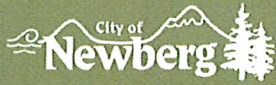


Attachment 5: Agency Comments



AFFIDAVIT OF ROUTING

FILE #: ANX23-0001

REFERRAL OF APPLICATION

INFO: Anex into city for Sewer connections

CITY OF NEWBERG AFFIDAVIT OF ROUTING

REFERENCE ATTACHED LIST(S)/NOTICE(S)

I, Fé Bates, for the City of Newberg, Oregon, do hereby certify that the attached referral was;

- A. Routed/mailed referral to the following list, by Email or United States mail, postage prepaid & interoffice mail Feb 15, 2024 .

Administrative Assistant

2/15/24

Signature

Title

Date

Fe Bates

From: Fe Bates
Sent: Thursday, February 15, 2024 4:55 PM
Cc: Fe Bates; James Dingwall
Subject: City of Newberg Referral Review Request: Referral- ANX23-0001

Good Day,

Below is a link to : Referral ANX23-0001 for an Annexation into the City for connection to public Sanitary Sewer :

 [Referral - ANX23-0001.pdf](#)

Please fill out the Referral Sign Off sheet and email it back no later than **March 1, 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

Members:

April Catan	april.catan@newbergoregon.gov
Barbara Davis	barbara.davis@newbergoregon.gov
Brett Musick	Brett.Musick@newbergoregon.gov
Brooks Bateman	brooks.bateman@newbergoregon.gov
Carl Ramseyer	carl.ramseyer@newbergoregon.gov
Clay Downing	Clay.Downing@newbergoregon.gov
Craig Pack	craig.pack@newbergoregon.gov
Dan Wilson	dan.wilson@newbergoregon.gov
Jeff Kosmicki	jeff.kosmicki@newbergoregon.gov
Karyn Hanson	karyn.hanson@newbergoregon.gov
Karyn Hanson - personal email	kghkeatingeng@gmail.com
Preston Langeliers	Preston.Langeliers@newbergoregon.gov
Russ Thomas	russ.thomas@newbergoregon.gov
Scot Siegel	Scot.Siegel@newbergoregon.gov
Vance Barton	vance.barton@newbergoregon.gov
Will Worthey	Will.Worthey@newbergoregon.gov

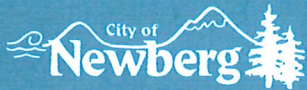
Members:

andress@newberg.k12.or.us
Brown, Jason
Comcast Business (Jason_carroll@cable.comcast.com)

andress@newberg.k12.or.us
JBrown2@wm.com

Don Clements
jwille@wm.com
Newberg Postmaster
NW Nat-Brian Kelley
ODOT - Planing
ODOT Rail-Manager Rail Safety
PGE-Service & Design
Sportsman Airpark-Jason
Sportsman Airpark-Jerry
thompsonc@co.yamhill.or.us
TVFR Deputy Fire Marshall-Ty Darby
Yamhill County Planning-Ken Friday
Yamhill County Roads Dept
ZiPLY Fiber Engineering

Jason_carroll@cable.comcast.com
dclements@cprdnewberg.org
jwille@wm.com
97132newbergor@usps.gov
brian.kelley@nwnatural.com
ODOTR2PLANMGR@odot.oregon.gov
Carrie.a.martin@odot.state.or.us
service coordinators@pgn.com
jason1@sportsmanairpark.com
jerry@sportsmanairpark.com
thompsonc@co.yamhill.or.us
Ty.darby@tvfr.com
fridayk@co.yamhill.or.us
haffnerg@co.yamhill.or.us
scott.albert@ziply.com



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 1, 2024

Please refer questions and comments to: James Dingwall

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

APPLICANT: Daniel Danicic
REQUEST: Anex property for Connection to Public Sanitary Sewer Line
SITE ADDRESS: 918 Wynooski St
LOCATION:
TAX LOT: R3220 00900
FILE NO: ANX23-0001
ZONE: Yamhill Co Zoning LDR-9000
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)

BROOKS BATBAMAN
Reviewed By:

2-21-24
Date:

BUILDING
Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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- 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: 2024.02.15 18:50:10-0800
Foxit PhantomPDF Version: 10.1.12

2/15/24

Reviewed By:

Date:

Will Worthey CM

Organization:

15.250.030 Quasi-judicial annexation criteria.

Quasi-judicial annexation applications are those filed pursuant to the application of property [owners](#) and exclude legislative annexations. The following criteria shall apply to all quasi-judicial annexation requests:

....

