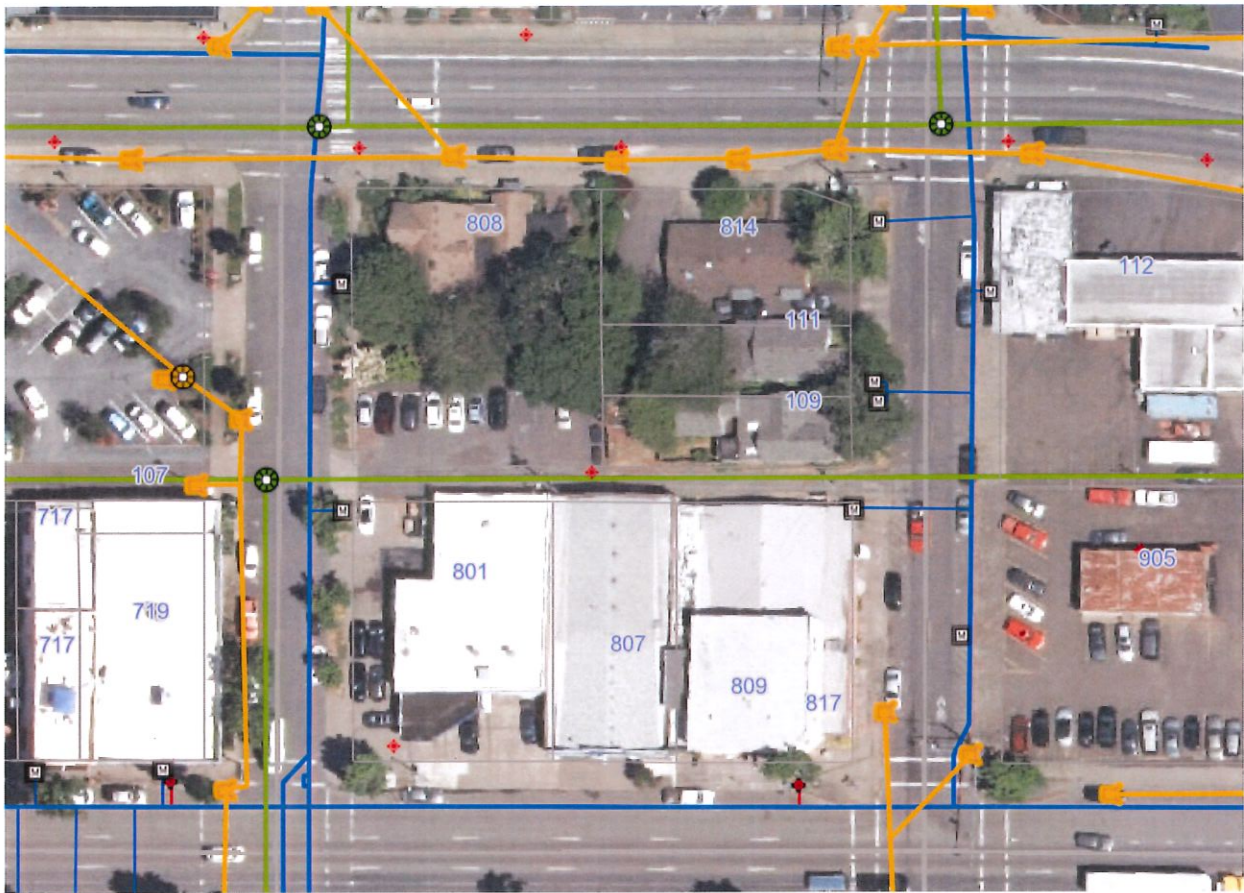
Site Plan Development:

Existing Site Features : ariel shot.



The Drainage and grading will not change in this project.

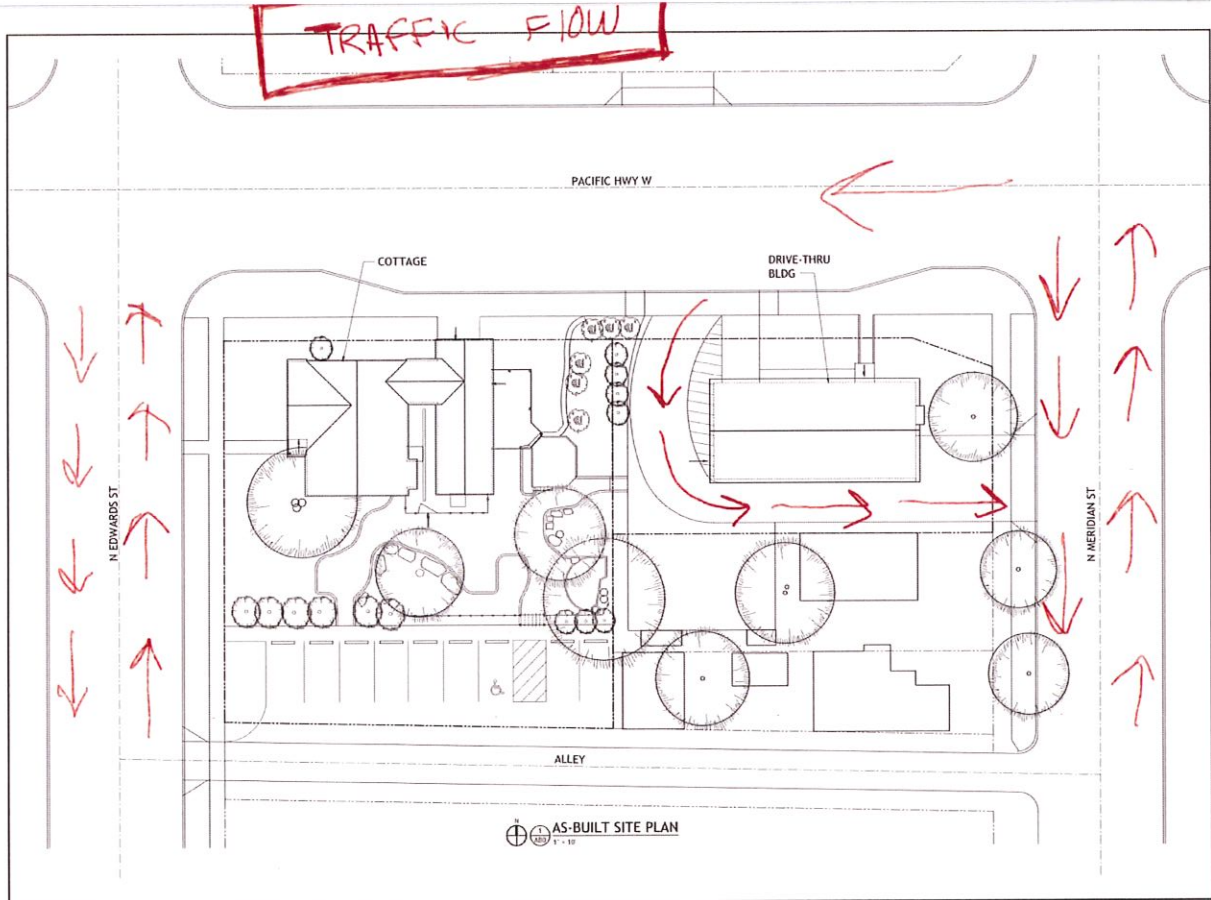
Utilities are shown on the following picture. We do not anticipate any changes:



Public Improvements:

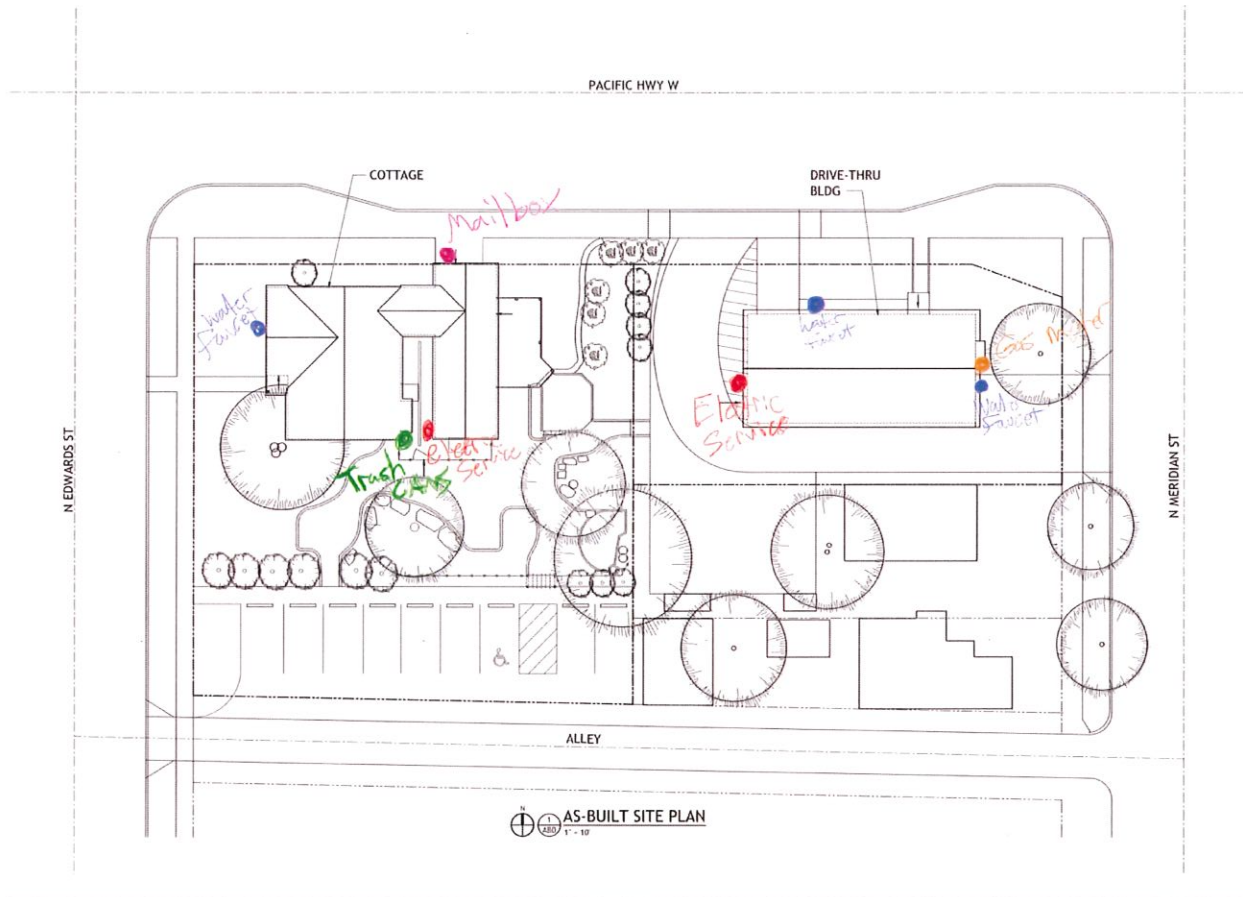
There are no public improvements associated with this project. There is already a permit in process for the sidewalk on Edwards. The ADA ramp will connect to the sidewalk on Hancock.

This is the current traffic flow. It will remain unchanged. Parking spaces are also shown. Dimensions of the parking spaces are 110" x 192"



Site Features:

The following is a map of existing site features as outlined (mail delivery, trash disposal, above ground utilities).





