



March 1, 2024

Jeremiah Cromie  
City of Newberg  
414 E First Street  
Newberg, OR 97132

**RE: Incomplete Notice – MISC323-0001/MIMD323-0003 Springbrook Master Plan [...] (Round 2)**

Dear Jeremiah:

This letter serves as a response to the completeness notice received February 5, 2024. We appreciate your review of our materials.

The following outlines the additional materials being submitted in order to address your comments and provide missing information identified in the incompleteness determination:

*Incomplete Items:*

- 1. Please fix the inconsistency of the proposed minimum driveway spacing for quadplex lots. Page 10 of the narrative and Exhibit C of the application materials have a 21 foot driveway spacing shown and requested but page 13 of the narrative and the proposed Development Standards Matrix in Exhibit B states 20 feet for minimum driveway spacing for quadplexes (21 v. 20 ft.). Please clarify what is being proposed.*

**Response:** The applicant has applied for a 2-foot adjustment between the applicable standard (22 feet minimum) and the requested standard (20 feet minimum). The driveway spacing shown within the updated Exhibit C is submitted as an example of how shared driveways can be provided in a typical situation. Depending on the lot width and configuration, a minimum of 20 feet of spacing between driveways may be required; therefore, the Applicant's request remains that a modification of the standard to 20 feet minimum.

- 2. Please explain or remove the "duplex" language from the quadplex development standards (No. 5) in the proposed development matrix. Duplexes can't be included in quadplex development standards.*

**Response:** This item is understood, and the conflict has been resolved with an additional change to the Collina at Springbrook Development Standards Matrix.

The Collina at Springbrook subdivision (SUB322-0002) was approved with typical detached single-family housing as well as quadplexes and, because of the area available and existing street layout, two lots (Lots 101 and 153 within Phases 3 and 5, respectively) that would provide detached duplexes. As requirement No. 2 of the Development Matrix also lists middle housing types other than quadplexes, the section has been modified to propose that it apply to all "Middle Housing development [...] within the Springbrook District west of Hess Creek."

Since Newberg Municipal Code already permits duplexes to be provided as attached or detached structures, additional clarification was not necessary to Sub-item 1 of the note.

With this proposed change, the standards may more consistently apply to all middle housing within the Collina at Springbrook subdivision.

The original application was submitted on October 18, 2023, with fee payment submitted on November 22, 2023. The applicant has included all of the missing information identified in the City's February 5, 2024 letter under ORS 227.178(2)(a). Nothing in the missing information submitted to the City gives rise to another completeness review period. The date that the City receives the missing information states the 120-day period under ORS 227.178(1) in which the City must make a final decision on the application, unless the applicant waives or extends the 120-day period.

Please feel free to contact me with any other questions or concerns you may have. We appreciate your review of these materials.

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**



Glen Southerland, AICP  
12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
503-563-6151 | [SoutherlandG@aks-eng.com](mailto:SoutherlandG@aks-eng.com)

Attachment: Updated MISC323-0001/MIMD323-0003 Application Package

# Collina at Springbrook Type III Modification Application

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**Date:** October 2023  
Updated March 2024

**Submitted to:** City of Newberg  
414 E 1<sup>st</sup> Street  
Newberg, OR 97132

**Applicant:** Pahlisch Homes at Springbrook  
Limited Partnership  
210 SW Wilson Avenue, Suite 100  
Bend, OR 97702

**AKS Job Number:** 4487-01



12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
(503) 563-6151

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## Exhibits

- Exhibit A:** Modified Preliminary Plans (Updated March 2024)
  - Exhibit B:** Modified Development Standards Matrix (Updated March 2024)
  - Exhibit C:** Typical Quadplex Utility Layout (Updated March 2024)
  - Exhibit D:** Application Forms and Checklists
  - Exhibit E:** Ownership Information
  - Exhibit F:** Yamhill County Assessor’s Maps
  - Exhibit G:** Mailing List and Sample Notices (Updated Jan 2024)
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# Collina at Springbrook Modification Application

<b>Submitted to:</b>	City of Newberg 414 E 1 <sup>st</sup> Street Newberg, OR 97132
<b>Applicant:</b>	Pahlisch Homes at Springbrook Limited Partnership 210 SW Wilson Avenue, Suite 100 Bend, OR 97702
<b>Property Owners:</b>	Aspen Way West LLC 3113 E Crestview Drive Newberg, OR 97132
<b>Applicant's Consultant:</b>	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062
	Contact(s): Glen Southerland, AICP Email: southerlandg@aks-eng.com Phone: (503) 563-6151
<b>Site Location:</b>	West of N Aspen Way, south of NE Bell Road, east of N College Street, and north of E Mountainview Drive
<b>Yamhill County Assessor's Map:</b>	Yamhill County Assessor's Map 3 2 08 Tax Lots 4900, 5000, 5100, 5200, 5300, 5400, 6200, and 6300
<b>Site Size:</b>	±97.98 acres
<b>Land Use Districts:</b>	Springbrook District – Low Density Residential (SD/LDR)



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## **I. Executive Summary**

Pahlisch Homes at Springbrook Limited Partnership (Applicant) is submitting this application for a Type III Modification to the Springbrook Development Standards Matrix and the Collina at Springbrook subdivision phasing plan and phasing schedule. The Collina at Springbrook subdivision and Springbrook Master Plan modification were approved by the City of Newberg City Council on July 3, 2023, through Ordinance No. 2023-2915 and Order No. 2023-44. The conditions required a Type III process to modify several aspects following approval of the project.

### **Development Standards Matrix Revisions**

After submittal of the Collina land use application, the Applicant worked with Staff on refinement of the quadplex driveway concept. To accommodate the driveway configuration required for middle housing lots, modifications are needed to the driveway separation and width standards. The base standards require a 20-foot-wide paved surface within a 25-foot-wide easement. The revised Pahlisch concept can accommodate utilities and fire access with a 16-foot-wide paved driveway within a 24-foot-wide private utility and access easement. This has been detailed in Exhibit A.

Within a parent lot, two driveways can be provided with greater than 22 feet of separation. In order to provide housing which better meets the needs of a diverse group of people, the requested modification will allow for better lot fit and the greatest preservation of on-street parking. To achieve this alternative design, changes to the dimensions of the Springbrook Development Matrix have been proposed, as shown in Exhibit B.

An additional change has been proposed which would modify the Minimum Lot Dimension requirement within the Development Standards Matrix. That standard currently reads “Minimum lot width shall be 32 feet, except minimum 20 feet for attached dwelling units.” The proposed change would read “Minimum lot width shall be 32 feet, except minimum 20 feet for middle housing dwelling units” (emphasis added). This change is to reflect the changes of Ordinance No. 2021-2880 and No. 2021-2889 define quadplex dwellings as “four dwelling units on one lot or parcel in any configuration.” This definition would include configurations such as those proposed, where the quadplex units are not attached, as well as typical attached configurations.

### **Phasing Plan Revision**

The phasing plan for Collina at Springbrook was shown on the preliminary plans for the subdivision and summarized in a table within the land use narrative. After discussion with Staff, the Applicant understands that the text in the narrative was unclear regarding the timing of the E Mountainview Drive frontage improvements. Phase 1 and Phase 3 were intended to construct only the E Mountainview Drive frontage improvement adjacent to that phase, resulting in two phases of construction for E Mountainview Drive.

### **Phasing Schedule Revision**

The approved phasing table for the Collina at Springbrook Subdivision contains very specific dates. With the variability of market conditions, the Applicant would like to incorporate more flexibility into the phasing table to include a timeline range for each phase. Phase 1.5 has been added to the phasing plan to indicate ongoing discussions with the City regarding improvements at the E Mountainview Drive/Villa Road intersection. The table has been updated to reflect these expectations.

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The proposed changes would only apply to the areas of the Springbrook District west of Hess Creek approved through Ordinance No. 2023-2915 and Order No. 2023-44 (Collina at Springbrook Tentative Subdivision). The Springbrook District at large would be subject to the Springbrook Master Plan Development Standards Matrix as last modified through Ordinance No. 2021-2880 and No. 2021-2889.

The submittal materials include the City application form, written documentation, and other required information necessary for City staff to review and determine the application’s compliance with the applicable approval criteria. The evidence supports the City’s approval of the application for modification.

## II. Site Description/Setting

The site is north of E Mountainview Drive, west of N Aspen Way, and east of N College Street. The eight lots included in this application are within the Springbrook District and were part of the recently approved Collina at Springbrook project (Ordinance No. 2023-2915). The properties comprise a total area of ±97.08 acres. Hess Creek lies east of the subject properties, largely within Assessor’s Map 3 2 08, Tax Lot 5500.

## III. Applicable Review Criteria

### CITY OF NEWBERG MUNICIPAL CODE

#### Title 15 – Development Code

##### Chapter 15.100 Land Use Processes and Procedures

##### 15.100.050 Type III procedure – Quasi-judicial hearing

- A. All Type III decisions shall be heard and decided by the planning commission. The planning commission’s decision shall be final unless the decision is appealed or the decision is a recommendation to the city council.
- B. Type III actions include, but are not limited to:  
[...]

**Response:** The prescribed process for these modifications is a Type III procedure per NMC 15.235.030.D.2 and the Collina at Springbrook Conditions of Approval.

- H. If a Type III application is denied, or if the applicant wishes to make substantive modifications to an approved application, the applicant may modify the application after the planning commission hearing and request a new planning commission hearing to consider the application. An application so modified shall be considered a new application for purposes of the 120-day time limit for processing applications in accordance with NMC 15.100.100 and state statutes. The applicant shall acknowledge in writing that this is a new application for purposes of the 120-day rule. The city council shall establish a fee for such a reconsideration or modification by resolution. Application of this provision is limited to three times during a continuous calendar year.

**Response:** This Type III application is a new application for the purposes of the 120-day time limit for processing applications. The modification application is the first such application submitted within the calendar year.

##### 15.100.200 Compliance required.

Notice on all Type I through Type IV actions, including appeals, shall be conducted in accordance with this article.

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15.100.210 Mailed notice.

Mailed notice shall be provided as follows:

- A. Type I Actions. No public notice is required.
- B. Type II and Type III Actions. The applicant shall provide public notice to:
  - 1. The owner of the site for which the application is made; and
  - 2. Owners of property within 500 feet of the entire site for which the application is made. The list shall be compiled from the most recent property tax assessment roll. For purposes of review, this requirement shall be deemed met when the applicant can provide an affidavit or other certification that such notice was deposited in the mail or personally delivered.
  - 3. To the owner of a public use airport, subject to the provisions of ORS 215.416 or 227.175.
- C. The director may request that the applicant provide notice to people other than those required in this section if the director believes they are affected or otherwise represent an interest that may be affected by the proposed development. This includes, but is not limited to, neighborhood associations, other governmental agencies, or other parties the director believes may be affected by the decision.
- D. The director shall provide the applicant with the following information regarding the mailing of notice:
  - 1. The latest date by which the notice must be mailed;
  - 2. An affidavit of mailing (to be signed and returned) certifying that the notice was mailed, acknowledging that a failure to mail the notice in a timely manner constitutes an agreement by the applicant to defer the 120-day process limit and acknowledging that failure to mail will result in the automatic postponement of a decision on the application; and
  - 3. A sample notice.
- E. The notice of a Type II and Type III development application shall be reasonably calculated to give actual notice and shall:
  - 1. Set forth the street address or other easily understood geographical reference to the subject property;
  - 2. List, by commonly used citation, the applicable criteria for the decision;
  - 3. Include the name and phone number of a local government contact person, the telephone number where additional information may be obtained and where information may be examined;
  - 4. Explain the nature of the application and the proposed use or uses which could be authorized;
  - 5. State that a copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at a reasonable cost.
- F. Prior to mailing or posting any notice required by this code, the applicant shall submit a copy of the notice to the director.
- G. The applicant shall mail the notice for Type II actions at least 14 days before a decision is rendered. The applicant shall file with the director an affidavit of

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mailing as identified in subsection (D) of this section within two business days after notice is mailed.

- H. The applicant shall mail the notice for Type III actions at least 20 days before the first new hearing, or if two or more new hearings are allowed, 10 days before the first new hearing. The applicant shall file with the director an affidavit of mailing as identified in subsection (D) of this section within two business days after notice is mailed.
- I. All public notices shall be deemed to have been provided or received upon the date the notice is deposited in the mail or personally delivered, whichever occurs first. The failure of a property owner to receive notice shall not invalidate an action if a good faith attempt was made to notify all persons entitled to notice. An affidavit of mailing issued by the person conducting the mailing shall be conclusive evidence of a good faith attempt to contact all persons listed in the affidavit.
- J. Failure to mail the notice and affirm that the mailing was completed in conformance with the code shall result in:
  - 1. Postponement of a decision until the mailing requirements have been met; or
  - 2. Postponement of the hearing to the next regularly scheduled meeting or to such other meeting as may be available for the hearing; or
  - 3. The entire process being invalidated; or
  - 4. Denial of the application.

**Response:** The required mailed notice will meet the above criteria. A sample is provided as part of Exhibit G.

15.100.260 Procedure for posted notice for Type II and III procedures.

- A. **Posted Notice Required.** Posted notice is required for all Type II and III procedures. The notice shall be posted on the subject property by the applicant.
- B. **Notice Information Provided by City.** The director shall provide the applicant with the following information regarding the posting of notice:
  - 1. The number of notices required;
  - 2. The latest date by which the notice must be posted;
  - 3. An affidavit of posting (to be signed and returned) certifying that the notice was posted on site, acknowledging that a failure to post the notice in a timely manner constitutes an agreement by the applicant to defer the 120-day process limit and acknowledging that failure to post will result in the automatic postponement of a decision on the application; and
  - 4. A sample notice.
- C. **Submission of Notice.** Prior to posting any notice required by this section, the applicant shall submit a copy of the notice to the director for review.
- D. **Size, Number and Location Requirements.** A waterproof notice which measures a minimum of two feet by three feet shall be placed on each frontage of the site. If a frontage is over 600 feet long, a notice is required for each 600 feet, or fraction of 600 feet. If possible, notices shall be posted within 10 feet of a street lot line and shall be visible to pedestrians and motorists in clear

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view from a public right-of-way. Notices shall not be posted in a public right-of-way or on trees.

- E. Contents of Notice. The posted notice shall only contain the following information: planning action number, brief description of the proposal, phone number and address for contact at the Newberg planning and building department.
- F. Standards and Timing, Type II Actions. The applicant shall post the notice at least 14 days before a decision is rendered. The applicant shall file with the director an affidavit of posting as identified in subsection (B) of this section within two business days after notice is posted.
- G. Standards and Timing, Type III Actions. The applicant shall post the notice at least 10 days before the first scheduled hearing. The applicant shall file with the director an affidavit of posting as identified in subsection (B) of this section within two business days after notice is posted.
- H. Removal of Notice. The applicant shall not remove the notice before the final decision. All posted notice shall be removed by the applicant within 10 days following the date of the final decision on the request.
- I. Failure to Post Notice. The failure of the posted notice to remain on the property shall not invalidate the proceedings. Failure by the applicant to post a notice and affirm that the posting was completed in conformance with the code shall result in:
  - 1. Postponement of a decision until the mailing requirements have been met; or
  - 2. Postponement of the hearing to the next regularly scheduled meeting or to such other meeting as may be available for the hearing; or
  - 3. The entire process being invalidated; or
  - 4. Denial of the application.

**Response:** The required posted notice will meet the above criteria. A sample is provided as part of Exhibit G.

15.100.270 Procedure for published notice on Type III and Type IV procedures.

- A. Notice shall be provided within a newspaper of general circulation within the city at least 10 days prior to the first public hearing on the action.
- B. The notice shall reasonably describe:
  - 1. Type III Proceedings. The proposed development permit request, location, file number, the name and phone number of a local government contact person and the location where information may be examined.
  - 2. Type IV Proceedings. The nature of the proposed final action of an amendment to the Newberg comprehensive plan, code or new land use regulation.
- C. The notice shall include a statement that all interested persons may appear and provide testimony and that only those persons who participate either orally or in writing in the hearing proceedings leading to the adoption of the action may appeal the decision.
- D. The notice shall state the place, date and time of the hearing.
- E. See NMC 15.100.240 for Type III notice for annexations.

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**Response:** These standards are understood and these criteria will be met.

Chapter 15.235 Land Divisions

15.235.030 Preliminary plat approval process.

D. Modifications to Approved Preliminary Plats. The applicant may request changes to the approved preliminary plat or conditions of approval. Modification requests may either be deemed minor modifications or major modifications, according to the following criteria and at the determination of the director:

1. Minor Modifications. Minor modifications are reviewed through the Type I procedure, pursuant to NMC 15.100.020. Minor modifications retain consistency with the general layout and pattern of the approved plan and do not modify an element of the approved plan by a quantifiable standard of greater than 10 percent. Minor modifications may include the following:
  - a. Relocations of property lines, streets, walkways, and alleys;
  - b. Changes to the site utilities;
  - c. Changes which increase or decrease the number of lots; and
  - d. Modifications to the conditions of approval where an alternate method will derive the same result intended by the condition, or where a condition is deemed to be met in a different way than specified in the staff report.
2. Major Modifications. Major modifications are reviewed through the same procedure as the original approval procedure. Major modifications are any proposed changes to elements of the approved plan or conditions of approval not meeting the thresholds in subsection (D)(1) of this section.

**Response:** These applications for modification are subject to a Type III process, the same as the original approval procedure, per the code above and Conditions of Approval.

- E. Phased Subdivision. The city may approve a phased subdivision, provided the applicant proposes a phasing schedule that meets all of the following criteria:
1. In no case shall the construction time period (i.e., for required public improvements, utilities, streets) for the first subdivision phase be more than one year;
  2. Public facilities shall be constructed in conjunction with or prior to each phase;
  3. The phased development shall not result in requiring the city or a third party (e.g., owners of lots) to construct public facilities that are required as part of the approved development proposal;
  4. The proposed time schedule for phased development approval shall be reviewed concurrently with the preliminary subdivision plat application; and
  5. Modifications to the phasing schedule or phasing elements will be processed in accordance with subsection (D) of this section.

**Response:** The proposed modification to the phasing plan for Collina at Springbrook subdivision does not result in the need for the City or others to construct public facilities required as part



of the approved project. This application for modification to the phasing schedule is submitted in accordance with subsection D and the Conditions of Approval.

The modified phasing schedule is as follows:

**Table 1: Collina at Springbrook Modified Phasing**

Collina at Springbrook Anticipated Phasing		
Phase	Phase Details	Approximate Construction Start Date
1	±50 homes – ±42 detached single-family, ±8 detached quadplex, stormwater facility, open space area, E Mountainview bike/ped bridge, widening, and improvements adjacent to Phase 1	2024
1.5	Roundabout or traffic signal at E Mountainview/Villa intersection and Mountainview Frontage improvements adjacent to Phase 1	Before occupancy of Phase 1
2	±37 homes – ±29 detached single-family, ±8 detached quadplex, Homeowner’s association (HOA) amenity, open space area	2024-2025
3	±55 homes – ±37 detached single-family, ±18 detached quadplex, open space area, stormwater facility, E Mountainview improvements adjacent to Phase 3	2025-2026
4	±45 homes – ±29 detached single-family, ±16 detached quadplex, open space area, E Henry Road traffic circle, improvements adjacent to Phase 4	2026-2027
5	±61 homes – ±43 detached single-family, ±18 detached quadplex, E Henry Road improvements adjacent to Phase 5	2027-2028
6	±52 detached single-family, open space areas, N Aldersgate improvements adjacent to Phase 6	2028-2029
7	±65 detached single-family, open space area, N Aldersgate improvements adjacent to Phase 7	2029-2030
8	±38 detached single-family, open space area, N Aldersgate improvements adjacent to Phase 8	2030-2031
<b>Total</b>	<b>±403 homes</b>	<b>2032</b>

The requested modification to the phasing schedule meets these criteria.

**Chapter 15.326 Springbrook (SD) District**

**15.326.060 Modifications to the master plan.**

- A. The following modifications to the master plan shall follow the Type I administrative procedure identified in NMC 15.100.020:
  - 1. Land use district boundary modifications prior to development within that phase of no more than one acre that adjust a boundary no more than 50 feet.
- B. The following modifications to the master plan shall follow a Type II procedure identified in NMC 15.100.030:



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1. Land use district boundary modifications prior to development within that phase greater than one acre and less than five acres that adjust a boundary no more than 100 feet.
  2. Modifications to the “Trip Cap” established with approval of the master plan.

**Response:** The requested modifications do not meet the threshold for a Type I or II procedure.

- C. The following modifications to the master plan shall follow a Type III procedure identified in NMC 15.100.050:
  1. Modifications other than those noted above.
  2. Modifications to the Springbrook district boundary.

**Response:** The requested modification is unlisted within NMC 15.326.060; therefore, the Type III procedure applies.

#### Chapter 15.405 Lot Requirements

##### 15.405.030 Lot Dimensions and Frontage

#### D. Frontage.

1. No lot or development site shall have less than the following lot frontage standards:
  - a. Each lot or development site shall have either frontage on a public street for a distance of at least 25 feet or have access to a public street through an easement that is at least 25 feet wide. No new private streets, as defined in NMC 15.05.030, shall be created to provide frontage or access except as allowed by NMC 15.240.020(L)(2).

**Response:** As provided by Ordinance No. 2023-2915, modification to the lot frontage width is a Type III process. The proposed access easement width would be 24 feet rather than 25 feet and would allow appropriate placement of all underground utilities and vehicular access as required.

#### Chapter 15.505 Public Improvements Standards

##### 15.505.030 Street standards.

#### R. Vehicular Access Standards.

[...]

4. Driveways. More than one driveway is permitted on a lot accessed from either a minor collector or local street as long as there is at least 40 feet of lot frontage separating each driveway approach. More than one driveway is permitted on a lot accessed from a major collector as long as there is at least 100 feet of lot frontage separating each driveway approach.

**Response:** The lots planned as part of Collina at Springbrook are not anticipated to provide driveway access onto a major collector (N Villa Road) except as outlined within the approval for the Collina at Springbrook subdivision. Other than lots for middle housing, as outlined below, lots have not been anticipated to provide greater than one driveway approach.

- a. For a duplex, triplex or quadplex dwelling or a cottage cluster project, more than one driveway is permitted on a lot accessed from either a minor collector or local street as long

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as there is at least 22 feet of lot frontage separating each driveway approach.

**Response:** The Typical Quadplex Utility Layout (Exhibit C) outlines how the lots can be developed to provide the intended needed middle housing. A modification is required for the design, which accommodates utilities and fire access within an alternative reduced-width driveway, can aid in reducing home costs through the reduction of unnecessary paved surface and lot width, while better grouping driveways to better preserve on-street parking and prevent vehicle backing conflicts.

As planned, the homes would access the adjacent street via a 3-1 configuration, where three homes access the street via a shared driveway and the remaining home accesses the street via an individual private driveway. This configuration preserves at least 40 feet of frontage per lot. When combined with the adjacent lot (arranged as shown within Exhibit C), up to 80 feet of on-street parking can be preserved. Here, the driveways provide 10 feet minimum of separation (between driveways on two individual parent lots) and a minimum of 20 feet of separation between driveways on the same lot. The applicable standard requires a minimum of 22 feet separating each driveway approach on the same lot.

#### ORDINANCE 2023-2915 CONDITIONS OF APPROVAL

Exhibit “E” Order No. 2023-44 and Ordinance No. 2023-2915 Conditions of Approval

A. Springbrook Master Plan (Order No. 2023-44)

[...]

3. To comply with Ordinance No. 2007-2678: Utility lines shall be extended within the planned right-of-ways to the edge of the development and along the frontage of the development, unless such extensions would not serve the Springbrook or other properties (in some cases, such as south of Henry Road, it appears that the proposed lines stop short of the extensions needed). (Note: Detailed engineering may require additional or different utility improvements than those shown on the master plan).

[...]

9. To comply with Ordinance No. 2007-2678 the Applicant shall meet the following:

- a. Utility lines shall be extended within the public right-of-ways as much as is practical.
- b. Utility lines shall be extended within the planned right-of-ways to the edge of the development and along the frontage of the development, unless such extensions would not serve the Springbrook or other properties.
- c. Water quality swales and basins shall be maintained by the homeowners association. Facilities to be constructed with the stream corridor shall be replanted per the approved stream corridor mitigation plan.

**Response:** The modification of improvement timing will not affect the final construction of E Mountainview Drive west of N Villa Road. Construction of the street frontage adjacent to each phase (Phases 1 and 3) is appropriate and logical. The line between these phases is the high point in site grading, where Phase 1 storm and sanitary sewer naturally flow towards N Villa Road and Phase 3 storm and sanitary sewer flow towards N Center Street.

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The direction of flow is anticipated to continue in these directions following grading of the site.

Construction of the entire E Mountainview Drive frontage prior to construction of Phase 3 utilities is impractical prior to construction of other associated Phase 3 improvements such as the Tract J stormwater facility. These in turn require grading of Phase 3 prior to the scheduled subdivision construction commencement date. Construction of this section of E Mountainview Drive will require the premature completion of construction for many of the Phase 3 improvements to ensure proper function of the roadway facilities.

**C. Subdivision (Order No. 2023-44)**

[...]

1. The applicant is conditioned to complete construction (i.e. required public improvements, utilities, streets) for the subdivision phase per the approved phasing plan.

**Response:** Per Condition C.4.d. below, both the phasing plan and phasing schedule are proposed for modification to clarify the public improvement construction schedule.

[...]

4. The Applicant must provide the following information for review and approval prior to construction of any improvements:

[...]

**d. Phasing**

1. The Applicant is proposing a phased subdivision, the phasing shall comply with NMC 15.235.030E to include:

[...]

- e. Modifications to the phasing schedule or phasing elements will be processed per NMC 15.235.030(D) and (E) as a Type III application.

**Response:** A modification has been requested to clarify the phasing plan for planned public frontage improvements as well as the phasing schedule. This modification will permit E Mountainview Drive frontage improvements to be constructed concurrent with the adjacent development phase; E Mountainview Drive will be constructed in two segments.

**h. Lot Requirements/Size/Frontage**

5. The Applicant shall revise the quadplex lots to identify a 25-foot-wide access easement, or request a Type III modification to the Springbrook Master Plan Development Standards Matrix per NMC 15.326.060 to establish an alternative access easement width that differs from 15.405.030(D)(1)(a).

**Response:** The applicant requests a Type III modification to the Springbrook Master Plan Development Standards Matrix for proposed quadplex lot frontage standards. The proposed typical quadplex layout provides a 16-foot-wide paved driveway within a 24-foot-wide access easement. Additional details regarding the planned layout are available as Exhibit C. A Type III Modification application is required per Newberg Municipal Code (NMC) 15.326.060 and the outlined sections are reviewed below.

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[...]

s. Streets – E Mountainview Drive West of N Villa Road

1. The Applicant shall provide plans for public improvement permits to show construction of required ½ street improvements to E Mountainview Drive, a minor arterial street, conforming to Ordinance No. 2007-2678 consisting of the following; 8-foot meandering sidewalk, partially in and partially out of the right-of-way with a public access easement for any portion of the sidewalk outside of the right-of-way, 10.5-foot planter, 0.5-foot curb, 6-foot bike lane, 12-foot travel lane, 2-foot minimum shy distance between edge of median and 12-foot-wide travel lane, 12-foot turn lane/median, 2-foot minimum shy distance between edge of median and 12-foot-wide travel lane, 12-foot travel lane, 6-foot bike lane, 0.5-foot curb, +/-5-foot planter, +/-5-foot sidewalk, 0.5-foot from back of walk to right-of-way. Alternatively, the applicant has the option to submit a Type II application for modification of street right-of-way and improvement width per NMC 15.505.030(H).
2. The Applicant is required to dedicate sufficient right-of-way to achieve a minimum of 74-feet of right-of-way to construct the required improvements to E Mountainview Drive, minor arterial street. Alternatively, the applicant has the option to submit a Type II application for modification of street right-of-way and improvement width per NMC 15.505.030(H).
3. With public improvement permit submittals the Applicant is to provide documentation clearly justifying the installation of marked crosswalks across E Mountainview Drive at its intersection with N Center Street and for the installation of rectangular rapid flashing beacons at this intersection. This documentation is to include the queuing analysis referenced in the preliminary plans.

**Response:**

The modification of improvement timing will not affect the final construction of E Mountainview Drive west of N Villa Road. Construction of the street frontage adjacent to each phase (Phases 1 and 3) is appropriate and logical. The line between these phases is the high point in site grading, where Phase 1 storm and sanitary sewer naturally flow towards N Villa Road and Phase 3 storm and sanitary sewer flow towards N Center Street. The direction of flow is anticipated to continue in these directions following grading of the site.

Construction of the entire E Mountainview Drive frontage prior to construction of Phase 3 utilities is impractical prior to construction of other associated Phase 3 improvements such as the Tract J stormwater facility. These in turn require grading of Phase 3 prior to the scheduled subdivision construction commencement date. Construction of this section of E Mountainview Drive will require the premature completion of construction for many of the Phase 3 improvements to ensure proper function of the roadway facilities.

[...]

bb. Intersections/Driveways/Alleys

2. Plans submitted with permit applications shall clearly show the lot frontage separation between driveways associated with each quadplex as a minimum of 22-feet. or submit for a Type III

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modification of the Springbrook Development Standards Matrix per NMC 15.326.06015.220.020(D).

3. Plans submitted with permit applications shall clearly show the lot frontage separation between driveways associated with each duplex lot as a minimum of 22-feet.

**Response:** As shown on the attached Typical Quadplex Utility Layout (Exhibit C), the quadplexes are planned to provide two driveways. Three units are expected to access a central driveway with one unit directly accessing the street. The driveway separation is proposed to be a minimum of 20 feet between driveways. As such, a request for modification of driveway separation has been submitted.

[...]

6. To adequately provide emergency vehicle access and separate wastewater, water and stormwater service laterals to each lot served by a shared access driveway, access and utility easements for shared driveways are to be 25-foot wide with a 20-foot-wide paved surface. or submit a Type III modification of the Springbrook Development Standards Matrix per NMC 15.326.060.

