

PLANNING COMMISSION AGENDA
Wednesday February 13, 2013
7 p.m. Regular Meeting
Newberg Public Safety Building
401 E. Third Street

I. CALL MEETING TO ORDER

II. ROLL CALL

III. CONSENT CALENDAR (items are considered routine and are not discussed unless requested by the commissioners)

1. Approval of January 10, 2013 meeting minutes.

IV. PUBLIC COMMENTS (5 minute maximum per person)

1. For items not listed on the agenda

V. QUASI-JUDICIAL PUBLIC HEARINGS (complete registration form to give testimony - 5 minute maximum per person except for principals, unless otherwise set by majority motion of the Planning Commission). No new public hearings after 10 p.m. except by majority vote of the Planning Commissioners.

1. **APPLICANT:** Newberg Communities LLC
REQUEST: Highlands at Hess Creek Phase 3 Subdivision Preliminary Plan Approval (16 lots and one tract)
LOCATION: West end of Kennedy Drive
TAX LOT: 3220-1400
FILE NO.: SUB3-12-004 **ORDER NO.:** 2013-01
CRITERIA: NDC 15.235.060(A)
2. **APPLICANT:** Del Boca Visa, LLC
REQUEST: Homes at Creekside PUD Preliminary Plan Approval (5 lots for single family homes)
LOCATION: 1507 N. Main Street
TAX LOT: 3218AC-1700 & 1704
FILE NO.: PUD-13-001 **ORDER NO.:** 2013-02
CRITERIA: NDC 15.240.030(C), 15.240.020

VII. ITEMS FROM STAFF

1. Update on Council items
2. Other reports, letters, or correspondence
3. Next Planning Commission Meeting: March 14, 2013

VIII. ITEMS FROM COMMISSIONERS

IX. ADJOURN

FOR QUESTIONS PLEASE STOP BY, OR CALL 503-537-1240, PLANNING & BUILDING DEPT. - P.O. BOX 970 - 414 E. FIRST STREET

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the city recorder at (503) 537-1283. For TRS services please dial 711.

PLANNING COMMISSION MINUTES

January 10, 2013

7:00 p.m. Regular Meeting

Newberg Public Safety Building

401 E. Third Street

TO BE APPROVED AT THE FEBRUARY 13, 2013 PLANNING COMMISSION MEETING

I. CALL MEETING TO ORDER

Chair Thomas Barnes opened the meeting at 7:00 PM

II. OATH OF OFFICE FOR NEW COMMISSIONERS

Mayor Bob Andrews read the Affirmation of Office for Commissioner Gary Bliss and swore in Commissioner Jason Dale to serve on the Planning Commission from January 10, 2013 – December 31, 2015.

III. ROLL CALL

Members Present: Thomas Barnes Gary Bliss Jason Dale
Allyn Edwards Philip Smith
Mayor Bob Andrews, Ex-Officio

Members Absent: Cathy Stuhr (excused) Art Smith (excused)

Staff Present: Barton Brierley, Building & Planning Director
Steve Olson, Associate Planner Dawn Wilson, Sr. Paralegal & Elections Officer
DawnKaren Bevill, Minutes Recorder

IV. ELECTION OF CHAIR AND VICE CHAIR

MOTION: Philip Smith/Gary Bliss moved the planning commission follow their usual rotation based on seniority electing Commissioner Cathy Stuhr as Chair and Commissioner Art Smith as Vice Chair for one year; to elect Commissioner Thomas Barnes as the Chair pro tem in the absence of Chair Stuhr and Vice Chair Art Smith. Motion carried (5 Yes/0 No/2 Absent [Cathy Stuhr, Art Smith]).

V. CONSENT CALENDAR

Approval of the December 13, 2012, Planning Commission Meeting Minutes.

MOTION: Gary Bliss/Philip Smith to approve the Consent Calendar including the planning commission minutes for December 13, 2012. Motion carried (5 Yes/0 No/ 2 Absent [Cathy Stuhr, Art Smith]).

VI. PUBLIC COMMENTS

No items were brought forward.

VII. WORKSHOP: Update to the zoning use tables in the Development Code (continued). This public workshop will look at possible changes to the zoning use tables. It will consider:

1. Consolidating the various use lists into one table
2. Combining like uses into common categories
3. Modifying a few uses

Mr. Barton Brierley stated the public workshop is to discuss possible changes to the zoning use table. Although there are no citizens in attendance, the public was invited to attend through several means, including a newsletter, several advertisements, and an online survey. The objectives of the workshop are to share information about the project with members of the public and to solicit their feedback on several potential changes to zoning rules. The commission is not expected to make any decisions at this workshop, but may provide guidance. The item will be scheduled for a hearing at a future date. Mr. Brierley presented the workshop outline accompanied by a PowerPoint presentation and walked the commission through the survey (see official meeting packet for full project description, purposes, and policy issues).

The commissioners were asked to fill out the survey regarding the substantive changes to the zoning use tables in the development code. Items of discussion included whether or not a homeowner should be able to rent out their homes to vacationers on a daily or weekly basis; should art, music and dance schools as well as cemeteries be permitted in residential zones; should day care and parks be allowed in the C-3 downtown commercial zones; should nursing homes and similar facilities that care for large groups of individuals be allowed in residential-professional areas; and should prisons, race tracks and drag strips, amusement parks, pounds and kennels, airport landing fields and waste water treatment plants be allowed as conditional uses in any zone.

Mayor Andrews asked if any classification has been added that deals with industrial uses that have environmental impacts. Mr. Brierley replied yes, heavy manufacturing is a use involving raw materials and has significant external impacts.

VIII. ITEMS FROM STAFF:

TIME – 8:21 PM

1. Update on Council items.

Mr. Brierley reported the City Council will vote on the updated population forecast at the January 22, 2013, meeting.

2. Other reports, letters, or correspondence.

Mr. Brierley stated the city will pay tuition costs for commissioners who want to attend land-use training on March 16, 2013, in Salem, Oregon.

Mr. Brierley reported the Design Star Program, a learning collaboration between the City of Newberg, Oregon, and local 6th graders, will receive the American Planning Association's 2013 National Planning Excellence Award for Public Outreach. Ms. Jessica Nunley, Assistant Planner, will attend a special awards luncheon held during APA's National Planning Conference in Chicago on Tuesday, April 16, 2013.

3. The next Planning Commission Meeting is scheduled for Wednesday, February 13, 2013.

IX. ITEMS FROM COMMISSIONERS

Mayor Bob Andrews asked Mr. Brierley to send information to the commissioners regarding an upcoming traffic safety commission training session to be held on January 19, 2013.

Mayor Andrews thanked staff and the planning commission for working on updating the code and asked which planning commissioner will be an alternate for NUAMC. Mr. Brierley replied it will be Commissioner Allyn Edwards.

X. ADJOURN

Chair pro tem Barnes adjourned the meeting at 8:33 PM

Approved by the Planning Commission on this 13th day of February, 2013.

AYES:

NO:

ABSENT:

ABSTAIN:

Planning Recording Secretary

Planning Commission Chair

OUTLINE FOR QUASI-JUDICIAL PUBLIC HEARING
Newberg Planning Commission

- 1. CALL TO ORDER**
OPEN THE PUBLIC HEARING, ANNOUNCE THE PURPOSE, DISCUSS TESTIMONY PROCEDURE, AND TIME ALLOTMENTS
- 2. CALL FOR ABSTENTIONS, BIAS, EX PARTE CONTACT, AND OBJECTIONS TO JURISDICTION**
- 3. LEGAL ANNOUNCEMENT**
READ “QUASI-JUDICIAL ANNOUNCEMENTS” SHEET
- 4. STAFF REPORT**
COMMISSION MAY ASK BRIEF QUESTIONS FOR CLARIFICATION
- 5. PUBLIC TESTIMONY**
5 MINUTE TIME LIMIT PER SPEAKER (15 MINUTE LIMIT FOR APPLICANT AND PRINCIPAL OPPONENT). SPEAKER GOES TO WITNESS TABLE, STATES NAME & PRESENTS TESTIMONY. COMMISSION MAY ASK QUESTIONS OF SPEAKERS.
 - A. APPLICANT(S)
 - B. OTHER PROPONENTS
 - C. OPPONENTS AND UNDECIDED
 - D. STAFF READS WRITTEN CORRESPONDENCE (TIME LIMIT APPLIES)
 - E. APPLICANT REBUTTAL
- 6. CLOSE OF PUBLIC TESTIMONY PORTION OF HEARING**
- 7. FINAL COMMENTS FROM STAFF AND RECOMMENDATION**
- 8. PLANNING COMMISSION DELIBERATION INCLUDING DISCUSSION OF CRITERIA WITH FINDINGS OF FACT**
- 9. ACTION BY THE PLANNING COMMISSION**
 - A. ORDER OR RESOLUTION – Usually requires passage of order if the commission is the final decision maker, or a resolution if the commission is only advisory to the council.
 - B. VOTE – Vote is done by roll call.
 - C. COMBINATION – Can be combined with other commission action; separate vote on each action is required.

**QUASI-JUDICIAL
PUBLIC HEARING PROCESS
TESTIMONY AND EVIDENCE REQUIREMENTS**

ORS 197.763 requires certain statements to be made at the commencement of a public hearing.

- The applicable City and State zoning criteria must be listed. This means that we must advise you of the standards that must be satisfied by the applicant prior to our approval of an application. The Planning Staff will list the applicable criteria during his or her presentation of the staff report.
- Persons wishing to participate in this hearing must direct their testimony or the evidence toward the criteria stated by the Planner or other specific City or State criteria which you believe apply. You must tell us why the testimony or evidence relates to the criteria.
- Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised in person or by letter at the local level prior to the City approving or denying the application. The law states that the issue must be raised in enough detail to afford the decision-maker and the parties an opportunity to respond. This part of the law is also known as the "raise it or waive it" requirement. If you do not bring it up now, you can't bring it up at LUBA.
- Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval in enough detail to allow the local government or its designee to respond to the issue precludes an action for damages in Circuit Court.
- Prior to the conclusion of the initial evidentiary hearing on an application, any participant may request an opportunity to present additional evidence or testimony regarding the application. The Planning Commission will grant such a request through a continuance or extension of the record.

**PLANNING COMMISSION STAFF REPORT
HIGHLANDS AT HESS CREEK - PHASE 3 SUBDIVISION**

HEARING DATE: February 13, 2013

FILE NO: SUB3-12-004

REQUEST: Preliminary plat approval for a subdivision consisting of 16 lots and one tract to be known as Highlands at Hess Creek - Phase 3.

LOCATION: West end of Kennedy Drive

TAX LOT: 3220-1400

APPLICANT: Newberg Communities LLC

OWNER: Newberg Communities LLC

ZONE: R-2

PLAN DISTRICT: Medium Density Residential (MDR)

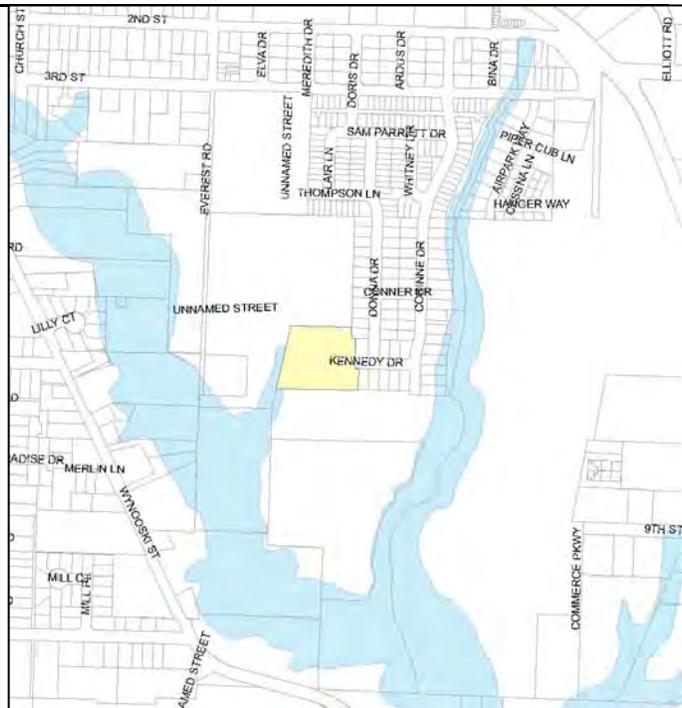
OVERLAYS: Stream Corridor (part), Airport Overlay (Airport Transitional Surface, Airport Inner Horizontal Surface)

ATTACHMENTS:

Order 2013-01 with

Exhibit "A": Findings
Exhibit "B": Conditions

1. Aerial Photo
2. Tentative Plan
3. Application
4. Public Comments/Correspondence Received
5. Future Street Plan from Previous Phases



A. DESCRIPTION OF APPLICATION: The applicant, Newberg Communities LLC, has requested a tentative plan approval for subdivision consisting of 16 lots and one tract. The subdivision is proposed to be named Highland at Hess Creek - Phase 3. The lots range in size from 4,359 square feet to 8,764 square feet, with the median lot size 5,000 square feet. The tract would be the remaining portion of the parent parcel. The subdivision would continue Kennedy Drive westward.

B. SITE INFORMATION:

1. Location: The property is generally located east of Hess Creek, west of the Sportsman Airpark, and south of East Third Street. The particular property is just west of the Highlands at Hess Creek Phase 2 Subdivision, at the west end of Kennedy Drive.
2. Size: 15.24 acres
3. Topography: The property is nearly level with a slight slope down to the west.
4. Current Land Uses: Vacant
5. Natural Features: A portion of stream corridor for a small tributary to Hess Creek crosses the west edge of the site. This area includes some mature trees.
6. Adjacent Land Uses:
 - a. North: Cemetery
 - b. East: Highland at Hess Creek – Phase 2 Subdivision with single family homes on ~ 5,000 square foot lots.
 - c. South: CPRD Park property (undeveloped)
 - d. West: A finger of Hess Creek and a cemetery.
7. Access and Transportation: The proposed subdivision would extend Kennedy Drive west as a local residential street.
8. Utilities:
 - a. Sanitary Sewer: An existing 8-inch sanitary sewer line crosses the site within the planned Kennedy Drive right-of-way.
 - b. Water: The proposal would extend the existing 8-inch water line in Kennedy Drive within the new street.
 - c. Storm: The proposal would construct a new storm drain within Kennedy Drive. The storm drain would outfall to the finger of Hess Creek.

C. PROCESS: The subdivision request is a Type III application and follows the procedures in

Newberg Development Code 15.100.050. The Planning Commission will hold a quasi-judicial hearing on the application. The Commission is to make a decision on the application based on the criteria listed in the attached findings. The Planning Commission's decision is final unless appealed. Important dates related to this application are as follows:

1. Jan. 16, 2013: The planning director deemed the application complete.
2. Dec. 28, 2012: The applicant mailed notice to the property owners within 500 feet of the site.
3. Dec. 28, 2012: The applicant posted notice on the site.
4. Jan. 30, 2013: The *Newberg Graphic* published notice of the Planning Commission hearing.
5. February 13, 2013: The Planning Commission will hold a quasi-judicial hearing to consider the application.

D. AGENCY COMMENTS: The application was routed to several public agencies for review and comment. 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. PGE (JR Aguilar): *Reviewed; no conflict*
2. Waste Management (Jack Miller): Mr. Miller cited concern for lack of turnaround at end of Kennedy Drive. See attached letter (Attachment 4).
3. Fire Marshall (Chris Mayfield): Install fire hydrants per code. In addressing the two shared driveways, Mr. Mayfield stated (1) Both sides must be posted no parking both sides, (2) If the cemetery lot to the north is ever redeveloped, access will not be allowed off the 12-foot driveway.
4. Police (Brian Casey): *Reviewed; no conflict*
5. Engineering (Jason Wuertz): *Development must meet stormwater code for treatment and quality control. Submit plans for approval using Clean Water Services for design specifications of detention and water quality facilities. Provide maintenance access to public facilities.*

E. PUBLIC COMMENTS: As of the writing of this report, the city has not received any written public comments.

F. ANALYSIS: The subdivision is an extension of a previously platted subdivision. It continues the road and lot pattern envisioned when the previous phase was approved. See Attachment 5. The road will end in a dead end, so a temporary turn around will be needed at the end.

Development in this area was conditioned on making certain improvements to the Highway 219:

1. Highway 219/Everest: Adding a signal at this intersection has been added to the city's Transportation System Plan. The city is collecting system development charges for this construction. Current traffic volumes have not met warrants for installation. An interim pedestrian crossing signal has been placed at the intersection for safety purposes.
2. Highway 219/Second Street: The transportation system plan is to limit this intersection to a right-in/right-out access. This will be constructed as part of the Bypass Phase I improvements.

G. PRELIMINARY STAFF RECOMMENDATION: The preliminary staff recommendation is made in the absence of public hearing testimony, and may be modified subsequent to the close of the public hearing. At this writing, staff recommends the following motion:

Move to adopt Planning Commission Order 2013-01, which approves the requested subdivision tentative plan with the attached conditions.



AN ORDER APPROVING SUB3-12-004 FOR A THE HIGHLAND AT HESS CREEK
– PHASE 3 SUBDIVISION AT THE WEST END OF KENNEDY DRIVE, YAMHILL
COUNTY TAX LOT 3220-1400

RECITALS

1. Newberg Communities LLC submitted an application for tentative plan approval for a 16-lot and one tract subdivision at the west end of Kennedy Drive, Yamhill County Tax Lot 3220-1400.
2. After proper notice, the Newberg Planning Commission held a hearing on February 13, 2013 to consider the application. The Commission considered testimony, and deliberated.
3. The Newberg Planning Commission finds that the application meets the applicable criteria as shown in the findings shown in Exhibit “A”.

The Newberg Planning Commission orders as follows:

1. The tentative subdivision plan application SUB3-12-004 is hereby approved, subject to the conditions contained in Exhibit “B”. Exhibit "B" is hereby adopted and by this reference incorporated.
2. The findings shown in Exhibit “A” are hereby adopted. Exhibit "A" is hereby adopted and by this reference incorporated.
3. This order shall be effective February 28, 2013 unless appealed prior to that date.
4. This order shall expire two years after the effective date above if the applicant does not record the final plat by that time, unless an extension is granted per Newberg Development Code 15.235.130(B).

Adopted by the Newberg Planning Commission this 13th day of February, 2013.

ATTEST:

Planning Commission Chair

Planning Commission Secretary

List of Exhibits:

- Exhibit “A”: Findings
- Exhibit “B”: Conditions

**Exhibit “A” to Planning Commission Order 2013-01
Findings –File SUB3-12-004
Highlands at Hess Creek – Phase 3**

I. Applicable Subdivision Criteria: Newberg Development Code 15.235.060(A).

The Director (Type II) or Planning Commission (Type III) shall approve a subdivision of four parcels or more under a Type II or Type III procedure if the resulting parcels comply with the following approval criteria:

1. Approval does not impede the future best use of the remainder of the property under the same ownership or adversely affect the safe and healthful development of such remainder or adjoining land or access thereto.

Finding: The subdivision would be an effective continuation of the existing Highlands at Hess Creek Phase 2 Subdivision. It allows access to the remaining undeveloped tract. The proposal would terminate Kennedy Drive temporarily. A temporary turnaround is needed to allow safe turnaround for vehicles until the next phase is developed

2. The subdivision complies with this code including but not limited to 15.340.010 through 15.440.080 and 15.235.030 et seq.

Finding: The subdivision meets the applicable standards with the conditions listed in Exhibit “B”. See the detailed findings under Sections II-VI below.

3. Either:

a. Improvements required to be completed prior to final plat approval; or

b. The sub divider will substantially complete, as defined by city policies, required improvements prior to final plat approval, and enter into a performance agreement to complete the remaining improvements. The performance agreement shall include security in a form acceptable to the city in sufficient amount to insure completion of all required improvements; or

c. A local improvement district shall have been formed to complete the required improvements; or

d. The required improvements are contained in a city or other government agency capital improvement project that is budgeted and scheduled for construction.

Finding: The subdivision meets the applicable standards with the conditions listed in Exhibit “B”. The applicant will be required to complete the improvement prior to final plat, or substantially complete the

per subsection b above.

II. Applicable Lot Requirement: Newberg Development Code 15.405.010, Lot Area; Lot Areas per Dwelling Unit

A. In the following districts, each lot or development site shall have an area as shown below except as otherwise permitted by this code:

1. In the R-1 district, each lot or development site shall have a minimum area of 5,000 square feet or as may be established by a subdistrict. The average size of lots in a subdivision intended for single-family development shall not exceed 10,000 square feet.

2. In the R-2, R-3, and RP districts, each lot or development site shall have a minimum area of 3,000 square feet or as may be established by a subdistrict. In the R-2 and R-P districts, the average size of lots in a subdivision intended for single-family development shall not exceed 5,000 square feet.

3. In the AI, AR, C-1, C-2, and C-3 districts, each lot or development site shall have a minimum area of 5,000 square feet or as may be established by a subdistrict.

4. In the M-1, M-2 and M-3 districts, each lot or development site shall have a minimum area of 20,000 square feet.

5. Institutional districts shall have a minimum size of five contiguous acres in order to create a large enough campus to support institutional uses; however, additions to the district may be made in increments of any size.

6. Within the commercial zoning district(s) of the riverfront overlay subdistrict, there is no minimum lot size required, provided the other standards of this code can be met.

Finding: The lots are in the R-2 zoning district. All the lots exceed the minimum lot size of 3,000 square feet.

III. Applicable Lot Requirements – Newberg Development Code 15.405.030 Lot Dimensions and Frontage

A. Width. Widths of lots shall conform to the standards of this code.

B. Depth to Width Ratio. Each lot and parcel shall have an average depth between the front and rear lines of not more than two and one-half times the average width between the side lines. Depths of lots shall conform to the standards of this code. Development of lots under 15,000 square feet are exempt from the lot depth to width ratio requirement.

C. Area. Lot sizes shall conform to standards set forth in this code. Lot area calculations shall not include area contained in public or private streets as defined

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by this code.

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.

b. Each lot in an R-2 and R-3 zone shall have a minimum width of 30 feet at the front building line.

c. Each lot in an R-1, AI, or RP zone shall have a minimum width of 50 feet at the front building line.

d. Each lot in an AR zone shall have a minimum width of 45 feet at the front building line.

2. The above standards apply with the following exceptions:

a. Legally created lots of record in existence prior to the effective date of the ordinance codified in this code.

b. Lots or development sites which, as a process of their creation, were approved with sub-standard widths in accordance with provisions of this code.

c. Existing private streets may not be used for new dwelling units, except private streets that were created prior to March 1, 1999, including paving to fire access roads standards and installation of necessary utilities, and private streets allowed in the airport residential and airport industrial districts.

Finding: All the lots meet the standards above. All lots have frontage on a street or through an access easement. Lots 3 and 4 will share an access easement. Lot 7, 8, and 9 also will share an access easement. The remaining lots have access directly to the Kennedy Drive extension. Each has approximately 50 feet width.

IV. Applicable Development Standards

NDC 15.510.040: Water Supply. All lots and parcels within subdivisions and partitions shall be served by the water system of the City of Newberg.

NDC 15.510.050: Sewage. All lots and parcels within subdivisions and partitions shall, where practicable, as determined by the Director, in accordance with the provisions of this Code, be served by the sewage system of the City.

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NDC 15.510.060: Land Surface Drainage. Such grading shall be done and such drainage facilities shall be constructed by the land divider as are adequate for the purpose of proper drainage of the partition or subdivision, of areas affected thereby, and for the preservation of healthful and convenient surroundings and conditions for residents of the subdivision or partition, and for the general public, in accordance with specifications adopted by the City Council under 15.510.030.

NDC 15.505.030: Streets and Alleys. The land divider or developer shall grade and pave all streets and alleys in the subdivision or partition to the width specified in 15.505.060, and provide for drainage of all such streets and alleys, construct curbs and gutters within the subdivision or partition in accordance with specifications adopted by the City Council under 15.510.030. Such improvements shall be constructed to specifications of the City under the supervision and direction of the Director. It shall be the responsibility of the land divider or developer to provide street signs

NDC 15.505.040: Existing Streets. A subdivision, partition or development requiring a Type II design review abutting or adjacent to an existing road of inadequate width, shall dedicate additional right-of-way to and improve the street to the width specified in 15.505.060.

NDC 15.505.210: Sidewalks. Sidewalks shall be located and constructed in accordance with the provisions of 15.510.030. Minimum width is five feet.

NDC 15.505.220.(A): Public Walkways. The review body for a design review or land division may require easements for and construction of public walkways where such walkway is needed for the public safety and convenience or where the walkway is necessary to meet the standards of this code or a walkway plan. Public walkways are to connect to cul-de-sacs, to pass through oddly shaped or unusually long blocks, to provide for networks of public paths according to adopted plans, or to provide access to schools, parks or other community destinations or public areas of such design, width, and location as reasonably required to facilitate public use. Where possible, said dedications may also be employed to accommodate public utilities.

NDC 15.510.070: Street Trees. Street trees shall be provided adjacent to all public rights-of-way abutting or within a subdivision or partition. Street trees shall be installed in accordance with the provisions of 15.420.010(B) (4).

Finding: The proposed subdivision will extend Kennedy Drive as access for the lots. Kennedy Drive will be built to local residential street standards. It will include sidewalks on both sides. The applicant has included utilities within Kennedy Drive or easement to serve the property. The applicant has submitted a street tree plan; they will need to indicate the species of street tree, and will need to provide continuity of the trees along Kennedy Drive. The proposed storm water system does not include sufficient information to determine compliance with the City's stormwater management codes. A detailed design will be required to be submitted.

V. Applicable Newberg Comprehensive Plan Section: Public Facilities and Services, All Facilities and Services Policy #1.h.

The policy states that new residential areas shall have: paved streets, curbs, pedestrian ways, water, sewer, storm drainage, street lights and underground utilities.

Finding: The proposed subdivision provides all these features.

VI. Overlays

- A. **Airport Overlay:** The site is located within the airport overlay zone. The east portion is within the Airport Transitional Surface, and the west portion is within the Airport Inner Surface. The main effect of these overlays is to limit the height of structures. Because of the actual distance from the runway, the height limits of the base zone are lower than the height limits set by the airport overlay, so the overlay will have little effect on building. There is an existing easement over the property relating to noise and airport operations.
- B. **Stream Corridor Overlay:** A portion of the property at the western edge of the site is within the stream corridor overlay. The applicant has proposed locating this portion in a tract.

VII. Conclusion: Based on the above-mentioned findings, the application meets the required criteria within the Newberg Development Code, subject to completion of the attached conditions.

Exhibit B to Planning Commission Order 2013-01
Conditions –File SUB3-12-004
Highlands at Hess Creek – Phase 3

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

1. **Construction Plans:** Submit engineered construction plans for review and approval of all utilities, public street improvements, and any new public streets being constructed. Plans should be drawn to show storm and street information on one sheet; water and sanitary on another sheet. Please note that additional Engineering Division plan review application and fees apply for review of plans. The plans must note the following:
 - a. Utilities:
 - i. Each lot needs separate utility lines.
 - ii. Location of all fire hydrants, which must meet the Fire Code.
 - iii. Include a plan for street lights.
 - iv. Submit plans for stormwater treatment and quality control meeting Newberg Code standards. Submit plans using Clean Water Services for design specifications of detention and water quality facilities. Include details on the proposed energy dissipation facility at the outfall. Also, include a maintenance plan for all such facilities.
 - v. Show maintenance access for all public facilities.
 - b. Streets:
 - i. Provide a plan for a temporary turn around meeting fire standards at the south end of the Kennedy Drive extension.
 - ii. New internal streets must be constructed in accordance with approved city standards.
 - iii. Include a plan for street signs. Show “no parking” signs along the shared driveways serving Lots 3 & 4 and Lots 7, 8, & 9.
2. **Street Tree Plan:** Indicate the species planned for the street trees. Match the species within the existing Kennedy Drive.

3. **Grading:** Obtain a DEQ 1200-C permit if required and a city grading permit prior to grading.
4. **Erosion Control Plan:** Submit an erosion control plan for review and approval by the City Engineer as required by NMC Chapter 13.25.
5. **Stream Corridor Protection Plan:** Submit a plan for review and approval for protection of the stream corridor during construction.

B. 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 them in accordance with city policy. Complete construction and call for a walk-through 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 street signs, street lights, and fire hydrants.

C. Final Plat Application: In accordance with NDC 15.235.150, submit the following for City review of the final plat application. Construction improvements should be substantially complete at this point.

1. **Application Materials:**

- a. Type I application form (found either at City Hall or on the website – www.newbergoregon.gov in the Planning Forms section) with the appropriate fees.
- b. A current title report (within 6 months old) for the property. Include copies of all existing easements and CC&Rs that pertain to the property.
- c. A written response to these Conditions of Approval that specifies how each condition has been met.
- d. Two blue-line copies of the final subdivision plat for preliminary review by the City Engineering Division. The City Surveyor will make red-line comments on these sheets for your surveyor/engineer to correct prior to printing final Mylar copies.
- e. Any other documents required for review.

2. **Final Plat Requirements:** The plat must show the following:

- a. Easements:

- i. All access, sanitary sewer, water and storm drainage easements as shown on the preliminary plat.
- ii. 10 ft utility easements along all frontages.
- b. Dedications of Right-Of-Way as shown on the tentative plat.
- c. Street names: Clearly label both the east-west and north-south sections of the street created as “Kennedy Drive.”
- d. Subdivision name: Name the subdivision “Highlands at Hess Creek – Phase 3.” (not Highland at Hess Creek No. 3).
- e. Lot sizes in square feet: Include the lot sizes of each lot in square feet, including Lot 4.

3. **Documents Required:** Provide the following documents for review and approval:

- a. A signed and notarized performance agreement that assures construction and performance in accordance with the approved final plans.
- b. A bond for street tree planting in an amount to be approved by the Planning Division.
- c. Complete a subdivision agreement with the City of Newberg. The completed subdivision agreement shall be recorded by the applicant at the time of the final plat recordation.
- d. A final draft copy of any Codes, Covenants and Restrictions (CC&Rs) for the subdivision. Planning staff will review the proposed CC&Rs for compliance with City Code prior to recordation.

4. **Final Mylar Copies of the Subdivision Plat:** Submit two final mylar copies of the corrected final subdivision plat (after red-line corrections have been made). Original plats shall be in substantial conformity to the approved tentative plan and shall conform to the Yamhill County Surveyor’s specifications and requirements pertaining to material that has the characteristics of adequate strength, permanency, as well as suitability for binding and copying. Plats shall be in clear and legible form and may be placed on as many sheets as necessary, but a face sheet and an index page shall be included for all plats placed upon three or more sheets. Scale requirements shall be the same as specified for the tentative plans.

D. The final plat process must be completed prior to issuance of any building permits. The City will review the final plat application after the applicant has completed all of the conditions of approval listed above.

1. **City Review:** In accordance with NDC 15.235.160 and 15.235.180, Planning staff shall determine that:
 - a. Streets, roads, and alleys for public use are dedicated without any reservation or restriction other than reversionary rights upon vacation of any such street or road and easements for public utilities.
 - b. The proposal complies with this code.
 - c. The plat is in substantial conformity with the provisions of the tentative plan for the subdivision, as approved.
 - d. The plat contains a donation to the public of all common improvements, including but not limited to streets, roads, parks, sewage disposal and water supply systems.
 - e. Explanations of all common improvements required as conditions of approval of the tentative plan of the subdivision have been accounted for and referenced on the plat.
 - f. There will exist an adequate quantity and quality of water and an adequate sewage disposal system to support the proposed use of the land described in the plat.
 - g. Either:
 - i. Improvements as required by this code or as a condition of tentative plan approval have been filed with the Director; or
 - ii. A performance agreement (bond) or suitable substitute as agreed upon by the city and applicant has been filed with the Director in sufficient amount to insure the completion of all required improvements; or
 - iii. A petition for improvements has been properly executed by the applicant who is effecting the subdivision and will be assessed for said improvements.
 - h. Taxes, as well as public liens, assessments and fees, with respect to the subdivision area have been paid, or adequate guarantee has been provided assuring said taxes, liens, assessments and fees will be paid prior to recordation.
 - i. The sub divider has entered into agreement with the city relating to completion of improvements, payment of sewer and water hookup fees, inspection fees, public lands payments, monumentation or any other elements deemed relevant to the purpose of this or any other city ordinance, state statute or federal law.

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- j. If the conditions set at the time of tentative land division approval are not fulfilled and the final plat or final map is not recorded by the tentative plan expiration date, the tentative land division approval is null and void.
2. **Required Signatures:** According to NDC 15.235.180, approval of a final subdivision plat must be acknowledged and signed by the following:
 - a. Planning and Building Director
 - b. The City Recorder
 - c. The County Assessor
 - d. The County Surveyor
3. **Recording:** Deliver the approved subdivision plat to the office of the County Clerk for recording. The County Clerk's office is located at 414 NE Evans St, McMinnville, OR 97128.
4. **Copy returned to City:** Return an exact mylar copy of the recorded plat to the Director to complete the subdivision process. The subdivision will not be considered final until the copy is returned to the Director. No permits will be issued for any development on the property after the plat has been signed until the copy is returned.

E. Development Notes:

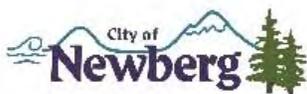
1. **Postal Service:** The applicant shall submit plans to the Newberg Postmaster for approval of proposed mailbox delivery locations. Contact the Newberg Post Office for assistance at 503-554-8014.
2. **PGE:** PGE provides electrical service to this project under terms of the current tariff which will involve developer expense and easements. Contact the Service & Design Supervisor, PGE, at 503-463-4348.
3. **Frontier:** The developer must coordinate trench/conduit requirements with Frontier. Contact the Engineering Division, Frontier, 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 mylar copy of the final subdivision plat.
5. **Lot Access:** Lots 2 and 5 shall access Kennedy Drive directly and not the shared access easement. The shared driveways for along the shared driveways serving Lots 3 & 4 and Lots 7, 8, & 9 shall be marked "no parking."

