

Land Use Type II Application for Tentative Plan for Partition

Date:

4/20/2023

Submitted to:

City of Newberg
414 E. First Street
Newberg, OR 97132

Applicant:

Garrett Rupp
Rupp Family Builders, INC.
32930 SW Ladd Hill Rd
Wilsonville, OR 97070

Owners:

Kristin & Barry Jacoshenk
17190 NW Springville Road
Portland OR 97229

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City of Newberg 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: Garrett Rupp
 ADDRESS: 32930 SW Ladd Hill Rd CITY: Wilsonville STATE: OR ZIP: 97070
 EMAIL ADDRESS: garrett@ruppfb.com PHONE: 5035771708 MOBILE: 5035771708

OWNER (if different from above): Barry & Kristin Jacoshenk PHONE: 503-880-2248
 ADDRESS: 17190 NW Springville Road CITY: Portland STATE: OR ZIP: 97229

ENGINEER/SURVEYOR: Caswell/ Hertel Surveyors Inc. CONTACT: _____
 EMAIL ADDRESS: _____ PHONE: (503) 644-3179 MOBILE: _____

GENERAL INFORMATION:

PROJECT LOCATION: 1117 N College Street PROJECT VALUATION: \$ _____
 PROJECT DESCRIPTION/USE: Residential Land Partition into 3 Parcels
 MAP/TAX LOT NO. (i.e. 3200AB-400): R3218DB 00300 SITE SIZE: 21,125 SQ. FT. ACRE
 COMP PLAN DESIGNATION: Low Density Residential CURRENT ZONING: R-1
 CURRENT USE: Residential
 SURROUNDING USES:
 NORTH: R-1 Residential SOUTH: R-1 Residential
 EAST: City Public Park - Jaquith Park WEST: R-1 Residential

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.

Garrett Rupp _____
 Applicant Signature Date

[Signature] _____
 Owner Signature Date

Garrett Rupp _____
 Print Name

Kristin Jacoshenk _____
 Print Name

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EXHIBITS

Exhibit A	Application
Exhibit B	Preliminary Plans
Exhibit C	Public Notice Information

I. INTRODUCTION

General Information

Property Owner

Kristin & Barry Jacoshenk
17190 NW Springville Road
Portland, OR 97132

Applicant

Rupp Family Builders, Inc.
32930 SW Ladd Hill Road
Wilsonville, OR 97070
Contact: Garrett Rupp
Phone: (503) 577-1708
E-mail: garrett@ruppfb.com

Property Discription

Township 3S Range 2W Section 18 Qtr D Qqtr
B TaxLot 00300

Location

1117 N College Street

Current Zoning Districts

R-1

Site Size

0.48 acres (21,125 sq ft)
5,101 sq ft (planned Parcel 1)
8,664 sq ft (planned Parcel 2)
7,360 sq ft (planned Parcel 3)

I. Summary of Proposal

The applicant is requesting approval to divide the .48-acre subject site into three separate parcels. Parcel 1 will measure 5,101 sq ft, Parcel 2 will measure 8,664 sq ft and Parcel 3 will measure 7,360 sq ft. The attached Proposed Partition Plat shows access and utility easement for benefit of Parcels 2 and 3.

II. Site Description/ Setting

The project is located at 1117 N College Street in Newberg, Oregon. The subject site comprises one existing tax lot: Tax Lot R3218DB 00300. The total site area encompasses .48 acres and is developed with a 908 sq ft one story single family dwelling built in 1910. The property is located to the west of College Street, south and north of single-family homes, and east of the city's public park, Jaquith Park. Across the street to the east are also developed single-family homes. The subject property is within the R-1 Zoning District and is subject to the Low Density Residential Comprehensive Plan. There are no significant natural features such as steep slopes or streams, on the lot.

III. Applicable Review Criteria

§15.235.050 TYPE II LAND DIVISION CRITERIA.

A. Approval Criteria. By means of a Type II procedure for a partition, or a Type II or III procedure for a subdivision per NMC 15.235.030(A), the applicable review body shall approve, approve with conditions, or deny an application for a preliminary plat. The decision shall be based on findings of compliance with all of the following approval criteria:

1. The land division application shall conform to the requirements of this chapter;
2. All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of NMC Division 15.400, Development Standards;

Response: As the current property is part of the R-1 zoning district, all proposed lots will have more than the minimum area of 5,000 square feet required by this provision, and it follows that there will be more than the minimum 5,000 square feet per dwelling unit. In calculating this area, none of the land for uses not appurtenant to the residences was included. As these proposed lots are less than 15,000 square feet, they are exempt from the lot depth to width ratio requirement. Proposed parcel 1 will have over 37' of frontage on College Street, and each of the two other parcels will have access by an easement that is 25' wide (except along the existing house on Parcel 1, which is determined acceptable by the variance submitting simultaneously with this application.) Each lot will have a minimum width of 35 feet at the front building line. The lot coverage of parcel one is 29%, lot coverage and parking coverage combined = 45%. Parcels two and three do not have proposed buildings or parking designed for this review. The maximum lot coverage for the R-1 zone is 40 percent or 50 percent if all structures on the lot are one story. Parking coverage combined with lot coverage cannot exceed 60 percent coverage. Parcel one satisfies these maximums.

3. Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, wastewater, storm water, and streets, shall conform to NMC Division 15.500, Public Improvement Standards;

Response: Street improvements have already been made to the street frontage of this property. Sidewalk is in place per Section G. subsection 8 of this outline of Standards.

4. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;

Response: No plat names are proposed.

5. The proposed streets, utilities, and storm water facilities conform to city of Newberg adopted master plans and applicable Newberg public works design and construction standards, and allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;

Response: There are no proposed public improvements or dedications included in this application.

6. All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through the appropriate legal instrument;

Response: This application includes no proposed private common areas.

7. Evidence that any required state and federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and

Response: This application requires no state or federal permits.

8. Evidence that improvements or conditions required by the city, road authority, Yamhill County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met.

