

**PLANNING COMMISSION STAFF REPORT
SPRINGBROOK MASTER PLAN AMENDMENT DEVELOPMENT
STANDARDS MATRIX AND PHASING MODIFICATION OF COLLINA AT
SPRINGBROOK SUBDIVISION –
FILE NO. MIMD323-0003/MISC323-0001**

FILE NO: MIMD323-0003/MISC323-0001

REQUEST: Amend the Springbrook Masterplan Development Standards Matrix for Middle Housing Standards and Update the Collina at Springbrook Subdivision approved phasing plan

LOCATION: Subdivision - North of N Mountainview Drive, west of Hess Creek, east of N College Street, and southwest of N Aspen Way

TAX LOTS: R320804900, R320805000, R320805100, R320805400, R320805300, R32085200 and adjacent Right-of-Ways

APPLICANT: Pahlisch Homes at Springbrook Limited Partnership

OWNER(S): Aspen Way West LLC

ZONE: Springbrook District Low Density Residential (SD/LDR)

PLAN DISTRICT: Springbrook District

COMPREHENSIVE PLAN: Springbrook District Low Density (SD/LDR)

ATTACHMENTS:

Planning Commission Resolution No. 2024-393

Exhibit “A”: Findings Collina at Springbrook Subdivision Phasing Modifications

Exhibit “B”: Findings Springbrook Master Plan Development Standards Modifications

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

Exhibit “D”: Recommended Conditions of Approval for File No. MIMD323-0003/MISC323-0001

Exhibit “E”: Proposed Collina at Springbrook Subdivision Phasing Table and Map

Exhibit “F”: Proposed Springbrook Master Plan “Development Standards Matrix”

Attachments:

1. Application
2. Agency Comments
3. Public Comments
4. Applicant's "Exhibit C Quadplex Utility Layout"

PROJECT SUMMARY:

Pahlisch Homes (Applicant) applied for a modification of the previously approved phasing plan for the Collina at Springbrook Subdivision (File No. SUB322-0002) as well as text amendments to the Springbrook Master Plan Development Standards Matrix (Matrix) for middle housing lot frontage and design standards. According to the application materials, the purpose of this application is to adjust the phasing schedule and clarify when public improvements will occur. The Matrix text amendments proposed are to create a minimum 20-foot lot frontage for middle housing dwelling units and change middle housing standards west of Hess Creek to reduce driveway separations to 20 feet for quadplex and duplex lots. It also requests that the required easement width for shared driveways go from 25 feet with a 20-foot paved surface to 24 feet easement with a 16-foot paved surface for middle housing west of Hess Creek.

PRELIMINARY STAFF RECOMMENDATION:

The preliminary staff recommendation is made in the absence of public hearing testimony and may be modified after the close of the public hearing. At the time this report was drafted, staff recommends the following motion:

Move to adopt Planning Commission Resolution No. 2024-393 which approves the requested phasing plan modification in Exhibit "E" subject to conditions including substantial completion of improvements prior to final platting, building, and occupancy of Phase 1; and approves portions of the requested text amendments to the Springbrook Master Plan's Development Standards Matrix as seen in Exhibit "F" except for the request to amend Development Standards Matrix text to allow a 20-foot minimum driveway separation standard for quadplex and duplex lots.

SITE INFORMATION:

1. Location: The proposed subdivision phasing modification is north of E Mountainview Drive between N Center Street and Hess Creek. The pedestrian bridge is located north of E Mountainview Drive over Hess Creek. The Matrix update for Middle Housing contains all of the Springbrook District which is roughly east of N College Street, north of E Mountainview Drive and little bit east and north Springbrook Road and north of E Crestview Drive.
2. Size: Subdivision is approximately 98.81 acres.
3. Topography: The subdivision area has a varying topography sloping from north to south and west to east.
4. Current Land Uses: The subdivision area has a single-family dwelling and agricultural fields north of E Mountainview Drive.
5. Natural Features: The subdivision area consists of a Hazelnut orchard in its western area.

6. Adjacent Land Uses - Subdivision:

- a. North: Single-family (Hazelwood Farm Subdivision), Tom Gail Park and undeveloped
- b. East: Undeveloped, Hess Creek
- c. South: Undeveloped, Joan Austin Elementary School, Northwest Christian Church, and single-family (Bramble Creek Subdivision, Thorne Park Subdivision, and Meads Park Subdivision)
- d. West: Single-family (Garden Valley Subdivision, Jeffrey Park Subdivision, Northwood Estates Subdivision, Whistler's Ridge Phase 6 Subdivision, Whistler's Ridge Phase 5 Subdivision, Oak Knoll No. 7 Subdivision, Oak Knoll No. 8 Subdivision, Oak Knoll No. 2 Subdivision, and Oak Knoll Subdivision)

7. Zoning - Subdivision:

- a. North: R-1/SP, Af-10 (County)
- b. East: SD/LDR, Stream Corridor Overlay
- c. South: SD/MMR, R-1, R-2
- d. West: R-1

8. Access to the subdivision development is provided from E Mountainview Drive, E Dartmouth Street, E Henry Road, N Estate Street, E Vintage Street, E Edgewood Drive, E Foothills Drive, E Hillsdale, and N Aldersgate Drive.

9. Utilities - Subdivision:

- a. Water: There is a 12-inch water line located within E Mountainview Drive, an 8-inch water line within E Henry Road, an 8-inch line in N Estate Street, and an 8-inch water line within N Aldersgate Drive. Fire flow will need to be confirmed by a fire flow test.
- b. Wastewater: There is an 8-inch wastewater line located in E Mountainview Drive, N Aldersgate Drive, N Estate Street, and E Dartmouth Street. Once connected to the City's wastewater system, the Applicant will be required to decommission the existing septic system for the house at 4121 E Mountainview Drive.
- c. Stormwater: There is a 10-inch and 24-inch line near the intersection E Mountainview Drive and N Center Street, a 10-inch line in E Mountainview Drive and N Villa Road, a 12-inch line in the eastern end of E Henry Road, 12-inch line in N Estate Street, and 12-inch lines in various segments of N Aldersgate Drive. Hess Creek runs along the eastern edge of the site.

PROCESS: The application requests a Master Plan text amendment for the Development Standards Matrix portion of the Springbrook Master Plan (Type III procedure), and a Phasing Plan modification (Type I procedure). Based on these requests, the application is being processed pursuant to the procedures identified in Newberg Municipal Code 15.100.050(B), 15.326.060(C) and 15.100.080(B). Due to the modifications in the Master Plan in the “Development Standards Matrix” that are land use regulations that City Council has previously adopted via ordinance, the Department of Land Conservation and Development (DLCD) was notified.

The Planning Commission will hold a quasi-judicial public hearing on the application. The Commission will make a recommendation to the Newberg City Council. Following the Planning Commission’s recommendation, the Newberg City Council will hold a quasi-judicial public hearing to consider the matter. Important dates related to this application are as follows:

- 3/14/24: The Community Development Director deemed the application complete.
- 3/21/24: The Applicant mailed notice to the property owners within 500 feet of the site(s).
- 3/21/24: The Applicant posted notice on the sites.
- 3/27/24: Staff sent the application to the Department of Land Conservation and Development (DLCD) for a 35-day post-acknowledgement plan amendment (PAPA) review. State law requires local governments to notify DLCD and the public when an acknowledged comprehensive plan or land use regulation changes are proposed.
- 3/28/24: The Newberg Graphic published notice of the Planning Commission hearing and notice was posted in four public places.
- 4/11/24: The Planning Commission opened and continued the quasi-judicial public hearing to a time-certain date of May 1, 2024 at the request of the Applicant.

AGENCY COMMENTS: The application was routed to several public agencies for review and comment (Attachment 2). Comments and recommendations from City departments have been incorporated into the findings and conditions. As of the writing of this report the city received the following agency comments:

1. City Manager: Reviewed, no conflict.
2. Community Development Director: Reviewed, no conflict
3. Public Works Compliance: Reviewed, no conflict

4. Public Works Director: Reviewed, no conflict.
5. Public Works Water: Reviewed, no conflict.
6. Waste Management: Reviewed, comments provided. Provided comments stating that Waste Management does not have any issues provided that carts are placed on the main roadways and not in the alley ways.
7. Engineering: Reviewed and had comments which are reflected in the findings.

B. PUBLIC COMMENTS: As of the writing of this report, the City has received one written comment on the application. The following summarizes the concerns and provides a response to the concerns. All public comments in their entirety are included in Attachment 3.

Mike Dague (3/24/24): Mike Dague had comments regarding the application proposal and was concerned about having 20-foot lot frontage widths potentially being allowed to densely pack in and cheapen the area.

Staff Response: The current minimum lot frontage requirement is 25 feet for any development site not in the Springbrook Master Plan area and 20 feet for townhouses. Staff is of the opinion that a 20-foot lot frontage (width) requirement promotes more housing options and flexibility in design to meet housing needs in the City of Newberg, and that because the request is consistent with the existing requirement for townhouses it may be compatible with future development.

ANALYSIS:

The Applicant requested a modification to the previously approved phasing schedule for the Collina at Springbrook subdivision (File No. SUB322-0002) consistent with the conditions of approval required by City Council Order No. 2023-44 and Ordinance No. 2023-2915 (see Exhibit C). A Type III application for future modifications were required by:

- Condition of Approval C(4)(d)(1)(e): Required if the Applicant wanted to modify the phasing schedule of phasing elements;
- Condition of Approval C(4)(h)(5): Required if the Applicant wanted to change the easement width of lots;
- Condition of Approval C(4)(bb)(2) and (3): Required if the Applicant wanted to change the driveway separation width for quadplexes and duplexes; and
- Condition of Approval C(4)(bb)(6): Required if the Applicant wanted to change the easement width and paving width for shared driveways.

According to the application materials, the updated phasing plan and schedule is mostly a clarification of when public improvements are to be completed while the text amendments to the Matrix are intended to give the developer more flexibility in the arrangement of middle housing within the Collina at Springbrook subdivision.

Proposed Phasing Map

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' WID, DETACHED, ALLEY LOAD	15	10	0	0	0	0	11	11	47
TYPE B	30' WID, DETACHED, ALLEY LOAD	8	10	0	0	0	0	8	8	34
TYPE C	DETACHED DUPLEX, DUPLEX	8	8	18	18	18	0	0	0	68
TYPE D	30' WID, DETACHED, FRONT LOAD	4	0	10	5	2	4	8	0	33
TYPE E	30' WID, DETACHED, FRONT LOAD	8	1	15	13	12	13	17	8	85
TYPE F	40' WID, DETACHED, FRONT LOAD	5	4	10	8	18	25	15	9	85
TYPE G	50' WID, DETACHED, FRONT LOAD	2	4	2	2	9	9	6	7	41
TOTAL		50	37	35	45	44	52	65	38	403



Previously Approved Phasing Plan

Collina at Springbrook Anticipated Phasing		
Phase	Phase Details	Approximate Construction Start Date
1	53 homes – 43 detached single-family, 10 detached quadplex Stormwater facility Open Space tracts Mountainview bike/ped bridge, widening, and intersection improvements	2023
2	40 homes – 30 detached single-family, 10 detached quadplex Homeowner’s Association Amenity Hess Creek open space areas	2024
3	52 homes - 36 detached single-family, 16 detached quadplex Open Space tracts Stormwater facility	2025
4	45 homes - 29 detached single-family, 16 detached quadplex Open Space tracts E Henry Road traffic circle	2026
5	58 homes – 42 detached single-family, 16 detached quadplex	2027
6	52 detached single-family Hess Creek open space areas	2028
7	65 detached single-family Hess Creek open space areas	2029
8	38 detached single-family Hess Creek open space areas	2030
Total	±403 homes	2031

Proposed Phasing Plan

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
Total	±403 homes	2032

PLANNING COMMISSION RESOLUTION 2024-393

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVE COLLINA AT SPRINGBROOK PHASING MODIFICATIONS & TEXT AMENDMENT TO THE DEVELOPMENT STANDARD MATRIX OF THE SPRINGBROOK MASTER PLAN (FILE NO. MISC323-0001/MIMD323-0003)

RECITALS

1. On July 7, 2023, the Newberg City Council adopted Order 2023-44 and Ordinance No. 2023-2915 approving the ± 403 lot Collina at Springbrook Subdivision tentative plat, approving a Stream Corridor Impact for a Pedestrian Bridge, and amending the Springbrook Master Plan by changing the zoning from Springbrook District/Neighborhood Commercial (SD/NC) to Springbrook District/Mid-Rise Residential (SD/MRR) for 11.23 acres plus adjoining rights-of-way to street centerline.
2. On March 27, 2024, City staff sent the proposed changes to the Springbrook Master Plan to the Department of Land Conservation and Development for review of a post-acknowledgement plan amendment pursuant to OAR 660-018.
3. After proper notice, the Newberg Planning Commission opened the hearing on April 11, 2024, continued the public hearing to a time-certain date of May 1, 2024, heard public testimony and deliberated. They found that the phasing modifications and text amendments to the Springbrook Master Plan were in the best interests of the City.

The Newberg Planning Commission resolves as follows:

1. This recommendation is based on the staff report including Exhibit “A” Findings for the Collina at Springbrook subdivision phasing modifications and Exhibit “B” Findings for proposed text amendments to the Development Standards Matrix portion of the Springbrook Master Plan.
2. The Planning Commission of the City of Newberg hereby acknowledges the continued applicability and requirements of conditions of approval that were previously adopted by City Council Order 2023-44 and Ordinance No. 2023-2915 which are incorporated herein through Exhibit “C” except as otherwise modified by Exhibits “D” and “E”.
3. The Planning Commission of the City of Newberg recommends the City Council adopt an order approving the requested Collina at Springbrook Subdivision phasing modifications subject to conditions in Exhibit “D” and as depicted in Exhibit “E”.
4. The Planning Commission of the City of Newberg recommends the City Council adopt an ordinance amending a portion of the Springbrook Master Plan subject to conditions in

Exhibit “D” and as depicted in Exhibit “F” except for the request to amend Development Standards Matrix text to allow a 20-foot minimum driveway separation standard for quadplex and duplex lots.

Adopted by the Newberg Planning Commission this 1st day of May, 2024.

ATTEST:

Planning Commission Chair

Planning Commission Secretary

List of Exhibits:

Exhibit “A”: Findings Collina at Springbrook Subdivision Phasing Modifications

Exhibit “B”: Findings Springbrook Master Plan Development Standards Modifications

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

Exhibit “D”: Recommended Conditions of Approval for File No. MIMD323-0003/MISC323-0001

Exhibit “E”: Proposed Collina at Springbrook Subdivision Phasing Table and Map

Exhibit “F”: Proposed Springbrook Master Plan “Development Standards Matrix”

**EXHIBIT A. FINDINGS FOR MIMD323-0003
MODIFICATION OF COLLINA AT SPRINGBROOK SUBDIVISION
PHASING PLAN**

Formatting notes: The Newberg Municipal Code (NMC) criteria are written in **italic bold** font and the findings are written in regular font. The NMC criteria will be presented first, followed by the findings of fact. Finding of fact with underlined font indicate subsequent inclusion in Exhibit “D” Recommended Conditions of Approval.

NMC Chapter 15.326 Springbrook (SD) District

NMC Section 15.326.060 Modification 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:

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.

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.

Findings: Because the proposed modifications to the phasing plan do not modify the Springbrook District Master Plan, this criterion is not applicable.

NMC 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.

Finding: According to the application materials, the proposed phasing plan modification is to help provide better clarity of when public infrastructure is to be completed within the Springbrook at Collina development. The previously approved phasing plan had 8 phases with one phase being completed each year and both the original and modified phasing plans have 403 total dwelling units.

The modification will result in one lot being split into two phases and modifies the proposed timing in the phasing plan. However, the proposal did not specify what the quantifiable standard of 10% there was to justify use of a Type I procedure. Out of the approximately 420 lots in the subdivision, only one lot that was an open space tract was moved by splitting it up over two phases, which is a .002% for the amount of lots which is well below the 10% threshold requirement. The proposed phasing plan did not change the proposed time by more than 1 year from the previously approved phasing plan for any phase and the total amount of time. The proposal adds Phase 1.5 to the Phasing Plan to accommodate the design of a roundabout or traffic signal, a potential modification to conditions of approval that would be subject to a separate application.

In summary, the proposal modifies the previously approved phasing plan through the following:

- Tract G that is open space will be divided into two lots for development in Phases 1 and 2;
- E Mountainview improvements are broken down into improvements adjacent to Phases (1, 1.5, and 3) rather than all improvements occurring in Phase 1;
- Phase 1.5 is added to the phasing plan for installation of a roundabout or traffic signal;
- Renumbers lots throughout the subdivision; and
- Clarifies when other road improvements will occur.

Regarding the renumbering of lots throughout the subdivision, the previously approved phasing plan showed “Parent” lots as a number with “Child” lots having a letter after the parent lot number for middle housing which is referenced in the conditions of approval for the subdivision. In the proposed phasing plan, all “child” lots from the previously approved phasing plan are assigned individual lot numbers despite the Applicant stating that these are middle housing lots meant for duplexes and quadplexes. Because there was no explanation for changing the lot numbers from the prior approval and the proposed phasing plans child lot identification is indistinguishable from parent lot identification, the Applicant shall submit a Type I application clarifying and updating the original conditions of approval that these lots are indeed child lots for middle housing detached quadplex and duplex units and revise the lot numbers used in the original conditions of approval. The following list shows the lots that shall be considered one “parent” lot with each individual lot being a “child” lot.

Parent Lots:

1. Lots 43, 44, 49 and 50
2. Lots 76, 77, 82 and 83
3. Lots 78, 79, 80 and 81
4. Lots 88, 89, 104 and 105
5. Lots 218, 219, 220 and 221
6. Lots 90, 91, 102 and 103
7. Lots 216, 217, 222 and 223
8. Lots 92 and 101
9. Lots 206 and 215
10. Lots 93, 94, 99 and 100

11. Lots 207, 208, 213 and 214
12. Lots 209, 210, 211, 212
13. Lots 95, 96, 97 and 98
14. Lots 158, 159, 160 and 161
15. Lots 166, 167, 168 and 169
16. Lots 156, 157, 158, 159
17. Lots 164, 165, 170 and 171

There were also conditions related to certain lots (338 through 341) that required an additional parking space over those otherwise required. Since the proposed phasing plan now has these lots numbered as 388 through 391, the Applicant shall submit a Type I application pursuant to NMC 15.235.030 to modify the conditions of approval of the subdivision to reflect the updated lot numbers 388 through 391 being used for the additional parking spaces rather than lots 338 through 341 to maintain compliance with the original conditions of approval of Order No. 2023-44 and Ordinance No. 2023-2915.

The Applicant's proposal seeks to break up the improvements along E Mountainview Drive to better suit stormwater facilities and grading in a logical manner at the high point of grading. If the entire E Mountainview Drive improvements were to occur prior to Phase 3, it would be impractical as all the other improvements to Phase 3 would need to be made at the same time. Staff agrees that with the proposed phasing schedule and additional stormwater facilities that would need to be created for the improvements for the Mountainview Drive portion adjacent to Phase 3, that it is logical that the E Mountainview Improvements be broken down into multiple phases.

This criterion is met with the aforementioned conditions.