Attachment 1: Aerial Photo

**Highlands at Hess
Creek No. 3**

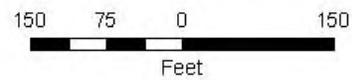


Aerial Photo



Legend

 Stream Corridor

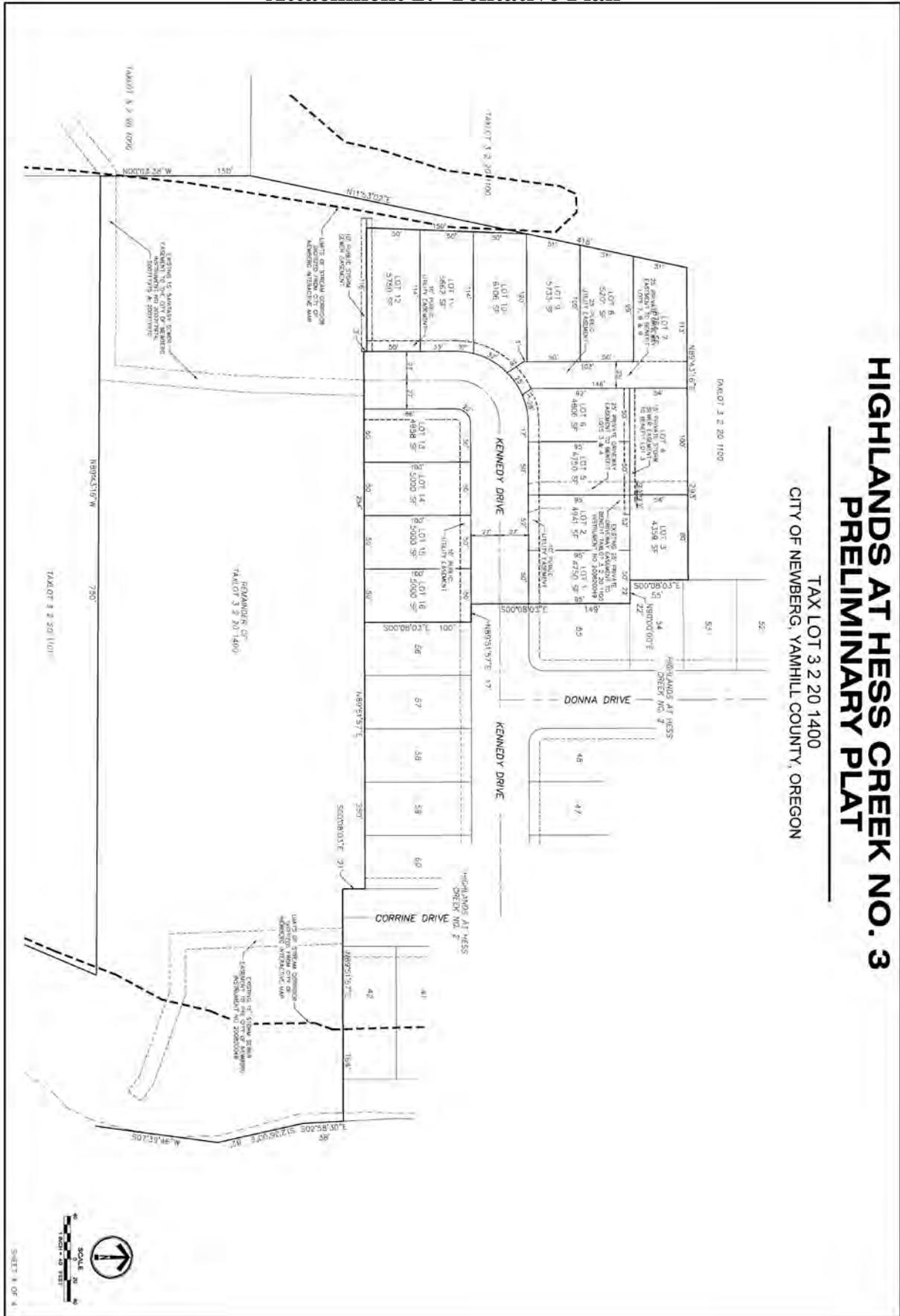


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Attachment 2: Tentative Plan

HIGHLANDS AT HESS CREEK NO. 3 PRELIMINARY PLAT

TAX LOT 3 2 20 1400
CITY OF NEWBERG, YAMHILL COUNTY, OREGON





Attachment 3

TYPE III APPLICATION - 2013 (QUASI-JUDICIAL REVIEW)

File #: XXX SUB3-12-004 PL12-00099

TYPES - PLEASE CHECK ONE:

- Annexation
Comprehensive Plan Amendment (site specific)
Zoning Amendment (site specific)
Historic Landmark Modification/alteration
Conditional Use Permit
Type III Major Modification
Planned Unit Development
X Other: (Explain) Subdivision with Stream Corridor land

APPLICANT INFORMATION:

APPLICANT: Newberg Communities, LLC
ADDRESS: 22965 NE Sunnycrest Road, Newberg Oregon 97132
EMAIL ADDRESS: MichaelHanks@nwdh.com
PHONE: 503 590 8600 MOBILE: 503 720 8600 FAX: 503 590 8640
OWNER (if different from above): Newberg Communities, LLC PHONE:
ADDRESS: Same
ENGINEER/SURVEYOR: Leland MacDonald & Associates PHONE: 503 472 7904
ADDRESS: 3765 Riverside rive, McMinnville Oregon, 97128

GENERAL INFORMATION:

PROJECT NAME: Highlands at Hess Creek - Phase 3 PROJECT LOCATION: South of Third Street, West of Airport
PROJECT DESCRIPTION/USE: Residential Subdivision o
MAP/TAX LOT NO. (i.e.3200AB-400): 3220 01400 ZONE: SITE SIZE:15.24 SQ. FT. ACRE
COMP PLAN DESIGNATION: MDR (Med Density Residential) TOPOGRAPHY: Flat with slops to Hess Creek
CURRENT USE: Undeveloped
SURROUNDING USES:
NORTH: Phase 2 of Hess creek & Friends Cemetary SOUTH: Tax Lot 3220-01400 (Undeveloped)
EAST: Hess Creek WEST: Tax Lot 3220 01400 (Undeveloped)

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: Fees Public Notice Information Current Title Report Written Criteria Response Owner Signature
In Document Attached (C - Title) In Document

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

- Annexationp. 15
Comprehensive Plan / Zoning Map Amendment (site specific)p. 19
Conditional Use Permitp. 21
Historic Landmark Modification/Alterationp. 23
Planned Unit Developmentp.26

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

Applicant Signature Date Owner Signature Date
Michael Hanks, Member
Print Name Print Name

Attachments: General Information, Fee Schedule, Noticing Procedures, Planning Commission Schedule, Criteria, Checklists

Attachment 3



First American

First American Title Company of Oregon

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

PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION

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

Newberg Communities, LLC
P O Box 1415
Sherwood, OR 97140
Phone: (503)720-8600
Fax: (503)590-8640

Date Prepared : December 12, 2012
Effective Date : 8:00 A.M on December 07, 2012
Order No. : 1039-2009551
Reference : Highlands at Hess Creek Phase 3

The information contained in this report is furnished by First American Title Insurance 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. 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 "A" 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 "B" 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 "C" attached hereto and by this reference made a part hereof.

Attachment 3

First American Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 1039-2009551

EXHIBIT "A" (Land Description Map Tax and Account)

A tract of land in Section 20, Township 3 South, Range 2 West, Yamhill County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Parcel 1 of Yamhill County Partition Plat No. 97-61; thence South 89° 43' 16" West 293.06 feet to and iron rod at the Northwest corner of said tract; thence South 11° 53' 02" West 417.75 feet along the West line of said tract; thence South 00° 03' 38" East 149.63 feet along said West line to an iron rod; thence North 89° 43' 16" East 380.24 feet to an iron rod; thence North 89° 43' 16" East 369.36 feet to an iron rod; thence South 22° 53' 57" West 98.12 feet to an iron rod; thence South 11° 31' 25" West 105.12 feet to an iron rod; thence South 57° 43' 28" West 89.89 feet to an iron rod; thence South 02° 43' 35" East 42.05 feet to an iron rod; thence South 36° 52' 12" West 75.00 feet to an iron rod; thence South 21° 16' 47" West 101.95 feet to an iron rod; thence South 08° 36' 56" West 166.88 feet to an iron rod; thence South 10° 08' 44" East 96.51 feet to an iron rod; thence South 22° 27' 25" West 94.51 feet to an iron rod; thence North 89° 49' 55" West 230.62 feet to an iron rod; thence North 89° 49' 55" West 0.42' feet to the West line of that tract of land described in deed from RANDAL S. SEBASTIAN to NEWBERG COMMUNITIES, LLC and recorded August 25, 2006 in Instrument No. 200619743, Yamhill County Deed Records; thence South 00° 21' 34" West 436.06 feet to the Southwest corner of said NEWBERG COMMUNITIES, LLC tract; thence South 89° 25' East 500 feet to the Southeast corner of said tract; thence in a Northeasterly direction to the junction of two small creeks; thence in a Northerly direction up one of said creeks to the Southeast corner of HIGHLANDS AT HESS CREEK — Phase 1; thence South 89° 51' 57" West 186.56 feet along the South line of HIGHLANDS AT HESS CREEK — Phase 1; thence South 85° 37' 46" West 54.15 feet along said South line; thence South 89° 51' 57" West 170.08 feet along said line; thence North 85° 53' 52" West 54.15 feet along said line; thence South 89° 51' 57" West 85.01 feet along said line to the Southwest corner of HIGHLANDS AT HESS CREEK — Phase 1; thence South 00° 08' 03" East 95.41 feet to the point of beginning.

EXCEPT that portion platted as HIGHLANDS AT HESS CREEK - Phase 2.

Map No.: R3220-01400
Tax Account No.: 55601

Attachment 3

First American Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
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EXHIBIT "B" **(Vesting)**

Newberg Communities LLC, an Oregon limited liability company

Attachment 3

First American Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
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EXHIBIT "C" (Liens and Encumbrances)

1. Taxes for the year 2012-2013
Tax Amount \$ 12,830.71
Unpaid Balance: \$ 12,830.71, plus interest and penalties, if any
Code No.: 29.0
Map & Tax Lot No.: R3220-01400
Property ID No.: 55601
2. Taxes for the year 2011-2012
Tax Amount \$ 13,568.18
Unpaid Balance: \$ 12,955.04, plus interest and penalties, if any.
Code No.: 29.0
Map & Tax Lot No.: R3220-01400
Property ID No.: 55601
3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
4. Restrictive Covenant to Waive Remonstrance, pertaining to rights and remedies including the terms and provisions thereof
Recorded: April 24, 2006, Instrument No. 200608957, Deed and Mortgage Records
5. Easement, including terms and conditions contained therein:
Granted to: City of Newberg, a municipal corporation
For: Public Utility Easement
Recorded: August 13, 2007
Recording Information: 200717974, Deed and Mortgage Records
6. Easement, including terms and conditions contained therein:
Granted to: City of Newberg, a municipal corporation
For: Public Utilities Easement
Recorded: August 13, 2007
Recording Information: 200717975, Deed and Mortgage Records
7. Aircraft Operation, Sound, Air Space and Avigation Easement Agreement and the terms and conditions thereof:
Between: Newberg Communities, LLC, an Oregon Limited Liability Company
And: City of Newberg, Oregon, a body corporate and politic
Recording Information: 200801468, Deed and Mortgage Records

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8. Easement, including terms and conditions contained therein:
Granted to: Chehalem Park & Recreation District
For: Temporary Access and Utility Easement
Recorded: February 20, 2008
Recording Information: 200802862, Deed and Mortgage Records
9. Easement, including terms and conditions contained therein:
Granted to: City of Newberg, a Municipal Corporation of the State of Oregon
For: Public Storm Drainage Easement
Recorded: December 18, 2008
Recording Information: 200820048, Deed and Mortgage Records
10. Easement, including terms and conditions contained therein:
Granted to: City of Newberg, a Municipal Corporation of the State of Oregon
For: Emergency Vehicle Access
Recorded: December 18, 2008
Recording Information: 200820049, Deed and Mortgage Records
11. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Newberg Communities, LLC
Grantee/Beneficiary: Gary Dixon and Julie Dixon
Trustee: First American Title Company of Oregon
Amount: \$280,000.00
Recorded: October 31, 2012
Recording Information: 201215722, Deed and Mortgage Records
12. The legal description contained in this preliminary title report covers more property than is intended for the transaction. We will require a surveyor's legal description covering the specific property. A sale or conveyance of said parcel may be in violation of the partition statutes as set out under O.R.S. 92.010.92.190.

Attachment 3

First American Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 1039-2009551

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 the 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) 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 on 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.

Attachment 3

Narrative for the Type II Application:

Chapter 15.235 SUBDIVISIONS

Sections

15.235.050 Subdivision applications.

A. Drafting. The tentative plan shall show all pertinent information, normally at a scale of one inch equals 100 feet. For subdivision, the scale may be increased or decreased to fit standard size sheets of 18 inches by 24 inches. However, in all multiples of 100 feet to the inch.

Answer: The tentative plan meets the requirements above

B. Information Required. The application itself or the tentative plan must contain the following information with respect to the subject area:

1. Name and block numbering of proposed subdivisions. Except for the words "town," "city," "place," "court," "addition," or similar words, the name shall be clearly different than, and clearly pronounced differently than, the name of any other subdivision in the county, unless the subject subdivision is contiguous to or platted by the same party that platted the preceding subdivision bearing that name. All subdivisions must continue the block numbers of the subdivision of the same name last filed.
2. The date, north point, and scale of the drawing, and sufficient description to define the location and boundaries of the proposed subdivision and the names of all recorded subdivisions contiguous to such area.
3. The names and addresses of the owner and engineer or surveyor.
4. The location of existing and proposed right-of-way lines for existing or projected streets as shown on the transportation system plan.
5. The locations, names and widths and grades of all existing and proposed streets and roads.
6. Contours on the site and within 100 feet of the site.
 - a. One-foot contour intervals for ground slopes up to five percent.
 - b. Two-foot contour intervals for ground slopes between five and 10 percent.
 - c. Five-foot contour intervals for ground slopes exceeding 10 percent.
7. Preliminary site grading plan, prepared by an Oregon registered engineer or land surveyor.
8. The approximate width and location of all existing and proposed easements for public utilities, and all reserve strips proposed to satisfy requirements which may be required as provided for in NMC 15.505.080.

Attachment 3

9. The approximate radii of all curves.
10. The general design of the proposed subdivision including the approximate dimension of all proposed lots and parcels.
11. The approximate location of areas subject to inundation of stormwater, and the location, width, and direction or flow of all watercourses.
12. The existing and proposed uses of the property, including the location of all existing structures that the applicant intends will remain in the subject area.
13. The domestic water system proposed to be installed, including the source, quality, and quantity of water, if from other than a public water supply.
14. All proposals for wastewater disposal, flood control and easements or deeds for drainage land, including profiles of proposed drainage ways.
15. All public areas proposed to be dedicated by the applicant and the proposed uses of the public areas.
16. All public improvements proposed to be made or installed, and the time within which such improvements are envisioned to be completed.
17. A legal description and drawing of the boundaries of the entire area owned by the applicant of which the proposed subdivision is a part; provided, that where the proposal comprises all of such area a written statement of such fact shall accompany the tentative plan.
18. Outline and location of existing buildings, features, and trees (in excess of four inches dbh) to remain in place on the site and within 100 feet of the site.
19. Outline and location of existing buildings, features, and trees (in excess of four inches dbh) to be removed on the site.
20. Such additional information as is required by the director.

Answer: The items have been addressed and are contemplated on the plans.

C. Traffic Study. A traffic study shall be submitted for any project that generates in excess of 40 trips per p.m. peak hour. This requirement may be waived by the director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the director for projects below 40 trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service. The traffic study shall be conducted according to the City of Newberg design standards. [Ord. 2619, 5-16-05; Ord. 2507, 3-1-99; Ord. 2451, 12-2-96. Code 2001 § 151.242.1.]

Answer: The traffic count is below 40 trips per p.m. peak hour for the 15 lots.

Attachment 3

15.235.060 Subdivision requirements – Type II and Type III.

A. The director (Type II) or planning commission (Type III) shall approve a subdivision of four parcels or more under a Type II or Type III procedure if the resulting parcels comply with the following approval criteria:

1. Approval does not impede the future best use of the remainder of the property under the same ownership or adversely affect the safe and healthful development of such remainder or adjoining land or access thereto.

Answer: The approval would help for the continuation of the development. It would add value to the community as it would help connect to the parcel that the Park Department owns. Hence adding additional recreational use for the community.

2. The subdivision complies with this code including but not limited to NMC 15.340.010 through 15.440.080 and NMC 15.235.030 et seq.

In efforts to help address the NMC 340- thru 440.080 I have inserted the headings below to address via separate answers:

Division 15.400 Development Standards

15.405 Lot Requirements

Answer: the lots meet the minimum lot size, and width to depth ratio.

15.410 Yard Setback Requirements

Answer: The lot dimensions are designed for standard house sizes, as such the Yard setback requirements are addressed in the site plan.

15.415 Building and Site Design Standards

Answer: The site and construction will be substantially similar to phases 1 and phases 2 of the Highlands.

15.420 Landscaping and Outdoor Areas

Answer: The site does not include nor has any outside landscaping on any tracks at this time. The individual lots will include landscaping as a function of the building. All needed street trees will be installed per the instructions of the City.

15.425 Exterior Lighting

Answer: The exterior lighting will be a result of the house construction and also the street light design. The lighting plan will be primarily a continuation of phases 1 and 2.

Answer: The application includes

15.430 Underground Utility Installation

Attachment 3

Answer: The underground utilities will connect to the existing system. The maps show the storm outfall, water is an extension of phase 2. Sewer is already installed in the identified road way.

15.435 Signs

Answer: The signage standards for street signs will be met.

15.440 Off-Street Parking, Bicycle Parking, and Private Walkways

Answer: no off street parking, bicycle parking and private walkways are incorporated into this phase.

3. Either:

Answer: We will comply with all city requirements regarding completion and/or substantial completion prior to the recordation of the plat.

- a. Improvements required to be completed prior to final plat approval; or
- b. The subdivider will substantially complete, as defined by city policies, required improvements prior to final plat approval, and enter into a performance agreement to complete the remaining improvements. The performance agreement shall include security in a form acceptable to the city in sufficient amount to insure completion of all required improvements; or
- c. A local improvement district shall have been formed to complete the required improvements; or
- d. The required improvements are contained in a city or other government agency capital improvement project that is budgeted and scheduled for construction.

B. A subdivision shall be processed under the Type II or Type III procedure. Notice shall be mailed to the applicant and those identified by this code to receive notice. [Ord. 2619, 5-16-05; Ord. 2529, 7-3-00; Ord. 2451, 12-2-96. Code 2001 § 151.242.2.]

15.235.070 Future street plan required.

A. A future street plan shall not be required for any portion of an area for which a proposed street layout has been established by either the Newberg comprehensive plan, its implementing ordinances, or a future street plan previously approved by a hearing body.

Answer: The extension after phase II was shown in previous layouts and we are adhering to the design.

B. A future street plan is a conceptual plan in that its adoption does not establish a precise alignment. The plan shall demonstrate how access can be provided to adjoining parcels. The director may require that a traffic study be submitted where access to the land division includes streets that are classified as a collector or greater functional classification status.

C. Except as provided in subsection (A) of this section, a future street plan shall be filed and reviewed as part of an application for a partition or subdivision. [Ord. 2619, 5-16-05; Ord. 2451, 12-2-96. Code 2001 § 151.243.1.]

Attachment 3

15.235.080 Type III future street plan.

The city council or planning commission may initiate a future street plan for any area which impacts traffic conditions inside the urban growth boundary, providing the street plan is given consideration through a Type III procedure. [Ord. 2451, 12-2-96. Code 2001 § 151.244.]

Answer: With the captured portion of this land. Easterly is the canyon, to the South is the park, west is the Hess creek canyon, the street layout is minimal and has been efficiently planned for.

15.235.090 Recording and filing a future street plan.

Upon final approval, a future street plan shall be recorded with the county recorder's office as follows:

A. Evidence of recordation shall be provided to the director by the applicant; or if there is no applicant, the director shall record the future street plan.

B. Filed by the director in the future street plan index. [Ord. 2451, 12-2-96. Code 2001 § 151.245.]

15.235.100 Revision of a future street plan.

An approved future street plan may be revised by the director under a Type II procedure in conjunction with a land division application or by the planning commission under a Type III procedure. An approved future street plan may be revised by the city council in conjunction with a revision of the Newberg comprehensive plan or implementing ordinances or resolutions. [Ord. 2451, 12-2-96. Code 2001 § 151.246.]

15.235.110 Criteria for approval of a future street plan.

A. Approval does not impede the future best use of the remainder of the property under the same ownership or adversely affect the safe and healthful development of such remainder or any adjoining land or access thereto; and

Answer: This has been addressed via the Phase 1, and 2 applications.

B. The future street plan complies with this code and its implementing ordinances and resolutions, and standards and policies of the Newberg comprehensive plan and the Newberg transportation system plan.

C. Except as provided by the provisions of this code, approval as stipulated herein does not relieve the applicant from other applicable provisions of the Oregon Revised Statutes or contained elsewhere in this code.

D. The future street plan shall adequately serve traffic with an origin in, and destination to, the area of the plan.

E. The future street plan shall provide for the logical extension of streets, to serve circulation and access needs within a district or neighborhood. [Ord. 2619, 5-16-05; Ord. 2451, 12-2-96. Code 2001 § 151.247.]

15.235.120 Tentative plan expiration date.

Within two years following the effective date of the approval of a tentative land division plan, the subdivider or partitioner shall complete all required conditions, submit the final plat to the director for review and approval, and record the final plat with the county recorder. [Ord. 2529, 7-3-00; Ord. 2451, 12-2-96. Code 2001 § 151.248.]

Answer: We agree with that condition.

15.235.130 Extension of partitions and subdivisions.

Attachment 3

A. Partition Extension. The director may, upon written request of the applicant prior to the expiration of the approval and following the Type I procedure, grant a one-time extension for an additional six months upon a written finding that the facts upon which the approval was based have not significantly changed. If the director makes a finding that the circumstances have changed to a minor extent, through the Type II process the director may add conditions to the partition to bring the partition into compliance with all current standards and ordinances and extend the expiration date for up to six months. If conditions have substantially changed the director shall direct the applicant to refile the application for a new partition.

B. Subdivision Extension. Upon written request of the applicant prior to the expiration of the approval and following the Type I procedure, the director may grant a one-time extension for an additional six months upon a written finding that the facts upon which the approval was based have not significantly changed. If the director makes a finding that the circumstances have changed to a minor extent, through the Type II process, or Type III process, an extension may be granted. The Type II process shall be used if original approval was a Type II. The Type III process shall be used if the original approval was a Type III. The director or planning commission may add conditions to the subdivision to bring the subdivision into compliance with all current standards and ordinances and extend the expiration date for up to six months. If conditions have substantially changed the director shall direct the applicant to refile the application for a new subdivision.

Answer: At this time, no extension is being asked for.

C. Phased Subdivisions. Each filing of a final plat (phase) shall extend the expiration of the tentative plan by 12 months from the date of its expiration or the date of the previously filed final plat, whichever is later. Prior to the expiration of each phase, the applicant may apply for an extension to the phase which is about to expire through subsection (B) of this section. The extension of a phase under subsection (B) of this section shall also extend any subsequent phases. The total number of extensions shall not extend the tentative plan more than five years from its approval. [Ord. 2451, 12-2-96. Code 2001 § 151.249.]

Answer: This subdivision is not being phased.

15.235.140 Modifications of an approved tentative plan.

Following tentative plan approval, an applicant may make modifications to the plan consistent with the following procedures. The director will determine whether the proposed modification is a minor or major modification.

Answer: No modifications of an approval are being requested.

A. Minor modifications are those in keeping with the general layout and pattern of the approved plan and include minor relocations of property lines, streets, walkways and alleys, changes in the site utilities, and changes which do not increase the number of lots by more than five percent. The director may approve a minor modification under a Type I procedure upon finding that the modification is substantially consistent with the approved tentative plan, is consistent with the provisions of this code and the conditions of approval, and does not have substantially greater impacts on surrounding properties than the original tentative plan.

B. Other modifications including changes which increase the number of lots by more than five percent, changes in the patterns of streets, alleys, or walkways, changes in the site utilities and substantial changes to the conditions of approval are major modifications. A change in the whole application or substantive parts of an application shall be

Attachment 3

considered a new application. Major modifications may be approved using the same procedure as the original application. The criteria for approval shall be those for tentative plan approval.

C. An application for a modification 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.

D. The city council shall establish a fee for modification of approved tentative plans by resolution. [Ord. 2590, 11-6-03. Code 2001 § 151.249.2.]

15.235.150 Final partition map and subdivision plat – Drafting requirements.

A. Partition Plats. The application for final partition plat approval shall include one original and two copies drawn in black India ink in clear and legible form. Original plats shall be in substantial conformity to the Yamhill County surveyor's specifications and requirements, but in any event, scale requirements shall be the same as specified for tentative plans. Sheet dimensions and size shall be specified by the county recording officer for partition plats offered for record.

B. Subdivision Plats.

1. The application for a final subdivision plat approval shall include one original and two copies, 18 inches by 24 inches in size, and drawn with black India ink. Original plats shall be in substantial conformity to the approved tentative plan and shall conform to the Yamhill County surveyor's specifications and requirements pertaining to material that has characteristics of adequate strength and permanency, as well as suitability for binding and copying.

2. Plats shall be in clear and legible form and may be placed on as many sheets as necessary, but a face sheet and an index page shall be included for all plats placed upon three or more sheets. Scale requirements shall be the same as specified for tentative plans. Lettering and the dedication and affidavit of the surveyor shall be of such size or type as will be clearly legible, and no part of the plat shall come nearer than one inch to any edge of any sheet. [Ord. 2619, 5-16-05; Ord. 2451, 12-2-96. Code 2001 § 151.250.1.]

Answer: The Surveyor shall comply with all standards that the City requests for the Subdivision Plat to be completed.

15.235.160 Submission and review of final plat or final partition map.

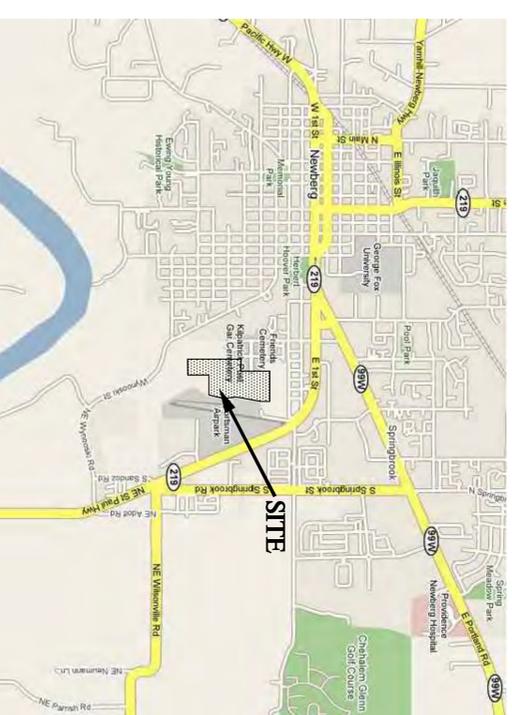
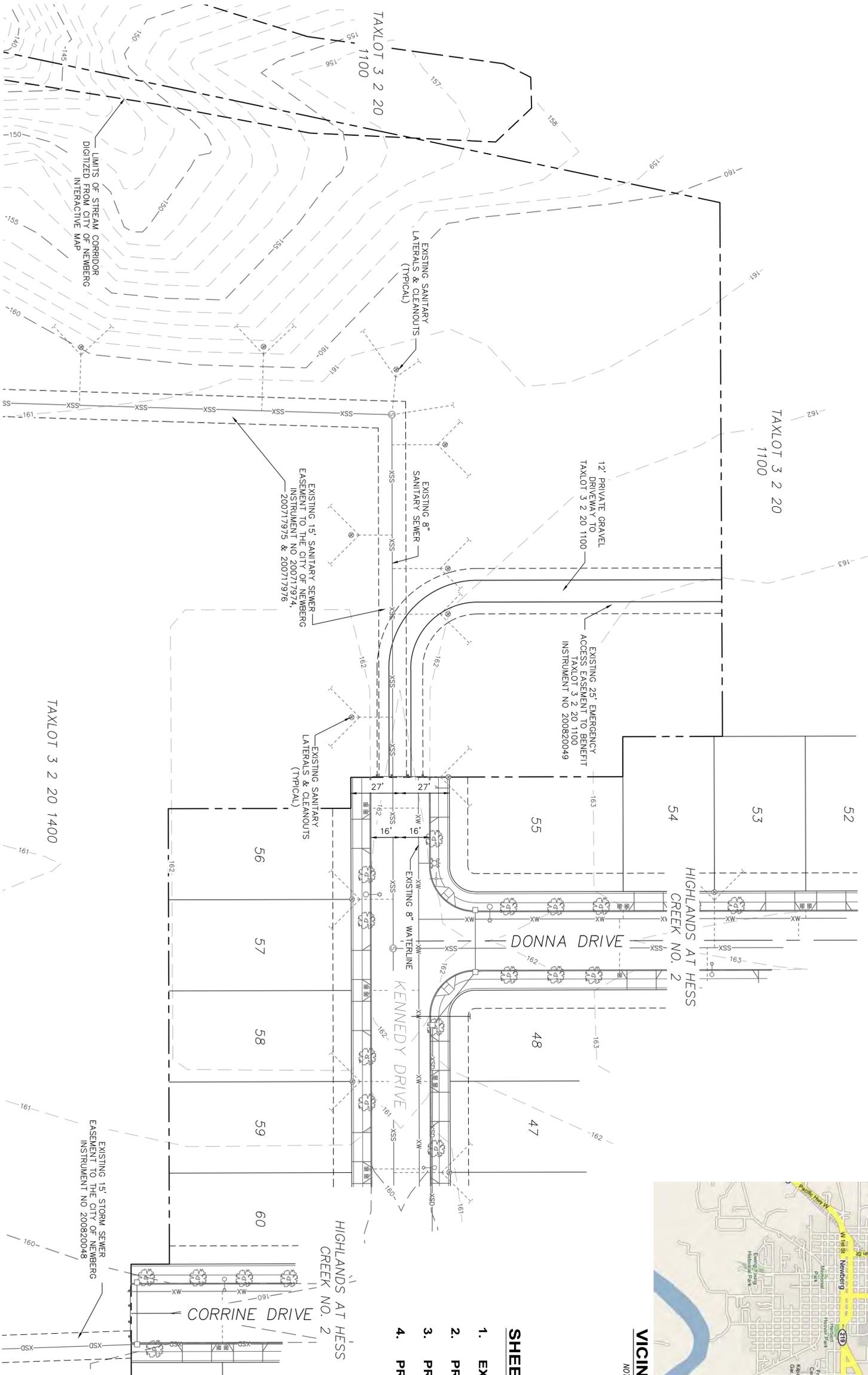
A. The final plat or final partition map shall be submitted to the director for final approval. Through a Type I procedure, the director shall determine whether the material conforms with the tentative plan approval requirements and with the applicable requirements of this code. If the director determines that the material does not conform, the applicant shall make corrections.

B. The director shall determine that:

1. Streets, roads, and alleys for public use are dedicated without any reservation or restriction other than reversionary rights upon vacation of any such street or road and easements for public utilities.

HIGHLANDS AT HESS CREEK NO. 3 EXISTING CONDITIONS

TAX LOT 3 2 20 1400
CITY OF NEWBERG, YAMHILL COUNTY, OREGON

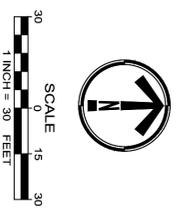


VICINITY MAP
NOT TO SCALE

- SHEET INDEX**
1. EXISTING CONDITIONS
 2. PRELIMINARY SITE PLAN
 3. PRELIMINARY GRADING PLAN
 4. PRELIMINARY PLAT

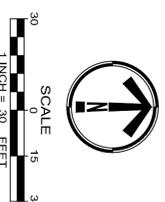
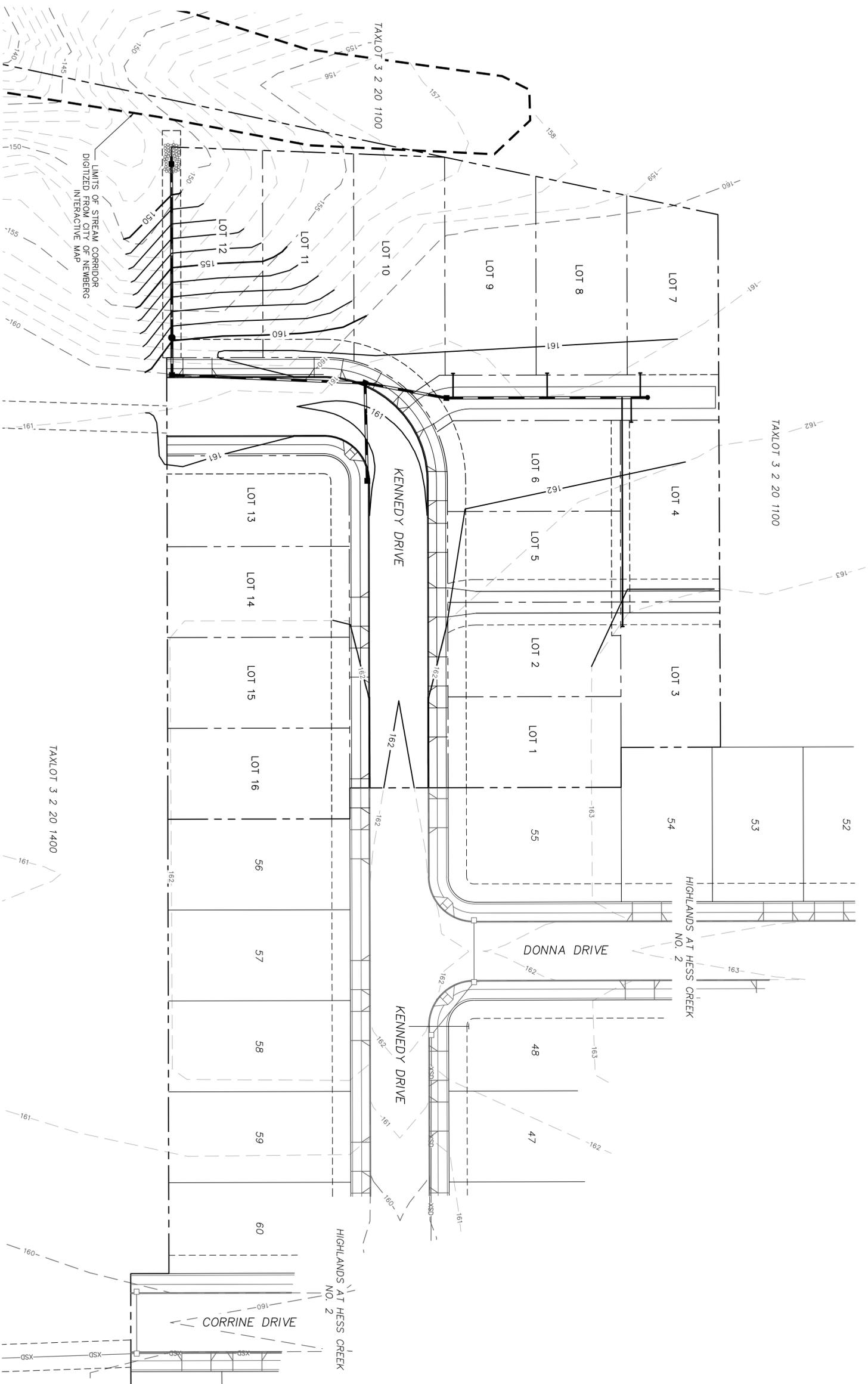
PROJECT OWNER
NEWBERG COMMUNITIES, LLC
22582 SW MAIN STREET, SUITE 309
SHERWOOD, OREGON 97140

PROJECT ENGINEER
EMERIO DESIGN
8285 SW NIMBUS AVENUE, SUITE 180
BEAVERTON, OREGON 97008



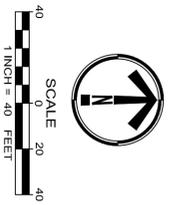
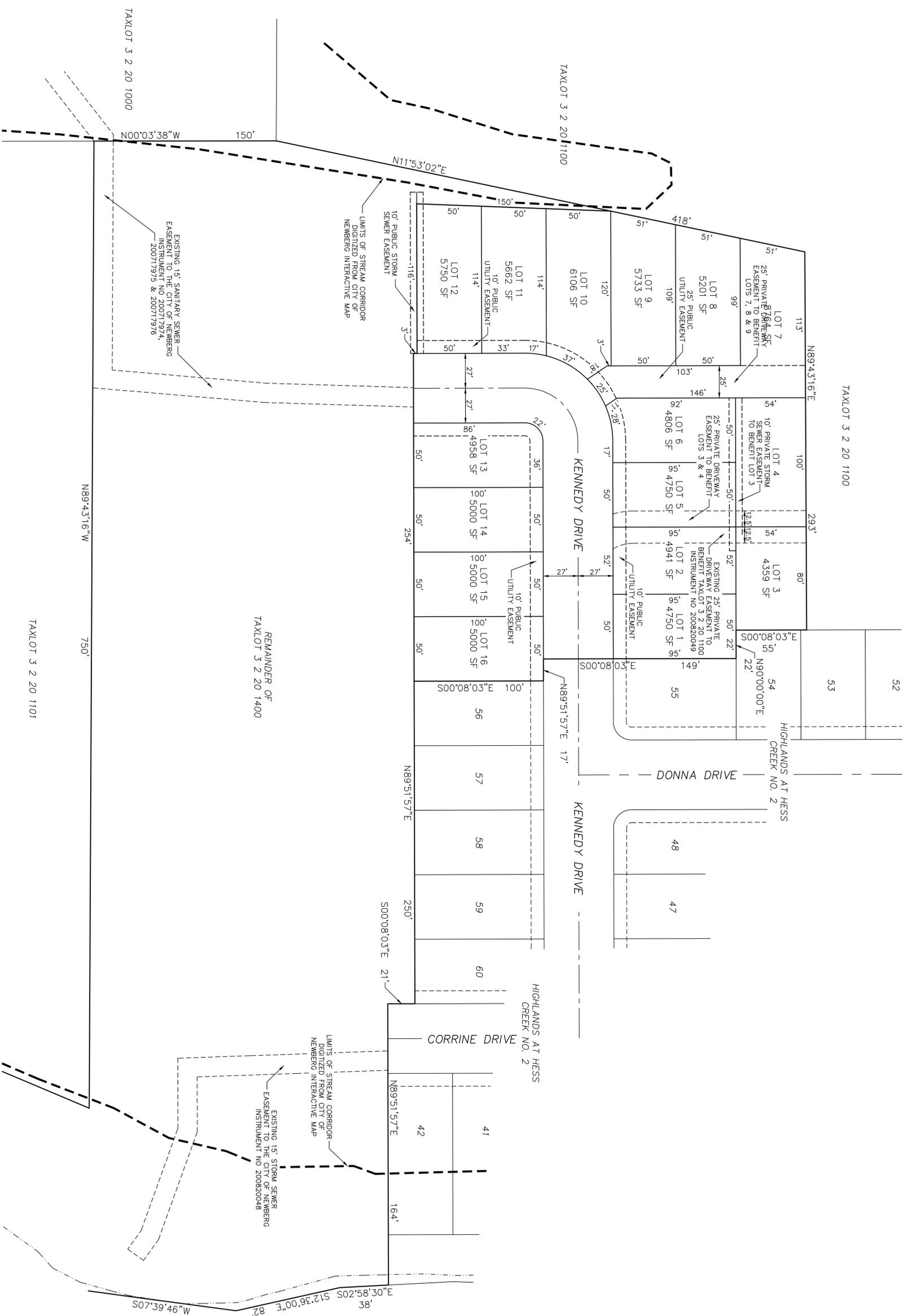
HIGHLANDS AT HESS CREEK NO. 3 PRELIMINARY GRADING PLAN

TAX LOT 3 2 20 1400
CITY OF NEWBERG, YAMHILL COUNTY, OREGON



HIGHLANDS AT HESS CREEK NO. 3 PRELIMINARY PLAT

TAX LOT 3 2 20 1400
CITY OF NEWBERG, YAMHILL COUNTY, OREGON



Attachment 4

January 23, 2013,

City of Newberg
Planning & Building Department-Planning Division
P.O. Box 970
414 E. First Street
Newberg, Oregon 97132

Re: Preliminary Plans for the Highlands at Hess Creek

To Whom it May Concern,

Waste Management of Oregon Inc.-Newberg Operations has reviewed the design plans for the proposed development at the Highlands at Hess Creek No. 3. After reviewing the plans, we have determined that we cannot adequately provide service with the current layout. In particular, Kennedy Drive makes a 90 degree turn which dead ends, leaving no feasible way for our trucks to maneuver without backing up unsafely. What we would recommend is a turn-around or a cul-de-sac at the end of Kennedy Drive, which would enable our trucks to turn around which would avoid a backing maneuver with a 90 degree angle. Please feel free to contact me if you have any questions or concerns and I would be more than happy to provide assistants to help the development work for our vehicles.