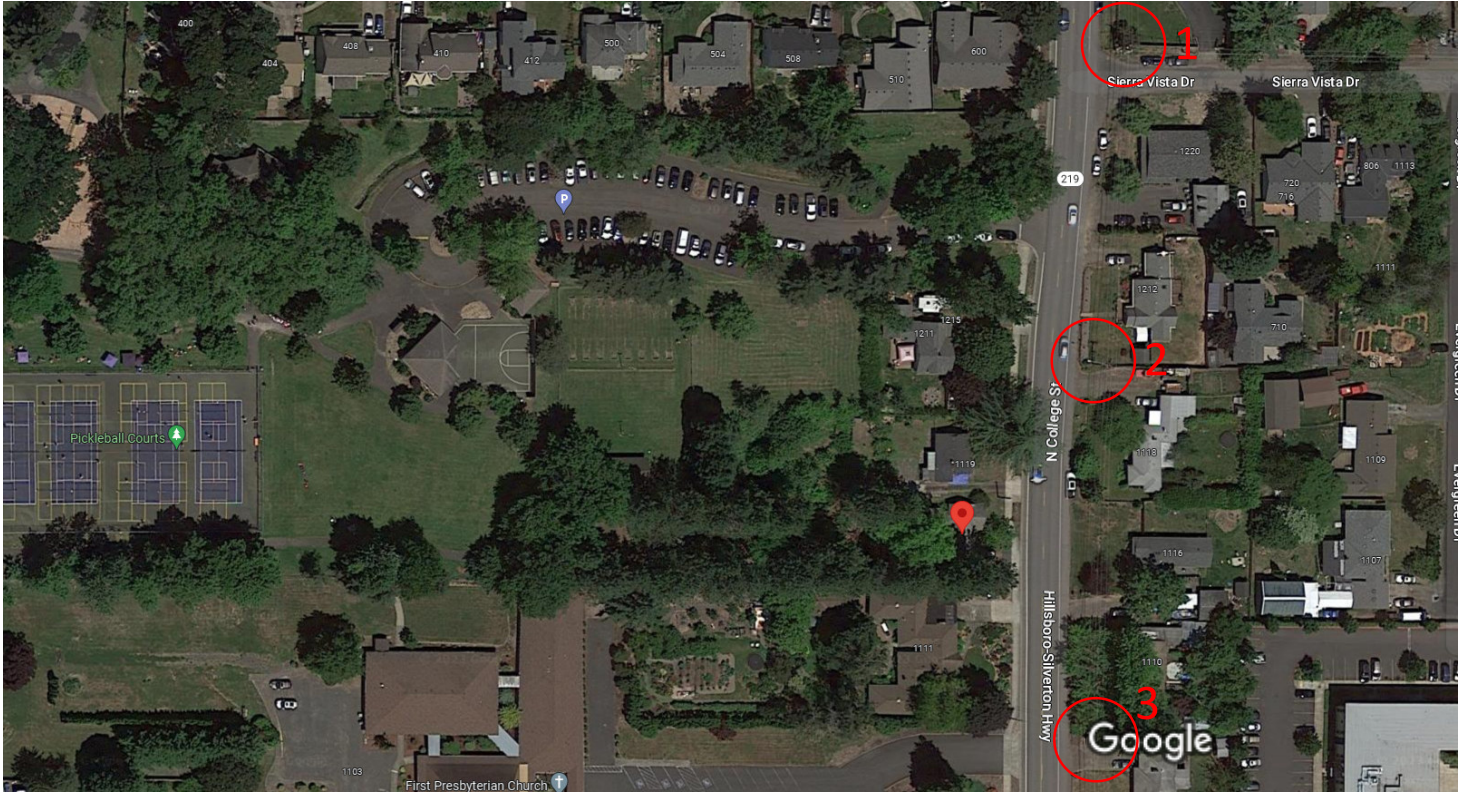
Response: The proposed partition will not limit any future required improvements or conditions by any of the above providers.

IV. Conclusion

The evidence contained in this narrative and attached documentation demonstrates this application is consistent with the applicable provisions for land partitions in the City of Newberg. The City can rely upon this information in its approval of this application.

Existing Street Lighting

Google Maps 1117 N College St



Imagery ©2023 City of Newberg, Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, Map data ©2023 50 ft



1117 N College St
Building



Directions



Save



Nearby



Send to
phone



Share



1117 N College St, Newberg, OR 97132



EXHIBIT E - PHOTOS OF EXISTING STREET IMPROVEMENTS





EXHIBIT F - TITLE REPORT



Fidelity National Title
Company of Oregon

**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Fidelity National Title
Phone No.:

Date Prepared: March 13, 2023
Effective Date: March 9, 2023 / 08:00 AM
Charge: \$50.00 (Update Fee)
Order No.: 45141816613
Reference: 1117 N College St Newberg OR 97132

The information contained in this report is furnished to the Customer by Fidelity National Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Yamhill, State of Oregon, and is described as follows:
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

Fidelity National Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 45141816613

EXHIBIT "A"
(Land Description)

Part of the Daniel D. Deskins Donation Land Claim No. 54 in the Southeast Quarter of Section 18, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at an iron pipe on the West side of roadway 346.5 feet South and 1412.8 feet East of the Northwest corner of said Donation Land Claim; thence North 0° 12' East 62.25 feet, then West 350 feet; thence South 62.25 feet; thence East 350 feet; to the place of beginning.

SAVE AND EXCEPT THEREFROM that portion deeded to the State of Oregon by deed recorded February 24, 1956, in Book 179, Page 785, Deed Records.

ALSO SAVE AND EXCEPT THEREFROM that portion deeded to the State of Oregon by deed recorded March 19, 2014, in Instrument No. 201403019, Deed and Mortgage Records.