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;***

Finding: The Applicant has proposed the first phase and the construction phase to be completed within one year. The Applicant states that this will be done in 2024. To ensure compliance with this, Phase 1 and 1.5 shall start construction in calendar year 2024 and take no longer than a year for required public improvements and infrastructure to be installed except as otherwise bonded for pursuant to 15.235.070.

This criterion will be met with the aforementioned condition.

2. Public facilities shall be constructed in conjunction with or prior to each phase;

Finding: Public facilities are planned to be constructed in conjunction with each phase or prior to the next phase in line for development. The Applicant's proposed phasing plan adds new Phase 1.5 for E Mountainview Drive frontage improvements to accommodate the design of a traffic signal or potential roundabout if approved as part of a separate application. The Applicant's proposed phasing plan modification indicates that Phase 1.5 is anticipated to start construction prior to occupancy of Phase 1. Due to the uncertainty of dates, public improvements for Phase 1 and Phase 1.5 should both be completed prior to the Applicant applying for the Final Plat for Phase 1. In the event that Phase 1.5 public improvements are not completed concurrent with completion of Phase 1 public improvements and the Owner desires to request early issuance of residential building permits or the Owner desires approval of the final plat prior to completing all required improvements and conditions of the tentative plat approval, the Owner is required to follow the City's Substantial Completion Policy and enter into a Security and Improvement Agreement with the City in accordance with NMC 15.235.060. Phase 1.5 shall be completed before occupancy of Phase 1.

This criterion will be met if the aforementioned condition of approval is adhered to.

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;

Finding: The phased development will not result in requiring the City of a third-party to construct required public facilities.

This criterion is met.

4. The proposed time schedule for phased development approval shall be reviewed concurrently with the preliminary subdivision plat application; and

Finding: The proposed phasing schedule was reviewed with the preliminary subdivision. The Applicant is proposing minor time changes and clarification of what is to be completed within each phase. To maintain compliance and avoid uncertainty regarding when phases will be completed due to the Applicant's "approximate start date" in the phasing plan, the Applicant shall start construction within two (2) years of the calendar year listed for each phase's start date except Phase 1 and 1.5, or shall otherwise submit a Type III application in accordance with NMC 15.235.030(D) and (E) to modify the phasing schedule or any phasing elements.

This criterion will be met with adherence to the aforementioned condition of approval.

5. Modifications to the phasing schedule or phasing elements will be processed in accordance with subsection (D) of this section.

Finding: As seen above, the modifications to the phasing schedule and elements are processed in accordance with subsection (D).

CONCLUSION

The proposed modifications to the Phasing Plan can meet the applicable criteria if the aforementioned conditions of approval are adhered to. Staff **recommend approval** of the proposed phasing modifications to the Collina at Springbrook Subdivision subject to the conditions of approval seen in Exhibit “D”.

EXHIBIT B. FINDINGS FOR MISC323-0001
SPRINGBROOK MASTER PLAN AMENDMENT DEVELOPMENT
STANDARDS MATRIX

NMC Chapter 15.326 Springbrook (SD) District

15.326.010 Description and purpose.

A. The Springbrook district is intended to provide for a mixture of residential uses, commercial uses, hospitality/public uses, and light industrial uses. This mixture will provide for flexibility and innovation in design.

B. This chapter serves as a roadmap for development applications within the Springbrook district. This chapter explains the relationship between the Springbrook master plan document and the Newberg development code. Applicants should use this chapter to determine the applicable procedures and standards for development within the Springbrook district. [Ord. 2678 § 4 (Exh. 6(1)), 9-4-07; Ord. 2451, 12-2-96. Code 2001 § 151.425.]

Finding: The Springbrook Master Plan incorporated the Springbrook District into existence. Planning views this chapter as its roadmap for development within the District including the “Development Standards Matrix”. There are no proposed changes to the mixture of uses within the Springbrook District with this application.

15.326.020 Adoption of Springbrook master plan.

Development within this zone shall be governed by a master plan approved and accepted by the city council, which ensures internal compatibility of use activities as well as compatibility with adjacent uses. Development within the Springbrook district shall follow the applicable standards set forth in this chapter, and those standards set forth in the “Development Standards Matrix” in the Springbrook master plan. [Ord. 2678 § 4 (Exh. 6(1)), 9-4-07; Ord. 2619, 5-16-05; Ord. 2499, 11-2-98; Ord. 2451, 12-2-96. Code 2001 § 151.426.]

Finding: The Applicant has proposed changes to the “Development Standards Matrix” in the Springbrook master plan. The changes being proposed include allowing all middle housing lots to have a 20-foot lot frontage within the Springbrook district. The other proposed changes are to have Middle Housing Development Standards change west of Hess Creek including driveway separation being allowed to be reduced to 20 feet for duplex and quadplex lots and having shared driveways be in an access easement of 24 feet wide with a 16-foot-wide paved surface. These are new edits to the matrix that would otherwise have to comply with the City’s current development code (see NMC 15.326.030 below). Based on the Applicant’s submittal, the additional standards would only apply to detached quadplexes outside of the requested lot frontage. The proposed changes do not meet current development code and conditions of approval from Order No. 2023-44 and Ordinance No. 2023-2915, but those same conditions of approval provide a process by which applicant may seeks modifications.

15.326.030 Conflict between the master plan and the Newberg development code.
Except as expressly modified by the Springbrook master plan, the standards of the Newberg development code shall apply. In the case of a conflict between the Springbrook master plan (as implemented through this code) and the Newberg development code, the Springbrook master plan shall supersede. [Ord. 2678 § 4 (Exh. 6(1)), 9-4-07. Code 2001 § 151.427.]

Finding: The requirements for middle housing lot frontage and design standards are limited in the current “Development Standards Matrix” for attached dwellings for lot frontage and quadplexes for certain development standards. The Applicant has proposed changes to the Development Standard Matrix for middle housing lot frontage and middle housing design standards west of Hess Creek that don’t currently exist in the Matrix other than lot frontage. The Applicant does not state that in the matrix with the three asterisks the design standards apply to all middle housing but only to detached duplexes. The rest of the narrative and matrix reflect changes to middle housing. Because of this discrepancy, the Applicant shall submit a revised Development Standards Matrix that modifies the additional design standards section with three asterisks to say “middle housing” rather than “detached quadplexes”.

The table below compares existing code next to the Applicant’s proposed changes:

For all of Springbrook District Low Density Residential Zone			
<u>Development Standard Regulation</u>	<u>Current Requirement</u>	<u>Location of Requirement</u>	<u>Proposed Requirement in Development Matrix</u>
Lot frontage for middle housing lots (other than Townhouses)	32 feet except only 20 feet for attached dwellings	Springbrook Master Plan Development Standards Matrix	32 feet except only 20 feet for middle housing dwelling units
For Springbrook District Low Density Residential Zone west of Hess Creek			
Driveway Separation for Middle Housing Lots	22 feet	NMC 15.505.030(R)(4)(a) and Condition of Approval C(4)(bb)(2) and (3) for Order No.2023-44 and Ordinance 2023-2915	20 feet for quadplex and duplex lots
Shared Driveways	25-foot-wide access/utilities easement with a 20 ft. wide paved surface	NMC 15.405.030(D)(1)(a) and Condition of Approval C(4)(bb)(6) for Order No. 2023-44 and Ordinance No. 2023-2915	24-foot-wide easement with a 16-foot-wide paved surface.

The application materials indicate the above modifications would aid in development of the future detached quadplexes and typical attached configurations associated with the Collina at Springbrook subdivision. The application states that the proposed reduction to the driveway separation requirement, from 22 feet to 20 feet, allows for a better lot fit and the greatest preservation of on-street parking. The application materials state that text amendment changing language from “attached dwellings” to “middle housing dwelling units” is to reflect the code changes in Ordinance No. 2021-2880 and No. 2021-2889, which modified the Springbrook Master Plan by broadening the ability of developing duplexes and other middle housing types including triplexes, quadplexes, townhouses, and cottage clusters.

The Applicant further states that the 24-foot-wide easement and 16-foot-wide paving surface would allow appropriate placement of underground utilities and vehicular access as required including meeting fire code requirements.

Springbrook Master Plan “Development Standards Matrix” Currently Approved Minimum Lot Dimensions for Springbrook District Low Density Residential:

<p>MINIMUM LOT DIMENSIONS</p>	<p>The standard City lot frontage requirement applies Minimum lot width shall be 36 32 feet, except minimum 20 feet for attached dwelling units</p>
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Applicant Response: 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.

Finding: Within the Springbrook Master Plan, the existing minimum lot dimension for any lot is 32 feet except for a minimum of 20 feet for attached dwelling units (as shown above from Matrix). This is higher than the requirement in NMC 15.405.030(D)(1) which requires a minimum of 25 feet except for a minimum requirement of 20 feet for townhouse dwellings pursuant to NMC 15.405.030(D)(2)(a).

The Applicant’s response that says changing the word “attached” to “middle housing” to reflect the changes in Ordinance No. 2021-2880 and No. 2021-2889 is not accurate. The only language that changed regarding the lot frontage was for townhouse dwellings that allowed the minimum lot frontage to go down to 20 feet. No other version of middle housing in any district is allowed to have less than 25 feet of lot frontage. The 20-foot lot frontage requirement provides more

flexibility for middle housing and can help meet the needs for more housing stock in the City of Newberg. The rest of the language is to help clean up inconsistencies.

This criterion is met.

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).**

Applicant Response: As provided by Ordinance 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.

Finding: The Applicant is not proposing any private streets but is proposing private shared driveway easements that have a 24-foot width and 16-foot paved width. Vehicles need at least 8 feet to pass each other, and utilities can be put within the 24-foot easement.

This criterion is met.

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.

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

Applicant 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.

Finding: In staff's opinion, the Applicant's proposed 3-1 configuration (three homes access the street via a shared driveway and the remaining home accesses the street via an individual private driveway) as seen in Attachment 4, does not preserve 40 feet of frontage per lot. The arrangement reduces the amount of available on-street parking with having another curb cut. There may be no off-street parking on the shared driveway per Newberg Municipal Code 15.55.030(R)(7)(d) as determined by the fire marshal.

The Applicant's proposed typical quadplex layout to provide middle housing is comprised of four homes in a detached quadplex where three homes would share a driveway, and the fourth home would be accessed by a second driveway on each quadplex lot. This results in two driveways on each quadplex lot as allowed by NMC 15.505.030(R)(4)(a) as long as there is at least 22 feet of lot frontage separating each driveway approach. While two driveways on each proposed quadplex lot is allowed if the driveway spacing is in accordance with NMC 15.505.030(R)(4)(a), more on street parking would be provided if all four homes of each detached quadplex lot were to be accessed by a shared driveway as allowed in NMC 15.505.030(R)(7)(c).

This criterion is not met.

[...] 7. Shared Driveways.

a. The number of driveways onto arterial streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The city shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes. Where there is an abutting developable property, a shared driveway shall be provided as appropriate. When shared driveways are required, they shall be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway temporarily ends at the property line, but may be accessed or extended in the future as the adjacent parcel develops. "Developable" means that a parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).

b. Access easements (i.e., for the benefit of affected properties) and maintenance agreements shall be recorded for all shared driveways, including pathways, at the time of final plat approval or as a condition of site development approval.

c. No more than four lots may access one shared driveway, with the exception of cottage dwellings on individual lots that are part of a cottage cluster.

Finding: Staff’s opinion is that the allowed 22 feet of separation between driveway approaches on a single duplex, triplex, quadplex or a cottage cluster project lot is the minimum that might allow parking of a smaller vehicle between driveways with limited potential for negative impacts. Staff recommends that the Applicant is conditioned to submit plans with permit applications that clearly show the lot frontage separation between driveway approaches on each duplex and quadplex lot as a minimum of 22 feet.

This criterion will be met if the aforementioned condition of approval is adhered to.

d. Shared driveways shall be posted as no parking fire lanes where required by the fire marshal.

Finding: Because the application materials fail to address how the shared driveways would have addressed no parking fire lanes, The Applicant shall contact Tualatin Valley Fire & Rescue (TVFR) as to where no parking fire lanes shall be posted on shared driveways.

This criterion will be met if the aforementioned condition of approval is adhered to.

e. Where three or more lots share one driveway, one additional parking space over those otherwise required shall be provided for each dwelling. Where feasible, this shall be provided as a common use parking space adjacent to the driveway. However, duplex, triplex, quadplex, townhouse and cottage dwellings with shared driveways shall be exempt from this standard.

Finding: The additional parking space requirement does not apply because the proposed shared driveway is for middle housing lots (duplex, triplex, quadplex, cottage cluster) only.

This criterion is met.

15.326.040 Review process.

Proposed development applications and land divisions within the Springbrook district shall follow the established City of Newberg approval process, as set forth below:

A. Site Design Review.

1. Applicability. All new development proposals are subject to the Type I and II site design review procedures set forth in NMC 15.220.020.

2. Requirements. Development proposals subject to site design review shall follow the application requirements set forth in NMC 15.220.030.

3. Criteria. All proposals subject to site design review are subject to the criteria set forth in the Newberg development code, subject to the exceptions set forth in the “Development Standards Matrix” in the Springbrook master plan.

a. All multi-unit residential development shall follow the standards set forth in NMC 15.220.060.

b. The requirements of NMC 15.220.070 and NMC 15.220.080 (additional requirements for development in the C-2 and C-3 districts) shall not apply to development within the hospitality or village districts.

Finding: Because the application requests a text amendment of the Development Standards Matrix portion of the Master Plan and no new development is proposed as part of this application, the application's proposed project does not require a site design review. This criteria is not applicable.

B. Land Division.

1. Applicability. All land division proposals will follow the Type II procedure identified in NMC 15.100.030.

2. Requirements and Criteria.

a. Partition applications shall meet the criteria set forth in NMC 15.235.030 and 15.235.050, Type II process and criteria.

b. Subdivision applications shall meet the criteria set forth in NMC 15.235.030 and 15.235.050, Type II, or NMC 15.235.030(F) and 15.235.050(B) for middle housing land divisions, unless otherwise set forth in the "Development Standards Matrix" in the Springbrook master plan with the following exceptions:

i. Subdivisions within the Springbrook district are subject to the lot area and dimensional requirements set forth in the Springbrook master plan.

ii. Subdivisions within the Springbrook district are not subject to development standards otherwise administered by the site design review process in this section. [Ord. 2912 § 1 (Exh. A § 11), 5-1-23; Ord. 2678 § 4 (Exh. 6(1)), 9-4-07. Code 2001 § 151.429.]

Finding: The Collina at Springbrook subdivision would be affected by the Matrix proposal but only lot frontage, driveway separation and shared driveway width are proposed to be modified. Further requirements can be seen in the findings of the Collina at Springbrook subdivision application (SUB322-0002).

Because the application does not propose further or additional land divisions, the criterion is not applicable.

15.326.050 Certification of compliance with Springbrook design guidelines handbook. Development proposals within the Springbrook district shall meet the private standards established by the property owner. Due to the special nature and coordinated approach of the Springbrook district, it is expected that such design standards will far exceed those that would otherwise be required for development. The applicant shall submit the design guidelines for

city review and acceptance. The director may require modifications to the handbook prior to acceptance. After acceptance, the applicant shall provide written documentation to the City of Newberg demonstrating that each standard has been met. Compliance will be certified by the review authority through the Type I administrative process. The certification process shall exclude requirements of the City of Newberg development code and comprehensive plan. Conditions shall not be placed on certification approvals required by this section. [Ord. 2678 § 4 (Exh. 6(1)), 9-4-07. Code 2001 § 151.430.]

Finding: Design guidelines and draft CCR's were submitted as part of the Collina at Springbrook subdivision application (SUB322-0002). Because the application was submitted by representatives associated with the established property owner, it is staff's understanding that coordination amongst ownership has occurred.

The criterion is met.

NMC Section 15.326.060 Modification 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:

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.

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.

Finding: The modification to the "Development Standards Matrix" in the Master Plan is not noted in NMC 15.326.060(A) or (B) and as such is subject to NMC 15.236.060(C)(1) as the Springbrook District boundary is not changing.

The criterion is met for the proposed project to be modify using a Type III procedure as identified within NMC 15.100.050.

NEWBERG COMPREHENSIVE PLAN – GOALS AND POLICIES

A. CITIZEN INVOLVEMENT

GOAL: To maintain a Citizen Involvement Program that offers citizens the opportunity for involvement in all phases of the planning process.

Finding: The application was mailed out to citizens within 500 feet of the Springbrook District and citizens have an opportunity to provide comments before and during the Planning Commission Hearings (April 11, 2024 and May 1st, 2024) as well as a future City Council hearing.

This goal is met.

B. LAND USE PLANNING

GOAL: To maintain an on-going land use planning program to implement statewide and local goals. The program shall be consistent with natural and cultural resources and needs.

Finding: The application is not proposing any new land use or extensions of sewer or other streets. It will modify the existing development regulations within the Springbrook District related to certain standards for lot frontage and driveway widths and separation.

This goal is met.

C. AGRICULTURAL LANDS

GOAL: To provide for the orderly and efficient transition from rural to urban land uses.

Finding: Not applicable because the proposal does not propose any land use regulation changes to agricultural lands outside of the Newberg Urban Growth Boundary.

D. WOODED AREAS

GOAL: To retain and protect wooded areas.

Finding: Not applicable because the proposal does not propose any land use regulation changes to the Stream Corridor that protects wooded areas within the Newberg Urban Growth Boundary.

E. AIR, WATER, AND LAND RESOURCE QUALITY

GOAL: To maintain and, where feasible, enhance the air, water and land resource qualities within the community.

Finding: The air, water and land resources qualities will not be affected with the current

proposal as it does not change any soil, water or resources in the community.

This goal is met.

F. AREAS SUBJECT TO NATURAL HAZARDS

GOAL: To protect life and property from flooding and other natural hazards.

Finding: The application does propose any modification that will impact flooding or other natural hazards.

The goal is met.

G. OPEN SPACE, SCENIC, NATURAL, HISTORIC AND RECREATIONAL RESOURCES

GOALS:

- 1. To ensure that adequate land shall be retained in permanent open space use and that natural, scenic and historic resources are protected.***
- 2. To provide adequate recreational resources and opportunities for the citizens of the community and visitors.***
- 3. To protect, conserve, enhance and maintain the Willamette River Greenway.***

Finding: The proposed amendments do not alter any open space, natural or historic resources within the approved subdivision or elsewhere in the Springbrook Master Plan Area.

This goal is met.

H. THE ECONOMY

GOAL: To develop a diverse and stable economic base.

Finding: The application materials indicate that the proposed amendments will help create more housing opportunities which could help increase the economic base of the City.

The goal is met.

I. HOUSING

GOAL: To provide for diversity in the type, density and location of housing within the City to ensure there is an adequate supply of affordable housing units to meet the needs of City residents of various income levels. (Ordinance 2006-2634)

Finding: The proposed amendments do not increase or decrease permitted housing types or

densities in the Springbrook Master Plan area but give more flexibility to how homes and middle housing options are oriented within the Master Plan in regard to access and lot frontage.

This goal is met.

J. URBAN DESIGN

GOAL 1: To maintain and improve the natural beauty and visual character of the City.

GOAL 2: To develop and maintain the physical context needed to support the livability and unique character of Newberg.

Finding: The proposed amendments to the lot frontage and shared driveway standards and separation are an alternative way to have a flexible design that the Applicant believes will help support the livability and character of Newberg.