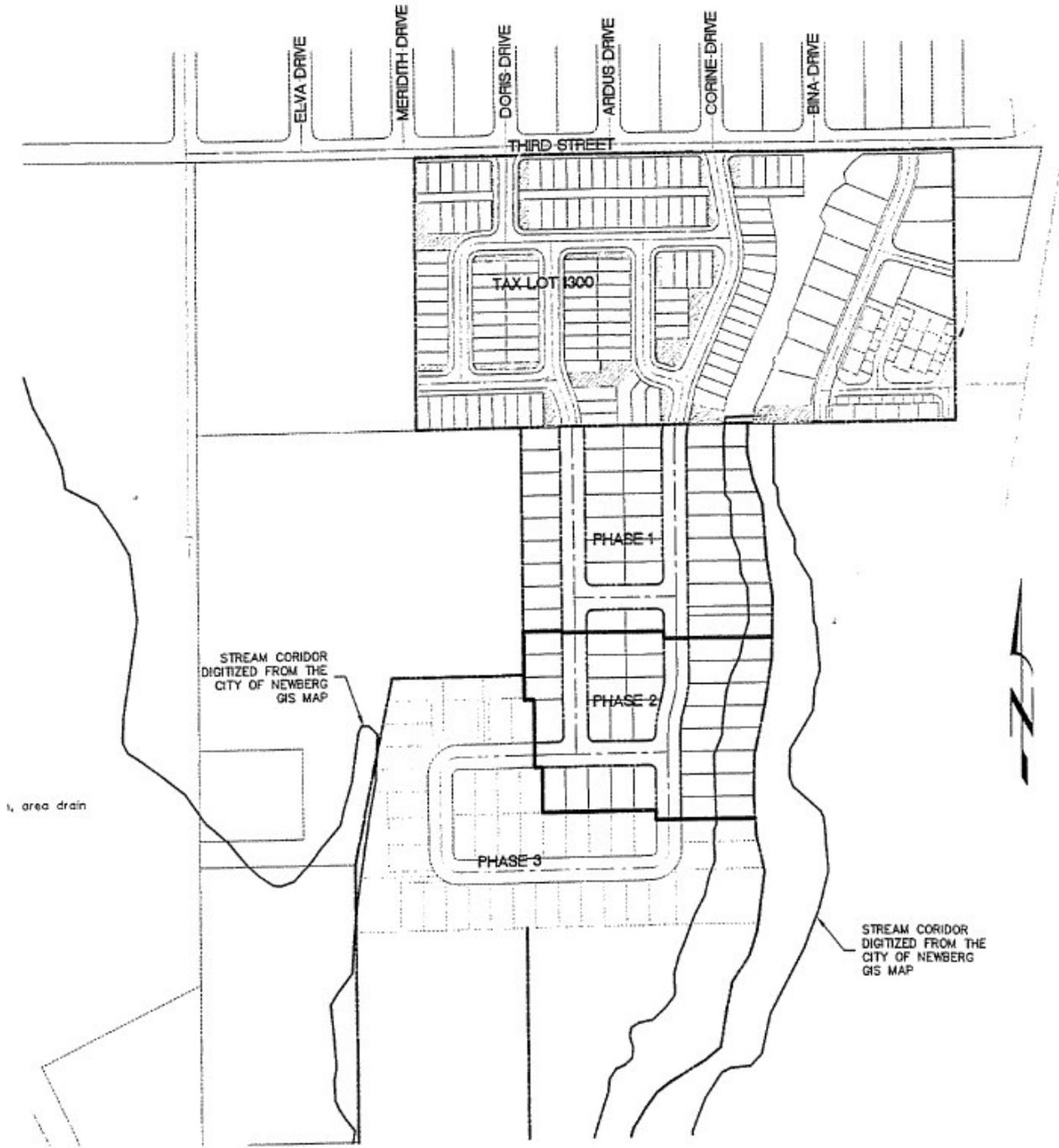
Sincerely,

A handwritten signature in black ink, appearing to read 'Jack Miller', written over a light blue horizontal line.

Jack Miller
Route Manager
Waste Management of Oregon Inc. Newberg Operations

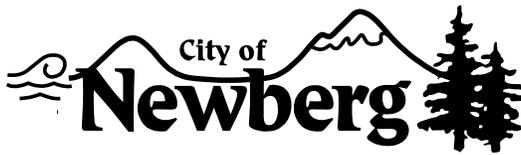
Cc: Dave Huber- District Manager

Attachment 5: Future Street Plan from Previous Phases



SITE MAP

SCALE: 1" = 200'



Planning and Building Department

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

PLANNING COMMISSION STAFF REPORT HOMES AT CREEKSIDE PLANNED UNIT DEVELOPEMENT

HEARING DATE: February 13, 2013

FILE NO: PUD-13-001

REQUEST: Divide two large lots at 1507 N. Main Street (lots 4 and 5 of the Creekside planned unit development) into five lots for new single family homes. This application is a modification of the original Creekside planned unit development.

LOCATION: 1507 N. Main Street

TAX LOTS: Yamhill County tax lots 3218AC-1700 & -1704

APPLICANT: Del Boca Vista, LLC (represented by Mike Hanks)

OWNER: Donovan Trust

ZONE: R-1/PD (Low density residential/planned unit development)

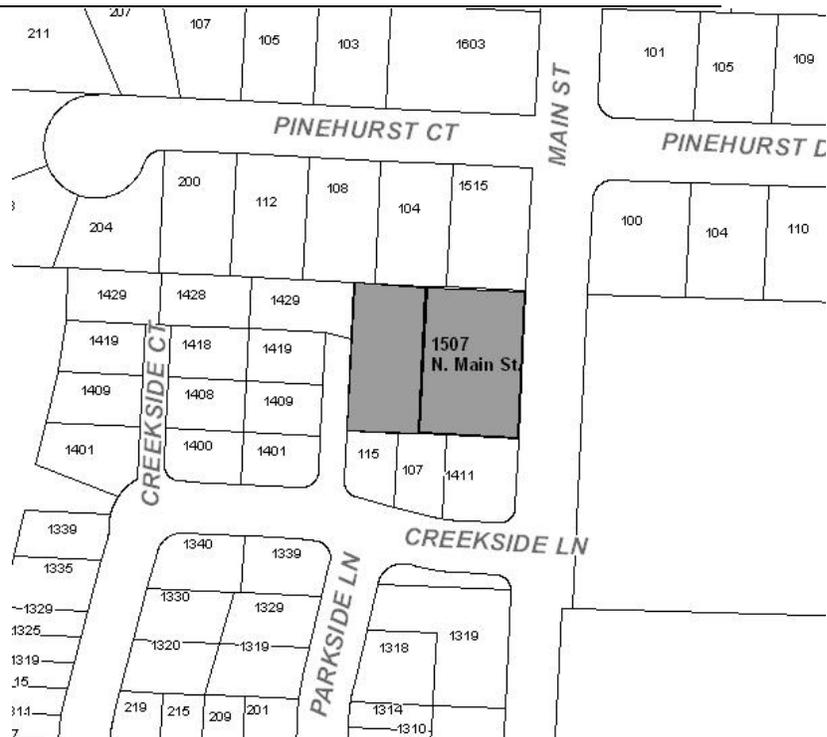
PLAN DISTRICT: LDR (low density residential)

OVERLAYS: None

Attachments:

Order 2013-02 with

- Exhibit "A": Findings
- Exhibit "B": Conditions
- 1. Aerial Photos
- 2. Zoning
- 3. Preliminary plat
- 4. Preliminary PUD plan
- 5. Original Creekside PUD plat
- 6. Creekside CC&Rs
- 7. PC Resolution 1997-62
- 8. Application
- 9. Public Comments/Correspondence Received (none)



"Working Together For A Better Community-Serious About Service"

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A. DESCRIPTION OF APPLICATION: The applicant, Del Boca Vista, LLC, has requested approval to divide two large lots at 1507 N. Main Street (lots 4 and 5 of the Creekside planned unit development) into five lots for new single family homes. The two large lots at 1507 N. Main Street total approximately 23,882 square feet. The application would remove the existing house and divide the property into five lots, ranging in size from 4,532 square feet to 5,478 square feet. Each new single family home will have two off-street parking spaces. This application is a modification of the original Creekside planned unit development, so it requires a review by the Planning Commission.

B. SITE INFORMATION:

1. Location: 1507 N. Main Street
2. Size: Two lots totaling approximately 23,882 square feet.
3. Topography: Flat, with a slight slope to the southwest
4. Current Land Uses: Single family residential (to be removed)
5. Natural Features: Existing mature trees. Most of the trees near Main Street and Parkside Court will be removed. The applicant will attempt to save many of the remaining trees.
6. Adjacent Land Uses:
 - a. North: Single family residential
 - b. East: Jaquith Park, across Main Street
 - c. South: Single family residential (Creekside PUD)
 - d. West: Single family residential (Creekside PUD)
7. Access and Transportation: The property has access to Main Street on the east and Parkside Court on the west. The Main Street frontage was improved with curb, gutter and sidewalk as part of the Creekside development. Parkside Court is paved, and only has a sidewalk on the western edge. The Fire Marshall has commented that Parkside Ct. may require "no parking" signage.
8. Utilities:
 - a. Sanitary Sewer: Existing 8" main in Parkside Court, and existing 12" main in Main Street. Lots 1, 2 and 3 will have laterals to the Main Street line, and lots 4 and 5 will have laterals to the Parkside Court line.
 - b. Water: Existing 8" mains in Main Street and Parkside Court. Lots 1, 2 and 3 will have laterals to the Main Street line, and lots 4 and 5 will have laterals to the Parkside Court line. The Fire Marshall has commented "install hydrants per code."

- c. Storm: The applicant proposes to connect roof drains and foundation drains to storm laterals and discharge through weep holes in the curb in front of each lot. Lots 1, 2 and 3 will drain to Main Street, and lots 4 and 5 will drain to Parkside Court. The applicant will be removing two existing buildings, so the net increase in impervious surface is less than it might appear. The applicant proposes to use pervious concrete for the driveways, and estimates that the net increase in impervious area will be 2,478 square feet. The applicant plans to submit a drainage study to the City to determine what storm water quality or detention facilities will be necessary.
- d. Overhead lines: The overhead power/cable/telephone lines along Main Street are not required to be undergrounded because the existing utility lines in the area are primarily overhead and are unlikely to be changed. All of the utility lines to the new houses must be placed underground.

C. PROCESS: The planned unit development request is a Type III application and follows the procedures in Newberg Development Code 15.100.050. The Planning Commission will hold a quasi-judicial hearing on the application. The Commission is to make a decision on the application based on the criteria listed in the attached findings. The Planning Commission's decision is final unless appealed. Important dates related to this application are as follows:

- 1. 1/28/13: The planning director deemed the application complete.
- 2. 1/18/13: The applicant mailed notice to the property owners within 500 feet of the site.
- 3. 1/28/13: The applicant posted notice on the site.
- 4. 1/30/13: The *Newberg Graphic* published notice of the Planning Commission hearing.
- 5. 2/13/13: The Planning Commission will hold a quasi-judicial hearing to consider the application.

D. AGENCY COMMENTS: The application was routed to several public agencies for review and comment. 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. Newberg School District: *Reviewed; no conflict*
- 2. PGE: *Reviewed; no conflict*
- 3. Waste Management (Jack Miller): *Reviewed; no conflict*
- 4. City of Newberg: Police Dept., Building Official: *Reviewed, no conflict*
- 5. City of Newberg Fire Dept: *1) Install hydrants per code; 2) Parkside Ct. may require "no parking" signage.*

6. City of Newberg Public Works-Maintenance: *Reviewed, no conflict*

E. PUBLIC COMMENTS: As of the writing of this report, the city has not received any written public comments.

F. ANALYSIS:

The original Creekside planned unit development set aside large tracts in the stream corridor, and created a mix of small lots (approx. 3,700-4,500 sf) and very small lots (approx. 2,000-2,500 sf). There were a few larger lots along Main Street. It was approved under Planning Commission Resolution 1997-62, and modified several times by the Planning Commission after that at the request of the developer.

The original PUD was built at a slightly lower density than planned. The original plan anticipated building some 4-bedroom homes, but only 2 and 3-bedroom homes were built. This means that the current proposal to convert two large lots into five smaller lots is allowed within the density that was originally approved for the PUD.

The proposed houses are primarily two-story with peaked roofs, lap siding, and covered entries or porches. They are fairly similar to the existing homes within the Creekside neighborhood. The CC&Rs require any new homes to first be reviewed and approved by the Creekside Homeowners Association architectural review committee; the CC&Rs are not enforced by the city, but this will provide another check on compatibility.

G. PRELIMINARY STAFF RECOMMENDATION: The preliminary staff recommendation is made in the absence of public hearing testimony, and may be modified subsequent to the close of the public hearing. At this writing, staff recommends the following motion:

Move to adopt Planning Commission Order 2013-02, which approves the requested planned unit development preliminary plan with the attached conditions.



**AN ORDER APPROVING PUD-13-001 FOR A PLANNED UNIT DEVELOPMENT
DIVIDING TWO EXISTING LOTS IN THE CREEKSIDE PUD INTO FIVE SMALLER
LOTS FOR SINGLE FAMILY HOMES AT 1507 N. MAIN STREET, YAMHILL
COUNTY TAX LOTS 3218AC-1700 & -1704**

RECITALS

1. Del Boca Vista, LLC submitted an application for preliminary plan approval of a planned unit development including five lots for single family homes at 1507 N. Main Street, Yamhill County tax lots 3218AC-1700 & -1704.
2. After proper notice, the Newberg Planning Commission held a hearing on February 13, 2013 to consider the application. The Commission considered testimony, and deliberated.
3. The Newberg Planning Commission finds that the application meets the applicable criteria as shown in the findings shown in Exhibit "A".

The Newberg Planning Commission orders as follows:

1. The planned unit development preliminary plan application PUD-13-001 is hereby approved, subject to the conditions contained in Exhibit "B". Exhibit "B" is hereby adopted and by this reference incorporated.
2. The findings shown in Exhibit "A" are hereby adopted. Exhibit "A" is hereby adopted and by this reference incorporated.
3. This order shall be effective February 28, 2013 unless appealed prior to that date.
4. This order shall expire one year after the effective date above if the applicant does not apply for final plan approval by that time, unless an extension is granted per Newberg Development Code 15.240.020.

Adopted by the Newberg Planning Commission this 13th day of February, 2013.

ATTEST:

Planning Commission Chair

Planning Commission Secretary

List of Exhibits:

- Exhibit "A": Findings
- Exhibit "B": Conditions

**Exhibit “A” to Planning Commission Order 2013-02
Findings –File PUD-13-001
Homes at Creekside planned unit development**

A. Applicable Planned Unit Development Criteria: Newberg Development Code 15.240.030(C)

Type III Review and Decision Criteria: Preliminary plan consideration shall be reviewed through the Type III procedure. Decisions shall include review and recognition of the potential impact of the entire development, and preliminary approval shall include written affirmative findings that:

1. The proposed development is consistent with standards, plans, policies and ordinances adopted by the city; and

Finding: The Creekside planned unit development (PUD) is a 52-lot development approved by the Planning Commission in 1997 under Resolution 1997-62. The plan set aside large tracts in the stream corridor and created a mix of small lots (approximately 3,700-4,500 square feet) and very small lots (approximately 2,000-2,500 square feet) for single family homes. There were a few larger lots along Main Street, which were likely created to accommodate existing homes. At that time the Planning Commission found that the proposed PUD was consistent with the Low Density Residential comprehensive plan designation and the plans and policies of the city. The primary argument for approving smaller residential lots was that two large tracts were set aside in the stream corridor, which allowed density to be transferred to the buildable parts of the property. There was also a desire to create market-rate affordable housing.

The proposed Homes at Creekside preliminary PUD plan would divide two large lots at 1507 N. Main Street (lots 4 and 5 of the Creekside planned unit development) into five lots for new single family homes. The two large lots at 1507 N. Main Street total approximately 23,882 square feet. The application would remove the existing buildings and divide the property into five lots, ranging in size from 4,532 square feet to 5,478 square feet. Each new single family home would have two off-street parking spaces. This application is a modification of the original Creekside planned unit development, so it requires a review by the Planning Commission.

The original Creekside PUD was built at a slightly lower density than planned. The original plan anticipated building some 4-bedroom homes, but only 2 and 3-bedroom homes were built. This means that the proposal to convert two large lots into five smaller lots is allowed within the density that was originally approved for the PUD.

The development standards for the Creekside PUD were modified several times by the Planning Commission over the years at the request of the developer.

The applicable Creekside development standards for developing the proposed lots in the Homes at Creekside PUD are:

- One single family detached home per lot
- Front setback: 15 feet minimum, 20 feet maximum

- Side setback: 5 feet minimum
- Rear setback: 15 feet minimum
- Lot coverage: 40% maximum
- CC&Rs: There are also adopted CC&Rs for the Creekside PUD that apply to the site. The city does not enforce CC&Rs, but the CC&Rs do require that any new houses first be reviewed by the architectural review committee of the Creekside Homeowners Association.

In recent years the City has made several policy and development code changes to attempt to make housing more affordable and to meet target densities. The minimum lot size in R-1, for example, was reduced from 7,500 square feet to 5,000 square feet. The minimum lot size in R-2 was reduced from 5,000 square feet to 3,000 square feet. The proposed Homes at Creekside lot sizes are similar to the rest of the lot sizes within the Creekside PUD, and are in line with the city’s goals for affordable market-rate housing. The overall proposal is consistent with the city’s adopted goals, plans and policies.

2. The proposed development’s general design and character, including but not limited to anticipated building locations, bulk and height, location and distribution of recreation space, parking, roads, access and other uses, will be reasonably compatible with appropriate development of abutting properties and the surrounding neighborhood; and

Finding: The proposed development will consist of five new single family detached homes. Four are expected to be two-story, and one is expected to be one-story. The homes will have peaked roofs, lap siding, and covered entries or porches similar to other houses within Creekside. The bulk and height of the housing will be comparable to existing homes nearby. The anticipated house locations will place the sides of the new houses facing the existing homes north and south of the site, which should help protect the privacy of the existing houses. The original Creekside PUD created shared open space in the stream corridor, so these five homes are not required to create additional neighborhood open space or recreation area. The site is across the street from Jaquith Park, which provides additional recreation opportunities. The proposed development will be reasonably compatible with the abutting properties and surrounding neighborhood.

3. Public services and facilities are available to serve the proposed development. If such public services and facilities are not at present available, an affirmative finding may be made under this criterion if the evidence indicates that the public services and facilities will be available prior to need by reason of:

a. Public facility planning by the appropriate agencies; or

b. A commitment by the applicant to provide private services and facilities adequate to accommodate the projected demands of the project; or

c. Commitment by the applicant to provide for offsetting all added public costs or early commitment of public funds made necessary by the development; and

Finding: There are public water and sanitary sewer lines adjacent to the site. The houses can extend

laterals to the lines in Main Street or Parkside Court, as shown on the preliminary plan. The Fire Marshall has commented: 1) Install hydrants per code; 2) Parkside Ct. may require "no parking" signage. Parkside Court has paving and curbs adjacent to the site, with a sidewalk on the west side of the street. Main Street is improved with paving, curb and sidewalk adjacent to the site. The applicant will need to repair any existing sidewalk problems, replace the curb where driveways are being removed, and build new driveway approaches. The four proposed new driveway approaches on Main Street may create confusion and a potential safety problem because they are so close together. The plan would be improved if at least two of the driveways were combined, which would provide more separation between driveway approaches. The applicant should propose a plan that would reduce the number of driveways on Main Street to two or three; this may require an additional access easement, and may require changes to the house layouts.

The applicant proposes to connect roof drains and foundation drains to storm laterals and discharge stormwater through weep holes in the curb in front of each lot. Lots 1, 2 and 3 will drain to Main Street, and lots 4 and 5 will drain to Parkside Court. The applicant will be removing two existing buildings, so the net increase in impervious surface is less than it might appear. The applicant proposes to use pervious concrete for the driveways, and estimates that the net increase in impervious area will be 2,478 square feet. The applicant will submit a drainage study to the City to determine what storm water quality or detention facilities will be necessary.

The overhead power/cable/telephone lines along Main Street are not required to be undergrounded because the existing utility lines in the area are primarily overhead and are unlikely to be changed. All of the utility lines to the new houses must be placed underground.

4. The provisions and conditions of this code have been met; and

Finding: The proposed Homes at Creekside PUD meets the provisions for a PUD, and the proposed houses will meet the development standards set by the PUD and the development code.

5. Proposed buildings, roads, and other uses are designed and sited to ensure preservation of features, and other unique or worthwhile natural features and to prevent soil erosion or flood hazard; and

Finding: The site is part of the Creekside PUD, which preserved the stream corridor area as common open space within the PUD. The applicant intends to save some of the existing trees on the site. The flat nature of the site will minimize soil erosion and flood hazards.

6. There will be adequate on-site provisions for utility services, emergency vehicular access, and, where appropriate, public transportation facilities; and

Finding: The site has emergency vehicular access from Main Street and Parkside Court. The on-site utility lines are adequate to serve the houses. The Fire Marshall has commented: 1) Install hydrants per code; 2) Parkside Ct. may require "no parking" signage.

7. Sufficient usable recreation facilities, outdoor living area, open space, and parking areas will be conveniently and safely accessible for use by residents of the proposed development; and

Finding: The Creekside PUD has common open space along the stream corridor, and Jaquith Park is located across Main Street. The individual houses will have rear yards for private recreation and outdoor living area, and each house will have at least two off-street parking spaces. These facilities will be conveniently and safely accessible for use by residents of the proposed development.

8. Proposed buildings, structures, and uses will be arranged, designed, and constructed so as to take into consideration the surrounding area in terms of access, building scale, bulk, design, setbacks, heights, coverage, landscaping and screening, and to assure reasonable privacy for residents of the development and surrounding properties.

Finding: The proposed new houses are similar in scale, design and bulk to the existing single family homes in the surrounding area. The house designs are required to meet the design provisions noted in the Creekside PUD CC&Rs:

- a) Black composition shingle roofing.
- b) Garages setback a minimum of 5 feet from the front of the dwelling.
- c) 6:12 minimum roof pitch.
- d) Lap siding

The building layout will place the sides of the new houses facing the back yards of the existing houses, which will protect privacy better than facing the backs of the new houses against the backs of the existing houses. On the whole, the proposed new houses take into consideration the design and privacy of the surrounding houses.

B. Additional Criteria: Newberg Development Code 15.240.020

F. Density: Except as provided in NMC 15.302.040 relating to sub districts, dwelling unit density provisions for residential planned unit developments shall be as follows:

1. Maximum Density.

a. Except as provided in adopted refinement plans, the maximum allowable density for any project shall be as follows:

District	Density Points
R-1	175 density points per gross acre, as calculated in subsection (F)(1)(b) of this section
R-2	310 density points per gross acre, as calculated in subsection (F)(1)(b) of this section
R-3	640 density points per gross acre, as calculated in

District	Density Points
	<i>subsection (F)(1)(b) of this section</i>
RP	<i>310 density points per gross acre, as calculated in subsection (F)(1)(b) of this section</i>
C-1	<i>As per required findings</i>
C-2	<i>As per required findings</i>
C-3	<i>As per required findings</i>

b. Density point calculations in the following table are correlated to dwellings based on the number of bedrooms, which for these purposes is defined as an enclosed room which is commonly used or capable of conversion to use as sleeping quarters. Accordingly, family rooms, dens, libraries, studies, studios, and other similar rooms shall be considered bedrooms if they meet the above definitions, are separated by walls or doors from other areas of the dwelling and are accessible to a bathroom without passing through another bedroom. Density points may be reduced at the applicant's discretion by 25 percent for deed-restricted affordable dwelling units as follows:

Density Point Table

Dwelling Type	Density Points: Standard Dwelling	Density Points: Income-Restricted Affordable Dwelling Unit
<i>Studio and efficiency</i>	<i>12</i>	<i>9</i>
<i>One-bedroom</i>	<i>14</i>	<i>11</i>
<i>Two-bedroom</i>	<i>21</i>	<i>16</i>
<i>Three-bedroom</i>	<i>28</i>	<i>21</i>
<i>Four or more bedrooms</i>	<i>35</i>	<i>26</i>

The density points in the right-hand column are applicable to income-restricted affordable dwelling units, provided the dwelling units meet the affordability criteria under NMC 15.242.030 regarding affordable housing requirements for developments using the flexible development standards.

2. Approved Density. The number of dwelling units allowable shall be determined by the hearing authority in accordance with the standards set forth in these regulations. The

hearing authority may change density subsequent to preliminary plan approval only if the reduction is necessary to comply with required findings for preliminary plan approval or if conditions of preliminary plan approval cannot otherwise be satisfied.

3. Easement Calculations. Density calculations may include areas in easements if the applicant clearly demonstrates that such areas will benefit residents of the proposed planned unit development.

4. Dedications. Density calculations may include areas dedicated to the public for recreation or open space.

5. Cumulative Density. When approved in phases, cumulative density shall not exceed the overall density per acre established at the time of preliminary plan approval.

Finding: The Creekside PUD was approved with 1,498 density points (175 points per R-1 acres x 8.56 acres = 1,498). The 8.56 acres includes open space land within the stream corridor. The developer did not use all of the available density, as they decided not to build any 4-bedroom houses. The applicant for the Homes at Creekside PUD has calculated that development, excluding lots 4 and 5, used 1,351 density points. The existing house at lot 4 will be removed, which means that there are 147 density points that can be used for the site. The applicant proposes to build five 3-bedroom houses, which at 28 density points apiece add up to 140 density points. The applicant's proposal therefore conforms to the density originally approved for the Creekside PUD.

H. Professional Coordinator and Design Team.

Finding: Neil Fernando of Emerio Design will serve as the professional coordinator and engineer. Greg Larson is the architect for the houses.

J. Lot Coverage: Maximum permitted lot and parking area coverage as provided in this code shall not be exceeded unless specifically permitted by the hearing authority in accordance with these regulations.

Finding: Lot coverage is limited to 40% by previous approvals.

K. Height: Unless determined by the hearing authority that intrusion of structures into the sun exposure plane will not adversely affect the occupants or potential occupants of adjacent properties, all buildings and structures shall be constructed within the area contained between lines illustrating the sun exposure plane (see Appendix A, Figure 8 and the definition of "sun exposure plane" in NMC 15.05.030). The hearing authority may further modify heights to:

- 1. Protect lines of sight and scenic vistas from greater encroachment than would occur as a result of conventional development.*
- 2. Protect lines of sight and scenic vistas.*
- 3. Enable the project to satisfy required findings for approval.*

Finding: The PUD code has a "sun exposure plane" requirement that is intended to prevent the homes from shading each other or adjoining homes. The applicant has calculated that the proposed homes on lots 1, 4 and 5 will comply with the sun exposure plane. The homes on lots 2 and 3 come close to meeting the requirement; the roof ridge on these houses will be required to have an east-west orientation to minimize shading on the property to the north (this means that the roof slopes down toward the northern property line).

N. Usable Outdoor Living Area: All dwelling units shall be served by outdoor living areas as defined in this code. Unless waived by the hearing authority, the outdoor living area must equal at least 10 percent of the gross floor area of each unit. So long as outdoor living area is available to each dwelling unit, other outdoor living space may be offered for dedication to the city, in fee or easement, to be incorporated in a city-approved recreational facility. A portion or all of a dedicated area may be included in calculating density if permitted under these regulations.

Finding: The back yards of the proposed houses are greater than 10% of the gross floor area of each unit, and exceed the usable outdoor living area requirement.

Q. Design Standards: The proposed development shall meet the design requirements for multi-unit residential projects identified in NMC 15.220.060. A minimum of 40 percent of the required points shall be obtained in each of the design categories.

Finding: NMC 15.220.060 provides the following design requirements for multi-unit residential projects:

Design Review	Possible Points	Points
<i>Site Design Elements</i>		
Consolidate green space	3	
Preserve existing natural features	3	1
Use front setback to build a street edge	3	2
Place parking lots on sides or back of projects	3	
Create "outdoor rooms"	2	
Provide good quality landscaping	2	2
Landscape at edges of parking lots	2	
Use street trees and vegetative screens	1	1
Use site furnishings to enhance open space	1	
Keep fences "neighborly"	1	1
Use entry accents	1	
Use appropriate outdoor lighting	1	1

<i>Building Design Elements</i>		
Orient buildings toward the street	3	3
Respect the scale and patterns of nearby buildings	3	2
Break up large building planes into bays	3	
Provide variation in repeated units	3	2
Building materials:	1 each	2
a) wood or wood-like siding		
b) shingles on roof or upper portions		
c) brick at base of walls or chimneys		
d) wood or wood-like sash windows		
e) wood or wood-like trim		
Incorporate historical architectural elements	2	
Keep car shelters accessory to building	2	2
Provide a front porch at every main entry	2	
Use slope roofs at a pitch of 3:12 or steeper	2	2
Total		8+13 = 21

The project is required to earn at least 14 points. The project earns 21 points, and at least 40% of the required points are obtained in each design category (Site Design & Building Design Elements).

B. Buildings and Permitted Uses – Newberg Development Code 15.240.020(G)

A. Buildings and Uses Permitted. Buildings and uses in planned unit developments are permitted as follows:

1. R-1, R-2, R-3 and RP Zones.

a. Buildings and uses permitted outright or conditionally in the use district in which the proposed planned unit development is located.

b. Accessory buildings and uses.

c. Duplexes.

d. Dwellings, single, manufactured, and multiple-family.

e. Convenience commercial services which the applicant proves will be patronized mainly by the residents of the proposed planned unit development.

2. C-1, C-2 and C-3 Zones.

a. When proposed as a combination residential-commercial planned unit development, uses and buildings as listed in subsection (G)(1) of this section and those listed as permitted outright or conditionally in the use district wherein the development will be located.

b. When proposed as a residential or commercial planned unit development, uses and buildings as permitted outright or conditionally in the use district wherein the development will be located.

3. M-1, M-2 and M-3 Zones. *Uses and buildings as permitted outright or conditionally in the use district wherein the development will be located.*

4. M-4 Zone. *Uses and buildings as permitted outright or conditionally in the use district wherein the development will be located. Proposed sites, structures and uses must work together to support a common theme, product or industry. Applicants for an industrial planned development in M-4 must demonstrate conformance with any adopted master plan for the subject area and provide a plan describing how the proposed structures and uses will work together to support a common theme, product or industry. Prior to subdivision, covenants must limit occupancy to the types of industrial and related uses identified in the development plan.*

Finding: The proposed single family detached homes are allowed uses in the R-1/PD zone.

C. Applicable Newberg Comprehensive Plan Section: Public Facilities and Services, All Facilities and Services Policy #1.h.

The policy states that new residential areas shall have: paved streets, curbs, pedestrian ways, water, sewer, storm drainage, street lights and underground utilities.

Finding: Most of these facilities were constructed as part of the Creekside PUD. The applicant's proposal will conform to these standards. The overhead power/cable/telephone lines along Main Street are not required to be undergrounded because the existing utility lines in the area are primarily overhead and are unlikely to be changed. All of the utility lines to the new houses must be placed underground.

D. Conclusion: Based on the above-mentioned findings, the application meets the required criteria within the Newberg Development Code, subject to completion of the attached conditions.

**Exhibit “B” to Planning Commission Order 2013-02
Conditions –File PUD-13-001
Homes at Creekside PUD**

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

1. **Revised Preliminary Plan:** Provide a revised preliminary PUD plan that shows the following:
 - a. Show the existing 10 foot wide public utility easement along the street frontages (see the Creekside Phase 1 recorded plat).
 - b. Continue the white rail fence of the Creekside development along the Main Street frontage for continuity of design.
 - c. The Fire Marshall has commented: 1) Install hydrants per code; 2) Parkside Ct. may require "no parking" signage. Verify and show on the plans.
 - d. House designs: Submit house designs that meet the Creekside CC&R compatibility standards.
 - i. Black composition shingle roofing.
 - ii. Garages setback a minimum of 5 feet from the front of the dwelling.
 - iii. 6:12 minimum roof pitch.
 - iv. Lap siding
 - e. Site plans: Submit site plans that show that the houses meet the Creekside development standards:
 - i. One single family detached home per lot
 - ii. Front setback: 15 feet minimum, 20 feet maximum
 - iii. Side setback: 5 feet minimum
 - iv. Rear setback: 15 feet minimum
 - v. Lot coverage: 40% maximum
 - f. Lots 2 and 3: Submit house designs that show that the roof ridges on these houses have an east-west orientation to minimize shading on the property to the north (this means that the roof slopes down toward the northern property line).
 - g. Main Street driveways: Propose a plan that would reduce the number of driveways on Main Street to two or three. The goal is to decrease confusion and increase separation between driveway approaches. This may require an additional access easement, and may require changes to the house layouts.
2. **Construction Plans:** Submit engineered construction plans for review and approval of all utilities and public street improvements. The plans must note the following:

- a. Utilities:
 - i. Each lot needs separate utility lines.
 - ii. All utilities on the lots must be undergrounded, including power, cable and telephone lines. The overhead power/cable/telephone lines along Main Street are not required to be undergrounded.
 - iii. Location of all fire hydrants must meet the Fire Code.
 - iv. Stormwater: Show pervious concrete driveways, and submit a drainage study to the City to determine what storm water quality or detention facilities will be necessary.
- b. Streets:
 - i. Replace any unused driveway approaches, and indicate on the plans that sidewalks will be repaired as needed along the entire frontage.

- 3. **Street Tree Plan:** Provide a landscape plan that identifies all planned tree species for street trees in accordance with NDC 15.420.010. The trees should be small types because of the existing overhead power lines on Main Street and the narrow planter strip. A landscape bond will be required for installation of street trees.
- 4. **Grading:** Obtain a city grading permit prior to grading.

B. 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 them in accordance with city policy. Complete construction and call for a walk-through inspection with the Engineering Division (503-537-1273).
 - a. Install hydrants as needed to comply with the Fire Code.

C. Final Plat Application: In accordance with NDC 15.240.040, submit the following for City review of the final plan application. Construction improvements should be substantially complete at this point.

- 1. **Lapse of Approval.** If the applicant fails to submit material required for consideration at the next step in accordance with the schedule approved at the previous step or, in the absence of a specified schedule, **within one year** of such approval, the application as approved at the previous step expires. If the applicant fails to obtain a building permit for construction in accordance with the schedule as previously approved, or in the absence of a specified schedule, within three years of a preliminary plan approval, preliminary and final plan approvals expire. Prior to expiration of plan approval at any step, the hearing authority responsible for approval may, if requested, extend or modify the schedule, providing it is not detrimental to the

public interest or contrary to the findings and provisions specified herein for planned unit developments. Unless the preliminary plan hearing authority provides to the contrary, expiration of final plan approval of any phase automatically renders all phases void that are not yet finally approved or upon which construction has not begun.

2. **Application Materials:**

- a. Type I application form (found either at City Hall or on the website – www.newbergoregon.gov in the Planning Forms section) with the appropriate fees.
- b. A current title report (within 6 months old) for the property. Include copies of all existing easements and CC&Rs that pertain to the property.
- c. A written response to these Conditions of Approval that specifies how each condition has been met.
- d. Two blue-line copies of the final partition plats for preliminary review by the City Engineering Division. Engineering will make red-line comments on these sheets for your surveyor/engineer to correct prior to printing final Mylar copies.
- e. Any other documents required for review.

3. **Dedications/Easements Required:** The plat must show the following:

- a. Easements:
 - i. All utility, sanitary sewer, water and storm drainage easements to the City.
 - ii. 10 ft utility easements along all frontages.