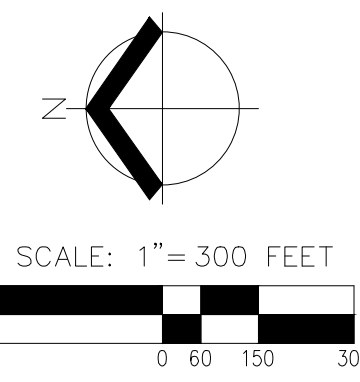
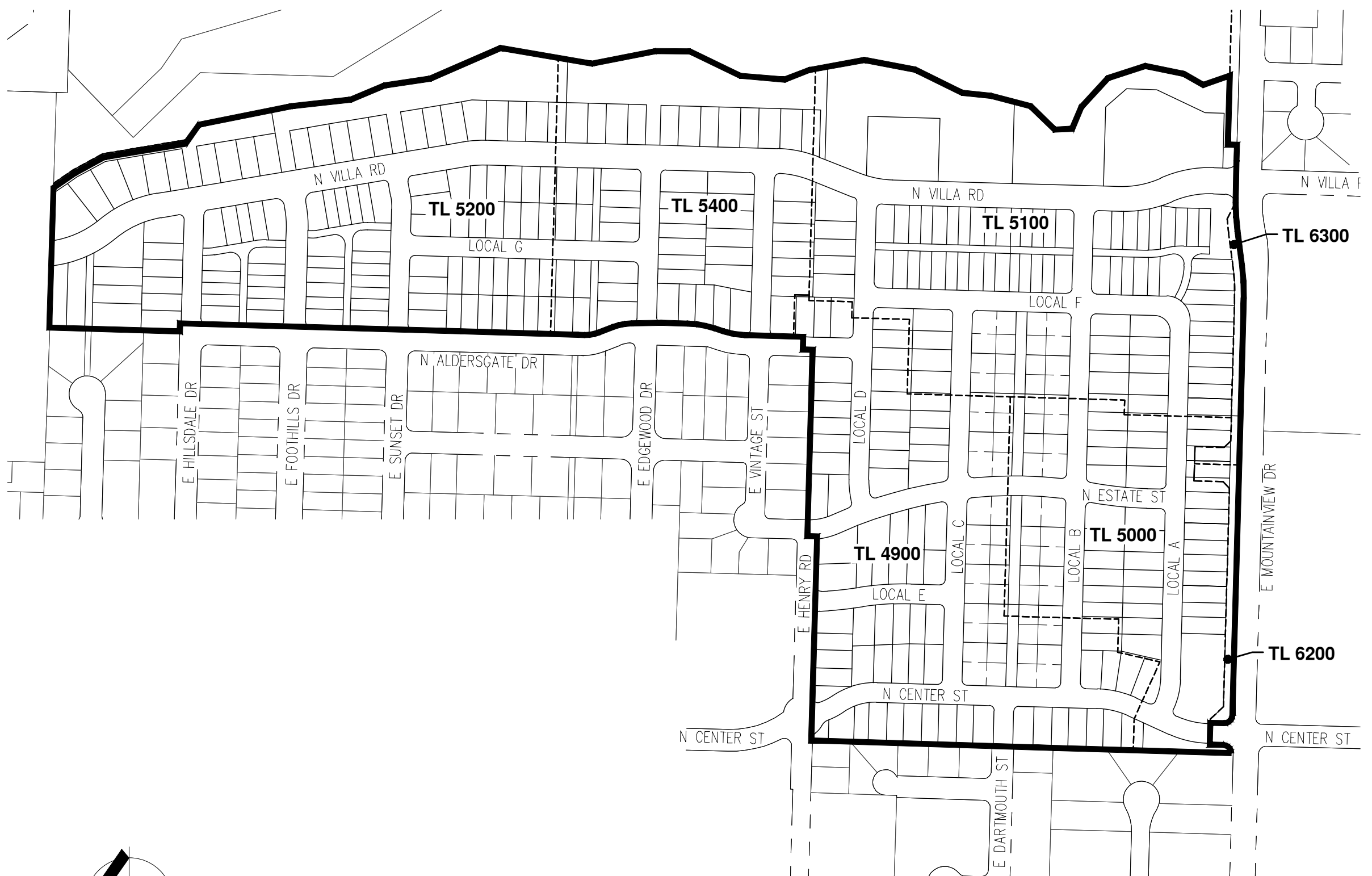
**Response:** The provided typical layout for Collina at Springbrook quadplex units (Exhibit C) allows adequate emergency vehicle access and adequate utility spacing to each lot served by the shared access driveway. The proposed access driveway would have a 16-foot-wide paved surface within a 24-foot-wide private utility and access easement. The proposed access width can provide sufficient width for utility separation and maintenance access for the three units sharing the common driveway. Therefore, this request for a Type III modification of the Springbrook Master Plan Development Standards Matrix has been submitted for review and approval.

#### **IV. Conclusion**

The required findings have been made, and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the Newberg Municipal Code. The evidence in the record is substantial and supports approval of the application. Therefore, the Applicant respectfully requests that the City approve these modification applications.

## **Exhibit A: Modified Preliminary Plans (Updated March 2024)**

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DATE: 08/23/2023

<b>PROPERTY LINE ADJUSTMENTS</b>		EXHIBIT
<b>COLLINA AT SPRINGBROOK</b>		<b>A</b>
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151    WWW.AKS-ENG.COM		DRWN: GPS CHKD: TS AKS JOB: 4487-01

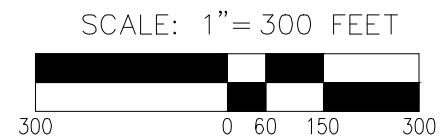
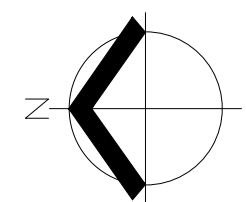


DWG: 4487-01 PLAT AND PLA.MXD | PLA



INTERSECTION IMPROVEMENT TO BE EITHER A COMPACT ROUNDABOUT OR TRAFFIC SIGNAL, PENDING FURTHER DISCUSSION WITH STAFF

INTERIM CONSTRUCTION ACCESS AND EMERGENCY ACCESS ROUTE FOR PHASE 1 ACCESS PRIOR TO PHASE 1.5 & 3 COMPLETION



DATE: 2/29/2024

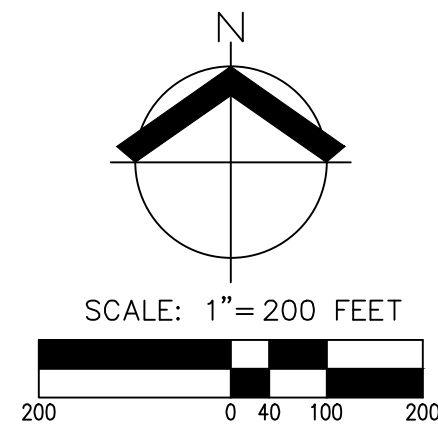
<b>REVISED PHASING</b>		EXHIBIT
<b>COLLINA AT SPRINGBROOK</b>		<b>A</b>
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151    WWW.AKS-ENG.COM		DRWN: TS CHKD: TS AKS JOB: 4487-01



DWG: 4487-01 PLAT AND PLA MOD | PHASING



COLLINA PRODUCT LEGEND										
PRODUCT	TYPE	PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8	TOTAL
TYPE A	22' WIDE, DETACHED, ALLEY LOAD	15	10	0	0	0	0	11	11	47
TYPE B	30' WIDE, DETACHED, ALLEY LOAD	8	10	0	0	0	0	8	5	31
TYPE C	DETACHED QUADPLEX, DUPLEX	8	8	18	16	18	0	0	0	68
TYPE D	30' WIDE, DETACHED, FRONT LOAD	6	0	10	5	3	6	8	0	38
TYPE E	36' WIDE, DETACHED, FRONT LOAD	6	1	15	13	12	13	17	6	83
TYPE F	40' WIDE, DETACHED, FRONT LOAD	5	4	10	8	19	25	15	9	95
TYPE G	50' WIDE, DETACHED, FRONT LOAD	2	4	2	3	9	8	6	7	41
TOTAL		50	37	55	45	61	52	65	38	403



# Exhibit B: Modified Development Standards Matrix (Updated March 2024)

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**DEVELOPMENT STANDARDS MATRIX**

<b>DEVELOPMENT STANDARDS</b>	<b>LOW DENSITY RESIDENTIAL</b>	<b>MID - RISE RESIDENTIAL</b>	<b>NEIGHBORHOOD COMMERCIAL</b>	<b>EMPLOYMENT</b>	<b>VILLAGE</b>	<b>HOSPITALITY</b>
<b>ALLOWED USE*</b>	<ul style="list-style-type: none"> <li>❖ Detached Dwelling Units</li> <li>❖ Duplex Dwellings</li> <li>❖ Triplex and Quadplex Dwellings</li> <li>❖ Attached Dwelling Units</li> <li>❖ Cottage Clusters</li> <li>❖ Manufactured Home</li> <li>❖ Accessory Dwellings</li> <li>❖ Home Occupations</li> <li>❖ Passive or Active Use Parks</li> <li>❖ Agriculture</li> <li>❖ Civic Uses:                             <ul style="list-style-type: none"> <li>Post Office</li> <li>Museum</li> <li>Community Center</li> <li>Library</li> <li>School</li> </ul> </li> <li>❖ Day Care</li> <li>❖ Group Care Facilities</li> <li>❖ Church</li> <li>❖ Transportation facilities and improvements and utility services</li> <li>❖ Any other building or use determined to be similar to uses listed in this District</li> </ul>	<ul style="list-style-type: none"> <li>❖ Attached Dwelling Units</li> <li>❖ Manufactured Home</li> <li>❖ Detached Dwelling Units</li> <li>❖ Duplex Dwellings</li> <li>❖ Triplex and Quadplex Dwellings</li> <li>❖ Cottage Clusters</li> <li>❖ Multi-Family Units</li> <li>❖ Home Occupations</li> <li>❖ Passive or Active Use Parks</li> <li>❖ Agriculture</li> <li>❖ Civic Uses:                             <ul style="list-style-type: none"> <li>Post Office</li> <li>Museum</li> <li>Community Center</li> <li>Library</li> </ul> </li> <li>❖ Day Care</li> <li>❖ Group Care Facilities</li> <li>❖ Church</li> <li>❖ Transportation facilities and improvements and utility services</li> <li>❖ Any other building or use determined to be similar to uses listed in this District</li> </ul>	<ul style="list-style-type: none"> <li>❖ Retail</li> <li>❖ Restaurants</li> <li>❖ Office</li> <li>❖ Medical Clinics</li> <li>❖ Financial Institutions</li> <li>❖ Agriculture</li> <li>❖ Civic Uses:                             <ul style="list-style-type: none"> <li>Post Office</li> <li>Museum</li> <li>Community Center</li> <li>Library</li> </ul> </li> <li>❖ Day Care</li> <li>❖ Group Care Facilities</li> <li>❖ Transportation facilities and improvements and utility services</li> <li>❖ Services for local residents, such as laundromat or barber</li> <li>❖ Any other building or use determined to be similar to uses listed in this District</li> </ul>	<ul style="list-style-type: none"> <li>❖ Industrial Offices (knowledge-based industries where services are primarily provided outside the community)</li> <li>❖ Light Industrial</li> <li>❖ Supporting Retail (directly serving the employment district, such as a deli or printing service)</li> <li>❖ Day Care</li> <li>❖ Agriculture</li> <li>❖ Transportation facilities and improvements and utility services</li> <li>❖ Any other building or use determined to be similar to uses listed in this District</li> </ul>	<ul style="list-style-type: none"> <li>❖ Retail</li> <li>❖ Restaurants</li> <li>❖ Attached Dwelling Units</li> <li>❖ Manufactured Home</li> <li>❖ Multi-Family Units</li> <li>❖ Home Occupations</li> <li>❖ Church</li> <li>❖ Artist Studios</li> <li>❖ Passive or Active Use Parks</li> <li>❖ Agriculture</li> <li>❖ Civic Uses:                             <ul style="list-style-type: none"> <li>Train Depot</li> <li>Community Center</li> <li>Museum</li> <li>Post Office</li> <li>Library</li> </ul> </li> <li>❖ Day Care</li> <li>❖ Group Care Facilities</li> <li>❖ Financial Institutions</li> <li>❖ Winery</li> <li>❖ Medical Clinics</li> <li>❖ Office</li> <li>❖ Transportation facilities and improvements and utility services</li> <li>❖ Any other building or use determined to be similar to uses listed in this District</li> </ul>	<ul style="list-style-type: none"> <li>❖ Hotel</li> <li>❖ Restaurants</li> <li>❖ Spa</li> <li>❖ Meeting Facilities</li> <li>❖ Detached Dwelling Units, limited to vacation or transitory use or units for employees or caretakers of other uses within the Village or Hospitality areas</li> <li>❖ Manufactured Home</li> <li>❖ Home Occupations</li> <li>❖ Retail</li> <li>❖ Museum</li> <li>❖ Artist Studios</li> <li>❖ Group Care Facilities</li> <li>❖ Agricultural Production or Processing</li> <li>❖ Passive or Active Use Parks</li> <li>❖ Transportation facilities and improvements and utility services</li> <li>❖ Any other building or use determined to be similar to uses listed in this District</li> </ul>
<b>PROHIBITED USE</b>	Home Occupation Signs	Home Occupation signs	Drive throughs, outside storage; temporary storage allowed	Outside storage or processing of materials	Drive throughs, outside storage; temporary storage allowed	
<b>NEWBERG ZONE DISTRICT MODELED AFTER **</b>	R-1	R-2 and R-3	C-1	M-1, but office is not allowed	C-3	No comparison
<b>BUILDING AND SITE STANDARDS</b>						
<b>BUILDING HEIGHT</b>	R-1	45 feet, limited to three stories	C-1	M-1	C-3	Five stories or 75 feet

DATE: 9/16/2022 AKS JOB: 4487-01



ENGINEERING · SURVEYING · NATURAL RESOURCES  
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

**DEVELOPMENT STANDARDS MATRIX**  
**COLLINA AT SPRINGBROOK**  
**NEWBERG, OREGON**





DEVELOPMENT STANDARDS	LOW DENSITY RESIDENTIAL	MID - RISE RESIDENTIAL	NEIGHBORHOOD COMMERCIAL	EMPLOYMENT	VILLAGE	HOSPITALITY
<b>LOT REQUIREMENTS</b>						
<b>FRONT YARD SETBACK</b>	Minimum 15 feet, except minimum 10 feet for porches and similar entry features Minimum 20 feet for garage	R-3	C-1	No minimum	No minimum setback. No maximum setback, if area between building and property line contains public space or landscaping	Minimum 20 feet or equal to height of building, if adjacent to residential uses
<b>INTERIOR YARD SETBACKS</b>	R-1	R-3	10 feet if abutting residential zones	M-1	C-3	Minimum 20 feet
<b>SETBACKS AND YARD RESTRICTIONS AS TO SCHOOLS, CHURCHES, PUBLIC BUILDINGS</b>					Does not apply	
<b>MINIMUM LOT AREA</b>	Minimum 2,900 square feet, except: Minimum 1,500 square feet for attached dwelling units Minimum 4,500 square feet for triplex dwellings Minimum 7,000 square feet for quadplex dwellings and cottage clusters	Minimum 1,800 square feet, except: Minimum 1,500 square feet for attached dwelling units Minimum 4,500 square feet for triplex dwellings Minimum 6,000 square feet for quadplex dwellings and cottage clusters	C-1	M-1	C-3 (Minimum 1,800 square feet)	Minimum 5,000 square feet
<b>MINIMUM LOT DIMENSIONS</b>	The standard City lot frontage requirement applies Minimum lot width shall be 32 feet, except minimum 20 feet for <b>middle housing</b> dwelling units	The standard City lot frontage requirement applies	The standard City lot frontage requirement applies	The standard City lot frontage requirement applies	The standard City lot frontage requirement applies	The standard City lot frontage requirement applies
<b>LOT COVERAGE AND PARKING COVERAGE REQUIREMENTS</b>	(1) Maximum Lot Coverage: 55%, except 60% for attached dwelling units (2) Maximum Parking Lot Coverage: 30% (3) Maximum Combined Lot Parking Lot Coverage: 65%, except 70% for attached dwelling units	(1) Maximum Lot Coverage: 80% if parking is located in an underground structure; otherwise 60% (2) Maximum Parking Lot Coverage: 35%, unless parking is located in an underground structure (3) Maximum Combined Lot Coverage: 80%	Does not apply	Does not apply	Does not apply	Does not apply



**DEVELOPMENT STANDARDS MATRIX**  
**COLLINA AT SPRINGBROOK**  
**NEWBERG, OREGON**



DEVELOPMENT STANDARDS	LOW DENSITY RESIDENTIAL	MID - RISE RESIDENTIAL	NEIGHBORHOOD COMMERCIAL	EMPLOYMENT	VILLAGE	HOSPITALITY
ADDITIONAL DESIGN STANDARDS	***Additional standards apply for detached quadplex developments		Development shall meet the design standards of the C-2 zone, or alternate standards developed in a design standard accepted by the City specific for this area  A minimum of 20,000 square feet of retail space shall be developed in this area			
<b>LANDSCAPE AND OUTDOOR AREAS</b>						
REQUIRED MINIMUM STANDARDS	Private area requirements based upon use of will apply Area requirements: Min. 15%	Private area requirements based upon use of will apply Area requirements: Min. 15%	Area requirements: Min. 15%	Area requirements: Min. 15%	C-3	Private area requirement based upon use will apply Area requirements: Min. 15%
<b>SIGNS</b>						
EXEMPTIONS	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard
SIGN REQUIREMENTS	Assume R-1 zone for applying standards in these sections	Assume R-3 zone for applying standards in these sections	Assume C-1 zone for applying standards in these sections	Assume "Other Zone" or "All Zone" for applying standards in these sections	Assume C-3 zone for applying standards in these sections	Assume "Other Zone" or "All Zone" for applying standards in these sections
<b>OFF STREET PARKING REQUIREMENTS</b>						
REQUIRED OFF-STREET PARKING	R-1	"Other Zones"	C-1	"Other Zones"	Parking studies will be required to be submitted with each phase of development in the Village District in order to ensure the parking provided is sufficient for the proposed use or uses	"Other Zones"



**DEVELOPMENT STANDARDS MATRIX**  
**COLLINA AT SPRINGBROOK**  
**NEWBERG, OREGON**



<b>PARKING SPACES REQUIRED</b>	Requirements based on use apply	Requirements based on use apply	Requirements based on use apply	Requirements based on use apply	Requirements based on use apply	Requirements based on use apply
<b>PARKING REQUIREMENTS FOR USES NOT SPECIFIED</b>	Uses not listed in table determined through Type I procedure	Uses not listed in table determined through Type I procedure	Uses not listed in table determined through Type I procedure	Uses not listed in table determined through Type I procedure	Uses not listed in table determined through Type I procedure	Uses not listed in table determined through Type I procedure

\* Uses not identified herein shall be reviewed and if found to be similar to the allowed uses shall be approved through a Type I process.

\*\* When the model zone requirement applies, the zone is listed in the table, otherwise an alternative standard is stated.

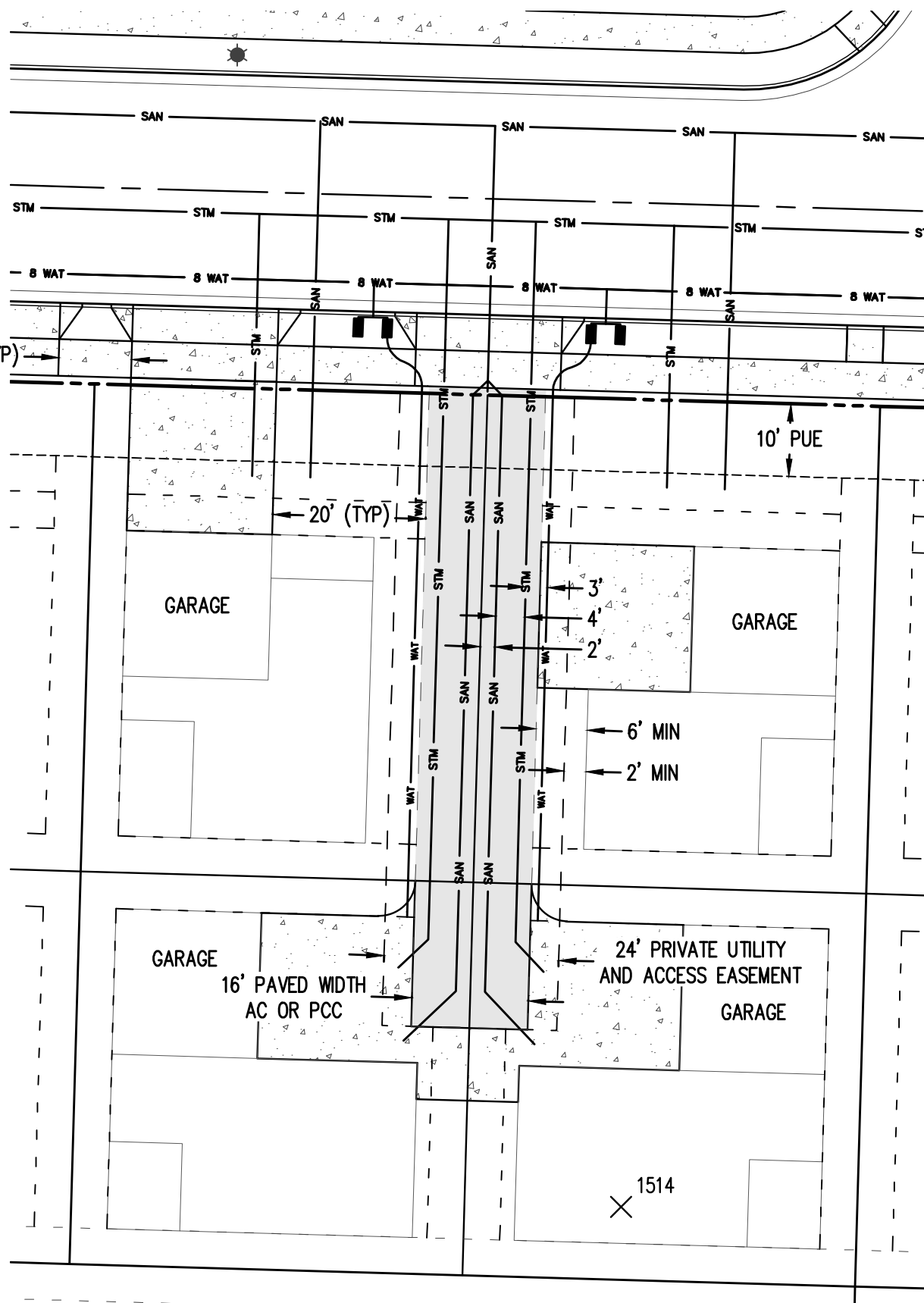
\*\*\* **Quadplex Middle Housing** development standards within the Springbrook District west of Hess Creek:

1. Quadplex dwellings may be constructed as attached or detached dwellings.
2. **Entry Orientation.** At least one main entrance for each duplex, triplex, or quadplex structure must meet the standards ~~in subsections (A)(1)(a) and of this section below.~~ Any detached structure with more than 50 percent of its street-facing facade separated from the street property line by a dwelling is exempt from meeting these standards.
  - a. The entrance must be within eight feet of the longest street-facing wall of the dwelling unit; and ~~A~~ minimum of 50 percent of ~~units cottages within a cluster quadplex~~ must be oriented to the common courtyard. ~~Those oriented towards the common courtyard ——— instead of a street must~~
  - b. The entrance must either:
    - i. Face the street;
    - ii. Be at an angle of up to 45 degrees from the street; or
    - iii. Face a common open space that is adjacent to the street and is abutted by dwellings on at least two sides; or
    - iv. Open onto a porch. The porch must:
      - (A) Be at least 25 square feet in area; and
      - (B) Have at least one entrance facing the street or have a roof.
3. **Windows.** A minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors. Facades separated from the street
4. **Garages and Off-Street Parking Areas.** Garages and off-street parking areas shall not be located between a building and a public street (other than an alley), except in compliance with the standards ~~in subsections (A)(2) and (b)~~ of this section.
  - a. The garage or off-street parking area is separated from the street property line by a dwelling; or
  - b. The combined width of all garages and outdoor on-site parking and maneuvering areas does not exceed a total of 50 percent of the street frontage.
5. ~~Driveway separation for quadplex and duplex lots may be reduced to 20 feet.~~
6. ~~Shared driveways for middle housing may be provided within an access easement 24 feet wide with a 16-foot paved surface.~~

## Exhibit C: Typical Quadplex Utility Layout (Updated March 2024)

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10' (TYP)



10' PUE

GARAGE

GARAGE

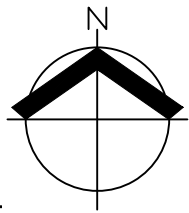
GARAGE

GARAGE

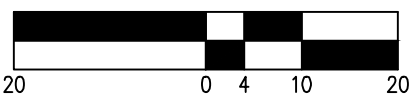
16' PAVED WIDTH  
AC OR PCC

24' PRIVATE UTILITY  
AND ACCESS EASEMENT

1514



SCALE: 1" = 20 FEET



AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151 WWW.AKS-ENG.COM



**TYPICAL DETACHED QUADPLEX  
 PRIVATE UTILITIES LAYOUT**

DATE: 2/29/2024	
DRWN: TS	CHKD: TS
AKS JOB: 4487-01	EXHIBIT <b>A</b>



## **Exhibit D: Application Forms and Checklists**

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# City of Newberg TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #: MISC323-0001

**TYPES – PLEASE CHECK ONE:**

- Annexation
- Comprehensive Plan Amendment (site specific)
- Zoning Amendment (site specific)
- Historic Landmark Modification/alteration
- Conditional Use Permit
- Type III Major Modification
- Planned Unit Development
- Other: (Explain) Dev Standard Matrix Mod(SUB322-0002)

## APPLICANT INFORMATION:

**APPLICANT:** Pahlisch Homes at Springbrook Limited Partnership  
 ADDRESS: 210 SW Wilson Avenue, Suite 100 CITY: Bend STATE: OR ZIP: 97702  
 EMAIL ADDRESS: Please contact Applicant's Consultant PHONE: Please contact Consultant MOBILE: Please contact Consultant

**OWNER** (if different from above): Aspen Way West LLC PHONE: Please contact Applicant's Consultant  
 ADDRESS: 3113 Crestview Drive CITY: Newberg STATE: OR ZIP: 97130

**ENGINEER/SURVEYOR:** AKS Engineering & Forestry, LLC CONTACT: Glen Southerland, AICP  
 EMAIL ADDRESS: southerlandg@aks-eng.com PHONE: (503) 563-6151 MOBILE: \_\_\_\_\_

## GENERAL INFORMATION:

PROJECT LOCATION: North of E Mountainview Drive, west of Hess Creek PROJECT VALUATION: \$  
 PROJECT DESCRIPTION/USE: Development Standards Matrix Modifications  
 MAP/TAX LOT NO. (i.e. 3200AB-400): Various - See Project Narrative SITE SIZE: ±80.34 SQ. FT.  ACRE   
 COMP PLAN DESIGNATION: Springbrook District CURRENT ZONING: SD-LDR  
 CURRENT USE: Vacant/former farm fields TOPOGRAPY: \_\_\_\_\_  
 SURROUNDING USES:  
 NORTH: Urban and rural residential SOUTH: School, industrial, urban residential  
 EAST: Rural residential & resort WEST: Urban residential

## ATTACHED PROJECT CRITERIA AND REQUIREMENTS (check all that is included)

- General Checklist:**  Fees  Public Notice Information  Current Title Report  Written Criteria Response  Owner Signature  
 2 -Hard copies of full Application Packet  1 -Digital Copy of Full Application Packet

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Annexation .....	p. 11
Comprehensive Plan / Zoning Map Amendment (site specific) .....	p. 18
Conditional Use Permit .....	p. 22
Short Term Rental .....	p. 26
Historic Landmark Modification/Alteration .....	p. 37
Planned Unit Development .....	p. 41

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

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.