These goals are met.

K. TRANSPORTATION

GOAL 1: Establish cooperative agreements to address transportation based planning, development, operation and maintenance.

GOAL 2: Establish consistent policies which require concurrent consideration of transportation/land use system impacts.

GOAL 3: Promote reliance on multiple modes of transportation and reduce reliance on the automobile.

GOAL 4: Minimize the impact of regional traffic on the local transportation system.

GOAL 5: Maximize pedestrian, bicycle and other non-motorized travel throughout the City.

GOAL 6: Provide effective levels of non-auto oriented support facilities (e.g. bus shelters, bicycle racks, etc.).

GOAL 8: Maintain and enhance the City's image, character and quality of life.

GOAL 9: Create effective circulation and access for the local transportation system.

GOAL 10: Maintain the viability of existing rail, water and air transportation systems.

GOAL 11: Establish fair and equitable distribution of transportation improvement costs.

GOAL 12: Minimize the negative impact of a Highway 99 bypass on the Newberg community.

GOAL 13: Utilize the Yamhill County Transit Authority (YCTA) Transit Development Plan (TDP) as a Guidance Document.

GOAL 14: Coordinate with Yamhill County Transit Area.

GOAL 15: Implement Transit-Supportive Improvements.

Finding: The proposed amendments will not affect the transportation system in the City of Newberg because the proposed application is limited to potentially changing driveway locations. There are required sidewalks throughout the development.

These Goals are met.

L. PUBLIC FACILITIES AND SERVICES

GOAL: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development.

Finding: Public facilities are not impacted by this amendment proposal.

This goal is met.

M. ENERGY

GOAL: To conserve energy through efficient land use patterns and energy- related policies and ordinances.

Finding: The proposed amendments would help create a compact urban development which could be more energy efficient.

This goal is met.

N. URBANIZATION

GOALS:

- 1. To provide for the orderly and efficient transition from rural to urban land uses.***
- 2. To maintain Newberg's identity as a community which is separate from the Portland Metropolitan area.***
- 3. To create a quality living environment through a balanced growth of urban and cultural activities.***

Finding: The proposed amendments are within City Limits and do not bring any land into the City. There are no zone changes and the amendments are limited to modifications of lot and street requirements that do not require additional transportation evaluation throughout the City.

The goals are met.

From the Comprehensive Plan under III. Plan Classifications:

11. Springbrook District (SD)

The objective of this designation is to provide a compatible mixture of residential, hospitality/public, commercial, and industrial uses, governed by a master development plan. Residential uses will be primarily single-family dwellings and multi-plexes. Hospitality/public uses will be hotels and recreational facilities. Commercial uses are intended to include general commercial and neighborhood convenience uses such as retail businesses, retail food establishments, personal service establishments, and offices. Light industrial uses which are compatible with the general character of the area are also permitted. Proposals for development shall be consistent with the master plan and the availability of services, and should not adversely impact existing or potential development of adjacent lands. (Ordinance 2007-2678, September 4, 2007)

Finding: The proposed modifications to the Springbrook Master Plan do not change any residential uses but rather just the design standards for certain residential uses. The residential uses would still be primarily single-family dwellings with quadplexes and duplexes also in the mix which is consistent with the district and master plan. The proposed new development standards would not adversely impact existing or potential development of adjacent lands.

STATEWIDE PLANNING GOALS

GOAL 1: CITIZEN INVOLVEMENT

To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

Finding: The City of Newberg Development Code implements the Newberg’s LCDC-acknowledged Comprehensive Plan, including provisions for public involvement. All requirements for a Type III application have been met, pursuant to Newberg Municipal Code Section 15.100.050. The application was mailed out to citizens within 500 feet of the Springbrook District and citizens have an opportunity to provide comments before and during the Planning Commission Hearings (April 11, 2024 and May 1, 2024) as well as the City Council hearing. The application was also sent to the Department of Land Conservation and Development (DLCD) which provides public notice.

The Goal is met.

GOAL 2: LAND USE PLANNING

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Finding: The City of Newberg’s Development Code (NMC Title 15) implements the Newberg’s LCDC-acknowledged Comprehensive Plan, including compliance with Goal 2. This Goal requires that land use decisions 1) have an adequate factual base, 2) that alternatives have been considered, and 3) that implementation measures are consistent with and adequate to carry out comprehensive plan policies and designations.

Because the proposed amendments are consistent with Newberg’s acknowledged Comprehensive Plan Goals and Policies, the proposed project will be consistent with Goal 2.

The Goal is met.

GOAL 3: AGRICULTURAL LANDS

To preserve and maintain agricultural lands.

Finding: Not applicable because the proposal does not propose any land use regulation changes to agricultural lands outside of the Newberg Urban Growth Boundary.

The Goal does not apply.

GOAL 4: FOREST LANDS

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Finding: Not applicable because the proposal does not propose any land use regulation changes to the Stream Corridor that protects wooded areas within the Newberg Urban Growth Boundary.

This Goal does not apply.

GOAL 5: NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

To protect natural resources and conserve scenic and historic areas and open spaces.

Finding: The proposed amendment does not affect any Goal 5 resource or protections that already exist in the Newberg Municipal Code, Specific Plan or the Springbrook Master Plan to protect these resources.

This Goal is met.

GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

To maintain and improve the quality of the air, water and land resources of the state.

Finding: The air, water and land resources qualities will not be affected by the current proposal as it does not change any soil, water or resources in the community.

This Goal is met.

GOAL 7: AREAS SUBJECT TO NATURAL HAZARDS

To protect people and property from natural hazards.

Finding: Newberg has an acknowledged Comprehensive Plan that complies with this goal. This proposal does not modify the City's natural hazards requirements such as flood plain or landslide areas. This proposal does not modify the existing goals and policies.

This Goal is met.

GOAL 8: RECREATIONAL NEEDS

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Finding: Newberg has an acknowledged Comprehensive Plan that complies with this goal. This proposal does not modify the City's recreational goals and policies.

This Goal is met.

GOAL 9: ECONOMIC DEVELOPMENT

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Finding: The proposed amendments are proposed to help create more housing opportunities which could help increase the economic base of the City.

The Goal is met.

GOAL 10: HOUSING

To provide for the housing needs of citizens of the state.

Finding: The proposed amendments do not increase or decrease permitted housing types or densities in the Springbrook Master Plan area but give more flexibility to how homes and middle housing options are oriented within the Springbrook Master Plan in regard to access and lot frontage.

The Goal is met.

GOAL 11: PUBLIC FACILITIES AND SERVICES

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Finding: Public facilities are not likely impacted by this amendment proposal. The modification to easement widths will modify the area in which utilities can be placed in shared driveways but the City's Engineering Department has found the changes to be acceptable and promoting orderly and efficient development.

This Goal is met.

GOAL 12: TRANSPORTATION

To provide and encourage a safe, convenient and economic transportation system.

Finding: The proposed amendments as recommended by staff will not affect the transportation system in the City of Newberg with only potentially changing driveway locations. There are

required sidewalks throughout the development.

This Goal is met.

GOAL 13: ENERGY CONSERVATION

To conserve energy.

Finding: The proposed amendments would help create a compact urban development which could be more energy efficient.

This Goal is met.

GOAL 14: URBANIZATION

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Finding: The proposed amendments are within City Limits and do not modify the Urban Growth Boundary or City Limits. They do not modify zoning or the city's supply of buildable lands.

This Goal is met.

GOAL 15: WILLAMETTE RIVER GREENWAY

To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

Finding: The proposed amendment does not include or impact lands along the Willamette River or the Willamette River Greenway.

The Goal does not apply.

CONCLUSION

The proposed modifications to the Springbrook Master Plan Development Standards Matrix can meet most of the applicable criteria if the aforementioned conditions of approval are adhered to. Staff **recommend partial approval** of the proposed Development Standards Matrix modifications to the Springbrook Master Plan subject to the conditions of approval seen in Exhibit "D".

Exhibit C.
Order No. 2023-44 and Ordinance No. 2023-2915
Conditions of Approval

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

1. The condition of Ordinance No. 2007-2678, Exhibit 3: AMENDMENTS TO DEVELOPMENT AGREEMENT AND MASTER PLAN, subsection 2a “Relocate the public walkway at the east end of Sunset Drive so that it aligns with sidewalks on Sunset Drive.” is deleted from Ordinance No. 2007-2678.
2. The condition of Ordinance No. 2007-2678, Exhibit 3: AMENDMENTS TO DEVELOPMENT AGREEMENT AND MASTER PLAN, subsection 2a “Extend Edgewood Drive to Villa Road. Replace the proposed street connection just north of Edgewood Drive with public walkway, extending the existing public walkway from the west.” is deleted from Ordinance No. 2007-2678.
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).
4. To comply with Ordinance No. 2007-2678: Henry Road east of Center Street: Coordinate with the Chehalem Park and Recreation District to complete Henry Road fully abutting Gail Park. The developer could negotiate Parks SDC credits in exchange for full improvements to the road.
5. The language in Ordinance No. 2007-2678 is revised to read: Mountainview Drive: Villa Road to Aspen Way: This should be improved full-width with curbs and sidewalks both sides. Construction of bike lanes and sidewalks in the segment of E Mountainview Drive east of N Villa Road through the “dip” may be deferred provided:
 - a. The Applicant constructs a shared use path and bridge through this segment that meets the requirements of the City Engineer and;
 - b. Completes intersection improvements at N Mountainview Drive that address safety mitigation measures for all modes of transportation that meets the requirements of the City Engineer for not constructing the full-width street section with sidewalks and bike lanes on both sides through this segment of E Mountainview Drive through the “dip”. This would include safety mitigation measures for not raising the segment of E Mountainview Drive through the ”dip”.
6. The A-dec, Ushio, and Bramble Creek properties have waivers of remonstrance for frontage improvements. It is recommended that the developer contact the industrial users to coordinate improvement plans.

7. The language in Ordinance No. 2007-2678 is revised to read: College Street: The east side of N College Street from E Crestview Drive to the project site should be improved along with the development of the Mid-Rise Residential project.
8. To comply with Ordinance No. 2007-2678 the Applicant shall meet the following Local Street Standards condition in Ordinance No. 2007-2678, Exhibit 3: AMENDMENTS TO DEVELOPMENT AGREEMENT AND MASTER PLAN, subsection 3a Streets:
 - a. Local Street Standards. Local streets shall follow the City's adopted standards. Modification to allow the applicant's proposed 28-foot wide local street standard may be used only under the following conditions:
 1. The street must be a local residential street.
 2. It is only allowed within the Low-Density Residential district.
 3. It may only be used on blocks less than 600 feet in length with outlets at each end (i.e. not on cul-de-sacs)
 4. The final design must be approved by the City Engineer and Fire Marshal.
 5. Hydrant placements, driveway restrictions near intersections, and other factors may require wider street widths in sections. Striping and signage for no parking shall not be a substitute for wider street widths.
 6. All lots fronting the street shall have a minimum of two off-street parking spaces exclusive of the garage.
 7. Buildings shall be limited to 30 feet in height, as measured by the Development Code.
 8. Driveways shall be designed to be offset so that the entire length of the street shall have no parking on one side.
 9. Notices of the last three restrictions above shall be placed in the deeds or CC&R's for each lot with such restrictions.
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.

10. The condition in Ordinance No. 2007-2678, Exhibit 3: AMENDMENTS TO DEVELOPMENT AGREEMENT AND MASTER PLAN, subsection 3c Parks, pathways, and landscape tracts shall be modified to read: A public walkway shall be provided crossing east-west through Tract A.
11. The condition of Ordinance No. 2007-2678, Exhibit 3: AMENDMENTS TO DEVELOPMENT AGREEMENT AND MASTER PLAN, subsection 3d Tree management plan shall apply to the proposed Master Plan amendment. Tree management plan. Prior to development within each phase, present an overlay of the significant trees for preservation within that phase. Adjustments to the road alignments, lot layouts, or development may be necessary to preserve these natural features. Also, present a management plan designed to manage development and construction that will occur near these features.
12. To comply with Ordinance No. 2007-2678 the Applicant shall meet the following:
 - a. Well Protection Best Management Practices: The development shall follow the well protection best management practices as outlined in Exhibit S.
13. To comply with Ordinance No. 2007-2678 the Applicant shall meet the following:
 - a. Geotechnical: Incorporate the recommendations from the Report of Initial Geotechnical Engineering Services (May 17, 2007) into the design and construction of the site.
14. The Applicant shall submit a revised Collina at Springbrook Architecture Concepts & Design Guidelines for review and comment prior to final acceptance by the City of Newberg and the Applicant recording of the document.
15. Gateway features shall be designed to meet vision clearance standards, or to meet sight distance requirements as determined by an engineer.
16. At the time of submittal of individual building permits for homes within Collina at Springbrook, Architectural Review Committee (ARC) approval documentation shall be submitted with the Building Permit application.

B. Zone Map Amendment (Ordinance No. 2023-2915)

1. The Applicant will be required to adhere to this trip cap – 1,960 daily trips, 142 weekday AM, and 181 weekday PM peak hour trips for the development of the property located at the southeast corner of the intersection of E Mountainview Drive and N College Street.

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.
2. The applicant is conditioned to record the final plat within the subdivision approval period.
3. General Requirements for the Public Improvement Permit:
The Public Works Design and Construction Standards require that the Applicant submit engineered construction plans for review and approval of all utilities, public street

improvements, and any new public streets being constructed. Please note that additional Engineering Department plan review application and fees apply for review of plans. Submit any required easements for review and approval and record approved easements. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved and all necessary permits have been obtained.

- a. Public utility infrastructure improvements not limited to street improvements, public walkways, water, wastewater, and stormwater will require permits from partner agencies to authorize different work tasks. All other agency permitting will be required prior to the City of Newberg issuing a Public Improvement Permit.

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

a. Community Building

1. The Applicant will need to submit a separate Type II Design Review application for the community building.

b. Traffic Signal

1. Based on the information in Tech Memo 10 Finance Program in Appendix A of the adopted Transportation System Plan and the Improvement Fee Project List in Appendix A of the adopted Transportation System Development Charge Methodology Report it is anticipated that a minimum of 50% of the cost for a traffic signal at the intersection of N Villa Road at E Mountainview Drive would be eligible for SDC credits. Final determination of Transportation System Development Charge credits would occur as part of the public improvement permit process.
2. The Applicant is responsible for installation of a traffic signal at the intersection of N Villa Road and E Mountainview Drive as part of safety improvements for all modes of transportation, including bicycles and pedestrians, associated with mitigation measures for this project not constructing street improvements for the full length of the E Mountainview frontage east of N Villa Road.

c. Property Line Adjustment

1. Prior to recording of Phase 1 of the Collina at Springbrook Subdivision a Property Line Adjustment application shall be submitted for review.

d. Phasing

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

- b. Public facilities shall be constructed in conjunction with or prior to each phase;
- c. 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;
- d. The proposed time schedule for phased development approval shall be reviewed concurrently with the preliminary subdivision plat application; and
 - 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.
- e. CC&Rs
 - 1. To comply with Ordinance No. 2007-2678, Exhibit 4: SUBDIVISION AND STREAM CORRIDOR CONDITIONS OF APPROVAL, Subdivision, subsection 4g Documents & Submittals Required the Applicant shall:
 - a. Provide written documentation that ensures that the Homeowners Association (HOA) will maintain the landscape tracts, water quality and flow control features of the storm water system. The HOA will also be responsible for leaf cleanup and root repair of street trees abutting the landscape tracts. Provide a copy of the documents forming the homeowners association.
 - 2. Prior to recording the Collina at Springbrook CC&Rs the Applicant shall submit a final copy for review and concurrence by the City.
- f. Department of State Lands (DSL)
 - 1. Per the DSL letter dated February 2, 2023, the Applicant is to provide copies of any State and/or Federal permits related to the onsite wetlands and show compliance with any State and/or Federal permits, or provide documentation from State and/or Federal agencies that wetland/waters of the state related permits are not required, prior to issuance of permits from the City of Newberg.
 - 2. To comply with Ordinance No. 2007-2678, Exhibit 4: SUBDIVISION AND STREAM CORRIDOR CONDITIONS OF APPROVAL, Subdivision, subsection 3d the Applicant shall provide a copy of Department of State Lands and U.S. Army Corps of Engineers permits as needed.
- g. General Conditions of Approval
 - 1. Subdivision agreements are no longer required. The language in Ordinance No. 2007-2678, Exhibit 4: SUBDIVISION AND STREAM CORRIDOR CONDITIONS OF APPROVAL, Subdivision, subsection 4 is revised to read:

a. The following improvements, dedications, easements, documents & submittals must be completed prior to final plat approval, or secured for in accordance with City policy:

1. Improvements Required

- A. Complete Construction of Aldersgate Lane abutting the proposed lots.
- B. Construct all approved public utility lines and any improvements required for stormwater mitigation.
- C. Complete required undergrounding of utilities crossing or fronting the street improved as part of the subdivision.
- D. Incorporate the recommendations from the Report of Initial Geotechnical Engineering Services into the design and construction of the site.

2. Vacations

- A. Any proposed right-of-way vacations must go through the applicable City or County vacation process. This process is required in the following areas (and any other areas where proposed tract or lot lines are shown over existing right-of-way), or the plat must be modified to show the existing right-of-way:
 - i. Portions of Aspen Way
 - ii. Portions of Zimri Dr
 - iii. Identify on the plan the existing access road located at the northernmost point of the site the extends southwest from Aspen Way, and vacate if necessary.

3. Existing Septic

- A. Abandon and obtain a demolition permit for any existing septic systems.

4. Existing Wells

- A. “Existing wells located on the site must be shown on the plans and properly abandoned.”

5. Existing Structures

- A. Remove existing structures that would be crossed by lot or tract lines. If any structures are within setback lines for new property lines, either remove them, or provide a schedule for their removal, subject to Planning Director

approval, and indicate that building code requirements will be met in the interim. A demolition permit is required prior to removal of any structure.

6. Dedications /Easements Required

A. There are current easements for existing public utilities located on the property. Some of the older easements have inadequate descriptions or use terms and conditions not found in the current standard City easement form. New easements with properly surveyed descriptions must be granted to the City of Newberg to take the place of these older inadequate easements. Copies of all existing easements must be submitted for final plat approval; however, existing easements may be submitted for review and/or reconstruction prior to the final plat approval process.

B. All existing easements must be shown on the plat.

7. Documents and Submittals Required

A. Submit a current title report (within 6 months) for the property. Include copies of all existing easements, codes covenants and restrictions pertaining to the property.

B. Resolve any boundary or deed discrepancies found.

h. Lot Requirements/Size/Frontage

1. The Applicant shall provide a revised preliminary plat prior to submitting a final plat so that minimum lot sizes can be evaluated against the minimum identified in the Springbrook Master Plan Development Standards Matrix.
2. The applicant shall submit a separate land division application to divide Lots 43, 44, 45, 46, 99, 100, 101, 102, 103, 124, 125, 149, 150, 151, 152, 153, 154, and 155 in accordance with Ordinance No. 2023-2912 to meet lot size requirements.
3. The applicant shall submit a separate land division application to divide Lots 43, 44, 45, 46, 99, 100, 101, 102, 103, 124, 125, 149, 150, 151, 152, 153, 154, and 155 in accordance with Ordinance No. 2023-2912 for lot width requirements to meet lot width requirement.
4. The Applicant shall provide a revised preliminary plat prior to submitting a final plat so that minimum lot dimensions and frontage can be evaluated against the minimum identified in the Springbrook Master Plan Development Standards Matrix.
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).