Fidelity National Title Company of Oregon
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EXHIBIT "B"
(Tax Account and Map)

APN/Parcel ID(s) 42233 as well as Tax/Map ID(s) R3218DB 00300

Fidelity National Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
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EXHIBIT "C"
(Vesting)

Family First Property Group, Inc., a Nevada corporation, which acquired title as Family First Property Group, Inc.,
an Oregon corporation

EXHIBIT "D"
(Liens and Encumbrances)

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

Fiscal Year: 2022-2023
Amount: \$2,167.84
Levy Code: 29.0
Account No.: 42233
Map No.: R3218DB 00300

1. [Intentionally Deleted]
2. City Liens, if any, in favor of the City of Newberg.
3. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Oregon, by and through its Department of Transportation
Purpose: Slopes, Drainage Facilities, Water, Gas, Electric and Communication Service Lines, Fixtures and Facilities
Recording Date: March 19, 2014
Recording No: 201403019
Affects: Reference is hereby made to said document for full particulars
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Oregon, by and through its Department of Transportation
Purpose: Temporary Easement for Work Area
Recording Date: March 19, 2014
Recording No: 201403019
Affects: Reference is hereby made to said document for full particulars
6. The original deed referenced below should be corrected and submitted for re-recording for the reason stated:

Dated: November 3, 2016
Grantor: Michelle D. Johnson
Grantee: Family First Property Group, Inc., an Oregon corporation
Recording Date: November 4, 2016
Recording No: 201617223
Reason: The grantee stated in the above referenced deed should be corrected to read "a Nevada Corporation" instead of an Oregon corporation.
7. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

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

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

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

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

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

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

Fidelity National Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 45141816613

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

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

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

END OF THE LIMITATIONS OF LIABILITY

Type II Application for Variance

Date:

4/20/2023

Submitted to:

City of Newberg
414 E. First Street
Newberg, OR 97132

Applicant:

Garrett Rupp
Rupp Family Builders, INC.
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TYPE II APPLICATION – LAND USE

File #: _____

TYPES – PLEASE CHECK ONE:

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

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APPLICANT: Garrett Rupp
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OWNER (if different from above): Barry & Kristin Jacoshenk PHONE: 503-880-2248
 ADDRESS: 17190 NW Springville Road CITY: Portland STATE: OR ZIP: 97229

ENGINEER/SURVEYOR: Caswell/ Hertel Surveyors Inc. CONTACT: _____
 EMAIL ADDRESS: _____ PHONE: (503) 644-3179 MOBILE: _____

GENERAL INFORMATION:

PROJECT LOCATION: 1117 N College Street PROJECT VALUATION: \$ _____
 PROJECT DESCRIPTION/USE: Reduction of required driveway width next to existing house.
 MAP/TAX LOT NO. (i.e. 3200AB-400): R3218DB 00300 SITE SIZE: 21,125 SQ. FT. ACRE
 COMP PLAN DESIGNATION: Low Density Residential CURRENT ZONING: R-1
 CURRENT USE: Residential
 SURROUNDING USES:
 NORTH: R-1 Residential SOUTH: R-1 Residential
 EAST: City Public Park - Jaquith Park WEST: R-1 Residential

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

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 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.

Garrett Rupp
 Applicant Signature _____ Date _____

Kristin Jacoshenk 4/25/2023
 Owner Signature _____ Date _____

Garrett Rupp
 Print Name _____

Kristin Jacoshenk
 Print Name _____

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Exhibit B	Preliminary Plans
Exhibit C	Public Notice Information

I. INTRODUCTION

General Information

Property Owner

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17190 NW Springville Road
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Applicant

Rupp Family Builders, Inc.
32930 SW Ladd Hill Road
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Contact: Garrett Rupp
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Property Discription

R3218DB 00300

Location

1117 N College Street

Current Zoning Districts

R-1

Site Size

0.48 acres (21,125 sq ft)
5,101 sq ft (planned Parcel 1)
8,664 sq ft (planned Parcel 2)
7,360 sq ft (planned Parcel 3)

I. Summary of Proposal

The applicant is requesting approval of a variance to reduce the access easement width to proposed parcel 2 and 3 from the required 25' wide to 20' wide for 25' of the proposed 220' of easement length, between the south property line and the existing house.

II. Site Description/ Setting

The project is located at 1117 N College Street in Newberg, Oregon. The subject site comprises one existing tax lot: Tax Lot R3218DB 00300. The total site area encompasses .48 acres and is developed with a 908 sq ft one story single family dwelling built in 1910. There is a detached garage in the proposed access that will be demolished pending approval of this variance and related partition application. The property is located to the west of College Street, south and north of single-family homes, and east of the city's public park, Jaquith Park. Across the street to the east are also developed single-family homes. The subject property is within the R-1 Zoning District and is subject to the Low Density Residential Comprehensive Plan. There are no significant natural features such as steep slopes or streams, on the lot.

III. Applicable Review Criteria

- (A) That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this code.

Response: This projects meets the above criteria because the existing home on the property would need to be reduced in width to provide the required 25' easement, resulting in an unnecessary hardship to the owner. The owner would need to demolish part of the home to provide the required 25' easement. The home value and integrity would not survive if this action is taken, which leaves the only option of the entire home being demolished.

- (B) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zoning district.

Response: This projects meets the above criteria because the involved property is particularly narrow as compared to other lots in the same district. According to Newberg Municipal Code Chapter 15.405.030(B.) "Each lot and parcel shall have an average depth between the front and rear lines of not more than two and one-half times the average width between the side lines." This property's average width is 62' and average depth is 338', a ratio of 5.4, over twice what the code's standard suggests for properties in this zone. Other properties in the same zone have generally less difficulty in providing a means to subdivide

their properties without the need for reduced easement width.

- (C) That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.

Response: This projects meets the above criteria because other owners of other properties are able to subdivide their property, but if the city chose to strictly enforcement this easement width regulation it would deprive this owner's opportunity to do the same thing without involving the unnecessary demolition of the existing home.

- (D) That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.

Response: This projects meets the above criteria because generally, if owners of other properties decided to subdivide their property, they would not be posed with the need that this owner has due to this property's relatively short frontage. Therefore, since other property owners would generally be able to provide an easement to off street parcels, this property owner would only be allowed to do what other owners would generally be able to do without a variance.