DocuSigned by: Mike Morse 11/13/2023 | 11:14 AM PST  
 The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief.  
 Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

DocuSigned by: Brian Naffin 11/17/2023 | 12:54 PM PST  
 Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Mike Morse  
Print Name

Brian Naffin  
Print Name

**NEWBERG FERRIS CENTER FEE SCHEDULE****5% TECHNOLOGY FEE WILL BE ADDED TO TOTAL FEES (Resolution No. 2016-3268)**

<b>PRE-APPLICATION REVIEW</b>		<b>\$100</b>
<b>TYPE I (ADMINISTRATIVE REVIEW)</b>		
OTHER: ANY TYPE I ACTION NOT SPECIFICALLY LISTED IN THIS SECTION		<b>\$202</b>
HOME OCCUPATION BUSINESS LICENSE REVIEW		<b>\$202</b>
ADU DESIGN REVIEW		<b>\$202</b>
COTTAGE CLUSTER DESIGN REVIEW		<b>\$404</b>
PROPERTY CONSOLIDATION		<b>\$202</b>
CODE ADJUSTMENT		<b>\$505</b>
* DESIGN REVIEW (DUPLIX OR COM. /IND. MINOR ADDITION REVIEW)	<b>0.3% OF PROJECT VALUE, \$505 MINIMUM</b>	
MINOR MODIFICATION OR EXTENSION OF TYPE I DECISION		<b>\$202</b>
MAJOR MODIFICATION OF TYPE I DECISION	<b>50% OF ORIGINAL FEE</b>	
* PARTITION FINAL PLAT	<b>\$1,015 + \$88 PER PARCEL</b>	
PROPERTY LINE ADJUSTMENT		<b>\$1,015</b>
SIGN REVIEW	<b>\$89 + \$1.00 PER SQ. FT. OF SIGN FACE</b>	
* SUBDIVISION, PUD, OR CONDOMINIUM FINAL PLAT	<b>\$2,034 + \$88 PER LOT OR UNIT</b>	
HISTORIC LANDMARK MINOR ALTERATION/DEMOLITION		<b>\$0</b>
<b>TYPE II (LAND USE DECISION)</b>		
OTHER-ANY TYPE II ACTION NOT SPECIFICALLY LISTED IN THIS SECTION		<b>\$1,015</b>
MINOR MODIFICATION OR EXTENSION OF TYPE II DECISION		<b>\$202</b>
MAJOR MODIFICATION OF TYPE II DECISION	<b>50% OF ORIGINAL FEE</b>	
* DESIGN REVIEW (INCLUDING MOBILE/MANUFACTURED HOME PARKS)	<b>0.6% OF TOTAL PROJECT COST, \$1,015 MINIMUM</b>	
* PARTITION PRELIMINARY PLAT	<b>\$1,015 + \$88 PER PARCEL</b>	
* SUBDIVISION PRELIMINARY PLAT	<b>\$2,034 + \$88 PER LOT</b>	
VARIANCE		<b>\$1,015</b>
<b>TYPE III (QUASI-JUDICIAL REVIEW)</b>		
OTHER-ANY TYPE III ACTION NOT SPECIFICALLY LISTED IN THIS SECTION		<b>\$2,155</b>
ANNEXATION	<b>\$2,833 + \$270 PER ACRE</b>	
COMPREHENSIVE PLAN AMENDMENT (SITE SPECIFIC)		<b>\$2,655</b>
CONDITIONAL USE PERMIT		<b>\$2,155</b>
MINOR MODIFICATION OR EXTENSION OF TYPE III DECISION		<b>\$202</b>
MAJOR MODIFICATION OF TYPE III DECISION	<b>50% OF ORIGINAL FEE</b>	
HISTORIC LANDMARK ESTABLISHMENT OR MODIFICATION		<b>\$0</b>
HISTORIC LANDMARK ELIMINATION		<b>\$2,471</b>
* SUBDIVISION PRELIMINARY PLAT	<b>\$2,034 + \$88 PER LOT</b>	
* PLANNED UNIT DEVELOPMENT	<b>\$4,304 + \$88 PER LOT</b>	
ZONING AMENDMENT (SITE SPECIFIC)		<b>\$2,684</b>
<b>TYPE IV (LEGISLATIVE AMENDMENTS)</b>		
COMPREHENSIVE PLAN TEXT AMENDMENT OR LARGE SCALE MAP REVISION		<b>\$3,053</b>
DEVELOPMENT CODE TEXT AMENDMENT OR LARGE SCALE MAP REVISION		<b>\$3,053</b>
<b>APPEALS</b>		
TYPE I OR II APPEAL TO PLANNING COMMISSION		<b>\$582</b>
TYPE I OR II APPEAL TO CITY COUNCIL		<b>\$1,055</b>
TYPE III APPEAL TO CITY COUNCIL		<b>\$1,239</b>
TYPE I ADJUSTMENTS OR TYPE II VARIANCES (That are not designed to regulate the physical characteristics of a use permitted outright)		<b>\$326</b>
EXHIBITOR LICENSE FEE APPEAL TO THE CITY COUNCIL	<b>50% OF EXHIBITOR LICENSE FEE</b>	
<b>OTHER FEES</b>		
TECHNOLOGY FEE (This fee will be added to all Planning, Engineering and Building Fees, does not apply to SDC fees)	<b>5% OF TOTAL</b>	
TREES IN PUBLIC RIGHT-OF-WAY REMOVAL PERMIT		<b>\$10.50</b>
EXPEDITED LAND DIVISION	<b>\$7,563 + \$88 PER LOT OR UNIT</b>	
URBAN GROWTH BOUNDARY AMENDMENT		<b>\$4,833</b>
VACATION OF PUBLIC RIGHT-OF-WAY		<b>\$2,005</b>
FEE-IN-LIEU OF PARKING PROGRAM	<b>\$16,231 PER VEHICLE SPACE</b>	
VERTICAL HOUSING DEVELOPMENT ZONE FEES	<b>\$600 CERTIFICATION &amp; APPLICATION FEE</b>	
	<b>\$400 ANNUAL MONITORING FEE</b>	
BIKE RACK COST SHARING PROGRAM		<b>\$100 PER RACK</b>
<b>LICENSE FEES</b>		
GENERAL BUSINESS		<b>\$50</b>
HOME OCCUPATION		<b>\$25</b>
PEDDLER/SOLICITOR/STREET VENDOR	<b>NO FEE (GENERAL BUSINESS LICENSE FEE ONLY)</b>	
EXHIBITOR		<b>\$148</b>
TEMPORARY MERCHANT	<b>\$120/45 DAYS OR \$401/PERPETUAL</b>	

**\* ADDITIONAL LAND USE REVIEW FEES – ENGINEERING DEPARTMENT**

PLANNING REVIEW, PARTITION, SUBDIVISION & PUD'S (TYPE II/III APPLICATIONS).....	<b>\$329.90 FIRST 19 LOTS + \$14.66 PER LOT OVER 19</b>
FINAL PLAT REVIEW: PARTITION & SUBDIVISION .....	<b>\$329.90 + \$8.29 PER LOT OR PARCEL</b>
DEVELOPMENT REVIEW FOR PUBLIC IMPROVEMENTS ON COMMERCIAL, INDUSTRIAL, INSTITUTIONAL ZONES, & MULTIFAMILY DEVELOPMENTS	<b>\$461.37 1ST ACRE + \$263.54 PER ADDITIONAL ACRES</b>

## **Exhibit E: Ownership Information**

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

Fidelity National Title  
Phone No.: (503)223-8338

Date Prepared: August 21, 2023  
Effective Date: August 16, 2023 / 08:00 AM  
Charge: \$400.00  
Order No.: 45142206160  
Reference: Springbrook - Supp 2

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. 45142206160

**EXHIBIT "A"**  
**(Land Description)**

Lots 1 and 2; Tracts AA, BB, C, D, E and F, SPRINGBROOK DISTRICT, in the City of Newberg, County of Yamhill, State of Oregon, according to the Plat thereof, recorded August 19, 2011, as Instrument No. 2011-10367, Yamhill County Deed and Mortgage Records.

Fidelity National Title Company of Oregon  
Public Record Report for New Subdivision or Land Partition  
Order No. 45142206160

**EXHIBIT "B"**  
**(Tax Account and Map)**

APN/Parcel ID(s) 547318, 547321, 547324, 547327, 547330, 547333, 547357 and 547360 as well as Tax/Map ID(s) R320804900, R320805000, R320805100, R320805200, R320805300, R320805400, R320806200 and R320806300

Fidelity National Title Company of Oregon  
Public Record Report for New Subdivision or Land Partition  
Order No. 45142206160

**EXHIBIT "C"**  
**(Vesting)**

Aspen Way West LLC, an Oregon limited liability company



**EXHIBIT "D"**  
**(Liens and Encumbrances)**

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

Fiscal Year: 2022-2023  
Amount: \$10,368.39  
Levy Code: 29.0  
Account No.: 547321  
Map No.: R3208 05000

Affects: Lot 1

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

Fiscal Year: 2022-2023  
Amount: \$10,963.08  
Levy Code: 29.0  
Account No.: 547324  
Map No.: R3208 05100

Affects: Lot 2

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

Fiscal Year: 2022-2023  
Amount: \$7.85  
Levy Code: 29.0  
Account No.: 547357  
Map No.: R3208 06200

Affects: Tract AA

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

Fiscal Year: 2022-2023  
Amount: \$7.85  
Levy Code: 29.0  
Account No.: 547360  
Map No.: R3208 06300

Affects: Tract BB

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

Fiscal Year: 2022-2023  
Amount: \$15,716.63  
Levy Code: 29.0  
Account No.: 547318  
Map No.: R3208 04900

Affects: Tract C

**EXHIBIT "D"**  
**(Liens and Encumbrances)**  
(continued)

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

Fiscal Year: 2022-2023  
Amount: \$3,333.00  
Levy Code: 29.0  
Account No.: 547333  
Map No.: R3208 05400

Affects: Tract D

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

Fiscal Year: 2022-2023  
Amount: \$90,607.84  
Levy Code: 29.0  
Account No.: 547330  
Map No.: R3208 05300

Affects: Tract E

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

Fiscal Year: 2022-2023  
Amount: \$43,973.48  
Levy Code: 29.0  
Account No.: 547327  
Map No.: R3208 05200

Affects: Tract F

1. The Land has been classified as Farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Affects: Lot 2 and Tracts C, D, E and F

2. City Liens, if any, in favor of the City of Newberg.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Yamhill County, a political subdivision of the State of Oregon  
Purpose: underground Storm Drainage  
Recording Date: May 22, 1989  
Recording No: Film Volume 232, Page 775  
Affects: Tract F

**EXHIBIT "D"**  
**(Liens and Encumbrances)**  
(continued)

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

Granted to: the City of Newberg, a municipal corporation  
Purpose: storm sewer inlet  
Recording Date: November 30, 2001  
Recording No: 200121323  
Affects: Tract AA

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

Granted to: the City of Newberg, a municipal corporation  
Purpose: slope and public utilities  
Recording Date: May 22, 2002  
Recording No: 200210193  
Affects: Tracts AA and BB

6. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Springbrook District  
Recording Date: August 11, 2011  
Recording No: 2011-10367

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the Plat of Springbrook District;

Purpose: utilities  
Affects: 10 feet along street right of way lines/as delineated on said Plat

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the Plat of Springbrook District;

Purpose: utilities  
Affects: Tracts AA, BB, D, F, Lot 2./as delineated on said Plat

9. Development Agreement - Springbrook Master Plan

Executed by: City of Newberg and Springbrook Properties, Inc.  
Recording Date: February 6, 2008  
Recording No.: 200801964

Amendment(s)/Modification(s) of said Development Agreement

Recording Date: August 11, 2011  
Recording No: 2011-10366

**EXHIBIT "D"**  
**(Liens and Encumbrances)**  
(continued)

Amendment(s)/Modification(s) of said Development Agreement

Recording Date: August 30, 2018  
Recording No: 201812616

10. 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.
11. The proposed transaction may be subject to statutory requirements for the partitioning or subdivision of land pursuant to Chapter 92 of Oregon Revised Statutes. Violation may subject parties to both civil and criminal penalties. Furthermore, title insurance policies do not provide coverage against violation of these statutes.
12. Any claim based on the failure to comply with the provisions of Governmental Laws and Regulations regarding the division of land.
13. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2023-2024..
14. As disclosed by the assessment and tax roll, the premises herein were once specially assessed for farmland, forestland or other special assessment status and later disqualified. Per ORS 308A.700 to 308A.733, additional taxes were imposed and remain as potential additional tax liability for the property. A check with the Assessor's office will be necessary to determine the effect and continuation of the additional tax liability.

Additional Tax Liability Amount: \$58,433.12  
Tax Account: 547327  
Map No.: R3208 05200

Affects: Tract F

15. As disclosed by the assessment and tax roll, the premises herein were once specially assessed for farmland, forestland or other special assessment status and later disqualified. Per ORS 308A.700 to 308A.733, additional taxes were imposed and remain as potential additional tax liability for the property. A check with the Assessor's office will be necessary to determine the effect and continuation of the additional tax liability.

Additional Tax Liability Amount: \$198,114.98  
Tax Account: 547330  
Map No.: R3208 05300

Affects: Tract E

**\*\*End of Liens & Encumbrances\*\***

**BOUNDARY DEEDS:**

**EXHIBIT "D"**  
**(Liens and Encumbrances)**  
(continued)

Boundary Deed

Recording Date: May 15, 1996  
Recording No.: 199607569

Boundary Deed

Recording Date: June 20, 1996  
Recording No.: 199609864

Boundary Deed

Recording Date: September 28, 2001  
Recording No.: 200117165

Boundary Deed

Recording Date: April 26, 2002  
Recording No.: 200208416

Boundary Deed

Recording Date: November 17, 2004  
Recording No.: 200423482

Boundary Deed

Recording Date: July 19, 2005  
Recording No.: 200514996

Boundary Deed

Recording Date: September 5, 2012  
Recording No.: 2012-12594

Boundary Deed

Recording Date: November 30, 2015  
Recording No.: 201518589

Boundary Deed

Recording Date: November 9, 2017  
Recording No.: 201718041

**EXHIBIT "D"**  
**(Liens and Encumbrances)**  
(continued)

Boundary Deed

Recording Date: May 22, 2018  
Recording No.: 201807236

Boundary Deed

Recording Date: January 4, 2019  
Recording No.: 201900134

Boundary Deed

Recording Date: February 15, 2019  
Recording No.: 201901897

Boundary Deed

Recording Date: July 8, 2019  
Recording No.: 201908989

Boundary Deed

Recording Date: October 8, 2019  
Recording No.: 201914515

Boundary Deed

Recording Date: November 6, 2019  
Recording No.: 201916213

Boundary Deed

Recording Date: November 24, 2020  
Recording No.: 202021253

Boundary Deed

Recording Date: June 10, 2021  
Recording No.: 202111895

Boundary Deed

Recording Date: September 14, 2021  
Recording No.: 202118527

**EXHIBIT "D"**  
**(Liens and Encumbrances)**  
(continued)

Boundary Deed

Recording Date: September 27, 2021  
Recording No.: 202119350

Boundary Plat - Green Valley Subdivision

Recording Date: November 13, 1952  
Recording No.: Volume 6, Page 9

Boundary Plat - Hazelwood Farm

Recording Date: May 15, 2018  
Recording No.: 201806920

Boundary Plat - Jeffrey Park

Recording Date: December 28, 1979  
Recording No.: Cabinet 9, Slide 191B

Boundary Plat - Northwood Estates

Recording Date: August 17, 1992  
Recording No.: Film Volume 3, Page 266

## 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.

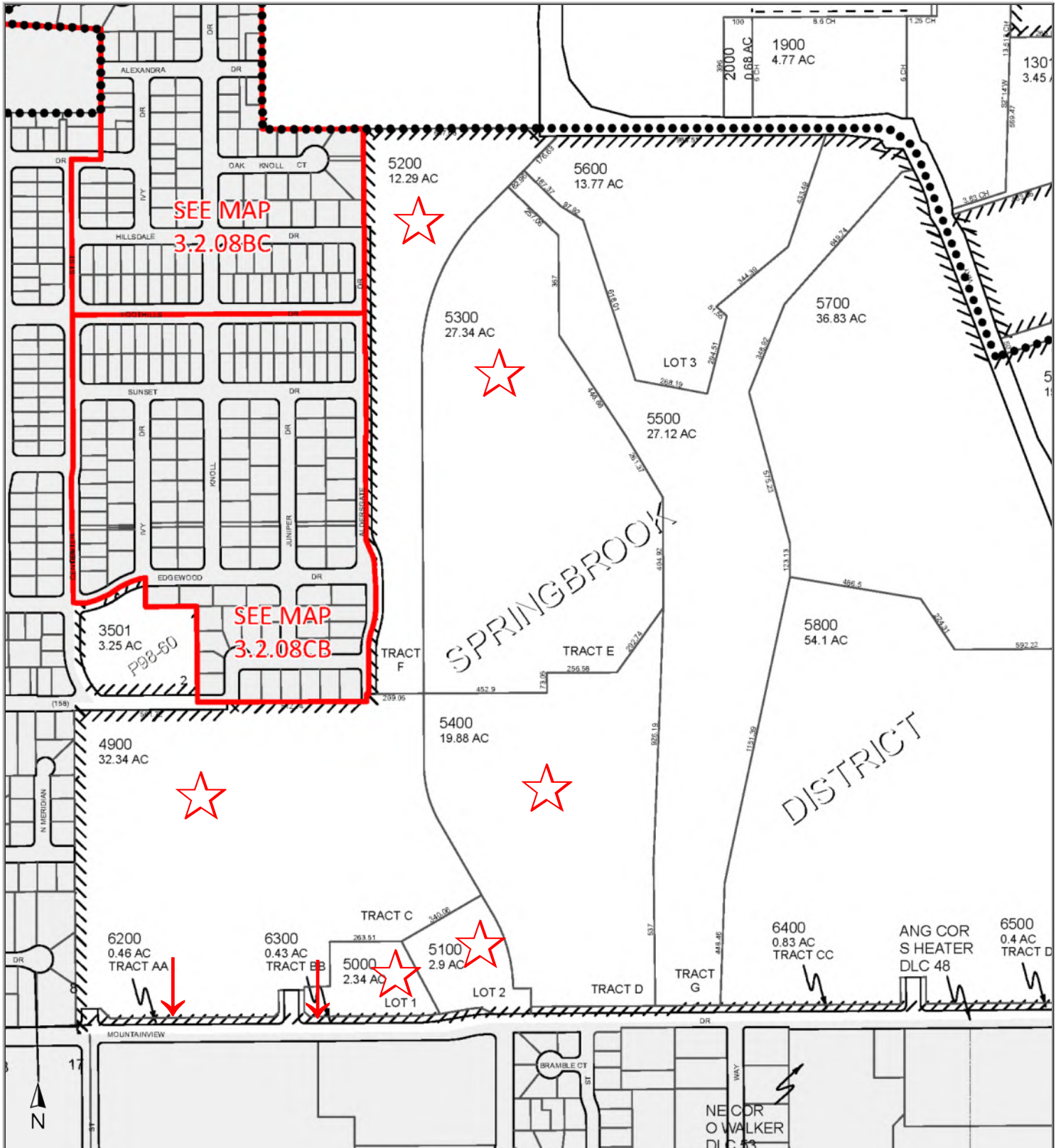
Fidelity National Title Company of Oregon  
Public Record Report for New Subdivision or Land Partition  
Order No. 45142206160

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.

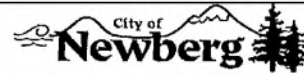
END OF THE LIMITATIONS OF LIABILITY



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.

Yamhill County Official Records	<b>202215920</b>
PR-VACPR	<b>12/20/2022 09:30:01 AM</b>
Stn=3 SUTTONS	
13Pgs \$65.00 \$5.00 \$11.00 \$5.00 \$60.00	<b>\$171.00</b>
\$25.00	
I, Keri Hinton, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Keri Hinton - County Clerk	

## ORDINANCE NO. 2022-2910



**An ordinance vacating ±6,800 square feet of right-of-way of an unnamed street connecting to the northside of E Mountainview Drive, east of N Center Street and west of N Villa Road generally described previously within the corporate city limits of Newberg, Oregon.**

### Recitals:

1. The Newberg City Council initiated the vacation on October 17, 2022, through Resolution No. 2022-3869.
3. Notice was published in The Newberg Graphic newspaper once a week for two consecutive weeks (October 26, 2022, and November 2, 2022) prior to the final public hearing of the City Council.
4. The Newberg City Council conducted a public hearing on November 21, 2022, to consider the vacation and any written objections or remonstrances and take public comment.
5. All of the abutting property owners have signed consent to vacate forms.

### The City of Newberg Ordains as Follows:

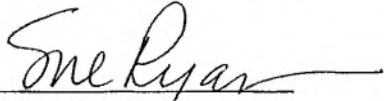
1. The findings, listed as Exhibit "A" and attached to this ordinance, are hereby adopted and by this reference incorporated.
2. The following described public right-of-way within the City of Newberg, County of Yamhill, State of Oregon, is hereby vacated: A tract of land located in the southwest quarter of Section 8, Township 3 South, Range 2 West of the Willamette Meridian in the City of Newberg, Yamhill County, Oregon, being described as ±6,800 square feet of right-of-way of an unnamed street connecting to the northside of E Mountainview Drive, east of N Center Street and west of N Villa Road as shown in Exhibit "B". Exhibit "B" is hereby adopted and by this reference incorporated.
3. Subject to the above provisions, the applicant is hereby directed to file for recording with the County Clerk and Ex-Officio Recorder of Conveyances of the County of Yamhill, State of Oregon, a certified copy of this ordinance and a map of said public right-of-way (Exhibit "B") so vacated, and the applicant is further directed to file a copy of this ordinance and a map with the Surveyor, Assessor, and Clerks offices of said Yamhill County, Oregon, respectively. A copy of all recorded documents shall be provided to the City of Newberg by the applicant; including any documents required by private utilities and franchises.

**Effective Date** of this ordinance is the 30 days after the adoption date, which is: December 20, 2022.

**Adopted** by the City Council of Newberg, Oregon, this 21st day of November 2022, by the following votes:

This instrument filed for record by LEV #4131/ARCO  
 Fidelity National Title as an accommodation  
 only. It has not been examined as to its  
 execution or as to its effect upon the title.


AYE: 5 NAY: 0 ABSTAIN: 0 ABSENT: 2 (Rogers, District 3 Vacant)



---

Sue Ryan, City Recorder

Attest by the Mayor this 22nd day of November, 2022.



---

Rick Rogers, Mayor

## Certifying to a Copy of a Document

State of OREGON

County of Yamhill

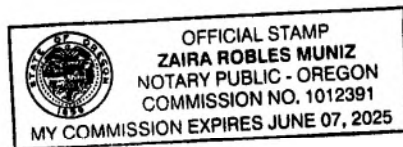
I certify (or attest) that this is a true and correct copy of a record in the possession

of City of Newberg.

Dated: Dec 02, 2022.

  
\_\_\_\_\_  
Notary Public - State of Oregon

Official Stamp



Document Description

This certificate is attached to page 5 of a Ordinance No. 2022-2910 (title or type of document),  
dated NOV 22, 2022, consisting of 12 pages.

**EXHIBIT “A”**  
**FINDINGS FOR APPROVAL OF A STREET RIGHT-OF-WAY VACATION**

*Oregon Revised Statutes (ORS) Chapter 271  
Use of Public Lands; Easements  
Public Lands*

*Vacation*

*271.080 Vacation in incorporated cities; petition; consent of property owners.*

*(1) Whenever any person interested in any real property in an incorporated city in this state desires to vacate all or part of any street, avenue, boulevard, alley, plat, public square or other public place, such person may file a petition therefor setting forth a description of the ground proposed to be vacated, the purpose for which the ground is proposed to be used and the reason for such vacation.*

**Finding:** On August 16, 2022, AKS Engineering & Forestry, LLC on behalf of Pahlisch Homes, Inc. filed a petition requesting the City to initiate the vacation the ±6,800 square feet of right-of-way of an unnamed street connecting to the northside of E Mountainview Drive, east of N Center Street and west of N Villa Road. Throughout the rest of this report this specific area will be referred to as the unnamed ROW (right-of-way). The petition included the description of the area to be vacated and can be noted in Exhibit “B”. The petition also included the purpose and reason for the vacation. As stated by the applicant, the area is located within the Springbrook District – Low Density Residential zone. This unnamed ROW was an area dedicated to the City for future street improvements as part of the 2007 subdivision application, SUB3-07-009, that resulted in the Springbrook District development. The applicant is purposing the unnamed ROW be vacated to allow for additional home sites when future development occurs within this area. This unnamed ROW is undeveloped and therefore the existing parcels of land are using alternative routes of access and the vacation of this piece would not have any negative affect on current access requirements. This criterion has been met.

*(2) There shall be appended to such petition, as a part thereof and as a basis for granting the same, the consent of the owners of all abutting property and of not less than two-thirds in area of the real property affected thereby. The real property affected thereby shall be deemed to be the land lying on either side of the street or portion thereof proposed to be vacated and extending laterally to the next street that serves as a parallel street, but in any case not to exceed 200 feet, and the land for a like lateral distance on either side of the street for 400 feet along its course beyond each terminus of the part proposed to be vacated. Where a street is proposed to be vacated to its termini, the land embraced in an extension of the street for a distance of 400 feet beyond each terminus shall also be counted. In the vacation of any plat or part thereof the consent of the owner or owners of two-thirds in area of the property embraced within such plat or part thereof proposed to be vacated shall be sufficient, except where such vacation embraces street area, when, as to such street area the above requirements shall also apply. The consent of the owners of the required amount of property shall be in writing. [Amended by 1999 c.866 §2]*

**Finding:** Included in the petition is consent signatures from all abutting property owners and one of real property affected, which totals two-thirds of the required signatures of real property affected owners. Exhibit “B” depicts which tax lots are abutting properties and which tax lots are within the area defined as real properties affected. Abutting properties are included in the definition of real properties affected. There



is a total of six individual tax lots that are either abutting or within the area of real property affected. Two-thirds of six is four. Therefore, all three abutting property owners' and one real affected property owners' signatures were required to reach a two-thirds consensus. A copy of the submitted signatures can be viewed in Ordinance 2022-2910 Attachment 3, Exhibit "C". This criterion has been met.

Tax Lot	Property Type	Signature
R3208 4900	Abutting	Obtained
R3208 5000	Real Affected	Obtained
R3208 6200	Abutting	Obtained
R3208 6300	Abutting	Obtained
R3217 1901	Real Affected	Not Obtained
R3217 1904	Real Affected	Not Obtained

*271.090 Filing of petition; notice. The petition shall be presented to the city recorder or other recording officer of the city. If found by the recorder to be sufficient, the recorder shall file it and inform at least one of the petitioners when the petition will come before the city governing body. A failure to give such information shall not be in any respect a lack of jurisdiction for the governing body to proceed on the petition.*

**Finding:** The Community Development Department staff acting on behalf of the city recorder, deemed the filed petition application complete on August 30, 2022, and consequently notified the applicant that the request to initiate the petition would be presented to City Council on October 17, 2022. This requirement has been met.

*271.100 Action by city governing body. The city governing body may deny the petition after notice to the petitioners of such proposed action, but if there appears to be no reason why the petition should not be allowed in whole or in part, the governing body shall fix a time for a formal hearing upon the petition.*

**Finding:** On October 17, 2022, City Council adopted Resolution No. 2022-3869, initiating the vacation process and setting a formal hearing date for November 21, 2022. This criterion is met.

*271.110 Notice of hearing. (1) The city recorder or other recording officer of the city shall give notice of the petition and hearing by publishing a notice in the city official newspaper once each week for two consecutive weeks prior to the hearing. If no newspaper is published in such city, written notice of the petition and hearing shall be posted in three of the most public places in the city. The notices shall describe the ground covered by the petition, give the date it was filed, the name of at least one of the petitioners and the date when the petition, and any objection or remonstrance, which may be made in writing and filed with the recording officer of the city prior to the time of hearing, will be heard and considered.*

*(2) Within five days after the first day of publication of the notice, the city recording officer shall cause to be posted at or near each end of the proposed vacation a copy of the notice, which shall be headed, "Notice of Street Vacation," "Notice of Plat Vacation" or "Notice of Plat and Street Vacation," as the case may be. The notice shall be posted in at least two conspicuous places in the proposed vacation area. The posting and first day of publication of such notice shall be at least 14 days before the hearing.*

*(3) The city recording officer shall, before publishing such notice, obtain from the petitioners a sum sufficient to cover the cost of publication, posting and other anticipated expenses. The city*



*recording officer shall hold the sum so obtained until the actual cost has been ascertained, when the amount of the cost shall be paid into the city treasury and any surplus refunded to the depositor. [Amended by 1991 c.629 §1; 2005 c.22 §196]*

**Finding:** Notice was published in the Newberg Graphic for two consecutive weeks (October 26, 2022, and November 2, 2022) prior to the November 21, 2022, public hearing. In addition, public notice was posted in four public places on October 26, 2022. The applicant on October 28, 2022, posted notice at the area to be vacated in two locations in conformance with ORS 271.110 to property owners within 100 feet. The City of Newberg maintains a flat fee for publications with The Newberg Graphic and did not require the applicant to put forth funds. The applicant was responsible for all costs associated with the mailing of property owner notices and both site postings. These requirements have been met.

*271.120 Hearing; determination. At the time fixed by the governing body for hearing the petition and any objections filed thereto or at any postponement or continuance of such matter, the governing body shall hear the petition and objections and shall determine whether the consent of the owners of the requisite area has been obtained, whether notice has been duly given and whether the public interest will be prejudiced by the vacation of such plat or street or parts thereof. If such matters are determined in favor of the petition the governing body shall by ordinance make such determination a matter of record and vacate such plat or street; otherwise it shall deny the petition. The governing body may, upon hearing, grant the petition in part and deny it in part, and make such reservations, or either, as appear to be for the public interest.*

**Finding:** A public hearing with the Newberg City Council is scheduled for November 21, 2022, to consider the vacation of the unnamed ROW contained in the application and City Council will decide whether to vacate this area based on the requirements, including the public interest. This requirement is met.

*271.130 Vacation on city governing body's own motion; appeal. (1) The city governing body may initiate vacation proceedings authorized by ORS 271.080 and make such vacation without a petition or consent of property owners. Notice shall be given as provided by ORS 271.110, but such vacation shall not be made before the date set for hearing, nor if the owners of a majority of the area affected, computed on the basis provided in ORS 271.080, object in writing thereto, nor shall any street area be vacated without the consent of the owners of the abutting property if the vacation will substantially affect the market value of such property, unless the city governing body provides for paying damages. Provision for paying such damages may be made by a local assessment, or in such other manner as the city charter may provide.*

*(2) Two or more streets, alleys, avenues and boulevards, or parts thereof, may be joined in one proceeding, provided they intersect or are adjacent and parallel to each other.*

*(3) No ordinance for the vacation of all or part of a plat shall be passed by the governing body until the city recording officer has filed in the office of the city recording officer or indorsed on the petition for such vacation a certificate showing that all city liens and all taxes have been paid on the lands covered by the plat or portion thereof to be vacated.*

*(4) Any property owner affected by the order of vacation or the order awarding damages or benefits in such vacation proceedings may appeal to the circuit court of the county where such city is situated in the manner provided by the city charter. If the charter does not provide for such appeal, the appeal shall be taken within the time and in substantially the manner provided for taking an appeal from justice court in civil cases. [Amended by 1995 c.658 §101]*

**Finding:** This vacation was initiated by persons interested in real property, and not by the City of Newberg. Therefore, these requirements are not applicable.

*271.140 Title to vacated areas. The title to the street or other public area vacated shall attach to the lands bordering on such area in equal portions; except that where the area has been originally dedicated by different persons and the fee title to such area has not been otherwise disposed of, original boundary lines shall be adhered to and the street area which lies on each side of such boundary line shall attach to the abutting property on such side. If a public square is vacated the title thereto shall vest in the city. [Amended by 1981 c.153 §58]*

**Finding:** The vacation boarders tax lots R3208 4900, R3208 6200, and R3208 6300 which are all under the same ownership of Aspen Way LLC to which the vacated areas shall attach to. There is no public square proposed in the vacation that would vest to the City of Newberg. This requirement is met.