6. The Applicant shall revise the proposed language related to design of quadplexes for clarity and submit new language for review and approval prior to submittal of Building Permits for the quadplexes.
 - i. Vision Clearance
 1. The Applicant shall comply with Vision Clearance setback requirements of 15.410.060.
 - j. Retaining Walls
 1. The Applicant shall submit for and obtain building permits for any retaining walls above 4 feet in height including the foundation.
 - k. Street Trees & Planting Strips
 1. Per Ordinance No. 2007-2678, Exhibit 4: SUBDIVISION AND STREAM CORRIDOR CONDITIONS OF APPROVAL, Subdivision, subsection 3c these trees are required to be Raywood Ash. The Applicant shall identify street trees along N Aldersgate Drive as Raywood Ash as part of the Public Improvement Permit application.
 2. Per Ordinance No. 2007-2678, Exhibit 4: SUBDIVISION AND STREAM CORRIDOR CONDITIONS OF APPROVAL, Subdivision, subsection 3c these trees are required to be Crimson Century Maple. The Applicant shall identify street trees along E Henry Road as Crimson Century Maple as part of the Public Improvement Permit application.
 3. The Applicant shall provide the species and caliper of street trees in conformance with the City approved Street Tree List, and identify the type of ground cover or plant materials including size and spacing in accordance with 15.420.010(B) for each phase of the subdivision as part of the Public Improvement Permit application.
 4. If the landscaping cannot be completed prior to issuance of occupancy the Applicant may place a security on file per NMC 15.420.010(C).
 5. 15.420.020(A)(1) Street trees planted in pedestrian spaces shall be planted according to NMC 15.420.010(B)(4).
 6. 15.420.020(A)(2) Pedestrian spaces shall have low (two and one-half feet) shrubs and ground covers for safety purposes, enhancing visibility and discouraging criminal activity.
 - a. Plantings shall be 90 percent evergreen year-round, provide seasonal interest with fall color or blooms, and at maturity maintain growth within the planting area (refer to plant material matrix below).
 - b. Plant placement shall also adhere to clear sight line requirements as well as any other relevant city safety measures.

7. 15.420.020(A)(5) Paving and curb cuts shall facilitate safe pedestrian crossing and meet all ADA requirements for accessibility.
8. 15.420.020(B)(1) Planting strips which do not have adjacent parking shall have a combination of ground covers, low (two and one-half feet) shrubs and trees. Planting strips adjacent to frequently used on-street parking, as defined by city staff, shall only have trees protected by tree grates, and planting strips adjacent to infrequently used on-street parking shall be planted with ground cover as well as trees (see Appendix A, Figures 18 and 19, Typical Planting Strip Layouts). District themes or corridor themes linking individual districts should be followed utilizing a unifying plant characteristic, e.g., bloom color, habit, or fall color. When specifying thematic plant material, monocultures should be avoided, particularly those species susceptible to disease.
9. 15.420.020(B)(2) Street trees shall be provided in all planting strips as provided in NMC 15.420.010(B)(4).
 - a. Planting strips without adjacent parking or with infrequent adjacent parking shall have street trees in conjunction with ground covers and/or shrubs.
 - b. Planting strips with adjacent parking within 300 feet of the Community Building shall have only street trees protected by tree grates.
10. 15.420.020(B)(3) Shrubs and ground covers shall be provided in planting strips without adjacent parking with low (two and one-half feet) planting masses to enhance visibility, discourage criminal activity, and provide a physical as well as psychological buffer from passing traffic.
 - a. Plantings shall be 90 percent evergreen year-round, provide seasonal interest with fall color or blooms and at maturity maintain growth within the planting area.
 - b. Ground cover able to endure infrequent foot traffic shall be used in combination with street trees for planting strips with adjacent occasional parking (refer to plant material matrix below).
 - c. All plant placement shall adhere to clear sight line requirements as well as any other relevant city safety measures.
11. 15.420.020(C) Maintenance. All landscapes shall be maintained for the duration of the planting to encourage health of plant material as well as public health and safety. All street trees and shrubs shall be pruned to maintain health and structure of the plant material for public safety purposes.
12. The Applicant shall comply with the conditions of approval for NMC 15.420.010(B)(4) and NMC 15.420.020(A-D).
13. The Applicant shall Provide a bond for the street tree planting as part of the public improvements.

1. Undergrounding Utilities

1. With the public improvement permit application the Applicant is to include plans for undergrounding of the existing overhead utility lines along the E Mountainview frontage between N Villa Road and an existing utility pole located approximately 150-feet east of N Thorne Street.
2. Plans submitted with the public improvement permit application to show all utilities installed underground.
3. To comply with Ordinance No. 2007-2678, Exhibit 4: SUBDIVISION AND STREAM CORRIDOR CONDITIONS OF APPROVAL, Subdivision, subsection 3a Engineered Construction Plans, General Utilities the Applicant shall:
 - a. Submit engineered construction plans for review and approval. Pay appropriate plan review fees. Submit plans showing storm and street information on one sheet; water and sanitary on another sheet. The plans must include the following:
 1. General Utilities
 - A. All utilities crossing or fronting the site must be undergrounded, subject to City standards and exceptions, including power, cable, and telephone lines.

m. Signs

1. The Applicant shall comply with signage requirements of Chapter 15.435 SIGNS and the Springbrook Master Plan Development Standards Matrix.

n. Permits

1. Final plans demonstrating all public improvements meet the requirements of the most recent Newberg Public Works Design and Construction Standards are required with the submittals for the public improvement permits.
2. The Applicant is required to submit final construction plans and obtain a public improvement permit for the proposed new streets and improvements to existing streets. Plans will be fully reviewed for compliance with city standards including NMC 15.505.030 and the Public Works Design and Construction Standards as part of the public improvement permit plan review process.
3. Any required public improvements for this project must be completed prior to building permits being issued.

o. Streets - Local

1. The Applicant shall submit final plans for public improvement permits to show local residential streets consisting of the following: 1-foot from back of walk to right-of-way, 5-foot sidewalk, minimum 4.5-foot planter, 0.5-foot curb, 7-foot parking lane, 9-foot

travel lane, 9-foot travel lane, 7-foot parking lane, 0.5-foot curb, minimum 4.5-foot planter, 5-foot sidewalk, 1-foot from back of walk to right-of-way.

2. The Applicant is required to dedicate sufficient right-of-way to achieve a minimum of 54-feet of right-of-way to construct the local residential streets to serve the subdivision.

p. Streets – N Aldersgate Drive

1. The Applicant shall revise submit final plans for public improvement permits to show completion of street improvements to N Aldersgate Drive, a local residential street, consisting of the following: 1-foot from back of walk to right-of-way, 5-foot sidewalk, minimum 4.5-foot planter, 0.5-foot curb, 7-foot parking lane, 9-foot travel lane, 9-foot travel lane, 7-foot parking lane, 0.5-foot curb, minimum 4.5-foot planter, 5-foot sidewalk, 1-foot from back of walk to right-of-way.
2. The Applicant is required to dedicate sufficient right-of-way to achieve a minimum of 54-feet of right-of-way to construct the remaining improvements to N Aldersgate Drive, a local residential street.
3. The required vacation of right-of-way at the E Edgewood and N Aldersgate Drive intersection is to occur with a separate application prior to submittal of public improvement permits for phases adjacent to this location.

q. Streets - Traffic Circle E Henry Road/N Center Street

1. Street improvement plans for the traffic circle at the intersection of N Center Street with E Henry Road are to include yield signs.

r. Streets – E Henry Road

1. The Applicant is required to provide a public pedestrian access easement, meeting City of Newberg requirements, for the sidewalk shown on the north side of the E Henry Road improvements that is within Tom Gail Park and outside of the public right-of-way.
2. Determination of the condition of the existing walkway within Tom Gail Park on the north side of the E Henry Road improvements is to occur as part of the public improvement permit process. Any portions of the walkway found to be in poor condition or not meeting ADA standards will be required to be replaced as part of the E Henry Road improvements.
3. The Applicant shall provide plans for public improvement permits to show the E Henry Road improvements consisting of the following:
 - a. south of the center line along the Collina frontage:

1. 9-foot travel lane, 7-foot parking lane, 0.5-foot curb, minimum 4.5-foot planter, minimum 5-foot sidewalk, 1-foot from back of walk to right-of-way.
- b. north of the center line along the Tom Gail Park frontage:
1. 9-foot travel lane, 7-foot parking lane, 0.5-foot curb, minimum 4.5-foot planter, minimum 5-foot sidewalk, 1-foot from back of walk to right-of-way – except where for the area of the existing sidewalk outside of the right-of-way is to be within a public pedestrian access easement.
4. The Applicant is required to dedicate sufficient right-of-way to achieve a minimum of 54-feet of right-of-way to construct the local residential streets to serve the subdivision.
 5. Determination of the limits of the public pedestrian access easement along the southern frontage of Tom Gail Park is to occur as part of the public improvement permit process.
- 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.
- t. Streets – E Mountainview Drive East of N Villa Road

1. Marked crosswalks across E Mountainview Drive are not to be installed without appropriate documentation and justification, including addressing sight distance or other issues, and receiving approval of the City of Newberg Engineer or authorized representative.
 2. Mitigation measures for this project not constructing street improvements for the full length of the E Mountainview Drive frontage east of N Villa Road are to include alternative safety improvements for all modes of transportation including bicycles and pedestrians. These mitigation measures are to include:
 - a. Traffic signal and associated improvements at the intersection of N Villa Road at E Mountainview Drive.
 - b. A minimum 12-wide paved shared use path with 2-foot-wide shoulders within a public access easement east the E Mountainview Drive at N Villa Road intersection.
 - c. The 12-foot wide shared use path with 2-foot-wide shoulders is to extend from N Villa Road to the proposed shared use bridge across Hess Creek and is to include provisions for bike access to the shared use path.
 - d. The 12-foot wide shared use path with 2-foot-wide shoulders is also to extend from the proposed shared use bridge to the east side of the E Mountainview Drive intersection with N Alice Way and is to include provisions for bike access to the shared use path from E Mountainview Drive.
 - e. The limits of the public access easement for the shared use path is to be confirmed as part of the public improvement permit process.
 - f. An E Mountainview Drive at N Villa Road intersection designed to address and route eastbound pedestrian and bicycle traffic to the planned shared use bridge to be confirmed as part of the public improvement permit process.
 3. A minimum 12-wide shared use bridge across Hess Creek. The shared use bridge is to be privately maintained by an HOA or other entity. A private maintenance agreement is to be recorded and provided to the City of Newberg.
 4. Based on the information in Tech Memo 10 Finance Program in Appendix A of the adopted Transportation System Plan and the Improvement Fee Project List in Appendix A of the adopted Transportation System Development Charge Methodology Report it is anticipated that a minimum of 50% of the cost for a traffic signal at the intersection of N Villa Road at E Mountainview Drive would be eligible for SDC credits. Final determination of Transportation System Development Charge credits would occur as part of the public improvement permit process.
- u. Construction of New Streets
1. Based on the information in Tech Memo 10 Finance Program in Appendix A of the adopted Transportation System Plan and the Improvement Fee Project List in Appendix

A of the adopted Transportation System Development Charge Methodology Report a portion of the costs for the Foothills Drive extension and the Villa Road extension may be eligible for SDC credits. Final determination of Transportation System Development Charge credits would occur as part of the public improvement permit process.

2. The language in Ordinance No. 2007-2678 is revised to read:
 - a. Specify the exact extent of streets to be constructed with the subdivision.
3. To comply with Ordinance No. 2007-2678 the Applicant shall:
 - a. Provide construction plans for review for the street improvement required on Aldersgate Ln. The frontage must be fully improved with sidewalks, street trees, curb and gutters, with the width of the improvement to be determined during approval of the construction drawings. Also, construct short segments of streets east of Aldersgate Ln. to Vill Road.
 - b. Provide construction plans for any other streets, including spur entrance roads, that will be constructed as part of the subdivision.
 - c. A 2-foot minimum shy distance is required from the edge of all medians to the 12 ft wide travel lane. A 6-foot wide bike lane is required on the minor arterial.
4. The language in Ordinance No. 2007-2678 is revised to read:
 - a. Present a revised drawing for the E Mountainview Drive section through the Hess Creek crossing. It is recommended that the section through the crossing be narrowed to the extent possible by narrowing or eliminating the median in this section. Bike lanes are required through the section. The section must accommodate sidewalks on the south side. Verify the design meets vertical curve standards. The design will need proper barriers on each side. It is recommended that iron or similar railing be considered rather than fencing. Design and construction of bike lanes and sidewalks in the segment of E Mountainview Drive east of N Villa Road through the “dip” at Hess Creek may be deferred provided:
 1. The applicant constructs a shared use path and bridge through this segment that meets the requirements of the city engineer and;
 2. Completes intersection improvements at N Mountainview Drive that address safety mitigation measures for all modes of transportation that meets the requirements of the city engineer for not constructing the full-width street section with sidewalks and bike lanes on both sides through this segment of E Mountainview Drive through the “dip”. This would include safety mitigation

measures for not raising the segment of E Mountainview Drive through the “dip”.

3. To comply with Ordinance No. 2007-2678 the Applicant shall:

- A. Ensure that manhole lids do not conflict with the edges of the medians. Modifications of median widths and/or adjustments to the separation between storm and sanitary lines may be necessary to correct this problem.
- B. Verify that future streets will fit within the proposed corner radii and right-of-way as shown on the plat (proposed boundaries of tracts). Tract lines may require adjustment to accommodate changes in the master plan layout.

v. Streets – N Springbrook Road/E Haworth Avenue

- 1. The Applicant will be required to participate in funding improvements at the N Springbrook Road and E Haworth Avenue intersection that are indicated in the City of Newberg Transportation System Plan (TSP) as Project I09. The Traffic Impact Fee formula developed to capture the proportional impact of developments is based on the most significant a.m. or p.m. proportional volume contribution. The trips referenced in the formula come from the traffic study required for the development.

$(\text{Cost in the TSP for improvements}) \times (\text{Trips directly related to the development}) / (\text{Total trips through the intersection}) = \text{the proportionate share of the development}$

- 2. Prior to final plat approval the Applicant is responsible for payment of the Traffic Impact Fee amount of \$15,924 for development’s proportionate share of the cost of future improvements at the E Haworth Avenue at N Springbrook Road intersection.

w. Streets - Turn Lanes

- 1. The Applicant shall revise plans for public improvement permits to show construction of a northbound left-turn lane on N Villa Road at the future E Foothills Drive intersection with a minimum of 50-feet of storage for the northbound left-turn lane for that phase of the subdivision.

x. Streets - Slope Easements

- 1. Determination if any slope easements are required is to occur as part of the permit plan review process.

y. Streets - Temporary Turnarounds

- 1. The Applicant is required to submit plans for temporary turn arounds meeting the standards of this section with the public works improvement permit application

materials. This includes provisions for a turnaround where the extension of N Villa Road is shown ending at the northern property line of the development.

z. Streets - Topography

1. The Applicant will be required to provide plans that provide for a suitable and safe transition from the end of the proposed road to the surrounding existing ground.
2. The Applicant will be required to submit designs for the proposed retaining walls which address existing surcharge loads and are prepared by a licensed geotechnical engineer.

aa. Street Names

1. To comply with Ordinance No. 2007-2678 the Applicant shall:
 - a. Name any proposed new streets. The proposed street names are subject to review and approval by the City Planning Division and the Fire Marshal.
 - b. The Applicant is required to coordinate with the Planning Division to determine appropriate street names and install street name signs at all public street intersections within the development.

bb. Intersections/Driveways/Alleys

1. Access shall be taken from the street with the lesser functional classification.
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 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.
4. Lots that have frontage on an alley and the only other frontage is on collector or arterial streets (N Villa Drive, E Foothills Drive and E Mountainview Drive) shall take access from the alley.
5. The Applicant will be required to submit and record shared access easements and maintenance plans for all proposed shared driveways prior to the final plat.
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.

7. Shared driveways are to be posted as no parking fire lanes where required by the fire marshal.
8. One additional parking space over those otherwise required shall be provided for each dwelling on the lots served by the shared access driveway adjacent to lots 338 through 341.

cc. Public Walkways

1. With permit submittals the Applicant is to submit plans showing all public walkways as a minimum 10-feet in width, conforming to the City of Newberg Public Works Design and Construction Standards, and meeting ADA requirements.
2. As part of the public improvement permit process the Applicant shall provide documentation of a homeowner's association, or similar entity, responsible for the maintenance of the public walkways and associated improvements. A maintenance agreement, or agreements, for the public walkways are to be recorded and provided to the City as part of the public improvement permit process.

dd. Street Lights

1. With public improvement permit submittals, the Applicant is required to submit final plans with a street lighting analysis and plan for PGE Option A street lights necessary to meet City standards. Street lighting analysis, and plans if additional PGE Option A street lights are necessary, is to include the E Mountainview Drive frontage.

ee. Water

1. The Applicant is required to submit construction plans and obtain a public improvement permit for the proposed water system improvements.
2. New water mains in E Foothills Drive and N Villa Road are to be 12-inch as shown on the preliminary plans consistent with the current water master plan.
3. The Applicant is also required to install the new 12-inch water line parallel to the existing 12-inch waterline in E Mountainview Drive east of N Villa Road along the E Mountainview Drive frontage consistent with the current water master plan.
4. Plans will be fully reviewed for compliance with city standards including NMC 13.15 and the Public Works Design and Construction Standards as part of the public improvement permit plan review process.
5. All onsite fire hydrants are to be public fire hydrants served by public water lines. Onsite public water lines not within public street rights-of-way, including those serving onsite fire hydrants, are to be in a 15-foot-wide public water line easement.
6. Fire flow test results are to be submitted with permit applications to be reviewed by the Fire Marshall for approval.

7. The language in Ordinance No. 2007-2678 is revised to read:

a. Submit engineered construction plans for review and approval. Pay appropriate plan review fees. Submit plans showing storm and street information on one sheet; water and sanitary on another sheet. The plans must include the following:

1. Water

A. Show water connections to each “lot”.

B. Every water line tee is required to have 2 valves.

C. Every water line cross is required to have 3 valves.

D. All waterlines serving fire hydrants must be minimum 8-inch diameter and be located within public easements. Maximum fire hydrant spacing is 500 ft apart. Verify that the location and installation of all fire hydrants meets the Fire Code and City of Newberg specifications.

E. Hydrant locations must be coordinated with the location of medians and landscape tracts. In some cases, modifications to the medians, street widths, or hydrant locations may be needed. Verify that the location of all fire hydrants meets the fire Code. Location shall be approved by the Fire Marshal.

2. Re-use Waterline

A. A re-use waterline is to be installed in Mountainview Dr, Crestview Dr, Springbrook Rd and Villa Rd. Re-use lines shall also be extended within residential roads as necessary to reach developed parks and open spaces that will require irrigation.