- (E) That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

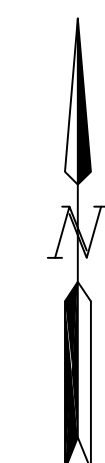
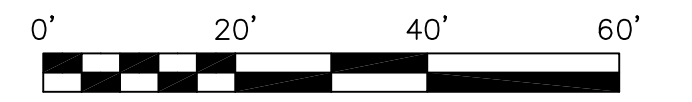
Response: This projects meets the above criteria because the reduction of easement is only 25' of the total 220' of proposed length of easement, thus it is relatively minor and is not so substantial that all residents of the proposed off street properties could not easily accommodate the narrowed driveway easement.

IV. Conclusion

The evidence contained in this narrative and attached documentation demonstrate this application is consistent with the applicable provisions for variances in the City of Newberg. The City can rely upon this information in its approval of this application.

TOPOGRAPHIC SURVEY

FOR GARRETT RUPP
IN THE SE 1/4 OF SECTION 18, T. 3 S., R. 2 W., W.M.
CITY OF NEWBERG
YAMHILL COUNTY, OREGON
SCALE: 1"=20'
JULY 27, 2017

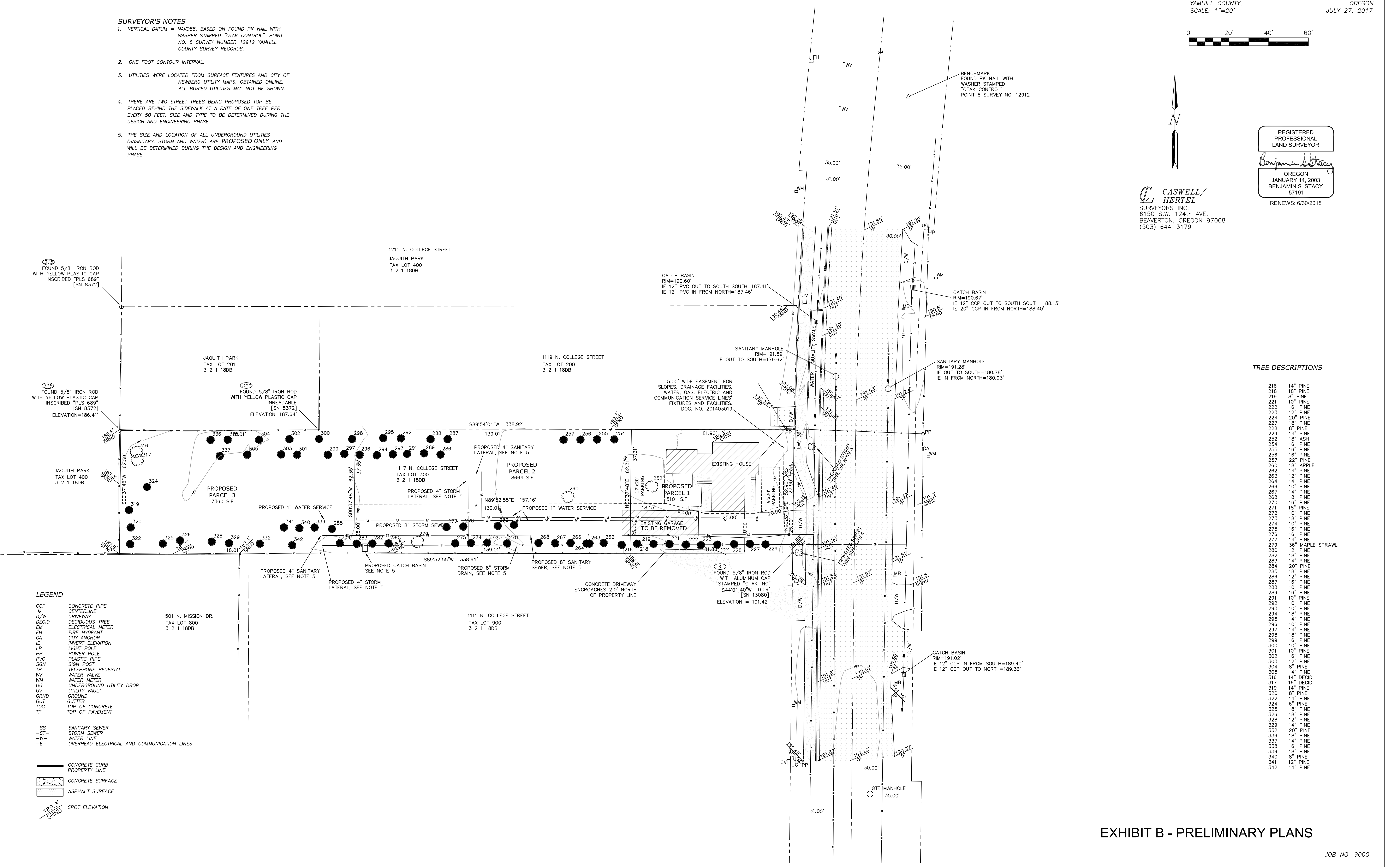


REGISTERED
PROFESSIONAL
LAND SURVEYOR
Benjamin S. Stacy
OREGON
JANUARY 14, 2003
BENJAMIN S. STACY
57191
RENEWS: 6/30/2018

**CASWELL/
HERTEL**
SURVEYORS INC.
6150 S.W. 124th AVE.
BEAVERTON, OREGON 97008
(503) 644-3179

SURVEYOR'S NOTES

- VERTICAL DATUM = NAVD83, BASED ON FOUND PK NAIL WITH WASHER STAMPED "OTAK CONTROL", POINT NO. 8 SURVEY NUMBER 12912 YAMHILL COUNTY SURVEY RECORDS.
- ONE FOOT CONTOUR INTERVAL.
- UTILITIES WERE LOCATED FROM SURFACE FEATURES AND CITY OF NEWBERG UTILITY MAPS, OBTAINED ONLINE. ALL BURIED UTILITIES MAY NOT BE SHOWN.
- THERE ARE TWO STREET TREES BEING PROPOSED TO BE PLACED BEHIND THE SIDEWALK AT A RATE OF ONE TREE PER EVERY 50 FEET. SIZE AND TYPE TO BE DETERMINED DURING THE DESIGN AND ENGINEERING PHASE.
- THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES (SANITARY, STORM AND WATER) ARE PROPOSED ONLY AND WILL BE DETERMINED DURING THE DESIGN AND ENGINEERING PHASE.