*271.150 Vacation records to be filed; costs. A certified copy of the ordinance vacating any street or plat area and any map, plat or other record in regard thereto which may be required or provided for by law, shall be filed for record with the county clerk. The petitioner for such vacation shall bear the recording cost and the cost of preparing and filing the certified copy of the ordinance and map. A certified copy of any such ordinance shall be filed with the county assessor and county surveyor.*

**Finding:** A certified copy of the ordinance and maps will be filed by the applicant with the Yamhill County Clerk. This requirement will be met.

*271.160 Vacations for purposes of rededication. No street shall be vacated upon the petition of any person when it is proposed to replat or rededicate all or part of any street in lieu of the original unless such petition is accompanied by a plat showing the proposed manner of replatting or rededicating. If the proposed manner of replatting or rededicating or any modification thereof which may subsequently be made meets with the approval of the city governing body, it shall require a suitable guarantee to be given for the carrying out of such replatting or rededication or may make any vacation conditional or to take effect only upon the consummation of such replatting or rededication.*

**Finding:** The vacation is not for the purposes of rededication. This requirement does not apply.

*271.170 Nature and operation of statutes. The provisions of ORS 271.080 to 271.160 are alternative to the provisions of the charter of any incorporated city and nothing contained in those statutes shall in anywise affect or impair the charter or other provisions of such cities for the preservation of public access to and from transportation terminals and navigable waters.*

**Finding:** The City of Newberg Municipal Code section 12.05 Streets and Sidewalks addresses notification of utility operators for street vacations. There is no city process related to street vacations; therefore, street vacations are processed in accordance with ORS 271.080 – 271.230.

*NMC 12.05.360*

*The city shall notify the affected utility operator of vacation proceeding when notifying adjacent property owners. If the city vacates any right-of-way, or portion of a right-of-way, that a utility operator uses, the*

*utility operator shall, at its own expense, remove its facilities from the right-of-way unless the city reserves a public utility easement, which the city shall make a reasonable effort to do; provided, that there is no cost or expense to the city, or the utility operator obtains an easement for its facilities. If the utility operator fails to remove its facilities within 30 days after a right-of-way is vacated, or as otherwise directed or agreed to in writing by the city, the city may remove the facilities at the utility operator's sole expense. Upon receipt of an invoice from the city, the utility operator shall reimburse the city for the costs the city incurred within 30 days.*

City staff notified private utility and service providers of the proposed vacation including Comcast, Northwest Natural, Portland General Electric, and Ziply Fiber. No comments were received.

This requirement is met.

*271.180 Vacations in municipalities included in port districts; petition; power of common council; vacating street along railroad easement. To the end that adequate facilities for terminal trackage, structures and the instrumentalities of commerce and transportation may be provided in cities and towns located within or forming a part of any port district organized as a municipal corporation in this state, the governing body of such cities and towns, upon the petition of any such port, or corporation empowered to own or operate a railroad, steamship or other transportation terminal, or railroad company entering or operating within such city or town, or owner of property abutting any such terminal, may:*

*(1) Authorize any port commission, dock commission, common carrier, railroad company or terminal company to occupy, by any structure, trackage or machinery facilitating or necessary to travel, transportation or distribution, any street or public property, or parts thereof, within such city or town, upon such reasonable terms and conditions as the city or town may impose.*

*(2) Vacate the whole or any part of any street, alley, common or public place, with such restrictions and upon such conditions as the city governing body may deem reasonable and for the public good.*

*(3) If any railroad company owns or has an exclusive easement upon a definite strip within or along any public street, alley, common or public place, and if the city governing body determines such action to be to the advantage of the public, vacate the street area between the strip so occupied by the railroad company and one property line opposite thereto, condition that the railroad company dedicates for street purposes such portion of such exclusive strip occupied by it as the city governing body may determine upon, and moves its tracks and facilities therefrom onto the street area so vacated. The right and title of the railroad company in the vacated area shall be of the same character as previously owned by it in the exclusive strip which it is required by the city governing body to surrender and dedicate to street purposes.*

*271.190 Consent of owners of adjoining property; other required approval. No vacation of all or part of a street, alley, common or public place shall take place under ORS 271.180 unless the consent of the persons owning the property immediately adjoining that part of the street or alley to be vacated is obtained thereto in writing and filed with the auditor or clerk of the city or town. No vacation shall be made of any street, alley, public place or part thereof, if within 5,000 feet of the harbor or pierhead line of the port, unless the port commission, or other bodies having jurisdiction over docks and wharves in the port district involved, approves the proposed vacation in writing.*

**Finding:** The proposed vacation is for a portion of an undeveloped public right-of-way and does not

involve a port, transportation terminal, or railroad. The requirement does not apply.

**271.200 Petition; notice.**

*(1) Before any street, alley, common or public place or any part thereof is vacated, or other right granted by any city governing body under ORS 271.180 to 271.210 the applicant must petition the governing body of the city or town involved, setting forth the particular circumstances of the case, giving a definite description of the property sought to be vacated, or of the right, use or occupancy sought to be obtained, and the names of the persons to be particularly affected thereby. The petition shall be filed with the auditor or clerk of the city or town involved 30 days previous to the taking of any action thereon by the city governing body.*

**Finding:** On August 17, 2022, AKS Engineering and Forestry, LLC on behalf of Pahlisch Homes Inc., filed a petition to the City of Newberg stating the requirements in this section. The application states that the area to be vacated was originally dedicated to the City of Newberg during the plat of the Springbrook District subdivision in 2007 (SUB3-07-009), however this area was never developed. The application includes a description of the property as approximately 6,800 square feet of unnamed right-of-way north of E Mountainview Drive, east of N Center Street and west of N Villa Road. Vacation of the area will allow for additional home sites to be developed with future projects. All property owners in the affected area were listed and can viewed in Ordinance 2022-2910 Attachment 3, Exhibit "D". The City Council held a meeting to review the request to initiate the vacation petition on October 17, 2022. This requirement is met.

*(2) Notice of the pendency of the petition, containing a description of the area sought to be vacated or right, use or occupancy sought to be obtained, shall be published at least once each week for three successive weeks prior to expiration of such 30-day period in a newspaper of general circulation in the county wherein the city or town is located.*

**Finding:** The petition was deemed sufficient and complete on August 30, 2022. City of Newberg published pendency of the petition in The Newberg Graphic for three consecutive weeks (September 14, 21 and 28, 2022). The notice included area to be sought and the proposed future use. This requirement was met.

*271.210 Hearing; grant of petition. Hearing upon the petition shall be had by the city governing body at its next regular meeting following the expiration of 30 days from the filing of the petition. At that time objections to the granting of the whole or any part of the petition shall be duly heard and considered by the governing body, which shall thereupon, or at any later time to which the hearing is postponed or adjourned, pass by a majority vote an ordinance setting forth the property to be vacated, or other rights, occupancy or use to be thereby granted. Upon the expiration of 30 days from the passage of the ordinance and the approval thereof by the mayor of the city or town, the ordinance shall be in full force and effect.*

**Finding:** The Newberg City Council has set a hearing for the petition on November 21, 2022. Public comments will be heard at this meeting if anyone chooses to testify. Council will then vote on Ordinance 2022-2910. This will occur more than 30 days from the initial filing of the petition. If Ordinance 2022-2910 is approved, it will not go into effect until December 20, 2022. This requirement is met.

*271.220 Filing of objections; waiver. All objections to the petition shall be filed with the clerk or*



*auditor of the city or town within 30 days from the filing of the petition, and if not so filed shall be conclusively presumed to have been waived. The regularity, validity and correctness of the proceedings of the city governing body pursuant to ORS 271.180 to 271.210, shall be conclusive in all things on all parties, and cannot in any manner be contested in any proceeding whatsoever by any person not filing written objections within the time provided in this section.*

**Finding:** No objects to the petition were received by The City of Newberg within 30 days from the filing of the petition. This requirement is met.

*271.230 Records of vacations; fees. (1) If any town or plat of any city or town is vacated by a county court or municipal authority of any city or town, the vacation order or ordinance shall be recorded in the deed records of the county. Whenever a vacation order or ordinance is so recorded, the county surveyor of such county shall, upon a copy of the plat that is certified by the county clerk, trace or shade with permanent ink in such manner as to denote that portion so vacated, and shall make the notation "Vacated" upon such copy of the plat, giving the book and page of the deed record in which the order or ordinance is recorded. Corrections or changes shall not be allowed on the original plat once it is recorded with the county clerk.*

*(2) For recording in the county deed records, the county clerk shall collect the same fee as for recording a deed. For the services of the county surveyor for marking the record upon the copy of the plat, the county clerk shall collect a fee as set by ordinance of the county governing body to be paid by the county clerk to the county surveyor. [Amended by 1971 c.621 §31; 1975 c.607 §31; 1977 c.488 §2; 1979 c.833 §30; 1999 c.710 §12; 2001 c.173 §5]*

**Finding:** If approved, the ordinance vacating the unnamed ROW will be recorded in the deed records of Yamhill County. This requirement will be met.

#### **City of Newberg Criteria**

The City of Newberg Vacation Application states that the following criteria based on ORS 271.130 must be addressed by the applicant; however, these criteria are not found within the Newberg Municipal Code or other city regulatory documents.

**Criteria 1.** Notice shall be given as provided by ORS 271.110. Notice will be published in *The Newberg Graphic* for two consecutive weeks prior to the City Council hearing on this matter.

**Finding:** Notice has been provided in accordance with ORS 271.110. Notice was published in *The Newberg Graphic* for two consecutive weeks (October 26, 2022, and November 2, 2022) prior to the November 21, 2022, public hearing. Posted notice near the vacation area and mailed notice to all property owners per ORS 271.110 has occurred. In addition, the notice was posted by city staff in four public buildings.

**Criteria 2.** Obtain consent from the owners of all abutting property and at least 2/3 majority consent of owners in the affected area.

**Finding:** Please refer to the previous finding for ORS 271.080(2) for explanation. This criterion is met.

**Criteria 3.** Where owner consent has not been provided, the vacation will not significantly

**affect the value of the abutting properties, unless the city provides for paying damages.**

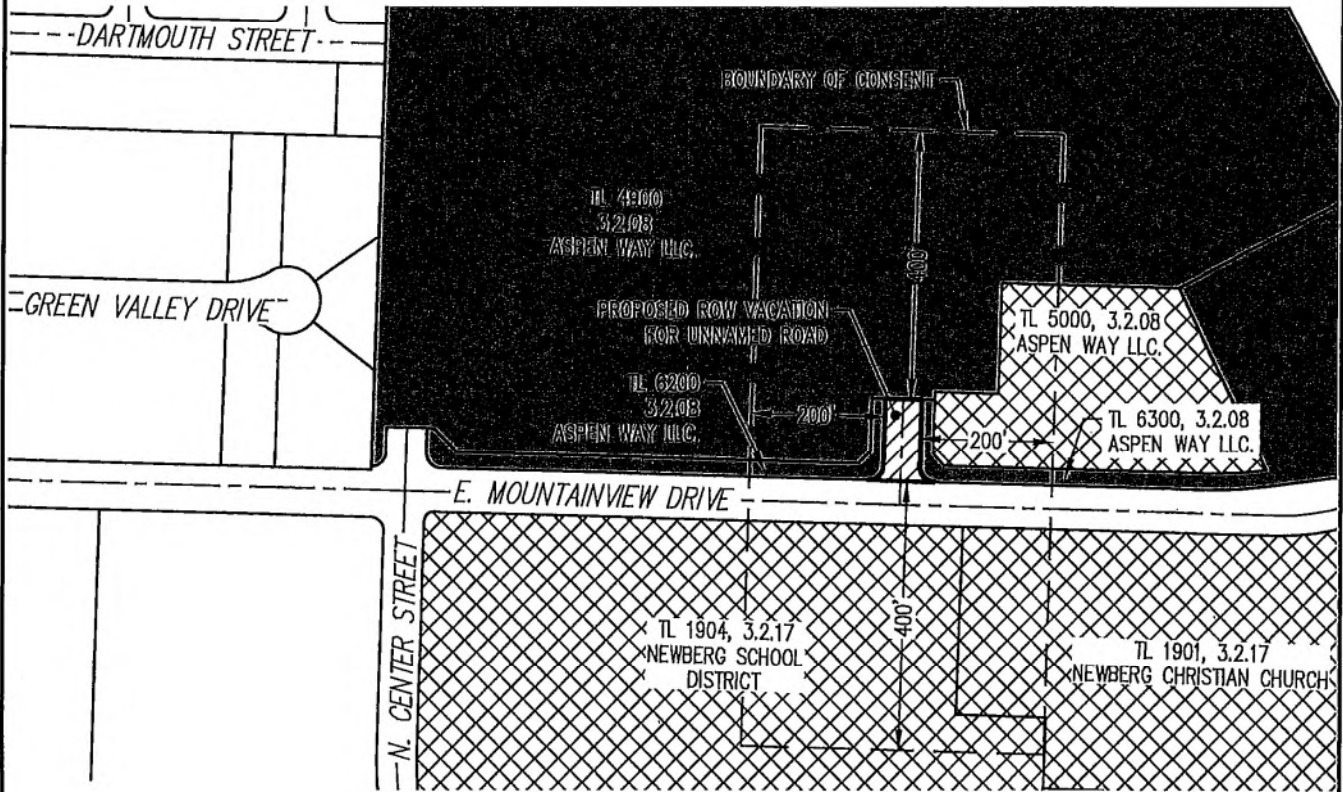
**Finding:** The owners of all abutting properties in the affected area have provided written consent.

**Conclusion:** Based on the findings above, the proposed vacation satisfies the applicable Oregon Revised Statutes and City of Newberg requirements.

**EXHIBIT "B": UNNAMED PUBLIC RIGHT-OF-WAY**

Ordinance 2022-2910  
Exhibit B

# RIGHT-OF-WAY VACATION LOCATED IN THE SW 1/4 OF SEC 8, T3S, R2W, W.M., CITY OF NEWBERG, YAMHILL COUNTY, OREGON



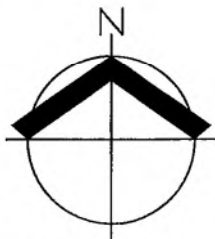
## PREPARED FOR

PAHLISCH HOMES, INC.  
16101 SW 72ND AVE, STE 140  
PORTLAND, OR 97224

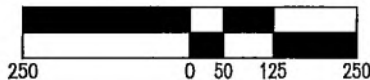
ABUTTING PROPERTY



AFFECTED PROPERTY



SCALE: 1" = 250 FEET



DATE: 3/21/2022

ABUTTING AND AFFECTED PROPERTIES		EXHIBIT <b>A</b>
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: EN CHKD: MK AKS JOB: 4487-01





AFTER RECORDING, RETURN TO:  
Stoel Rives LLP  
760 SW Ninth Avenue, Suite 3000  
Portland, OR 97205  
Attention: Margaret B. Kushner

Until a change is requested, all tax statements shall be sent to the following address:  
Aspen Way West LLC  
3113 Crestview Drive  
Newberg, OR 97132

Yamhill County Official Records	<b>201618832</b>
<b>DMR-DDMR</b>	
Stn=0 SUTTONS	<b>12/05/2016 01:53:59 PM</b>
2Pgs \$10.00 \$11.00 \$5.00 \$20.00	<b>\$46.00</b>
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Brian Van Bergen - County Clerk	

### STATUTORY BARGAIN AND SALE DEED

**SPRINGBROOK PROPERTIES, INC.**, an Oregon corporation, Grantor, conveys to **ASPEN WAY WEST LLC**, an Oregon limited liability company, Grantee, Lots 1, 2, 3, 4 and 5, and Tracts A, B, C, D, E, F, G, H, AA, BB, CC, DD and EE, **SPRINGBROOK DISTRICT**, in the City of Newberg, Yamhill County, Oregon, according to the plat thereof recorded August 19, 2011, at Plat Volume 15, Page 2, Yamhill County, Oregon.

The true consideration for this conveyance is NONE. This conveyance is a contribution to capital of Grantee.

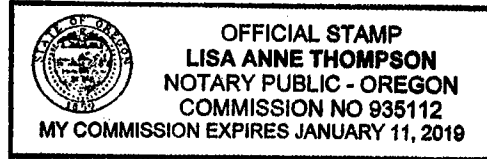
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY

OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 15<sup>th</sup> day of December, 2016.

**SPRINGBROOK PROPERTIES, INC.,**  
an Oregon corporation

By: George K. Austin, Jr.  
Name: George K. Austin, Jr.  
Title: President



STATE OF OREGON )  
 )ss.  
COUNTY OF Yamhill )

This instrument was acknowledged before me on December 15<sup>th</sup>, 2016, by George K. Austin, Jr., as President of **SPRINGBROOK PROPERTIES, INC.**, an Oregon corporation, on its behalf.

Lisa Anne Thompson  
Notary Public  
My commission expires:  
Commission No.: Jan. 11, 2019

## **Exhibit F: Yamhill County Assessor's Maps**

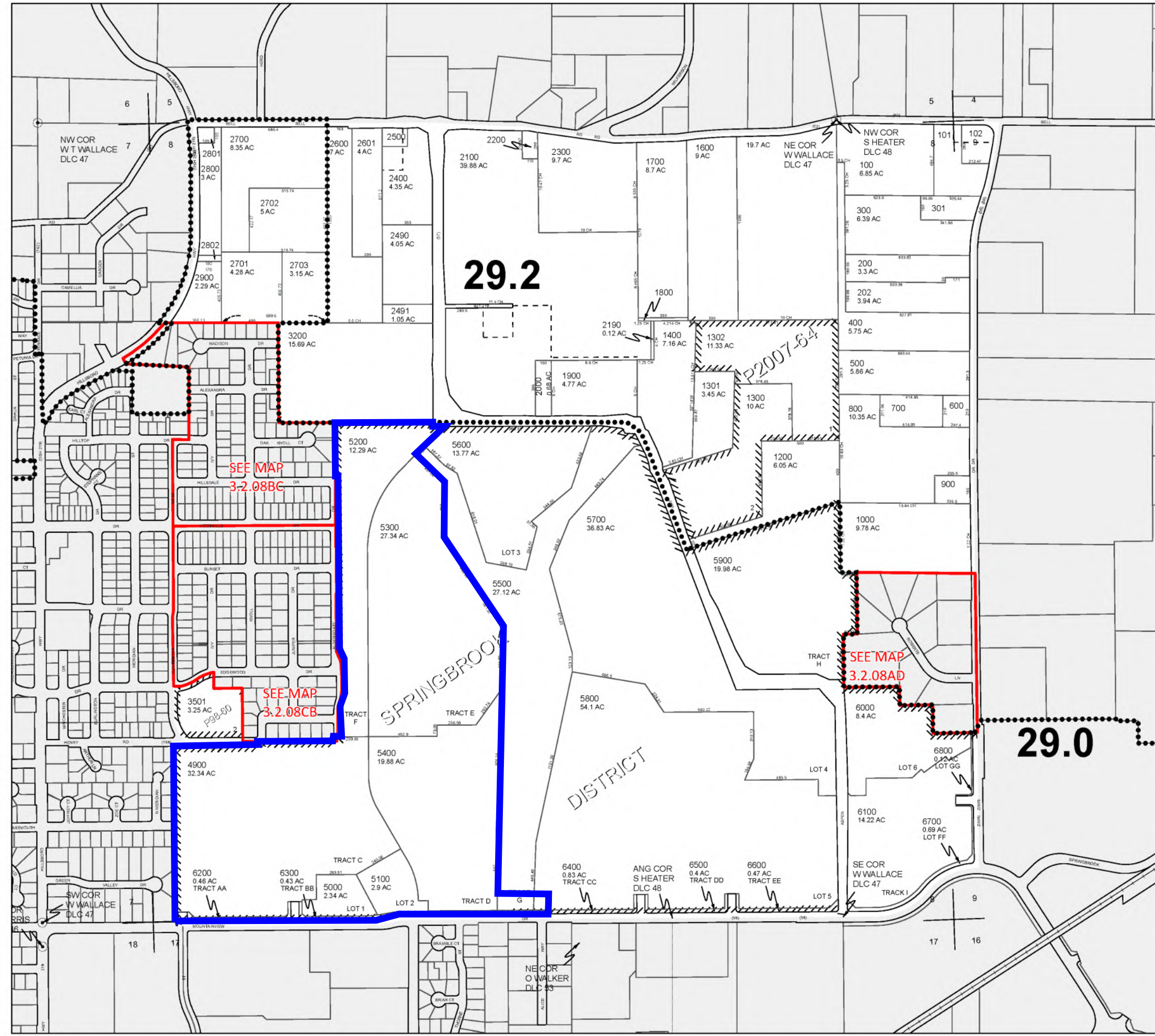
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ASSESSMENT & TAX  
CARTOGRAPHY

SECTION 8 T.3S. R.2W. W.M.  
YAMHILL COUNTY OREGON  
1" = 400'



- CANCELLED TAXLOTS:
- 4800
  - 4700
  - 4600
  - 4500
  - 4401
  - 4400
  - 4300
  - 4200
  - 4101
  - 4100
  - 4000
  - 3900
  - 3800
  - 3700
  - 3601
  - 3600
  - 3504
  - 3503
  - 3502
  - 3400
  - 3300
  - 3100
  - 3001
  - 3000
  - 1100
  - 201

DATE PRINTED: 6/24/2019

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.

## **Exhibit G: Mailing List and Sample Notices** **(Updated Jan 2024)**

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ASSESSMENT & TAX  
CARTOGRAPHY

SEC. 8 T.3 S. R.2 W. W.M.  
1"=400'

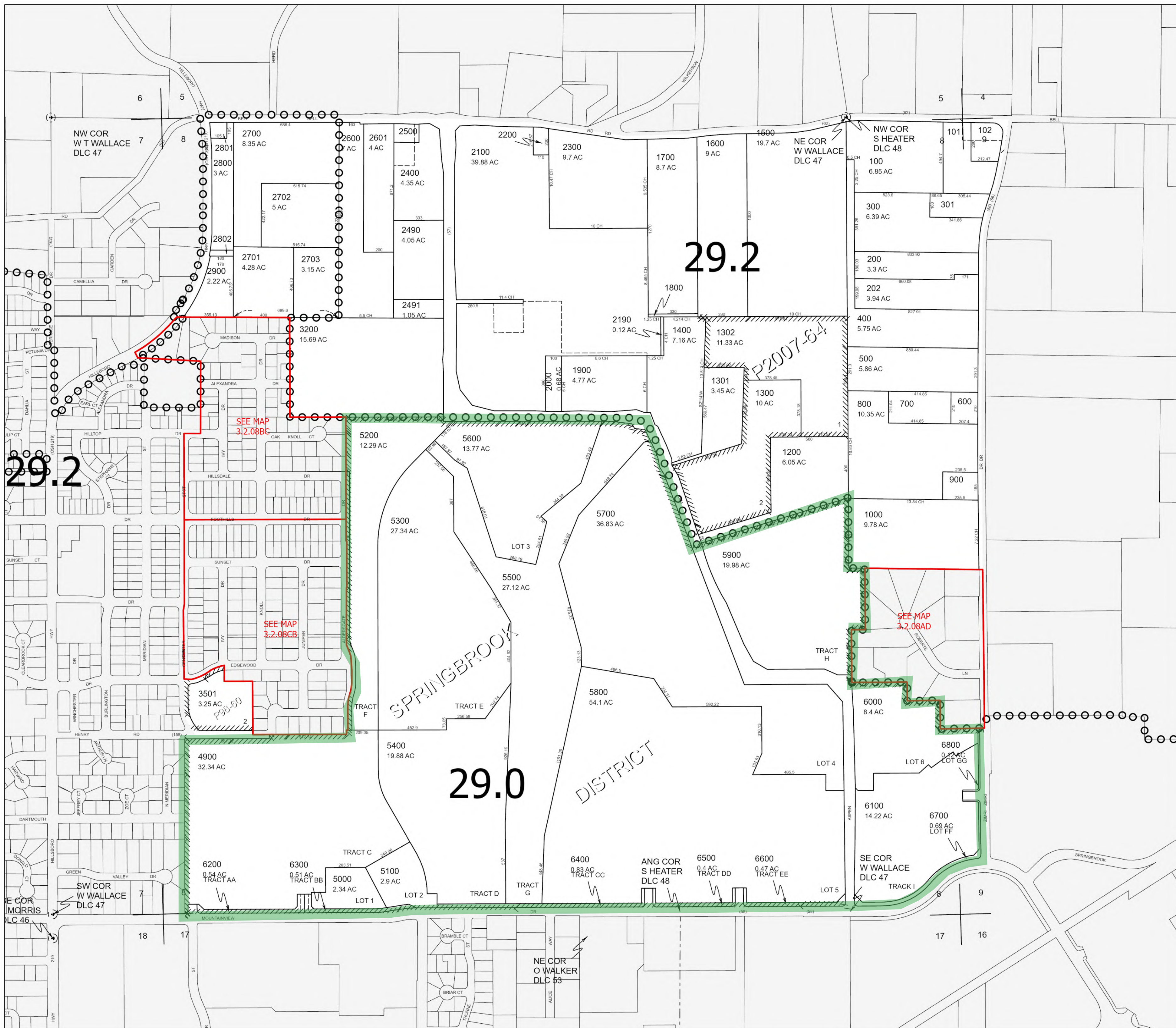
- Taxlot Boundary
- - - Historical Boundary
- //// Subdivision/Plat Boundary
- - - DLC Line
- TaxCode Boundary
- Taxlot Boundary

CANCELLED TAXLOTS

4800	3700
4700	3601
4600	3600
4500	3504
4401	3503
4400	3502
4300	3400
4200	3300
4101	3100
4100	3001
4000	3000
3900	201
3800	1100

MAP DATE: 3/22/2023

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.







ASSESSMENT & TAX  
CARTOGRAPHY

SEC. 9 T.3 S. R.2 W. W.M.  
1"=400'

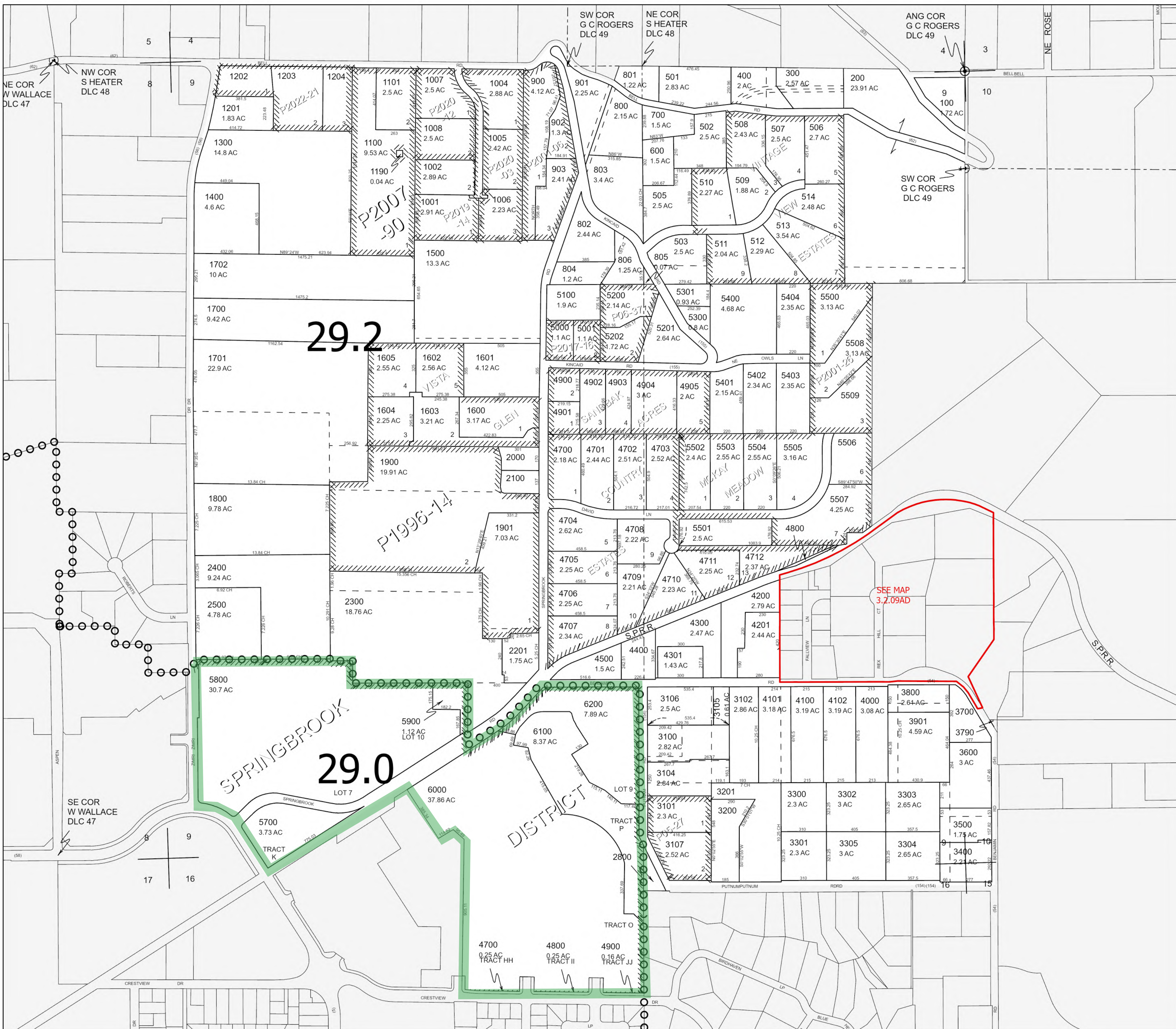
- Taxlot Boundary
- - - Historical Boundary
- //// Subdivision/Plat Boundary
- - - DLC Line
- TaxCode Boundary

CANCELLED TAXLOTS

4600	1003
3900	806
3103	2900
3000	2703
2600	2702
2200	2701
1902	2700
504	2690
500	1200
1000	

MAP DATE: 2/22/2023

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.