3. General Utilities

A. Each lot must have separate private utility laterals to the main or to a double water service where allowed per the Public Works Design and Construction Standards.

ff. Non-potable Water

1. The Applicant will be required to submit final plans for the proposed non-potable water system with the public works improvement permit application. Plans will be fully reviewed for compliance with city standards including the Public Works Design and Construction Standards as part of the public improvement permit plan review process.

2. Meters for irrigation of open spaces or other locations are to be temporarily connected to potable water service lines until non-potable water is available.

3. The minimum pipe size for City water mains, including non-potable water mains is 8-inches.

gg. Wastewater

1. The Applicant is required to abandon or remove the septic system in accordance with Yamhill County Standards. The Applicant will need to provide a certification from Yamhill County of the septic system abandonment/removal as part of the public improvement permit process.
2. The Applicant will be responsible for verifying that the capacity of the existing wastewater lines are adequate for the development.
3. All necessary easements required for the construction of these facilities are to be obtained by the Applicant and granted to the City pursuant to City requirements.
4. The Applicant will be required to submit final plans for the wastewater collection system with the public works permit application.
5. The proposed wastewater facilities are to be sized to provide adequate capacity during peak flows from the entire area potentially served by the facilities.
6. The Applicant is required to submit construction plans and obtain a public improvement permit for the proposed wastewater service. Plans will be fully reviewed for compliance with city standards including NMC 13.10 the Public Works Design and Construction Standards as part of the public improvement permit plan review process.
7. Service laterals for wastewater service are to be provided from a public wastewater main to each lot or dwelling under separate ownership. Including lots adjacent to proposed shared access driveways.
8. The language in Ordinance No. 2007-2678 is revised to read:
 - a. Submit engineered construction plans for review and approval. Pay appropriate plan review fees. Submit plans showing storm and street information on one sheet; water and sanitary on another sheet. The plans must include the following:
 1. Sewer
 - A. Show sewer lateral connections to each “lot”.
 2. General Utilities
 - A. Each lot must have separate private utility laterals to the main or to a double wye branch where allowed per the Public Works Design and Construction Standards.

hh. Easements

1. The Applicant will be required to submit final plans clarifying which public utility easement is being vacated along the north side of E Mountainview Drive.
2. Ten-foot-wide public utility easements (PUEs) are to be provided along all public rights-of-way within the development.
3. All easements proposed to benefit the city and needed temporary construction easements shall be submitted with the public works improvement permit application.
4. Easements deemed necessary to benefit the city as confirmed or identified during the public improvement permit process are to be recorded as part of the public improvement permit process.
5. All private easements shall be recorded and provided to the city as part of the permit process.
6. Easements to be recorded on easement forms approved by the City and designated on the final plat.
7. To comply with Ordinance No. 2007-2678 the Applicant shall:
 - a. Submit engineered construction plans for review and approval. Pay appropriate plan review fees. Submit plans showing storm and street information on one sheet; water and sanitary on another sheet. The plans must include the following:
 1. “General Utilities
 - A. 10-foot wide utility easements are required along all frontages (no longer called “public utility easements”), except where all franchise utilities (phone, cable, gas, and electricity) indicate acceptance of an 8-foot easement.

ii. Stormwater

1. The Applicant will be required to submit final plans, with the public works improvement permit application, showing how erosion at the outfall to Hess Creek is minimized.
2. The Applicant will be required to submit, with the public works improvement application, a downstream conveyance analysis to identify likely downstream impacts to the public storm system beginning in N Center Street and a recommended plan identifying the scope of the downstream conveyance upgrades anticipated.
3. The Applicant will be required to submit a stormwater management plan for Tract H with the building permit application.
4. A final stormwater report with downstream conveyance analysis and design will be required with the public works improvement permit application.
5. The Applicant will be required to obtain a 1200-C Stormwater General Permit from Oregon Department of Environmental Quality prior to any ground disturbing activity.

6. To comply with Ordinance No. 2007-2678 the Applicant shall:
 - a. Obtain a DEQ 1200-C permit for grading. Submit a grading plan for review and approval.
7. The Applicant will be required to submit a final stormwater management plan with final construction plans meeting the requirements of the current Newberg Public Works Design and Construction Standards in accordance with NMC 13.20 and 13.25 Stormwater Management with the public works improvement permit application. This includes demonstrating compliance with the stormwater facility selection hierarchy described in Section 4.6.8 of the Public Works Design and Construction Standards.
8. The language in Ordinance No. 2007-2678 is revised to read:
 - a. Submit engineered construction plans for review and approval. Pay appropriate plan review fees. Submit plans showing storm and street information on one sheet; water and sanitary on another sheet. The plans must include the following:
 1. Storm Drainage
 - A. Submit drainage calculations that specify the capacity of the storm system.
 - B. Catch basins are required on the uphill side of intersections.
 - C. Do not place any manholes at the centerline of the street.
 - D. Submit a storm water report that details the impact of the outfall into the stream that addresses erosion and provides measures to mitigate the erosion. Drainage on the NE side of Mountainview Dr can be (and should be) fully connected to the Mountainview-Springbrook line once the 12” storm line is replaced by a 30” line.

The Applicant must complete the following prior to final plat approval.

1. **Substantially Complete the Construction Improvements:** Prior to final plat approval, the Applicant must substantially complete the construction improvements and secure for inspection with the Engineering Division (503-537-1273). In addition to those items listed below, the inspector will also be looking for completion of items such as sidewalks, street signs, streetlights, and fire hydrants.

ORS455.174 defines substantial completion as the completion of the:

- a. Water supply system;
- b. Fire hydrant system;
- c. Sewage disposal system;
- d. Storm water drainage system;

- e. Curbs;
- f. Demarcating of street signs acceptable for emergency responders; and
- g. Roads necessary for access by emergency vehicles.

Final plat submission requirements and approval criteria: In accordance with NDC final plans showing utility easements will be required prior to submitting for building permits.15.235.070, final plats require review and approval by the director prior to recording with Yamhill County. The final plat submission requirements, approval criteria, and procedure are as follows:

1. Submission Requirements:

The Applicant shall submit the final plat within two years, or as otherwise provided for in NMC 15.235.030. The format of the plat shall conform to ORS Chapter 92. The final plat application shall include the following items:

- a. One original and one identical copy of the final plat for signature. The plat copies shall be printed on mylar, and must meet the requirements of the county recorder and county surveyor. The plat must contain a signature block for approval by the city recorder and community development director, in addition to other required signature blocks for county approval. Preliminary paper copies of the plat are acceptable for review at the time of final plat application.
 - b. Written response to any conditions of approval assigned to the land division.
 - c. A title report for the property, current within six months of the final plat application date.
 - d. Copies of any required dedications, easements, or other documents.
 - e. Copies of all homeowner’s agreements, codes, covenants, and restrictions, or other bylaws, as applicable. This shall include documentation of the formation of a homeowner’s association, including but not limited to a draft homeowner’s association agreement regarding the maintenance of planter strips adjacent to the rear yard of proposed through lots.
 - f. Copies of any required maintenance agreements for common property.
 - g. A bond, as approved by the city engineer, for public infrastructure improvements, if the improvements are not substantially complete prior to the final plat.
 - h. Any other item required by the city to meet the conditions of approval assigned to the land division.
2. Approval Process and Criteria. By means of a Type I procedure, the director shall review and approve, or deny, the final plat application based on findings of compliance or noncompliance with the preliminary plat conditions of approval.

Filing and recording: In accordance with NMC 15.235.080, a new lot is not a legal lot for purposes of ownership (title), sale, lease, or development/land use until a final plat is recorded for the subdivision or partition containing the lot. The final plat filing and recording requirements are as follows:

1. **Filing Plat with County.** Within 60 days of the city approval of the final plat, the Applicant shall submit the final plat to Yamhill County for signatures of county officials as required by ORS Chapter 92.
2. **Proof of Recording.** Upon final recording with the county, the applicant shall submit to the city a paper copy of all sheets of the recorded final plat. This shall occur prior to the issuance of building permits for the newly created lots.
3. **Prerequisites to Recording the Plat.**
 - a. No plat shall be recorded unless all ad valorem taxes and all special assessments, fees, or other charges required by law to be placed on the tax roll have been paid in the manner provided by ORS Chapter 92;
 - b. No plat shall be recorded until the county surveyor approves it in the manner provided by ORS Chapter 92.

Development Notes:

1. **Postal Service:** The applicant shall submit plans to the Newberg Postmaster for approval of proposed mailbox delivery locations. Contact the Newberg Post Office for assistance at 503-554-8014.
2. **PGE:** PGE can provide electrical service to the project under terms of the current tariff which will involve developer expense and easements. Contact the Service & Design Supervisor, PGE, at 503-463-4348.
3. **Zipty:** The developer must coordinate trench/conduit requirements with Zipty. Contact the Engineering Division, Zipty, at 541-269-3375.
4. **Addresses:** The Planning Division will assign addresses for the new subdivision. Planning Division staff will send out notice of the new addresses after they receive a recorded copy of the final subdivision plat.

D. Stream Corridor (Order No. 2023-44)

1. The Applicant shall add the following to the General Landscape Notes: Disturbed areas, other than authorized improvements, shall be regraded and contoured to appear natural. All fill material shall be native soil. Native soil may include soil associations commonly found within the vicinity, as identified from USDA Soil Conservation Service, Soil Survey of Yamhill Area, Oregon.
2. The Applicant shall provide information for review to show compliance with NMC 15.342.090(B)(4) on the submitted building plans.

3. To comply with Ordinance No. 2007-2678, Exhibit 4: SUBDIVISION AND STREAM CORRIDOR CONDITIONS OF APPROVAL, Stream Corridor the Applicant shall add the following to the General Landscape Notes: Disturbed areas, other than authorized improvements, shall be regraded and contoured to appear natural. All fill material shall be native soil. Native soil may include soil associations commonly found within the vicinity, as identified from USDA Soil Conservation Service, Soil Survey of Yamhill Area, Oregon.

**EXHIBIT D. RECOMMENDED CONDITIONS
SPRINGBROOK MASTER PLAN AMENDMENT DEVELOPMENT
STANDARDS, PHASING MODIFICATION OF COLLINA AT
SPRINGBROOK SUBDIVISION (FILE NO. MIMD323-0003/MISC323-0001)**

Staff recommend to the following conditions of approval:

1. The Applicant shall submit a revised Development Standards Matrix that modifies the additional design standards section with three asterisks to say “middle housing” rather than “detached quadplexes”.
2. The Applicant shall submit a Type I application clarifying and updating the original conditions of approval that these lots are indeed child lots for middle housing detached quadplex and duplex units and revise the lot numbers used in the original conditions of approval. The following list shows the lots that shall be considered one “parent” lot with each individual lot being a “child” lot.

Parent Lots:

- a. Lots 43, 44, 49 and 50
- b. Lots 76, 77, 82 and 83
- c. Lots 78, 79, 80 and 81
- d. Lots 88, 89, 104 and 105
- e. Lots 218, 219, 220 and 221
- f. Lots 90, 91, 102 and 103
- g. Lots 216, 217, 222 and 223
- h. Lots 92 and 101
- i. Lots 206 and 215
- j. Lots 93, 94, 99 and 100
- k. Lots 207, 208, 213 and 214
- l. Lots 209, 210, 211, 212
- m. Lots 95, 96, 97 and 98

- n. Lots 158, 159, 160 and 161
 - o. Lots 166, 167, 168 and 169
 - p. Lots 156, 157, 158, 159
 - q. Lots 164, 165, 170 and 171
-
3. The Applicant shall submit a Type 1 application pursuant to NMC 15.235.030 to modify the conditions of approval of the subdivision to reflect the updated lot numbers (388 through 391) being used for the additional parking spaces rather than lots 338 through 341 to maintain compliance with the original conditions of approval of Order No. 2023-44 and Ordinance No. 2023-2915.
 4. Phase 1 and Phase 1.5 should both be completed prior to the Applicant applying for the Final Plat for Phase 1. In the event that Phase 1.5 public improvements are not completed concurrent with completion of Phase 1 public improvements and the Owner desires to request early issuance of residential building permits or the Owner desires approval of the final plat prior to completing all required improvements and conditions of the tentative plat approval, the Owner is required to follow the City's Substantial Completion Policy and enter into a Security and Improvement Agreement with the City in accordance with NMC 15.235.060. In any case, Phase 1.5 shall be completed before occupancy of Phase 1.
 5. Phase 1 and 1.5 shall start construction in calendar year 2024 and take no longer than a year for required public improvements and infrastructure to be installed except as otherwise bonded for pursuant to NMC 15.235.070
 6. The Applicant is conditioned to submit plans with permit applications that clearly show the lot frontage separation between driveway approaches on each quadplex and duplex lot as a minimum of 22 feet.
 7. The Applicant shall contact Tualatin Valley Fire & Rescue (TVFR) as to where no parking fire lanes shall be posted on shared driveways.
 8. The Applicant shall start construction within two (2) years of the calendar year of listed for each phase's start date except Phase 1 and 1.5, or shall otherwise submit a Type III application in accordance with NMC 15.235.030(D) and (E) to modify the phasing schedule or any phasing elements.
 9. This approval is only for modifications to the Collina at Springbrook subdivision phasing plan and Springbrook Master Plan Development Standards Matrix. All conditions of approval not otherwise modified for SUB322-022/MISC322-

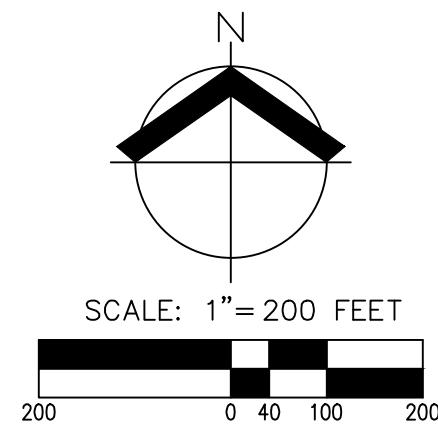
0002/MISC222-0005 from Order No. 2023-44 and Ordinance No. 2023-2915 shall still apply.

**Exhibit E. Proposed Collina at Sprinbrook Phasing Plan
and Table**

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
Total	±403 homes	2032

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 F. Proposed Springbrook Master
Plan Development Standards Matrix**

DEVELOPMENT STANDARDS MATRIX

DEVELOPMENT STANDARDS	LOW DENSITY RESIDENTIAL	MID - RISE RESIDENTIAL	NEIGHBORHOOD COMMERCIAL	EMPLOYMENT	VILLAGE	HOSPITALITY
ALLOWED USE*	<ul style="list-style-type: none"> ❖ Detached Dwelling Units ❖ Duplex Dwellings ❖ Triplex and Quadplex Dwellings ❖ Attached Dwelling Units ❖ Cottage Clusters ❖ Manufactured Home ❖ Accessory Dwellings ❖ Home Occupations ❖ Passive or Active Use Parks ❖ Agriculture ❖ Civic Uses: <ul style="list-style-type: none"> Post Office Museum Community Center Library School ❖ Day Care ❖ Group Care Facilities ❖ Church ❖ Transportation facilities and improvements and utility services ❖ Any other building or use determined to be similar to uses listed in this District 	<ul style="list-style-type: none"> ❖ Attached Dwelling Units ❖ Manufactured Home ❖ Detached Dwelling Units ❖ Duplex Dwellings ❖ Triplex and Quadplex Dwellings ❖ Cottage Clusters ❖ Multi-Family Units ❖ Home Occupations ❖ Passive or Active Use Parks ❖ Agriculture ❖ Civic Uses: <ul style="list-style-type: none"> Post Office Museum Community Center Library ❖ Day Care ❖ Group Care Facilities ❖ Church ❖ Transportation facilities and improvements and utility services ❖ Any other building or use determined to be similar to uses listed in this District 	<ul style="list-style-type: none"> ❖ Retail ❖ Restaurants ❖ Office ❖ Medical Clinics ❖ Financial Institutions ❖ Agriculture ❖ Civic Uses: <ul style="list-style-type: none"> Post Office Museum Community Center Library ❖ Day Care ❖ Group Care Facilities ❖ Transportation facilities and improvements and utility services ❖ Services for local residents, such as laundromat or barber ❖ Any other building or use determined to be similar to uses listed in this District 	<ul style="list-style-type: none"> ❖ Industrial Offices (knowledge-based industries where services are primarily provided outside the community) ❖ Light Industrial ❖ Supporting Retail (directly serving the employment district, such as a deli or printing service) ❖ Day Care ❖ Agriculture ❖ Transportation facilities and improvements and utility services ❖ Any other building or use determined to be similar to uses listed in this District 	<ul style="list-style-type: none"> ❖ Retail ❖ Restaurants ❖ Attached Dwelling Units ❖ Manufactured Home ❖ Multi-Family Units ❖ Home Occupations ❖ Church ❖ Artist Studios ❖ Passive or Active Use Parks ❖ Agriculture ❖ Civic Uses: <ul style="list-style-type: none"> Train Depot Community Center Museum Post Office Library ❖ Day Care ❖ Group Care Facilities ❖ Financial Institutions ❖ Winery ❖ Medical Clinics ❖ Office ❖ Transportation facilities and improvements and utility services ❖ Any other building or use determined to be similar to uses listed in this District 	<ul style="list-style-type: none"> ❖ Hotel ❖ Restaurants ❖ Spa ❖ Meeting Facilities ❖ Detached Dwelling Units, limited to vacation or transitory use or units for employees or caretakers of other uses within the Village or Hospitality areas ❖ Manufactured Home ❖ Home Occupations ❖ Retail ❖ Museum ❖ Artist Studios ❖ Group Care Facilities ❖ Agricultural Production or Processing ❖ Passive or Active Use Parks ❖ Transportation facilities and improvements and utility services ❖ Any other building or use determined to be similar to uses listed in this District
PROHIBITED USE	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	
NEWBERG ZONE DISTRICT MODELED AFTER **	R-1	R-2 and R-3	C-1	M-1, but office is not allowed	C-3	No comparison
BUILDING AND SITE STANDARDS						
BUILDING HEIGHT	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
LOT REQUIREMENTS						
FRONT YARD SETBACK	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
INTERIOR YARD SETBACKS	R-1	R-3	10 feet if abutting residential zones	M-1	C-3	Minimum 20 feet
SETBACKS AND YARD RESTRICTIONS AS TO SCHOOLS, CHURCHES, PUBLIC BUILDINGS					Does not apply	
MINIMUM LOT AREA	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
MINIMUM LOT DIMENSIONS	The standard City lot frontage requirement applies Minimum lot width shall be 32 feet, except minimum 20 feet for middle housing 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
LOT COVERAGE AND PARKING COVERAGE REQUIREMENTS	(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			
LANDSCAPE AND OUTDOOR AREAS						
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%
SIGNS						
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
OFF STREET PARKING REQUIREMENTS						
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



PARKING SPACES REQUIRED	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
PARKING REQUIREMENTS FOR USES NOT SPECIFIED	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.~~

ATTACHMENT 1: APPLICATION MATERIALS/DRAWINGS

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

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

Collina at Springbrook Type III Modification Application

Date: October 2023
Updated March 2024

Submitted to: City of Newberg
414 E 1st 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)
-

Collina at Springbrook Modification Application

Submitted to:	City of Newberg 414 E 1 st Street Newberg, OR 97132
Applicant:	Pahlisch Homes at Springbrook Limited Partnership 210 SW Wilson Avenue, Suite 100 Bend, OR 97702
Property Owners:	Aspen Way West LLC 3113 E Crestview Drive Newberg, OR 97132
Applicant's Consultant:	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
Site Location:	West of N Aspen Way, south of NE Bell Road, east of N College Street, and north of E Mountainview Drive
Yamhill County Assessor's Map:	Yamhill County Assessor's Map 3 2 08 Tax Lots 4900, 5000, 5100, 5200, 5300, 5400, 6200, and 6300
Site Size:	±97.98 acres
Land Use Districts:	Springbrook District – Low Density Residential (SD/LDR)



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.