Garbage



Mailbox



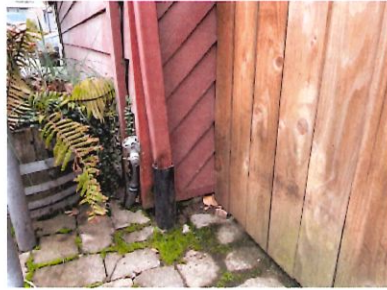
Faucet, West side, 808



Electrical Service



Faucet, east side, 808



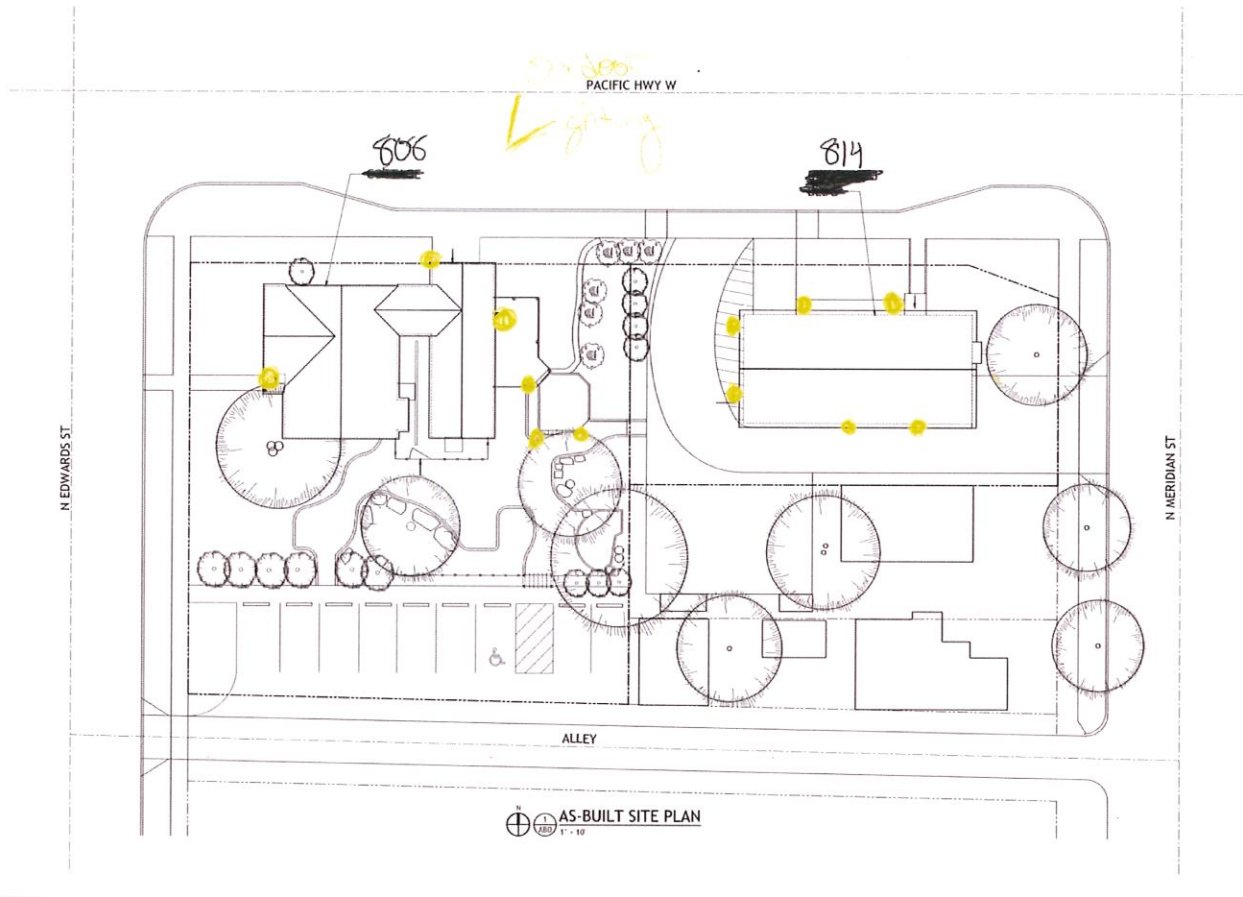
Faucet, North Side, 814



Gas Service



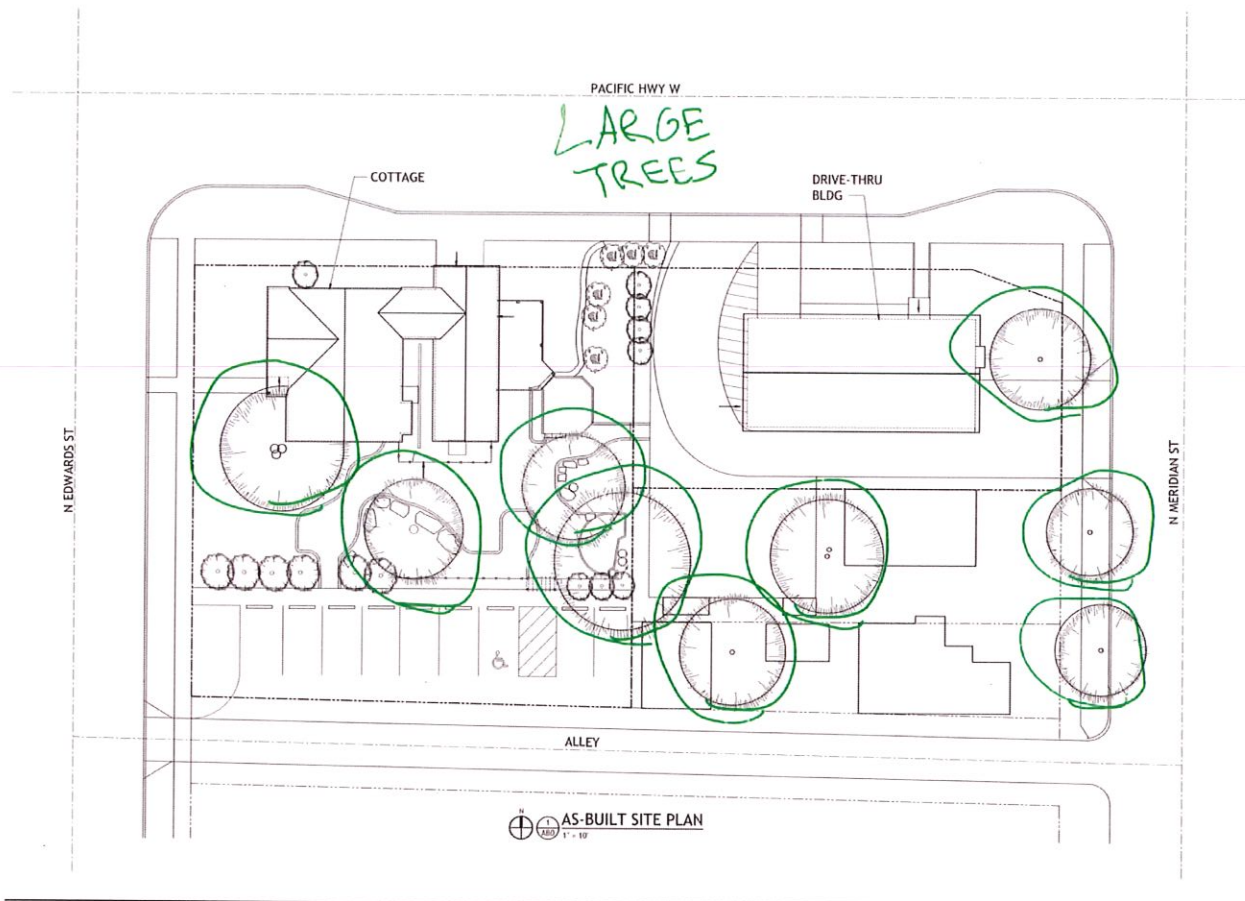
Exterior Lighting Plan



In addition to this, there are string lights around the 814 building and some on the patio on the east side of 808 building. These are removeable.

Landscape Plan

There will be no major changes to the landscape. The larger trees are noted in this site plan. These trees will remain.



The following are images of the larger shrubs and bushes and plantings on the property. They will remain as well.