4. **Documents Required:** Provide the following documents for review and approval:

- a. A bond for street tree planting in an amount to be approved by the Planning Division.

5. **Final Mylar Copies of the Partition Plats:** Submit final mylar copies of the corrected final partition plats (after red-line corrections have been made).

- a. Three sets (one original and two copies), 18 inches by 24 inches in size, of the final partition plans drawn in black India ink in clear and legible form. Original plats shall be in substantial conformity to the approved tentative plan and shall conform to the Yamhill County Surveyor's specifications and requirements.

6. **Required Signatures:** According to NDC 15.235.180, approval of a final partition plat must be acknowledged and signed by the following:
 - a. Planning and Building Director
 - b. The County Assessor
 - c. The County Surveyor
 - d. The City Recorder
7. **Recording:** Deliver the approved plat to the office of the County Clerk for recording. The County Clerk's office is located at 414 NE Evans St, McMinnville, OR 97128.
8. **Copy returned to the City:** Return an exact mylar copy of the recorded plat to the Director to complete the plat process. The land division will not be considered final until the copy is returned to the Director. No permits will be issued for any development on the property after the plat is signed until the copy is returned.

D. 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 this 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. **Frontier:** The developer must coordinate trench/conduit requirements with Frontier. Contact the Engineering Division, Frontier, at 541-269-3375.
4. **Addresses:** The Planning Division will assign addresses for the new lots. Planning Division staff will send out notice of the new addresses after they receive a mylar copy of the recorded final plat.

Attachment 1: Aerial Photo of neighborhood



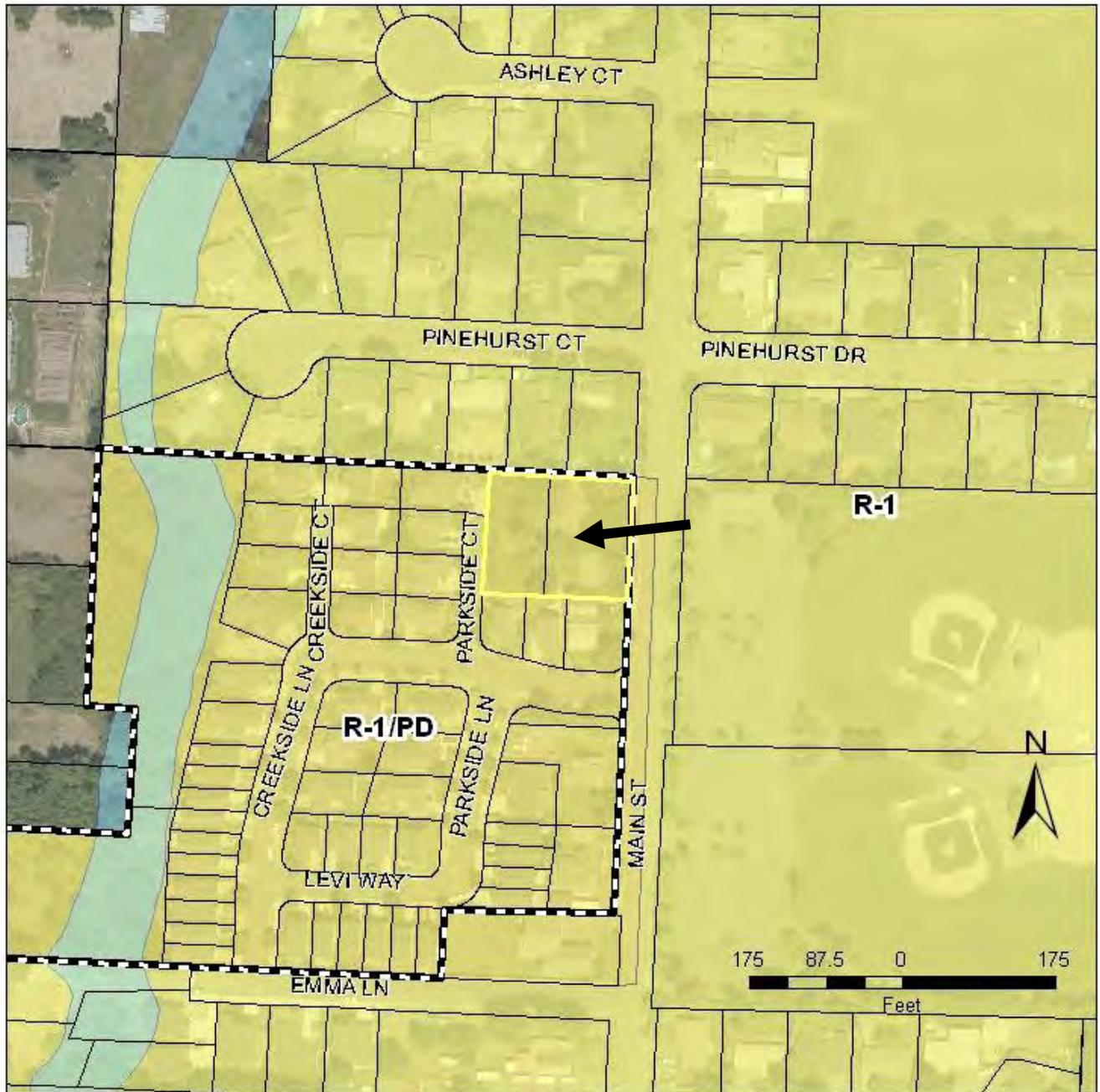
Aerial photo of site within original (1997) Creekside planned unit development



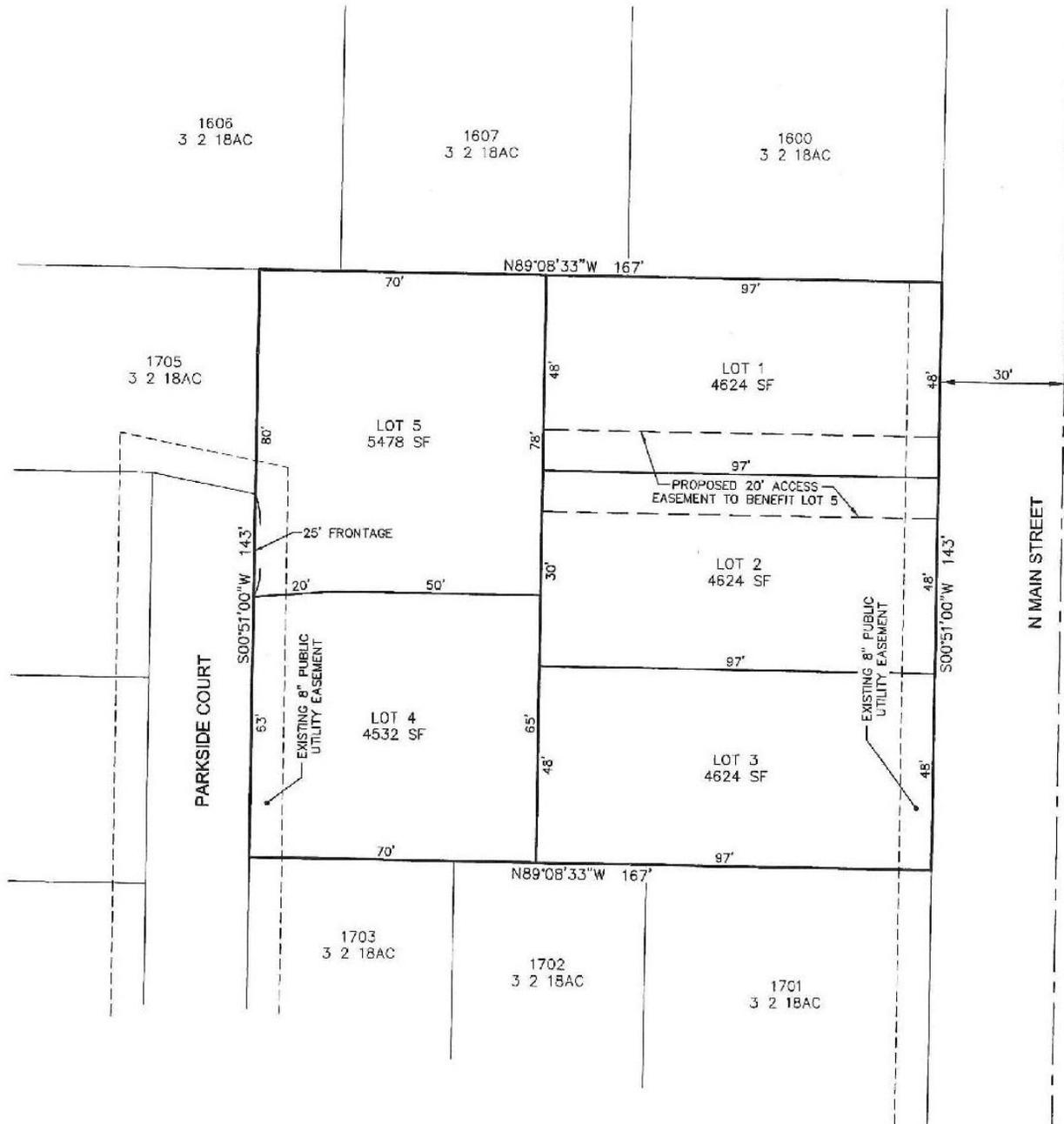
Aerial photo of site



Attachment 2: Zoning



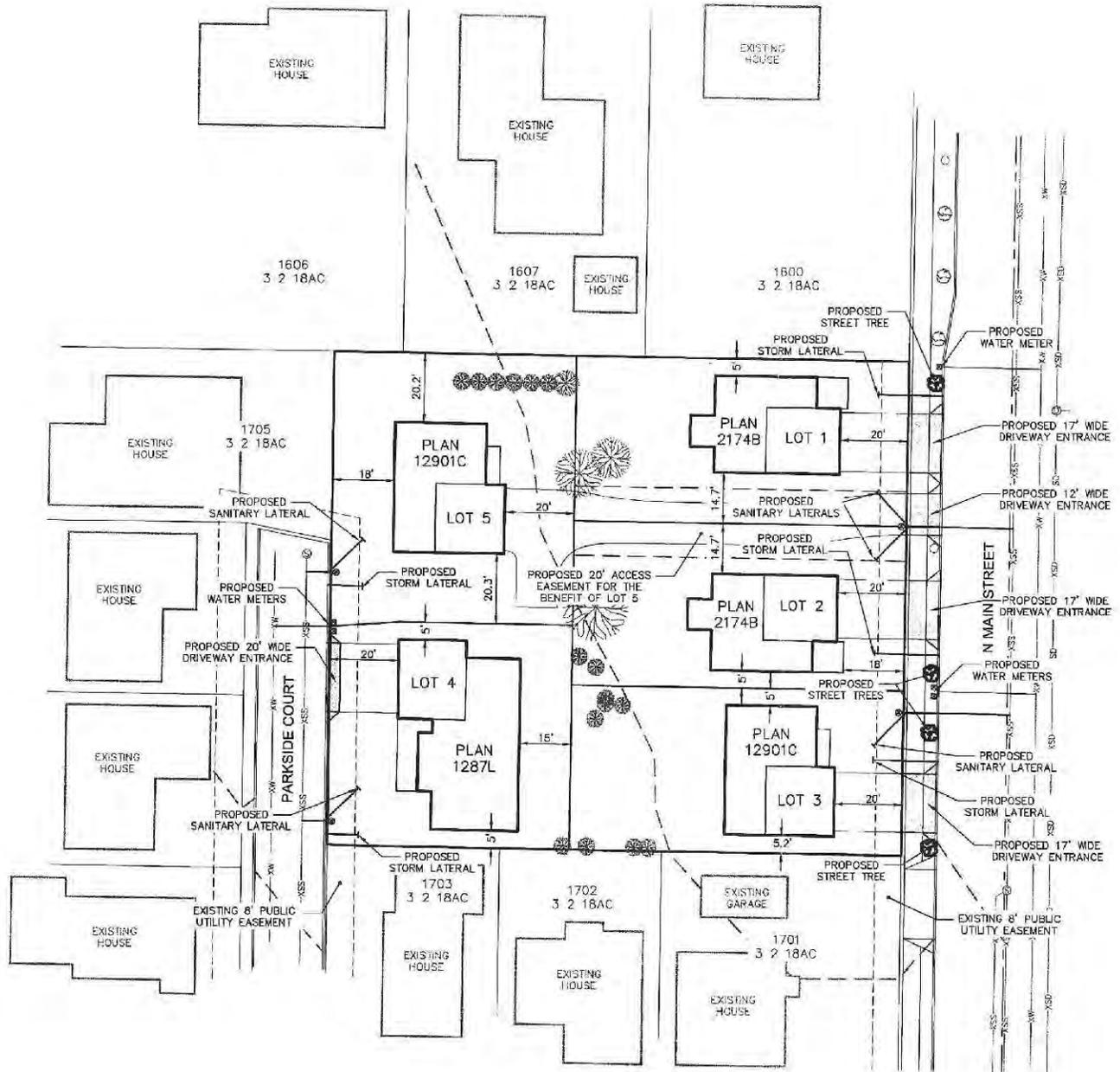
Attachment 3: Preliminary Plat



"Working Together For A Better Community-Serious About Service"

Z:\WP5FILES\FILES.PUD\2013\PUD-13-001 Homes at Creekside\PUD-13-001 Homes at Creekside staff report.doc

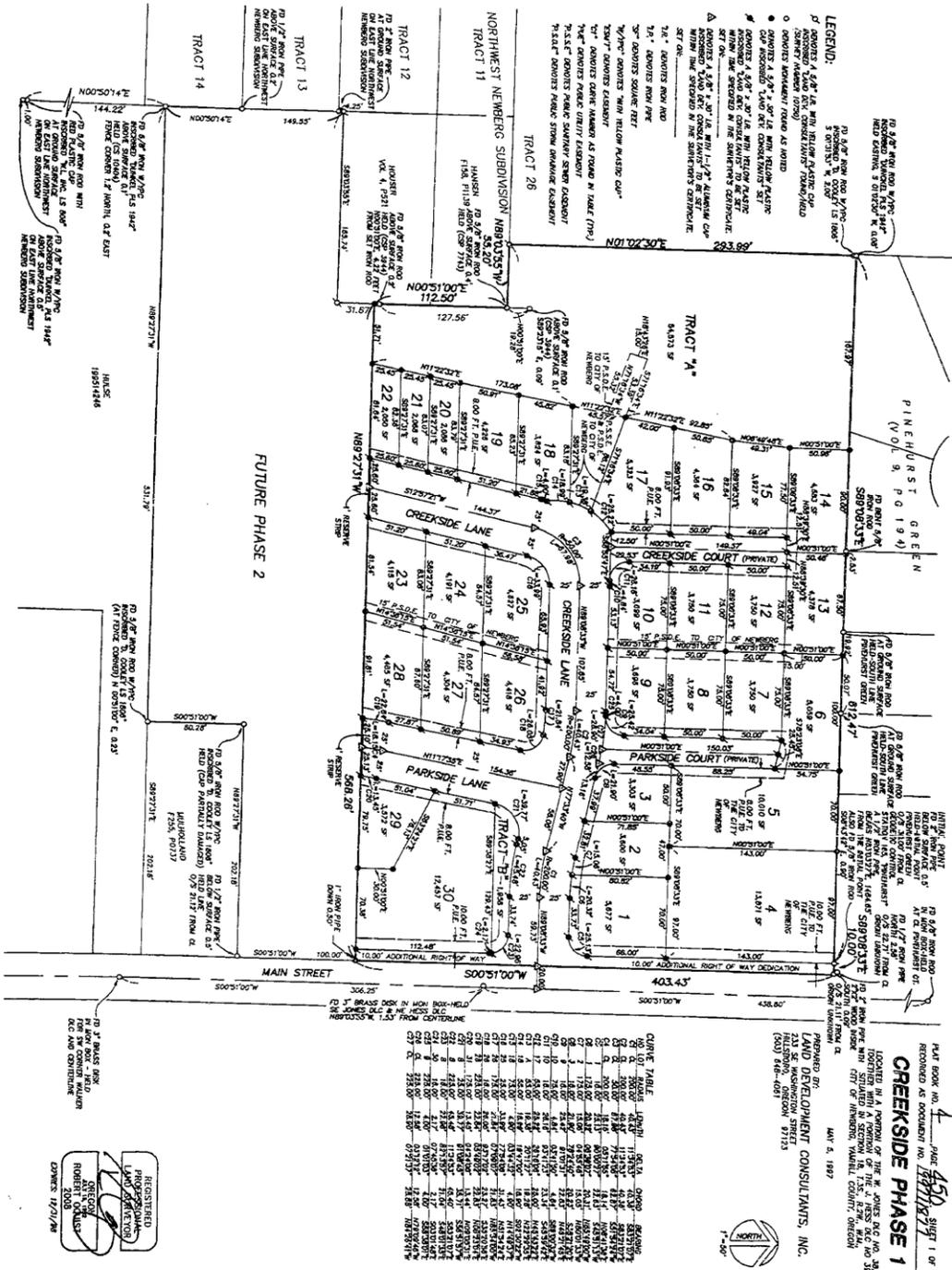
Attachment 4: Preliminary PUD Plan



"Working Together For A Better Community-Serious About Service"

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Attachment 5: Original Creekside PUD plat - Phase 1 & 2



"Working Together For A Better Community-Serious About Service"
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Recorded in Yamhill County, Oregon
CHARLES STERN, COUNTY CLERK

55.00

199719743 12:07pm 11/26/97

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**CREEKSIDE
COVENANTS, CONDITIONS, AND RESTRICTIONS**

Pertaining to and affecting Creekside , a sub-division, the plat of which is recorded in the Office of the County Clerk for Yamhill County, Oregon, and all other plats contiguous thereto or joined thereto by successive contiguous plats which in the future shall be recorded by Declarant(s) or their successor in interest, and to which these declared conditions and restrictions shall be made applicable by declaration of the owner or owners or dedicator of any such plat.

Declarant(s) hereby certify and declare they have established and do hereby establish the following general plan, including, but not limited to, the Conditions and Restrictions herein defined, for the improvement, protection, and benefit of property in Creekside, a sub-division the plat of which is recorded in the Office of the County Register of Deeds for Yamhill County, Oregon, and all other plats which in the future shall be recorded by Declarant(s), or their successors in interest, and to which these declared conditions and restrictions shall be made applicable by the declaration of the owner or owners or dedicator of any such plat, which plat(s), individually and collectively, are referred to herein as Creekside and does hereby establish the following conditions, restrictions, and covenants subject to which each and all residential lots, single family dwellings, and residential residences of every kind and to any other buildings of any nature or purpose in Creekside, all of which are herein referred to as "Residence", shall be held, used, occupied, leased, sold, or conveyed; each and all of which shall run with the land and shall inure to the benefit of, be imposed upon, and pass to the successor in interest of each and all said residence as a servitude in favor of and enforceable by the owner or owners or any other of such residence.

1.0 CONDITIONS, RESTRICTIONS, COVENANTS

- 1.1 **LAND USE.** The general plan for location of residence, recreational, and other buildings for public or common use, commercial area, and recreation areas, and offices shall be as specified in the Creekside recorded plat(s). Only single family dwellings and amenities related to any thereof, shall be constructed or maintained in areas designated for residential purposes only; provided, exceptions or as provided in Section 1.10. Provided however, as long as Declarant(s) or their successor in interest shall own property in Creekside it shall be entitled to maintain a sales office and such model homes as it, in its sole discretion, shall determine to be necessary or helpful to the sale of residence in the development.
- 1.2 **ALTERATIONS AND ADDITIONS, TEMPORARY STRUCTURES, ETC.** No exterior alteration or addition shall be made to any premises without the prior written approval of the Declarant(s) or the Association as provided in Section 1.10 and 2.0 et seq.
- 1.3 **FENCES, HEDGES, AND WALLS.** On all lots no fence, hedge, structure, or wall (other than a necessary retaining wall) shall be constructed or exist between the setback line and the property line without the prior written approval of the Declarant(s) or as provided in Section 1.10. No planting or structure obstructing vision at roadway intersections or driveways, shall be permissible or maintained.

11/24/97
CREEKSIDE CC&R'S.WPS

**COVENANTS , CONDITIONS,
AND RESTRICTIONS**

NORTHWEST TITLE COMPANY - C

- 1.4 **ANIMALS.** No livestock or poultry of any kind shall be raised, kept, or bred on any residence. Other than a maximum of two household pets, no animals or fowl shall be kept or allowed to be kept on any lot or residential premises. Household pets may not be kept, bred, or maintained for a commercial purpose. Dogs shall be controlled as provided by ordinance of the City of Newberg. Dogs shall be confined to the dwelling or by fully enclosed fencing of the rear portion of the lot in a manner that fully restricts exterior vision of the animal, and dogs shall not be permitted to run free or otherwise to be or become a nuisance or source of annoyance to other residents.
- 1.5 **SIGNS.** No sign shall be erected or displayed upon any residence or building without prior written permission as provided in Section 1.10; provided, such permission shall not be required for one sign no larger than 6 inches by 24 inches displaying the name and/or address of the occupant; or for one temporary sign no larger than 18 inches by 24 inches advertising the property for sale or rent; or for temporary community decorations, but such signs must be removed upon the sale, rental of the residence, or conclusion of the community project.
- 1.6 **USE OF PROPERTY.** No dwelling is to be used for the conduct of business or for any commercial purpose unless prior written approval is obtained as provided in Section 1.10. No oil or gas well, mine or quarry, or equipment therefore and no appliance or structure for business purposes shall be located or operated on any of said property designated as residential premises. Installation of flag poles, radio antennae, satellite dish(es), exterior-mounted television antennae, exterior machinery for cooling and/or heating, structures detached from the residence are prohibited on or about residence or buildings unless prior written approval is obtained as provided in Section 1.11. Drying lines or apparatus shall be screened from exterior view. Garbage and other waste shall be kept in sanitary containers away from public view and regularly disposed of ; and nothing shall be done which may constitute a nuisance or aesthetic burden to the neighborhood or other occupants.
- 1.7 **LANDSCAPE AND MAINTENANCE.** To provide uniformity, all front yards of residences shall be landscaped by builder prior to occupancy of residence in a pattern as established by Declarant(s). Additional landscaping of yards shall be completed within a reasonable time, but in any event, within eight (8) months after building completion, and shall conform to the general pattern of others in the community as established in the sole discretion of the Declarant(s). All yards and growth thereof shall be maintained, cultivated, and kept free from insects and diseases.
- 1.8 **SLOPE AND DRAINAGE EASEMENTS.** The owner and occupant of a residence will permit access by the owner or occupant of an adjoining or adjacent residence to slopes or drainage-ways on the property of the former to maintain slopes or drainage facilities for the protection and use of such adjoining or adjacent site. Each owner will not block, hinder, or interfere with the established drainage pattern over his land from adjoining or adjacent land.
- 1.9 **RESTRICTIONS ON RESIDENCE AND OWNERS.**
- A. No clearing, grading, tree cutting, or land filling shall take place on any lot until it has been approved in writing by the Creekside Homeowners Association as provided in Sections 1.10

- B. All residences shall use black composition roofing for roofing purposes unless a variance is approved by a majority vote of the Architectural Control Committee. Samples of all exterior colors and of all exterior siding, brick, stone, or other special materials shall be submitted to the Architectural Control Committee for approval.
- C. No noxious or offensive activity shall be carried out on/upon any residence, nor shall anything be done, grown, or placed upon any lot which interferes with or jeopardizes the enjoyment of other residence owners within this subdivision.
- D. No owner shall permit any vehicle which is in an extreme state of disrepair to be abandoned or to remain parked upon any lot or on any street for a period in excess of forty-eight (48) hours. A vehicle shall be deemed to be in an "extreme state of disrepair" when it is inoperable or it exhibits significant damage that offends the occupants of the neighborhood.
- E. All building and improvements on any lot shall conform to the following criteria and requirements:
- (1) No dwelling shall be permitted if its total floor area, exclusive of porches and garages, is less than one thousand (1,000) square feet total. In the event of two story construction, there shall not be less than five hundred (500) square feet on the first floor.
 - (2) All garages shall be set back a minimum of five (5) feet from the front of the dwelling and conform generally in architectural design and exterior materials and finish to the dwellings to which they are appurtenant.
 - (3) Plans shall accommodate all roof pitches of no less than 6-12 on all dwellings, garages or any other buildings constructed.
 - (4) No outdoor overhead wire or service drop for distribution of electric power or for telecommunication purposes, pole, tower, or other structure supporting outdoor overhead wire(s) shall be erected, placed, or maintained.
 - (5) No healthy, non-hazardous tree on any lot located outside the residence footprint may be removed without approval of the Architectural Control Committee.
 - (6) Any damage to roads or curbs in Creekside which occurs during the course of a residence owner's construction or later shall be the responsibility of that residence owner. Repair of such damage, if not undertaken by the residence owner within sixty (60) days of completion of construction, shall be undertaken by the Creekside Homeowners Association. The cost of such repair shall be billed to and borne by the residence owner and shall be payable within thirty (30) days after it becomes due. Failure to pay for any repair billed shall cause the residence owner to be liable for interest and costs of collection and such unpaid

amounts shall become a lien on the residence owned by the residence owner.

- (7) Easements as shown on the sub-division plat shall be preserved by the respective residence owners. Site improvements shall not be placed so as to interfere with the maintenance of any easement. The owner of any residence which has an easement shall maintain the easement area at his/her expense, except for improvements for which a public authority or utility is responsible.
- (8) The exterior finish of all construction on any lot shall be designed, built, and maintained in such a manner as to blend in with the existing structures and landscaping within this sub-division. The exterior plan and exterior colors must be approved by the Architectural Control Committee. The exterior siding shall be of a lap siding type on sides which face a street. Exterior trim, fences, doors, railings, decks, eaves, gutters and exterior finish on garages and other accessory buildings shall be designed, built, and maintained to be compatible with the exterior of the structures they adjoin. Mailbox and newspaper receptacles placed in front of any lot shall be included in a single structure, using the design provided by Declarant(s), unless otherwise dictated by the U.S. Postal Service.

1.10 GRANT OF WAIVERS OR CONSENTS. Jurisdiction and authority to grant or extend exceptions, variances, waivers, and consents contemplated by the foregoing SECTIONS 1.1 through 1.9, inclusive, shall be exclusively in the Declarant(s) or their successor as developer, during such period as Declarant(s) or their successor shall own any real property in Creekside. Thereafter, the jurisdiction and authority shall be exclusively in the Creekside Homeowners Association, acting through its Board of Directors or designees.

2.0 ARCHITECTURAL CONTROL COMMITTEE

2.1 ARCHITECTURAL REVIEW. No structure, including storage shelters, shall be commenced, erected, placed, or altered on any lot until construction plans and specifications and a plat showing the nature, shape, heights, materials, colors, and proposed location of the structure or change have been submitted to and approved in writing by the Architectural Control Committee ("the Committee"). It is the intent and purpose of this covenant to assure quality of workmanship and materials, harmony of external design with the existing structures as to location, topography, and finished grade elevations to avoid plan repetition. In all cases, the Committee's consent is required.

A. MAJOR CONSTRUCTION. In the case of initial or substantial additional construction of a dwelling or other improvements, the owner shall prepare and submit to the Committee such plans and specifications for the proposed work as the Committee may require. Materials required by the Committee may include, but not necessarily be limited to, the following:

- (1) A plan indicating location of all improvements, including private drainage.

- (2) Drawings showing elevations, exterior materials, and exterior color schemes of all improvements, including the mailbox structure and fencing.
- (3) Drawing showing yard landscape design and location including descriptions of plant materials. The parking strip shall be included in the landscaping plan.

The Committee shall render its decision with respect to the proposal after it has received all required materials.

B. MINOR CONSTRUCTION. In the case of minor additions or remodeling, change of existing exterior color scheme or exterior materials, greenhouse, or swimming pool construction, or any other work not referred to in Section A above, the owner shall submit to the Committee such plans and specifications for the proposed work as the Committee determines to be necessary to enable it to evaluate the proposal. The Committee shall render its decision with respect to the proposal after it has received all required materials.

- 2.2 ARCHITECTURAL CONTROL COMMITTEE DECISION.** The Committee may, at its sole discretion, withhold consent to any proposed work if the Committee finds that the proposed work would be inappropriate for the particular lot or incompatible with the design standards that Declarant(s) intend for the subdivision. Considerations such as siting, shape, size, color, design, height, impairment of the view from other lots within this sub-division, or other effects on the enjoyment or other factors which the Committee reasonably believes to be relevant, may be taken into account by the Committee in determining whether or not to consent to any proposed work.
- 2.3 MEMBERSHIP; APPOINTMENT AND REMOVAL.** The Architectural Control Committee shall initially consist of Declarant(s); thereafter, the Committee shall consist of as many persons as the Declarant may from time to time appoint. The Declarant(s) shall keep a list of names and addresses of Committee members. A member of the Committee shall not be entitled to any compensation for services performed pursuant to these covenants.
- 2.4 LIABILITY.** Neither the Architectural Control Committee nor any member thereof shall be liable to any owner, occupant, builder, or developer for any damage, loss, or prejudice suffered or claimed on account of any action or failure to act by the Committee or a member thereof, provided that the member has, in accordance with actual knowledge possessed by him/her, acted in good faith.
- 2.5 ACTION.** Except as otherwise provided herein, any two members of the Architectural Control Committee shall have power to act on behalf of the Committee, without the necessity of a meeting and without the necessity of consulting the remaining members of the Committee. The Committee must render its decisions in writing.
- 2.6 NON-WAIVER.** Consent by the Committee to any matter proposed to it within its jurisdiction under these covenants shall not be deemed to constitute a precedent or waiver impairing its rights to withhold approval as to any similar matter thereafter proposed or submitted to it for consent.

2.7 **EFFECTIVE PERIOD OF CONSENT.** The Committee's consent to any proposed work shall automatically be revoked on year after issuance unless construction of the work has commenced or the owner has applied for and received an extension of time from the Committee.

3.0 **CREEKSIDE HOMEOWNERS ASSOCIATION.** Creekside Homeowners Association has been duly formed and incorporated as an Oregon non-profit corporation.

3.1 **MEMBERSHIP.** Until changed by amendment of its Articles of Incorporation and its Bylaws, memberships in the Creekside Homeowners Association are as follows:

A. **Proprietary Members.** Each owner of a residential residence in Creekside shall be a Proprietary member, subject to the Bylaws, provided that the purchaser(s) in a contract for the purchase and sale of a residential residence shall be deemed the "owner" of such residential residence for these purposes. Each proprietary member shall be entitled to one vote, and the co-owners shall designate in writing with the secretary of the Creekside Homeowners Association the one of the number who shall exercise the voting rights for such residential residence.

The rights and privileges of a Proprietary Membership shall terminate when the holder of any such Proprietary membership shall cease to qualify as an owner, and his/her certificate of membership shall be void.

B. **Associate Members.** Each lessee, renter, or other occupant of a residence in Creekside not eligible for Proprietary Membership, but who satisfies the conditions of the Bylaws and of these Conditions and Restrictions applicable to Creekside respecting residency in Creekside, shall be an Associate member, which status shall continue in effect during such period as the Associate member shall be an authorized non-proprietary tenant of a residence in Creekside. Associate Membership shall carry all the rights and privileges of Proprietary Membership, except for the right to vote. At any time an Associate member shall cease to be an occupant of a residential residence in Creekside, said member's rights and privileges as an Associate member shall thereupon terminate.

3.2 **ASSESSMENTS, PURPOSE OF ASSESSMENTS, LIENS, AND COLLECTIONS.**

A. **Assessments.** The Creekside Homeowners Association is vested with power and authority to, and shall, assess and collect from time to time from its Proprietary members:

- (1) Annual assessments or charges, and
- (2) Special assessments for capital improvements, such assessments to be fixed, assessed and collected as hereinafter provided.

Such annual and special assessments shall be chargeable ratably based upon each residential residence in Creekside. Each such assessment, together with interest at the rate of nine

(9) percent per annum from the due date on the unpaid balance of the assessment and costs and expenses, and also including a reasonable attorney's fee (whether or not suit is filed, and including any appeal of any decision), incurred in the collection thereof, shall become a charge against the respective residential residence and a continuing lien on the residential residence against which the assessment is made, which lien may be enforced by a suit in equity.

Each owner of a residential residence, by acceptance of a deed therefor, whether or not it shall be so expressed in such deed or other conveyance, is deemed to covenant and agree to pay to the Creekside Homeowners Association each such annual or special assessment; and each such assessment shall be the personal obligation of the owner of such residential residence as of the date the assessment is declared due, as well as a lien against the residential residence. No owner may avoid liability for the assessments provided for herein by non-use of the community by him/herself or any occupant of the residential residence against which the assessment is levied.

- B. **Purpose of Assessments.** The assessments levied by the Creekside Homeowners Association shall be used exclusively for the purpose of promoting the health, safety, welfare, and protection of the residents in Creekside, and in particular for the improvement and maintenance of Creekside and the facilities and planted parkways devoted to this purpose, and related to the use and enjoyment of the common areas and facilities in Creekside.
- C. **Basis of Annual Assessments.** Subject to change as hereinafter provided, the annual assessment shall be Three Hundred Dollars (\$300) per residence. The annual assessment may be increased or decreased effective January 1 or July 1 of each calendar year by action of the Board, without vote of the membership.
- D. **Special Assessments for Capital Improvements.** In addition to the annual assessments authorized above, the Board may levy, effective January 1 or July 1 of each calendar year, a special assessment for the purpose of defraying in whole or in part the cost of any construction or reconstruction, unexpected repair, maintenance, or replacement of any partial improvement described in the notice of the Board meeting at which such action shall be considered.
- E. **Uniform Rate of Assessment.** Unless otherwise provided by action of the Board, both annual and special assessments shall be fixed at a uniform rate per resident of all residential residences and may be collected on an annual basis, or such other basis as the Board shall determine. During any period when the Declarant(s) or their successor in interest as developers, shall own any real property in Creekside any action of the Board fixing any assessment on other than a uniform rate per occupant shall be invalid unless the Declarant(s) or their successors interest as developers, shall concur in writing with that action.

- F. **Subordination of Lien to Mortgages.** The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage encumbering the residence upon which it is levied. Sale or transfer of any residence shall not affect the assessment lien. However, the sale or transfer of any residence which is subject to any mortgage, pursuant to a decree of foreclosure under such mortgage or any proceeding in lieu of foreclosure thereof, shall extinguish the lien of such assessments as to payments thereof which become due prior to such sale or transfer. No sale or transfer shall relieve such residence owner from liability for any assessment thereafter becoming due or from the lien thereof.
- G. **Creekside Homeowners Association Option to Remedy Violations.** The Creekside Homeowners Association, at its option, shall have the power and right at all times, after reasonable notice to the owner and any occupant, and for the account of the owner, to abate and correct any violation of these Declarations of Restrictions, to plant or re-plant, trim, cut back, remove, replace, cultivate, or maintain hedges, trees, shrubs, plants, or lawns; and to clean, paint, repair, replace, and generally maintain the exterior of a residence in neat and good order to conform with the general attractive character of the area. Any and all expenses which may be incurred by the Creekside Homeowners Association pursuant to the Section 3.2G shall be a charge and a lien against the residence involved with a lien enforceable as above provided in this Section 3.2 and shall be the personal obligation of the owner thereof.

4.0 ATTORNEY FEES.

In the event a suit, action, or other legal proceeding shall be instituted to declare or enforce any right or duty created by this agreement, the prevailing party shall be entitled to recover reasonable attorney fees as fixed by the Trial Court and all Appellate Courts, plus any anticipated collection costs associated therewith.

5.0 COMMON FACILITIES.

- 5.1 **DEFINITION.** Within Creekside, Declarant(s) propose to construct certain community facilities for the use, service, or benefit, in common, of the residents of Creekside, or specific portions thereof. These facilities are herein referred to as "Common Facilities" and may include outdoor lighting systems, roads other than those which shall have been accepted by the City of Newberg and incorporated into its road system, sidewalks, and pathways. All roads conveyed shall be maintained at all times in good order sufficient to allow emergency equipment proper access to Creekside. The City of Newberg maintains the right to request the Homeowners make any necessary repairs or maintenance to ensure the safe passage of emergency equipment. Until conveyed to the Creekside Homeowners Association as contemplated by Section 5.2, the Common Facilities shall be under the authority of the Declarant(s) or their nominee, which may be, but need not be, the Homeowners Association, to govern use and control the policies of the Common Facilities. All Homeowners bound by this DECLARATION OF COVENANTS AND RESTRICTIONS shall hereby agree to maintain all common facilities, including but not limited to roads used for public ingress and egress in conformance with the requirements as established by the City of Newberg Planning Department. The cost of the maintenance of the common facilities shall be assessed equally to all residences.