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.

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

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

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.

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
Total	±403 homes	2032

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:

-
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

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.

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.

[...]

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

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.

[...]

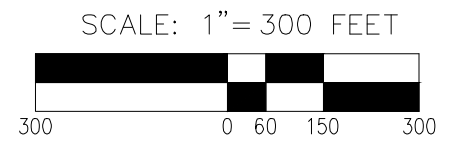
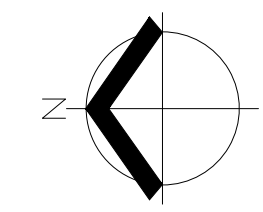
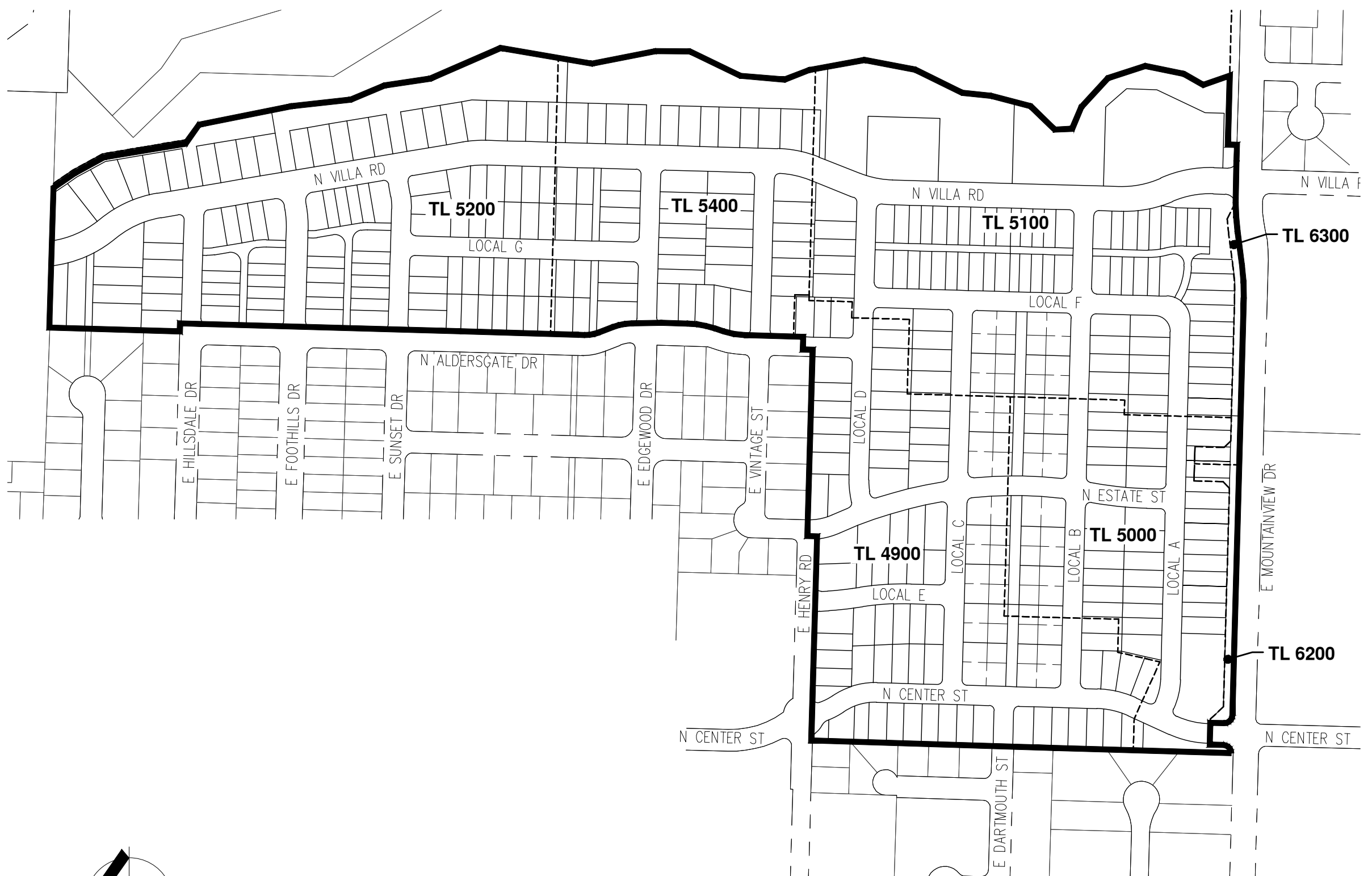
6. To adequately provide emergency vehicle access and separate wastewater, water and stormwater service laterals to each lot served by a shared access driveway, access and utility easements for shared driveways are to be 25-foot wide with a 20-foot-wide paved surface. or submit a Type III modification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

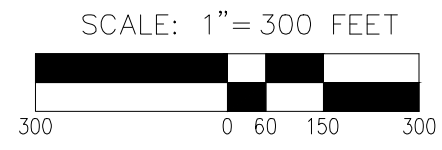
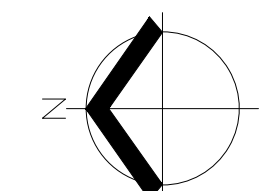


DATE: 08/23/2023

PROPERTY LINE ADJUSTMENTS		EXHIBIT
COLLINA AT SPRINGBROOK		A
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



DATE: 2/29/2024

REVISED PHASING		EXHIBIT
COLLINA AT SPRINGBROOK		A
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

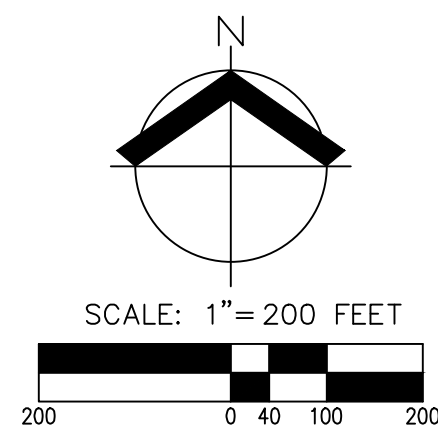


Exhibit B: Modified Development Standards Matrix (Updated March 2024)

DEVELOPMENT STANDARDS MATRIX

DEVELOPMENT STANDARDS	LOW DENSITY RESIDENTIAL	MID - RISE RESIDENTIAL	NEIGHBORHOOD COMMERCIAL	EMPLOYMENT	VILLAGE	HOSPITALITY
ALLOWED USE*	<ul style="list-style-type: none"> ❖ Detached Dwelling Units ❖ Duplex Dwellings ❖ Triplex and Quadplex Dwellings ❖ Attached Dwelling Units ❖ Cottage Clusters ❖ Manufactured Home ❖ Accessory Dwellings ❖ Home Occupations ❖ Passive or Active Use Parks ❖ Agriculture ❖ Civic Uses: <ul style="list-style-type: none"> Post Office Museum Community Center Library School ❖ Day Care ❖ Group Care Facilities ❖ Church ❖ Transportation facilities and improvements and utility services ❖ Any other building or use determined to be similar to uses listed in this District 	<ul style="list-style-type: none"> ❖ Attached Dwelling Units ❖ Manufactured Home ❖ Detached Dwelling Units ❖ Duplex Dwellings ❖ Triplex and Quadplex Dwellings ❖ Cottage Clusters ❖ Multi-Family Units ❖ Home Occupations ❖ Passive or Active Use Parks ❖ Agriculture ❖ Civic Uses: <ul style="list-style-type: none"> Post Office Museum Community Center Library ❖ Day Care ❖ Group Care Facilities ❖ Church ❖ Transportation facilities and improvements and utility services ❖ Any other building or use determined to be similar to uses listed in this District 	<ul style="list-style-type: none"> ❖ Retail ❖ Restaurants ❖ Office ❖ Medical Clinics ❖ Financial Institutions ❖ Agriculture ❖ Civic Uses: <ul style="list-style-type: none"> Post Office Museum Community Center Library ❖ Day Care ❖ Group Care Facilities ❖ Transportation facilities and improvements and utility services ❖ Services for local residents, such as laundromat or barber ❖ Any other building or use determined to be similar to uses listed in this District 	<ul style="list-style-type: none"> ❖ Industrial Offices (knowledge-based industries where services are primarily provided outside the community) ❖ Light Industrial ❖ Supporting Retail (directly serving the employment district, such as a deli or printing service) ❖ Day Care ❖ Agriculture ❖ Transportation facilities and improvements and utility services ❖ Any other building or use determined to be similar to uses listed in this District 	<ul style="list-style-type: none"> ❖ Retail ❖ Restaurants ❖ Attached Dwelling Units ❖ Manufactured Home ❖ Multi-Family Units ❖ Home Occupations ❖ Church ❖ Artist Studios ❖ Passive or Active Use Parks ❖ Agriculture ❖ Civic Uses: <ul style="list-style-type: none"> Train Depot Community Center Museum Post Office Library ❖ Day Care ❖ Group Care Facilities ❖ Financial Institutions ❖ Winery ❖ Medical Clinics ❖ Office ❖ Transportation facilities and improvements and utility services ❖ Any other building or use determined to be similar to uses listed in this District 	<ul style="list-style-type: none"> ❖ Hotel ❖ Restaurants ❖ Spa ❖ Meeting Facilities ❖ Detached Dwelling Units, limited to vacation or transitory use or units for employees or caretakers of other uses within the Village or Hospitality areas ❖ Manufactured Home ❖ Home Occupations ❖ Retail ❖ Museum ❖ Artist Studios ❖ Group Care Facilities ❖ Agricultural Production or Processing ❖ Passive or Active Use Parks ❖ Transportation facilities and improvements and utility services ❖ Any other building or use determined to be similar to uses listed in this District
PROHIBITED USE	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	
NEWBERG ZONE DISTRICT MODELED AFTER **	R-1	R-2 and R-3	C-1	M-1, but office is not allowed	C-3	No comparison
BUILDING AND SITE STANDARDS						
BUILDING HEIGHT	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
LOT REQUIREMENTS						
FRONT YARD SETBACK	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
INTERIOR YARD SETBACKS	R-1	R-3	10 feet if abutting residential zones	M-1	C-3	Minimum 20 feet
SETBACKS AND YARD RESTRICTIONS AS TO SCHOOLS, CHURCHES, PUBLIC BUILDINGS					Does not apply	
MINIMUM LOT AREA	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
MINIMUM LOT DIMENSIONS	The standard City lot frontage requirement applies Minimum lot width shall be 32 feet, except minimum 20 feet for middle housing 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
LOT COVERAGE AND PARKING COVERAGE REQUIREMENTS	(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			
LANDSCAPE AND OUTDOOR AREAS						
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%
SIGNS						
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
OFF STREET PARKING REQUIREMENTS						
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



PARKING SPACES REQUIRED	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
PARKING REQUIREMENTS FOR USES NOT SPECIFIED	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.

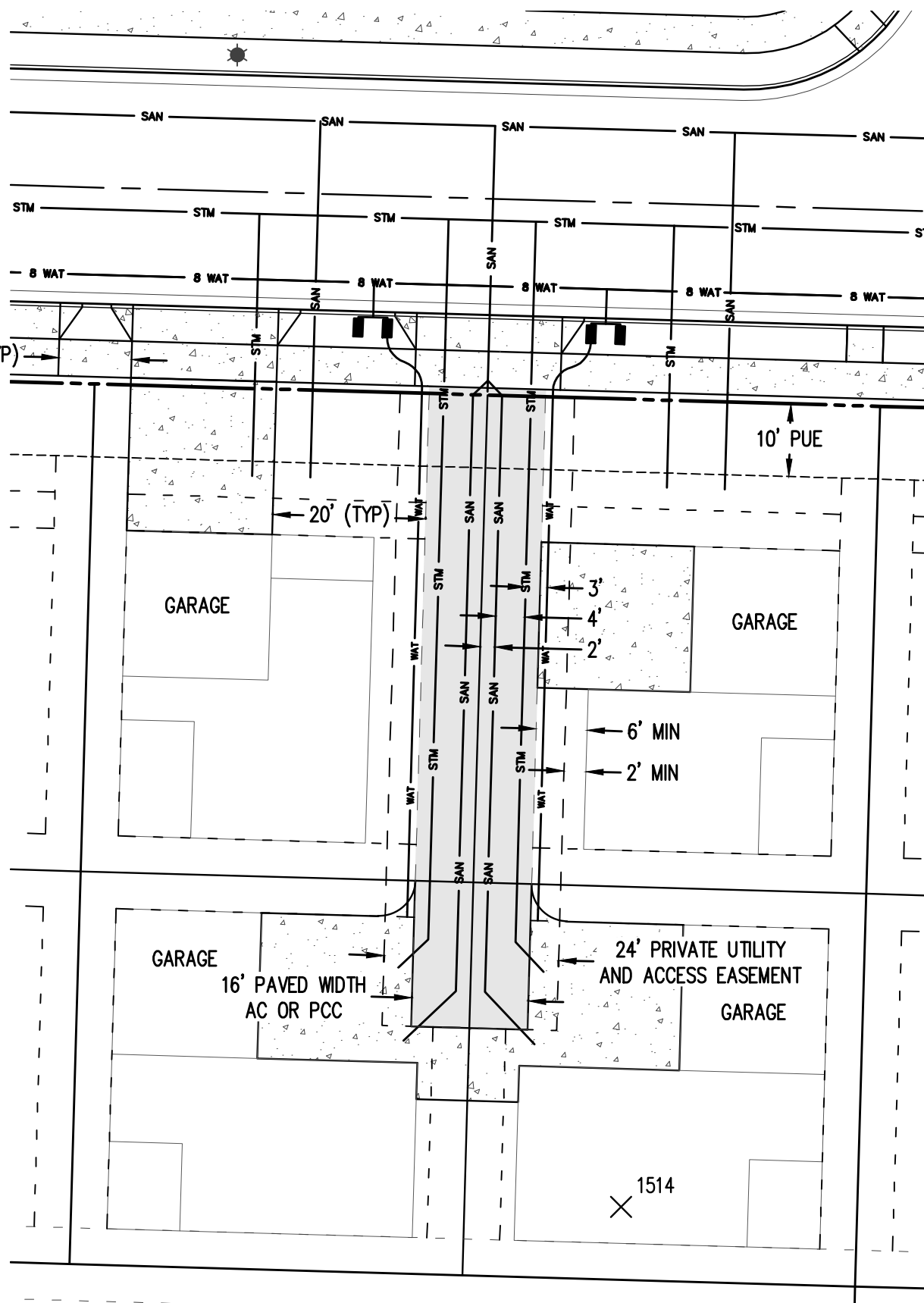
** When the model zone requirement applies, the zone is listed in the table, otherwise an alternative standard is stated.

*** **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)

10' (TYP)



10' PUE

GARAGE

GARAGE

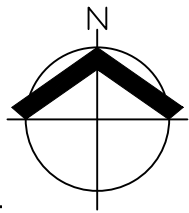
GARAGE

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 A

Exhibit D: Application Forms and Checklists



TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #: MISC323-0001

TYPES – PLEASE CHECK ONE:

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Comprehensive Plan Amendment (site specific) | <input type="checkbox"/> Type III Major Modification |
| <input type="checkbox"/> Zoning Amendment (site specific) | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Historic Landmark Modification/alteration | <input checked="" type="checkbox"/> Other: (Explain) <u>Dev Standard Matrix Mod(SUB322-0002)</u> |

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)

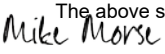
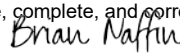
- General Checklist:** Fees Public Notice Information Current Title Report Written Criteria Response Owner Signature
 2 -Hard copies of full Application Packet 1 -Digital Copy of Full Application Packet

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 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.

<p>DocuSigned by:  The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. 11/13/2023 11:14 AM PST</p>	<p>DocuSigned by:  11/17/2023 12:54 PM PST</p>
Applicant Signature	Owner Signature
Date	Date
Mike Morse	Brian Naffin
Print Name	Print Name

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

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

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

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

Exhibit E: Ownership Information



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.

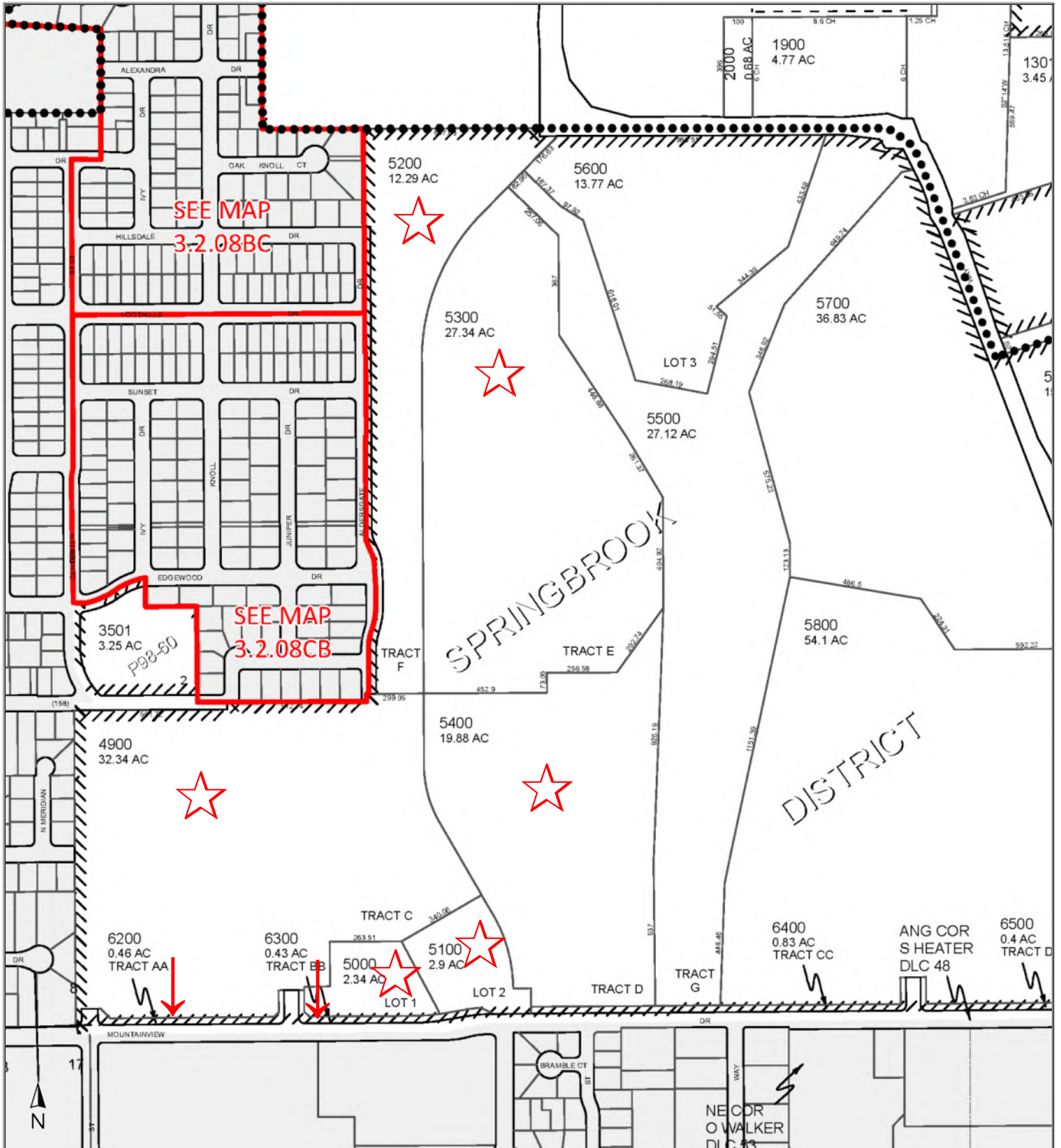
Fidelity National Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 45142206160

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	202215920
PR-VACPR	12/20/2022 09:30:01 AM
Stn=3 SUTTONS	
13Pgs \$65.00 \$5.00 \$11.00 \$5.00 \$60.00	\$171.00
\$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:

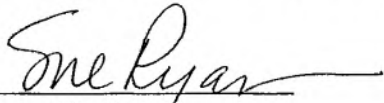
1. The findings, listed as Exhibit "A" and attached to this ordinance, are hereby adopted and by this reference incorporated.
2. The following described public right-of-way within the City of Newberg, County of Yamhill, State of Oregon, is hereby vacated: A tract of land located in the southwest quarter 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

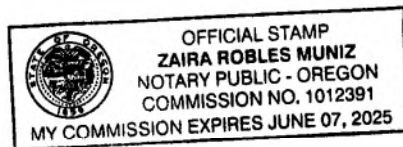
I certify (or attest) that this is a true and correct copy of a record in the possession

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.