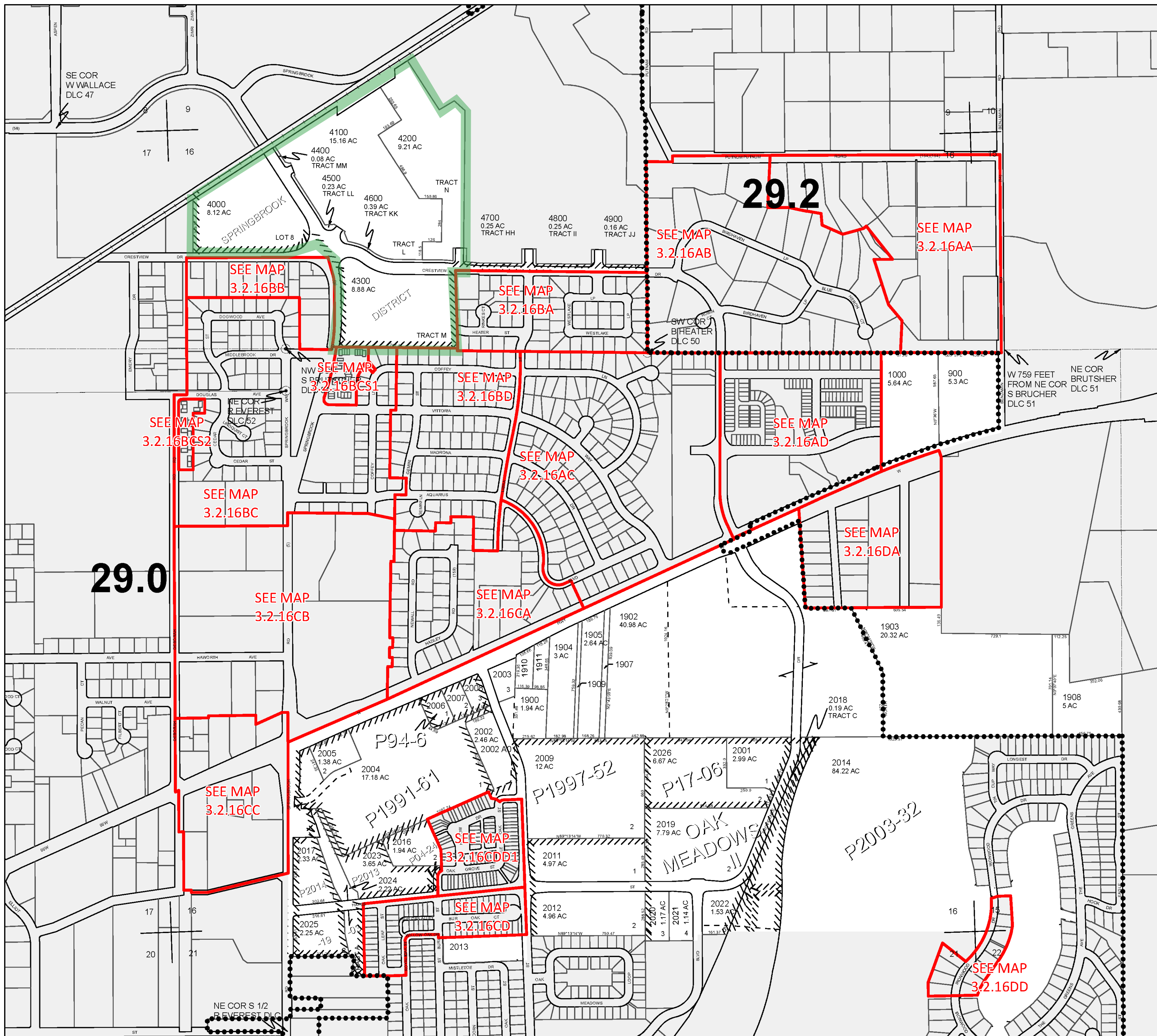






ASSESSMENT & TAX  
CARTOGRAPHY

SECTION 16 T.3S. R.2W. W.M.  
YAMHILL COUNTY OREGON  
1" = 400'



CANCELLED TAXLOTS:

2009 A01	2200
3800	2100
3701	2015
3700	2010
3602	1906
3601	1901
3600	1700
3500	1600
3400	1502
3300	1501
3200	1500
3100	1300
3001	800
3000	600
2900	500
2807	400
2806	300
2805	200
2804	105
2803	104
2802	103
2801	102
2800	101
2701	100
2700	3900
2600	1100
2501	
2500	
2400	
2300	

DATE PRINTED: 5/19/2022

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.

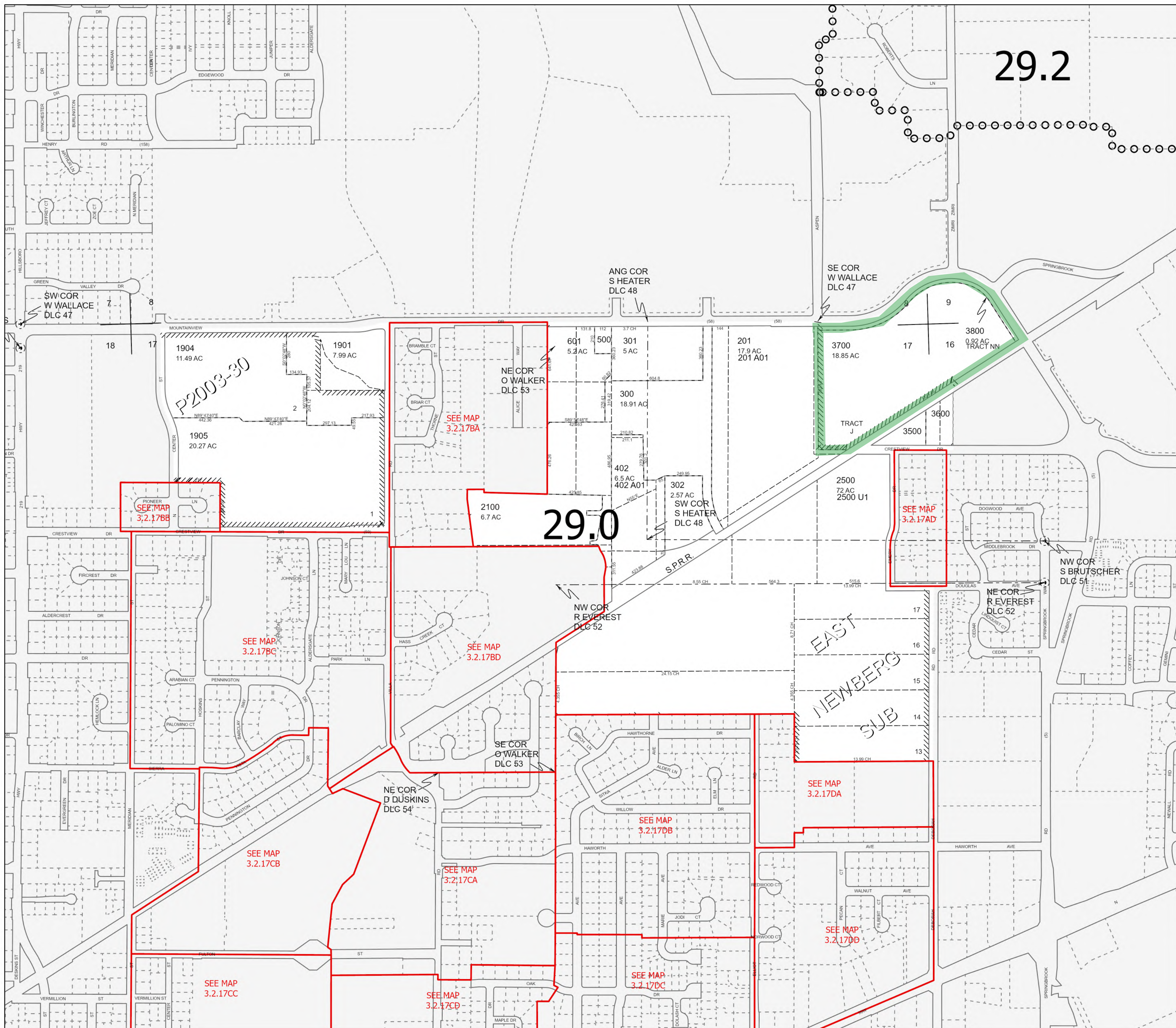




ASSESSMENT & TAX  
CARTOGRAPHY

SEC. 17 T.3 S. R.2 W. W.M.  
1"=400'

- Taxlot Boundary
- - - Historical Boundary
- //// Subdivision/Plat Boundary
- - - DLC Line
- TaxCode Boundary
- Taxlot Boundary



CANCELLED TAXLOTS

3700	2401	1802	307
3400	2400	1801	306
3306	2302	1800	305
3305	2301	1700	304
3304	2300	1600	303
3303	2200	1500	200
3302	2105	1400	100
3301	2104	1300	900
3300	2103	1202	1000
3200	2102	1201	1100
3100	2101	1200	2900
3004	2000	700	800
3003	1903	405	2800
3002	1902	404	2700
3001	1900	403	2602
3000	1804	401	2601
2600	1803	400	

MAP DATE: 7/5/2023

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.





ASSESSMENT & TAX  
CARTOGRAPHY

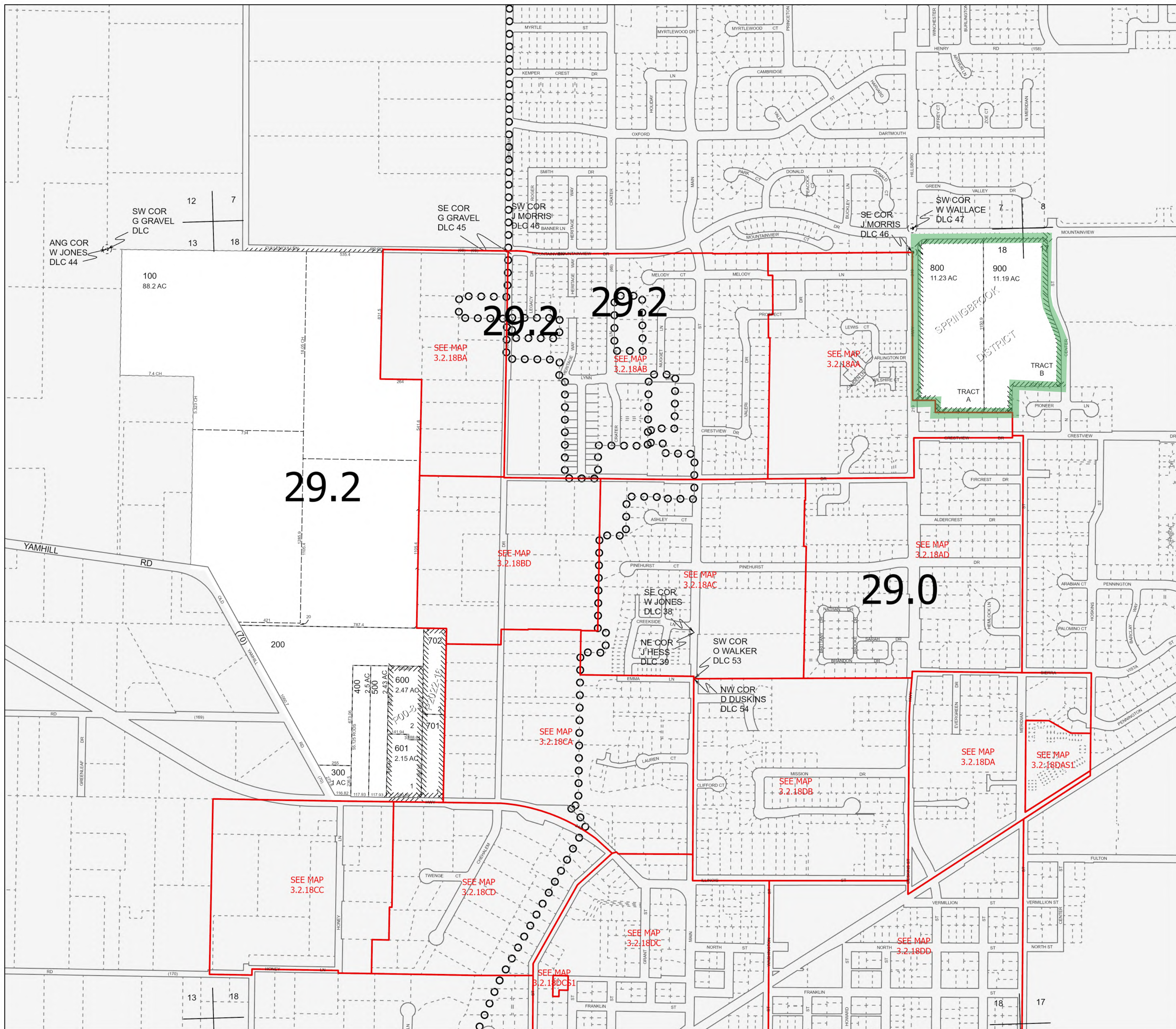
SEC. 18 T.3 S. R.2 W. W.M.  
1"=400'

- Taxlot Boundary
- - - Historical Boundary
- //// Subdivision/Plat Boundary
- - - DLC Line
- TaxCode Boundary
- Taxlot Boundary

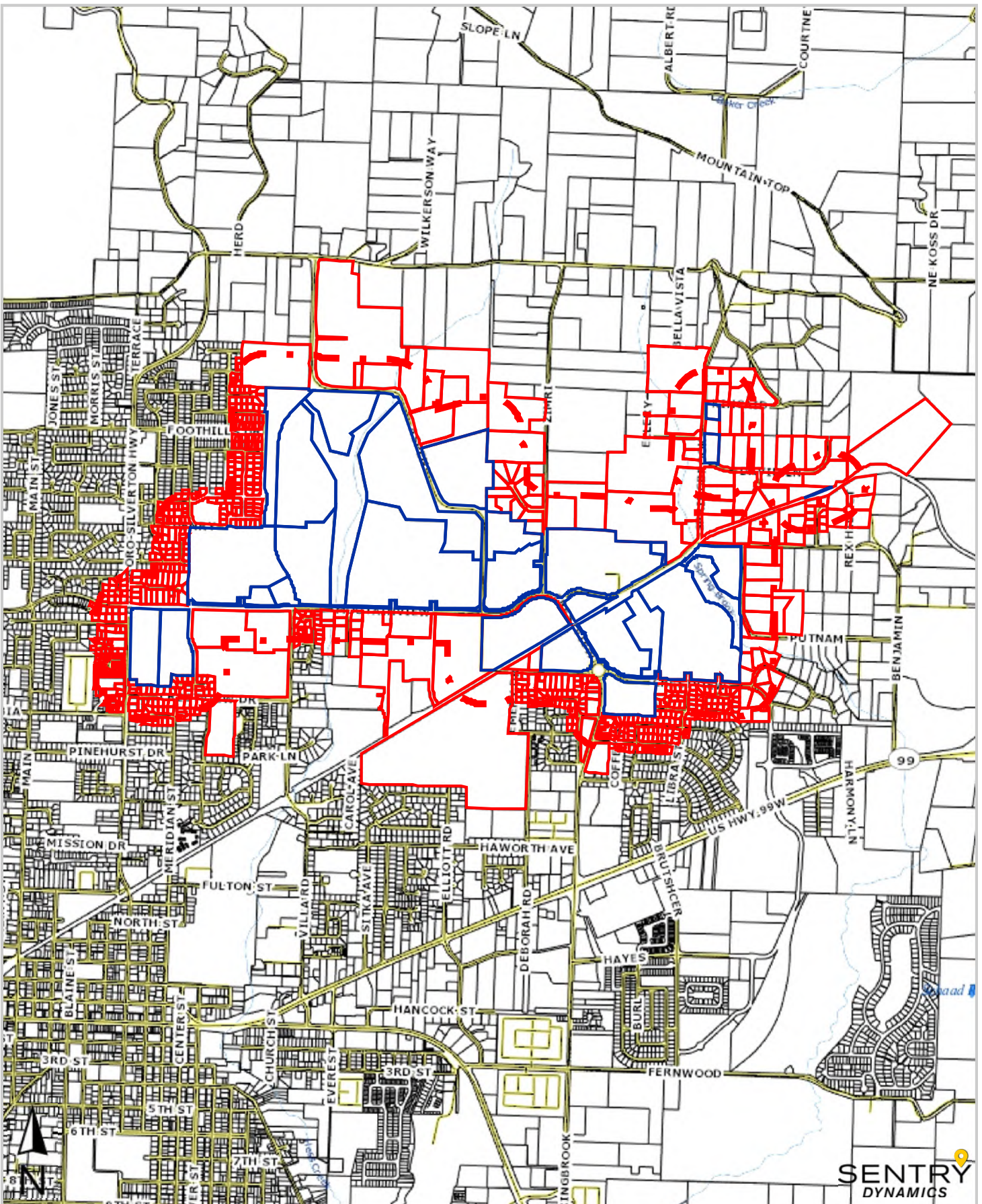
CANCELLED TAXLOTS  
700

MAP DATE: 7/5/2023

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.







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.