Platycladus orientalis, Oriental arborvitae



Miscanthus sinensis, Ornamental grasses



Salvia rosmarinus, Rosemary



Pieris japonica, Japanese Andromeda
Laurus nobilis, Sweet Bay Laurel

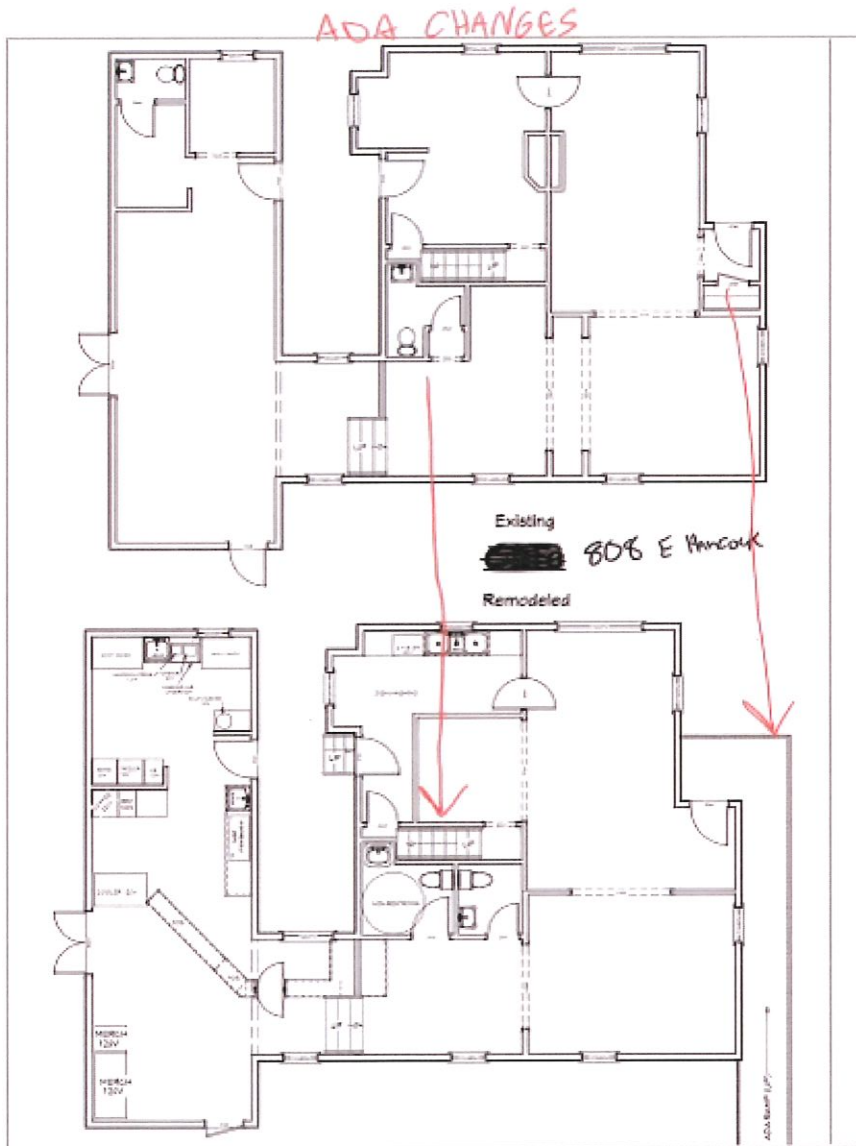


Euphorbia characias, Mediterranean spurge

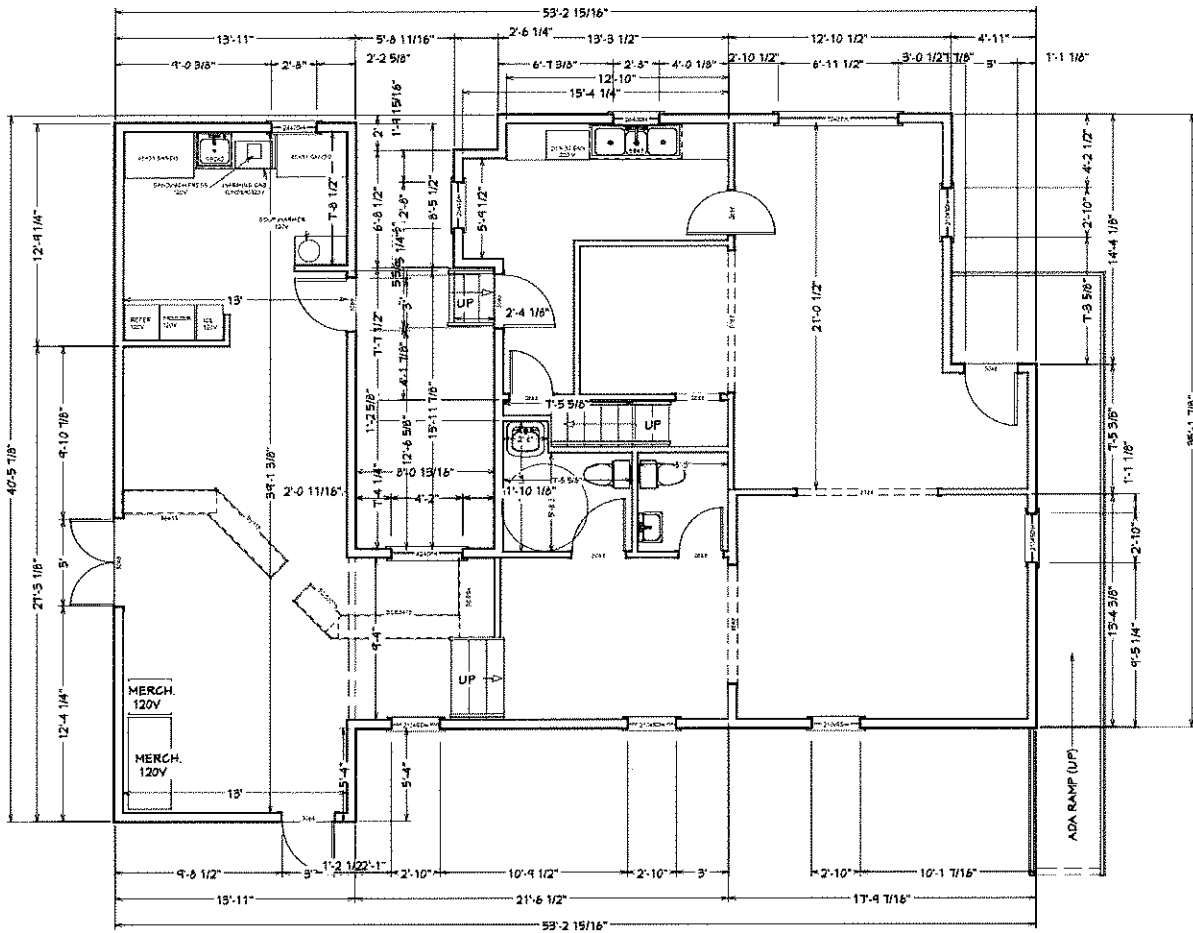


ADA Plan Compliance:

As shown in the remodeled floor plan, the current bathroom is being remodeled into an ADA compliant bathroom. In addition, we will be equipping the building with a ramp on the west entrance as shown in drawings.



The measurements of the ADA component are show here:



Appendix:

1. Title
2. Public Notice Information
3. As Built Architectural Drawings
4. Plans of proposed remodel.
5. Picture of existing sign.



First American Title™

First American Title Insurance Company

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

YAMHILL COUNTY TITLE UNIT

FAX (866)800-7294

Title Officer: Clayton Carter

(503)376-7363

ctcarter@firstam.com

LOT BOOK SERVICE

George Fox University
414 N Meridian St.
Newberg, OR 97132

Order No.: 1032-4017118
March 23, 2023

Attn:
Phone No.: (503)538-8383 - Fax No.:
Email:

Re:

Fee: \$125.00

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

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

and as of 03/21/2023 at 8:00 a.m.

We find that the last deed of record runs to

George Fox University, an Oregon non-profit corporation

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

NONE

1. City liens, if any, of the City of Newberg.

Note: There are no liens as of November 21, 2022. All outstanding utility and user fees are not liens and therefore are excluded from coverage.

2. The policy insures that all liens, levies and assessments for city liens and water, sanitary, wastewater, irrigation, and soil and water conservation districts listed as exceptions in this Schedule B are current as of the Date of Policy.
3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

4. Easement granted to The State of Oregon, by and through its Department of Transportation, for water, gas, electric and communication service lines, fixtures, facilities and constructing, reconstructing, operating and maintaining slopes including the terms and provisions thereof, in Stipulated Final Judgement in Yamhill County Circuit Court Case No. CV00352, recorded February 1, 2002, Instrument No. 200202409, Deed and Mortgage Records.
5. Easement granted to The State of Oregon, by and through its Department of Transportation, for water, gas, electric and communication service lines, fixtures, facilities and constructing, reconstructing, operating and maintaining slopes including the terms and provisions thereof, recorded June 23, 2000, Instrument No. 200008548, Deed and Mortgage Records.
6. Easement and Maintenance Agreement and the terms and conditions thereof:

Between: David and Sally Mehler
And: David and Sally Mehler
Recording Information: October 24, 2005, Instrument No. 200523514, Deed and Mortgage Records
7. Declaration of Restrictions Agreement and the terms and conditions thereof:
Between: Donald J. Hubbard, trustee of the Hubbard Family
Revocable Trust dated February 26, 1985
And: David and Sally Mehler
Recording Information: June 25, 2010, Instrument No. 201008153, Deed and Mortgage Records

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

We find the following unpaid taxes and city liens:

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



LONGVIEW, WA
NEWBERG, OR
NEHALEM, OR
WWW.BRITTELLARCH.COM

~~Feasibility Study for
2342 Cook Creek Road
Clatsop County, WA~~

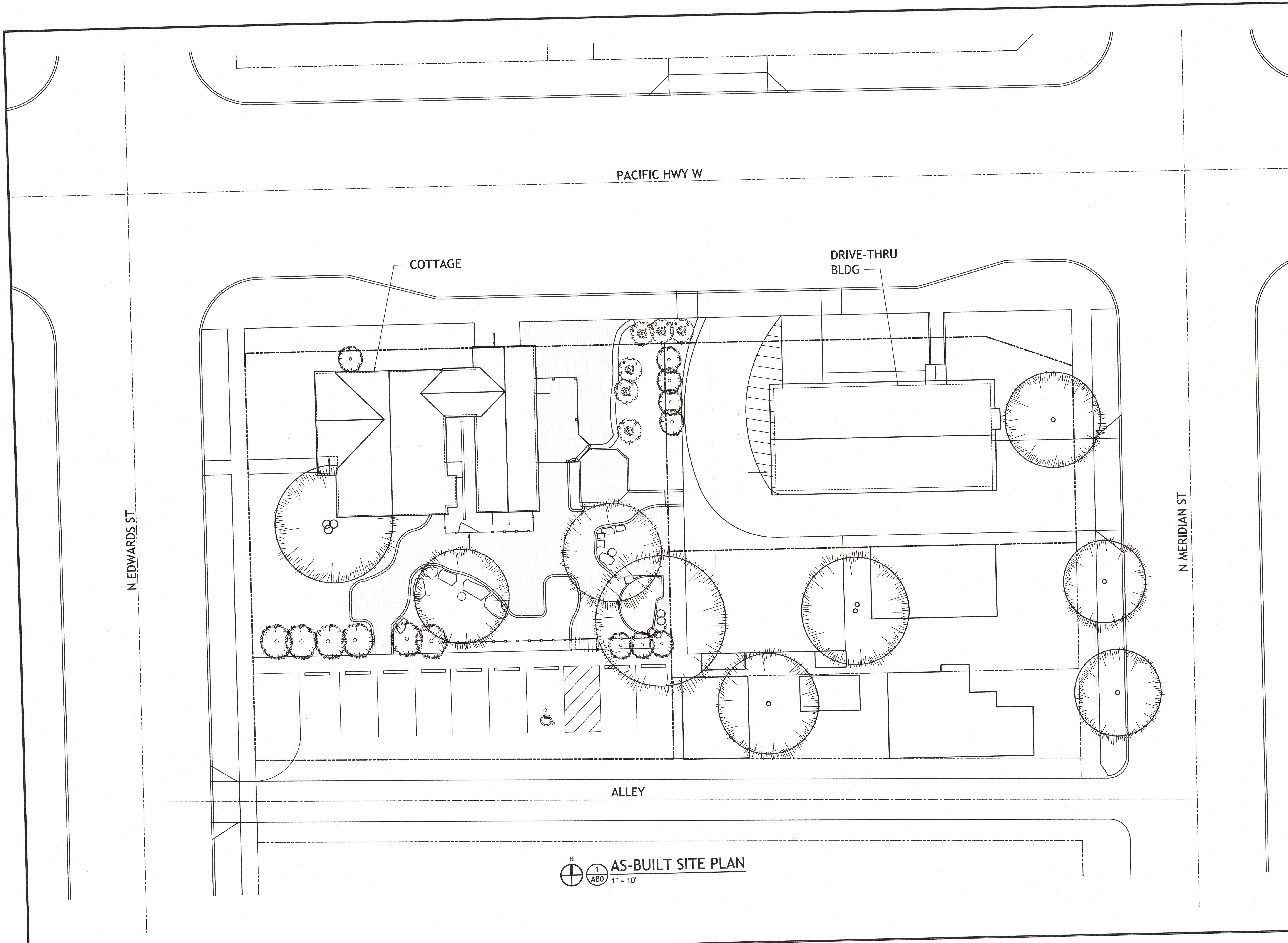
PRELIMINARY
NOT FOR CONSTRUCTION

MRK	DATE	DESCRIPTION
A	...	PRELIMINARY SITE STUDY

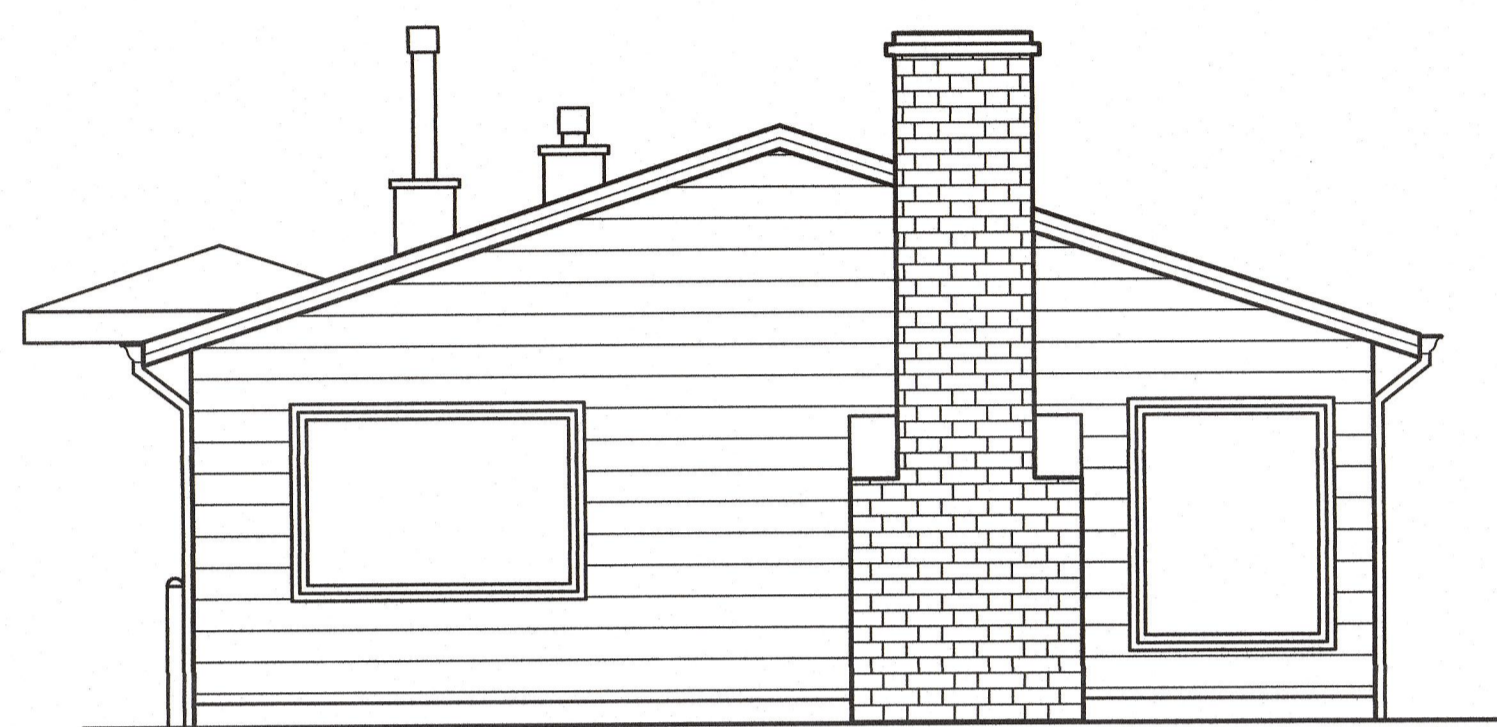
JOB NUMBER:
2306

SHEET:
ABO

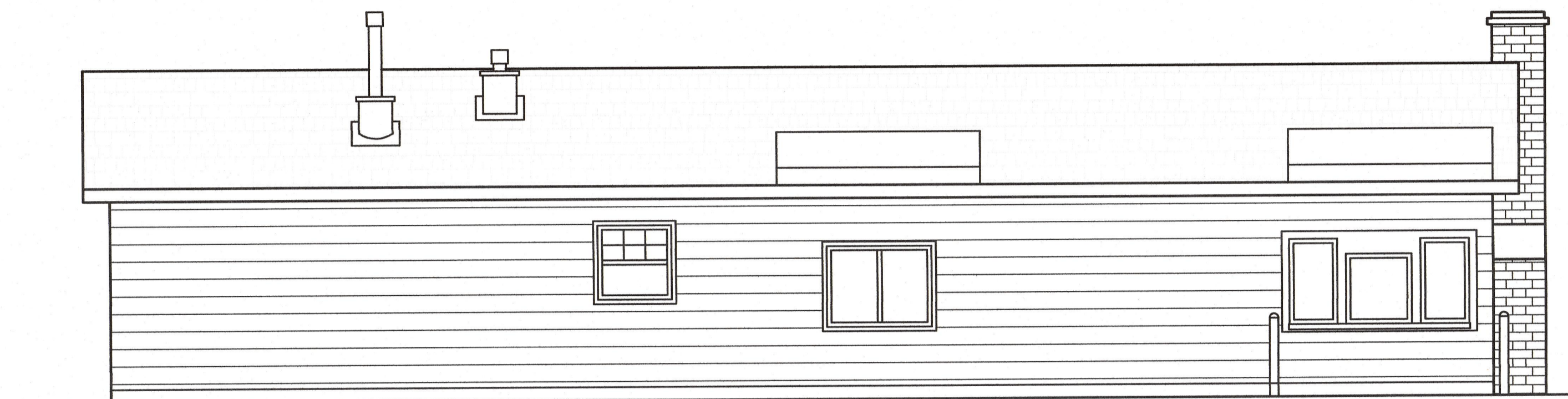
AS-BUILT SITE PLAN



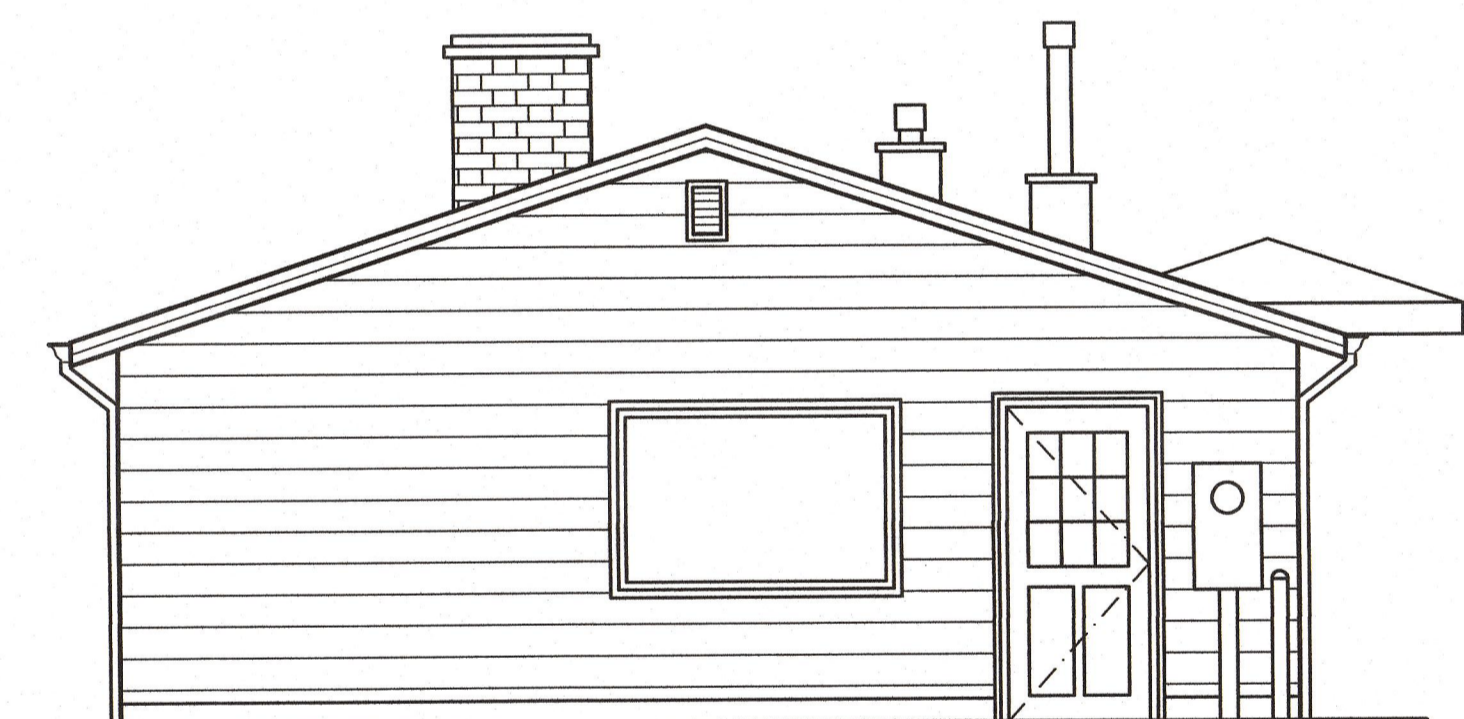
AS-BUILT SITE PLAN
1" = 10'



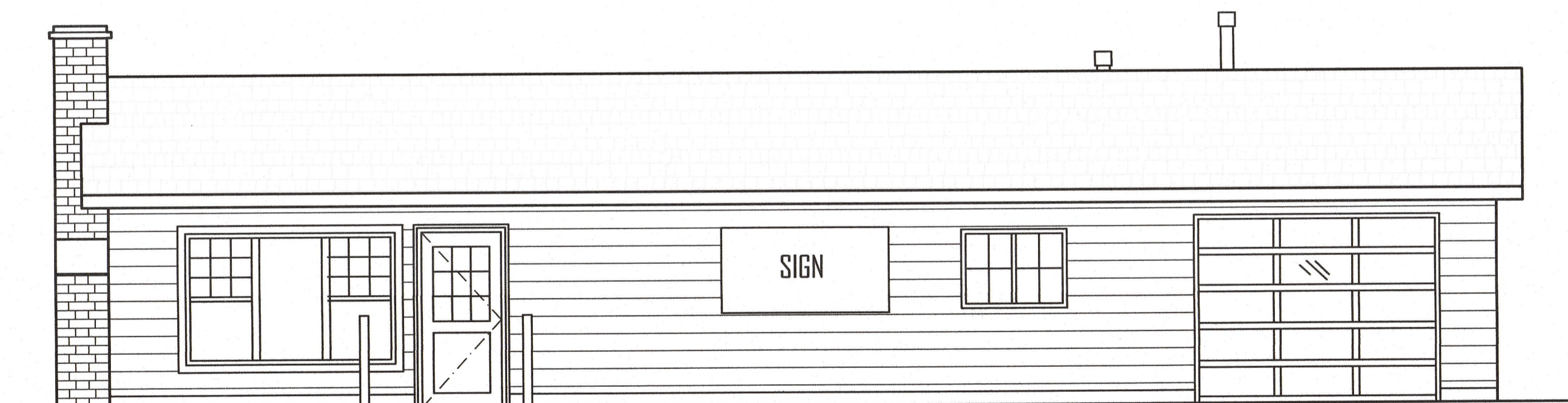
Drive Through Bldg
EAST ELEVATION
 4
 AB1.2
 1/4" = 1'-0"



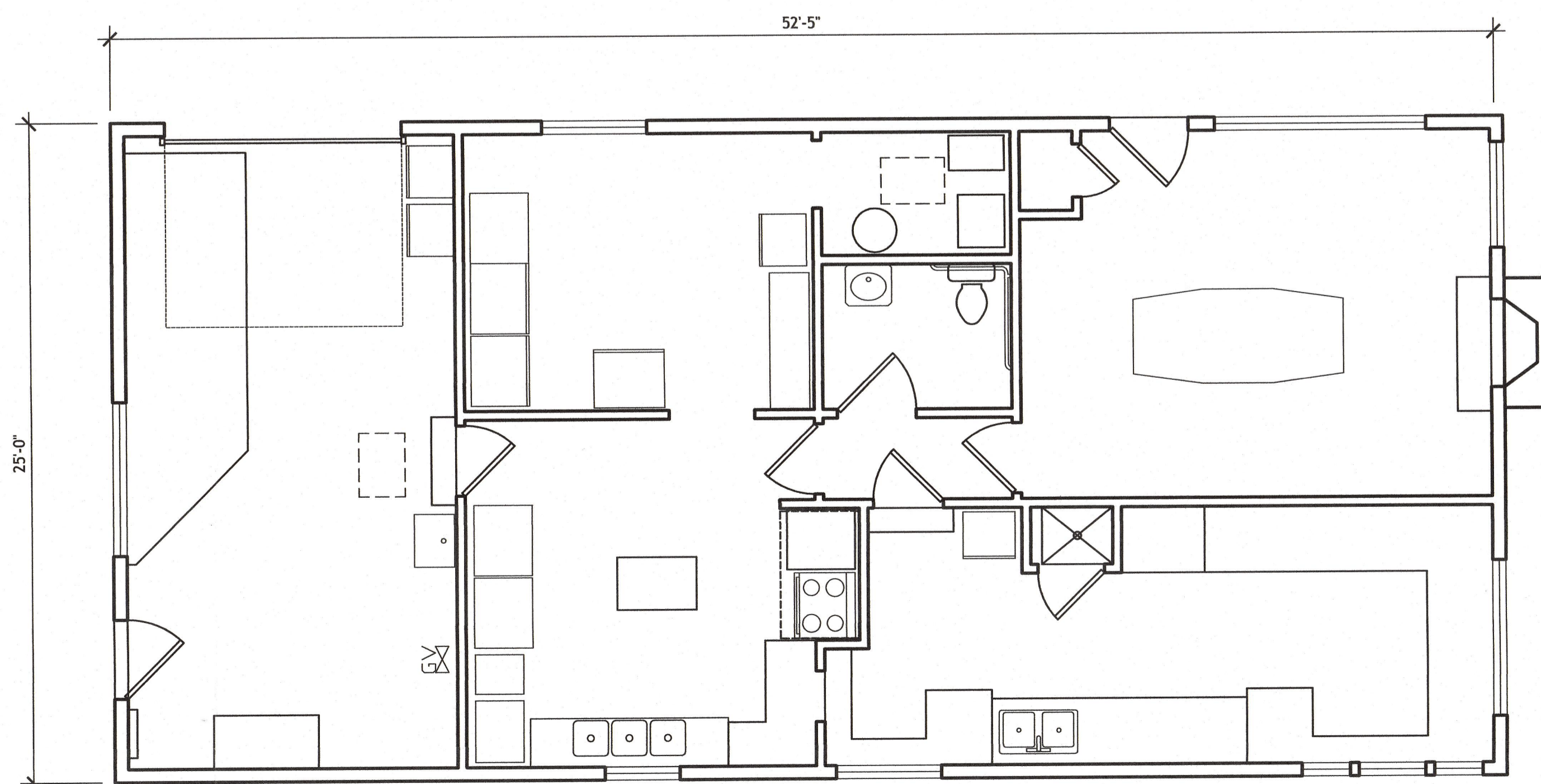
Drive Through Bldg
SOUTH ELEVATION
 5
 AB1.2
 1/4" = 1'-0"



Drive Through Bldg
WEST ELEVATION
 3
 AB1.2
 1/4" = 1'-0"



Drive Through Bldg
NORTH ELEVATION
 2
 AB1.2
 1/4" = 1'-0"



Drive Through Bldg
FLOOR PLAN
 1
 AB1.2
 1/4" = 1'-0"



LONGVIEW, WA
 NEWBERG, OR
 NEHALEM, OR
 WWW.BRITTELLARCH.COM

Feasibility Study for
 23472 Coak Creek Road
 Coquitlam, WA

PRELIMINARY
 NOT FOR CONSTRUCTION

MRK	DATE	DESCRIPTION
A	...	PRELIMINARY SITE STUDY

JOB NUMBER:
2306

SHEET:

AB1.2

AS-BUILT DRIVE THROUGH
 FLOOR PLAN

~~Exterior Study to
2342 Coal Creek Road
Clatsop County, WA~~

PRELIMINARY
NOT FOR CONSTRUCTION

MRK DATE DESCRIPTION
A 9-05-12 PRELIMINARY STUDY

JOB NUMBER:
2306

SHEET:

A2

ELEVATIONS



COTTAGE
WEST ELEVATION
3
ABZ
1/4" = 1'-0"



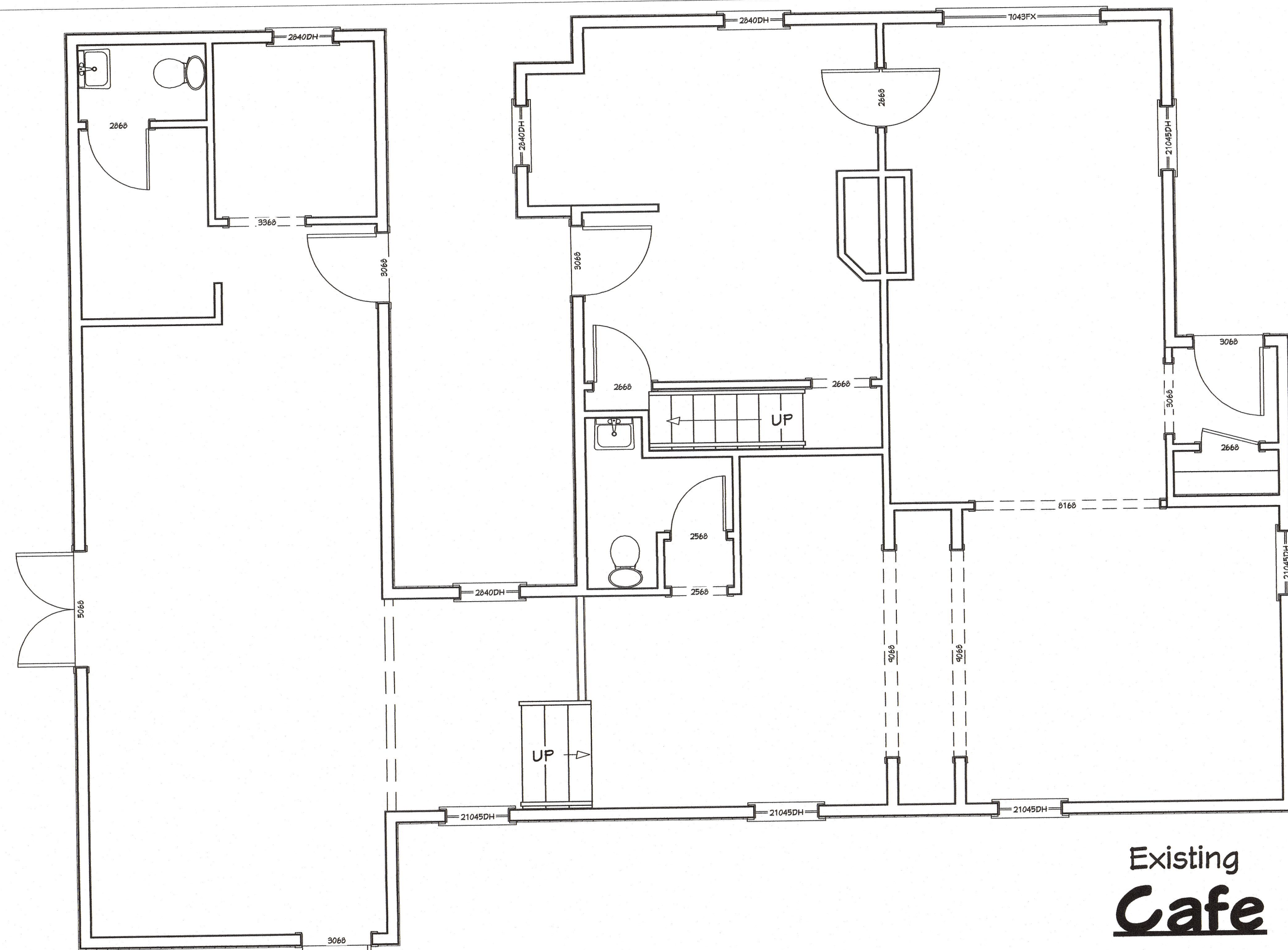
COTTAGE
SOUTH ELEVATION
3
ABZ
1/4" = 1'-0"



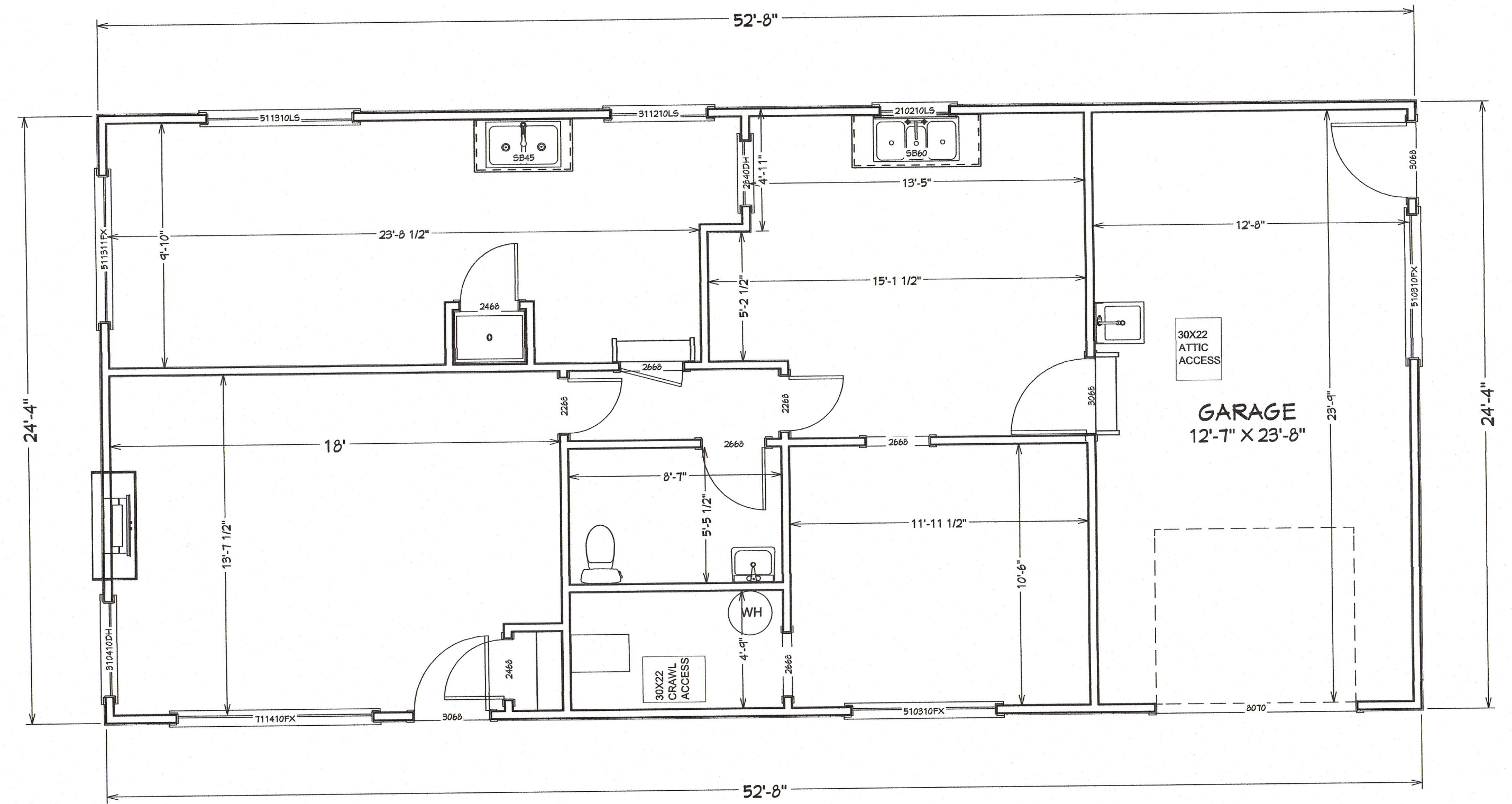
COTTAGE
EAST ELEVATION
2
ABZ
1/4" = 1'-0"