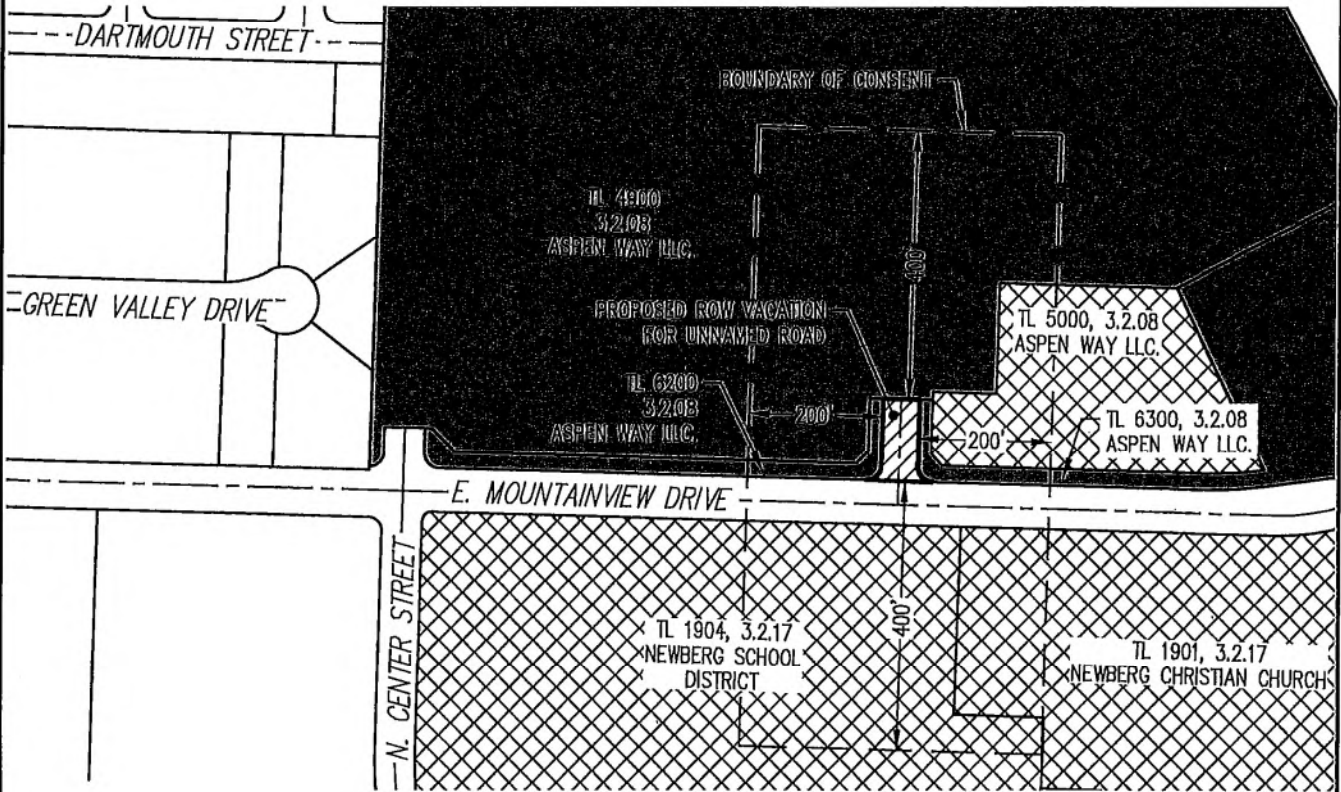
Finding: The owners of all abutting properties in the affected area have provided written consent.

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



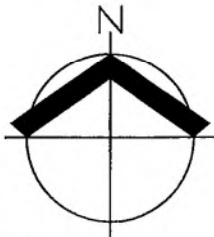
PREPARED FOR

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

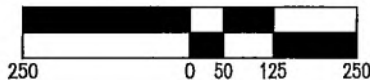
ABUTTING PROPERTY



AFFECTED PROPERTY



SCALE: 1" = 250 FEET



DATE: 3/21/2022

ABUTTING AND AFFECTED PROPERTIES		EXHIBIT A
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	201618832
DMR-DDMR	
Stn=0 SUTTONS	12/05/2016 01:53:59 PM
2Pgs \$10.00 \$11.00 \$5.00 \$20.00	\$46.00
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.

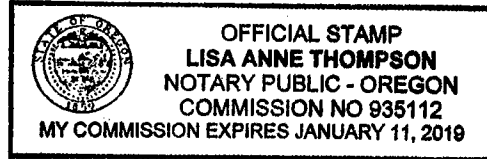
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 15th 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 15th, 2016, by George K. Austin, Jr., as President of **SPRINGBROOK PROPERTIES, INC.**, an Oregon corporation, on its behalf.

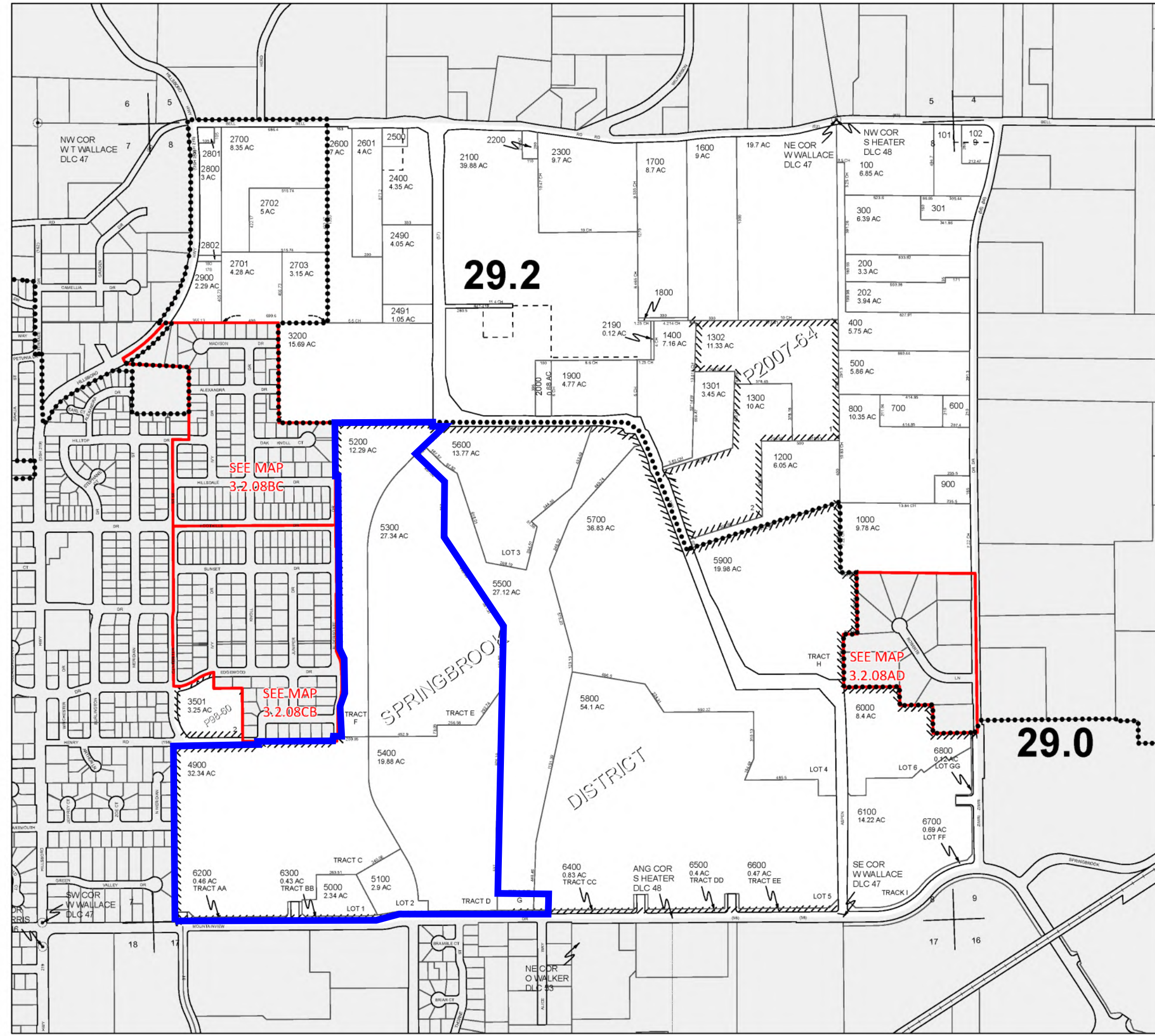
Lisa Anne Thompson
Notary Public
My commission expires:
Commission No.: Jan. 11, 2019

Exhibit F: Yamhill County Assessor's Maps



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)**



ASSESSMENT & TAX CARTOGRAPHY

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

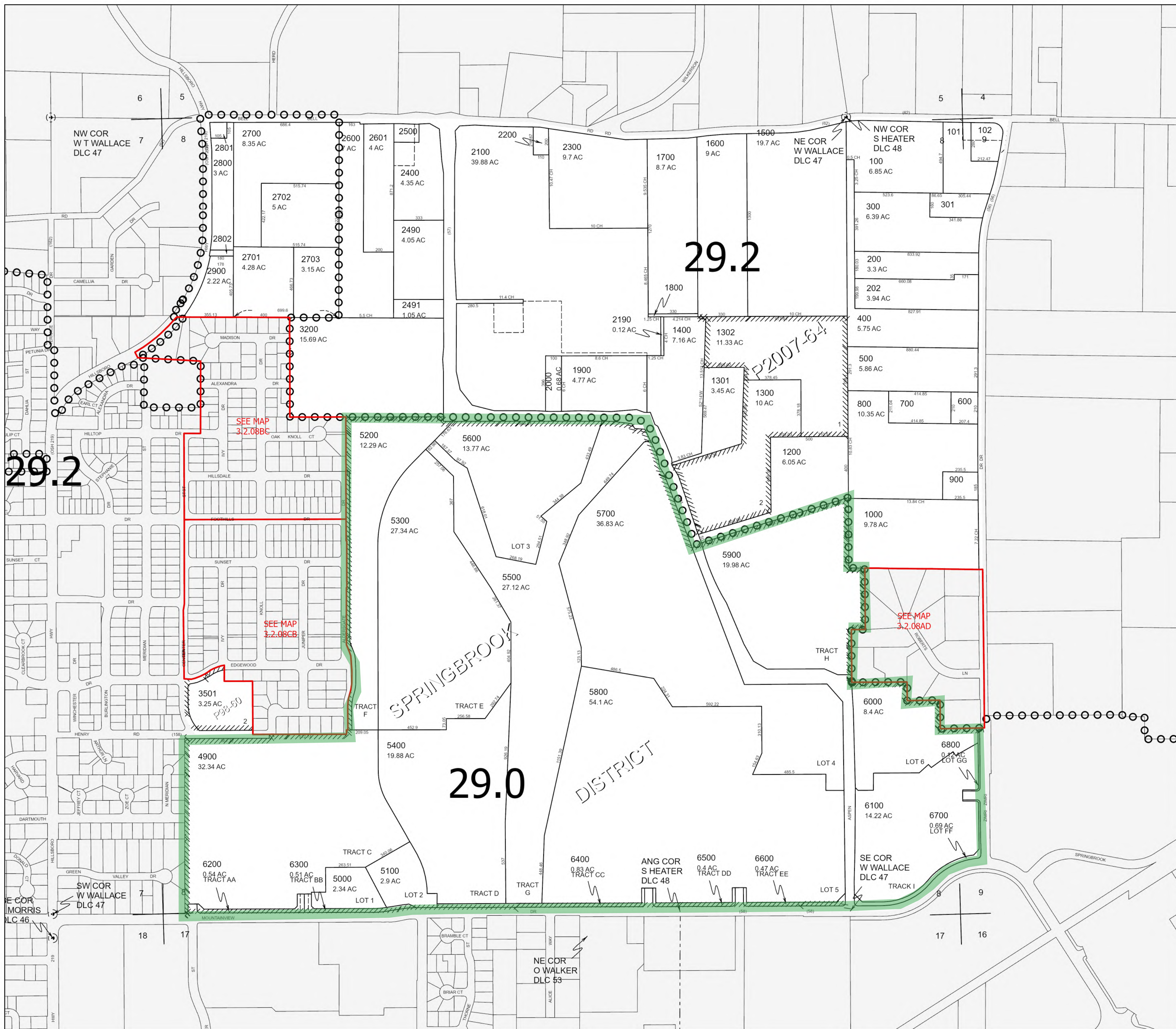
- Taxlot Boundary
- - - Historical Boundary
- //// Subdivision/Plat Boundary
- - - DLC Line
- TaxCode Boundary
- Taxlot Boundary

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

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ASSESSMENT & TAX
CARTOGRAPHY

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

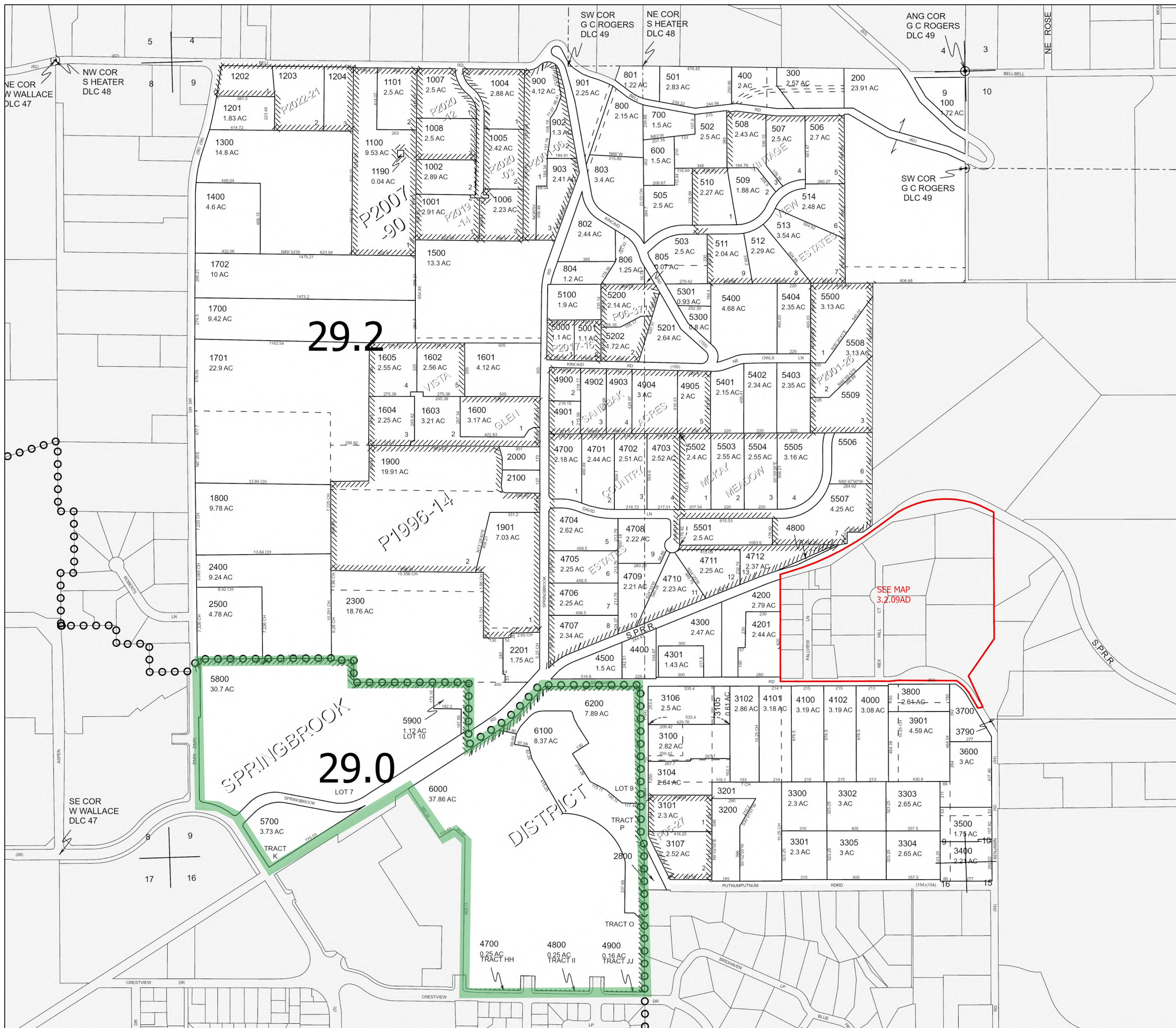
- Taxlot Boundary
- - - Historical Boundary
- //// Subdivision/Plat Boundary
- - - DLC Line
- TaxCode Boundary