KRISTINA SMITH  
OR CURRENT RESIDENT  
908 E HENRY RD  
NEWBERG OR 97132

MARY MILLER & JAKE GORDON  
OR CURRENT RESIDENT  
905 E HENRY RD  
NEWBERG OR 97132

DENNIS PARTIPILO  
OR CURRENT RESIDENT  
816 HENRY RD  
NEWBERG OR 97132

RICHARD & CHARLENE LEFEBVRE  
OR CURRENT RESIDENT  
2708 N MERIDIAN ST  
NEWBERG OR 97132

DAVID COATNEY  
OR CURRENT RESIDENT  
2404 N COLLEGE ST  
NEWBERG OR 97132

DANIEL ODOR & AMANDA GRECO  
OR CURRENT RESIDENT  
2408 N COLLEGE ST  
NEWBERG OR 97132

TOM & LAURA SLONECKER  
OR CURRENT RESIDENT  
700 GREEN VALLEY DR  
NEWBERG OR 97132

STEPHEN DELONG & SUMMER  
COCHRAN  
OR CURRENT RESIDENT  
2508 N COLLEGE ST  
NEWBERG OR 97132

SHERRY FISHER  
OR CURRENT RESIDENT  
2512 N COLLEGE ST  
NEWBERG OR 97132

LINDA KIRKPATRICK  
OR CURRENT RESIDENT  
705 GREEN VALLEY DR  
NEWBERG OR 97132

JAMES & MELODY ZEMKE  
OR CURRENT RESIDENT  
709 GREEN VALLEY DR  
NEWBERG OR 97132

TRENTON & SARUULZUYA  
BECKER  
OR CURRENT RESIDENT  
713 GREEN VALLEY DR  
NEWBERG OR 97132

VANNOORD DEBORAH A TRUSTEE  
OR CURRENT RESIDENT  
801 GREEN VALLEY DR  
NEWBERG OR 97132

JASON & AMANDA PITCHER  
OR CURRENT RESIDENT  
805 GREEN VALLEY DR  
NEWBERG OR 97132

WILLIAMS DERIN & ANDRA LIVING  
TRUST  
OR CURRENT RESIDENT  
809 GREEN VALLEY DR  
NEWBERG OR 97132

WILLIAMS, DERIN J TRUSTEE  
OR CURRENT RESIDENT  
809 GREEN VALLEY DR  
NEWBERG OR 97132

GROW L YVONNE TRUSTEE FOR  
OR CURRENT RESIDENT  
901 GREEN VALLEY DR  
NEWBERG OR 97132

LEONARD LILLEY JR & CHRISTY  
LILLEY  
OR CURRENT RESIDENT  
904 GREEN VALLEY DR  
NEWBERG OR 97132

THOMAS & ROXANNE NELSON  
OR CURRENT RESIDENT  
900 GREEN VALLEY DR  
NEWBERG OR 97132

HEATH & KATHERINE CORNICK  
OR CURRENT RESIDENT  
812 GREEN VALLEY DR  
NEWBERG OR 97132

SIEGFRIED CANDICE C IRREV  
TRUST  
OR CURRENT RESIDENT  
810 GREEN VALLEY DR  
NEWBERG OR 97132

TRIGG, JAMES TRUST  
OR CURRENT RESIDENT  
PO BOX 76  
NEWBERG OR 97132

BRIAN & DEANNA CORDUA  
OR CURRENT RESIDENT  
800 GREEN VALLEY DR  
NEWBERG OR 97132

JEANNE & STEVEN HERRON  
OR CURRENT RESIDENT  
PO BOX 2142  
NEVADA CITY CA 95959

STEVEN & CHERYL PLASTER  
OR CURRENT RESIDENT  
708 GREEN VALLEY DR  
NEWBERG OR 97132

JAMES & SARA COX  
OR CURRENT RESIDENT  
704 GREEN VALLEY DR  
NEWBERG OR 97132

PADOT CHARLES R TRUSTEE  
OR CURRENT RESIDENT  
901 N BRUTSCHER ST #D355  
NEWBERG OR 97132

FRED & GAIL BEST  
OR CURRENT RESIDENT  
2813 NE ROBERTS LN  
NEWBERG OR 97132

MEINERT FAMILY TRUST  
OR CURRENT RESIDENT  
2713 NE ROBERTS LN  
NEWBERG OR 97132

RYCHLICK KENNETH J & BOBBI L  
TRUSTEES OF  
OR CURRENT RESIDENT  
21970 SW EDY RD  
SHERWOOD OR 97140

JON & ALLISON RICHARDSON  
OR CURRENT RESIDENT  
2611 NE ROBERTS LN  
NEWBERG OR 97132

FELIPE & JANA JASSO  
OR CURRENT RESIDENT  
PO BOX 12131  
PORTLAND OR 97212

DOUGLAS & TRACY WHITMAN  
OR CURRENT RESIDENT  
1800 CEDAR ST  
NEWBERG OR 97132

ARENDT, GILBERT A TRUST  
OR CURRENT RESIDENT  
878 GREENWOOD DR NE  
KEIZER OR 97303

WILLIAM PURPLE  
OR CURRENT RESIDENT  
2670 NE ROBERTS LN  
NEWBERG OR 97132

SILVERS FAMILY TRUST  
OR CURRENT RESIDENT  
3282 OAK MEADOWS LOOP  
NEWBERG OR 97132

CAMPBELL FAMILY 1995 REV  
TRUST  
OR CURRENT RESIDENT  
2700 NE ROBERTS LN  
NEWBERG OR 97132

ROGER & SUSAN BYERS  
OR CURRENT RESIDENT  
2708 NE ROBERTS LN  
NEWBERG OR 97132

CRAIGMILES, WILLIAM G TRUSTEE  
OR CURRENT RESIDENT  
2770 NE ROBERTS LN  
NEWBERG OR 97132

KURTIS & JESSI LANDWEHR  
OR CURRENT RESIDENT  
2809 NE ZIMRI DR  
NEWBERG OR 97132

CAROLINE SIMONIS  
OR CURRENT RESIDENT  
3304 NE ASPEN WAY  
NEWBERG OR 97132

STEPHEN & LAURA GREEN  
OR CURRENT RESIDENT  
3500 NE ASPEN WY  
NEWBERG OR 97132

ASPEN WAY LLC  
OR CURRENT RESIDENT  
ATTN: STEVEN L & MARILYN J  
THORE  
LEWISBURG KY 42266

ROBERT & TERRI SIMOKOVIC  
OR CURRENT RESIDENT  
3612 NE ASPEN WY  
NEWBERG OR 97132

JACKSON PIERRE H REV LIVING  
TRUST  
OR CURRENT RESIDENT  
PO BOX 336  
WOODLAND WA 98674

RAIN DANCE RANCH VINEYARD  
LLC  
OR CURRENT RESIDENT  
PO BOX 1060  
NEWBERG OR 97132

ASPEN WAY LLC  
OR CURRENT RESIDENT  
1100 THORE LANE  
LEWISBURG KY 42256

GARY & DENISE BROCK  
OR CURRENT RESIDENT  
2304 NE ALICE WY  
NEWBERG OR 97132

KENDRA & MICHAEL RATHKEY  
OR CURRENT RESIDENT  
15305 NE SPRINGBROOK RD  
NEWBERG OR 97132

CLYDE & CAROL THOMAS  
OR CURRENT RESIDENT  
15125 NE SPRINGBROOK RD  
NEWBERG OR 97132

GEORGE & JAMIE WISE  
OR CURRENT RESIDENT  
14945 NE SPRINGBROOK RD  
NEWBERG OR 97132

WORLOCK, ROBERT TRUST  
OR CURRENT RESIDENT  
14995 NE SPRINGBROOK RD  
NEWBERG OR 97132

JILL BLANKENBILLER  
OR CURRENT RESIDENT  
14955 NE SPRINGBROOK RD  
NEWBERG OR 97132

WAYNE & SONDR A STRONG  
OR CURRENT RESIDENT  
PO BOX 627  
NEWBERG OR 97132

KERR ROLLAND G & ELIZABETH L  
TRUSTEES OF  
OR CURRENT RESIDENT  
3809 NE SPRINGBROOK RD  
NEWBERG OR 97132

SOMERSET VENTURES IV LLC  
OR CURRENT RESIDENT  
PO BOX 1060  
NEWBERG OR 97132

RD VINEYARDS LLC  
OR CURRENT RESIDENT  
PO BOX 1060  
NEWBERG OR 97132

DANIEL & JESSICA WARDIN  
OR CURRENT RESIDENT  
3600 KNOLL DR  
NEWBERG OR 97132

AUSTIN, G KENNETH III TRUST  
OR CURRENT RESIDENT  
PO BOX 1060  
NEWBERG OR 97132

KENNETH WEGTER  
OR CURRENT RESIDENT  
3872 CAMISHAUN CT NE  
SALEM OR 97305

WONG, GARY TRUST  
OR CURRENT RESIDENT  
29235 NE PUTNAM RD  
NEWBERG OR 97132

DAVID & KATHLEEN SAUNDERS  
OR CURRENT RESIDENT  
29315 NE PUTNAM RD  
NEWBERG OR 97132

THOMPSON FAMILY TRUST  
OR CURRENT RESIDENT  
29275 NE PUTNAM RD  
NEWBERG OR 97132

BRIAN & ALLISON DURAND  
OR CURRENT RESIDENT  
29375 NE PUTNAM RD  
NEWBERG OR 97132

SHEILA BROWN  
OR CURRENT RESIDENT  
29415 NE BENJAMIN RD  
NEWBERG OR 97132

TRACIE WAGNER & SCOTT  
HUFFMAN  
OR CURRENT RESIDENT  
29505 NE BENJAMIN RD  
NEWBERG OR 97132

RUSSELL HEATER SR &  
HERBIETTA HEATER  
OR CURRENT RESIDENT  
29321 NE BENJAMIN RD  
NEWBERG OR 97132

DONALD & ANNA LOVING  
OR CURRENT RESIDENT  
29265 NE BENJAMIN RD  
NEWBERG OR 97132

SILVERSTEIN-FAULMANN TRUST  
OR CURRENT RESIDENT  
29195 NE BENJAMIN RD  
NEWBERG OR 97132

BRANDON & KELLY HENRY  
OR CURRENT RESIDENT  
29105 NE BENJAMIN RD  
NEWBERG OR 97132

MARK & PATRICIA BARTLETT  
OR CURRENT RESIDENT  
14480 NE REX HILL CT  
NEWBERG OR 97132

JDF PROPERTIES LLC  
OR CURRENT RESIDENT  
PO BOX 1381  
TUALATIN OR 97062

THOMAS ROXANNE LIVING TRUST  
OR CURRENT RESIDENT  
15140 NE SPRINGBROOK RD  
NEWBERG OR 97132

JDF PROPERTIES LLC  
OR CURRENT RESIDENT  
PO BOX 1381  
TUALATIN OR 97062

DELORES CARTALES  
OR CURRENT RESIDENT  
15240 NE KINCAID RD  
NEWBERG OR 97132

JDF PROPERTIES LLC  
OR CURRENT RESIDENT  
PO BOX 1381  
TUALATIN OR 97062

WATT, REBECCA TRUSTEE  
OR CURRENT RESIDENT  
15250 NE KINCAID RD  
NEWBERG OR 97132

JDF PROPERTIES LLC  
OR CURRENT RESIDENT  
PO BOX 1381  
TUALATIN OR 97062

MICHAEL REMMICK & KATRINA  
BRYANT  
OR CURRENT RESIDENT  
15260 NE KINCAID RD  
NEWBERG OR 97132

JDF PROPERTIES LLC  
OR CURRENT RESIDENT  
PO BOX 1381  
TUALATIN OR 97062

JDF PROPERTIES LLC  
OR CURRENT RESIDENT  
PO BOX 1381  
TUALATIN OR 97062

MEYERHOFER FAMILY TRUST  
OR CURRENT RESIDENT  
15360 NE SPRINGBROOK RD  
NEWBERG OR 97132

JDF PROPERTIES LLC  
OR CURRENT RESIDENT  
PO BOX 1381  
TUALATIN OR 97062

PAUL & WENDY SCHULZ  
OR CURRENT RESIDENT  
15420 NE SPRINGBROOK RD  
NEWBERG OR 97132

JUSTIN & DANNA JOHNSON  
OR CURRENT RESIDENT  
15445 NE KINCAID RD  
NEWBERG OR 97132

JDF PROPERTIES LLC  
OR CURRENT RESIDENT  
PO BOX 1381  
TUALATIN OR 97062

LUND, STEPHEN T & TRUSTEE  
OR CURRENT RESIDENT  
15385 NE KINCAID RD  
NEWBERG OR 97132

JDF PROPERTIES LLC  
OR CURRENT RESIDENT  
PO BOX 1381  
TUALATIN OR 97062

JDF PROPERTIES LLC  
OR CURRENT RESIDENT  
PO BOX 1381  
TUALATIN OR 97062

KENDRA & MICHAEL RATHKEY  
OR CURRENT RESIDENT  
15305 NE SPRINGBROOK RD  
NEWBERG OR 97132



HELLMER-STEELE DEBRA A  
TRUSTEE  
OR CURRENT RESIDENT  
15962 NW TULLAMORRIE WAY  
PORTLAND OR 97229

CRAIG WITHEE  
OR CURRENT RESIDENT  
PO BOX 787  
NEWBERG OR 97132

TREVOR & TARA DAIMLER  
OR CURRENT RESIDENT  
609 DONALD CT  
NEWBERG OR 97132

CHRISTINA & RICHARD SILVER  
OR CURRENT RESIDENT  
611 DONALD CT  
NEWBERG OR 97132

CARRIE PERKINS & CHADRICK  
WALTON  
OR CURRENT RESIDENT  
613 DONALD CT  
NEWBERG OR 97132

UPJOHN MALCOLM M & DIANNE A  
TRUSTEES FOR  
OR CURRENT RESIDENT  
615 DONALD CT  
NEWBERG OR 97132

JAMES & EMILY MCINTOSH  
OR CURRENT RESIDENT  
617 DONALD CT  
NEWBERG OR 97132

WILLIAM & DIANA BURDA  
OR CURRENT RESIDENT  
619 DONALD CT  
NEWBERG OR 97132

WILLIAM & DIANA BURDA  
OR CURRENT RESIDENT  
619 DONALD CT  
NEWBERG OR 97132

GLENN ANDERSON & BEVERLY  
WILSON-ANDERSON  
OR CURRENT RESIDENT  
616 DONALD CT  
NEWBERG OR 97132

ROGER & JENNIFER SHARP  
OR CURRENT RESIDENT  
612 DONALD CT  
NEWBERG OR 97132

RODGER DIEHL  
OR CURRENT RESIDENT  
608 DONALD CT  
NEWBERG OR 97132

NESLUND ANN TRUSTEE FOR  
OR CURRENT RESIDENT  
508 BUCKLEY LN  
NEWBERG OR 97132

BONNIE OTT  
OR CURRENT RESIDENT  
512 BUCKLEY LN  
NEWBERG OR 97132

TIA & JASON DAVIS  
OR CURRENT RESIDENT  
516 BUCKLEY LN  
NEWBERG OR 97132

JEFFERY & GERALDINE STANTON  
OR CURRENT RESIDENT  
510 MOUNTAINVIEW CT  
NEWBERG OR 97132

PARKER JAMES C CO-TRUSTEE  
OR CURRENT RESIDENT  
505 MOUNTAINVIEW CT  
NEWBERG OR 97132

THERESA LAROCCA  
OR CURRENT RESIDENT  
600 MOUNTAINVIEW DR  
NEWBERG OR 97132

BRIAN & KRISTEN RUSSOM  
OR CURRENT RESIDENT  
606 MOUNTAINVIEW DR  
NEWBERG OR 97132

JESSICA & GENE EULER  
OR CURRENT RESIDENT  
608 E MOUNTAINVIEW DR  
NEWBERG OR 97132

SETO, JACQUELINE A TRUSTEE  
OR CURRENT RESIDENT  
18225 RIVER EDGE CT  
LAKE OSWEGO OR 97034

RAYMOND & ANNA HUBBELL  
OR CURRENT RESIDENT  
29370 NE PUTNAM RD  
NEWBERG OR 97132

MICHAEL & JEANNE WHITE  
OR CURRENT RESIDENT  
3612 CRESTVIEW DR  
NEWBERG OR 97132

KELLY STOCKTON & NANCY FOX  
OR CURRENT RESIDENT  
1957 WESTLAKE LOOP  
NEWBERG OR 97132

GRANT & HEATHER HARRISON  
OR CURRENT RESIDENT  
1708 LIBRA ST  
NEWBERG OR 97132

BRANDT GARY A & LINDA J  
TRUSTEES FOR  
OR CURRENT RESIDENT  
1800 LIBRA ST  
NEWBERG OR 97132

FETTIG, JOSEPH A TRUSTEE  
OR CURRENT RESIDENT  
23100 NE HYLAND DR  
NEWBERG OR 97132

STANLEY & MELINDA NEWLAND  
OR CURRENT RESIDENT  
3006 CRESTVIEW DR  
NEWBERG OR 97132

GARY & MARY RUFF  
OR CURRENT RESIDENT  
2908 CRESTVIEW DR  
NEWBERG OR 97132

MARILYN FISHER & DAVID ADERS  
OR CURRENT RESIDENT  
3002 CRESTVIEW DR  
NEWBERG OR 97132

NANETTE ERICKSON & JOHN  
LOVE  
OR CURRENT RESIDENT  
3104 CRESTVIEW DR  
NEWBERG OR 97132

MARK & JOAN WHEELER  
OR CURRENT RESIDENT  
3112 CRESTVIEW DR  
NEWBERG OR 97132

JUDY & DONALD HOCHSTEIN  
OR CURRENT RESIDENT  
2912 CRESTVIEW DR  
NEWBERG OR 97132

ANDREW THORUD  
OR CURRENT RESIDENT  
3212 CRESTVIEW DR  
NEWBERG OR 97132

SPRINGBROOK PROPERTIES INC  
OR CURRENT RESIDENT  
PO BOX 1060  
NEWBERG OR 97132

LARRY & FRANCES ERB  
OR CURRENT RESIDENT  
2001 N SPRINGBROOK ST  
NEWBERG OR 97132

HOLVECK REV TRUST  
OR CURRENT RESIDENT  
PO BOX 285  
NEWBERG OR 97132

CHEHALEM VALLEY HOUSING  
CORPORATION  
OR CURRENT RESIDENT  
PO BOX 28  
MCMINNVILLE OR 97128

JOHN & LAURIE LIEGGI  
OR CURRENT RESIDENT  
1909 CEDAR ST  
NEWBERG OR 97132

CHRISTOPHER & JANA FERRIS  
OR CURRENT RESIDENT  
1913 CEDAR ST  
NEWBERG OR 97132

DENNY MCDONALD SR  
OR CURRENT RESIDENT  
3001 DOGWOOD AVE  
NEWBERG OR 97132

PATRICIA HESEDAHL  
OR CURRENT RESIDENT  
3003 DOGWOOD AVE  
NEWBERG OR 97132

ALEX PULONE  
OR CURRENT RESIDENT  
3005 E DOGWOOD AVE  
NEWBERG OR 97132

JOYCE HLOPEK  
OR CURRENT RESIDENT  
3007 DOGWOOD AVE  
NEWBERG OR 97132

VIRGINIA KIRBY  
OR CURRENT RESIDENT  
3011 DOGWOOD AVE  
NEWBERG OR 97132

ANDREW HICKERSON & BRITTNEY  
WEINBERG  
OR CURRENT RESIDENT  
3015 DOGWOOD AVE  
NEWBERG OR 97132

CHAD & RACHEL MORROW  
OR CURRENT RESIDENT  
3019 DOGWOOD AVE  
NEWBERG OR 97132

DALLAS LEINWEBER  
OR CURRENT RESIDENT  
3021 DOGWOOD AVE  
NEWBERG OR 97132

TRACIE FEENSTRA  
OR CURRENT RESIDENT  
1908 SPRINGBROOK WY  
NEWBERG OR 97132

K & J REAL ESTATE LLC  
OR CURRENT RESIDENT  
ATTN: AUSTIN INDUSTRIES  
NEWBERG OR 97132

TIM & KAIRA MAY  
OR CURRENT RESIDENT  
1904 SPRINGBROOK WY  
NEWBERG OR 97132

JON HURST  
OR CURRENT RESIDENT  
3101 MIDDLEBROOK DR  
NEWBERG OR 97132

PARKER JOHNSON & MARGARET  
GARD  
OR CURRENT RESIDENT  
1905 SPRINGBROOK WY  
NEWBERG OR 97132

JEFFREY & LECIA RETTER  
OR CURRENT RESIDENT  
3014 DOGWOOD AVE  
NEWBERG OR 97132

ROBERT FLEMMER  
OR CURRENT RESIDENT  
19990 SW GASSNER  
BEAVERTON OR 97007

FERNHAZEL PROPERTIES LLC  
OR CURRENT RESIDENT  
29140 WILSONVILLE RD  
NEWBERG OR 97132

ANDREW & LEANNE BAKER  
OR CURRENT RESIDENT  
3000 DOGWOOD AVE  
NEWBERG OR 97132

SPRECHER, TRAVIS D TRUSTEE  
OR CURRENT RESIDENT  
327 SE JACKSON ST  
WILLAMINA OR 97396

BRANT & ANNA HAWKINS  
OR CURRENT RESIDENT  
3609 COFFEY LN  
NEWBERG OR 97132

AMANDA & DAVID LAMB  
OR CURRENT RESIDENT  
3605 COFFEY LN  
NEWBERG OR 97132



MARJORIE LEAMING  
OR CURRENT RESIDENT  
3601 COFFEY LN  
NEWBERG OR 97132

ANNE BREEZE  
OR CURRENT RESIDENT  
3511 COFFEY LN  
NEWBERG OR 97132

CONSTANCE OTTLEY  
OR CURRENT RESIDENT  
3507 COFFEY LN  
NEWBERG OR 97132

THAI & THANG PHAM  
OR CURRENT RESIDENT  
13210 37TH AVE S  
TUKWILA WA 98168

WILLIAM FOX  
OR CURRENT RESIDENT  
3501 COFFEY LN  
NEWBERG OR 97132

STEVEN & JEAN FITTINGER  
OR CURRENT RESIDENT  
3409 COFFEY LN  
NEWBERG OR 97132

KEVIN & TANYA GROARK  
OR CURRENT RESIDENT  
1901 SPRINGBROOK WY  
NEWBERG OR 97132

BEAL, MICHAEL J TRUSTEE  
OR CURRENT RESIDENT  
3407 COFFEY LN  
NEWBERG OR 97132

CAROLYN GILMORE  
OR CURRENT RESIDENT  
1805 SPRINGBROOK WY  
NEWBERG OR 97132

NANCY POWERS & JACK OWENS  
OR CURRENT RESIDENT  
3408 COFFEY LN  
NEWBERG OR 97132

MELISSA BISSET  
OR CURRENT RESIDENT  
1701 GEMINI ST  
NEWBERG OR 97132

LYNN WALLACE  
OR CURRENT RESIDENT  
3014 MIDDLEBROOK DR  
NEWBERG OR 97132

BENJAMIN BLOUNT  
OR CURRENT RESIDENT  
1708 GEMINI ST  
NEWBERG OR 97132

BRUCE & SHARON BOECKMAN  
OR CURRENT RESIDENT  
3504 COFFEY LN  
NEWBERG OR 97132

LUIS & NADIA SANCHEZ  
OR CURRENT RESIDENT  
3508 COFFEY LN  
NEWBERG OR 97132

BRYAN & KELLY VOIGT  
OR CURRENT RESIDENT  
3512 COFFEY LN  
NEWBERG OR 97132

JENNIFER EGAN  
OR CURRENT RESIDENT  
3600 COFFEY LN  
NEWBERG OR 97132

LELAND & PEGGI UPPERMAN  
OR CURRENT RESIDENT  
3604 COFFEY LN  
NEWBERG OR 97132

HEALD MELANIE A TRUST  
OR CURRENT RESIDENT  
3608 E COFFEY LN  
NEWBERG OR 97132

DENISE HIRSCHKORN  
OR CURRENT RESIDENT  
3612 COFFEY LN  
NEWBERG OR 97132

ELIZABETH WATSON  
OR CURRENT RESIDENT  
1705 LIBRA ST  
NEWBERG OR 97132

KENNETH HUBEL  
OR CURRENT RESIDENT  
1701 LIBRA ST  
NEWBERG OR 97132

WIMMER BOBBY W & SHIRLEY H  
TRUSTEES FOR  
OR CURRENT RESIDENT  
12103 COLUMBET AVE  
SAN MARTIN CA 95046

JEFFREY SMITH  
OR CURRENT RESIDENT  
3605 VITTORIA WY  
NEWBERG OR 97132

KAITLIN & KEAN MURPHY  
OR CURRENT RESIDENT  
3601 VITTORIA WAY  
NEWBERG OR 97132

DANA & KEVIN ALTENEDER  
OR CURRENT RESIDENT  
3513 VITTORIA WAY  
NEWBERG OR 97132

STEVEN & NANCY DODSON  
OR CURRENT RESIDENT  
3509 VITTORIA WY  
NEWBERG OR 97132

MARLA & DANIEL SWEENEY  
OR CURRENT RESIDENT  
3505 VITTORIA WY  
NEWBERG OR 97132

WALTER THOMOFF  
OR CURRENT RESIDENT  
1700 GEMINI ST  
NEWBERG OR 97132

JONATHAN TABOR & DARLENE  
SACKETT  
OR CURRENT RESIDENT  
3408 VITTORIA WAY  
NEWBERG OR 97132

JOSE & MARIA ECHEVERRIA  
OR CURRENT RESIDENT  
3404 VITTORIA WY  
NEWBERG OR 97132

HARMS WAYNE A & BARBARA J  
TRUSTEES FOR  
OR CURRENT RESIDENT  
1608 GEMINI ST  
NEWBERG OR 97132

RONALD & BARBARA FULHAM  
OR CURRENT RESIDENT  
3504 VITTORIA WY  
NEWBERG OR 97132

NATHAN & HAYLEY WICK  
OR CURRENT RESIDENT  
3508 VITTORIA WAY  
NEWBERG OR 97132

DENISE LEMEN  
OR CURRENT RESIDENT  
3512 VITTORIA WAY  
NEWBERG OR 97132

SECHRIST-LUDWIG TRUST  
OR CURRENT RESIDENT  
3600 VITTORIA WY  
NEWBERG OR 97132

RUBEN LUCESCU  
OR CURRENT RESIDENT  
102 W TAYLOR CT  
NEWBERG OR 97132

DANIELLE & DANIEL EMERSON  
OR CURRENT RESIDENT  
3608 VITTORIA WY  
NEWBERG OR 97132

ALICIA MARTINEZ & ALFREDO  
GOMEZ  
OR CURRENT RESIDENT  
3013 DOUGLAS AVE  
NEWBERG OR 97132

TUALATIN VALLEY FIRE & RESCUE  
OR CURRENT RESIDENT  
11945 SW 70TH AVE  
TIGARD OR 97223

NORMAN & STEFFANIE WOOLEN  
OR CURRENT RESIDENT  
1705 GEMINI ST  
NEWBERG OR 97132

CHEHALEM TOWNHOUSE HOMES  
ASSN  
OR CURRENT RESIDENT  
13050 SW FOREST MEADOWS  
WAY  
LAKE OSWEGO OR 97034

BRIAN ROBERSON  
OR CURRENT RESIDENT  
3019 DOUGLAS AVE  
NEWBERG OR 97132

KRISTEN HARRIS  
OR CURRENT RESIDENT  
3405 COFFEY LN  
NEWBERG OR 97132

MICAH & ELENA SAMADUROFF  
OR CURRENT RESIDENT  
3403 E COFFEY LN  
NEWBERG OR 97132

DONALD & LINDA KELLEY  
OR CURRENT RESIDENT  
3401 COFFEY LN  
NEWBERG OR 97132

SHAUNA & CLARENCE LISLE  
OR CURRENT RESIDENT  
3313 COFFEY LN  
NEWBERG OR 97132

MEKYA BARR & CAILEE MCWAIN  
OR CURRENT RESIDENT  
3309 COFFEY LN  
NEWBERG OR 97132

DANIEL AHLERS  
OR CURRENT RESIDENT  
3305 COFFEY LN  
NEWBERG OR 97132

KYLE CARLSON-STARK  
OR CURRENT RESIDENT  
3301 COFFEY LN  
NEWBERG OR 97132

DONALD & CHRISTINE DAVIS  
OR CURRENT RESIDENT  
3400 COFFEY LN  
NEWBERG OR 97132

SPRINGER, J BARBARA TRUSTEE  
OR CURRENT RESIDENT  
3404 COFFEY LN  
NEWBERG OR 97132

ALEXANDER TAYLOR  
OR CURRENT RESIDENT  
3405 VITTORIA WY  
NEWBERG OR 97132

MICHAEL NASHIF & BONNIE  
HINTON  
OR CURRENT RESIDENT  
3308 COFFEY LN  
NEWBERG OR 97132

ELIZABETH PAINTER  
OR CURRENT RESIDENT  
3304 COFFEY LN  
NEWBERG OR 97132

ERIC & NANCY FUNK  
OR CURRENT RESIDENT  
1608 COFFEY LN  
NEWBERG OR 97132

CHERIE & TOM TOMPKINS  
OR CURRENT RESIDENT  
23236 NE HAGEY RD  
DUNDEE OR 97115

MIRIAM & RACHEL ROSS  
OR CURRENT RESIDENT  
3308 VITTORIA WAY  
NEWBERG OR 97132

HOUSING AUTHORITY OF YAMHILL  
COUNTY  
OR CURRENT RESIDENT  
PO BOX 865  
MCMINNVILLE OR 97128

K & J REAL ESTATE LLC  
OR CURRENT RESIDENT  
ATTN: MARV NELSON  
NEWBERG OR 97132

K & J REAL ESTATE LLC  
OR CURRENT RESIDENT  
ATTN: AUSTIN INDUSTRIES  
NEWBERG OR 97132

USHIO AMERICA INC  
OR CURRENT RESIDENT  
ATTN: OREGON OPERATIONS  
DIVISION  
NEWBERG OR 97132

ROBERT & LINDA LONG  
OR CURRENT RESIDENT  
616 HARVARD CT  
NEWBERG OR 97132

GARY & DENISE BROCK  
OR CURRENT RESIDENT  
2304 NE ALICE WY  
NEWBERG OR 97132

GARY & DENISE BROCK  
OR CURRENT RESIDENT  
2304 NE ALICE WAY  
NEWBERG OR 97132

HAZELDEN FOUNDATION THE  
OR CURRENT RESIDENT  
PO BOX 11  
CENTER CITY MN 55012

JOSEPH MAH  
OR CURRENT RESIDENT  
1908 N CENTER ST  
NEWBERG OR 97132

CAROL MCCOMIS & RICHARD  
SCHEIDEMAN  
OR CURRENT RESIDENT  
1005 PIONEER LN  
NEWBERG OR 97132

LUCE, KENNETH A TRUSTEE  
OR CURRENT RESIDENT  
PO BOX 114  
DUNDEE OR 97115

DONALD & CAROL NEWBURN  
OR CURRENT RESIDENT  
1008 PIONEER LN  
NEWBERG OR 97132

RANDY MCKEE  
OR CURRENT RESIDENT  
1009 CRESTVIEW DR  
NEWBERG OR 97132

BRYAN & BROOKE CODINA  
OR CURRENT RESIDENT  
1005 CRESTVIEW DR  
NEWBERG OR 97132

REED FAMILY LIVING TRUST  
OR CURRENT RESIDENT  
1300 SE RIO VISTA DR  
NEWPORT OR 97365

DWIGHT & PATTI KIMBERLY  
OR CURRENT RESIDENT  
18201 NE BAKER TRAIL LN  
NEWBERG OR 97132

DONNA & FRANK PAGE  
OR CURRENT RESIDENT  
1909 N CENTER ST  
NEWBERG OR 97132

WELDON, TERENCE J TRUSTEE  
OR CURRENT RESIDENT  
909 PIONEER LN  
NEWBERG OR 97132

KEITH REED  
OR CURRENT RESIDENT  
905 PIONEER LN  
NEWBERG OR 97132

TSOHANTARIDIS DEMETRIUS  
TRUSTEE  
OR CURRENT RESIDENT  
201 N MERIDIAN ST STE B  
NEWBERG OR 97132

JAMES HOWELL  
OR CURRENT RESIDENT  
PO BOX 270  
NEWBERG OR 97132

JENNIFER MONREAN  
OR CURRENT RESIDENT  
901 CRESTVIEW DR  
NEWBERG OR 97132

BUCK, DAVID F TRUSTEE  
OR CURRENT RESIDENT  
904 PIONEER LN  
NEWBERG OR 97132

JAMES & PAMELA SCHAUBEL  
OR CURRENT RESIDENT  
908 PIONEER LN  
NEWBERG OR 97132

JOSHUA & CLARISSA RAPACZ  
OR CURRENT RESIDENT  
912 PIONEER LN  
NEWBERG OR 97132

MATTSON & JODI KLINK  
OR CURRENT RESIDENT  
913 CRESTVIEW DR  
NEWBERG OR 97132

WARREN & ROCKIE BEAMAN  
OR CURRENT RESIDENT  
7015 SW 11TH DR  
PORTLAND OR 97219

HARTMAN, LARRY G TRUSTEE  
OR CURRENT RESIDENT  
2313 NE ALICE WAY  
NEWBERG OR 97132

JEFFREY CLEMMONS  
OR CURRENT RESIDENT  
2317 NE ALICE WAY  
NEWBERG OR 97132

TIMOTHY & JANET JUNGWIRTH  
OR CURRENT RESIDENT  
2360 THORNE ST  
NEWBERG OR 97132

GRACE MICHAEL & FRANCES REV  
LIVING TRUST  
OR CURRENT RESIDENT  
1615 BRAMBLE CT  
NEWBERG OR 97132

CRAIG & LESLIE SPRENG  
OR CURRENT RESIDENT  
2290 N VILLA RD  
NEWBERG OR 97132

SCHOOL DISTRICT NO 29  
OR CURRENT RESIDENT  
714 E 6TH ST  
NEWBERG OR 97132

STEVE ASHBY & PATRICIA  
CONNER  
OR CURRENT RESIDENT  
2900 CRESTVIEW DR  
NEWBERG OR 97132

JASON & LISA BULL  
OR CURRENT RESIDENT  
1918 N EMERY DR  