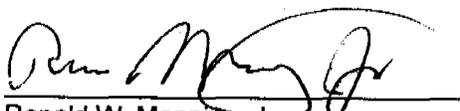
- 5.2 **CONVEYANCE OF COMMON FACILITIES.** At such time or times as the Declarant(s) or their successor(s) shall deem the Creekside Homeowners Association, an Oregon non-profit corporation financially capable of operation of the Common Facilities, they shall convey to the Association some or all of the Common Facilities; provided that any part as conveyed shall be free of debt-encumbrance conveyance at the time of conveyance. The Creekside Homeowners Association shall accept each such conveyance, and thereupon shall be vested with authority to govern the facility or facilities so conveyed and thereafter shall be responsible to operate, maintain, and support the facility, and the Declarant(s) thereafter shall have no control over, or responsibility for, the facility (except as to directors of the Homeowners Association) and shall have no obligation or responsibility, financial or otherwise, with respect thereto, except to provide directors in accordance with the Articles and Bylaws of the Creekside Homeowners Association.

6.0 GENERAL PROVISIONS.

- 6.1 **TERMS.** All of the restrictions, covenants, and agreements therein contained shall apply to all residences in Creekside, and shall be binding upon all parties claiming under Declarant(s) until January 1, 2011, at which time they shall automatically extend for successive periods of five (5) years; unless, effective January 1, 2011, or at the end of any such five-year extension, the membership of the Creekside Homeowners Association, by two-thirds (2/3) vote of those present and voting at a special meeting called for the purpose, shall resolve to terminate these restrictions; provided that, with the concurrence of Declarant(s) or their successor as developer, during such period as either shall own any real property in Creekside, the restrictions may be changed supplanted, or rescinded in any or all particulars at any time by a vote of two-thirds (2/3) of the Board of Directors of Creekside Homeowners Association at any regular or special meeting called for such purpose. Whereupon, any such change shall be binding upon such owners of a residence in Creekside, and their successors in interest and the occupant of such residence. The requirements of maintenance of the common facilities shall be binding upon the Creekside Homeowners Association, irrespective of any vote or termination date set forth herein until such time as the common facilities are accepted by the City of Newberg.
- 6.2 **ENFORCEMENT.** Should any covenant or restriction then in effect be violated, or should an attempt be made to violate any such covenant or restriction, any person owning a residence in Creekside, or the Creekside Homeowners Association, or Declarant(s) or their successor, may prosecute any proceedings in law or inequity to restrain or abate such violation against the responsible person. Costs and expenses incurred by the Homeowners Association pursuant to Section 3.2G shall be considered as having been incurred as agent for the responsible person, and shall constitute a lien thereon as provided in Sections 87.005 ORS et seq.
- 6.3 **SUBORDINATION.** Any breach of the covenants and restrictions contained herein, a re-entry by reason thereof, or judgment or lien resulting therefrom shall be subordinate to any mortgage or deed in trust heretofore or hereafter executed in good faith and for value encumbering a residence, but shall be binding upon and effective against a subsequent purchaser thereof.

A bona fide purchaser for value or mortgagee, without actual or constructive notice of any existing breach of the conditions and restrictions contained herein shall not be bound thereby; provided the Homeowners Association, through its Board of Directors, may execute, acknowledge, and record a Notice of Claim of Breach, setting forth the facts thereof with any monetary amount involved, description of the residence against which the lien is claimed, and name or names of the reputed owners thereof. Such notice, recorded in Yamhill County, shall be public notice of such breach, and constructive notice to any subsequent purchase, but if no action for enforcement thereof has been commenced within one hundred twenty (120 days) after recording, such notice shall expire and the breach described presumed to have been remedied.

- 6.4 SEVERABILITY. Invalidated by judgment or decree of any court of any one or more of these restrictive covenants herein defined or as hereafter duly amended shall in no way affect any of the remaining provisions which shall remain in full force and effect.
- 6.5 BINDING EFFECT. The provisions contained in this DECLARATION, as herein defined or as hereafter duly amended, shall bind and inure to the benefit of, and be enforceable by, the Declarant(s), the owner or owners of any residence in Creekside, and their respective representative, successors, or assigns.
- 6.6 AMENDMENTS OR MODIFICATIONS. This DECLARATION may be amended or modified by the developer with notice to the City Attorney of Newberg, and to the purchaser of any residence at least ten (10) days in advance of any change to be made, at any time prior to the conveyance of 75% of the lots in Creekside, to owners. In addition, the developer may amend this DECLARATION in order to comply with requirements of the Federal Housing Administration, the Veterans' Administration, the Farmer's Home Administration of the United States, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Mortgage Loan Corporation, any department, bureau, board, commission, or agency of the United States, the State of Oregon, or any corporation wholly owned, directly or indirectly, by the United States or the State of Oregon which insures, guarantees, or provides financing for houses or lots. This Declaration may be amended or modified by an instrument signed by the owners of a majority of the lots. If there is more than one owner of a lot, the signature of one owner is sufficient. Any and all amendments or modifications to this Declaration must be in writing and shall be recorded as an amendment or modification to this Declaration in the official and public records of Yamhill County, Oregon.
- 6.7 NON-WAIVER. Failure to delay to enforce any covenant or restriction shall not be deemed a waiver of the right to do so.


 Ronald W. Manning, Jr.
 Developer

11/24/97
 CREEKSIDE CC&R'S.WPS

COVENANTS , CONDITIONS,
 AND RESTRICTIONS

STATE OF OREGON)

) ss.

County of Yamhill)

On the 25th day of December, 1997, personally appeared the above named Ronald W. Manning and acknowledge the foregoing instrument to be his voluntary act and deed. RJM

Before me:



Janet L. Winder
Notary Public for Oregon
My commission expires: 5/8/01

2-343

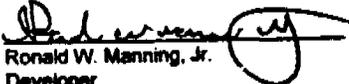
CREEKSIDE
COVENANTS, CONDITIONS, AND RESTRICTIONS
AMENDMENT A

1. CONDITIONS, RESTRICTIONS, COVENANTS

E. All building and improvements on any lot shall conform to the following criteria and requirements:

- (1) No dwelling shall be permitted if its total floor area, exclusive of porches and garages, is less than eight hundred (800) square feet total. In the event of two story construction, there shall not be less than five hundred (500) square feet on the first floor.
- (2) All garages shall conform generally in architectural design and exterior materials and finish to the dwellings to which they are appurtenant.

Creekside C.C. & R'S Recorded November 26, 1997
Instrument #199719743

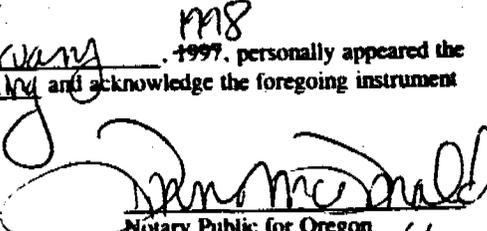

Ronald W. Manning, Jr.
Developer

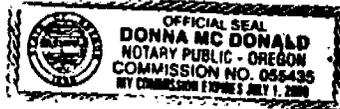
STATE OF OREGON)

County of Yamhill)

On the 10th day of February, 1997, personally appeared the above named Ronald Manning and acknowledge the foregoing instrument to be his voluntary act and deed.

Before me:


Notary Public for Oregon
My commission expires: 7/1/2000



Recorded in Yamhill County, Oregon
CHARLES STERN, COUNTY CLERK



199802393 11:56am 02/10/98

004 0020549 00 05
1 P02 1 0 5.00 0.00 0.00 0.00 0.00 0.00 0.00
10.00

Ron Manning
2310 Chenaleen Dr
Newberg, OR 97132

2/9/98
CREEKSIDE CC&RS1.WPS

COVENANTS, CONDITIONS,
AND RESTRICTIONS

Creekside Phase I & II

2-10-98

SNH

CREEKSIDE COVENANTS, CONDITIONS, AND RESTRICTIONS AMENDMENT A

3.0 CREEKSIDE HOMEOWNERS ASSOCIATION. Creekside Homeowners Association has been duly formed and incorporated as an Oregon non-profit corporation

3.2 ASSESSMENTS, PURPOSE OF ASSESSMENTS, LIENS, AND COLLECTIONS

C. Basis of Annual Assessments Subject to change as hereinafter provided, the annual assessment shall be Zero Dollars (\$0.00) per residence upon occupancy. The annual assessment must be increased to a reasonable dollar amount as established by the Board effective January 1, 1999 or upon the election of the Board members which ever is sooner. The annual assessment may be increased or decreased effective January 1 or July 1, of each calendar year thereafter by action of the Board without vote of the membership.

Creekside C.C.&R's Recorded November 26, 1997 Instrument #199719743

Ronald W. Manning, Jr. Developer

Recorded in Yamhill County, Oregon CHARLES STERN, COUNTY CLERK 15.00

199804145 4:30pm 03/10/98

004 0027054 00 05 1 P02 1 0 5.00 0.00 0.00 0.00 0.00 0.00 10.00

STATE OF OREGON)

County of Yamhill)

On the 10 day of March, 1998, personally appeared the above named Ronald W. Manning and acknowledge the foregoing instrument to be his voluntary act and deed.

Before me:



Jodi R. Tautfest Notary Public for Oregon My commission expires: 09/18/98

After Recording Send To:

Ron Manning 2310 N. Chehalam Dr. Newberg, OR 97132

3/9/98 CREEKSIDE CC&R'S1.WPS

COVENANTS, CONDITIONS, AND RESTRICTIONS

Creekside Phase 1 & 2

3-10-98

AFTER RECORDING
RETURN TO:

RON MANNING
2310 CHELSEA DR
NEWBELL OR 97132

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK

55.00

084 10023900 10 04 199816007 10:20am 08/17/98
1 P02 0 0 45.00 0.00 0.00 0.00 0.00 0.00
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16007

AMENDMENT TO
CREEKSIDE

COVENANTS, CONDITIONS, AND RESTRICTIONS

Pertaining to and affecting Creekside, a sub-division, the plat of which is recorded in the Office of the County Clerk for Yamhill County, Oregon, and all other plats contiguous thereto or joined thereto by successive contiguous plats which in the future shall be recorded by Declarant(s) or their successor in interest, and to which these declared conditions and restrictions shall be made applicable by declaration of the owner or owners or dedicator of any such plat.

Declarant(s) hereby certify and declare they have established and do hereby establish the following general plan, including, but not limited to, the Conditions and Restrictions herein defined, for the improvement, protection, and benefit of property in Creekside, a sub-division the plat of which is recorded in the Office of the County Register of Deeds for Yamhill County, Oregon, and all other plats which in the future shall be recorded by Declarant(s), or their successors in interest, and to which these declared conditions and restrictions shall be made applicable by the declaration of the owner or owners or dedicator of any such plat, which plat(s), individually and collectively, are referred to herein as Creekside and does hereby establish the following conditions, restrictions, and covenants subject to which each and all residential lots, single family dwellings, and residences of every kind and to any other buildings of any nature or purpose in Creekside, all of which are herein referred to as "Residence", shall be held, used, occupied, leased, sold, or conveyed; each and all of which shall run with the land and shall inure to the benefit of, be imposed upon, and pass to the successor in interest of each and all said residence as a servitude in favor of and enforceable by the owner or owners or any other of such residence. This amendment specifically revokes any declaration of a homeowners association found in prior Creekside declarations.

1.0 CONDITIONS, RESTRICTIONS, COVENANTS

1.1 LAND USE. The general plan for location of residence, recreational, and other buildings for public or common use, commercial area, and recreation areas, and offices shall be as specified in the Creekside recorded plat(s). Only single family dwellings and amenities related to any thereof, shall be constructed or maintained in areas designated for residential purposes only; provided, exceptions or as provided in Section 1.10. Provided however, as long as Declarant(s) or their successor in interest shall own property in Creekside it shall be entitled to maintain a sales office and such model homes as it, in its sole discretion, shall determine to be necessary or helpful to the sale of residence in the development.

1.2 ALTERATIONS AND ADDITIONS, TEMPORARY STRUCTURES, ETC. No exterior alteration or addition shall be made to any premises without the prior written approval of the Declarant(s) or the Association as provided in Section 1.10 and 2.0 et seq.

1.3 FENCES, HEDGES, AND WALLS. On all lots no fence, hedge, structure, or wall (other than a necessary retaining wall) shall be constructed or exist between the setback line and the property line without the prior written approval of the

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CREEKSIDE CC&R'S.WPS

COVENANTS, CONDITIONS,
AND RESTRICTIONS

8-17-98

Declarant(s) or as provided in Section 1.10. No planting or structure obstructing vision at roadway intersections or driveways, shall be permissible or maintained.

1.4 ANIMALS. No livestock or poultry of any kind shall be raised, kept, or bred on any residence. Other than a maximum of two household pets, no animals or fowl shall be kept or allowed to be kept on any lot or residential premises. Household pets may not be kept, bred, or maintained for a commercial purpose. Dogs shall be controlled as provided by ordinance of the City of Newberg. Dogs shall be confined to the dwelling or by fully enclosed fencing of the rear portion of the lot in a manner that fully restricts exterior vision of the animal, and dogs shall not be permitted to run free or otherwise to be or become a nuisance or source of annoyance to other residents.

1.5 SIGNS. No sign shall be erected or displayed upon any residence or building without prior written permission as provided in Section 1.10; provided, such permission shall not be required for one sign no larger than 6 inches by 24 inches displaying the name and/or address of the occupant; or for one temporary sign no larger than 18 inches by 24 inches advertising the property for sale or rent; or for temporary community decorations, but such signs must be removed upon the sale, rental of the residence, or conclusion of the community project.

1.6 USE OF PROPERTY. No dwelling is to be used for the conduct of business or for any commercial purpose unless prior written approval is obtained as provided in Section 1.10. No oil or gas well, mine or quarry, or equipment therefore and no appliance or structure for business purposes shall be located or operated on any of said property designated as residential premises. Installation of flag poles, radio antennae, satellite dish(es), exterior-mounted television antennae, exterior machinery for cooling and/or heating, structures detached from the residence are prohibited on or about residence or buildings unless prior written approval is obtained as provided in Section 1.11. Drying lines or apparatus shall be screened from exterior view. Garbage and other waste shall be kept in sanitary containers away from public view and regularly disposed of; and nothing shall be done which may constitute a nuisance or aesthetic burden to the neighborhood or other occupants.

1.7 LANDSCAPE AND MAINTENANCE. To provide uniformity, all front yards of residences shall be landscaped by builder prior to occupancy of residence in a pattern as established by Declarant(s). Additional landscaping of yards shall be completed within a reasonable time, but in any event, within eight (8) months after building completion, and shall conform to the general pattern of others in the community as established in the sole discretion of the Declarant(s). All yards and growth thereof shall be maintained, cultivated, and kept free from insects and diseases.

1.8 SLOPE AND DRAINAGE EASEMENTS. The owner and occupant of a residence will permit access by the owner or occupant of an adjoining or adjacent residence to slopes or drainage-ways on the property of the former to maintain slopes or drainage facilities for the protection and use of such adjoining or adjacent site. Each owner will not block, hinder, or interfere with the established drainage pattern over his land from adjoining or adjacent land.

1.9 RESTRICTIONS ON RESIDENCE AND OWNERS.

A. No clearing, grading, tree cutting, or land filling shall take place on any lot

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COVENANTS, CONDITIONS,
AND RESTRICTIONS

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until it has been approved in writing by the Creekside Homeowners Association as provided in Sections 1.10

- B. All residences shall use black composition roofing for roofing purposes unless a variance is approved by a majority vote of the Architectural Control Committee. Samples of all exterior colors and of all exterior siding, brick, stone, or other special materials shall be submitted to the Architectural Control Committee for approval.
- C. No noxious or offensive activity shall be carried out on/upon any residence, nor shall anything be done, grown, or placed upon any lot which interferes with or jeopardizes the enjoyment of other residence owners within this subdivision.
- D. No owner shall permit any vehicle which is in an extreme state of disrepair to be abandoned or to remain parked upon any lot or on any street for a period in excess of forty-eight (48) hours. A vehicle shall be deemed to be in an "extreme state of disrepair" when it is inoperable or it exhibits significant damage that offends the occupants of the neighborhood.
- E. All building and improvements on any lot shall conform to the following criteria and requirements:
- (1) No dwelling shall be permitted if its total floor area, exclusive of porches and garages, is less than one thousand (1,000) square feet total. In the event of two story construction, there shall not be less than five hundred (500) square feet on the first floor.
 - (2) All garages shall be set back a minimum of five (5) feet from the front of the dwelling and conform generally in architectural design and exterior materials and finish to the dwellings to which they are appurtenant.
 - (3) Plans shall accommodate all roof pitches of no less than 6-12 on all dwellings, garages or any other buildings constructed.
 - (4) No outdoor overhead wire or service drop for distribution of electric power or for telecommunication purposes, pole, tower, or other structure supporting outdoor overhead wire(s) shall be erected, placed, or maintained.
 - (5) No healthy, non-hazardous tree on any lot located outside the residence footprint may be removed without approval of the Architectural Control Committee.
 - (6) Any damage to roads or curbs in Creekside which occurs during the course of a residence owner's construction or later shall be the responsibility of that residence owner. Repair of such damage, if not undertaken by the residence owner within sixty (60) days of completion of construction, may be undertaken by the Creekside lot owners. The cost of such repair shall be billed to and borne by the residence owner and shall be payable within thirty (30) days after it becomes due. Failure to pay for any

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AND RESTRICTIONS

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CREEKSIDE CC&R'S.WPS

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repair billed shall cause the residence owner to be liable for interest at the rate of (18%) per annum and costs of collection and such unpaid amounts shall become a lien on the residence owned by the residence owner.

- (7) Easements as shown on the sub-division plat shall be preserved by the respective residence owners. Site improvements shall not be placed so as to interfere with the maintenance of any easement. The owner of any residence which has an easement shall maintain the easement area at his/her expense, except for improvements for which a public authority or utility is responsible.
- (8) The exterior finish of all construction on any lot shall be designed, built, and maintained in such a manner as to blend in with the existing structures and landscaping within this sub-division. The exterior plan and exterior colors must be approved by the Architectural Control Committee. The exterior siding shall be of a lap siding type on sides which face a street. Exterior trim, fences, doors, railings, decks, eaves, gutters and exterior finish on garages and other accessory buildings shall be designed, built, and maintained to be compatible with the exterior of the structures they adjoin. Mailbox and newspaper receptacles placed in front of any lot shall be included in a single structure, using the design provided by Declarant(s), unless otherwise dictated by the U.S. Postal Service.

1.10 GRANT OF WAIVERS OR CONSENTS. Jurisdiction and authority to grant or extend exceptions, variances, waivers, and consents contemplated by the foregoing SECTIONS 1.1 through 1.9, inclusive, shall be exclusively in the Declarant(s) or their successor as developer, during such period as Declarant(s) or their successor shall own any real property in Creekside.

2.0 ARCHITECTURAL CONTROL COMMITTEE

2.1 ARCHITECTURAL REVIEW. No structure, including storage shelters, shall be commenced, erected, placed, or altered on any lot until construction plans and specifications and a plat showing the nature, shape, heights, materials, colors, and proposed location of the structure or change have been submitted to and approved in writing by the Architectural Control Committee ("the Committee"). It is the intent and purpose of this covenant to assure quality of workmanship and materials, harmony of external design with the existing structures as to location, topography, and finished grade elevations to avoid plan repetition. In all cases, the Committee's consent is required.

A. MAJOR CONSTRUCTION. In the case of initial or substantial additional construction of a dwelling or other improvements, the owner shall prepare and submit to the Committee such plans and specifications for the proposed work as the Committee may require. Materials required by the Committee may include, but not necessarily be limited to, the following:

- (1) A plan indicating location of all improvements, including private drainage.

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COVENANTS, CONDITIONS,
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- (2) Drawings showing elevations, exterior materials, and exterior color schemes of all improvements, including the mailbox structure and fencing.
- (3) Drawing showing yard landscape design and location including descriptions of plant materials. The parking strip shall be included in the landscaping plan.

The Committee shall render its decision with respect to the proposal after is has received all required materials.

B. **MINOR CONSTRUCTION.** In the case of minor additions or remodeling, change of existing exterior color scheme or exterior materials, greenhouse, or swimming pool construction, or any other work not referred to in Section A above, the owner shall submit to the Committee such plans and specifications for the proposed work as the Committee determines to be necessary to enable it to evaluate the proposal. The Committee shall render its decision with respect to the proposal after it has received all required materials.

2.2 **ARCHITECTURAL CONTROL COMMITTEE DECISION.** The Committee may, at its sole discretion, withhold consent to any proposed work if the Committee finds that the proposed work would be inappropriate for the particular lot or incompatible with the design standards that Declarant(s) intend for the subdivision. Considerations such as siting, shape, size, color, design, height, impairment of the view from other lots within this sub-division, or other effects on the enjoyment or other factors which the Committee reasonably believes to be relevant, may be taken into account by the Committee in determining whether or not to consent to any proposed work.

2.3 **MEMBERSHIP; APPOINTMENT AND REMOVAL.** The Architectural Control Committee shall initially consist of Declarant(s); thereafter, the Committee shall consist of as many persons as the Declarant may from time to time appoint. The Declarant(s) shall keep a list of names and addresses of Committee members. A member of the Committee shall not be entitled to any compensation for services performed pursuant to these covenants.

2.4 **LIABILITY.** Neither the Architectural Control Committee nor any member thereof shall be liable to any owner, occupant, builder, or developer for any damage, loss, or prejudice suffered or claimed on account of any action or failure to act by the Committee or a member thereof, provided that the member has, in accordance with actual knowledge possessed by him/her, acted in good faith.

2.5 **ACTION.** Except as otherwise provided herein, any two members of the Architectural Control Committee shall have power to act on behalf of the Committee, without the necessity of a meeting and without the necessity of consulting the remaining members of the Committee. The Committee must render its decisions in writing.

2.6 **NON-WAIVER.** Consent by the Committee to any matter proposed to it within its jurisdiction under these covenants shall not be deemed to constitute a precedent or waiver impairing its rights to withhold approval as to any similar matter thereafter proposed or submitted to it for consent.

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AND RESTRICTIONS

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2.7 EFFECTIVE PERIOD OF CONSENT. The Committee's consent to any proposed work shall automatically be revoked on year after issuance unless construction of the work has commenced or the owner has applied for and received an extension of time from the Committee.

3.0 ATTORNEY FEES.

In the event a suit, action, or other legal proceeding shall be instituted to declare or enforce any right or duty created by this agreement, the prevailing party shall be entitled to recover reasonable attorney fees as fixed by the Trial Court and all Appellate Courts, plus any anticipated collection costs associated therewith.

4.0 COMMON PROPERTY.

4.1 STANDARDS. All homeowners bound by this Declaration of Covenants and Restrictions shall maintain all common property in conformance with requirements established by the City of Newberg Planning Department.

4.2 OWNERSHIP AND MAINTENANCE OF COMMON PROPERTY.

The Common Property in Creekside is designated Tracts A and B. The Tracts, except for the entry monument and its surrounding landscaping in Tract B, shall remain in the natural state. As Declarant, its heirs or assigns, transfers each lot in Creekside to subsequent purchasers each such purchaser shall acquire an undivided ownership in the Common Property.

This agreement shall continue in perpetuity and is intended to and does attach to and run with the land affected herein. This agreement is binding on the undersigned land owners and all persons claiming under it. It is the intent of Declarant to create a continuing obligation and right initially on the part of itself and subsequently on all owners of the lots and land described herein.

The owners of lot in Creekside shall confer from time to time or upon notice from a Governing Authority regarding performance of required maintenance under this agreement. In the event that any owner fails or neglects to pay their portion of the maintenance costs, the remaining lot owner(s) shall have the right to institute appropriate proceedings in the court of competent jurisdiction. The prevailing party shall recover his or her actual collection costs, whether or not suit or action is filed. In the event suit or action is filed, the prevailing party shall be entitled to recover reasonable attorneys fees as may be set by the trial and/or appellate court, as the case may be, in addition to other sums provided by law. In no event shall the prevailing party's attorney fees be less than \$1,000.00.

All owners of lots in Creekside shall be jointly responsible for maintenance of the Common Property. Improvements shall be maintained in a good and workmanlike manner so as to comply with minimum applicable governmental standards and be safe for public travel. All maintenance and repair work shall commence after a firm bid therefore has been secured from a responsible contractor acceptable to all parties. Work shall be deemed necessary when owners of the lots agree it is necessary or governmental body or bodies notify the owners(s) of one or more of Lots it is necessary. Work shall be scheduled to commence at the time either of the above identified events occur. The parties shall have the right to agree to perform any repair work themselves so long as the

COVENANTS, CONDITIONS,
AND RESTRICTIONS

8/17/98
CREEKSIDE CC&R'S.WPS

8-17-98

work is shared equally by the parties, or in the alternative the parties who desire not to participate shall compensate the other lot owners for the time and materials utilized in connection with the repair work. Notwithstanding any of the foregoing, if any lot owner causes specific damage, above normal wear and tear, the lot owner shall be solely responsible for repairing the damage. The repairs of such damage shall be made under the name of the responsible lot owner by a contractor acceptable to a majority of the parties. Construction shall commence within 30 days of the date of damage or notice, weather conditions permitting. If the weather delays immediate repair of the damage, the work shall be commenced as soon as the weather does so permit. Should any disagreement of the lot owners occur over specific damage responsibility, a remedy shall be sought by a meeting of a majority of the lot owners. If the parties cannot agree among themselves, they shall select an independent arbitrator, or arbitrators, who shall decide which lot owner is responsible for the damage. The decision of the arbitrator(s) shall be final. The costs of arbitration shall be shared equally by the lot owners. All work performed at any time on the road shall be performed in a good and workmanlike manner and in compliance with all laws, ordinances, building codes and other governmental regulations applicable to the work being performed. The lot owner(s) causing the work to be performed shall promptly pay the expenses of the work. The party performing the work will have the right to enter onto the other lot owner(s) parcels to the extent entry is reasonably necessary in connection with the work, after reasonable advanced notice. The work shall be performed in a manner designed to cause a minimum of interference with the lot owner(s).

Tracts A and B shall be subject to such easements, both private and public, as may be necessary to provide water, drainage, sewer and other utility services to owners of property in Creekside.

Each lot owner shall carry public liability and property damage insurance with a responsible insurance company covering that party's interest in the common property. The insurance shall cover, at a minimum, all risks arising directly or indirectly out of the public use of said property.

5.0 GENERAL PROVISIONS.

5.1 TERMS. These covenants shall run with and bind all the property within this subdivision for a term of twenty five (25) years from the date this declaration is recorded, after which time they shall automatically be extended for successive periods of ten (10) years. This declaration or parts thereof can be terminated, revoked or amended only by duly recording an instrument which contains the amendment or the order of revocation or termination and which is signed by the owners of seventy five percent (75%) of the platted lots except that the Declarant shall retain the authority to make amendments until the last lot is constructed upon. The requirements of maintenance of the common property shall be binding upon all lot owners of Creekside until such time as the common property is accepted by the City of Newberg.

5.2 ENFORCEMENT. Should any covenant or restriction then in effect be violated or should an attempt be made to violate any such covenant or restriction, any person owning a lot in Creekside, or Declarant(s) or their successor, may

**COVENANTS, CONDITIONS,
AND RESTRICTIONS**

8/17/98
CREEKSIDE CC&R'S.WPS

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prosecute any proceedings in law or equity to restrain or abate such violation against the responsible person.

- 5.3 **SUBORDINATION.** Any breach of the covenants and restrictions contained herein, a re-entry by reason thereof, or judgment or lien resulting therefrom shall be subordinate to any mortgage or deed in trust heretofore, or hereafter executed in good faith and for value encumbering a residence, but shall be binding upon and effective against a subsequent purchaser thereof.
- 5.4 **SEVERABILITY** Invalidated by judgment or decree of any court of any one or more of these restrictive covenants herein defined or as hereafter duly amended shall in no way affect any of the remaining provisions which shall remain in full force and effect.
- 5.5 **BINDING EFFECT.** The provisions contained in this DECLARATION, as herein defined or as hereafter duly amended, shall bind and inure to the benefit of, and be enforceable by, the Declarant(s), the owner or owners of any residence in Creekside, and their respective representative, successors, or assigns.
- 5.6 **AMENDMENTS OR MODIFICATIONS.** This DECLARATION may be amended or modified by the developer with notice to the City Attorney of Newberg, and to the purchaser of any residence at least ten (10) days in advance of any change to be made, at any time prior to the conveyance of 75% of the lots in Creekside, to owners. In addition, the developer may amend this DECLARATION in order to comply with requirements of the Federal Housing Administration, the Veterans' Administration, the Farmer's Home Administration of the United States, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Mortgage Loan Corporation, any department, bureau, board, commission, or agency of the United States, the State of Oregon, or any corporation wholly owned, directly or indirectly, by the United States or the State of Oregon which insures, guarantees, or provides financing for houses or lots. This Declaration may be amended or modified by an instrument signed by the owners of 75% of all lots in Creekside. If there is more than one owner of a lot, the signature of one owner is sufficient. Any and all amendments or modifications to this Declaration must be in writing and shall be recorded as an amendment or modification to this Declaration in the official and public records of Yamhill County, Oregon.
- 5.7 **NON-WAIVER.** Failure to delay to enforce any covenant or restriction shall not be deemed a waiver of the right to do so.

8/17/98
CREEKSIDE CC&R'S.WPS

COVENANTS, CONDITIONS,
AND RESTRICTIONS

Page - 8 of 9

8-17-98

Ronald W. Manning, Jr.
Ronald W. Manning, Jr.
Developer

STATE OF OREGON)

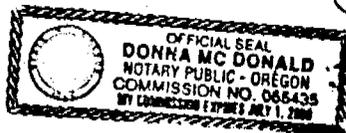
) ss.

County of Yamhill)

On the 17 day of August, 1998, personally appeared the
above named Ronald W. Manning, Jr. and acknowledge the foregoing instrument
to be his voluntary act and deed.

Before me:

Donna McDonald
Notary Public for Oregon
My commission expires: 7/1/2000



86-211-R

8/17/98
CREEKSIDE CC&R'S.WPS

Page - 9 of 9

COVENANTS, CONDITIONS,
AND RESTRICTIONS

11978
86811

**SUBDIVISION COMPLIANCE AGREEMENT
CREEKSIDE SUBDIVISION**

THIS AGREEMENT made and entered into this 15th day of JUN, 1997, by and between the CITY OF NEWBERG, a municipal corporation in the County of Yamhill, State of Oregon, hereinafter referred to as CITY and RON MANNING, Jr., hereinafter referred to as SUBDIVIDER.

RECITALS

1. SUBDIVIDER has petitioned the CITY to accept a subdivision plat known as "CREEKSIDE SUBDIVISION" located in the City of Newberg, Oregon.
2. The CITY's subdivision ordinance and applicable ordinances and laws of the CITY, require that the SUBDIVIDER execute and file with the CITY an agreement providing for, among other things, the period within which all required improvements shall be made within said subdivision and that if such work is not completed within the period specified, the CITY may complete the same and recover the full cost and expenses thereof from the SUBDIVIDER.
3. The CITY is agreeable to acceptance of said subdivision plat upon the execution of this agreement and compliance by the SUBDIVIDER with the provisions of the CITY subdivision ordinance, as amended.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements of the parties, it is agreed as follows:

1. The SUBDIVIDER agrees to install all of the required public improvements as provided in the CITY subdivision ordinance and binds itself to use such materials and to so construct all of the improvements according to CITY standards as defined by the applicable ordinances, the approved construction plans, and the rules and regulations of the CITY as shown on the subdivision plat.
2. The SUBDIVIDER agrees to provide for the restoration of any monuments erected or used for the purpose of designating a survey marker or boundary of any town, tract, plat or parcel of land which monument is broken down, damaged or obliterated, removed or destroyed, whether willfully or not, by the SUBDIVIDER, its agents, employees or contractors.
3. If the subdivision plat is recorded prior to completion and acceptance of all improvements and conditions of approval: The SUBDIVIDER agrees that all of said public improvements shall be completed on or before the 10th day of July, 1998; the SUBDIVIDER agrees that in case it shall abandon the work or fail to make satisfactory progress on the work, the CITY may cause the work to be completed by contract or by its own forces; the SUBDIVIDER shall be liable to the CITY for any and all loss and damage from such default, either from the greater expense of so completing or repairing faulty or damaged work, or from any other related cause; and upon execution of this agreement, the SUBDIVIDER shall deliver to the CITY a bond for the purposes assuring SUBDIVIDER's full and faithful completion of the required improvements within said subdivision. The amount of the bond is to be 150% of the estimated cost of the unfinished work.
4. At such time as all required improvements, except sidewalks and miscellaneous improvements, within the subdivision, have been completed in accordance with the CITY's requirements, the SUBDIVIDER shall notify the CITY of the readiness for final inspection. Upon certification by the City Engineer that all requirements of the CITY have been met, the SUBDIVIDER will submit to the CITY a maintenance bond or other such security in a form approved by the CITY in the sum of 15% of the total public improvement costs to provide for the correction of any defective materials or workmanship for a period of one (1) year after final acceptance as defined by CITY ordinances.
5. The SUBDIVIDER agrees that sidewalks and miscellaneous improvements within said subdivision shall be completed no later than the time that such buildings are erected upon lots in the subdivision and occupancy permits are issued. Occupancy permits for said buildings may be withheld pending completion of sidewalks and miscellaneous improvements.

INDEXED

After Recording return to:
City of Newberg
Engineering Division
414 E. First Street
Newberg, Oregon 97132
Ron Manning
3314 Cluhalena Dr
Newberg, OR 97132
92 of 259

Recorded in Yamhill County, Oregon
CHARLES STERN, COUNTY CLERK

25.00

199711878 4:31pm 07/21/97

001 9823430 09 05
1 0 D02 3 15 00 10 00 0 00 0 00 0 00 0 00

7-22-97

6. The conditions, covenants and restrictions, if any, shall be approved by the CITY and recorded prior to the sale of any lots.

7. The CITY agrees to accept the completed required subdivision improvements upon certification by the City Engineer:

- (a) That all required subdivision improvements have been constructed in accordance with applicable CITY standards;
- (b) SUBDIVIDER has fulfilled the requirements of the CITY's subdivision ordinance;
- (c) SUBDIVIDER has provided a copy of the recorded maintenance agreement for any common improvements that are not accepted for maintenance by the CITY;
- (d) SUBDIVIDER has provided a maintenance bond or other form of security as indicated in paragraph 4;
- (e) The water and sewer development fees will be charged in accordance with the appropriate CITY ordinances and resolutions at the time that the building permits are issued for each additional lot;
- (f) SUBDIVIDER agrees to pay an engineering fee to cover final review and inspection requiring connection to the improvements. The estimated cost of the improvement, based on the engineer's estimate dated July 1, 1997, is \$290,000. The amount of engineering fees is estimated to be 5% of the total cost of all improvements, which said amount is \$14,500.
- (g) SUBDIVIDER shall provide accurate as-built construction plans to the Engineering Department.
- (h) SUBDIVIDER agrees to comply with all the conditions of the Planning Commission approval of the preliminary plat.

9. The date of this agreement shall be the date the City Manager and the Recorder sign and affix the seal of the CITY in execution of said agreement, all in duplicate.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above mentioned.

CITY OF NEWBERG

(acting)
Terrence D. Mahr 7/15/97
Duane R. Cole
City Manager

SUBDIVIDER

Ron Manning, Jr.
Ron Manning, Jr.
dated 7/11/97 *Donna Mc Donald* 7/1/97

APPROVED AS TO FORM:

Terrence D. Mahr 7/15/97
Terrence D. Mahr
City Attorney



before me: Ron Manning, Jr.

7-22-97

**SUBDIVISION COMPLIANCE AGREEMENT
CREEKSIDE SUBDIVISION
ADDENDUM**

THIS AGREEMENT made and entered into this 15th day of July, 1997, by and between the CITY OF NEWBERG, a municipal corporation in the County of Yamhill, State of Oregon, hereinafter referred to as CITY and Duane D. Donovan, Marion M. Donovan, Robb L. Renne, Marsha D. Renne and Kenneth P. Baines, hereinafter referred to as SUBDIVIDERS.

SUBDIVIDERS are owners of the land petitioned to develop into a subdivision known as CREEKSIDE SUBDIVISION, located in the City of Newberg, Oregon, and as owners of said land are bound by and agree with the conditions of the SUBDIVISION COMPLIANCE AGREEMENT attached hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above mentioned.

Duane D. Donovan 17-July 97
Duane D. Donovan date

Marion M. Donovan 7/17/97
Marion M. Donovan date

On the 17 day of July, 1997, personally appeared the above named individual(s) and acknowledged the foregoing instrument to be his/their voluntary act and deed.



Christina M. Marsh
Notary Public for Oregon
My Commission Expires: 9/1/98

Robb L. Renne 7/17/97
Robb L. Renne date

Marsha D. Renne 7/17/97
Marsha D. Renne date

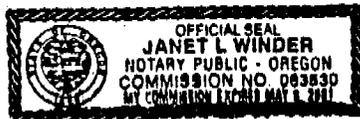
On the 17 day of July, 1997, personally appeared the above named individual(s) and acknowledged the foregoing instrument to be his/their voluntary act and deed.