B. An adequate level of urban services must be available, or made available, within three years' time of annexation, except as noted in subsection (E) of this section. An "adequate level of urban services" shall be defined as:

1. Municipal wastewater and water service meeting the requirements enumerated in the Newberg [comprehensive plan](#) for provision of these services.

Finding: The Applicant is requesting annexation into the City of Newberg in order to connect to City wastewater sewer service due to the circumstance of a failing on-site septic system. There is a 10-inch public wastewater main in S Wyooski Street. There is also an 8-inch public wastewater collection line running across the applicant's property at 918 S Wyooski Road. Upon annexation, the Applicant will be allowed to connect to City wastewater sewer system. There is no clear indication of an easement granting the City access to this line across the applicant's property for maintenance and repair. The applicant will be required to provide the City of Newberg with a recorded 20-foot public utility easement benefiting the City and centered on the existing public wastewater line prior to connection. Final plans showing the recorded public utility easement for the public wastewater collection line across 918 S Wyooski will be required with the public improvement permit application.

The Public Work Maintenance Divisions has indicated that the proposed service lateral must connect into the wastewater main in S Wyooski Street. Final plans which meet the City of Newberg Public Works Design and Construction Standards for the public wastewater service connection will be required with the application for a public improvement permit.

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

2. Roads with an adequate design capacity for the proposed [use](#) and projected future [uses](#). Where construction of the road is not deemed necessary within the three-year time period, the [city](#) shall note requirements such as dedication of [right-of-way](#), waiver of remonstrance against assessment for road improvement costs, or participation in other traffic improvement costs, for application at

the appropriate level of the planning process. The [city](#) shall also consider public costs for improvement and the ability of the [city](#) to provide for those costs.

Finding: The property has road frontage along S Wyooski Street. Future development of this property will necessitate roadway frontage improvements to City standards. Wyooski Street is classified as a major collector.

Roadway	Functional Classification	Existing Right-of-way	Existing Pavement Width	Minimum Right-of-way	Minimum Pavement Width	Typical Cross-Section (per Transportation System Plan)
Wyooski Street	Major Collector (57-feet to 80-feet)	50 Feet		60-feet For typical section per TSP. 68-feet if parking allowed on one side.	36-feet	<ul style="list-style-type: none"> • 1-foot from back of walk to right-of-way** • 5-foot sidewalk • 5.5-foot planter* • 0.5-foot curb • 6-foot bike lane • 12-foot travel lane • 12-foot travel lane • 6-foot bike lane • 0.5-foot curb • 5.5-foot planter* • 5-foot sidewalk • 1-foot from back of walk to right-of-way**

In*5-foot minimum inclusive of the curb per NMC 15.505.030(G)(8), **Per PWDCS 5.14

The applicant will be required to dedicate additional right-of-way along their property frontage to provide for 30-feet of right-of-way from the roadway centerline along the property frontage prior to connection to the City wastewater system. The Map and Legal Description in Exhibit “A” and “B” include the subject property and right-of-way dedication. The dedication will be required to be recorded prior to connection to the public wastewater collection line. Final plans showing the recorded dedication described in Exhibit “A” and “B” of the application’s Attachment E shall be submitted with the public improvement permit application.

Further, the Applicant will be required to sign and record with Yamhill County a non-remonstrance agreement with the City of Newberg for the required improvements along the property frontages of S Wyooski Street including but not limited to a 12-foot travel lane, 6-foot bike lane, 0.5-foot curb, 5.5-foot planter strip, 5-foot sidewalk, 1-foot from back of walk to right-of-way, street trees, street lighting, and any necessary public water, wastewater, or stormwater improvements prior to application for connecting to the City’s wastewater system. At such a point in time that the City decides it is ready for these improvements to be made the property owner will be required at their own cost to implement these improvements as a condition of the annexation.

This criterion will be met if the aforementioned conditions of approval are adhered to.

Transportation Planning Rule: Annexation of the property complies with the State Transportation Planning Rule (TPR) (Oregon Administrative Rule [OAR] 660-012-0060) because it meets the requirements for an amendment to a zoning map that does not significantly affect an existing or planned transportation facility as permitted by Section 9 of the TPR. The proposed zoning of R-1 is consistent with the comprehensive plan map designation of LDR. Further, there is no additional development permitted on this site until all public utility connections are available. The City of Newberg has an acknowledged TSP which includes this site as planned future urbanizable land within the UGB.