NEWBERG OR 97132

YORDI ROSARIO & EDITH MARIA  
OR CURRENT RESIDENT  
2808 CRESTVIEW DR  
NEWBERG OR 97132

KEVIN & DENISE BROOKS  
OR CURRENT RESIDENT  
2008 N EMERY DR  
NEWBERG OR 97132

MARILYN WRIGHT & KENNETH  
WHITE  
OR CURRENT RESIDENT  
2812 CRESTVIEW DR  
NEWBERG OR 97132

HEAD START OF YAMHILL  
COUNTY INC  
OR CURRENT RESIDENT  
ATTN: MICHAEL EICHMAN  
MCMINNVILLE OR 97128

HEAD START OF YAMHILL  
COUNTY INC  
OR CURRENT RESIDENT  
ATTN: MICHAEL EICHMAN  
MCMINNVILLE OR 97128

NORTHSIDE COMMUNITY  
CHURCH  
OR CURRENT RESIDENT  
1800 HOSKINS ST  
NEWBERG OR 97132

LESLIE HERREMA & LESLIE  
BERRY  
OR CURRENT RESIDENT  
18110 RAINBOW LN  
NEWBERG OR 97132

MAIBEN FAMILY TRUST  
OR CURRENT RESIDENT  
906 CRESTVIEW DR  
NEWBERG OR 97132

AARON CALCAGNO & MONICA  
MARTINEZ  
OR CURRENT RESIDENT  
904 CRESTVIEW DR  
NEWBERG OR 97132

DAVID MORAN  
OR CURRENT RESIDENT  
902 CRESTVIEW DR  
NEWBERG OR 97132

ANTHONY & JANET CERASIN  
OR CURRENT RESIDENT  
900 E CRESTVIEW DR  
NEWBERG OR 97132

GONZALO RUBIO & REBECA  
BARBOSA  
OR CURRENT RESIDENT  
1815 HOSKINS ST  
NEWBERG OR 97132

LARRY & SANDRA TAYLOR  
OR CURRENT RESIDENT  
901 FIRCREST DR  
NEWBERG OR 97132

MOSES HOOPER  
OR CURRENT RESIDENT  
905 FIRCREST DR  
NEWBERG OR 97132

DAVID MCINTOSH  
OR CURRENT RESIDENT  
1712 N MERIDIAN ST  
NEWBERG OR 97132

ROBERT & JENNIFER HILL  
OR CURRENT RESIDENT  
904 FIRCREST DR  
NEWBERG OR 97132

KAY & SCOTT SUNNES  
OR CURRENT RESIDENT  
2709 N MERIDIAN ST  
NEWBERG OR 97132

MICHAEL & NATALIE BOCHART  
OR CURRENT RESIDENT  
2705 N MERIDIAN ST  
NEWBERG OR 97132

JOSEPH PEMBERTON  
OR CURRENT RESIDENT  
2701 N MERIDIAN ST  
NEWBERG OR 97132

EXXIE WECHENSKY  
OR CURRENT RESIDENT  
901 DARTMOUTH ST  
NEWBERG OR 97132

JESSE & DELIA EDWARDS  
OR CURRENT RESIDENT  
821 ZOE CT  
NEWBERG OR 97132

DANIELA HERNANDEZ & SERGIO  
HERNANDEZ-SOTO  
OR CURRENT RESIDENT  
1907 N COLLEGE ST #11  
NEWBERG OR 97132

TAMMY HARPER  
OR CURRENT RESIDENT  
817 ZOE CT  
NEWBERG OR 97132

LAWRENCE & LUCILLE OSBORN  
OR CURRENT RESIDENT  
815 ZOE CT  
NEWBERG OR 97132

MISTY SEARLES  
OR CURRENT RESIDENT  
813 ZOE CT  
NEWBERG OR 97132

NATHAN CAUTHERS  
OR CURRENT RESIDENT  
809 DARTMOUTH ST  
NEWBERG OR 97132

ARLEN & LENORA PEACOCK  
OR CURRENT RESIDENT  
805 DARTMOUTH ST  
NEWBERG OR 97132

RONALD GRAHAM JR & MARJORIE  
GRAHAM  
OR CURRENT RESIDENT  
804 DARTMOUTH ST  
NEWBERG OR 97132

RONALD STOCK  
OR CURRENT RESIDENT  
808 DARTMOUTH ST  
NEWBERG OR 97132

JOHN & JOANNE SVENDSEN  
OR CURRENT RESIDENT  
812 DARTMOUTH ST  
NEWBERG OR 97132

CHRIS & CAROL FIELD  
OR CURRENT RESIDENT  
900 DARTMOUTH ST  
NEWBERG OR 97132

MICHAEL MULCAHY  
OR CURRENT RESIDENT  
904 DARTMOUTH ST  
NEWBERG OR 97132

PRICE, BRENDA TRUST  
OR CURRENT RESIDENT  
ROBERT WILKINSON  
BREA CA 92823

RANDY HAMACHER  
OR CURRENT RESIDENT  
1405 DINA DR  
CROWLEY TX 76036

JENSEN, PATRICIA K TRUSTEE  
OR CURRENT RESIDENT  
11501 WEST LAND LN  
DAYTON OR 97114

KATHRYN SEELYE  
OR CURRENT RESIDENT  
2700 N MERIDIAN ST  
NEWBERG OR 97132

JONAH & JENNIFER HARKEMA  
OR CURRENT RESIDENT  
2704 N MERIDIAN ST  
NEWBERG OR 97132

ORION PETERSEN  
OR CURRENT RESIDENT  
3700 CRESTVIEW DR  
NEWBERG OR 97132

SHANAN MATHISON  
OR CURRENT RESIDENT  
3704 CRESTVIEW DR  
NEWBERG OR 97132

AMANDA CHANEY & ALFRED  
GARSIDE  
OR CURRENT RESIDENT  
3708 CRESTVIEW DR  
NEWBERG OR 97132

MARK & ROBIN SMITH  
OR CURRENT RESIDENT  
3712 CRESTVIEW DR  
NEWBERG OR 97132

JACK HOWELL JR & CHERYL  
HOWELL  
OR CURRENT RESIDENT  
19657 SW ROCK CREEK RD  
SHERIDAN OR 97378

JULIO & ANITA GALIAN  
OR CURRENT RESIDENT  
PO BOX 206  
NEWBERG OR 97132

BRANDON & ASHLEA TENNER  
OR CURRENT RESIDENT  
1901 LIBRA ST  
NEWBERG OR 97132

JAMES & MARJORIE MARTIN  
OR CURRENT RESIDENT  
3705 HEATER ST  
NEWBERG OR 97132

JOAN BARBARINO  
OR CURRENT RESIDENT  
3625 RINKES CT  
NEWBERG OR 97132

ANDY & DEANNA KNUTSON  
OR CURRENT RESIDENT  
PO BOX 1201  
NEWBERG OR 97132

COPPER CREEK I LLC  
OR CURRENT RESIDENT  
28976 GRANDVIEW DR  
RAINIER OR 97048

PAMELA HARRISON  
OR CURRENT RESIDENT  
3619 RINKES CT  
NEWBERG OR 97132

BRETT & VANESA OLDS  
OR CURRENT RESIDENT  
3617 RINKES CT  
NEWBERG OR 97132

3609 HEATER LLC  
OR CURRENT RESIDENT  
3609 E HEATER ST  
NEWBERG OR 97132

DAVID & KIM PECK  
OR CURRENT RESIDENT  
3613 HEATER ST  
NEWBERG OR 97132

COPPER & BRIANNE CHADWICK  
OR CURRENT RESIDENT  
3608 HEATER ST  
NEWBERG OR 97132

TYLER DYCK  
OR CURRENT RESIDENT  
ZILLOW CLOSING SERVICES -  
POST CLOSING  
COPPELL TX

JOSIAH STEVENS  
OR CURRENT RESIDENT  
34295 NE WILSONVILLE RD  
NEWBERG OR 97132

DWAYNE & JOANN AEBISCHER  
OR CURRENT RESIDENT  
1805 LIBRA ST  
NEWBERG OR 97132

HOYT & CHERYL ALLEN  
OR CURRENT RESIDENT  
1804 LIBRA ST  
NEWBERG OR 97132

MANUEL ELIAS  
OR CURRENT RESIDENT  
1812 LIBRA ST  
NEWBERG OR 97132

NATHAN & HANNAH CROWLEY  
OR CURRENT RESIDENT  
1900 LIBRA ST  
NEWBERG OR 97132

WISHART, LAURANCE G TRUST  
OR CURRENT RESIDENT  
PO BOX 464  
CARLTON OR 97111

ZACHARY MYERS & BRITTNEY  
BAKER  
OR CURRENT RESIDENT  
1908 LIBRA ST  
NEWBERG OR 97132

STEVEN & SHEILA EVERETT  
OR CURRENT RESIDENT  
2000 LIBRA ST  
NEWBERG OR 97132

PUBLIC STREET  
OR CURRENT RESIDENT  
535 NE 5TH ST  
MCMINNVILLE OR 97128

VICKY PETERS  
OR CURRENT RESIDENT  
3616 HEATER ST  
NEWBERG OR 97132

SPRINGBROOK PROPERTIES INC  
OR CURRENT RESIDENT  
ATTN: SONJA HAUGEN  
NEWBERG OR 97132

BRADLEY & EMILY ALLEN  
OR CURRENT RESIDENT  
3200 CRESTVIEW DR  
NEWBERG OR 97132

ANN & ROY MANSFIELD  
OR CURRENT RESIDENT  
3305 VITTORIA WAY NO 28  
NEWBERG OR 97132

APPEL, CARL B TRUSTEE  
OR CURRENT RESIDENT  
3305 VITTORIA WY NO 27  
NEWBERG OR 97132

CODY THOMPSON  
OR CURRENT RESIDENT  
3305 E VITTORIA WAY #26  
NEWBERG OR 97132

ROBERT & KARLA HOLVECK  
OR CURRENT RESIDENT  
PO BOX 285  
NEWBERG OR 97132

MAKANA PROPERTIES LLC  
OR CURRENT RESIDENT  
73-4367 LIPO HOKU PL  
KAILUA-KONA HI 96740

JOHN SWEET  
OR CURRENT RESIDENT  
3305 VITTORIA WAY UNIT 23  
NEWBERG OR 97132

ABIGAIL & ALEXANDRIA COHEN  
OR CURRENT RESIDENT  
PO BOX 86  
DUNDEE OR 97115

COHEN & COHEN LLC  
OR CURRENT RESIDENT  
PO BOX 86  
DUNDEE OR 97115

OTTO NW PROPERTIES LLC  
OR CURRENT RESIDENT  
513 N MORTON ST  
NEWBERG OR 97132

NUMBERS 6:24-27 LLC  
OR CURRENT RESIDENT  
73-4367 LIPO HOKU PL  
KAILUA-KONA HI 96740

NUMBERS 6:24-27 LLC  
OR CURRENT RESIDENT  
73-4367 LIPO HOKU PL  
KAILUA-KONA HI 96740

OTTO NW PROPERTIES LLC  
OR CURRENT RESIDENT  
513 N MORTON ST  
NEWBERG OR 97132

SQUAMISH LLC  
OR CURRENT RESIDENT  
14252 SW MISTLETOE DR  
TIGARD OR 97223

KEVIN & ANJANETTE STEPISNIK  
OR CURRENT RESIDENT  
800 S OLEANDER ST  
CORNELIUS OR 97113

SQUAMISH LLC  
OR CURRENT RESIDENT  
14252 SW MISTLETOE DR  
TIGARD OR 97223

ANDREW GIBSON  
OR CURRENT RESIDENT  
3305 VITTORIA WAY #13  
NEWBERG OR 97132

JJAMM LLC  
OR CURRENT RESIDENT  
7640 NE DOGRIDGE RD  
NEWBERG OR 97132

COHEN & COHEN LLC  
OR CURRENT RESIDENT  
PO BOX 86  
DUNDEE OR 97115

PENSCO TRUST COMPANY  
CUSTODIAN FBO  
OR CURRENT RESIDENT  
PO BOX 285  
NEWBERG OR 97132

LEONORA DE PERALTA  
OR CURRENT RESIDENT  
3305 E VITTORIA WAY #9  
NEWBERG OR 97132

ERIC GROVUM  
OR CURRENT RESIDENT  
3305 VITTORIA WAY UNIT 8  
NEWBERG OR 97132

JUAN & NOE PEREZ  
OR CURRENT RESIDENT  
3305 VITTORIA WAY UNIT 7  
NEWBERG OR 97132

ROBLETT LLC  
OR CURRENT RESIDENT  
7640 NE DOG RIDGE RD  
NEWBERG OR 97132

ARLO POWELL & KELLY HUCK  
OR CURRENT RESIDENT  
3305 VITTORIA WAY UNIT 5  
NEWBERG OR 97132

PENSCO TRUST COMPANY  
CUSTODIAN FBO  
OR CURRENT RESIDENT  
PO BOX 173859  
DENVER CO 80217

MARK & ANDREA JOHNSON  
OR CURRENT RESIDENT  
3305 E VITTORIA WAY APT 3  
NEWBERG OR 97132

NUMBERS 6:24-27 LLC  
OR CURRENT RESIDENT  
73-4367 LIPO HOKU PL  
KAILUA-KONA HI 96740

NUMBERS 6:24-27 LLC  
OR CURRENT RESIDENT  
73-4367 LIPO HOKU PL  
KAILUA-KONA HI 96740

KATHRYN SEELYE  
OR CURRENT RESIDENT  
2700 N MERIDIAN ST  
NEWBERG OR 97132

EXXIE WECHENSKY  
OR CURRENT RESIDENT  
901 DARTMOUTH ST  
NEWBERG OR 97132

WILLIAM & SANDRA CRAIG  
OR CURRENT RESIDENT  
1908 N COLLEGE ST  
NEWBERG OR 97132

MATTHEW EATON  
OR CURRENT RESIDENT  
703 CRESTVIEW DR  
NEWBERG OR 97132

LARRY ATTEBERRY  
OR CURRENT RESIDENT  
707 CRESTVIEW DR  
NEWBERG OR 97132

JAMES & MARCIE GARRISON  
OR CURRENT RESIDENT  
709 CRESTVIEW DR  
NEWBERG OR 97132

EWAN WALLIS  
OR CURRENT RESIDENT  
713 CRESTVIEW DR  
NEWBERG OR 97132

BRIAN SCHAAD  
OR CURRENT RESIDENT  
801 CRESTVIEW DR  
NEWBERG OR 97132

PATRICK & HEATHER DAVIS  
OR CURRENT RESIDENT  
807 CRESTVIEW DR  
NEWBERG OR 97132

PETER WILHELM  
OR CURRENT RESIDENT  
613 MELODY LN  
NEWBERG OR 97132

DAVID REID & RACHEL  
CLARKSON-REID  
OR CURRENT RESIDENT  
609 MELODY LN  
NEWBERG OR 97132

ROBERT GRESHAM  
OR CURRENT RESIDENT  
605 MELODY LN  
NEWBERG OR 97132

DARON LINDSEY  
OR CURRENT RESIDENT  
601 MELODY LN  
NEWBERG OR 97132

CYNTHIA & JASON PENLEY  
OR CURRENT RESIDENT  
513 MELODY LN  
NEWBERG OR 97132

TAMI PIAZZA  
OR CURRENT RESIDENT  
610 MELODY LN  
NEWBERG OR 97132

ZACHARY & CHELSEA PETERSON  
OR CURRENT RESIDENT  
606 MELODY LN  
NEWBERG OR 97132

AHRENS FAMILY TRUST  
OR CURRENT RESIDENT  
2205 N COLLEGE ST  
NEWBERG OR 97132

DEBORAH & CRAIG JOHNSON  
OR CURRENT RESIDENT  
600 MELODY LANE  
NEWBERG OR 97132

KASUBA, TINA K TRUST  
OR CURRENT RESIDENT  
PO BOX 269  
NEWBERG OR 97132

ANTHONY & HANNAH GALLARDO  
OR CURRENT RESIDENT  
649 ARLINGTON DR  
NEWBERG OR 97132

MOUNTAIN VIEW 16 LLC  
OR CURRENT RESIDENT  
29100 TOWN CENTER LOOP W  
STE 100  
WILSONVILLE OR 97070

MITCHELL LAWRENCE & DEVIN  
BAUMER  
OR CURRENT RESIDENT  
1903 N COLLEGE ST  
NEWBERG OR 97132

NRC PROPERTIES LLC  
OR CURRENT RESIDENT  
PO BOX 5566  
BEAVERTON OR 97007

SCOTT & CHRISTINA DENDY  
OR CURRENT RESIDENT  
704 CRESTVIEW DR  
NEWBERG OR 97132

EDGAR PONCE & AURELIO SORIA  
OR CURRENT RESIDENT  
1855 N COLLEGE ST  
NEWBERG OR 97132

SCOTT & CHRISTINA DENDY  
OR CURRENT RESIDENT  
708 CRESTVIEW DR  
NEWBERG OR 97132

CLOWERS, BRENDA D TRUSTEE  
OR CURRENT RESIDENT  
1811 HOSKINS ST  
NEWBERG OR 97132

KENNETH & KAYLEE TOLLEY  
OR CURRENT RESIDENT  
1815 N COLLEGE ST  
NEWBERG OR 97132

JOHN & PATRICIA EHRHART  
OR CURRENT RESIDENT  
712 CRESTVIEW DR  
NEWBERG OR 97132

JACOB ZENZANO  
OR CURRENT RESIDENT  
800 CRESTVIEW DR  
NEWBERG OR 97132

MICHAEL & RICCI HATCH  
OR CURRENT RESIDENT  
804 CRESTVIEW DR  
NEWBERG OR 97132

LEROY VOLKER  
OR CURRENT RESIDENT  
808 CRESTVIEW DR  
NEWBERG OR 97132

NATHAN KIMMEL  
OR CURRENT RESIDENT  
3224 N CRATER LN  
NEWBERG OR 97132

AARON COUWENBERGHE  
OR CURRENT RESIDENT  
812 CRESTVIEW DR  
NEWBERG OR 97132

ARTHUR MURPHY  
OR CURRENT RESIDENT  
1801 N MERIDIAN ST  
NEWBERG OR 97132

JEFFREY & SUSAN OSBORNE  
OR CURRENT RESIDENT  
3202 CRESTVIEW DR  
NEWBERG OR 97132

BENJAMIN SIEFKEN & STEFANIE  
BURGARDT  
OR CURRENT RESIDENT  
3204 CRESTVIEW DR  
NEWBERG OR 97132

JEREMY MEADE & MELISSA HUNT  
OR CURRENT RESIDENT  
3206 CRESTVIEW DR  
NEWBERG OR 97132

ROBERT & NANCY WALES  
OR CURRENT RESIDENT  
PO BOX 33  
COLTON OR 97017

FETTIG RENTALS LLC  
OR CURRENT RESIDENT  
23100 NE HYLAND DR  
NEWBERG OR 97132

JUSTIN & LAURA MEYER  
OR CURRENT RESIDENT  
805 FIRCREST DR  
NEWBERG OR 97132

RUTH STOKESBARY  
OR CURRENT RESIDENT  
801 FIRCREST DR  
NEWBERG OR 97132

ELISE PETERS  
OR CURRENT RESIDENT  
713 FIRCREST DR  
NEWBERG OR 97132

SHERRY DEVOE  
OR CURRENT RESIDENT  
709 FIRCREST DR  
NEWBERG OR 97132

TODD & CHERYL BALTZELL  
OR CURRENT RESIDENT  
708 FIRCREST DR  
NEWBERG OR 97132

GREGG & TERESA LAMM  
OR CURRENT RESIDENT  
712 FIRCREST DR  
NEWBERG OR 97132

BETTY CARSLY  
OR CURRENT RESIDENT  
11900 NE ANNA DR  
NEWBERG OR 97132

ROBERT & GLORIA SMITH  
OR CURRENT RESIDENT  
804 FIRCREST DR  
NEWBERG OR 97132

JUSTIN LUNDGREN  
OR CURRENT RESIDENT  
808 FIRCREST DR  
NEWBERG OR 97132

KELLIE HUMISTON  
OR CURRENT RESIDENT  
429 N STREET SW APT S-503  
WASHINGTON DC 20024

JOHN HALL & BETH MANHAT  
OR CURRENT RESIDENT  
1812 N COLLEGE ST  
NEWBERG OR 97132

RAFAEL & STACY DURAN  
OR CURRENT RESIDENT  
1804 N COLLEGE ST  
NEWBERG OR 97132

SEAN LYNN & TERESA HILLEARY  
OR CURRENT RESIDENT  
1802 N COLLEGE ST  
NEWBERG OR 97132



NORTHWEST CHRISTIAN CHURCH  
OR CURRENT RESIDENT  
2315 VILLA RD  
NEWBERG OR 97132

BRADLEY & EMILY ALLEN  
OR CURRENT RESIDENT  
3200 CRESTVIEW DR  
NEWBERG OR 97132

ZSOLT & NOEMI VARGA  
OR CURRENT RESIDENT  
29125 NE DAVID LN  
NEWBERG OR 97132

DOUGLAS & KIMBERLY ROSE  
OR CURRENT RESIDENT  
29145 NE DAVID LN  
NEWBERG OR 97132

IGNATIUS LAM & TERRY WANG  
OR CURRENT RESIDENT  
29215 NE DAVID LN  
NEWBERG OR 97132

JAMES BENTLEY JR & TRACY  
BENTLEY  
OR CURRENT RESIDENT  
29080 NE DAVID LN  
NEWBERG OR 97132

CHAD & SARAH THACKERAY  
OR CURRENT RESIDENT  
14780 NE SPRINGBROOK RD  
NEWBERG OR 97132

ANDREW & ANGELA CARTALES  
OR CURRENT RESIDENT  
14650 NE SPRINGBROOK RD  
NEWBERG OR 97132

PHILIP THEXTON JR & JANICE  
THEXTON  
OR CURRENT RESIDENT  
14630 NE SPRINGBROOK RD  
NEWBERG OR 97132

MICHAEL & TRACY KRUSE  
OR CURRENT RESIDENT  
14795 NE DAVID CT  
NEWBERG OR 97132

ROBERTO & JENNIFER ORTIZ  
OR CURRENT RESIDENT  
14793 NE DAVID CT  
NEWBERG OR 97132

JENSEN DAVID & REBECCA REV  
TRUST  
OR CURRENT RESIDENT  
14791 NE DAVID CT  
NEWBERG OR 97132

STACY & TAMMI MCCLELLAN  
OR CURRENT RESIDENT  
14790 NE DAVID CT  
NEWBERG OR 97132

CRAIG & ANNA MAJOR  
OR CURRENT RESIDENT  
14788 NE DAVID CT  
NEWBERG OR 97132

WILLARD & CHRISTIE PIATT  
OR CURRENT RESIDENT  
2105 N COLLEGE ST  
NEWBERG OR 97132

PEREZ RAUL J JR & SUSAN J  
LIVING TRUST  
OR CURRENT RESIDENT  
4201 NE BIRDAVEN LOOP  
NEWBERG OR 97132

DEAN NORDSTROM  
OR CURRENT RESIDENT  
4205 NE BIRDAVEN LOOP  
NEWBERG OR 97132

NATHAN & DEANA ROEDEL  
OR CURRENT RESIDENT  
4209 NE BIRDAVEN LP  
NEWBERG OR 97132

BARRON LIVING TRUST  
OR CURRENT RESIDENT  
4303 NE BIRDAVEN LOOP  
NEWBERG OR 97132

STEELE, CHERIE C TRUSTEE  
OR CURRENT RESIDENT  
4300 NE BIRDAVEN LP  
NEWBERG OR 97132

KEITH & DARLENE WINGFIELD  
OR CURRENT RESIDENT  
4204 NE BIRDAVEN LP  
NEWBERG OR 97132

GILL CORYELL FAMILY TRUST  
OR CURRENT RESIDENT  
29330 NE DAVID LN  
NEWBERG OR 97132

GERALD & JANICE LEFEBVRE  
OR CURRENT RESIDENT  
29215 NE PUTNAM RD  
NEWBERG OR 97132

DIANE WILFORD  
OR CURRENT RESIDENT  
29377 NE DAVID LN  
NEWBERG OR 97132

KESTER FAMILY TRUST  
OR CURRENT RESIDENT  
29475 NE DAVID LN  
NEWBERG OR 97132

HELGE BERG & SUSAN WILLIAMS  
OR CURRENT RESIDENT  
29601 NE DAVID LN  
NEWBERG OR 97132

JOHN & SANDRA SCHMIDT  
OR CURRENT RESIDENT  
29600 NE DAVID LN  
NEWBERG OR 97132

HAL KAFKA & SUZANNE COOK  
OR CURRENT RESIDENT  
29550 NE DAVID LN  
NEWBERG OR 97132

TERRY & AMELIA COSS  
OR CURRENT RESIDENT  
4304 ROBIN CT  
NEWBERG OR 97132

ALEKSEY ALTECTOR & XIAOYUE  
LI  
OR CURRENT RESIDENT  
260 SPRINGTREE LN  
WEST LINN OR 97068

JOHN & ERIN HOWARD  
OR CURRENT RESIDENT  
4301 NE CRESTVIEW DR  
NEWBERG OR 97132

ERIKA RANKIN & MARK CURRIER  
OR CURRENT RESIDENT  
4100 NE CRESTVIEW DR  
NEWBERG OR 97132

OSBORNE FAMILY TRUST  
OR CURRENT RESIDENT  
PO BOX 363  
NEWBERG OR 97132

STEPHEN & SHIRLEY LEBEDA  
OR CURRENT RESIDENT  
2700 ARTHUR LN  
NEWBERG OR 97132

DAVID ALLEN JR & TRACY ALLEN  
OR CURRENT RESIDENT  
902 HENRY RD  
NEWBERG OR 97132

JACK & ALLISON KING  
OR CURRENT RESIDENT  
1912 N EMERY DR  
NEWBERG OR 97132

ANNE MILDENBERGER  
OR CURRENT RESIDENT  
1930 N EMERY DR  
NEWBERG OR 97132

LINDA POTTER  
OR CURRENT RESIDENT  
2000 N EMERY DR  
NEWBERG OR 97132

JERRY & KAREN NEMEC  
OR CURRENT RESIDENT  
1920 N EMERY DR  
NEWBERG OR 97132

AARON & SARAH OLSON  
OR CURRENT RESIDENT  
2701 ARTHUR LN  
NEWBERG OR 97132

JENNIFER RICKS & CHARLES  
RICKS II  
OR CURRENT RESIDENT  
1924 N EMERY DR  
NEWBERG OR 97132

TIMOTHY & ATHLYNN REEVES  
OR CURRENT RESIDENT  
912 E HENRY RD  
NEWBERG OR 97132

BENJAMIN & KATHRYN CALVERT  
OR CURRENT RESIDENT  
822 HENRY RD  
NEWBERG OR 97132

WILLIAM SCHMIDT  
OR CURRENT RESIDENT  
11670 NE JOHNSON RD  
CARLTON OR 97111

RESIDENTIAL CARE HOMES LLC  
OR CURRENT RESIDENT  
429 SW CEDAR ST  
HILLSBORO OR 97123

MATTHEW & MEGAN BURG  
OR CURRENT RESIDENT  
2808 ARTHUR LN  
NEWBERG OR 97132

RALPH & DEBRA ALTON  
OR CURRENT RESIDENT  
920 HENRY RD  
NEWBERG OR 97132

ROGER ALLEN  
OR CURRENT RESIDENT  
2715 N MERIDIAN ST  
NEWBERG OR 97132

LAWRENCE MORAN & ELIZABETH  
BENNETT-MORAN  
OR CURRENT RESIDENT  
2714 N MERIDIAN ST  
NEWBERG OR 97132

CESAR GARCIA & ELVIA BARAJAS-  
GARCIA  
OR CURRENT RESIDENT  
1609 BRAMBLE CT  
NEWBERG OR 97132

MATTHEW & KATIE MILLER  
OR CURRENT RESIDENT  
1601 BRAMBLE CT  
NEWBERG OR 97132

ALEXANDER & JESSICA ROLFE  
OR CURRENT RESIDENT  
1600 BRAMBLE CT  
NEWBERG OR 97132

SUSAN PURCELL  
OR CURRENT RESIDENT  
1610 BRAMBLE CT  
NEWBERG OR 97132

SCOTT & BRENDA BURG  
OR CURRENT RESIDENT  
1616 BRAMBLE CT  
NEWBERG OR 97132

MARTIN & MARIA GONZALEZ  
OR CURRENT RESIDENT  
2219 THORNE ST  
NEWBERG OR 97132

PETER NYOTU  
OR CURRENT RESIDENT  
1615 E BRIAR CT  
NEWBERG OR 97132

CORINNE MCCARTHY & WILLIAM  
DOTTER  
OR CURRENT RESIDENT  
1609 E BRIAR CT  
NEWBERG OR 97132

ALEXANDER DAILEY  
OR CURRENT RESIDENT  
1601 BRIAR CT  
NEWBERG OR 97132

DAVID & BITIA CARRILLO  
OR CURRENT RESIDENT  
1600 BRIAR CT  
NEWBERG OR 97132

FORREST & BRITTANY GREGG  
OR CURRENT RESIDENT  
2206 THORNE ST  
NEWBERG OR 97132

DONALD & LORI SWAN  
OR CURRENT RESIDENT  
2210 THORNE ST  
NEWBERG OR 97132

THORNE LEE A TRUSTEE  
OR CURRENT RESIDENT  
2216 THORNE ST  
NEWBERG OR 97132

JACK & ANGELA MAY  
OR CURRENT RESIDENT  
2220 THORNE ST  
NEWBERG OR 97132

NEWBERG CITY OF  
OR CURRENT RESIDENT  
414 E 1ST ST  
NEWBERG OR 97132

HEATH LIVING TRUST  
OR CURRENT RESIDENT  
29465 NE PUTNAM RD  
NEWBERG OR 97132

DEANNA RICE  
OR CURRENT RESIDENT  
1905 WAREHAM LN  
NEWBERG OR 97132

JAMES & SUSAN SWANSON  
OR CURRENT RESIDENT  
14460 NE REX HILL CT  
NEWBERG OR 97132

GEORGE HEATHER L LIVING  
TRUST  
OR CURRENT RESIDENT  
14470 NE REX HILL CT  
NEWBERG OR 97132

BRIAN & KIMBERLY LONG  
OR CURRENT RESIDENT  
14475 NE REX HILL CT  
NEWBERG OR 97132

DENNIS SEXTON JR & LISA  
MELTEBEKE  
OR CURRENT RESIDENT  
14465 NE REX HILL CT  
NEWBERG OR 97132

MARY ASHCRAFT  
OR CURRENT RESIDENT  
913 HENRY RD  
NEWBERG OR 97132

MARY ASHCRAFT  
OR CURRENT RESIDENT  
913 HENRY RD  
NEWBERG OR 97132

JOSEFINA DEGARCIA & ISABEL  
SEGURA  
OR CURRENT RESIDENT  
705 CRESTVIEW DR  
NEWBERG OR 97132

BRENDEN SERNA & ALONDRA  
DIAZ  
OR CURRENT RESIDENT  
701 CRESTVIEW DR  
NEWBERG OR 97132

DENISE BANTA  
OR CURRENT RESIDENT  
3516 MORRIS ST  
NEWBERG OR 97132

DAVID & LINDA CAMPBELL  
OR CURRENT RESIDENT  
1951 WESTLAKE LP  
NEWBERG OR 97132

SARGENT TRUST  
OR CURRENT RESIDENT  
1949 WESTLAKE LOOP  
NEWBERG OR 97132

MARK & SARA SUNDQUIST  
OR CURRENT RESIDENT  
1947 WESTLAKE LP  
NEWBERG OR 97132

TIMOTHY ASHTON  
OR CURRENT RESIDENT  
1945 WESTLAKE LOOP  
NEWBERG OR 97132

KYLE & SUZANNE KERN  
OR CURRENT RESIDENT  
1941 WESTLAKE LP  
NEWBERG OR 97132

PETER HANSEN  
OR CURRENT RESIDENT  
1939 WESTLAKE LOOP  
NEWBERG OR 97132

ROBERT HARTLEY JR & DEBBIE  
PELZER-HARTLEY  
OR CURRENT RESIDENT  
1937 WESTLAKE LOOP  
NEWBERG OR 97132

JESSICA & JORDAN ALLEN  
OR CURRENT RESIDENT  
1935 WESTLAKE LP  
NEWBERG OR 97132

SILER LIVING TRUST  
OR CURRENT RESIDENT  
1931 N WESTLAKE LOOP  
NEWBERG OR 97132

LARRY & KAREN HALL  
OR CURRENT RESIDENT  
1929 WESTLAKE LOOP  
NEWBERG OR 97132

ROBERT & BARBARA KOLLMAR  
OR CURRENT RESIDENT  
1927 WESTLAKE LP  
NEWBERG OR 97132

RICHARD & LINDA WRIGHT  
OR CURRENT RESIDENT  
1925 WESTLAKE LP  
NEWBERG OR 97132

CHRISTINA & TRACY SMITS  
OR CURRENT RESIDENT  
1921 WESTLAKE LOOP  
NEWBERG OR 97132

ANETA & SEAN WORLEY  
OR CURRENT RESIDENT  
1919 WESTLAKE LOOP  
NEWBERG OR 97132

ROBERT & VICTORIA STREIT  
OR CURRENT RESIDENT  
1917 WESTLAKE LP  
NEWBERG OR 97132

PENNER DONALD L & JANET L  
TRUSTEES FOR  
OR CURRENT RESIDENT  
1915 WESTLAKE LOOP  
NEWBERG OR 97132

DON & YVONNE MYERS  
OR CURRENT RESIDENT  
1911 WESTLAKE LP  
NEWBERG OR 97132

MICHAEL HAZLETT & KELLIE  
SISSON-HAZLETT  
OR CURRENT RESIDENT  
1909 WESTLAKE LP  
NEWBERG OR 97132

JAY & SAMANTHA GILBERTSON  
OR CURRENT RESIDENT  
1907 WESTLAKE LOOP  
NEWBERG OR 97132

DEREK & KATHRYN NAEGELI  
OR CURRENT RESIDENT  
1905 WESTLAKE LOOP  
NEWBERG OR 97132

STEVEN & KATHLEEN GRANT  
OR CURRENT RESIDENT  
1901 WESTLAKE LOOP  
NEWBERG OR 97132

SUSAN PROVENCHER  
OR CURRENT RESIDENT  
1904 WESTLAKE LOOP  
NEWBERG OR 97132

GARY & KATHLEEN AYERS  
OR CURRENT RESIDENT  