Janet L. Winder
Notary Public for Oregon
My Commission Expires: 5/8/01
JLW

Kenneth P. Baines 7/17/97
Kenneth P. Baines date

On the 17 day of July, 1997, personally appeared the above named individual(s) and acknowledged the foregoing instrument to be his/their voluntary act and deed.



Janet L. Winder
Notary Public for Oregon
My Commission Expires: 5/8/01

7-22-97

ROADWAY EASEMENT AND MAINTENANCE AGREEMENT

1997

WHEREAS, by virtue of Creekside Subdivision Phase One and Phase Two subdivision plat filed on July 31, 1997 and November 24, 1997 as Tract 1997-11877 and Tract # 199719/061 respectively in the Subdivision Plat Records of Yamhill County, Oregon. Private streets in Creekside Subdivision Phase One and Phase Two are given access to Main Street, Newberg, Oregon by way of a private accesses and utility easements. These accesses and utility easements are more particularly described in said plat, and are hereinafter referred to as "the easements" and

Owner Hans Utke.
Declarant Agrees, Declares and States as follows:

1. The easements shall be non-exclusive roadway accesses and utility easements for the benefit of Creekside Subdivision. The property described in the easements shall also serve as the roadways and utility accesses for Creekside Subdivision.
2. No parking of vehicles except in emergency situations shall be allowed within the confines of the easements.
3. The owners of Creekside Subdivision Lots shall keep and maintain the easements surfaces in a good state of repair. The owners of Creekside Subdivision Lots shall endeavor to seek consensus on what maintenance, repairs or restorations are necessary. If no consensus can be obtained, then the issue will be decided through arbitration, as hereinafter provided. PROVIDED, HOWEVER, in the event of an emergency, the owners of Creekside Subdivision Lots whose property accesses the easement, after making reasonable efforts to notify the all owners of Creekside Subdivision Lots whose property accesses the easement, shall be authorized to employ and implement such maintenance and repairs as are needed to abate the emergency.
4. The cost of routine and regular maintenance, repair and restoration shall be shared equally between the owners of Creekside Subdivision Lots whose property accesses the easement.
5. The cost of repairs or damage to the easement including, but not limited to the roadway surface and any utility lines, which are reasonably attributable to the actions or activities of a specific lot owner or owners, or their agents, servants or invites, shall be borne solely by the responsible owner or owners.
6. The cost of routine maintenance and repair (excluding repairs or damages which are the sole responsibility of a particular lot owner) shall be paid in the following manner:

11-24-97

Page 1 of 3 - ROADWAY EASEMENT AND MAINTENANCE AGREEMENT

AFTER RECORDING
RETURN TO:

Ron Manning
2310 Chehalem Drive
Newberg, OR 97132

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK



199719662 3:55pm 11/24/97

001 057995 10 04 100000
2 0 D13 3 15.00 10.00 20.00 5.00 0.00 0.00

a. If monthly or annual maintenance is required, the owners of Creekside Subdivision shall each pay one-part of such bill monthly or annually as the case may be. If non-emergency repairs or restorations are required, then the owners shall pay within 30 days their proportionate share of the restoration or repair being invoiced. In the event an owner fails to pay the owner's respective share within 30 days, the other owner or owners can pay the same and seek recovery from the defaulting owner. Any sums paid pursuant to this provision shall bear interest at the rate of 9% per annum.

b. In the event of emergency repairs, as provided in paragraph 3 above the owners of Creekside Subdivision shall reimburse the owners of Creekside Subdivision for one-part of such repair and restoration within ten days of being notified of the amount of the emergency repairs, if such amount is less than \$1,000.00 or with 60 days if such amount is greater than \$1,000. All sums due shall bear interest at the rate of 9% per annum from the date of presentation of the repair invoice until paid.

7. In the event the responsible owner fails to pay for the cost of repairs or damage arising out of paragraph 5 above, within 30 days of being billed, the other owner or owners can pay the same and seek recovery from the defaulting owner. Any sums paid pursuant to this provision shall bear interest at the rate of 9% per annum.

8. Any owner due monies for another owner or owners pursuant to this agreement shall be entitled to file a lien on the defaulting owner or owners property to secure payment of the sums due.

9. All disputes arising from this easement including, but not limited to, determining the appropriate repairs, assigning responsibility for any specific repairs or damage, payment for such repairs, or the validity of any lien filed pursuant to this agreement, shall be resolved by arbitration in the following manner. The owners of Creekside Subdivision shall initially confer upon all matters in dispute and attempt to reach a compromise agreement. If they cannot agree, then they shall submit such controversy to final and binding arbitration in accordance with then effective arbitration rules of the Arbitration Service of Portland, Oregon, or the then effective commercial arbitration rules of the American Arbitration Association, whichever is selected by the party who first initiates the arbitration.

The prevailing owner or owners in such arbitration shall be entitled to recover from the other party or parties, reasonable attorney's fees and costs incurred in the arbitration proceeding and/or incurred in any other legal proceeding utilized to enforce the arbitration agreement and/or to enforce any term or provision of this agreement.

10. The above mentioned maintenance agreement for roadway easement shall become fully effective for the owners of both Creekside Subdivision at the time that a building permit is issued by the City of Newberg for Creekside Subdivision.

The owners of Creekside Subdivision shall endeavor to seek consensus as to the condition and what maintenance or repairs are required at the time this maintenance agreement becomes effective. The owners of Creekside Subdivision are responsible for any existing

Page 2 of 3 - ROADWAY EASEMENT AND MAINTENANCE AGREEMENT

AFTER RECORDING

RETURN TO: Ron Manning
2310 Chehalem Drive
Newberg, OR 97132

1-24-97

repairs or maintenance noted at that time. If no consensus can be obtained, then the issue will be decided through arbitration as described in item #9 of this maintenance agreement.

Until such time as a building permit is issued to Creekside Subdivision Lots, the owner of Creekside Subdivision shall be solely responsible for the repair and maintenance of the roadway access.

IN WITNESS WHEREOF, the declarant has executed this roadway easement and maintenance agreement on this 24 day of November, 1997.

[Handwritten signature]

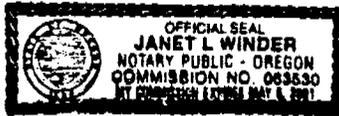
STATE OF OREGON)

) ss.

County of Yamhill

On the 24 day of November, 1997, personally appeared the above named Hans C. Hilde and acknowledge the foregoing instrument to be his voluntary act and deed.

Before me:



[Handwritten signature: Janet L. Winder]
Notary Public for Oregon
My commission expires: _____

Page 3 of 3 - ROADWAY EASEMENT AND MAINTENANCE AGREEMENT

AFTER RECORDING

RETURN TO:

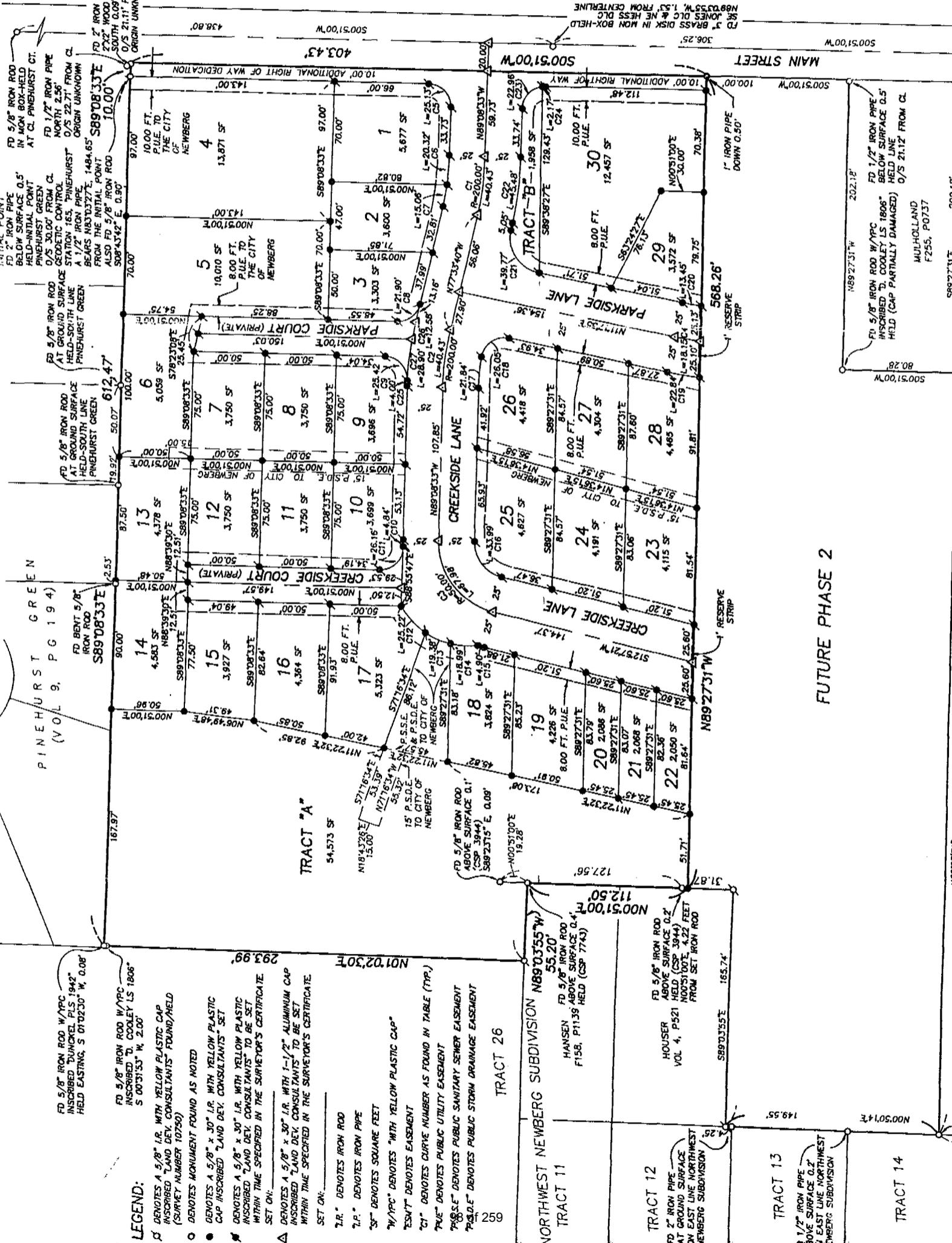
Ron Manning
2310 Chehalis Drive
Newberg, OR 97132

11-24-97

CREEKSIDE PHASE 1

LOCATED IN A PORTION OF THE W. JONES D.L.C. NO. 38,
TOGETHER WITH A SECTION OF THE J. HESS D.L.C. NO. 39,
SITUATED IN PORTION 18, T.3S., R.2W., W.M.,
CITY OF NEWBERG, YAMHILL COUNTY, OREGON

PREPARED BY:
LAND DEVELOPMENT CONSULTANTS, INC.
233 SE WASHINGTON STREET
HILLSBORO, OREGON 97123
(503) 648-4061



CURVE TABLE

NO. LOT	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	200.00'	40.43'	113.43°	40.36'	S83.21°07'E
C2	200.00'	40.43'	113.43°	40.36'	S83.21°07'E
C3	50.00'	67.88'	77.54°05'	62.87'	S51.52°14'W
C4	200.00'	18.15'	09.11°55'	18.14'	N08.41°38'E
C5	16.00'	25.13'	80.00°27'	22.83'	S45.51°13'W
C6	175.00'	20.32'	08.30°27'	20.32'	N60.01°33'W
C7	175.00'	15.08'	04.35°46'	15.08'	N65.58°02'W
C8	18.00'	21.90'	78.21°46'	20.23'	S39.21°20'E
C9	18.00'	22.42'	81.01°31'	22.83'	N48.21°45'E
C10	75.00'	4.84'	05.41°50'	4.84'	S89.00°32'W
C11	18.00'	28.16'	83.41°23'	23.34'	S45.59°42'E
C12	55.00'	25.22'	29.60°06'	25.00'	N45.43°22'E
C13	55.00'	19.38'	20.11°27'	19.28'	N22.25°25'E
C14	55.00'	18.89'	19.47°00'	18.90'	S02.50°22'W
C15	25.00'	33.89'	77.54°05'	31.43'	N14.49°37'E
C16	175.00'	21.84'	07.09°07'	21.83'	N85.33°00'W
C17	175.00'	26.05'	83.11°02'	23.27'	S19.20°56'E
C18	225.00'	22.84'	05.49°02'	22.83'	N08.23°31'W
C19	175.00'	13.45'	04.24°08'	13.44'	N08.23°31'E
C20	175.00'	39.77'	81.08°45'	38.37'	S65.51°37'W
C21	225.00'	45.48'	113.43°	48.60'	S83.21°07'E
C22	18.00'	22.98'	83.13°37'	21.04'	S46.01°35'E
C23	18.00'	2.17'	07.46°38'	2.17'	S00.38°01'E
C24	225.00'	4.00'	01.01°03'	4.00'	S00.38°01'E
C25	225.00'	12.58'	03.12°12'	12.58'	N79.09°45'W
C26	225.00'	28.90'	07.21°37'	28.88'	N84.28°41'W

- LEGEND:**
- DENOTES A 5/8" I.R. WITH YELLOW PLASTIC CAP INSCRIBED "LAND DEV. CONSULTANTS" FOUND/HELD (SURVEY NUMBER 10750)
 - DENOTES MONUMENT FOUND AS NOTED
 - DENOTES A 5/8" x 30" I.R. WITH YELLOW PLASTIC CAP INSCRIBED "LAND DEV. CONSULTANTS" SET
 - DENOTES A 5/8" x 30" I.R. WITH YELLOW PLASTIC INSCRIBED "LAND DEV. CONSULTANTS" TO BE SET WITHIN TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE.
 - △ DENOTES A 5/8" x 30" I.R. WITH 1-1/2" ALUMINUM CAP INSCRIBED "LAND DEV. CONSULTANTS" TO BE SET WITHIN TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE.
- SET ON:
- Z.R. DENOTES IRON ROD
 - Z.P. DENOTES IRON PIPE
 - S. DENOTES SQUARE FEET
 - W/IPC DENOTES "WITH YELLOW PLASTIC CAP"
 - ESMT DENOTES EASEMENT
 - CU DENOTES CURVE NUMBER AS FOUND IN TABLE (TRP)
 - PU DENOTES PUBLIC UTILITY EASEMENT
 - PSSE DENOTES PUBLIC SANITARY SEWER EASEMENT
 - PSDE DENOTES PUBLIC STORM DRAINAGE EASEMENT

TRACT "A"

TRACT 26

NORTHWEST NEWBERG SUBDIVISION N890355'W

TRACT 12

TRACT 13

TRACT 14

FUTURE PHASE 2

REGISTERED PROFESSIONAL

531.79'

531.79'

531.79'

531.79'

PLANNING COMMISSION RESOLUTION NO. 97-62

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWBERG APPROVING FILE PUD-3-97, A PLANNED UNIT DEVELOPMENT TO CREATE 52 LOTS AND A SEPARATE TRACT CONTAINING THE STREAM CORRIDOR FOR PROPERTY LOCATED WEST OF NORTH MAIN STREET, SOUTH OF PINEHURST COURT, YAMHILL COUNTY TAX LOTS 3218AC-1700, -1800, -1900, - 2000.

WHEREAS, On February 13, 1997, an application was submitted by Ron Manning requesting approval for a Planned Unit Development to create 49 units and a separate tract containing the stream corridor for property located west of Main, south of Pinehurst Court.

WHEREAS, On March 3, 1997, the applicant provided a revised plan which creates 52 units and a separate tract containing the stream corridor.

WHEREAS, On February 22, 1997, notice of this request was mailed to the owner of record as identified in Yamhill County Assessor's Office, and all adjoining property owners within a distance of 100 feet.

WHEREAS, Notice was published in the Graphic Newspaper on February 28, 1997, which is at least ten days prior to the public hearing before the Planning Commission scheduled for March 13, 1997; and on March 1, 1997, notice of the Planning Commission meeting was posted on the site and at four public places.

WHEREAS, On March 13, 1997, a hearing was held by the Newberg Planning Commission.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Newberg that it approves a Planned Unit Development to create 52 lots and a separate tract containing the stream corridor as shown in Exhibit B. This approval is based on the staff report, findings and testimony.

BE IT FURTHER RESOLVED that the Planning Commission requests that the City Council approve a variation to City policy as follows: (1) approve a reduction in the public street width for "Our Way" from a 32 ft. curb to curb to a 24 ft. curb to curb within a 30 ft. right-of-way, curbs on both sides, a 4 ft. sidewalk on one side, and appropriate "no parking" signage; and (2) approve an increase in the number of units served by "Creekside Court" from six to seven.

BE IT FURTHER RESOLVED that the Planning Commission adopts the following development standards for PUD-3-97 to be known as Creekside Planned Development.

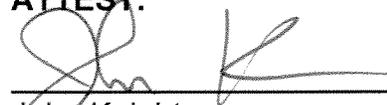
Lot Sizes: Average lot size - 6,300 sq. ft.
 Courtyard cluster homes - 3,255 sq. ft.
 Single family detached - 4,000 - 13,000 sq. ft.
 Single family attached - 2,000 sq. ft.
Lot Frontage: 25 ft. min.
Lot Depth: Courtyard cluster and detached single family -
 average lot depth 2.5:1
 Single family attached - 2:1 (lots 24-27), 2.6:1 (lots
 37-42), 3.2:1 (lots 1-10)
Front Setback: 15 ft. min. - 20 ft. max.
Side yard Setback: Courtyard cluster homes - 3 ft. min. with a 10 ft. min
 separation maintained between structures on abutting
 properties; Single-family attached - 5 ft. minimum
 except at zero lot line; Single family detached - 5 ft.
 min.
Rear yard Setback 15 ft. min.
Height: 2 1/2 story max.
Lot Coverage: 30% for courtyard cluster homes and detached
 single-family residential; 50% for attached single-
 family residential
Parking: 2 spaces per lot min.
Public Street: Creekside and Parkside - 50 ft. ROW
 Our Way - Subject to Council approval - 30 ft. ROW,
 with a 24 ft. curb to curb width, curbs on both sides, a
 4 ft. public sidewalk on one side, and appropriate "No
 parking" signage and/or striping.
Private Drive: 25 ft. easement with 20 ft. paved surface

All standards not specifically listed shall be according to the R-1 and R-1/SC zoning standards in the Newberg Development Code.

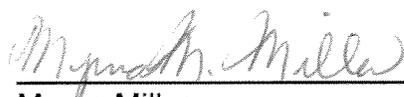
DATED this 13th day of March, 1997.

AYES: 5 NAYS: 1 (Wall) ABSTAIN: 0 ABSENT: 1 (Haug)

ATTEST:



 John Knight
 Planning Manager, City of Newberg



 Myrna Miller
 Planning Commission Vice-Chair

Exhibits: A: Findings & Conditions
 B: Site Map

EXHIBIT A - FINDINGS

Criteria (A) The proposed development is consistent with standards, plans, policies and ordinances adopted by the City.

- 1. The Plan Classification section of the Comprehensive Plan Description describes the LDR designation:**

The objective of this designation is to provide a wide range of housing types and styles, while allowing for an overall density of up to 4.4 units per acre.

Typical housing types will include single-family attached and detached housing. Clustered housing areas within Planned Unit Developments or condominiums must include adequate open areas to maintain the low overall density of this classification.

- 2. The Plan Classification section of the Comprehensive Plan Description describes the SC designation:**

The Stream Corridor lands also serve as a habitat for fish and wildlife. These lands form the basic Stream Corridor framework for the community and may be augmented over time with other parcels of land possessing desirable natural and locational qualities. The Stream Corridor lands were carefully examined in conjunction with fish and wildlife habitats. The Stream Corridor ordinance has been designed to ensure the protection and preservation of these lands. The Stream Corridor Subdistrict shall include procedures under which limited filling and grading will be allowed provided environmental damage and hazardous conditions can be minimized.

- 3. Newberg Development Code Section 10.40.302 lists the following description and purpose for the R-1 districts:**

The R-1 Low Density Residential District is intended for low density, urban single family residential and planned unit development uses. A stable and healthful environment, together with the full range of urban services, makes this the most important land use of the community. The R-1 district is intended to be consistent with the "Low Density Residential" designation of the Comprehensive Plan.

4. Newberg Development Code Section 10.44.120 lists the following description and purpose for the SC subdistrict:

The purpose of the Stream Corridor (SC) Overlay Sub-district is to implement the goals and policies of the Comprehensive Plan relating to Open Space, Scenic, and Natural Resources which are intended to "ensure that adequate land shall be retained in permanent open space use and that natural scenic and historic resources are protected." Furthermore, this sub-district is intended to "protect, conserve, enhance, and maintain the Willamette River Greenway." The sub-district allows for a balance of (1) protection of Open Space, Scenic and Natural Resources and (2) environmentally sensitive development. The designation of lands within this sub-district is used to provide reasonable regulation of development in or adjacent to stream corridors. This sub-district does not provide for or authorize public access to private properties designated within this sub-district. Additionally, the provisions of this sub-district do not provide measures for the public acquisition of private property.

5. Comprehensive Plan Goals and Policies

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

AGRICULTURAL LANDS POLICY 1: The conversion of urbanizable land from agricultural to urban land uses shall be orderly and efficient.

AGRICULTURAL LANDS POLICY 2: Inclusion of lands in agricultural use within the Urban Growth Boundary is recognition of a commitment to future urbanization, as such lands are necessary to meet long-range population and economic needs, based on criteria outlined in the statewide Urbanization Goal.

HOUSING GOAL: To provide the housing needs of the community commensurate with regional income levels.

HOUSING DENSITY POLICY (a): Density rather than housing type shall be the most important development criteria and shall be used to classify different types of residential areas on the plan.

HOUSING MIX POLICY (j): The City shall encourage innovation in housing types and design as a means of offering a greater variety of housing and reducing housing costs.

HOUSING MIX POLICY (m): Within the urban area, land use policies will attempt to provide a broad range of residential uses and encourage innovative development techniques.

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

URBAN DESIGN GENERAL POLICY (f): The planting of trees should be required in conjunction with a list of City approved trees.

URBAN DESIGN GENERAL POLICY (h): Landscaping shall be required along street frontage strips within the street right-of-way in order to soften the appearance of commercial and industrial developments.

URBAN DESIGN GENERAL POLICY (l): The City shall encourage compatible architectural design of new structures in the community.

URBAN DESIGN RESIDENTIAL AREAS POLICY (a): The City will require buffering and landscaping to minimize impacts between housing and potentially conflicting uses.

FINDING: The subject property has been included within the Newberg UGB, which is an acknowledgement that it is a proper site for urbanization given its location and the ability of the City to provide urban services. There is significant urban development immediately adjacent, including a significant amount of residential land uses, and a full complement of urban services are currently available. Redevelopment of this site to a planned unit development density at this time and for this use is consistent with this policy's requirement for orderly and efficient development.

Approval of the proposed PUD will provide additional housing opportunities to meet the needs of the growing population in the City of Newberg. The current housing market is a seller's market, fueled by the steady growth of the regional economy. Land prices have risen to an all time high. In order to provide entry level housing, developers must reduce lot sizes to realize profits in the entry level market. The presence of a stream

corridor on the property permits a density transfer, which would result in smaller lots than permitted in the R-1 zone. This will allow for the creation of small lots and a diversity of housing types. The large open space tract around the stream corridor, which will be preserved as open space, will provide additional recreational space on the subject site.

The proposed request will enhance the natural beauty and visual character of the City by allowing greater uniformity in residential development in the area and provide additional open space qualities. The City Development Code requires the planting of street trees and the protection of the stream corridor. City Street standards require parking strips. These City requirements, along with private landscaping of residential lots, will enhance the character of the City.

The smaller lots will allow the creation of a pedestrian friendly environment. The adjustable 2-10 ft. side yard setback will create more useable yard space. The creation of community open space along the creek corridor will also foster neighborhood involvement, which translates into a quality lifestyle. The project will allow the developer to create cluster housing around pedestrian friendly courts and use other innovative design techniques associated with a pedestrian friendly community.

Future development on the site will be conditioned on the developer coordinating with the City of Newberg Public Works Department to comply with the City's Transportation System Plan requirements for access on North Main Street and participation in any required frontage improvements. In addition, the interior of the property will be served by a local public street. By creating bicycle-friendly local streets and sidewalks throughout the public street area of the development, non-motorized travel is maximized. As infill development with only one primary access, minimum impact of regional traffic on the development will occur. The close proximity to Jaquith Park, the downtown neighborhood commercial, and additional open space created by the development will encourage non-vehicular travel to these destinations.

The proposed development has undergone rigorous review by the City planning staff, and the developer's architect, engineers and consultants. The resulting plan is cognizant of the standards, plans and ordinances adopted by the City. Both statewide and locally, the emphasis is upon living within the urban growth boundary with higher density, quality, affordable housing. The proposal increases density while reflecting neighborhood unity. To encourage the cultural sense of neighborhood, a road connection has been provided from North Main Street to the adjacent property south of the subject property. In addition, pedestrian access will be provided to the proposed open space adjacent to the stream corridor located on the western portion of the site. In addition to meeting both the state and local goal of providing housing opportunities within the UGB, the higher density will permit quality and affordable housing.

As stated above, the approval of this request will provide greater opportunities for innovative and alternative housing developments. At the time of development, the project will be required to comply with the Newberg Development Code standards protecting open space and livability. Approval of this project will provide additional housing opportunities to meet the needs of the growing population of the City of Newberg. Lots and parcels are designed to meet the general design and character of the planned development. This development encourages single-family, owner occupied dwellings. It uses a mixture of attached and detached house schemes which determines the lot sizes. Tracts and easements are created to provide for storm water management facilities. Within the public right-of-way there is space dedicated for a future extension of the public street. Tract A also connects to the public street. Tract A will be used for recreation open space for residents of the planned development.

Criteria (B) The proposed development's general design and character, including but not limited to anticipated building locations, bulk and height, location and distribution of recreation space, parking, roads, access and other uses, will be reasonably compatible with appropriate development of abutting properties and the surrounding neighborhood.

Finding: The proposed development is located off of a public street which is adjacent to the development. The existing character and street scene along North Main Street will remain unchanged and a person traveling on North Main Street will notice little change within his vision corridor. The most noticeable change would be the development of a pocket park, adjacent to the access road into the proposed development, and the planting of street trees along North Main Street. The volume and height of the proposed residences will be similar to existing residential structures within the City. Creation of an open space along the stream corridor will be compatible with the abutting rural properties to the west of the site. As conditioned, the streets within the project will be developed according to City street standards and will be compatible to the existing neighborhood streets in the surrounding vicinity.

Criteria (C) Public services and facilities are available to serve the proposed development. If such public services and facilities are not at present available, an affirmative finding may be made under this criterion if the evidence indicates that the public services and facilities will be available prior to need by reason of:

- (a) Public facility planning by the appropriate agencies, or**
- (b) A commitment by the applicant to provide private services and facilities adequate to accommodate the projected demands of the project, or**
- (c) Commitment by the applicant to provide for offsetting all added public costs or early commitment of public funds made**

necessary by the development.

Finding: Services and facilities are generally available to the site. Adequate water and electrical utilities are available in N. Main Street. Sanitary sewer is available in N. Main Street; however, the method of providing sewer service (i.e. gravity flow or pumping), will not be determined until specific site elevations have been identified. The majority of the storm water will be diverted to the stream corridor west of the site. Fire hydrants will be located as directed by the Fire Marshall.

Regarding transportation, N. Main Street is developing as a collector street based on the Newberg Transportation System Plan. With a 10' frontage dedication and full frontage improvements associated with this development, the street will accommodate sidewalks for pedestrians, a bicycle lane, and a traffic lane. All other internal streets will be developed as a part of this project.

The plan provides for future extension of streets and utilities to the vacant portions of the properties to the south. The nature and location of the street stub is based on a shadow plat which is the result of interviewing those neighbors about their future intentions.

Criteria (D) The provisions and conditions of this Code have been met.

Newberg Development Code 10.32.020 identifies general provisions for development of a PD. The following discussion identifies how the proposal conforms to the Code requirements.

- (1) **Ownership. Except as provided herein, the area included in a proposed planned unit development must be in single ownership or under the development control of a joint application of owners or option holders of the property involved.**

The property is under joint control of four owners, but the application is being submitted by an option holder.

- (2) **Processing steps - Type III. Prior to issuance of a building permit, planned unit development applications must be approved through a Type III procedure.**

The applicant has met with City Planning officials and has held a pre-application conference, and submitted preliminary drawings. Upon approval of the preliminary drawings, the applicant will submit final plans to assure substantial conformance as approved.

- (3) **Phasing.** If approved at the time of preliminary plan consideration, final plan applications may be submitted in phases.

The application is proposed to be completed in two phases.

- (4) **Lapse of approval.** Not applicable.
- (5) **Re-submittal following expiration.** Not applicable.
- (6) **Density.** Except as provided in 10.20.040 relating to sub-districts, dwelling unit density provisions for residential planned unit developments shall be as follows:
- (A) **Maximum density.** Except as provided in adopted refinement plans, the maximum allowable density for any project shall be as follows:

<u>District</u>	<u>Maximum Density per Gross Acre</u>
R-1	175 density points as calculated below.
R-2	310 density points as calculated below.
R-3	640 density points as calculated below.
RP	310 density points as calculated below.
C-1	As per required findings.
C-2	As per required findings.
C-3	As per required findings.

Density point calculations in the following table are correlated to dwellings based on the number of bedrooms, which for these purposes is defined as an enclosed room which is commonly used or capable of conversion to use as sleeping quarters. Accordingly, family rooms, dens, libraries, studies, studios, and other similar rooms shall be considered bedrooms if they meet the above definitions, are separated by walls or doors from other areas of the dwelling and are accessible to a bathroom without passing through another bedroom.

<u>Density Point Table</u>	
<u>Dwelling Type</u>	<u>Density Points</u>
Studio and efficiency	12
One bedroom	14
Two bedroom	21
Three bedroom	28
Four or more bedrooms	35

- (B) **Approved density.** The number of dwelling units allowable shall be determined by the hearing authority in accordance with the standards set forth in these regulations. The hearing authority may change density subsequent to preliminary plan approval only if the reduction is necessary to comply with required findings for preliminary plan approval or if conditions of preliminary plan approval cannot otherwise be satisfied.
- (C) **Easement calculations.** Density calculations may include areas in easements if the applicant clearly demonstrates that such areas will benefit residents of the proposed planned unit development.
- (D) **Dedications.** Density calculations may include areas dedicated to the public for recreation or open space.
- (E) **Cumulative density.** When approved in phases, cumulative density shall not exceed the overall density per acre established at the time of preliminary plan approval.

This proposal complies with the Newberg Development Code Section 10.32.020 formula for an R-1 PUD, with density calculated at 175 density points per gross acre (175 x 8.56 acres = 1,498 density points). The proposed development will contain a balance between two bedroom, three bedroom and four or more bedroom dwellings. Two bedroom units are allowed 21 density points; three bedroom units receive 28 density points, while four or more bedroom units are allowed 35 density points. Averaging density points for these three dwelling types results in a maximum dwelling unit density of 28. By dividing the allowable density points (1, 498) by the average points (28), 53.5 dwelling units could be allowed. The applicant is requesting 52 dwelling units on the proposed site (four of which exist).

- (7) **Buildings and Uses Permitted.** Buildings and uses in planned unit developments are permitted as follows:
 - (A) **R-1, R-2, R-3 and RP zones:**
 - (a) Buildings and uses permitted outright or conditionally in the use district in which the proposed planned unit development is located.
 - (b) Accessory buildings and uses.
 - (c) Duplexes.
 - (d) Dwellings, single, manufactured, and multiple family.
 - (e) Convenience commercial services which the applicant proves will be patronized mainly by the residents of the proposed planned unit development.

The applicant is proposing single family attached and detached dwellings.

- (8) **Professional coordinator and design team.** Professional coordinators and design teams shall comply with the following:
- (A) **Services.** A professional coordinator, licensed in the State of Oregon to practice architecture, landscape architecture or engineering, shall insure that the required plans are prepared. Plans and services provided for the City and between the applicant and the coordinator shall include:
 - (a) Preliminary design.
 - (b) Design development.
 - (c) Construction documents, except for single family detached dwellings and duplexes in subdivisions; and
 - (d) Administration of the construction contract, including, but not limited to inspection and verification of compliance with approved plans.
 - (B) **Address and attendance.** The coordinator or his professional representative shall maintain an Oregon address, unless this requirement is waived by the Director. The coordinator or other member of the design team shall attend all public meetings at which the proposed planned unit development is discussed.
 - (C) **Design team designation.** Except as provided herein, a design team, which includes an architect, a landscape architect, engineer, and land surveyor, shall be designated by the professional coordinator to prepare appropriate plans. Each team member must be licensed to practice his or her profession in the State of Oregon.
 - (D) **Design team participation and waiver.** Unless waived by the Director upon proof by the coordinator that the scope of the proposal does not require the services of all members at one or more steps, the full design team shall participate in the preparation of plan at all three steps.
 - (E) **Design team change.** Written notice of any change in design team personnel must be submitted to the Director within three working days of the change.
 - (F) **Plan certification.** Certification of the services of the professionals responsible for particular drawings shall appear on drawings submitted for consideration and shall be signed and stamped with the registration seal issued by the State of Oregon for each professional so involved. To assure comprehensive review by the design team of all plans for compliance with these regulations, the dated cover sheet shall contain a statement of review endorsed with the signatures of all designated members of the design team.

The applicant is requesting that the Director waive the requirements for the design team to obtain a licensed architect, since the scope of the proposal, which is primarily single-

family detached residential development, does not require the services of an architect. (see letter included as part of Attachment B). The design team is currently made up of employees of Land Development Consultants, Inc., a planning, engineering and surveying team located in Hillsboro, OR, which employs planners certified in Oregon, and licensed surveyors and engineers in the State of Oregon. A certified surveyor, engineer and planner will sign a cover sheet endorsing the review of the designated members of the design team.

- (9) Modification of certain regulations. Except as otherwise stated in these regulations, fence and wall provisions, general provisions pertaining to height, yards, area, lot width, frontage, depth and coverage, number of off-street parking spaces required, and regulations pertaining to setbacks specified in this Code may be modified by the hearing authority, provided the proposed development will be in accordance with the purposes of this Code and those regulations. Departures from the hearing authority upon a finding by the Engineering Director that the departures will not create hazardous conditions for vehicular or pedestrian traffic. Nothing contained in this subsection shall be interpreted as providing flexibility to regulations other than those specifically encompassed in this Code.**

The applicant is proposing the following modifications to code requirements:

Lot Sizes:	Average lot size - 6,300 sq. ft. Courtyard cluster homes - 3,255 sq. ft. Single family detached - 4,000 - 13,000 sq. ft. Single family attached - 2,000 sq. ft.
Lot Frontage:	25 ft. min.
Lot Depth:	Courtyard cluster and detached single family - average lot depth 2.5:1 Single family attached - 2:1 (lots 24-27), 2.6:1 (lots 37-42), 3.2:1 (lots 1-10)
Front Setback:	15 ft. min. - 20 ft. max.
Side yard Setback:	Courtyard cluster homes - varies from 2 ft. min. one side to 10 ft. min. other side; Single-family attached and detached - 5 ft. min.
Rear yard Setback	15 ft. min.
Height:	2 1/2 story max.
Lot Coverage:	30% for courtyard cluster homes and detached single-family residential; 50% for attached single-family residential
Parking:	2 spaces per lot min.
Public Street:	50 ft. ROW
Private Street:	30 ft. easement with 24.5 ft. paved surface, 6 in. curb on both sides, 3.5 ft. sidewalk on one side, and

Private Drive: appropriate "no parking" signage
25 ft. easement with 20 ft. paved surface, and
appropriate "no parking" signage

Following additional discussions with City Staff and the applicant, the proposal is conditioned on conversion of the private street "Our Way" to a public street.

- (10) **Lot coverage.** Maximum permitted lot and parking area coverage as provided in this Code shall not be exceeded unless specifically permitted by the hearing authority in accordance with these regulations.

See standards included under (9) above.

- (11) **Height.** Unless determined by the hearing authority that intrusion of structures into the sun exposure plane will not adversely affect the occupants or potential occupants of adjacent properties, all buildings and structures shall be constructed within the area contained between lines illustrating the sun exposure plan (See Fig. 8 and the definition of "Sun Exposure Plane"). The hearing authority may further modify heights to:
- (A) Protect lines of sight and scenic vistas from greater encroachment than would occur as a result of conventional development.
 - (B) Protect lines of sight and scenic vistas.
 - (C) Enable the project to satisfy required findings for approval.

See standards included under (9) above.

- (12) **Dedication, improvement and maintenance of public thoroughfares.** Public thoroughfares shall be dedicated, improved and maintained as follows:
- (A) **Streets and walkways.** Including, but not limited to those necessary for proper development of adjacent properties. Construction standards that minimize maintenance and protect the public health and safety, and setbacks as specified in 10.50.130, pertaining to Special Setback Requirements to Planned Right-of-ways, shall be required.
 - (B) **Easements.** As are necessary for the orderly extension of public utilities and bicycle and pedestrian access.