TREE DESCRIPTIONS

216	14" PINE
218	18" PINE
219	8" PINE
221	10" PINE
222	16" PINE
223	12" PINE
224	20" PINE
227	18" PINE
228	8" PINE
229	14" PINE
252	18" ASH
254	16" PINE
255	16" PINE
256	16" PINE
257	22" PINE
260	18" APPLE
262	14" PINE
263	12" PINE
264	14" PINE
266	10" PINE
267	14" PINE
268	18" PINE
270	16" PINE
271	18" PINE
272	10" PINE
273	18" PINE
274	10" PINE
275	16" PINE
276	16" PINE
277	14" PINE
279	36" MAPLE SPRAWL
280	12" PINE
282	18" PINE
283	14" PINE
284	20" PINE
285	18" PINE
286	12" PINE
287	16" PINE
288	10" PINE
289	16" PINE
291	10" PINE
292	10" PINE
293	10" PINE
294	18" PINE
295	14" PINE
296	10" PINE
297	14" PINE
298	18" PINE
299	16" PINE
300	10" PINE
301	10" PINE
302	16" PINE
304	8" PINE
305	14" PINE
316	14" DECID
317	16" DECID
319	14" PINE
320	8" PINE
322	14" PINE
324	6" PINE
325	18" PINE
326	18" PINE
328	12" PINE
329	14" PINE
332	20" PINE
336	18" PINE
337	14" PINE
338	16" PINE
339	18" PINE
340	8" PINE
341	12" PINE
342	14" PINE

LEGEND

- CCP CONCRETE PIPE
 - CL CENTERLINE
 - D/W DRIVEWAY
 - DECID DECIDUOUS TREE
 - EM ELECTRICAL METER
 - FH FIRE HYDRANT
 - GA GUY ANCHOR
 - IE INVERT ELEVATION
 - LP LIGHT POLE
 - PP POWER POLE
 - PVC PLASTIC PIPE
 - SGN SIGN POST
 - TP TELEPHONE PEDESTAL
 - WV WATER VALVE
 - WM WATER METER
 - UG UNDERGROUND UTILITY DROP
 - UV UTILITY VAULT
 - GRND GROUND
 - GUT GUTTER
 - TOC TOP OF CONCRETE
 - TP TOP OF PAVEMENT
-
- SS- SANITARY SEWER
 - ST- STORM SEWER
 - W- WATER LINE
 - E- OVERHEAD ELECTRICAL AND COMMUNICATION LINES
-
- CONCRETE CURB
 - - - PROPERTY LINE
 - CONCRETE SURFACE
 - ASPHALT SURFACE
 - SPOT ELEVATION

EXHIBIT B - PRELIMINARY PLANS

PROPOSED PARTITION PLAT NO. _____

IN THE NW 1/4 OF THE SE 1/4 OF SECTION 18, T. 3 S., R. 2 W., W.M.
 CITY OF NEWBERG
 YAMHILL COUNTY,
 SCALE: 1"=30'
 OREGON
 JULY , 2017

SHEET 1 OF 2



CASWELL/HERTEL
 SURVEYORS INC.
 6150 S.W. 124th AVE.
 BEAVERTON, OREGON 97008
 (503) 644-3179

REGISTERED PROFESSIONAL LAND SURVEYOR
Benjamin Stacy
 OREGON
 JANUARY 14, 2003
 BENJAMIN S. STACY
 57191
 RENEWS: 6/30/2018

372
 (504+92.32 P.C. 18.30 RT)
 (POINT 5023 CS 13080)
 [CS 13080]

2
 FOUND 1" BRASS DISC
 STAMPED "OTAK CONTROL"
 (POINT 8 CS 13080)
 [CS 112912]
 512+60.35 16.39' LT

CENTERLINE
 LENGTH=174.95'
 RADIUS=1909.86'
 DELTA=05°14'55"
 CHORD LENGTH=174.89'
 CHORD BEARING=N03°14'46"E

377
 CALCULATED POSITION OF
 IRON ROD FOUND IN CS 12912
 (POINT 1035 CS 12912)
 N89°54'01"E 0.99'
 HELD NORTH-SOUTH

370
 (506+67.27 P.T. 18.30 RT)
 (POINT 5025 CS 13080)
 [CS 13080]

LENGTH=9.38'
 RADIUS=1940.86'
 DELTA=00°16'37"
 CHORD LENGTH=9.38'
 CHORD BEARING=N00°45'37"

355
 CALCULATED POSITION OF
 IRON PIPE FOUND IN CS 12912
 (POINT 1032 CS 12912)
 HELD AS CALLED FOR BY DEED.
 510+28.41 19.91' RT

4
 510+28.27 31.00' RT
 FOUND 5/8" IRON ROD
 WITH ALUMINUM CAP
 STAMPED "OTAK INC"
 S44°01'40"W 0.09'
 [CS 13080]

5
 FOUND 1" BRASS DISC
 STAMPED "OTAK CONTROL"
 (POINT 19 CS 13080)
 [CS 13080]
 507+25.01 36.48 RT

369
 (512+56.12 P.C. 18.00 RT)
 (POINT 5013 CS 13080)
 [CS 13080]