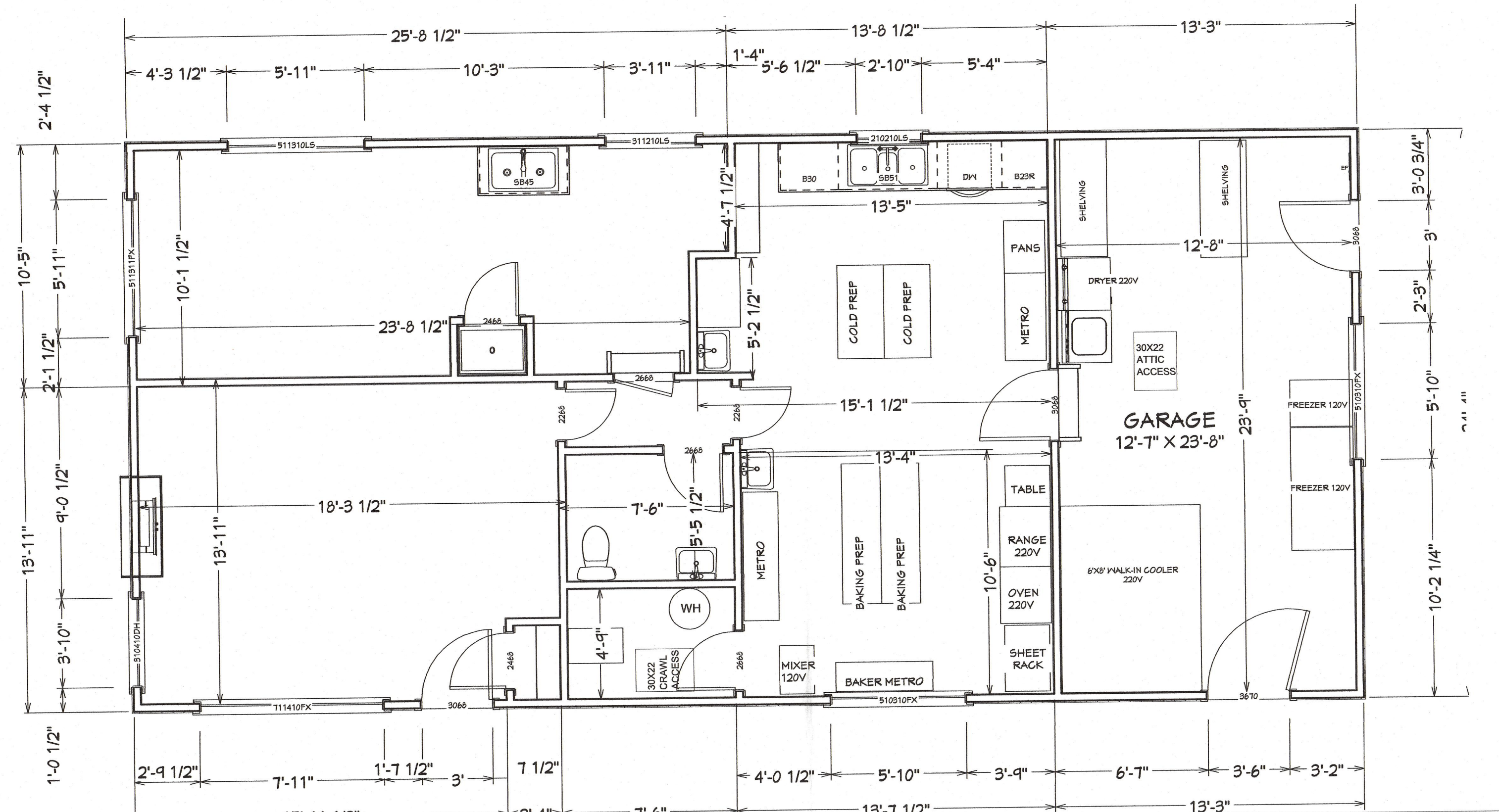
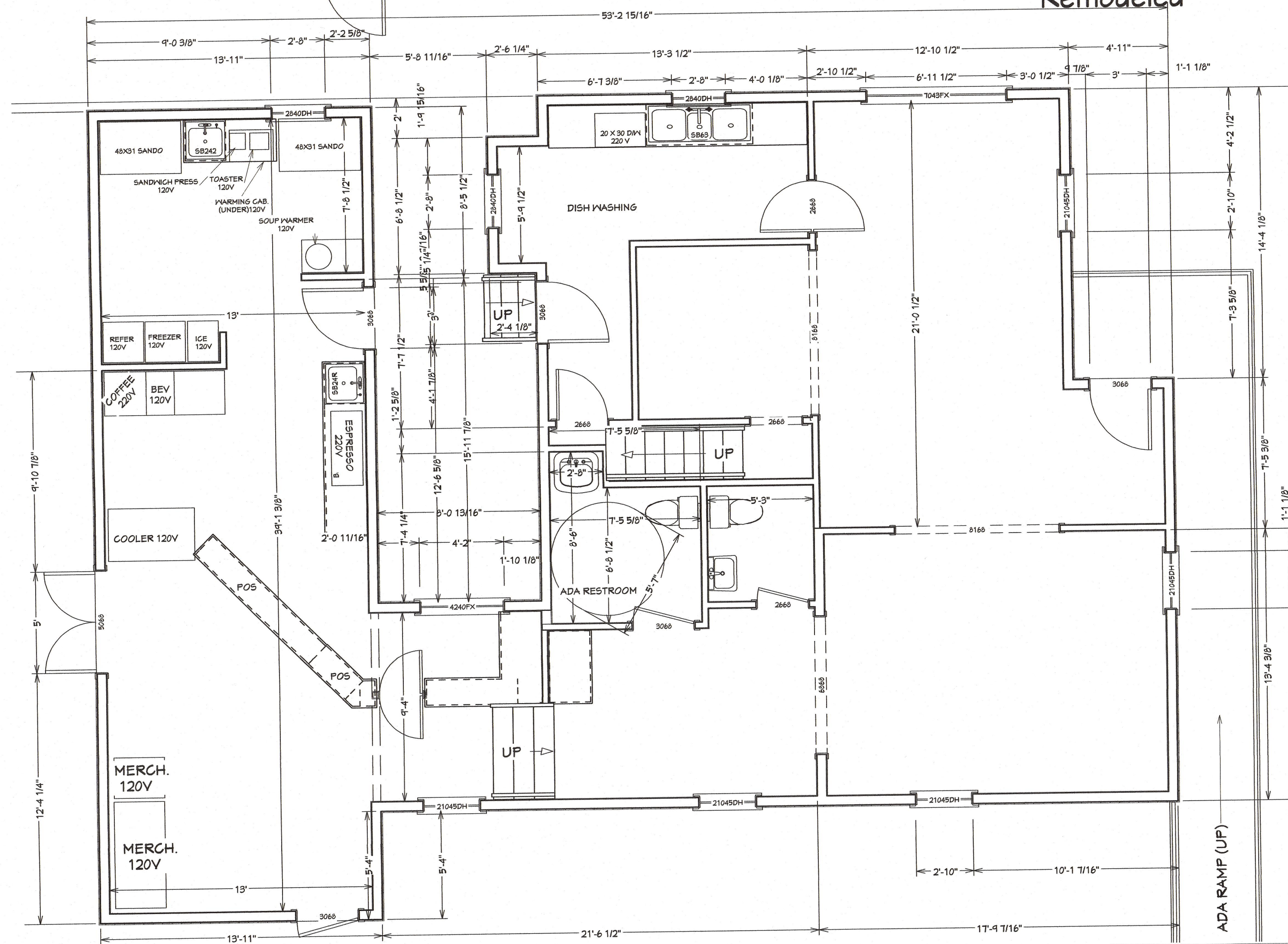
COTTAGE
NORTH ELEVATION
1
ABZ
1/4" = 1'-0"



Existing
Cafe
Remodeled



Existing
Drive-Thru
Remodeled



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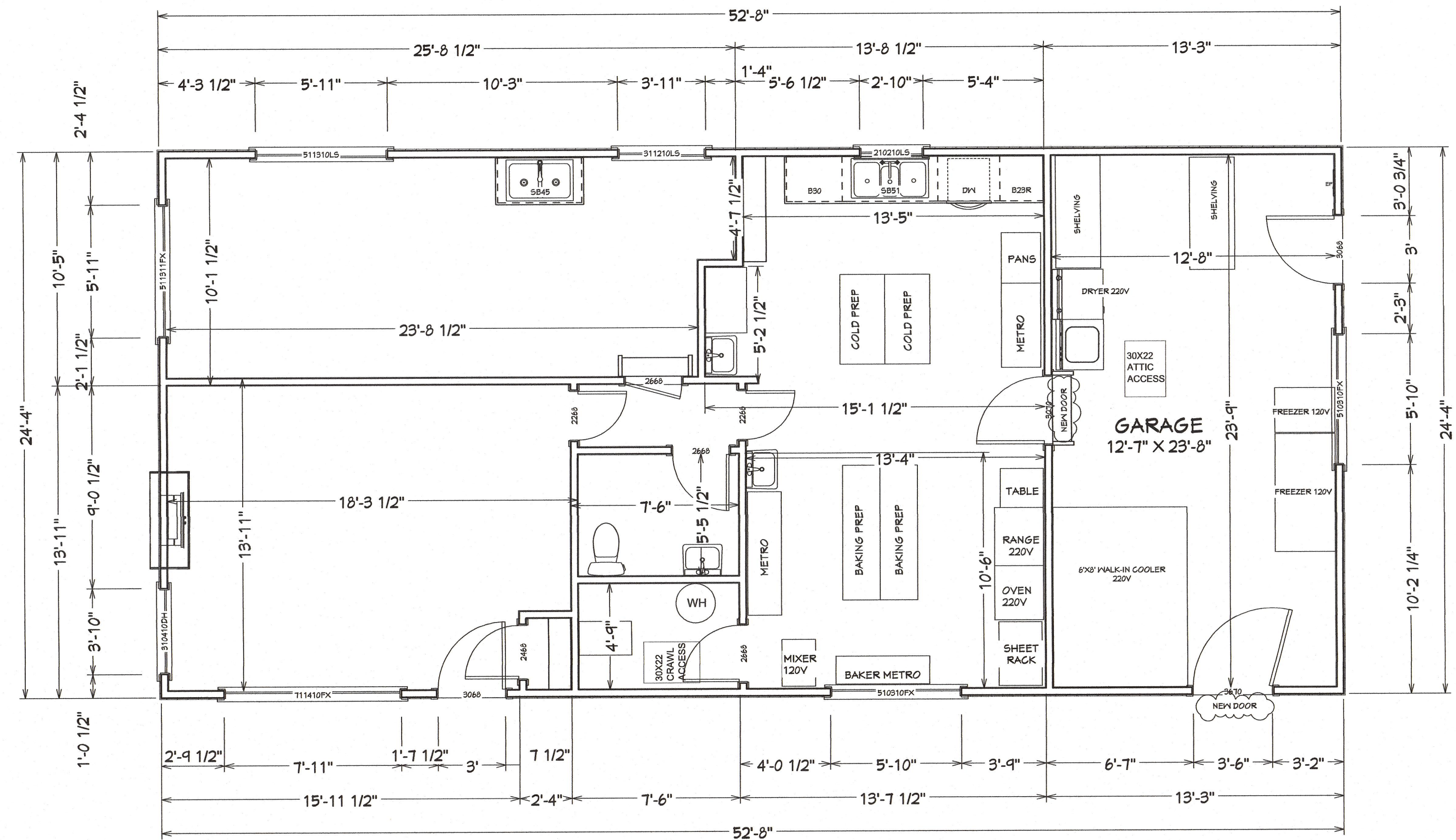
Design by: Matthew Powell

Sheet Description
Lyrics

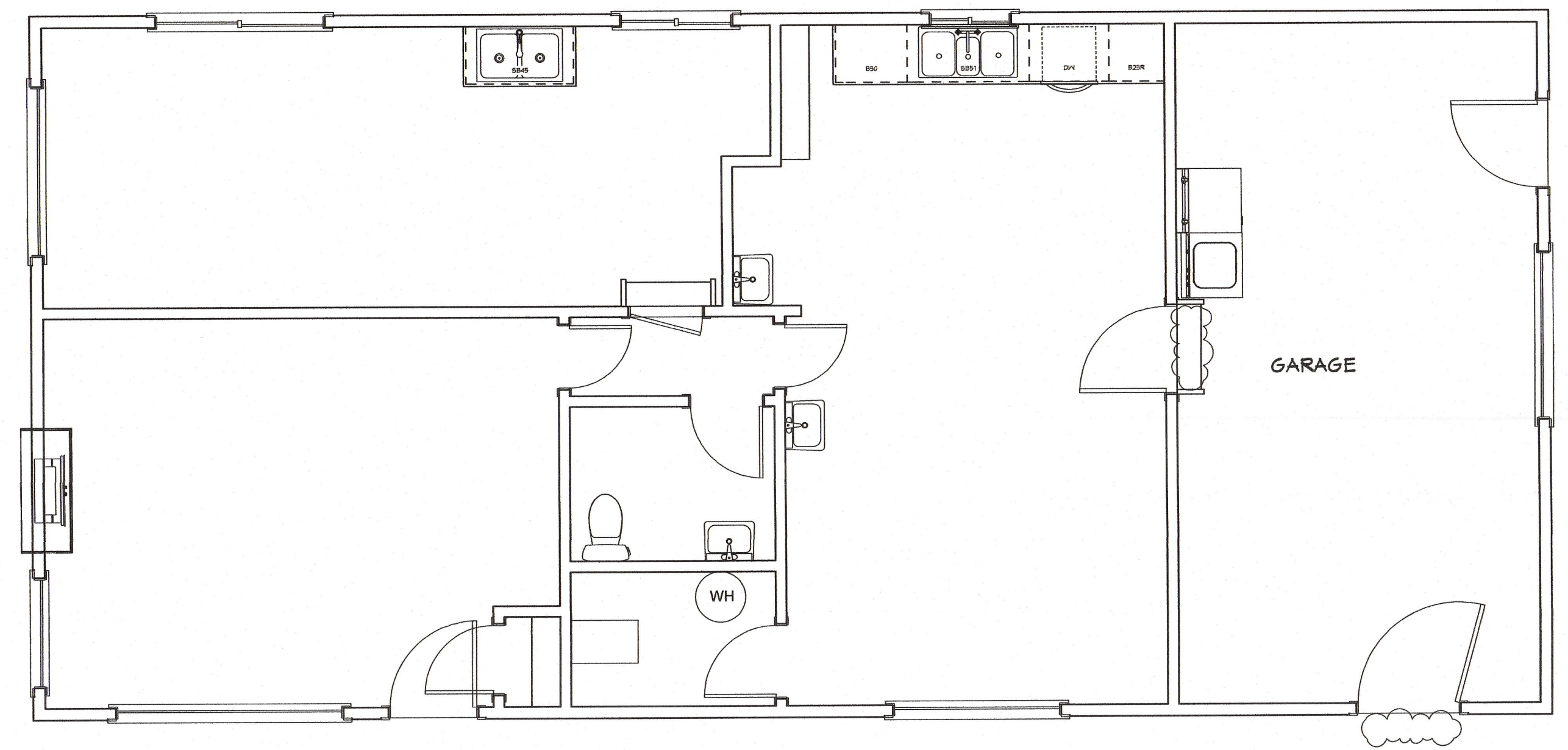
Scale
1/4" = 1'