As conditioned, street widths and sections meet the standards for a PUD.

- (13) **Underground utilities.** Unless waived by the hearing authority, the developer shall locate all on-site utilities serving the proposed planned unit development underground in accordance with the policies, practices and rules of the serving utilities and the Public Utilities Commission.

All utilities will be installed underground.

- (14) **Usable outdoor living area.** All dwelling units shall be served by outdoor living area as defined in this Code. Unless waived by the hearing authority, the outdoor living area must equal at least ten percent of the gross floor area of each unit. So long as outdoor living area is available to each dwelling unit, other outdoor living space may be offered for dedication to the City, in fee or easement, to be incorporated in a City approved recreational facility. A portion or all of a dedicated area may be included in calculating density if permitted under these regulations.

The preliminary plat illustrates that approximately 59,000 sq. feet of the development is protected as a Stream Corridor. In addition, approximately 28,000 sq. ft. of community open space is contained within Tract "A", which is adjacent to the stream corridor. The small neighborhood park at the entrance of the subdivision has an additional 3,600 sq. ft. of open space. The total open space protected and created by this planned unit development is over 91,000 sq. ft.

- (15) **Site modification.** Unless otherwise provided in preliminary plan approval, vegetation, topography and other natural features of parcels proposed for development shall remain substantially unaltered pending final plan approval.

As conditioned, the site shall remain substantially unaltered until final plan approval is received.

- (16) **Completion of required landscaping.** If required landscaping cannot be completed prior to occupancy, or as otherwise required by a condition of approval, the Director may require the applicant to post a performance bond of a sufficient amount and time to assure timely completion.

As conditioned, landscaping will be installed prior to occupancy or the applicant shall post a performance bond.

Finding: This request is in compliance with the provisions and conditions of the Newberg Development Code (NDC). All future development of the site must conform to the provisions and conditions of the NDC in order to obtain a valid development or building permit. The request will not alter the City's ability to enforce the provisions and conditions of the NDC on the subject property.

Criteria (E) Proposed buildings, roads, and other uses are designed and sited to ensure preservation of features, and other unique or worthwhile natural features and to prevent soil erosion or flood hazard.

Finding: The site has a water course along its western edge and is subject to the purpose of the Stream Corridor Subdistrict. As noted above, the preliminary plat illustrates the location of the stream corridor and a community open space area contained within Tract A. NDC 10.44.170 allows for stream corridor enhancement activities which are reasonably expected to enhance stream corridor resource values and generally follow the restoration standards in NDC 10.44.160. The proposed landscape plan shows the proposed enhancement within the stream corridor and adjacent open space. The proposed development will avoid the stream corridor with the exception of 1,300 sq. ft. contained within lots 4-10, 15 and 16. The 28,000 sq. ft. contained within Tract A mitigates this impact. The proposed enhancement of the corridor will meet the requirements of NDC 10.44.190(2). Erosion control measures will be required during construction, to meet the requirements of the Code.

Criteria (F) There will be adequate on-site provisions for utility services, emergency vehicular access, and, where appropriate, public transportation facilities.

Finding: The applicant has met with the Fire Marshal and other City officials regarding the proposed street system. The proposed street system, as conditioned meets the requirements of the NDC. With the development of Tax Lots 101 and 100 to the south, Creekside Lane can be curved eastward, providing secondary access to the proposed development site as well as to future development of Tax Lots 101 and 100. The pocket park will provide a seated area which could be used as a bus stop when the City establishes public transportation on Main Street.

Criteria (G) Sufficient usable recreation facilities, outdoor living area, open space, and parking areas will be conveniently and safely accessible for use by residents of the proposed development

Finding: Each dwelling unit is designed with a minimum of 400 sq. ft. of outdoor living area, both in front yard and back yard space. Each unit also has a minimum 15 ft. rear yard. These yards serve as open space and private recreation space as well as providing each dwelling unit with access to light and air. Each dwelling unit has a garage and two (2) additional off-street parking pads. There is additional on-street parking provided in various areas within the plan. The common open space will be used for recreation. It is designed to be in a linear network throughout the development and the recreation will be from jogging and walking. The development will also connect to the pedestrian network on N. Main Street via sidewalks in the new public right-of-way.

Criteria (H) Proposed buildings, structures, and uses will be arranged, designed, and constructed so as to take into consideration the surrounding area in terms of access, building scale, bulk, design, setbacks,

heights, coverage, landscaping and screening, and to assure reasonable privacy for residents of the development and surrounding properties.

Finding: This development is significantly different from previous planned developments in Newberg. It is not a condominium or apartment complex. The consideration of the surrounding neighborhoods and the traditional residential areas of Newberg was the initial design determinant. Three basic design configuration and characteristics were developed and the dwellings were arranged on the site based on life safety, infrastructure and economic considerations. The density and attached housing scheme is appropriate in order to deliver affordable, single family housing to this key location. The combination of all these elements generated the plan.

**PUD-3-97
PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL**

1. **Reproducible Copy:** At the time of final plat application, a reproducible mylar copy of the final plat must be submitted to the Newberg Planning Division for review and approval. The plat must show all easements that are to remain on the property.

2. **Engineering and Utility Improvements:** All roadways, sewer, water, fire hydrants, utility easements, storm drainage and any other such uses found to be essential to the development of the planned unit development, shall be designed, constructed and installed to meet City improvement specifications and are subject to approval by the Engineering Manager. Utilities and streets must be designed by a licensed engineer.
 - ▶ **Street Improvements:**
 - a) At the time of development, improve N. Main Street to a Collector Street standard; The final plat shall include the dedication to create a 30 ft. half street-width along North Main Street. The exact dimension shall be subject to review and approval by the Engineering Manager. Improvements required to be constructed by the developer along Main include half street improvements with 20 ft. of paving which includes a striped bicycle lane, a four (4) ft. landscaped strip, and a five (5) ft. concrete walk. No parking would be provided on the west side of North Main Street based on this design and the developer shall install appropriate "no parking" signage. Additionally, a 10 ft. public utility easement adjacent to N. Main Street will be required. The design for Main Street shall be reviewed and approved by the Planning and Engineering Managers prior to issuance of any building permits for any homes within the subdivision.

 - b) At the time of development, improve Parkside and Creekside to a local street standard within a 50 ft. right-of-way. The minimum curb to curb width on these public streets shall be 32 ft. with on-street parking on both sides, four (4) ft. sidewalks, four (4) ft. landscape buffers, six (6) in. curbs, and street trees on each side. Sidewalks shall be setback except in the vicinity of the pocket park, where curbside sidewalks may be allowed. At time of development, improve Our Way to a local street standard within a 30 ft. right-of-way. The minimum curb to curb width on this street shall be 24 ft., with six (6) in. curbs on both sides, a 4 ft. sidewalk on one side,

and street trees on each side. No parking would be provided on either side of "Our Way" based on this design, and the developer shall install appropriate "no parking" signage. All parcels abutting "Our Way" shall have 24 ft. front yard setbacks for garages. Setbacks shall be measured from the property line.

- c) At the time of development, improve the private drives (Creekside and Parkside) to a minimum 25 ft. width with a 20 ft. paved surface, 6 in. curbs and 4 ft. sidewalks on one side, street trees on each side, and appropriate "no parking" signage. Prior to issuance of any building permits for any homes within the subdivision, "No parking - fire lane" signs shall be posted along both sides of the private access way. No dead end terminus may exceed 300 ft. and all structures must be accessible to within 150 ft. of each street.

▶ **Dedications:**

- a) At time of final plat, dedicate an additional 10 ft. of right-of-way on N. Main Street.
- b) At time of final plat, dedicate right-of-way for all internal public streets.
- c) At time of final plat, identify a one (1) ft. reserve strip on the southern boundary of Creekside Lane.

- ▶ **Private Access Easements:** At time of final plat, dedicate a 25 ft. access and utility easement for lots off of Creekside Court and Parkside Court.

- ▶ **Street Names/Signage:** All proposed street names within the project are subject to review and approval by the Fire Marshal prior to final plat application. All street signs must be in place prior to issuance of any building permits for any homes within the subdivision.

3. Utilities:

- a. **Utility Phasing:** At time of final plat submittal, provide a composite utility plan showing all phases of development on one sheet at 1" = 100' scale.
- ▶ **Sewers:** All sewers must be designed for location, depth, and capacity to serve the remainder of the drainage basin. Sewer mains must be located

in streets wherever possible.

- ▶ **Storm Sewers:** All storm sewers must be designed for location, depth and capacity to serve the remainder of the tributary area. The proposed storm sewer must connect to the stream corridor west of the site.
- b. **Utility Easement:** The final plat shall include an eight to ten ft. utility easement along all public streets. PGE has also indicated that the developer will be required to pay the expense based on PGE's existing tariff.

4. **Site Grading/Drainage:**

- a. **General Grading:** The building sites must be brought to their final grade by the developer. A grading plan for final grading and drainage of the building sites shall be provided prior to issuance of building permits. Once graded, builders may do the final shaping of the lots but will be limited in the amount of cutting or filling they may do on the site.
- b. **Erosion Control Plan:** A DEQ permit and erosion control plan must be submitted and approved by the Engineering Manager as part of the development improvements.

5. **Fire Protection:** Location of all fire hydrants shall be subject to approval by the Fire Chief or Fire Marshal. No building permits will be issued until all required street and fire system improvements have been completed or have been completed to such a degree as to allow adequate fire protection, as determined by the Fire Marshal. In addition, adequate radius shall be provided to meet emergency vehicle access requirements as approved by the Fire Chief or Fire Marshal. This shall also be shown on the final plat.

6. **Landscape Plan and Improvements:** The Final Landscape Plan shall be submitted to the Planning Commission for review and approval prior to filing of the final plat. The final approved plan shall be filed with the Planning Manager prior to issuance of grading permits.

- a. **Existing Trees:** The plan shall identify all existing non-agricultural trees over 4 inches in trunk diameter and shall indicate if the tree is to be maintained or removed. All mature, healthy trees shall be retained where they are not in conflict with the construction of the proposed homes. Trees that may be removed include trees that are not healthy, are located in the street right-of-way, are located underneath the proposed house footprint plus ten (10) feet out from the footprint, or are agricultural trees.

- b. **Irrigation:** Underground irrigation systems are required throughout the development in public areas. Irrigation systems shall also be installed in the front yards of each residential unit where necessary to provide appropriate moisture for lawns and other non-drought tolerant planting material.
- c. **Street Tree and Common Area Landscaping:** Prior to filing of a final plat, a Street Tree and Common Area Landscape Plan shall be submitted for Main Street, the internal street system, recreation areas, and all other common areas, for review and approval by the Planning Commission. The plan shall indicate plant species, tree caliper (2" minimum), spacing, fencing, and underground irrigation system plans. Street trees shall be located between the curb and the walk. Street trees along Main Street shall be located approximately twenty-five (25) to forty (40) feet on center; street trees along internal streets shall be located approximately 30 feet on center (excluding driveways). Public area landscaping and irrigation systems shall be bonded by the developer as part of the public improvements, and shall be in place prior to final City acceptance of public improvements. Street trees shall be bonded by the developer, and shall be installed prior to building occupancy or as otherwise approved by the Planning Manager.
- d. **Front Yard Landscaping/Private Area:** The Final Landscape Plan shall include detailed drawings showing typical front yard landscaping for each residential unit. Front yard landscaping shall be installed prior to occupancy of each unit.
7. **Landscaping and Common Area Maintenance:** Common maintenance of all common areas (including the entry park, the private drives, and the open space area) shall be provided. Prior to filing of the final plat, a maintenance agreement shall be prepared for review and approval by the Planning and Engineering Managers.
8. **CC & Rs:** Prior to approval of the final plat, the applicant shall record CC & Rs for the Planned Development. The CC & Rs are subject to review by the Planning Manager and Engineering Manager to ensure consistency with City Ordinances.
9. **Development Standards:** The following development standards apply to the site.

Lot Sizes:	Average lot size - 6,300 sq. ft.
	Courtyard cluster homes - 3,255 sq. ft.

Lot Frontage:	Single family detached - 4,000 - 13,000 sq. ft. Single family attached - 2,000 sq. ft.
Lot Depth:	25 ft. min. Courtyard cluster and detached single family - average lot depth 2.5:1 Single family attached - 2:1 (lots 24-27), 2.6:1 (lots 37-42), 3.2:1 (lots 1-10)
Front Setback:	15 ft. min. - 20 ft. max.
Side yard Setback:	Courtyard cluster homes - 3 ft. min. with a 10 ft. min separation maintained between structures on abutting properties; Single-family attached - 5 ft. minimum except at zero lot line; Single family detached - 5 ft. min.
Rear yard Setback	15 ft. min.
Height:	2 1/2 story max.
Lot Coverage:	30% for courtyard cluster homes and detached single-family residential; 50% for attached single-family residential
Parking:	2 spaces per lot min.
Public Street:	Creekside Lane, Parkside Lane - 50 ft. ROW Creekside and Parkside - 50 ft. ROW Our Way - Subject to Council approval - 30 ft. ROW, with a 24 ft. curb to curb width, curbs on both sides, a 4 ft. public sidewalk on one side, and appropriate "No parking" signage and/or striping
Private Drive:	25 ft. easement with a 20 ft. paved surface

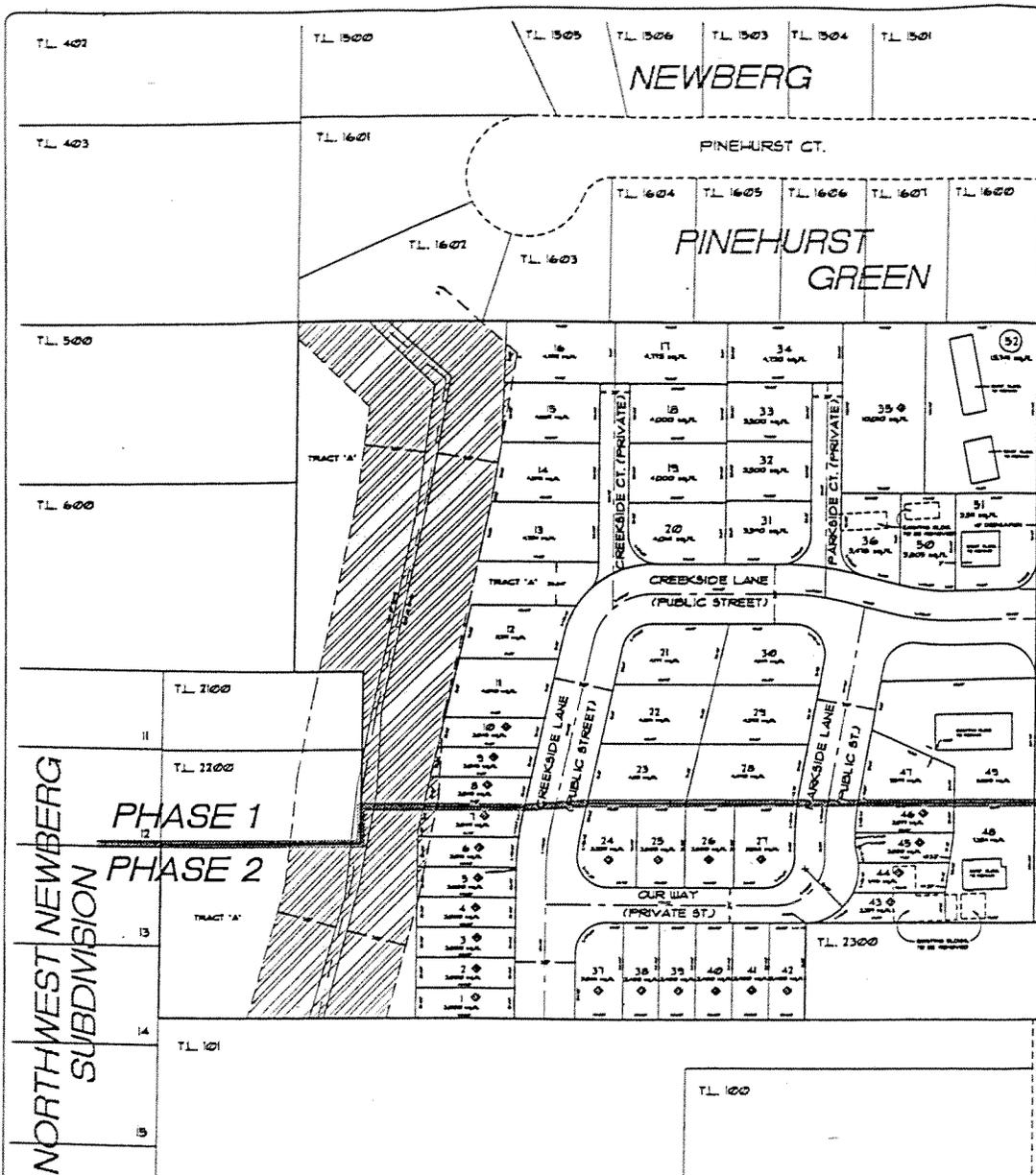
All standards not specifically listed shall be according to the R-1 zoning standards in the Newberg Development Code.

DEVELOPMENT NOTES:

- **Phasing of Tentative Plan:** Refer to NDC 10.34.100 for phased subdivision extension standards.
- **Postal Service:** The applicant should submit plans to the Newberg Postmaster for approval of a mailbox cluster location.
- **Garbage Service:** The applicant should submit plans to the Newberg Garbage Service to confirm that the design and location of the refuse disposal areas is approved.
- **PGE:** PGE can provide electrical service to this project under terms of the current tariff which will involve developer expense and easements. Contact the Service & Design Supervisor, PGE at 463-4392.
- **GTE:** The developer/owner must coordinate trench/conduit requirements with

GTE Engineering. Contact the Engineering Division, GTE Northwest at 620-5943.

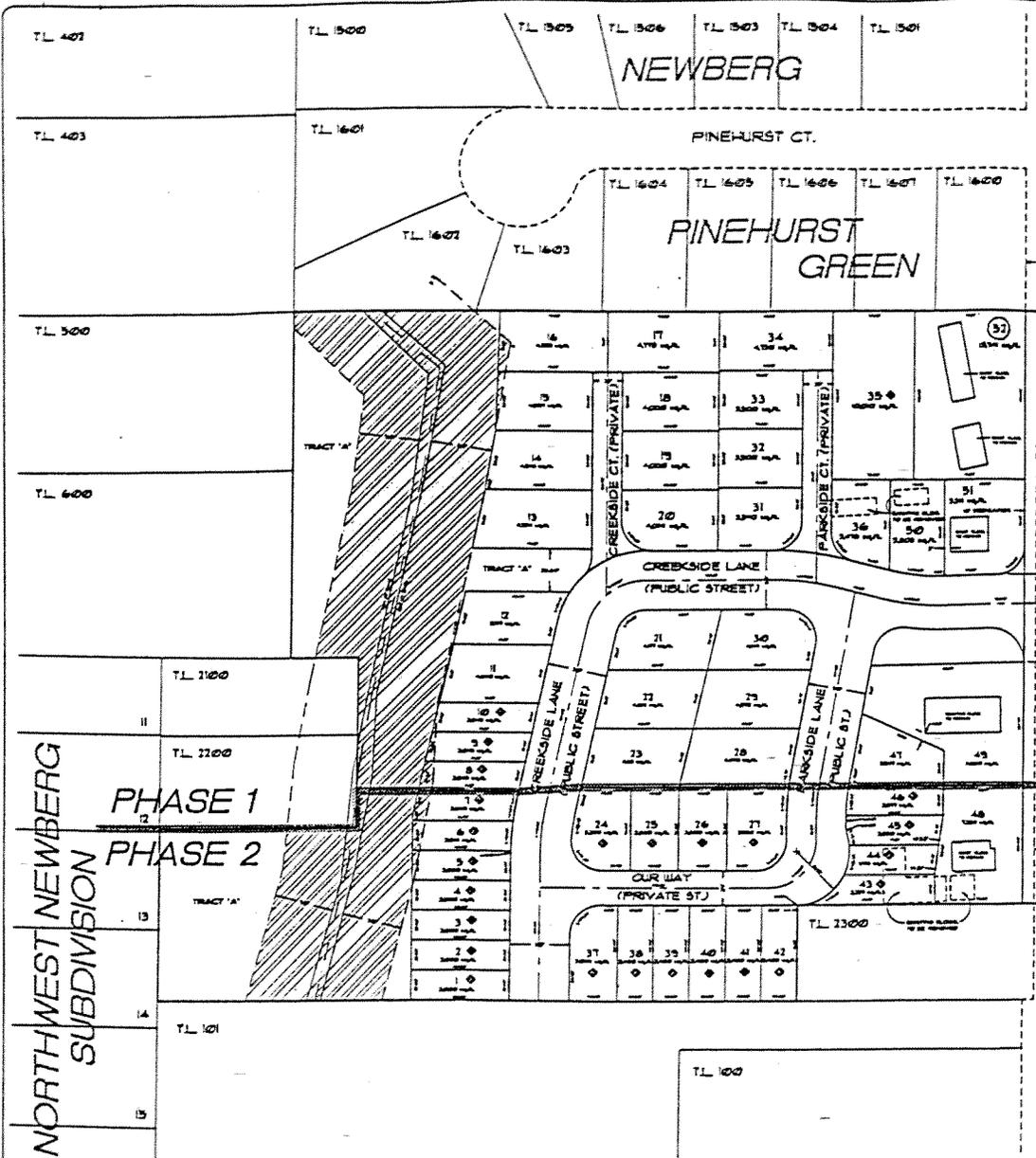
- **DSL:** The developer should coordinate requirements relating to any work within the stream corridor with DSL. Contact Planning & Policy Section at 378-3805.



File: PUD-3-97
Date: March 13, 1997

**EXHIBIT B
CREEKSIDE PD
SITE MAP**

Tax Lot: 3218AC-1700, -
1800, -1900, -2000
Location: W. of Main, S. of
Pinehurst Ct.
Application By: Ron
Manning



File: PUD-3-97
 Date: March 13, 1997

**EXHIBIT B
 CREEKSIDE PD
 SITE MAP**

Tax Lot: 3218AC-1700, -
 1800, -1900, -2000
 Location: W. of Main, S. of
 Pinehurst Ct.
 Application By: Ron
 Manning



TYPE III APPLICATION - 2013 (QUASI-JUDICIAL REVIEW)

File #: _____

TYPES - PLEASE CHECK ONE:

- Annexation
- Comprehensive Plan Amendment (site specific)
- Zoning Amendment (site specific)
- Historic Landmark Modification/alteration
- Conditional Use Permit
- Type III Major Modification
- Planned Unit Development
- Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: Del Boca Vista, LLC
 ADDRESS: 700 S Deborah Road, Newberg Or 97132
 EMAIL ADDRESS: MichaelHanks@nwdh.com
 PHONE: 503 590 8600 MOBILE: 503 720 8600 FAX: 503 590 8640
 OWNER (if different from above): Donovan Trust PHONE: N/A
 ADDRESS: 401 S Everest Apt 42, Newberg OR 97132
 ENGINEER/SURVEYOR: Nail Fernando @ Emerio Design PHONE: 503 515 5528
 ADDRESS: 8285 SW Nimbus avenue, Suite 180, Beaverton OR 97008

GENERAL INFORMATION:

PROJECT NAME: Homas at Creekside PROJECT LOCATION: Newberg off of Main Street
 PROJECT DESCRIPTION/USE: Modification of the PUD to allow for affordable Housing
 MAP/TAX LOT NO. (i.e. 3200AB-400): 3218 AC 17000/1704 ZONE: R1-PD SITE SIZE: 23,871 SQ. FT. X ACRE
 COMP PLAN DESIGNATION: LDR TOPOGRAPHY: Flat
 CURRENT USE: PUD Lot
 SURROUNDING USES:
 NORTH: Housing SOUTH: Housing
 EAST: Park WEST: Housing

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: Fees Public Notice Information Current Title Report Written Criteria Response Owner Signature

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

- Annexationp. 15
- Comprehensive Plan / Zoning Map Amendment (site specific)p. 19
- Conditional Use Permitp. 21
- Historic Landmark Modification/Alterationp. 23
- Planned Unit Developmentp.26

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

[Signature]
 Applicant Signature _____ Date _____

[Signature: Michelle Reed (for) Donovan Trust]
 Owner Signature _____ Date _____

Michael Hanks, Member
 Print Name _____

Michelle Reed 12-28-12
 Print Name _____

Attachments: General Information, Fee Schedule, Noticing Procedures, Planning Commission Schedule, Criteria, Checklists

GENERAL INFORMATION

Type III Development Permit Process (Quasi-Judicial Hearing)

Overview: Type III Permit applications are reviewed by the Planning Commission and include a mix of objective and subjective standards. Public notice is provided to property owners within 500 ft of the site. Any interested party may appear before the Planning Commission and comment on the project. The applicant or anyone commenting at the hearing may appeal the decision to the City Council. Some Type III decisions automatically proceed to the City Council with a recommendation by the Planning Commission. Type III decisions must be issued within 120 days of an application being determined complete.

Type III Permits Include:

- Annexations*
- Comprehensive Plan and Zoning Map Amendments – site specific*
- Conditional Use Permits
- Historic Landmark Reviews
- Planned Unit Developments
- Subdivisions not meeting the criteria in Newberg Development Code (NDC) §15.100.040(A), or proposed for Type III review by the applicant, or converted from a Type II to a Type III process.

Pre-Application Conference:

Please call to schedule a time for a pre-application meeting (**required on Type III applications**) prior to submitting an application. The Development Review Meetings are held every Wednesday. This meeting provides the opportunity to get advance information from Planning, Engineering and Building divisions all at once. It is likely to save you time and effort later. The non-refundable pre-application conference fee is \$100.00, payable prior to the conference. If you continue with the application process after the pre-application conference, the pre-application fee will be applied to reduce the application fee for the project.

Submit Application

- Pay fees
- Complete application form(s)
- Submit plans and other required information

Processing

- Staff will perform a completeness check of the application and notify applicant of any information that is missing or incomplete. Processing time 0 to 30 days.
- Staff will route the application to affected agencies and City departments Processing time 14 to 20 days
- Applicant will provide copies of mailed and posted notices to the City for review, mail the approved notice to property owners within 500 ft. of the site, post the site, and provide staff with an affidavit verifying that the notice was mailed and posted. Processing time 14 to 20 days
- Staff will prepare a written report for review by the Planning Commission. A copy will be available for review seven (7) days prior to the hearing. A copy will be mailed to the applicant seven prior to the hearing.

Planning Commission Hearing

- At the Planning Commission Hearing, the applicant and all interested parties are encouraged to testify. Testimony may be given orally or in writing.
- After public testimony, the Planning Commission may approve, deny, table, make a recommendation to the City Council or continue the item. If the decision is final at the Planning Commission, then proceed to Appeals. Planning Commission decisions become effective upon completion of the 14 day appeal period.

City Council Hearing

- If the decision is a recommendation from the Planning Commission that requires adoption of an ordinance, then a new public hearing will be held at the City Council. At the City Council hearing, the applicant and all interested parties are encouraged to testify. Testimony may be given orally or in writing. After public testimony, the City Council may approve, deny, table, or continue the item.

Appeals

- If the applicant, or other parties providing written testimony prior to or at the hearing, or parties providing oral testimony at the hearing; are dissatisfied with the decision of the Planning Commission, they may file an appeal within 14 calendar days of the issuance of the decision. Appeals of Type III decisions proceed to the City Council for a hearing on the record. City Council decisions may only be appealed to the Land Use Board of Appeals.

Permits

- Once a final decision has been made, the applicant may proceed or submit other permits, if necessary (i.e.: design review, building permits, subdivision approval, etc.). For applications involving more than one application type, the permits may be processed individually under each procedure or under the highest procedure number that applies.

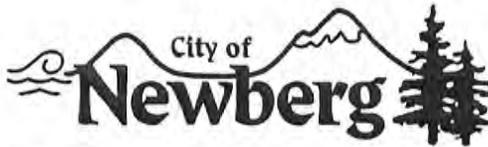
Helpful Hints:

- **Questions?** Information is free! Please do not hesitate to call (503) 537-1240 prior to submitting the application.
- **Partial Applications:** Please do not submit partial applications. If the application, plans, and fee are not submitted together; processing will be delayed and the application may not be accepted for review.
- **Face-to-Face:** It is best to submit an application in person. That way you can receive immediate feedback if there's missing information or suggestions for improvements.

CITY OF NEWBERG TYPE III

MAILED NOTICE

(PLANNING COMMISSION)



Planning and Building Department

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

NOTICE OF PLANNING COMMISSION HEARING ON A PUD REVIEW

A property owner in your neighborhood submitted an application to the City of Newberg for a PUD at 1507 N Main Street. The Newberg Planning Commission will hold a hearing on Date of Hearing at 7pm at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

The application would create three additional lots for a total 5 lots. This is an extension/enhancement of the Creek side PUD previously developed.

APPLICANT: *Del Boca Vista, LLC*
 TELEPHONE: *503 590 8600*

PROPERTY OWNER: *Donovan Trust*

LOCATION: *Project Address*

TAX LOT NUMBER: 3218 Ac 1700 & 1704



CITY OF NEWBERG REQUIREMENTS FOR POSTED NOTICES

For all Type II and Type III land use applications, the site must be posted with an approved notice. Newberg Development Code §15.100.260 establishes the standards for posted notices. Before notice is posted on the site, a copy of the notice must be submitted to the Planning & Building Office for review. Within two (2) days of posting the site, an affidavit of posting must be submitted to the Planning & Building Office.

Posted notices must contain the following information:

- Planning Division file number
- A brief description of the proposal
- Phone number and address for the Newberg Planning & Building Department, 414 E. First Street, phone 503-537-1240

Guidelines for Posting Notice:

- The posted notice must be waterproof and a minimum of two (2) feet by three (3) feet in size.
- Each frontage of the site must be posted. If a frontage is more than six hundred (600) feet in length, additional notices are required for each six hundred (600) feet or fraction thereof. For example, a lot with a 1400' frontage on Wynooski Street must be posted with three notices along that frontage.
- The notices must not be posted within the public right-of-way, though they must be within ten (10) feet of it.
- The notices must be clearly visible to pedestrians and motorists in the public right-of-way, and must not be posted on trees.
- For Type II applications, the site must be posted at least fourteen (14) days before a decision is rendered.
- For Type III applications, the site must be posted at least ten days (10) before the first scheduled hearing.

Signs for posted notices:

The posted notices must be able to withstand adverse weather. All posted notice signs must conform to the attached example. Signs must be landscape orientation and white with black lettering ("sans-serif" font i.e. Arial or block printing).

Signs may be ordered custom-made from sign companies or applicants may construct their own signs.

Acceptable materials for notice signs: (dimensions: minimum 2' x 3')

- Plywood (but sign face must be white)
- Plastic or corrugated plastic
- Foam core board (available at many art and hobby supply shops)
- Water resistant poster board
- Other weatherproof materials

Posted notice signs may not be attached to trees, and must be located outside the public right-of-way but within ten (10) feet of it. Therefore, the signs should have legs or stakes or otherwise be freestanding.

Removal of Posted Notice:

The notice must remain posted until a final decision is made. Within ten (10) days of the final decision, the notice(s) must be removed from the site by the applicant.

**CITY OF NEWBERG
SAMPLE POSTED NOTICE**

Land Use Notice

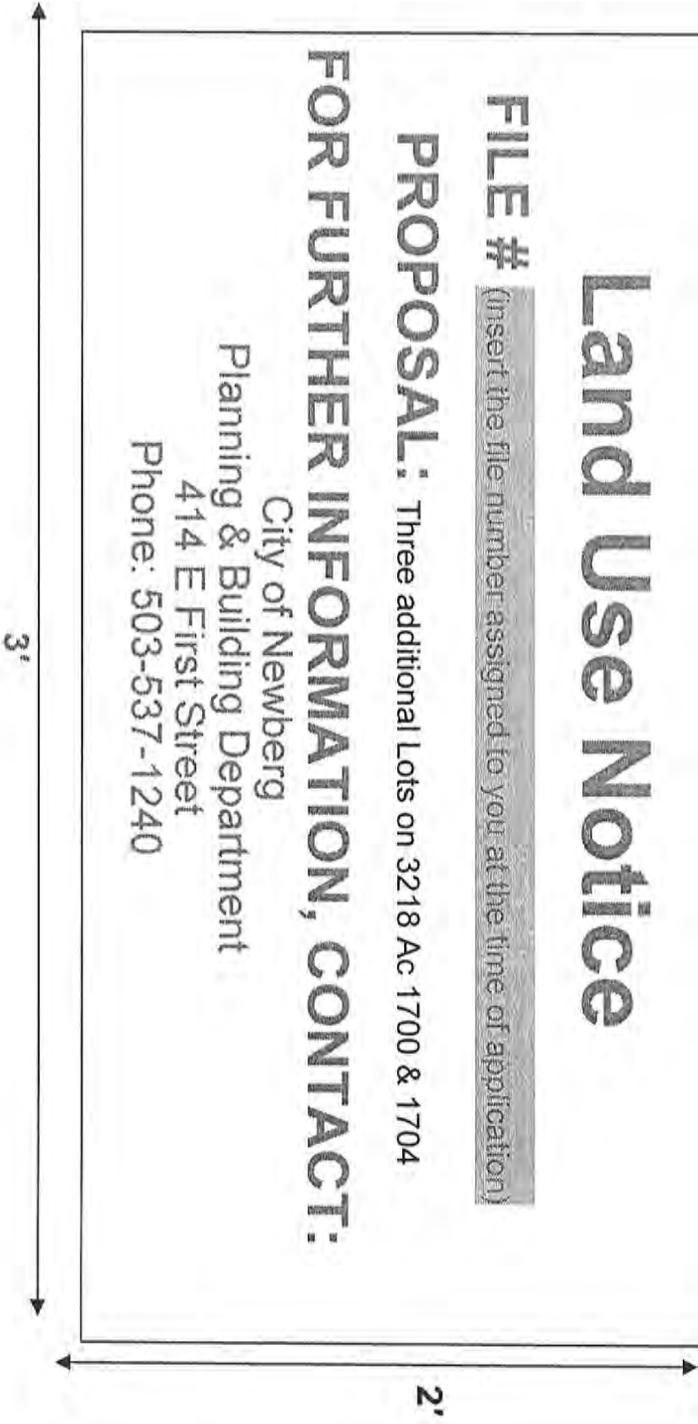
FILE #

(insert the file number assigned to you at the time of application)

PROPOSAL: Three additional Lots on 3218 Ac 1700 & 1704

FOR FURTHER INFORMATION, CONTACT:

City of Newberg
Planning & Building Department
414 E First Street
Phone: 503-537-1240



Notice must be white with black letters, and must be landscape orientation, as shown above.
The notice must be lettered using block printing or a "sans-serif" font, such as Arial.

CITY OF NEWBERG AFFIDAVIT OF NOTICING REQUIREMENTS

The affidavit on the following page must be submitted to the Planning & Building Department **within two (2) days of mailing notice** and **within two (2) days of posting notice**. The consequences of failure to mail and post notice, and to submit the affidavits within the two (2) day deadline are described in Newberg Development Code §15.100.210(J) and §15.100.260(I).

§15.100.210(J) - Failure to Mail the Notice:

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.

§15.100.260(I) - Failure to Post the 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.

§ 15.240.010 - TYPE III PLANNED UNIT DEVELOPMENT CRITERIA

The city's planned unit development regulations are intended to:

- (A) Encourage comprehensive planning in areas of sufficient size to provide developments at least equal in the quality of their environment to traditional lot by lot development and that are reasonably compatible with the surrounding area; and
- (B) Provide flexibility in architectural design, placement and clustering of buildings, use of open space and outdoor living areas, and provision of circulation facilities, parking, storage and related site and design considerations; and
- (C) Promote an attractive, safe, efficient and stable environment which incorporates a compatible variety and mix of uses and dwelling types; and
- (D) Provide for economy of shared services and facilities; and
- (E) Implement the density requirements of the comprehensive plan and zoning districts through the allocation of the number of permitted dwelling units based on the number of bedrooms provided.

Prior to filing an application for preliminary plan consideration, the applicant or coordinator may request through the Director a pre-application conference to discuss the feasibility of the proposed planned unit development and determine the processing requirements. Consideration will be given to on-site and off-site factors to preserve natural amenities, create an attractive, safe, efficient, and stable environment, and assure reasonable compatibility with the surrounding area. Preliminary review necessarily involves consideration of the off-site impact of the proposed design, including building height and location.