1900 WESTLAKE LP  
NEWBERG OR 97132

HOY RICHARD L & GENEVA J  
TRUSTEES FOR  
OR CURRENT RESIDENT  
1958 WESTLAKE LP  
NEWBERG OR 97132

JAMES WEBER  
OR CURRENT RESIDENT  
1956 WESTLAKE LP  
NEWBERG OR 97132

TRIBBETT H & J LIVING TRUST  
OR CURRENT RESIDENT  
1942 WESTLAKE LP  
NEWBERG OR 97132

HELGA SCHRIEBER  
OR CURRENT RESIDENT  
1930 WESTLAKE LOOP  
NEWBERG OR 97132

GORDON EDITH TRUSTEE FOR  
OR CURRENT RESIDENT  
1928 WESTLAKE LP  
NEWBERG OR 97132

DAVID & KELLIE KENT  
OR CURRENT RESIDENT  
1926 WESTLAKE LOOP  
NEWBERG OR 97132

BENJAMIN & ANGELA KANTZ  
OR CURRENT RESIDENT  
1205 OAK KNOLL CT  
NEWBERG OR 97132

VINCENT ONEIL  
OR CURRENT RESIDENT  
PO BOX 17  
GUERNEVILLE CA 95446

BRUCE & KAROLYN NEWGARD  
OR CURRENT RESIDENT  
1219 OAK KNOLL CT  
NEWBERG OR 97132

JACKSON LIVING TRUST  
OR CURRENT RESIDENT  
1309 OAK KNOLL CT  
NEWBERG OR 97132

CURTIS & LAURA OVIATT  
OR CURRENT RESIDENT  
1319 OAK KNOLL CT  
NEWBERG OR 97132

DANIEL, MICHAEL G TRUSTEE  
OR CURRENT RESIDENT  
1318 OAK KNOLL CT  
NEWBERG OR 97132

CAFFALL, KATHY L TRUSTEE  
OR CURRENT RESIDENT  
1308 OAK KNOLL CT  
NEWBERG OR 97132

DALE & JULIE RAYMOND  
OR CURRENT RESIDENT  
1300 OAK KNOLL CT  
NEWBERG OR 97132

WILIAM & JENNIFER HEADLEY  
OR CURRENT RESIDENT  
1218 OAK KNOLL CT  
NEWBERG OR 97132

MICHAEL & ELLA HAYS  
OR CURRENT RESIDENT  
1208 OAK KNOLL CT  
NEWBERG OR 97132

SUSAN SASSE  
OR CURRENT RESIDENT  
1200 OAK KNOLL CT  
NEWBERG OR 97132

BRADLEY & LOU BERRY  
OR CURRENT RESIDENT  
PO BOX 191  
NEWBERG OR 97132

FRANCISCO & MELISSA RAMOS  
OR CURRENT RESIDENT  
1215 HILLSDALE DR  
NEWBERG OR 97132

COREY & KELSEY CRAIG  
OR CURRENT RESIDENT  
3419 ALDERSGATE DR  
NEWBERG OR 97132

JENE & KARISSA GILES  
OR CURRENT RESIDENT  
1324 FOOTHILLS DR  
NEWBERG OR 97132

JOHN & MARY CARLICH  
OR CURRENT RESIDENT  
1218 SUNSET DR  
NEWBERG OR 97132

ALLY & BLAKE MEADE  
OR CURRENT RESIDENT  
14755 NE SPRINGBROOK RD  
NEWBERG OR 97132

TED & LING SAUFLEY  
OR CURRENT RESIDENT  
3019 N CENTER ST  
NEWBERG OR 97132

SUZANNE & RONALD KINNEY  
OR CURRENT RESIDENT  
3001 N CENTER ST  
NEWBERG OR 97132

ANDREA WILBURN  
OR CURRENT RESIDENT  
3000 N MERIDIAN ST  
NEWBERG OR 97132

STACEY HOLCOMBE  
OR CURRENT RESIDENT  
2930 BURLINGTON DR  
NEWBERG OR 97132

GLORIA EGLI & SUZANNE  
LANDONI  
OR CURRENT RESIDENT  
2920 BURLINGTON DR  
NEWBERG OR 97132

DENNIS & MELISSA LEMEN  
OR CURRENT RESIDENT  
2900 BURLINGTON DR  
NEWBERG OR 97132

GREGORY DOUGAN  
OR CURRENT RESIDENT  
812 E EDGEWOOD DR  
NEWBERG OR 97132

MOORE FAMILY LIVING TRUST  
OR CURRENT RESIDENT  
818 E EDGEWOOD DR  
NEWBERG OR 97132

CHRISTOPHER TEGLAND & REED  
OVERFIELD  
OR CURRENT RESIDENT  
806 E EDGEWOOD DR  
NEWBERG OR 97132

BEHRENS, JUSTIN C TRUSTEE  
OR CURRENT RESIDENT  
3030 WINCHESTER DR  
NEWBERG OR 97132

ROBINSON PATRICIA M TRUSTEE  
FOR  
OR CURRENT RESIDENT  
900 E EDGEWOOD DR  
NEWBERG OR 97132

JOYCE TESKY  
OR CURRENT RESIDENT  
908 E EDGEWOOD DR  
NEWBERG OR 97132

CHRISTIAN & KRISTA COONTZ  
OR CURRENT RESIDENT  
2929 N CENTER ST  
NEWBERG OR 97132

BRUMMETT RODNEY & REBECCA  
LIVING TRUST  
OR CURRENT RESIDENT  
2919 N CENTER ST  
NEWBERG OR 97132

EDWARDS, RACHEL S TRUSTEE  
OR CURRENT RESIDENT  
2901 N CENTER ST  
NEWBERG OR 97132

ETHEL MEYERS  
OR CURRENT RESIDENT  
1225 HILLSDALE DR  
NEWBERG OR 97132

JOHN & HEATHER KERTCHEM  
OR CURRENT RESIDENT  
1309 HILLSDALE DR  
NEWBERG OR 97132

CHRISTOPHER HANSEN  
OR CURRENT RESIDENT  
1317 HILLSDALE DR  
NEWBERG OR 97132

TIMOTHY & SARAH LUTZ  
OR CURRENT RESIDENT  
1327 HILLSDALE DR  
NEWBERG OR 97132

CLIFTON PAGE  
OR CURRENT RESIDENT  
PO BOX 368  
TUALATIN OR 97062

LEON PAULUS  
OR CURRENT RESIDENT  
1308 HILLSDALE DR  
NEWBERG OR 97132

ANTHONY ROOS & TIFFANY  
MIDDLETON  
OR CURRENT RESIDENT  
1300 HILLSDALE DR  
NEWBERG OR 97132

JEFFREY & DEANA VANDENHOEK  
OR CURRENT RESIDENT  
1228 HILLSDALE DR  
NEWBERG OR 97132

MARTIN & KATHERINE MILLAGE  
OR CURRENT RESIDENT  
1218 HILLSDALE DR  
NEWBERG OR 97132

RICHARD & KULLAPRANEE  
CONDON  
OR CURRENT RESIDENT  
1208 HILLSDALE DR  
NEWBERG OR 97132

JOSHUA & SOPHIA COWGER  
OR CURRENT RESIDENT  
3418 KNOLL DR  
NEWBERG OR 97132

KURT WEGER  
OR CURRENT RESIDENT  
1207 FOOTHILLS DR  
NEWBERG OR 97132

BRYCE & MAUREEN SOUMOKIL  
OR CURRENT RESIDENT  
1213 FOOTHILLS DR  
NEWBERG OR 97132

PETER & JENNIFER MATTESON  
OR CURRENT RESIDENT  
1219 FOOTHILLS DR  
NEWBERG OR 97132

KAREN PIPER  
OR CURRENT RESIDENT  
1225 E FOOTHILLS DR  
NEWBERG OR 97132

MENDENHALL ACQUISITION LLC  
OR CURRENT RESIDENT  
7486 SW LAKESIDE LOOP  
WILSONVILLE OR 97070

REILLY BEVERLY A TRUSTEE FOR  
OR CURRENT RESIDENT  
74 WINDING GLEN  
ALAMO CA 94507

DAVID & CHERYLE SIMPSON  
OR CURRENT RESIDENT  
1313 FOOTHILLS DR  
NEWBERG OR 97132

REILLY BEVERLY A TRUSTEE FOR  
OR CURRENT RESIDENT  
74 WINDING GLEN  
ALAMO CA 94507

TRACEY RIVERMAN  
OR CURRENT RESIDENT  
PO BOX 1981  
HUNTINGTON BEACH CA 92647

TINA & ROBERT RAMM  
OR CURRENT RESIDENT  
1318 E FOOTHILLS DR  
NEWBERG OR 97132

ABBY & CONNOR OKEEFE  
OR CURRENT RESIDENT  
1312 E FOOTHILLS DR  
NEWBERG OR 97132

SONIA LEET & WILLIAM LEET JR  
OR CURRENT RESIDENT  
1306 FOOTHILLS DR  
NEWBERG OR 97132

COWING LINDA REV TRUST  
OR CURRENT RESIDENT  
1300 E FOOTHILLS DR  
NEWBERG OR 97132

CHAD & NICHOLE DREW  
OR CURRENT RESIDENT  
18500 NE RAINBOW LN  
NEWBERG OR

JOSE ALCANTAR & WENDY  
JURADO  
OR CURRENT RESIDENT  
1218 E FOOTHILLS DR  
NEWBERG OR 97132

VALLADARES, CINDY TRUSTEE  
OR CURRENT RESIDENT  
15110 SW BROKEN FIR  
SHERWOOD OR 97140

ANCHETA LOWANDA L TRUSTEE  
OR CURRENT RESIDENT  
1206 E FOOTHILLS DR  
NEWBERG OR 97132

JOHN & KATHRYN DORT  
OR CURRENT RESIDENT  
1213 SUNSET DR  
NEWBERG OR 97132

GARY & WANDA BROCK  
OR CURRENT RESIDENT  
2304 N ALICE WY  
NEWBERG OR 97132

JEFFERY HEATER  
OR CURRENT RESIDENT  
29225 NE BENJAMIN RD  
NEWBERG OR 97132

RICHMAN, BARBARA J TRUSTEE  
OR CURRENT RESIDENT  
520 MELODY LN  
NEWBERG OR 97132

RANDY & BECKY HOLLIS  
OR CURRENT RESIDENT  
530 MELODY LN  
NEWBERG OR 97132

GARRETT GIBBS & STEPHANIE  
SPENCER  
OR CURRENT RESIDENT  
1207 SUNSET DR  
NEWBERG OR 97132

PILCHER FAMILY TRUST  
OR CURRENT RESIDENT  
1231 NW MICHELBOOK LN  
MCMINNVILLE OR 97128

WILLIAM & MARGIE SOUTHWICK  
OR CURRENT RESIDENT  
3220 KNOLL DR  
NEWBERG OR 97132

CHARLES MILLS  
OR CURRENT RESIDENT  
15151 NE SPRINGBROOK RD  
NEWBERG OR 97132

MARIBEL MARTINEZ & TERESA  
VELAZQUEZ  
OR CURRENT RESIDENT  
647 ARLINGTON DR  
NEWBERG OR 97132

DARLEEN FINLEY  
OR CURRENT RESIDENT  
645 ARLINGTON DR  
NEWBERG OR 97132

BRANCO, ALLAN M TRUSTEE  
OR CURRENT RESIDENT  
5640 KULA MAUU ST  
KAPAA HI 96746

TYLER & LINDSAYANNE LINDSAY  
OR CURRENT RESIDENT  
641 ARLINGTON DR  
NEWBERG OR 97132

CHEHALEM MEADOWS JT  
VENTURE DEVELOP CO  
OR CURRENT RESIDENT  
ATTN: DAVID G INGRAHAM  
PORTLAND OR 97217

3BLACKDOGS LLC  
OR CURRENT RESIDENT  
ATTN: RONALD & TAMI WORLEY  
MCMINNVILLE OR 97128

JENNA KELLY  
OR CURRENT RESIDENT  
615 HAMPTON LN  
NEWBERG OR 97132

VERONICA BENITEZ & ANGEL  
SILLER  
OR CURRENT RESIDENT  
609 HAMPTON LN  
NEWBERG OR 97132

IRA THIO  
OR CURRENT RESIDENT  
605 HAMPTON LN  
NEWBERG OR 97132

NICKLOUS PROPERTIES LLC  
OR CURRENT RESIDENT  
PO BOX 819  
CARLTON OR 97111

NATHAN & ABIGAIL BIRD  
OR CURRENT RESIDENT  
1320 S CEDAR DR  
CANBY OR 97013

SARAH TENNEY  
OR CURRENT RESIDENT  
4130 SW 117TH STE A274  
BEAVERTON OR 97005

DOVID ENT  
OR CURRENT RESIDENT  
608 HAMPTON LN  
NEWBERG OR 97132

EDUARDO ESCORZA  
OR CURRENT RESIDENT  
301 COLUMBIA DR NO 22  
NEWBERG OR 97132

RENEE & MICHAEL ATKINSON  
OR CURRENT RESIDENT  
611 CAMDEN LN  
NEWBERG OR 97132

ANNA ROSE  
OR CURRENT RESIDENT  
607 CAMDEN LN  
NEWBERG OR 97132

NANCY SCHUH  
OR CURRENT RESIDENT  
602 CAMDEN LN  
NEWBERG OR 97132

GARRETT & CHRISTEN JOHNSON  
OR CURRENT RESIDENT  
12690 SW 159TH CT  
BEAVERTON OR 97007

AMANDA & ROBERT  
STAGGENBORG  
OR CURRENT RESIDENT  
610 CAMDEN LN  
NEWBERG OR 97132

AUSTIN MCCALLEY  
OR CURRENT RESIDENT  
612 CAMDEN LN  
NEWBERG OR 97132

AMY NELLESSEN & ROBERTO  
CORTES  
OR CURRENT RESIDENT  
616 CAMDEN LN  
NEWBERG OR 97132

STEWARDSHIP PROPERTIES LLC  
OR CURRENT RESIDENT  
1247 VILLARD ST  
EUGENE OR 97403

CHEHALEM MEADOWS JT  
VENTURE DEVELOP CO  
OR CURRENT RESIDENT  
ATTN: DAVID G INGRAHAM  
PORTLAND OR 97217

CAROLYN PAQUETTE  
OR CURRENT RESIDENT  
630 WILSHIRE CT  
NEWBERG OR 97132

SHARON WALESBY  
OR CURRENT RESIDENT  
632 WILSHIRE CT  
NEWBERG OR 97132

CATHIE FELLER  
OR CURRENT RESIDENT  
634 WILSHIRE CT  
NEWBERG OR 97132

SAUL GARCIA  
OR CURRENT RESIDENT  
638 WILSHIRE CT  
NEWBERG OR 97132

DANIELLE HOLBROOK  
OR CURRENT RESIDENT  
640 N WILSHIRE CT  
NEWBERG OR 97132

JEANETTE FELDMAN  
OR CURRENT RESIDENT  
15462 SW WILLAMETTE ST  
SHERWOOD OR 97140

MICHAEL MERCURIO  
OR CURRENT RESIDENT  
648 WILSHIRE CT  
NEWBERG OR 97132

SUNDANCE GROUP LLC  
OR CURRENT RESIDENT  
PO BOX 1075  
NEWBERG OR 97132

DOUGLAS & JENNIFER MCMAHON  
OR CURRENT RESIDENT  
410 GOLF VIEW DR  
MEDFORD OR 97504

ZARAGOZA RODRIGUEZ III  
OR CURRENT RESIDENT  
654 WILSHIRE CT  
NEWBERG OR 97132

CONNI RISER  
OR CURRENT RESIDENT  
648 ARLINGTON DR  
NEWBERG OR 97132

THOMPSON MARLENE LIVING  
TRUST  
OR CURRENT RESIDENT  
642 E ARLINGTON DR  
NEWBERG OR 97132

SERENA & ROBERT SMITH  
OR CURRENT RESIDENT  
680 SW 5TH ST  
DUNDEE OR 97115

NOLAN BOCKSTIEGEL & ELENA  
BEDORTHA  
OR CURRENT RESIDENT  
651 WILSHIRE CT  
NEWBERG OR 97132

CHEHALEM PARK & RECREATION  
DISTRICT  
OR CURRENT RESIDENT  
1802 HAWORTH ST  
NEWBERG OR 97132

BRYCE KURTZ  
OR CURRENT RESIDENT  
2020 HERITAGE WAY  
NEWBERG OR 97132

CINDY GARVIN  
OR CURRENT RESIDENT  
1219 SUNSET DR  
NEWBERG OR 97132

KEN STINNETT PROPERTIES LLC  
OR CURRENT RESIDENT  
20850 NW MIKALO CT  
PORTLAND OR 97229

CYNTHIA CLAASSEN  
OR CURRENT RESIDENT  
1301 SUNSET DR  
NEWBERG OR 97132

KATARINA SANTIAGO  
OR CURRENT RESIDENT  
680 SW GRAYSTONE DR  
DUNDEE OR 97115

DENNIS APODACA & PEDRO  
CUENCA  
OR CURRENT RESIDENT  
1315 SUNSET DR  
NEWBERG OR 97132

TIMOTHY & MARGARET OLEARY  
OR CURRENT RESIDENT  
1321 SUNSET DR  
NEWBERG OR 97132

LILITH & MARK THOMPSON  
OR CURRENT RESIDENT  
3307 ALDERSGATE DR  
NEWBERG OR 97132

MARK JACKSON  
OR CURRENT RESIDENT  
3221 JUNIPER DR  
NEWBERG OR 97132

TODD & TRAM BRADLEY  
OR CURRENT RESIDENT  
3230 JUNIPER DR  
NEWBERG OR 97132

LOUIS & PATSY LARSON  
OR CURRENT RESIDENT  
3220 JUNIPER DR  
NEWBERG OR 97132

JOSEPH & LORAIN SARNACKI  
OR CURRENT RESIDENT  
1324 SUNSET DR  
NEWBERG OR 97132

THOMAS & CYNTHIA STRAM  
OR CURRENT RESIDENT  
3221 ALDERSGATE DR  
NEWBERG OR 97132

JARED WRIGHT  
OR CURRENT RESIDENT  
3612 KNOLL DR  
NEWBERG OR 97132

PAUL BEAUMONT  
OR CURRENT RESIDENT  
3618 KNOLL DR  
NEWBERG OR 97132

PAUL & ALISHA FONTENOT  
OR CURRENT RESIDENT  
3624 KNOLL DR  
NEWBERG OR 97132

FOX-COURSE CYNTHIA TRUST  
OR CURRENT RESIDENT  
1207 N ALEXANDRA DR  
NEWBERG OR 97132

ROHR REV TRUST  
OR CURRENT RESIDENT  
410 N COLLEGE ST  
NEWBERG OR 97132

WALKER SHARON K TRUSTEE  
FOR  
OR CURRENT RESIDENT  
5007 LONGEST DR  
NEWBERG OR 97132

PAMELA & DANIEL HINKEL  
OR CURRENT RESIDENT  
609 LEWIS CT  
NEWBERG OR 97132

JEREMY & LIA CASTOE  
OR CURRENT RESIDENT  
605 LEWIS CT  
NEWBERG OR 97132

SHEENA & CHASE LESLIE  
OR CURRENT RESIDENT  
600 LEWIS CT  
NEWBERG OR 97132

ERIK MAHMOUDI  
OR CURRENT RESIDENT  
604 LEWIS CT  
NEWBERG OR 97132

DEBBY & VERN RABE  
OR CURRENT RESIDENT  
17616 NE LEANDER DR  
SHERWOOD OR 97140

MURPHY GREGORY & KARI REV  
LIVING TRUST  
OR CURRENT RESIDENT  
644 LEWIS CT  
NEWBERG OR 97132

ANDREW & LIKZY CARKIN  
OR CURRENT RESIDENT  
649 LEWIS CT  
NEWBERG OR 97132

JEANNE ROSE  
OR CURRENT RESIDENT  
1208 ALEXANDRA DR  
NEWBERG OR 97132

JASON & STEPHANIE ORDWAY  
OR CURRENT RESIDENT  
1212 ALEXANDRA DR  
NEWBERG OR 97132

MICHELLE & BRIAN GROVES  
OR CURRENT RESIDENT  
1215 ALEXANDRA DR  
NEWBERG OR 97132



JOSEPH & LEONORA WOOD  
OR CURRENT RESIDENT  
2830 BURLINGTON DR  
NEWBERG OR 97132

TRAVIS TAYLOR & TAYLOR  
ANDERSON  
OR CURRENT RESIDENT  
801 HENRY RD  
NEWBERG OR 97132

RYAN WEESE & CHEYENNE BAUM  
OR CURRENT RESIDENT  
821 HENRY RD  
NEWBERG OR 97132

KEVIN & CHRISTINA DODGE  
OR CURRENT RESIDENT  
827 HENRY RD  
NEWBERG OR 97132

ELLEN MCCHESENEY  
OR CURRENT RESIDENT  
831 HENRY RD  
NEWBERG OR 97132

DEANA CRUTCHFIELD & TODD  
HILL  
OR CURRENT RESIDENT  
3010 N CENTER ST  
NEWBERG OR 97132

USHIO AMERICA INC OREGON  
OPERATIONS DIV  
OR CURRENT RESIDENT  
ATTN: KATHY LANDRY  
NEWBERG OR 97132

STEVEN & ELIZABETH COMFORT  
OR CURRENT RESIDENT  
PO BOX 263  
NEWBERG OR 97132

WILLIAM & MARIE EASON  
OR CURRENT RESIDENT  
3200 KNOLL DR  
NEWBERG OR 97132

JAMES & NICOLE WOLFER  
OR CURRENT RESIDENT  
3130 KNOLL DR  
NEWBERG OR 97132

HEATH & KRISTA EMERSON  
OR CURRENT RESIDENT  
3120 KNOLL DR  
NEWBERG OR 97132

GANNON WILLIAM H TRUST  
OR CURRENT RESIDENT  
3100 N KNOLL DR  
NEWBERG OR 97132

NEWBERG CITY OF  
OR CURRENT RESIDENT  
414 E 1ST ST  
NEWBERG OR 97132

BRYAN & DEBORAH LEE  
OR CURRENT RESIDENT  
3201 JUNIPER DR  
NEWBERG OR 97132

JACALYN & DAVID NISSEN  
OR CURRENT RESIDENT  
3121 JUNIPER DR  
NEWBERG OR 97132

KEITH & EVELYN CALDWELL  
OR CURRENT RESIDENT  
61309 RING BEARER CT  
BEND OR 97702

NEWBERG CITY OF  
OR CURRENT RESIDENT  
414 E 1ST ST  
NEWBERG OR 97132

RICHARD & SALLY WALDREN  
OR CURRENT RESIDENT  
3200 JUNIPER DR  
NEWBERG OR 97132

RODRIGUES FAMILY TRUST  
OR CURRENT RESIDENT  
3120 JUNIPER DR  
NEWBERG OR 97132

RYAN & STEPHANIE STICKA  
OR CURRENT RESIDENT  
3100 JUNIPER DR  
NEWBERG OR 97132

NEWBERG CITY OF  
OR CURRENT RESIDENT  
414 E 1ST ST  
NEWBERG OR 97132

CHRISTOPHER & MELANIE  
TAYLOR  
OR CURRENT RESIDENT  
3201 ALDERSGATE DR  
NEWBERG OR 97132

JEFF & KATHLEEN MCNEAL  
OR CURRENT RESIDENT  
3131 ALDERSGATE DR  
NEWBERG OR 97132

RAYMOND & WENDY TOUZEAU  
OR CURRENT RESIDENT  
3121 ALDERSGATE DR  
NEWBERG OR 97132

JIMMIE PHILLIPS JR & JAMIE  
PHILLIPS  
OR CURRENT RESIDENT  
3101 ALDERSGATE DR  
NEWBERG OR 97132

THE PUBLIC  
OR CURRENT RESIDENT  
535 NE 5TH ST  
MCMINNVILLE OR 97128

NEWBERG SCHOOL DISTRICT 29J  
OR CURRENT RESIDENT  
714 E 6TH ST  
NEWBERG OR 97132

GEORGE FOX UNIVERSITY  
OR CURRENT RESIDENT  
414 N MERIDIAN ST  
NEWBERG OR 97132

ANDREW & AMANDA LAINE  
OR CURRENT RESIDENT  
1800 N COLLEGE ST  
NEWBERG OR 97132

CARLOS CAZARES & GABRIEL  
VALAZQUEZ  
OR CURRENT RESIDENT  
1794 N COLLEGE ST  
NEWBERG OR 97132

RANDY & ALYSSA JOHNSON  
OR CURRENT RESIDENT  
1790 N COLLEGE ST  
NEWBERG OR 97132

CHRISTOPHER & KAREN MURPHY  
OR CURRENT RESIDENT  
3039 ALDERSGATE DR  
NEWBERG OR 97132

ERIK & KELLY VINGELEN  
OR CURRENT RESIDENT  
3038 JUNIPER DR  
NEWBERG OR 97132

DEAN & TERRI TAKASHIGE  
OR CURRENT RESIDENT  
3037 JUNIPER DR  
NEWBERG OR 97132

CASEY JOHNSON  
OR CURRENT RESIDENT  
3036 KNOLL DR  
NEWBERG OR 97132

KAITLIN & CODY HENNINGSSEN  
OR CURRENT RESIDENT  
3011 IVY DR  
NEWBERG OR 97132

DANIEL & ALISON CHEATHAM  
OR CURRENT RESIDENT  
3013 KNOLL DR  
NEWBERG OR 97132

HOWARD & CATHRYN  
DAVENPORT  
OR CURRENT RESIDENT  
3014 KNOLL DR  
NEWBERG OR 97132

JOANNE & WILLIAM WIITALA  
OR CURRENT RESIDENT  
1215 E EDGEWOOD DR  
NEWBERG OR 97132

GOODEN FAMILY TRUST  
OR CURRENT RESIDENT  
1305 E EDGEWOOD DR  
NEWBERG OR 97132

PATRICK PURINGTON & LESLIE  
FALCON  
OR CURRENT RESIDENT  
3017 ALDERSGATE DR  
NEWBERG OR 97132

ROBERT & LISA COATES  
OR CURRENT RESIDENT  
1320 E EDGEWOOD DR  
NEWBERG OR 97132

SMITH, MICHAEL K TRUST  
OR CURRENT RESIDENT  
1302 E EDGEWOOD DR  
NEWBERG OR 97132

GERDTS, BARRY TRUST  
OR CURRENT RESIDENT  
1216 E EDGEWOOD DR  
NEWBERG OR 97132

GARY HANIFAN  
OR CURRENT RESIDENT  
606 6TH ST  
LAKE OSWEGO OR 97034

BOWMAN FAMILY TRUST  
OR CURRENT RESIDENT  
1116 E EDGEWOOD DR  
NEWBERG OR 97132

VERA RAPICAULT  
OR CURRENT RESIDENT  
1102 E EDGEWOOD DR  
NEWBERG OR 97132

TRISTAN CROSS & REBEKAH  
BRIDGES  
OR CURRENT RESIDENT  
29365 NE PUTNAM RD  
NEWBERG OR 97132

BRYAN & SARAH MCADOO  
OR CURRENT RESIDENT  
603 E COLUMBIA DR  
NEWBERG OR 97132

VALERIE GREY  
OR CURRENT RESIDENT  
607 E COLUMBIA DR  
NEWBERG OR 97132

CYNTHIA MEAD  
OR CURRENT RESIDENT  
609 E COLUMBIA DR  
NEWBERG OR 97132

MONIQUE LAPERRIERE  
OR CURRENT RESIDENT  
1801 N COLLEGE ST  
NEWBERG OR 97132

PRINCE DENISE REV LIVING  
TRUST  
OR CURRENT RESIDENT  
15245 NE KINCAID RD  
NEWBERG OR 97132

SCHOENBORN LIVING TRUST  
OR CURRENT RESIDENT  
PO BOX 436  
AMITY OR 97101

SCHOENBORN, ERIC J TRUSTEE  
OR CURRENT RESIDENT  
PO BOX 436  
AMITY OR 97101

WARNER, RICHARD H TRUSTEE  
OR CURRENT RESIDENT  
3470 NE ASPEN WAY  
NEWBERG OR 97132

JOHN NIEMEYER  
OR CURRENT RESIDENT  
28480 NE ELLERY DR  
NEWBERG OR 97132

JENNIFER & NICHOLAS  
STEGMANN  
OR CURRENT RESIDENT  
2215 N COLLEGE ST  
NEWBERG OR 97132

EDDIE SLEPICKA IV & CHRISTINA  
SLEPICKA  
OR CURRENT RESIDENT  
1800 E MOUNTAINVIEW DR  
NEWBERG OR 97132

ALLISON PROPERTIES LLC  
OR CURRENT RESIDENT  
3113 CRESTVIEW DR  
NEWBERG OR 97132

ALLISON PROPERTIES LLC  
OR CURRENT RESIDENT  
3113 CRESTVIEW DR  
NEWBERG OR 97132

ALLISON PROPERTIES LLC  
OR CURRENT RESIDENT  
3113 CRESTVIEW DR  
NEWBERG OR 97132

ALLISON PROPERTIES LLC  
OR CURRENT RESIDENT  
3113 CRESTVIEW DR  
NEWBERG OR 97132

BURNS, DOROTHY J TRUSTEE  
OR CURRENT RESIDENT  
2350 THORNE ST  
NEWBERG OR 97132

STEVE & KATHY MYERS  
OR CURRENT RESIDENT  
2340 THORNE ST  
NEWBERG OR 97132

DAVID & ELLEN RINESS  
OR CURRENT RESIDENT  
2330 THORNE ST  
NEWBERG OR 97132

RUHL, KURT TRUSTEE  
OR CURRENT RESIDENT  
30560 NE BELL RD  
NEWBERG OR 97132

CLINE DON E & JUDITH L LIVING  
TRUST  
OR CURRENT RESIDENT  
808 GREEN VALLEY DR  
NEWBERG OR 97132

TYLER BENDER & ALANA CARTER  
OR CURRENT RESIDENT  
1821 N COLLEGE ST  
NEWBERG OR 97132

FRANCISCO ALFARO & HOMERO  
VALAZQUEZ  
OR CURRENT RESIDENT  
1827 N COLLEGE ST  
NEWBERG OR 97132

PLOWMAN, JOHN J TRUSTEE  
OR CURRENT RESIDENT  
1002A N SPRINGBROOK RD UNIT  
252  
NEWBERG OR 97132

LONG, PETER W TRUSTEE  
OR CURRENT RESIDENT  
2923 N ALDERSGATE DR  
NEWBERG OR 97132

JAY & LAUREEN HELD  
OR CURRENT RESIDENT  
2913 N ALDERSGATE DR  
NEWBERG OR 97132

YAGER FAMILY TRUST  
OR CURRENT RESIDENT  
2905 N ALDERSGATE DR  
NEWBERG OR 97132

JOSEPH & BRITTNEY GAWRIEH  
OR CURRENT RESIDENT  
2918 N JUNIPER DR  
NEWBERG OR 97132

SULLIVAN, J J JR TRUST  
OR CURRENT RESIDENT  
2549 NW PINE TERRACE DR  
BEND OR 97703

THOMAS & KAITLIN HEISLER  
OR CURRENT RESIDENT  
2942 N JUNIPER DR  
NEWBERG OR 97132

SHELLY & STEPHEN WINTERBERG  
OR CURRENT RESIDENT  
2945 N JUNIPER DR  
NEWBERG OR 97132

HAUGEN, MARCUS D TRUSTEE  
OR CURRENT RESIDENT  
1217 E VINTAGE ST  
NEWBERG OR 97132

ANITA HAMPTON & MICHAEL  
WONDER  
OR CURRENT RESIDENT  
1205 E VINTAGE ST  
NEWBERG OR 97132

MICHELLE & HENRY WONG  
OR CURRENT RESIDENT  
1201 E VINTAGE ST  
NEWBERG OR 97132

NEWBERG CITY OF  
OR CURRENT RESIDENT  
PO BOX 970  
NEWBERG OR 97132

JORDAN & MELISSA CRIST  
OR CURRENT RESIDENT  
2819 N ESTATE ST  
NEWBERG OR 97132

THE 1998 KER FAMILY TRUST  
OR CURRENT RESIDENT  
2817 N ESTATE ST  
NEWBERG OR 97132

HARRIS, PATRICIA L TRUSTEE  
OR CURRENT RESIDENT  
2803 N ESTATE ST  
NEWBERG OR 97132

ADAM & TESS GLADSTONE  
OR CURRENT RESIDENT  
1210 E VINTAGE ST  
NEWBERG OR 97132

ADAM YACKLEY & TINA TACKLEY  
OR CURRENT RESIDENT  
1222 E VINTAGE ST  
NEWBERG OR 97132

SUSAN & DIRK GARDNER  
OR CURRENT RESIDENT  
1238 E VINTAGE ST  
NEWBERG OR 97132

MICHAEL & NIINA DAGUE  
OR CURRENT RESIDENT  
1306 E VINTAGE ST  
NEWBERG OR 97132

DANIEL & KAREN OSTERBERG  
OR CURRENT RESIDENT  
1314 E VINTAGE ST  
NEWBERG OR 97132

DENNIS & PATRICIA GRENNAN  
OR CURRENT RESIDENT  
1320 E VINTAGE ST  
NEWBERG OR 97132

MCALLISTER FRANCIKA TRUSTEE  
OR CURRENT RESIDENT  
1821 N PAGE CT  
NEWBERG OR 97132

ERIC SPRAGGINS  
OR CURRENT RESIDENT  
1823 N PAGE CT  
NEWBERG OR 97132

RONALD GILMORE JR & TERESA  
GILMORE  
OR CURRENT RESIDENT  
1822 N PAGE CT  
NEWBERG OR 97132

CHRISTIAN PETERSEN  
OR CURRENT RESIDENT  
1818 N PAGE CT  
NEWBERG OR 97132

JEREMY & JENNIFER KITCHEN  
OR CURRENT RESIDENT  
1203 S MERIDIAN ST  
NEWBERG OR 97132

RHONDA BARNETT  
OR CURRENT RESIDENT  
1812 N PAGE CT  
NEWBERG OR 97132

MORGAN SHINE  
OR CURRENT RESIDENT  
16725 NE DOPP RD  
NEWBERG OR 97132

SKOPIL HOMES 9 LLC  
OR CURRENT RESIDENT  
17285 SW 108TH AVE  
TUALATIN OR 97062

JEFFREY & KAREN BARTLETT  
OR CURRENT RESIDENT  
2716 NE ROBERTS LN  
NEWBERG OR 97132

ROBERT & ELIZABETH MOLZAHN  
OR CURRENT RESIDENT  
2722 NE ROBERTS LN  
NEWBERG OR 97132