Date
4/4/2023

3



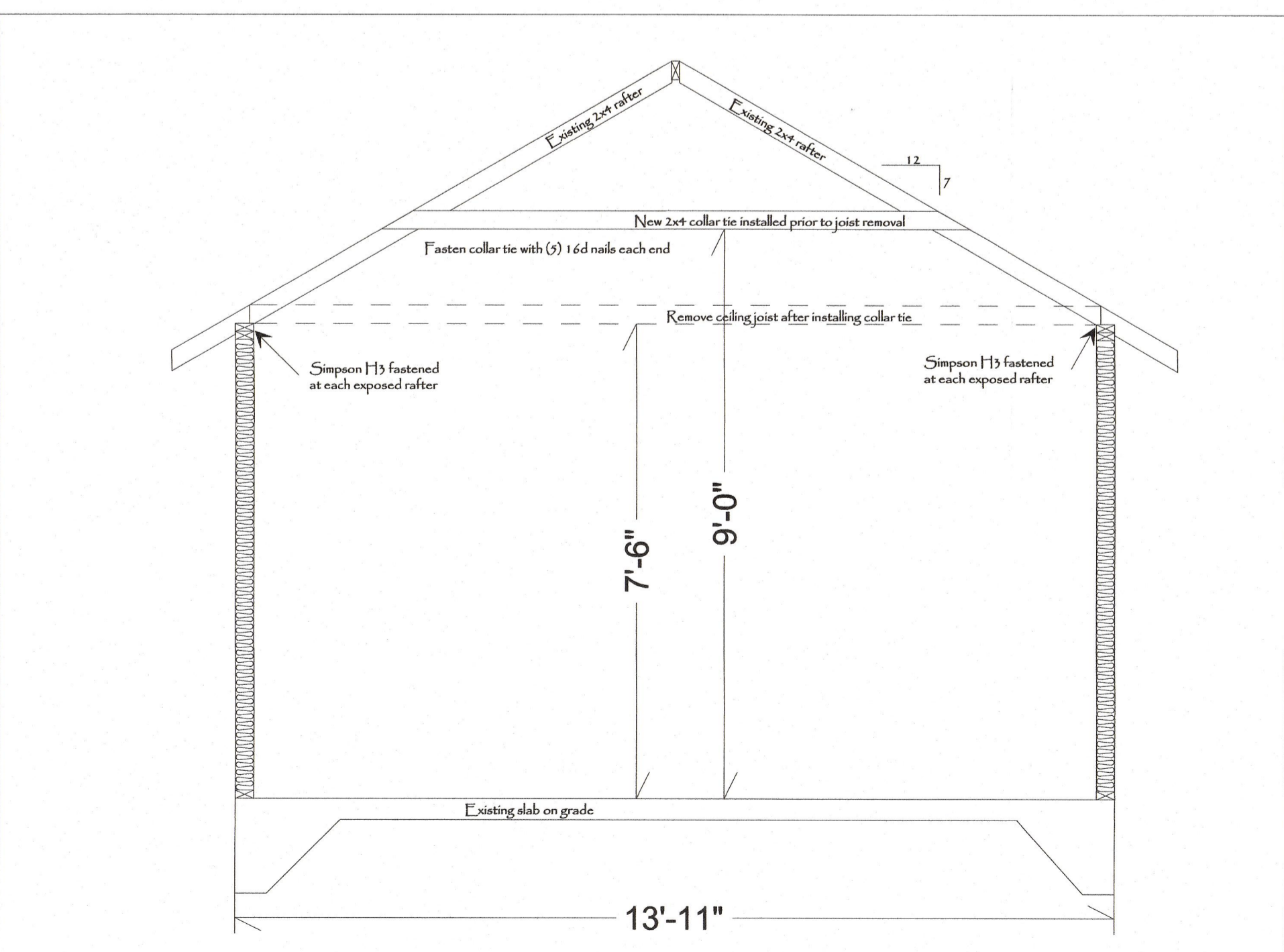
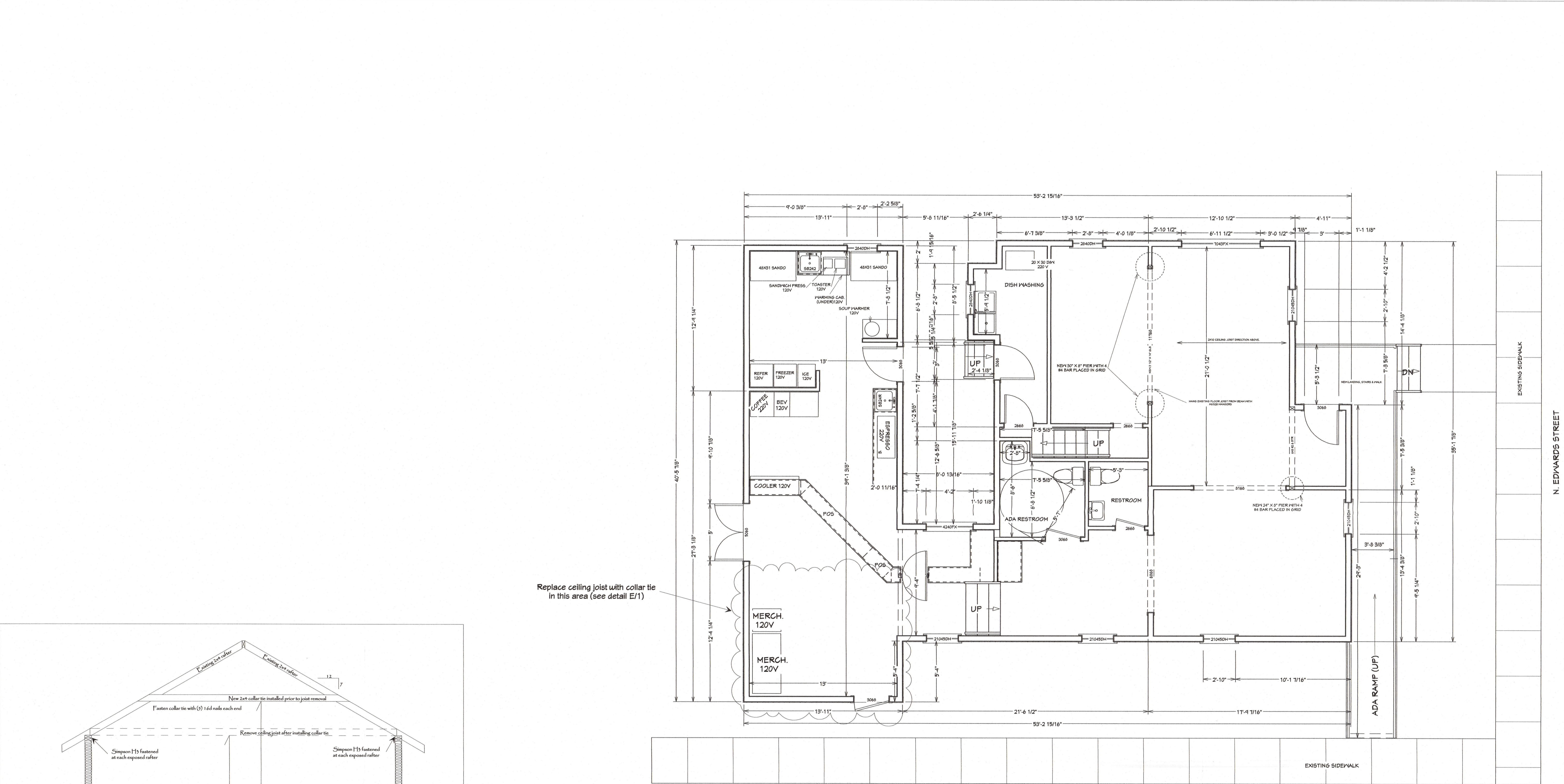
TOTAL AREA
966 SQ FT
Remodel Floor Plan



Plumbing Plan

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 Newberg, OR 97132
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Powell Built, Inc.
 Design & Construction

Design by: Matthew Powell
 Sheet Description: **Floor Plan Plumbing Plan**
 Scale: 1/4" = 1'
 Date: 4/27/2023
4



Replace ceiling joist with collar tie in this area (see detail E/1)

LIVING AREA
1684 SQ FT

E. HANCOCK STREET

N. EDWARDS STREET

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Design & Construction
10120-1000
Newberg, OR 97132
www.powellbuilt.com

Design by: Matthew Powell

Sheet Description: **Floor Plan**

Scale: 1/4" = 1'

Date: 4/27/2023

5

Land Use Notice

FILE #

PROPOSAL: (Remodeling of kitchen and dining space in 808 and 814 E Hancock St. and re-open again as a café, coffee house and bakery.)

FOR FURTHER INFORMATION, CONTACT:

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



Community Development Department

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

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

A property owner in your neighborhood submitted an application to the City of Newberg to renovate *the kitchen and dining spaces of 808 and 814 E Hancock St.*. You are invited to take part in the City's review of this project by sending in your written comments. You also may request that the Planning Commission hold a hearing on the application. The applicable criteria used to make a decision on this application for preliminary subdivision plan approval are found in Newberg Development Code 15.235.050(A).

For more details about giving comments, please see the back of this sheet.

The development would include remodeling the existing kitchen spaces to bring them to current health and building codes, as well as update dining space.

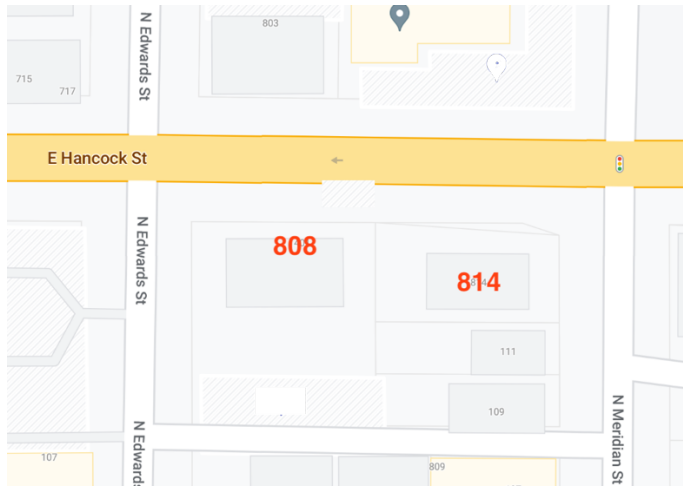
Applicant : Rob Hankins

Telephone : 609-480-7375

Property Owner : George Fox University

Location : 808 & 814 E Hancock St., Newberg, OR 97132

Tax Lot Number : R3219AA 06100, R319AA 06700



We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed. You also may request that the Newberg Planning Commission hold a hearing on the application by sending a written request during this 14-day period and identifying the issues you would like the Planning Commission to address.

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

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

Newberg, OR 97132

All written comments must be turned in by 4:30 p.m. on **April 7th**. Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for preliminary subdivision plan approval are found in Newberg Development Code 15.235.050(A).

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

The Community Development Director will make a decision at the end of a 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: **March 24th**