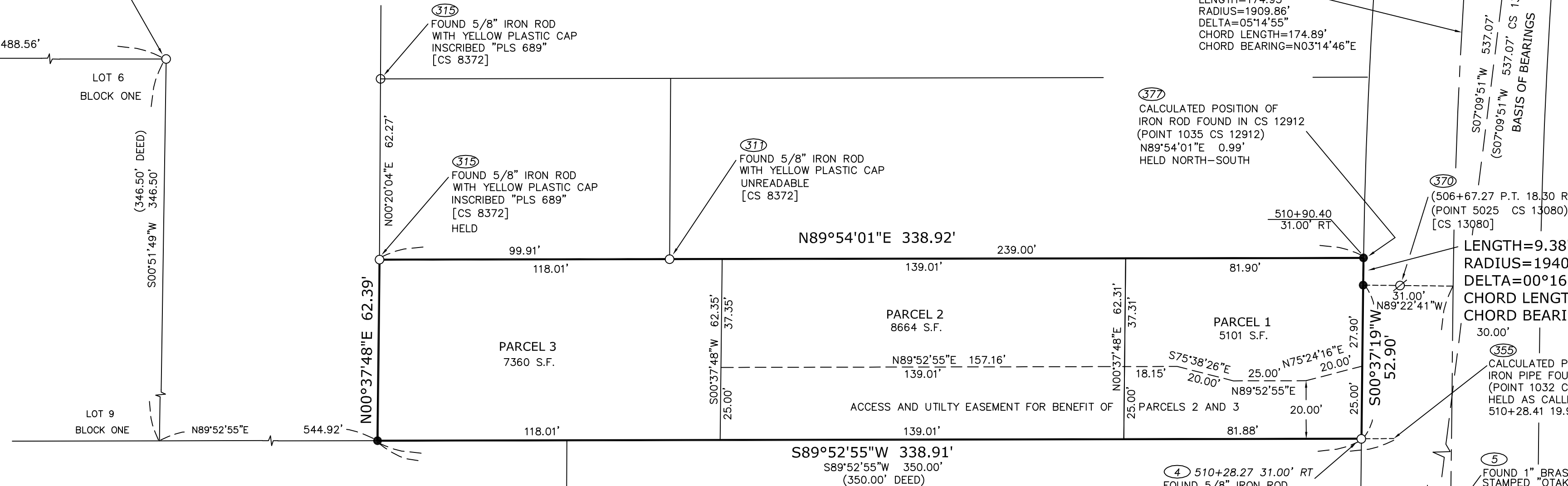
357
 FOUND 2" IRON PIPE
 INITIAL POINT "REED PARK"
 [REED PARK]

352
 FOUND 5/8" IRON ROD
 [CS 7466]

315
 FOUND 5/8" IRON ROD
 WITH YELLOW PLASTIC CAP
 INSCRIBED "PLS 689"
 [CS 8372]

315
 FOUND 5/8" IRON ROD
 WITH YELLOW PLASTIC CAP
 INSCRIBED "PLS 689"
 [CS 8372]
 HELD

311
 FOUND 5/8" IRON ROD
 WITH YELLOW PLASTIC CAP
 UNREADABLE
 [CS 8372]



- LEGEND**
- MONUMENT FOUND AS NOTED.
 - ⊗ FOUND 1 INCH BRASS DISC STAMPED "OTAK INC." SET IN CS 13080.
 - 5/8 X 30 INCH IRON REBAR SET WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"
 - () RECORD BEARING AND/OR DISTANCE BY SURVEY NUMBER OR PLAT NAME
 - [] PROBABLE ORIGIN OF MONUMENT BY SURVEY NUMBER OR PLAT NAME.
 - ① COMPUTER POINT NUMBER.
 - ⊕ CENTERLINE
 - CS SURVEY NUMBER, COUNTY SURVEY RECORDS.
 - DEED DOCUMENT NUMBER 201617223

SURVEYOR'S NOTES

1. REFERENCE MATERIAL:
 PLAT: REED PARK
 SURVEY NUMBERS: CS 3820, CS 3889, CS 3890, CS 7466, CS 8372, CS 9936, CS 12912, CS 13080.
 DEEDS: 201403019, 201617223