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

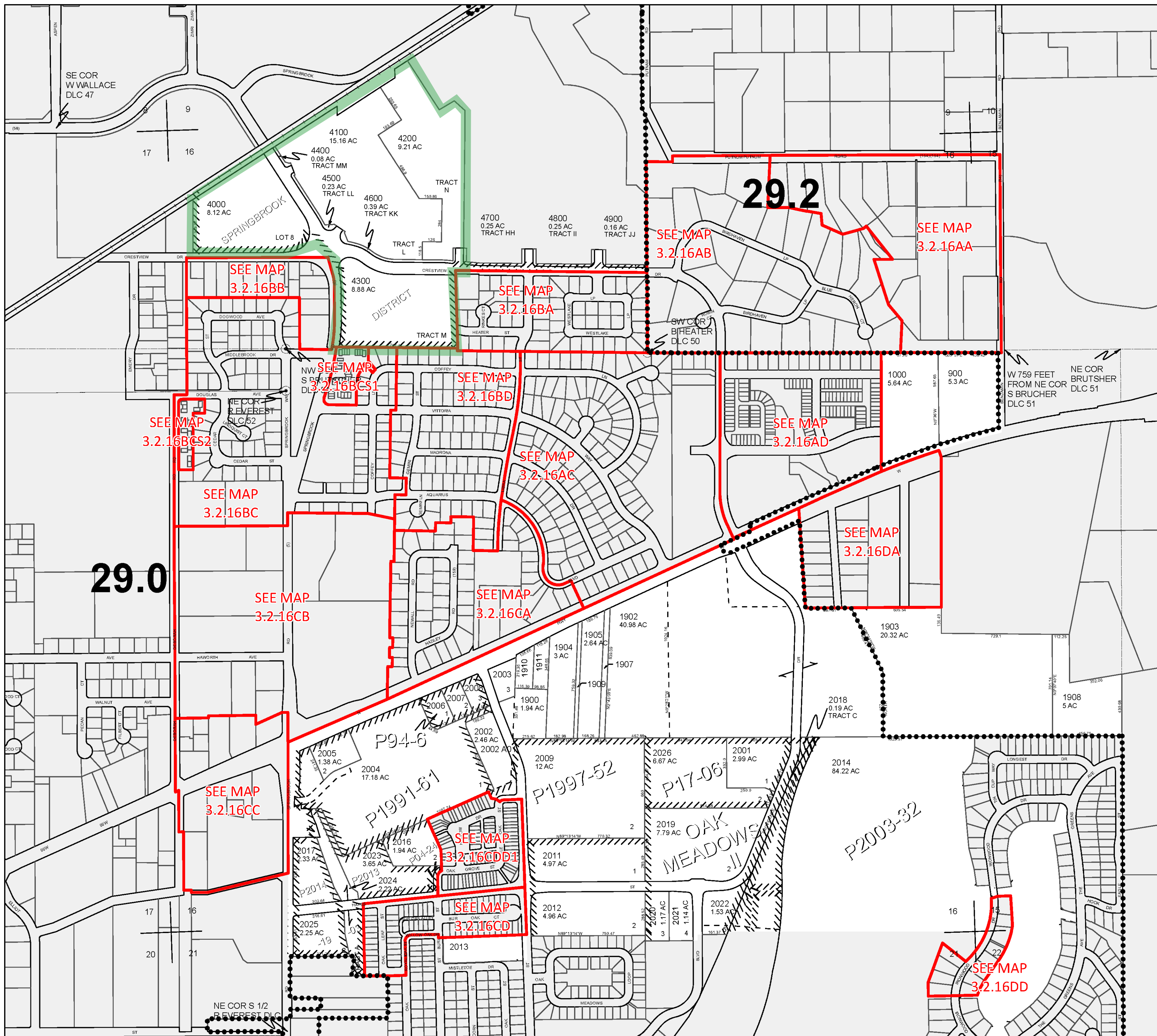
This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.





ASSESSMENT & TAX
CARTOGRAPHY

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

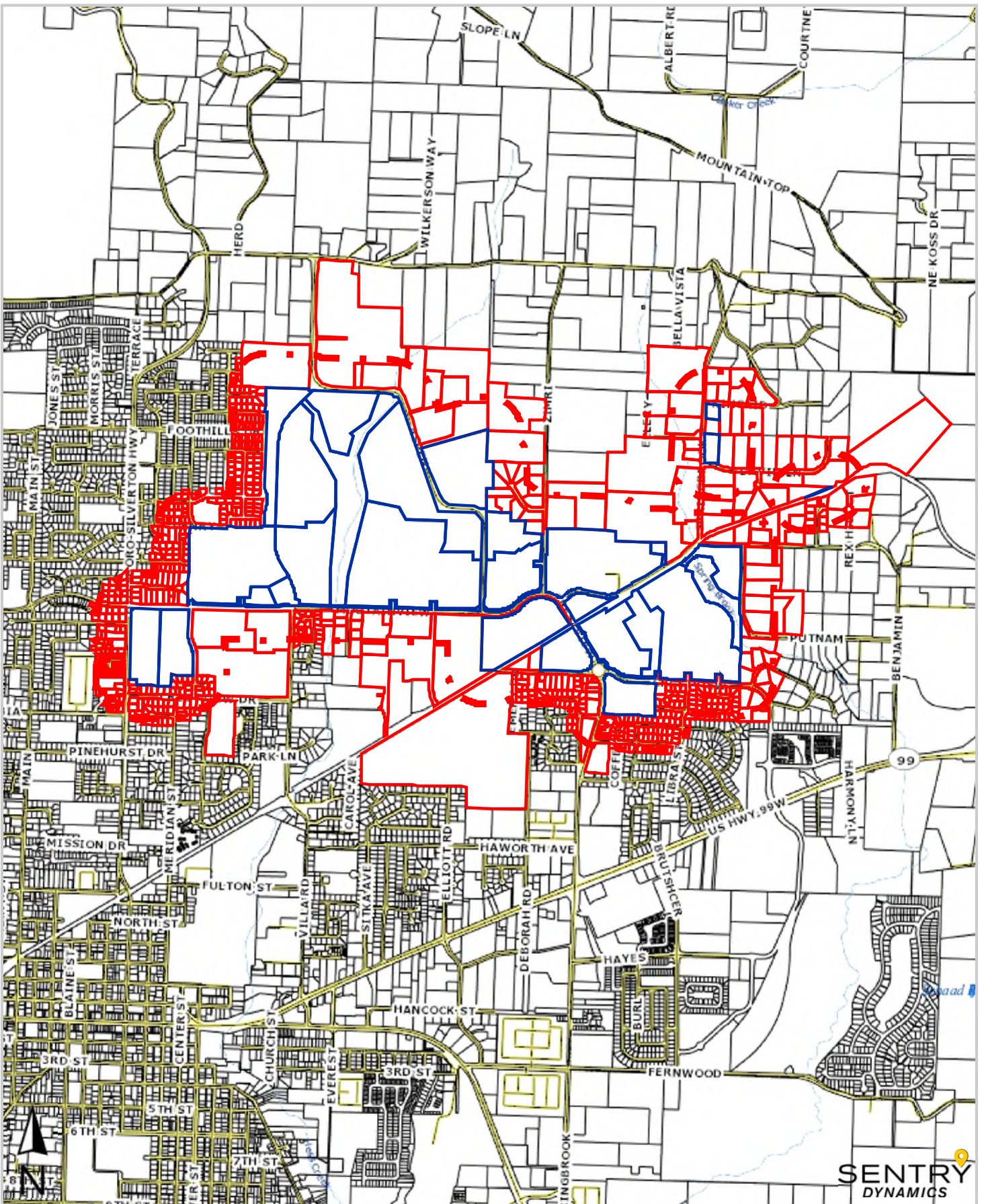


CANCELLED TAXLOTS:

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.



TICOR TITLE™

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

ATTACHMENT 2: AGENCY COMMENTS



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: March 28, 2024
Please refer questions and comments to: Jeremiah Cromiel

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Pahlisch Homes, Inc
REQUEST: Development Standards Matrix modification & Phasing modification
SITE ADDRESS: 1317 E Mountainview Dr
LOCATION: West of N Aspen Way, south of NE Bell Road, east of N College Street, and north of E Mountainview Drive
TAX LOT: R3208-4900, 5000, 5100, 5200, 5300, 5400, 6200, and 6300
FILE NO: MIMD323-0003 & MISC323-0001
ZONE: SD/LDR (Springbrook District – Low Density Residential)
HEARING DATE: 4/11/2024

Project Information is Attached:

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

Digitally signed by W E Worthey
DN: cn=City of Newberg, cn=W E Worthey, e=will.worthey@newbergoregon.gov
Reason: I have reviewed this document
Location: your signing location here
Date: 2024.03.15 17:31:40-0700
Foxit PhantomPDF Version: 10.1.12

3/15/24

Reviewed By:

Date:

Will Worthey CM

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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Date:

Organization:



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Comments. (Attach additional pages as needed)

April Catan

Digitally signed by April Catan
DN: cn=US, ou=Operations, o=City of Newberg, CN=April Catan,
E=april.catan@newbergoregon.gov
Reason: I am the author of this document
Location: your signing location here
Date: 2024.03.18 06:46:25-0700
Foxit PhantomPDF Version: 10.1.10

3/18/24

Reviewed By:

Date:

City of Newberg

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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Date:

Organization:



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



Reviewed By:

3/19/24

Date:

City of Newberg - Operations

Organization:

From: [Brown, Jason](#)
Sent: Friday, March 22, 2024 6:14 AM
To: [Fe Bates](#)
Cc: [Jeremiah Cromie](#); [Wille, Jason](#); [Goehner, Marc](#)
Subject: RE: City of Newberg Referral Review Request: MIMD323-0003&MISC323-0001

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Fe,


WM doesn't see any issues providing carts are placed on the main roadways and not in the narrow alley ways.

Thank you

From: Fe Bates <Fe.Bates@newbergoregon.gov>
Sent: Friday, March 15, 2024 1:30 PM
Cc: Fe Bates <Fe.Bates@newbergoregon.gov>; Jeremiah Cromie <Jeremiah.Cromie@newbergoregon.gov>
Subject: [EXTERNAL] City of Newberg Referral Review Request: MIMD323-0003&MISC323-0001

Good Day,

Below is a link to : Referral MIMD323-0003&MISC323-0001 for a Phasing & Development Standards Matrix modification to Springbrook .

 [Referral -MIMD323-0003&MISC323-0001.pdf](#)

Please fill out the Referral Sign Off sheet and email it back no later than **March 28, 2024** to Planning@newbergoregon.gov .

Please reach out if you have any questions.

Thank you,

Fé Bates
Community Development
Administrative Assistant
City of Newberg
City Hall: 503-537-1240
Direct: 503-554-7788

OUR OFFICE HAS TEMPORARILY MOVED TO THE WASTE WATER TREATMENT PLANT AT: 2301 NE WYNOOSKI RD.

We will be open to the Public for any Permitting or Planning needs from 8:30 to 3:30, Monday- Friday

ENGINEERING COMMENTS

April 1, 2024

FILE NO: MIMD323-0003-MISC323-0001_Collina at Springbrook

REQUEST: Amend the Springbrook Masterplan Development Standards Matrix for Middle Housing Standards and Update the Collina at Springbrook Subdivision approved phasing plan

LOCATION: Subdivision - North of N Mountainview Drive, west of Hess Creek, east of N College Street, and southwest of N Aspen Way

TAX LOTS: R320804900, R320805000, R320805100, R320805400, R320805300, R32085200 and adjacent Right-of-Ways

MIMD323-0003

NMC 15.235.030

E. Phased Subdivision. The city may approve a phased subdivision, provided the applicant proposes a phasing schedule that meets all of the following criteria:

2. Public facilities shall be constructed in conjunction with or prior to each phase;

Finding: Public facilities are planned to be constructed in conjunction with each phase or prior to the next phase in line for development. The applicant has added a new Phase 1.5 for E Mountainview Drive frontage improvements to accommodate the design of a roundabout or traffic signal that is still being worked on with the City. The applicant's proposed modified Phasing Plan indicates that Phase 1.5 is anticipated to start construction prior to occupancy of Phase 1. Phase 1 and Phase 1.5 should both be completed prior to the applicant applying for the Final Plat for Phase 1. In the event that Phase 1.5 public improvements are not completed concurrent with completion of Phase 1 public improvements and the Owner desires to request early issuance of residential building permits or the Owner desires approval of the final plat prior to completing all required improvements and conditions of the tentative plat approval, the Owner is required to follow the City's Substantial Completion Policy and enter into a Security and Improvement Agreement with the City in accordance with NMC 15.235.060.

This criterion will be met if the aforementioned condition of approval is adhered to.

MISC323-0001

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.

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

Finding: The 3-1 configuration does not preserve 40 feet of frontage per lot in staff's opinion and the arrangement lessens the amount of on available street parking with having another curb cut. There may be no-off street parking on the shared driveway per Newberg Municipal Code 15.55.030(R)(7)(d) as determined by the fire marshal.

The applicant's proposed typical quadplex layout to provide middle housing is comprised of four homes in a detached quadplex where three homes would share a driveway, and the fourth home would be accessed by a second driveway on each quadplex lot. This results in two driveways on each quadplex lot as allowed by NMC 15.505.030(R)(4)(a) as long as there is at least 22 feet of lot frontage separating each driveway approach. While two driveways on each proposed quadplex lot is allowed if the driveway spacing is in accordance with NMC 15.505.030(R)(4)(a), more on street parking would be provided if all four homes of each detached quadplex lot were to be accessed by a shared driveway as allowed in NMC 15.505.030(R)(7)(c).

[...] 7. Shared Driveways.

c. No more than four lots may access one shared driveway, with the exception of cottage dwellings on individual lots that are part of a cottage cluster.

Staff's opinion is that the allowed 22 feet of separation between driveway approaches on a single duplex, triplex, quadplex or a cottage cluster project lot is the minimum that might allow parking of a smaller vehicle between driveways with limited potential for negative impacts. Staff recommends that the applicant is conditioned to submit plans with permit applications that clearly show the lot frontage separation between driveway approaches on each quadplex lot as a minimum of 22 feet.

This criterion will be met if the aforementioned condition of approval is adhered to.

ATTACHMENT 3: PUBLIC COMMENTS

From: [Michael Dague](#)
Sent: Sunday, March 24, 2024 3:16 PM
To: [Jeremiah Cromie](#); [Mike Morse](#)
Subject: Collina Springbrook/Comm Hearing Notice

Follow Up Flag: Follow up
Flag Status: Flagged

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Jeremiah/Mike, as I won't be available to attend the latest scheduled (4/11/24) hearing by the Planning Commission regarding modification of order # 2023-44 and ordinance 2023-2915, I'd appreciate a quick 'layman's' recap of what Pahlisch is proposing in the above.

Specifically address the following:

- a) refined standards for middle housing. standards up or down? what is considered 'middle housing'?
- b) project timing (begin dates in particular) and phase rollout. will land clearing/infrastructure take place in phases or in one initial phase?
- c) ** Master Plan Standards Matrix to establish a 20' min lot width (per the hearing notice) for middle housing.

** Seriously? A 20' wide lot is allowable and/or being considered? I would suggest to you that a lot of push back will be offered on this item from the surrounding/adjacent homeowners. Cutting up lots into this size 'cheapens' the image of the area, to stay the least. Is Pahlisch looking to create housing similar to what's taking place in the new development at Crestview & Hwy99? Densely packed, vertical housing with minimal separation?

Looking forward to your reply and my thanks in advance,

Mike Dague

1306 E Vintage St
Newberg, OR

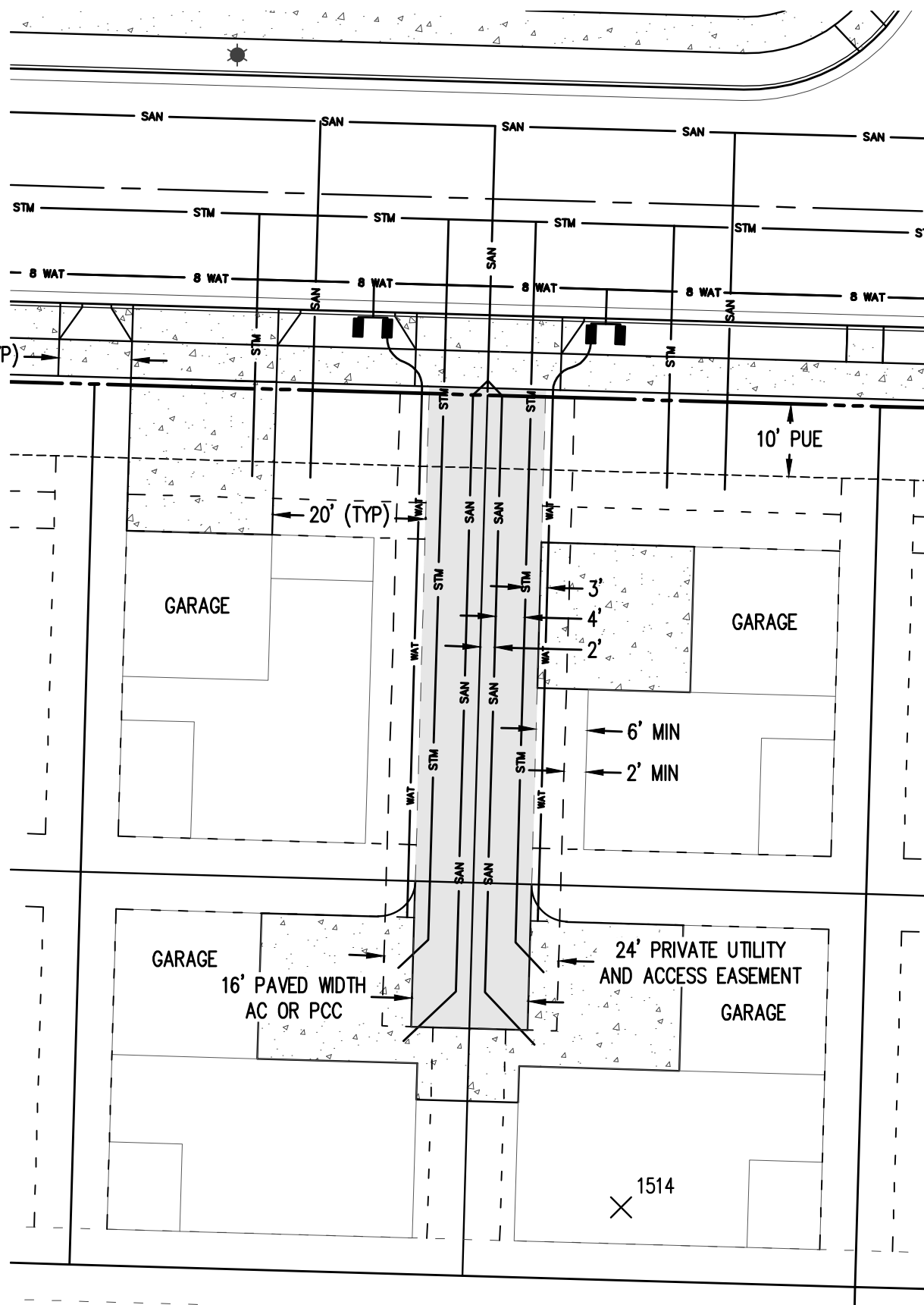
Michael Dague

**West Coast Metals
541-390-6725**

ATTACHMENT 4: APPLICANT'S EXHIBIT "C" QUADPLEX UTILITY
LAYOUT

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

10' (TYP)



10' PUE

GARAGE

GARAGE

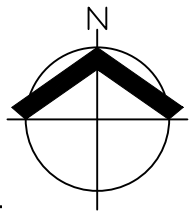
GARAGE

GARAGE

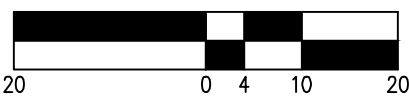
16' PAVED WIDTH
AC OR PCC

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 A