TAXID	Owner Name	Mailing Address	Mail City	Mail State	Mail Zip	Site Address	Site City	Site State	Site Zip
R3219AA 05800	Tina Kasuba	Po Box 269	Newberg	OR	97132	717 E 1st St	Newberg	OR	97132
R3219AA 01200	Dalshi Investments LLC	16872 SW Edy Rd UNIT 211	Sherwood	OR	97140	206 N Edwards St	Newberg	OR	97132
R3219AA 01300	Whopper Properties LLC	Chris Brecke	Wilsonville	OR	97070	803 E Hancock St	Newberg	OR	97132
R3219AA 05000	Vicente & Maria Gonzalez	Po Box 1104	Newberg	OR	97132	615 E 1st St	Newberg	OR	97132
R3219AA 04900	James & Ann Gigandet	611 E 1st St	Newberg	OR	97132	611 E 1st St	Newberg	OR	97132
R3219AA 06400	Dragonfly Properties Of Oregon	Po Box 571	Salem	OR	97308	811 E 1st St	Newberg	OR	97132
R3219AA 09000	Hu Tian & Huiying Wang	26741 Venado Dr	Mission Viejo	CA	92691	720 E 1st St	Newberg	OR	97132
R3219AA 07000	Sasi Real Estate Holdings LLC	817 E 1st St	Newberg	OR	97132	915 E 1st St	Newberg	OR	97132
R3219AA 06900	112 N Meridian LLC	18450 NE Hillside Dr	Newberg	OR	97132	112 N Meridian St	Newberg	OR	97132
R3219AA 06300	Danny & Laurie Garnder	22000 NE Mountain Top Rd	Newberg	OR	97132	807 E 1st St	Newberg	OR	97132
R3218DD 13400	David Wellikoff & Leigh Kane-Wellikoff	Po Box 713	Newberg	OR	97132	312 N Edwards St	Newberg	OR	97132
R3219AA 08700	Margaret Shipman	132 N Lucerne Blvd	Los Angeles	CA	90004	710 E 1st St	Newberg	OR	97132
R3219AA 02000	Degaje LLC	708 E Sheridan St	Newberg	OR	97132	208 N College St	Newberg	OR	97132
R3219AA 01800	Michael & Heidi Pender	708 E Sheridan St	Newberg	OR	97132	708 E Sheridan St	Newberg	OR	97132
R3219AA 02400	Salmon LLC	606 S Corinne Dr	Newberg	OR	97132	619 E Hancock St	Newberg	OR	97132
R3219AA 08400	Sandra & Richard Dormer	19120 NE Highway 240	Newberg	OR	97132	112 S Edwards St	Newberg	OR	97132
R3219AA 07600	Randall & Cindy Linke	44700 NW Elk Mountain Rd	Banks	OR	97106	114 S Meridian St	Newberg	OR	97132
R3219AA 09290	Llp Properties Llp	Po Box 1060	Newberg	OR	97132	116 S College St	Newberg	OR	97132
R3219AA 14600	Lajos & Sharon Kovacs	19355 SE Highway 224	Damascus	OR	97089	814 E 2nd St STE C	Newberg	OR	97132
R3219AA 01000	215 Meridian LLC	17410 Schalit Way	Lake Oswego	OR	97035	215 N Meridian St	Newberg	OR	97132
R3219AA 07500	Randall & Cindy Linke	44700 NW Elk Mountain Rd	Banks	OR	97106	115 S Center St	Newberg	OR	97132
R3218DD 13500	Cheryl Nelson	11320 SW Cottonwood Ln	Portland	OR	97223	801 E Sheridan St	Newberg	OR	97132
R3219AA 04501	Mark & Lorie Stevens	19155 NE Herring Ln	Newberg	OR	97132	111 N College St	Newberg	OR	97132
R3219AA 07700	Karl & Theresa Raudsepp	108 S Meridian St	Newberg	OR	97132	108 S Meridian St	Newberg	OR	97132
R3219AA 08600	Randy Hopp	Po Box 150	Newberg	OR	97132	No Site Address	Newberg	OR	97132
R3220BB 03500	Oregon Department Of Transport	417 Transportation	Salem	OR	97310	1000 E Hancock St	Newberg	OR	97132
R3219AA 02500	Gary & Janice Allen	614 E Sheridan St	Newberg	OR	97132	614 E Sheridan St	Newberg	OR	97132
R3219AA 02501	Matt & Melissa Meyer	1600 E 2nd St	Newberg	OR	97132	618 E Sheridan St	Newberg	OR	97132
R3219AA 06800	Richard & Sandra Drew	112 N Meridian St	Newberg	OR	97132	905 E 1st St	Newberg	OR	97132
R3219AA 09500	Riverstone Development LLC	PO Box 985	Oregon City	OR	97045	108 S College St	Newberg	OR	97132
R3219AA 06000	Third Way Investments LLC	2212 Jod Cart	Newberg	OR	97132	107 N Edwards St	Newberg	OR	97132
R3219AA 08200	Hopp Ins Agency Inc	Po Box 150	Newberg	OR	97132	812 E 1st St	Newberg	OR	97132
R3219AA 08100	William Pollan	3245 Curlew St	San Diego	CA	92103	808 E 1st St	Newberg	OR	97132
R3218DD 14500	Betty Morrison	717 E Sheridan St	Newberg	OR	97132	717 E Sheridan St	Newberg	OR	97132
R3219AA 02600	Andrew & Madelyn White	610 E Sheridan St	Newberg	OR	97132	610 E Sheridan St	Newberg	OR	97132
R3219AA 06600	Nicholas & Sarah Mehler	111 N Meridian St	Newberg	OR	97132	111 N Meridian St	Newberg	OR	97132
R3219AA 06700	George Fox University	414 N Meridian St	Newberg	OR	97132	814 E Hancock St	Newberg	OR	97132
R3219AA 05500	Maureen & Bill Rogers	701 E 1st St	Newberg	OR	97132	701 E 1st St	Newberg	OR	97132
R3219AA 01600	Degaje LLC	708 E Sheridan St	Newberg	OR	97132	716 E Sheridan St	Newberg	OR	97132
R3219AA 00100	Allen Page & Donna Settlor	16095 SW Wimbledon Ct # 16	Portland	OR	97224	203 N Center St	Newberg	OR	97132
R3219AA 09700	Jules & Joan Drabkin	307 NE 7th St	Mcminnville	OR	97128	614 E 1st St	Newberg	OR	97132
R3219AA 09100	General Telephone Co Of Nw	1068 Po Box	Everett	WA	98206	115 S Edwards St	Newberg	OR	97132
R3219AA 05900	Joe & Tola Young	Po Box 729	Newberg	OR	97132	719 E 1st St	Newberg	OR	97132
R3218DD 14400	Robert & Annie Soppe	709 E Sheridan St	Newberg	OR	97132	709 E Sheridan St	Newberg	OR	97132
R3219AA 06100	George Fox University	808 E Hancock St	Newberg	OR	97132	808 E Hancock St	Newberg	OR	97132
R3220BB 03000	George Fox University	414 N Meridian St	Newberg	OR	97132	205 N River St	Newberg	OR	97132
R3219AA 07200	Richard & Kullapranee Condon	Po Box 85	Newberg	OR	97132	914 E 1st St	Newberg	OR	97132
R3220BB 07000	Andrew Wilder	11995 NE Worden Hill Rd	Newberg	OR	97132	1004 E 1st St	Newberg	OR	97132
R3219AA 06200	Danny & Laurie Gardner	22000 NE Mountain Top Rd	Newberg	OR	97132	801 E 1st St	Newberg	OR	97132
R3219AA 00200	George Fox University	414 N Meridian St	Newberg	OR	97132	211 N Center St	Newberg	OR	97132
R3219AA 01500	Scott & Diana Winter	22430 NE Hidden Springs Rd	Dundee	OR	97115	209 N Edwards St	Newberg	OR	97132
R3219AA 09600	Bishop Creek Services Inc	Po Box 16	Newberg	OR	97132	700 E 1st St	Newberg	OR	97132

R3219AA 08900	Hu Tian & Huiying Wang	26741 Venado Dr	Mission Viejo	CA	92691	716 E 1st St	Newberg	OR	97132
R3219AA 01100	Christopher Thomas	221 Navigator Dr	Scotts Valley	CA	95066	800 E Sheridan St	Newberg	OR	97132
R3219AA 09300	Pensco Trust Company	311 N Meridian St	Newberg	OR	97132	112 S College St # 1/2	Newberg	OR	97132
R3219AA 07400	Randall & Cindy Linke	44700 NW Elk Mountain Rd	Banks	OR	97106	113 S Center St	Newberg	OR	97132
R3219AA 09200	General Telephone Co Of Nw	1068 Po Box	Everett	WA	98206	711 E 2nd St	Newberg	OR	97132
R3219AA 14000	T & C Apartments LLC	35401 SW Geer Rd	Newberg	OR	97132	201 S Edwards St	Newberg	OR	97132
R3219AA 07100	Richard & Kullapranee Condon	Po Box 85	Newberg	OR	97132	910 E 1st St	Newberg	OR	97132
R3220BB 03400	Oregon Department Of Transport	417 Transportation	Salem	OR	97310	1006 E Hancock St	Newberg	OR	97132
R3219AA 01900	John & Kaydi Paxman	700 E Sheridan St	Newberg	OR	97132	700 E Sheridan St	Newberg	OR	97132
R3219AA 02100	Francis Enterprises Inc	2950 Crater Ln	Newberg	OR	97132	202 N College St	Newberg	OR	97132
R3219AA 01400	Francis Enterprises Inc	2950 Crater Ln	Newberg	OR	97132	715 E Hancock St	Newberg	OR	97132
R3219AA 05600	Salmon LLC	707 E 1st St	Newberg	OR	97132	707 E 1st St	Newberg	OR	97132
R3220BB 07100	Wilder Rentals 2 LLC	11995 NE Worden Hill Rd	Newberg	OR	97132	106 S Center St	Newberg	OR	97132
R3219AA 00700	Meridian Street LLC	201 N Meridian St STE B	Newberg	OR	97132	201 N Meridian St STE B	Newberg	OR	97132
R3219AA 02200	James Cain	27775 NW Williams Canyon Rd	Gaston	OR	97119	611 E Hancock St	Newberg	OR	97132
R3219AA 02300	James Cain	27775 NW Williams Canyon Rd	Gaston	OR	97119	615 E Hancock St	Newberg	OR	97132
R3219AA 00600	Nw Yearly Meeting Of Friends C	200 N Meridian St	Newberg	OR	97132	200 N Meridian St	Newberg	OR	97132
R3219AA 05400	First Federal Savings & Loan	Po Box 239	Mcminnville	OR	97128	121 N Edwards St	Newberg	OR	97132
R3220BB 03600	Center Street Partners	Po Box 24	Newberg	OR	97132	1003 E 1st St	Newberg	OR	97132
R3219AA 09400	General Telephone Co	Po Box 289	Newberg	OR	97132	111 S Edwards St	Newberg	OR	97132
R3219AA 08500	City of Newberg	535 NE 5th St	Mcminnville	OR	97128	0 0 S Edwards St	Newberg	OR	
R3219AA 07300	Rebekah Skaggs	111 S Center St	Newberg	OR	97132	111 S Center St	Newberg	OR	97132
R3219AA 05100	Wala Properties LLC	4695 Raybell Rd NE	Saint Paul	OR	97137	621 E 1st St	Newberg	OR	97132
R3219AA 08300	The Pines Newberg Or LLC	1237 State Rd	Bensalem	PA	19020	105 S Meridian St	Newberg	OR	97132
R3218DD 13800	Greg & Kim Armbrust	305 N Meridian St	Newberg	OR	97132	305 N Meridian St	Newberg	OR	97132
R3219AA 07900	Randy Hopp	Po Box 150	Newberg	OR	97132	804 E 1st St	Newberg	OR	97132
R3219AA 08000	John & Rachel Powell	753 SE Boysen Ln	Dundee	OR	97115	806 E 1st St	Newberg	OR	97132
R3219AA 04502	Slpd Properties LLC	115 N College St # 3	Newberg	OR	97132	115 N College St # 3	Newberg	OR	97132
R3219AA 08800	Tesmer & Emery LLC	Po Box 1029	Newberg	OR	97132	714 E 1st St	Newberg	OR	97132
R3218DD 13700	Stephan Thornton	301 N Meridian St	Newberg	OR	97132	301 N Meridian St	Newberg	OR	97132
R3219AA 00800	211 Meridian LLC	17410 Schalit Way	Lake Oswego	OR	97035	211 N Meridian St	Newberg	OR	97132
R3219AA 01700	Rhett & Julie Luedtke	714 E Sheridan St	Newberg	OR	97132	714 E Sheridan St	Newberg	OR	97132
R3219AA 11400	Gary Buhler	405 N Edwards St	Newberg	OR	97132	111 S College St	Newberg	OR	97132
R3219AA 06500	David & Marjorie Hegeman	109 N Meridian St	Newberg	OR	97132	109 N Meridian St	Newberg	OR	97132
R3219AA 14500	800 E 2Nd Street LLC	35401 SW Geer Rd	Newberg	OR	97132	800 E 2nd St STE 101	Newberg	OR	97132
R3219AA 05200	City of Newberg	414 E 1st St	Newberg	OR	97132	625 E 1st St	Yamhill	OR	97148
R3218DD 13900	Douglas & Lori Petersen	311 Meridian St	Newberg	OR	97132	311 N Meridian St	Newberg	OR	97132
R3219AA 05700	Tina Kasuba	Po Box 269	Newberg	OR	97132	713 E 1st St	Newberg	OR	97132
R3219AA 05801	717 First LLC	602 NE Joanne Ct	Hillsboro	OR	97124	717 E 1st St	Newberg	OR	97132
R3218DD 13600	Marc & Kelly Shelton	803 E Sheridan St	Newberg	OR	97132	803 E Sheridan St	Newberg	OR	97132
R3217CC 00100	George Fox University	414 N Meridian St	Newberg	OR	97132	1009 E North St	Newberg	OR	97132



Sign referenced in Criteria 5, page 13.