MapTaxlot	SITUS1	SITUSCITY	SITUSZIP	OWNER1	MAILADD1	MAILCITY	MAILSTATE	MAILZIP
R3218DB 02321	510 RENTFRO WAY	NEWBERG	97132	GUZMAN JOSE L	510 RENTFRO WAY	NEWBERG	OR	97132
R3218DB 02320	500 RENTFRO WAY	NEWBERG	97132	LUBEN ROBERT A	500 RENTFRO WAY	NEWBERG	OR	97132
R3218DA 02406				WALKER JOSH	714 W 1ST ST APT A	NEWBERG	OR	97132
R3218DB 02200	1003 N COLLEGE ST	NEWBERG	97132	ZAIGER MATTHEW	1003 N COLLEGE ST	NEWBERG	OR	97132
R3218DB 02201	505 RENTFRO WAY	NEWBERG	97132	CAIN JESSICA	505 RENTFRO WAY	NEWBERG	OR	97132
R3218DB 02301	425 RENTFRO WAY	NEWBERG	97132	DOMINGUEZ LAUREN	PO BOX 957	BEAVERTON	OR	97075
R3218DB 02302	415 RENTFRO WAY	NEWBERG	97132	DONOVAN ERIN	415 RENTFRO WAY	NEWBERG	OR	97132
R3218DB 02303	405 RENTFRO WAY	NEWBERG	97132	ANDERSON PHILLIP L	405 RENTFRO WAY	NEWBERG	OR	97132
R3218DB 02304	345 RENTFRO WAY	NEWBERG	97132	RAMSEY DEREK J &	345 RENTFRO WAY	NEWBERG	OR	97132
R3218DB 02305	335 RENTFRO WAY	NEWBERG	97132	TAIBBI RICHARD	335 RENTFRO WAY	NEWBERG	OR	97132
R3218DA 02403	715 ELLA CT	NEWBERG	97132	BEAUDRY NEAL	10695 NE RENNE RD	NEWBERG	OR	97132
R3218DA 02402	709 ELLA CT	NEWBERG	97132	FISHER JAMES L JR	23225 NE DILLON RD	NEWBERG	OR	97132
R3218DA 02401	705 ELLA CT	NEWBERG	97132	FISHER JAMES L JR	23225 NE DILLON RD	NEWBERG	OR	97132
R3218DA 02400	1004 N COLLEGE ST	NEWBERG	97132	MIRANDA GUSTAVO	1004 N COLLEGE ST	NEWBERG	OR	97132
R3218DB 02101	1005 N COLLEGE ST	NEWBERG	97132	CHUNG AVA M CRUZ	PO BOX 983	NEWBERG	OR	0
R3218DB 02100	508 MISSION DR	NEWBERG	97132	OLSON ZACHARY	508 MISSION DR	NEWBERG	OR	97132
R3218DB 02000	504 MISSION DR	NEWBERG	97132	YAHN JENNIFER R	504 MISSION DR	NEWBERG	OR	97132
R3218DB 01900	500 MISSION DR	NEWBERG	97132	BUHRING KEVIN L	500 MISSION DR	NEWBERG	OR	97132
R3218DB 01800	410 MISSION DR	NEWBERG	97132	WILLHITE KATHLEEN M	410 MISSION DR	NEWBERG	OR	97132
R3218DB 01700	406 MISSION DR	NEWBERG	97132	MUCCIANTE TIM	406 MISSION DR	NEWBERG	OR	97132
R3218DB 01600	400 MISSION DR	NEWBERG	97132	DYKEMA JONATHAN B	400 MISSION DR	NEWBERG	OR	97132
R3218DB 01500	310 MISSION DR	NEWBERG	97132	LAHR PATRICK S	310 MISSION DR	NEWBERG	OR	97132
R3218DB 01400	306 MISSION DR	NEWBERG	97132	KENNEDY SALLY B	PO BOX 39	KAPOWSIN	WA	98344
R3218DA 02300				ZIEGENBEIN KURT J	1018 N COLLEGE ST	NEWBERG	OR	97132
R3218DB 01300	300 MISSION DR	NEWBERG	97132	KNIGHT BOYD &	PO BOX 243	DUNDEE	OR	97115
R3218DA 02200	1018 N COLLEGE ST	NEWBERG	97132	ZIEGENBEIN KURT J	1018 N COLLEGE ST	NEWBERG	OR	97132
R3218DA 02000	1020 N COLLEGE ST	NEWBERG	97132	LUCAS REBECCA	1020 N COLLEGE ST	NEWBERG	OR	97132
R3218DB 01200	309 MISSION DR	NEWBERG	97132	ANDERSON BRENDEN J	309 MISSION DR	NEWBERG	OR	97132
R3218DB 01100	307 MISSION DR	NEWBERG	97132	HAMEL GEORGE H & JANET L	307 MISSION DR	NEWBERG	OR	97132
R3218DB 01000	303 MISSION DR	NEWBERG	97132	EHLERS CRAIG L & JUDITH A	303 MISSION DR	NEWBERG	OR	97132
R3218DA 01900	1104 N COLLEGE ST	NEWBERG	97132	HOEFER JOANNE TRUSTEE	23865 NE LARKINS RD	NEWBERG	OR	97132
R3218DB 00609	1110 MISSION CT	NEWBERG	97132	WATT WILLIAM III	1110 MISSION CT	NEWBERG	OR	97132
R3218DA 02100	1103 N MERIDIAN ST	NEWBERG	97132	DESKINS COMMONS HOUSING LLC	135 NE DUNN PL	MCMINNVILLE	OR	97128
R3218DA 01800	1110 N COLLEGE ST	NEWBERG	97132	WOOD THOMAS M	1110 N COLLEGE ST	NEWBERG	OR	97132
R3218DB 00900	1111 N COLLEGE ST	NEWBERG	97132	BOCK PAUL J	1111 N COLLEGE ST	NEWBERG	OR	97132
R3218DB 00800	501 MISSION DR	NEWBERG	97132	PRESBYTERY OF THE CASCADES	501 MISSION DR	NEWBERG	OR	97132
R3218DB 00606	1120 MARGUERITE WY	NEWBERG	97132	MARBLE JAMES C &	1120 MARGUERITE WAY	NEWBERG	OR	97132
R3218DA 01600	1107 EVERGREEN DR	NEWBERG	97132	SHAW JOHN M	1107 EVERGREEN DR	NEWBERG	OR	97132
R3218DA 01700	1116 N COLLEGE ST	NEWBERG	97132	PAPAZIAN CHLOE N	1116 N COLLEGE ST	NEWBERG	OR	97132
R3218DB 00300	1117 N COLLEGE ST	NEWBERG	97132	FAMILY FIRST PROPERTY GROUP INC	17190 NW SPRINGVILLE RD	PORTLAND	OR	97229
R3218DA 01101	1104 EVERGREEN DR	NEWBERG	97132	POLING LAUREN E	1104 EVERGREEN DR	NEWBERG	OR	97132
R3218DA 01100	1106 EVERGREEN DR	NEWBERG	97132	KILMER LORNA	1106 EVERGREEN DR	NEWBERG	OR	97132
R3218DB 00200	1119 N COLLEGE ST	NEWBERG	97132	MCNEAL RICHARD A	PO BOX 652	SHERWOOD	OR	97140
R3218DB 00201	0 N COLLEGE ST	NEWBERG	97132	CHEHALEM PARK & RECREATION DISTRICT	1802 HAWORTH AVE	NEWBERG	OR	97132