Commented [BM1]: Planning to confirm and update.

Fe Bates

From: Barbara Davis
Sent: Tuesday, February 20, 2024 3:41 PM
To: Fe Bates
Subject: RE: City of Newberg Referral Review Request: Referral- ANX23-0001


No conflict with Finance

Regarding the taxlot **TAX LOT: R3220 00900**
Do we have the middle section (AA, AB, DD etc) I show multiple 3220 xx 00900 to search.
The address does not sound familiar to have a city lien.

Barb

From: Fe Bates <Fe.Bates@newbergoregon.gov>
Sent: Thursday, February 15, 2024 4:55 PM
Cc: Fe Bates <Fe.Bates@newbergoregon.gov>; James Dingwall <James.Dingwall@newbergoregon.gov>
Subject: City of Newberg Referral Review Request: Referral- ANX23-0001

Good Day,

Below is a link to : Referral ANX23-0001 for an Annexation into the City for connection to public Sanitary Sewer :
 [Referral - ANX23-0001.pdf](#)

Please fill out the Referral Sign Off sheet and email it back no later than **March 1, 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**

Fe Bates

To: James Dingwall
Subject: RE: ODAV Comments on City of Newberg File No. ANX23-0001

Good afternoon James,

Thank you for providing the opportunity for the Oregon Department of Aviation (ODAV) to comment on file number(s): ANX23-0001.

ODAV has reviewed the proposal and prepared the following comment(s):

1. In accordance with FAR Part 77.9 and OAR 738-070-0060, future development at this site may be required to undergo aeronautical evaluations by the FAA and ODAV. The aeronautical evaluations are initiated by the applicant providing separate notices to both the FAA and ODAV to determine if the proposal poses an obstruction to aviation safety. The applicant should receive the resulting aeronautical determination letters from the FAA and ODAV prior to approval of any building permits.

Please reach out if you have questions or concerns.

Best,

BRANDON PIKE
OREGON DEPARTMENT OF AVIATION
AVIATION PLANNER



PHONE 971-372-1339

EMAIL brandon.pike@odav.oregon.gov

3040 25TH STREET SE, SALEM, OR 97302

WWW.OREGON.GOV/AVIATION

*****CONFIDENTIALITY NOTICE*****

This e-mail may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this e-mail in error, please advise me immediately by reply e-mail, keep the contents confidential, and immediately delete the message and any attachments from your system.



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 1, 2024
Please refer questions and comments to: James Dingwall

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REQUEST: Anex property for Connection to Public Sanitary Sewer Line
SITE ADDRESS: 918 Wynooski St
LOCATION:
TAX LOT: R3220 00900
FILE NO: ANX23-0001
ZONE: Yamhill Co Zoning LDR-9000
HEARING DATE: 4/11/2024

Project Information is Attached:

- Reviewed, no conflict.
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- Require additional information to review. (Please list information required)
- Meeting requested.
- Comments. (Attach additional pages as needed)



Reviewed By:

2/21/20

Date:

Newberg-Dundee Police Dept.

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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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: 2024.02.16 06:20:49-08'00'
Post-PhantomPDF, Version: 10.1.10

2/16/24

Reviewed By:

Date:

City of Newberg

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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Proposed Lateral must connect into the sewer mainline running on Wynooski. It can't connect into the main line heading to down the hill to the Major trunk line in Hess creek.

Reviewed By:

2/16/24

Date:

Organization:

Fe Bates

From: Brown, Jason <JBrown2@wm.com>
Sent: Monday, February 19, 2024 10:14 AM
To: Fe Bates
Cc: James Dingwall; Wille, Jason
Subject: RE: City of Newberg Referral Review Request: Referral- ANX23-0001

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.

WM doesn't have any issues with these plans.

Thank you

From: Fe Bates <Fe.Bates@newbergoregon.gov>
Sent: Thursday, February 15, 2024 4:55 PM
Cc: Fe Bates <Fe.Bates@newbergoregon.gov>; James Dingwall <James.Dingwall@newbergoregon.gov>
Subject: [EXTERNAL] City of Newberg Referral Review Request: Referral- ANX23-0001

Good Day,

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Fé Bates

Community Development

Administrative Assistant

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