R3218DA 01000	1108 EVERGREEN DR	NEWBERG	97132	PROFFER JOE G	1108 EVERGREEN DR	NEWBERG	97132	OR	NEWBERG	97132
R3218DA 01500	1109 EVERGREEN DR	NEWBERG	97132	BRUNK GARY L	1109 EVERGREEN DR	NEWBERG	97132	OR	NEWBERG	97132
R3218DA 01400	1118 N COLLEGE ST	NEWBERG	97132	JENTGES RAYMOND J	1118 N COLLEGE ST	NEWBERG	97132	OR	NEWBERG	97132
R3218DA 00900	1110 EVERGREEN DR	NEWBERG	97132	HARDAWAY SCOTT W	1110 EVERGREEN DR	NEWBERG	97132	OR	NEWBERG	97132
R3218DB 00100	1211 N COLLEGE ST	NEWBERG	97132	GABALDON RUDOLFO	1211 N COLLEGE ST	NEWBERG	97132	OR	NEWBERG	97132
R3218DB 00102				CHEHALEM PARK & RECREATION DISTRICT	1802 HAWORTH AVE	NEWBERG	97132	OR	NEWBERG	97132
R3218DB 00101	0 N COLLEGE ST	NEWBERG	97132	CHEHALEM PARK & RECREATION DISTRICT	1802 HAWORTH AVE	NEWBERG	97132	OR	NEWBERG	97132
R3218DA 01303	710 SIERRA VISTA DR	NEWBERG	97132	TORREY MICHAEL	710 SIERRA VISTA DR	NEWBERG	97132	OR	NEWBERG	97132
R3218DA 01301	1212 N COLLEGE ST	NEWBERG	97132	ALEXANDER LANCE E	1212 N COLLEGE ST	NEWBERG	97132	OR	NEWBERG	97132
R3218DA 00700	814 SIERRA VISTA DR	NEWBERG	97132	SCOTT CHERYL Y	814 SIERRA VISTA DR	NEWBERG	97132	OR	NEWBERG	97132
R3218DA 01302	720 SIERRA VISTA DR	NEWBERG	97132	CROMWELL ALEXANDREA	720 SIERRA VISTA DR	NEWBERG	97132	OR	NEWBERG	97132
R3218DA 00800	1112 EVERGREEN DR	NEWBERG	97132	MARTIN LESLIE K TRUSTEE	1112 N EVERGREEN DR	NEWBERG	97132	OR	NEWBERG	97132
R3218DA 01300	1220 N COLLEGE ST	NEWBERG	97132	DOHERTY JASON	1220 N COLLEGE ST	NEWBERG	97132	OR	NEWBERG	97132
R3218DA 01200	806 SIERRA VISTA DR	NEWBERG	97132	JEFFERY BENJAMIN L 50%	806 SIERRA VISTA DR	NEWBERG	97132	OR	NEWBERG	97132
R3218DB 00400	1215 N COLLEGE ST	NEWBERG	97132	NEWBERG CITY OF	535 NE 5TH ST	MCMINNVILLE	97128	OR	MCMINNVILLE	97128
R3218AD 07635	510 BRANDON DR	NEWBERG	97132	DAN DANIEL	510 BRANDON DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07636	508 BRANDON DR	NEWBERG	97132	PAULY MATTHEW G	508 BRANDON DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07637	504 BRANDON DR	NEWBERG	97132	SOLLMAN BRITNEE	504 BRANDON DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 06503	601 SIERRA VISTA DR 1/2	NEWBERG	97132	HOUSTON RICK D	601 1/2 SIERRA VISTA DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07638	500 BRANDON DR	NEWBERG	97132	JAGGI WADE G	500 BRANDON DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07642	404 BRANDON DR	NEWBERG	97132	MUDIGONDA SHAILA B	404 BRANDON DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07639	412 BRANDON DR	NEWBERG	97132	JOHNSON MERRILL L	412 BRANDON DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07640	410 BRANDON DR	NEWBERG	97132	CZUK TIMOTHY M &	410 BRANDON DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07641	408 BRANDON DR	NEWBERG	97132	SECRETIST MICHAEL J	408 BRANDON DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07634	600 BRANDON DR	NEWBERG	97132	TUSE ABDURASHID	600 BRANDON DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07643	400 BRANDON DR	NEWBERG	97132	DORITY DIANE M	400 BRANDON DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD NONTL										
R3218AD 06500	601 SIERRA VISTA DR	NEWBERG	97132	HANSON SILVIA	601 SIERRA VISTA DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07633	604 BRANDON DR	NEWBERG	97132	MARK 2 MINISTRIES INC	PO BOX 176	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07632	509 BRANDON DR	NEWBERG	97132	HAINLINE MICHAEL &	509 BRANDON DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07631	503 BRANDON DR	NEWBERG	97132	TAYLOR JEFFREY B	6333 SW SPRING HILL RD	GASTON	0	OR	GASTON	0
R3218AD 07628	1301 BRITTANY DR	NEWBERG	97132	BROWNFIELD TRA	4248 LINCOLN ST	NEWBERG	0	OR	NEWBERG	0
R3218AD 07630	1301 BROOKE DR	NEWBERG	97132	LILIENTHAL BRADY	1301 BROOKE DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07629	407 BRANDON DR	NEWBERG	97132	HEISTER DANIEL D	407 BRANDON DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 06700	811 SIERRA VISTA DR	NEWBERG	97132	BENNETT BRUCE E TRUSTEE	16840 SW PARRETT MTN RD	SHERWOOD	97140	OR	SHERWOOD	97140
R3218AD 06501	703 SIERRA VISTA DR	NEWBERG	97132	TRIER ORLANDO E	703 E SIERRA VISTA DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 06600	809 SIERRA VISTA DR	NEWBERG	97132	MCMURRIN JOEL L	809 SIERRA VISTA DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 06502	1304 N COLLEGE ST	NEWBERG	97132	ANTHONY THOMAS J	1304 N COLLEGE ST	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07621	606 BRANDON DR	NEWBERG	97132	OLLIS DONNA M	1920 VILLA RD	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07622	508 SARAH DR	NEWBERG	97132	PITTMAN CYNTHIA A	508 SARAH DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07623	500 SARAH DR	NEWBERG	97132	HICKS TYLER	500 SARAH DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07624	1307 BROOKE DR	NEWBERG	97132	MORENO CELIA	1307 BROOKE DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AD 07625	1308 BRITTANY DR	NEWBERG	97132	PENA ANDRES	1308 BRITTANY DR	NEWBERG	97132	OR	NEWBERG	97132
R3218AC 00800	1215 N COLLEGE ST	NEWBERG	97132	CHEHALEM PARK & RECREATION DISTRICT	1802 HAWORTH AVE	NEWBERG	97132	OR	NEWBERG	97132