Provide a written response that specifies how your project meets the following criteria:

- (1) The proposed development is consistent with standards, plans, policies and ordinances adopted by the city; and
- (2) The proposed development's general design and character, including but not limited to anticipated building locations, bulk and height, location and distribution of recreation space, parking, roads, access and other uses, will be reasonably compatible with appropriate development of abutting properties and the surrounding neighborhood; and
- (3) Public services and facilities are available to serve the proposed development. If such public services and facilities are not at present available, an affirmative finding may be made under this criterion if the evidence indicates that the public services and facilities will be available prior to need by reason of:
 - a) Public facility planning by the appropriate agencies; or
 - b) A commitment by the applicant to provide private services and facilities adequate to accommodate the projected demands of the project; or
 - c) Commitment by the applicant to provide for offsetting all added public costs or early commitment of public funds made necessary by the development.
- (4) The provisions and conditions of this code have been met; and
- (5) Proposed buildings, roads, and other uses are designed and sited to ensure preservation of features, and other unique or worthwhile natural features and to prevent soil erosion or flood hazard; and
- (6) There will be adequate on-site provisions for utility services, emergency vehicular access, and, where appropriate, public transportation facilities; and
- (7) Sufficient usable recreation facilities, outdoor living area, open space, and parking areas will be conveniently and safely accessible for use by residents of the proposed development; and
- (8) Proposed buildings, structures, and uses will be arranged, designed, and constructed so as to take into consideration the surrounding area in terms of access, building scale, bulk, design, setbacks, heights, coverage, landscaping and screening, and to assure reasonable privacy for residents of the development and surrounding properties.

Criteria Written Response: PUD Application.

Provide a written response that specifies how your project meets the following criteria:

- (1) The proposed development is consistent with standards, plans, policies and ordinances adopted by the city; and

Answer: The site will be a continuation of the existing PUD with the relocation of the existing house and the creation of three additional lots in addition to the two tax lots being affected. All said a total of 5 additional lots will be constructed. These will be the same/similar configuration of the existing PUD.

- (2) The proposed development's general design and character, including but not limited to anticipated building locations, bulk and height, location and distribution of recreation space, parking, roads, access and other uses, will be reasonably compatible with appropriate development of abutting properties and the surrounding neighborhood; and

Answer: The construction will be single-family detached housing. The audit of the development points shows that when Creek side was constructed the projected housing mix was not achieved. This left a surplus of available housing units available. Applying the current and also then standard for PUD housing mix leaves a surplus that allows for the partition of the site to match the housing style and size.

The housing mix will be similar, with improvements in terms of the construction style. I.e. Custom Cabinets, Granite Countertops, 9 ft ceilings on the main floor, stone accents where appropriate. Stainless Steel appliances, updated carpet, and nice portions of hardwood floorings.

- (3) Public services and facilities are available to serve the proposed development. If such public services and facilities are not at present available, an affirmative finding may be made under this criterion if the evidence indicates that the public services and facilities will be available prior to need by reason of:
- d) Public facility planning by the appropriate agencies; or
 - e) A commitment by the applicant to provide private services and facilities adequate to accommodate the projected demands of the project; or
 - f) Commitment by the applicant to provide for offsetting all added public costs or early commitment of public funds made necessary by the development.

Answer: All services to meet the request are at the site and/or about the site. As such this will be a smooth process to bring services.

- (4) The provisions and conditions of this code have been met; and

Answer: We believe that as in the findings of the PUD 3 97 staff report, these goals will be continued and enhanced for this site:

"FINDING: The subject property has been included within the Newberg UGB, which is an acknowledgement that it is a proper site for urbanization given its location and the ability of the City to provide urban services. There is significant urban development immediately adjacent, including a significant amount of residential land uses, and a full complement of urban services are currently available. Redevelopment of this site to a planned unit development density at this time and for this use is consistent with this policy's requirement for orderly and efficient development.

Approval of the proposed PUD will provide additional housing opportunities to meet the needs of the growing population in the City of Newberg. The current housing market is a seller's market, fueled by the steady growth of the regional economy. Land prices have risen to an all time high. In order to provide entry level housing, developers must reduce lot sizes to realize profits in the entry level market. The presence of a stream corridor on the property permits a density transfer, which would result in smaller lots than permitted in the R-1 zone. This will allow for the creation of small lots and a diversity of housing types. The large open space tract around the stream corridor, which will be preserved as open space, will provide additional recreational space on the subject site....."

- (5) Proposed buildings, roads, and other uses are designed and sited to ensure preservation of features, and other unique or worthwhile natural features and to prevent soil erosion or flood hazard; and

Answer: The grading plan shows that little if any erosion can occur. The existing building has lapsed in terms of maintenance. Mold is now prevalent in most of the house. With construction of new homes, this will help strengthen the character of the neighborhood and enhance the community, both from the street and from the existing PUD as well.

- (6) There will be adequate on-site provisions for utility services, emergency vehicular access, and, where appropriate, public transportation facilities; and

Answer: The current street layout provides for utilities and emergency vehicular access.

- (7) Sufficient usable recreation facilities, outdoor living area, open space, and parking areas will be conveniently and safely accessible for use by residents of the proposed development; and

Answer: The findings from the PUD-3-97 staff report show that adequate open space and recreational space was accomplished. See Findings below:

"The preliminary plat illustrates that approximately 59,000 sq. feet of the development is protected as a Stream Corridor. In addition, approximately 28,000 sq. ft. of community open space is contained within Tract "A", which is adjacent to the stream corridor. The small neighborhood park at the entrance of the subdivision has an additional 3,600 sq. ft. of open space. The total open space protected and created by this planned unit development is over 91,000 sq. ft."

- (8) Proposed buildings, structures, and uses will be arranged, designed, and constructed so as to take into consideration the surrounding area in terms of access, building scale, bulk, design, setbacks, heights, coverage, landscaping and screening, and to assure reasonable privacy for residents of the development and surrounding properties.

Answer: We will address the plan for the same format of layout as shown previously. It is noted that this PUD was different from others; as such we will maintain the same shape and function with the additional of enhanced efficiencies and construction elements. See findings from PUD 3-97.

".... This development is significantly different from previous planned developments in Newberg. It is not a condominium or apartment complex. The consideration of the surrounding neighborhoods and the traditional residential areas of Newberg was the initial design determinant. Three basic design configuration and characteristics were developed and the dwellings were arranged on the site based on life safety, infrastructure and economic considerations. The density and attached housing scheme is appropriate in order to deliver affordable, single family housing to this key location. The combination of all these elements generated the plan."

Newberg Development Code 15.240.020:

Chapter 15.240 PD PLANNED UNIT DEVELOPMENT REGULATIONS

15.240.020 General provisions.

A. Ownership. Except as provided herein, the area included in a proposed planned unit development must be in single ownership or under the development control of a joint application of owners or option holders of the property involved.

Answer: We meet the condition under one ownership.

B. Processing Steps – Type III. Prior to issuance of a building permit, planned unit development applications must be approved through a Type III procedure and using the following steps:

1. Step One – Preliminary Plans. Consideration of applications in terms of on-site and off-site factors to assure the flexibility afforded by planned unit development regulations is used to preserve natural amenities; create an attractive, safe, efficient, and stable environment; and assure reasonable compatibility with the surrounding area. Preliminary review necessarily involves consideration of the off-site impact of the proposed design, including building height and location.
2. Step Two – Final Plans. Consideration of detailed plans to assure substantial conformance with preliminary plans as approved or conditionally approved. Final plans need not include detailed construction drawings as subsequently required for a building permit.

Answer: We will meet this condition prior to the issuance of any building permits.

C. Phasing. If approved at the time of preliminary plan consideration, final plan applications may be submitted in phases. If preliminary plans encompassing only a portion of a site under single ownership are submitted, they must be accompanied by a statement and be sufficiently detailed to prove that the entire area can be developed and used in accordance with city standards, policies, plans and ordinances.

Answer: No phasing will be required.

F. Density. Except as provided in NMC 15.302.040 relating to subdistricts, dwelling unit density provisions for residential planned unit developments shall be as follows:

1. Maximum Density.

- a. Except as provided in adopted refinement plans, the maximum allowable density for any project shall be as follows:

District	Density Points
R-1	175 density points per <u>gross acre</u> , as calculated in subsection (F)(1)(b) of this

District	Density Points
	section
R-2	310 density points per <u>gross acre</u> , as calculated in subsection (F)(1)(b) of this section
R-3	640 density points per <u>gross acre</u> , as calculated in subsection (F)(1)(b) of this section
RP	310 density points per <u>gross acre</u> , as calculated in subsection (F)(1)(b) of this section

b. Density point calculations in the following table are correlated to dwellings based on the number of bedrooms, which for these purposes is defined as an enclosed room which is commonly used or capable of conversion to use as sleeping quarters. Accordingly, family rooms, dens, libraries, studies, studios, and other similar rooms shall be considered bedrooms if they meet the above definitions, are separated by walls or doors from other areas of the dwelling and are accessible to a bathroom without passing through another bedroom. Density points may be reduced at the applicant's discretion by 25 percent for deed-restricted affordable dwelling units as follows:

Density Point Table

<u>Dwelling Type</u>	Density Points:	Density Points:
	Standard Dwelling	Income-Restricted Affordable Dwelling Unit
Studio and efficiency	12	9
One-bedroom	14	11
Two-bedroom	21	16
Three-bedroom	28	21
Four or more bedrooms	35	26

The density points in the right-hand column are applicable to income-restricted affordable dwelling units, provided the dwelling units meet the affordability criteria under NMC 15.242.030 regarding affordable housing requirements for developments using the flexible development standards.

2. Approved Density. The number of dwelling units allowable shall be determined by the hearing authority in accordance with the standards set forth in these regulations. The hearing authority may change density subsequent to preliminary plan approval only if the reduction is necessary to comply with required findings for preliminary plan approval or if conditions of preliminary plan approval cannot otherwise be satisfied.

Answer: We completed an Audit of the development. The density points were not used; as such sufficient density points were/are available to complete the development so that it meets the goal and spirit of the PUD. Please see attachment of the Audit (Exhibit) G

See Audit Results:

Current				Running			
Num of		Pt Count	Balance	bed		Pt Count	Balance
Lots	Bed rms	PUD	1498	Lots	Rooms	PUD	997
1	2	21	1477	16	3	28	966
2	3	28	1449	17	3	28	938
3	3	28	1421	18	2	21	917
4	3	42	1379	19	2	21	896
5	3	105	1274	20	3	28	868
6	3	28	1246	21	3	28	840
7	3	28	1218	22	3	28	812
8	3	28	1190	23	3	28	784
9	3	28	1162	24	3	28	756
10	3	28	1134	25	3	28	728
11	3	28	1106	26	2	21	707
12	3	28	1078	27	3	28	679
13	3	28	1050	28	2	21	658
14	3	28	1022	29	3	28	630
15	3	28	994	30	3	28	602

		Current	Running
bed		Pt Count	Balance
Lots	Rooms	PUD	1498
46	3	28	168
47	3	28	140
48	3	28	112
49	3	28	84
50	3	28	56
51	3	28	28
52	3	28	0

Balance of PUD Pts Remaining 0

G. Buildings and Uses Permitted. Buildings and uses in planned unit developments are permitted as follows:

1. R-1, R-2, R-3 and RP Zones.

- a. Buildings and uses permitted outright or conditionally in the use district in which the proposed planned unit development is located.
- b. Accessory buildings and uses.
- c. Duplexes.
- d. Dwellings, single, manufactured, and multiple-family.
- e. Convenience commercial services which the applicant proves will be patronized mainly by the residents of the proposed planned unit development.

Answer: The point system, applies and meets the uses of the R1 land noted above

H. Professional Coordinator and Design Team. Professional coordinators and design teams shall comply with the following:

- 1. Services. A professional coordinator, licensed in the State of Oregon to practice architecture, landscape architecture or engineering, shall ensure that the required plans are prepared. Plans and services provided for the city and between the applicant and the coordinator shall include:
- 2. Address and Attendance. The coordinator or the coordinator's professional representative shall maintain an Oregon address, unless this requirement is waived by the director. The coordinator or other member of the design team shall attend all public meetings at which the proposed planned unit development is discussed.
- 3. Design Team Designation. Except as provided herein, a design team, which includes an architect, a landscape architect, engineer, and land surveyor, shall be designated by the professional coordinator to prepare appropriate plans. Each team member must be licensed to practice the team member's profession in the State of Oregon.

Answer: We will meet all conditions in terms of Services, Address located in Oregon, and the Design team that includes an architect.

Greg Larson is the Architect for the home design. All other design elements pertaining to the site and engineering are provided by Neil Fernando of Emerio Design, at 6107 SW Murray Blvd, Suite 147, Beaverton OR 97007.

I. Modification of Certain Regulations. Except as otherwise stated in these regulations, fence and wall provisions, general provisions pertaining to height, yards, area, lot width, frontage, depth and coverage, number of off-street

parking spaces required, and regulations pertaining to setbacks specified in this code may be modified by the hearing authority, provided the proposed development will be in accordance with the purposes of this code and those regulations. Departures from the hearing authority upon a finding by the engineering director that the departures will not create hazardous conditions for vehicular or pedestrian traffic. Nothing contained in this subsection shall be interpreted as providing flexibility to regulations other than those specifically encompassed in this code.

Answer: We do not intend of modifying any regulations without coordination if needed with the City of Newberg.

J. Lot Coverage. Maximum permitted lot and parking area coverage as provided in this code shall not be exceeded unless specifically permitted by the hearing authority in accordance with these regulations.

Answer: All lot coverage ratios and side, front and rear setbacks will be honored.

K. Height. Unless determined by the hearing authority that intrusion of structures into the sun exposure plane will not adversely affect the occupants or potential occupants of adjacent properties, all buildings and structures shall be constructed within the area contained between lines illustrating the sun exposure plane (see Appendix A, Figure 8 and the definition of "sun exposure plane" in NMC 15.05.030). The hearing authority may further modify heights to:

Lot 1, with the design, will not affect the northern property line for as the existing house is outside of the northern calculations. The other sun exposure plane are not affected per the schedule calc of 10.6 ft, as the front set back is 20', the south setback is 14.7 and the back is excess of 20 feet..

Lot 2: The northern calc at the highest area, does intrude for a small amount into the Northern plane (29 ft vs 36.8). We believe that is minimized as the other sun exposure plane's are not affected per the calculated 10.6 distance, as the front set back is 20', back yard is in excess of 20', and the south side is slightly affected by ½ of a foot.

Lot 3: The northern calc at the highest area does intrude for a small area. The northern exposure will in many cases not be met for any subdivision that has a street alignment of a north to south layout. The South side will not intrude into the other residence, as the extension of the plane is 9.7 feet, and the combination of the setbacks exceeds 10 ft. The Eastern and Western plane also are not affected as the front setback is 20' and the rear setback exceeds 20'.

Lot 4: The northern sun exposure plane is met, and does not touch the structure on lot 5. The other planes in East, West or South do not extend into any other structures as the plane has a 4.5 ft distance, and all setbacks exceed that. The smallest being the southern alignment which is a 5 ft side setback.

Lot 5: The northern calculation is 18.6 and the northern plane does not intrude into any buildings on the northern plane. The East, West and Southern plane also is not affected as the setbacks all exceed 10 plus feet.

	Plan Height	Highest North Calcs	Lowest North Calc	All other Property Lines
Lot 1	27.0	36.8	22.9	10.6
Lot 2	27.0	36.8	22.9	10.6
Lot 3	25.5	34.2	22.9	9.7
Lot 4	16.5	18.6	7.3	4.5
Lot 5	16.5	18.6	7.3	4.5

M. Underground Utilities. Unless waived by the hearing authority, the developer shall locate all on-site utilities serving the proposed planned unit development underground in accordance with the policies, practices and rules of the serving utilities and the Public Utilities Commission.

Answer: The utilities shall be on site.

N. Usable Outdoor Living Area. All dwelling units shall be served by outdoor living areas as defined in this code. Unless waived by the hearing authority, the outdoor living area must equal at least 10 percent of the gross floor area of each unit. So long as outdoor living area is available to each dwelling unit, other outdoor living space may be offered for dedication to the city, in fee or easement, to be incorporated in a city-approved recreational facility. A portion or all of a dedicated area may be included in calculating density if permitted under these regulations.

Answer: The outdoor usable space when compared to the floor plans, shows in excess of 10% for usable design. The primary area for this is the back yard. The front yard does include some functionality, however for the use of this discussion the backyard meets the needs.

Q. Design Standards. The proposed development shall meet the design requirements for multi-unit residential projects identified in NMC 15.220.060. A minimum of 40 percent of the required points shall be obtained in each of the design categories. [Ord. 2730 § 1 (Exh. A (9)), 10-18-10; Ord. 2720 § 1(4), 11-2-09; Ord. 2505, 2-1-99; Ord. 2451, 12-2-96. Code 2001 § 151.226.]

15.220.060 Additional requirements for multi-unit residential projects.

The purpose of this section is to ensure that residential projects containing three or more units meet minimum standards for good design, provide a healthy and attractive environment for those who live there, and are compatible with surrounding development. As part of the site design review process, an applicant for a new multi-unit residential project must demonstrate that some of the following site and building design elements, each of

which has a point value, have been incorporated into the design of the project. At least 14 points are required for attached single-family projects of any size and smaller multifamily projects with six or fewer units and at least 20 points are required for multifamily projects with seven or more units. For more information and illustrations of each element, refer to the Newberg Residential Development Design Guidelines (July 1997).

A. Site Design Elements.

1. Consolidate green space to increase visual impact and functional utility. This applies to larger projects which collectively have a significant amount of open space areas which can be consolidated into children's play areas, gardens, and/or dog-walking areas (three points).

Answer: We do not have a larger project therefore we do not meet this.

2. Preserve existing natural features, including topography, water features, and/or native vegetation (three points).

Answer: We are substantially maintain the same topo, and because no water features and/or native vegetation exist we meet the spirit of this goal: 2 pt of 3.

3. Use the front setback to build a street edge by orienting building(s) toward the street with a relatively shallow front yard (12 to 15 feet for two-story buildings) to create a more "pedestrian-friendly" environment (three points).

Answer: A street edge is established, however the front yard setback are the current standards, as such we partial meet this standard. (2 pts of 3)

4. Place parking lots to the sides and/or back of projects so that front yard areas can be used for landscaping and other "pedestrian-friendly" amenities (three points).

Answer: We do not incorporate this, as such we do not warrant any points in this category.

5. Create "outdoor" rooms in larger projects by grouping buildings to create well-defined outdoor spaces (two points).

Answer: The outdoor space is maximized, however with no common land ownership via therefore we do not meet the standard.

6. Provide good-quality landscaping. Provide coordinated site landscaping sufficient to give the site its own distinctive character, including the preservation of existing landscaping and use of native species (two points).

Answer: We will

7. Landscape at the edges of parking lots to minimize visual impacts upon the street and surrounding properties (two points).

Answer: We do not meet this standard, as the design is detached single family.

8. Use street trees and vegetative screens at the front property line to soften visual impacts from the street and provide shade (one point).

Answer: The landscaping and street tree's will create a softening of the front yards, in affect soften the visual impact. One point

9. Use site furnishings to enhance open space. Provide communal amenities such as benches, playground equipment, and fountains to enhance the outdoor environment (one point).

Answer: We are not providing furnishing to the open space.

10. Keep fences neighborly by keeping them low, placing them back from the sidewalk, and using compatible building materials (one point).

Answer: any fences will meet that standard, one point.

11. Use entry accents such as distinctive building or paving materials to mark major entries to multi-unit buildings or to individual units (one point).

Answer: We will be using standard paving materials.

12. Use appropriate outdoor lighting which enhances the nighttime safety and security of pedestrians without causing glare in nearby buildings (one point).

Answer: We will using standard nighttime single family residential lighting to meet safety needs (one point)

B. Building Design Elements.

1. Orient buildings toward the street. For attached single-family and smaller multifamily projects, this means orienting individual entries and porches to the street. In larger projects with internal circulation and grounds, this means that at least 10 percent of the units should have main entries which face the street rather than be oriented toward the interior (three points).

Answer: We meet this criteria: 3 Pts.

2 Respect the scale and patterns of nearby buildings by reflecting the architectural styles, building details, materials, and scale of existing buildings (three points).

Answer: The scale and pattern matches and exceeds the standards of existing construction: 3 pts.

3. Break up large buildings into bays by varying planes at least every 50 feet (three points).

Answer: The building variety meets this goal, 3 pts.

4. Provide variation in repeated units in both single-family attached and large multifamily projects so that these projects have recognizable identities. Elements such as color; porches, balconies, and windows; railings; and building materials and form, either alone or in combination, can be used to create this variety (three points).

Answer: We are detached and as such we don't meet this criteria, although we meet the spirit of it's intent, we clearly are not attached therefore we cannot receive these points: 0 Pts.

5. Building Materials. Use some or all of the following materials in new buildings: wood or wood-like siding applied horizontally or vertically as board and batten; shingles, as roofing, or on upper portions of exterior walls and gable ends; brick at the base of walls and chimneys; wood or wood-like sash windows; and wood or wood-like trim (one point for each material described above).

Answer: we will use these design components and as such warrant 2 pts

6. Incorporate architectural elements of one of the city's historical styles (Queen Anne, Dutch colonial revival, colonial revival, or bungalow style) into the design to reinforce the city's cultural identity. Typical design elements which should be considered include, but are not limited to, "crippled hip" roofs, Palladian-style windows, roof eave brackets, dormer windows, and decorative trim boards (two points).

Answer: We do not meet all the details, the elements we've included create a craftsman look, and they do include a decorative trim which meets many area of the above standard.

7. Keep car shelters secondary to the building by placing them to the side or back of units and/or using architectural designs, materials, and landscaping to buffer visual impacts from the street (two points).

Answer: We provide access to lot 5 and meet the spirit of this design element. Two Points.

8. Provide a front porch at every main entry as this is both compatible with the city's historic building pattern and helps to create an attractive, "pedestrian-friendly" streetscape (two points).

Answer: We do not have front porches on all the units.

9. Use sloped roofs at a pitch of 3:12 or steeper. Gable and hip roof forms are preferable (two points)

Answer: out slopes exceed a 3:12, (two points)

Overall we have reached a score of 21 points for 5 housing units for this project.

Exterior Lighting Code:

Answer: The exterior light is exempt as standard single family exterior lighting is not required for the calculation.

15.240.030 Preliminary plan consideration – Step one.

C. Type III Review and Decision Criteria. Preliminary plan consideration shall be reviewed through the Type III procedure. Decisions shall include review and recognition of the potential impact of the entire development, and preliminary approval shall include written affirmative findings that:

8. Proposed buildings, structures, and uses will be arranged, designed, and constructed so as to take into consideration the surrounding area in terms of access, building scale, bulk, design, setbacks, heights, coverage, landscaping and screening, and to assure reasonable privacy for residents of the development and surrounding properties.

Answer: Our goal is to enhance the visual impact of the site. By allowing us to complete and bring forward quality single family homes, we will take a portion of main street that is somewhat of an eye sore and bring a spark of life to it. Newberg provides excellent parks and recreational area's for it's people. Allowing families to have access to a park, less than 30 ft from's one doorstep is a desirable benefit for all. At the same time, members of the community that enjoy the park area, will not see a clean, desirable development that removes a mold growing structure and bring continuity to the area.



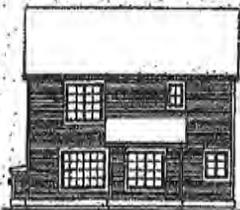
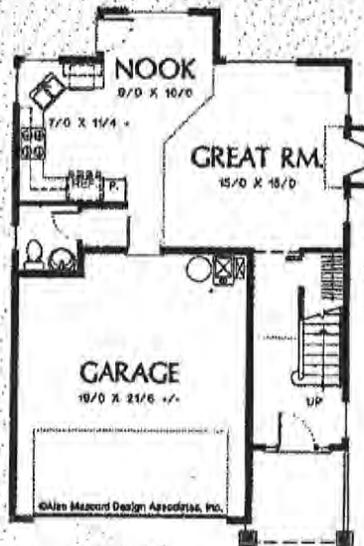
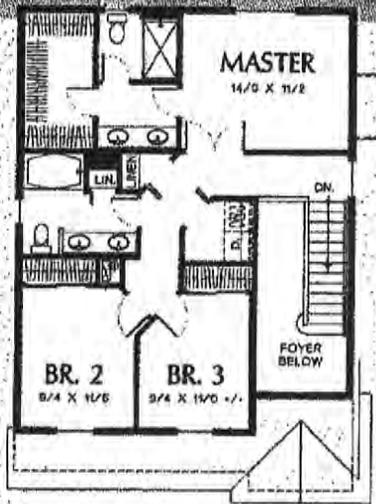
LOT 1 LOT 2



Price Category
Plan 2174B
 Monroe **D**

Upper Floor	330 Sq. Ft.
Main Floor	636 Sq. Ft.
Total Area	1466 Sq. Ft.

Width 28'	Depth 43'-6"
Height 27'	Crawlspace



43'-6"

28'

SPACIOUS CRAFTSMAN

A craftsman style house harmonizes with the environment, it's simple and unpretentious, and it's always practical. Accented with cedar shingles, this house meets all those criteria.

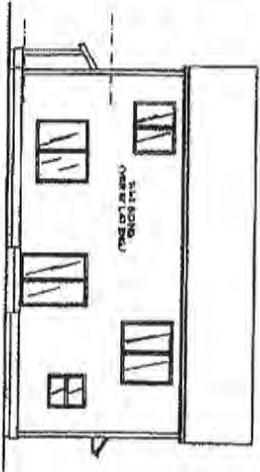
As befit a craftsman style house, this home plan is graced with a fireplace, lots of windows, and a very efficient kitchen. The dramatic foyer soars to the roof rafters. The floor plan makes the home adaptable to any life stage or life-style. The kitchen, great room, and dining nook are open to each other, providing a huge area to accommodate family life and entertaining. Windows on all sides capture sunlight and make the rooms feel even more spacious. A French door in the bumped-out dining nook opens the space to the back yard.

Two bedrooms, a bath, and a master suite are quartered on the upper floor. A laundry room also is housed here. Clothes and linens can be laundered and put away with no shuttling up and down stairs.

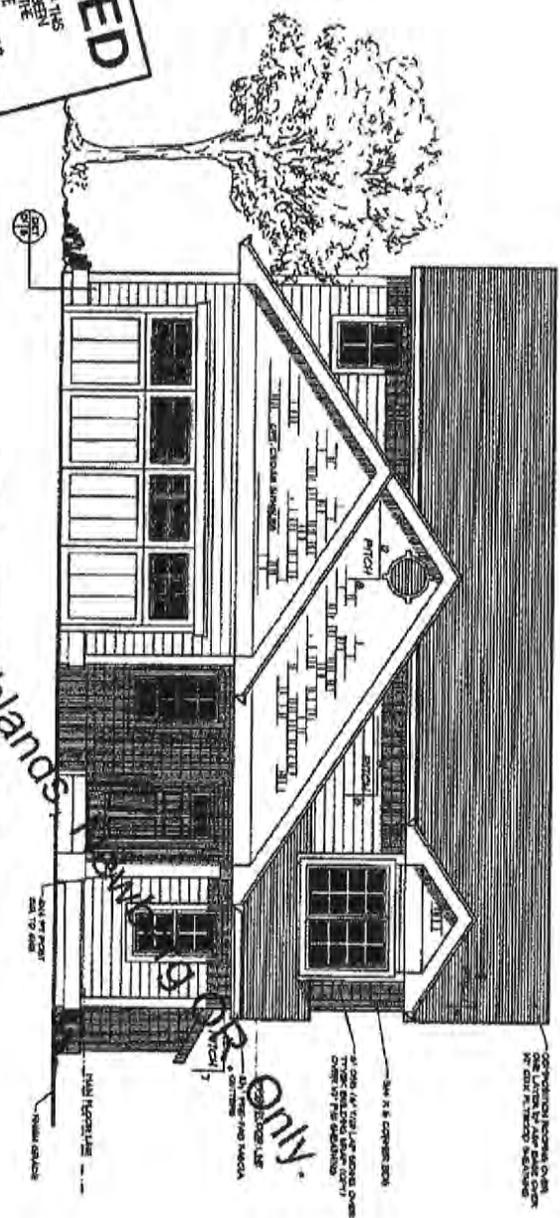
ALAN MASCORD DESIGN ASSOCIATES, INC.
 1305 NW 18th Ave., Portland, OR 97209 • 503.225.9161 • Fax 503.961.1961
 www.mascord.com

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 September 5, 2008
 THIS DRAWING HAS PRECEDENCE OVER THOSE OF EARLIER DATES



FRONT ELEVATION
 SCALE 1/4" = 1'-0"



NOTE:
 CLIENT SOLELY RESPONSIBLE FOR SELECTION & INSTALLATION REQUIREMENTS OF ALL EXTERIOR CLADDINGS.

Lot 345 Pm-E 1

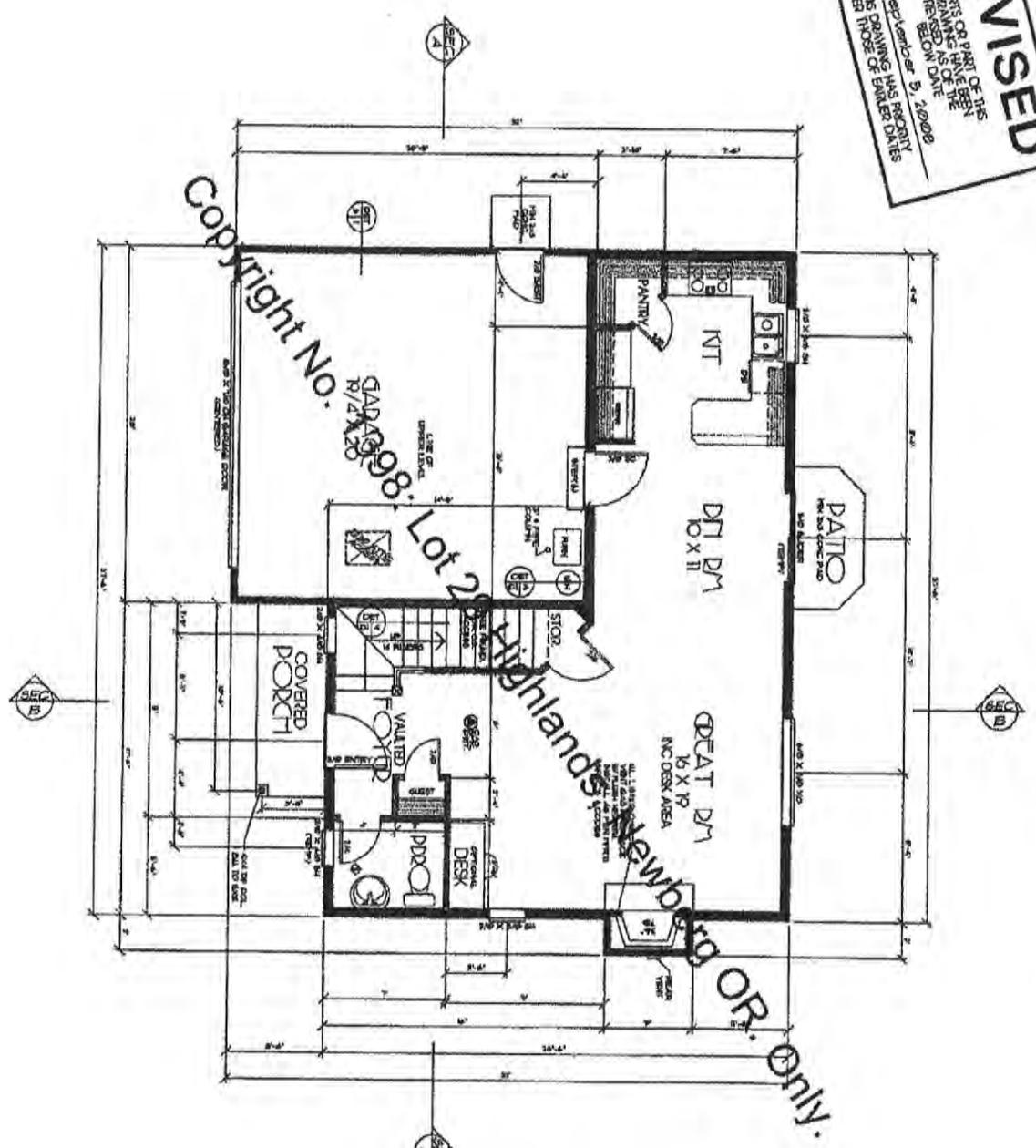
THE ELMWOOD C • PLAN NUMBER 12901C
ELEVATIONS
 SCALE: 1/4" = 1'-0"

© NORTHWEST DESIGN
 1
 A NORTHWEST DESIGN

REVISED
 PARTS OR PART OF THE
 DRAWINGS HAVE BEEN
 REVISED AS OF THE
 REVISION DATE
 SECTION B, 12/08
 THIS DRAWING HAS PRECEDENCE
 OVER THOSE OF EARLIER DATES

Copyright No. 88-1098 Lot 20 Highlands Newburg OR. Only.

lot 3
 page 2



THE ELMWOOD C ● PLAN NUMBER 12901C
MAIN FLOOR PLAN
 705 SQUARE FEET ● 1478 TOTAL SQUARE FEET
 SCALE: 1/4" = 1'-0"

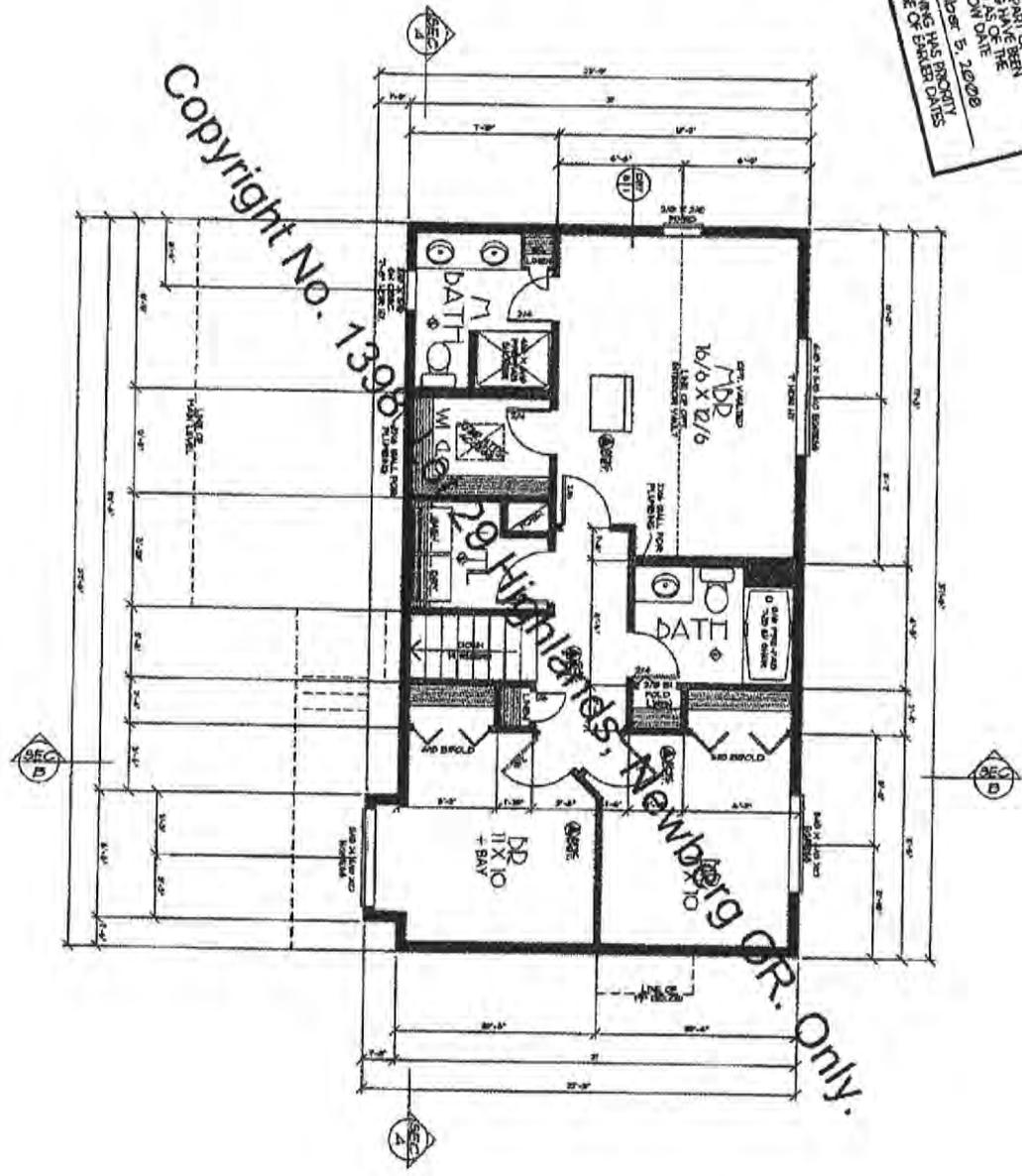
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2

1. HAS KICKER FROM MOULD
 2. SEE LIST
 3. LINE DRAWING ON FROGS
 4. FINISH LISTING
 5. SHEET
 6. CENTER MAIN FLOOR
 7. NAME ELMWOOD C
 8. DATE 08/07/08
 9. DWG

REVISED
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 REVISED AS OF DATE
 SEPTEMBER 15, 2008
 THIS DRAWING HAS PRECEDENCE
 OVER THOSE OF EARLIER DATES

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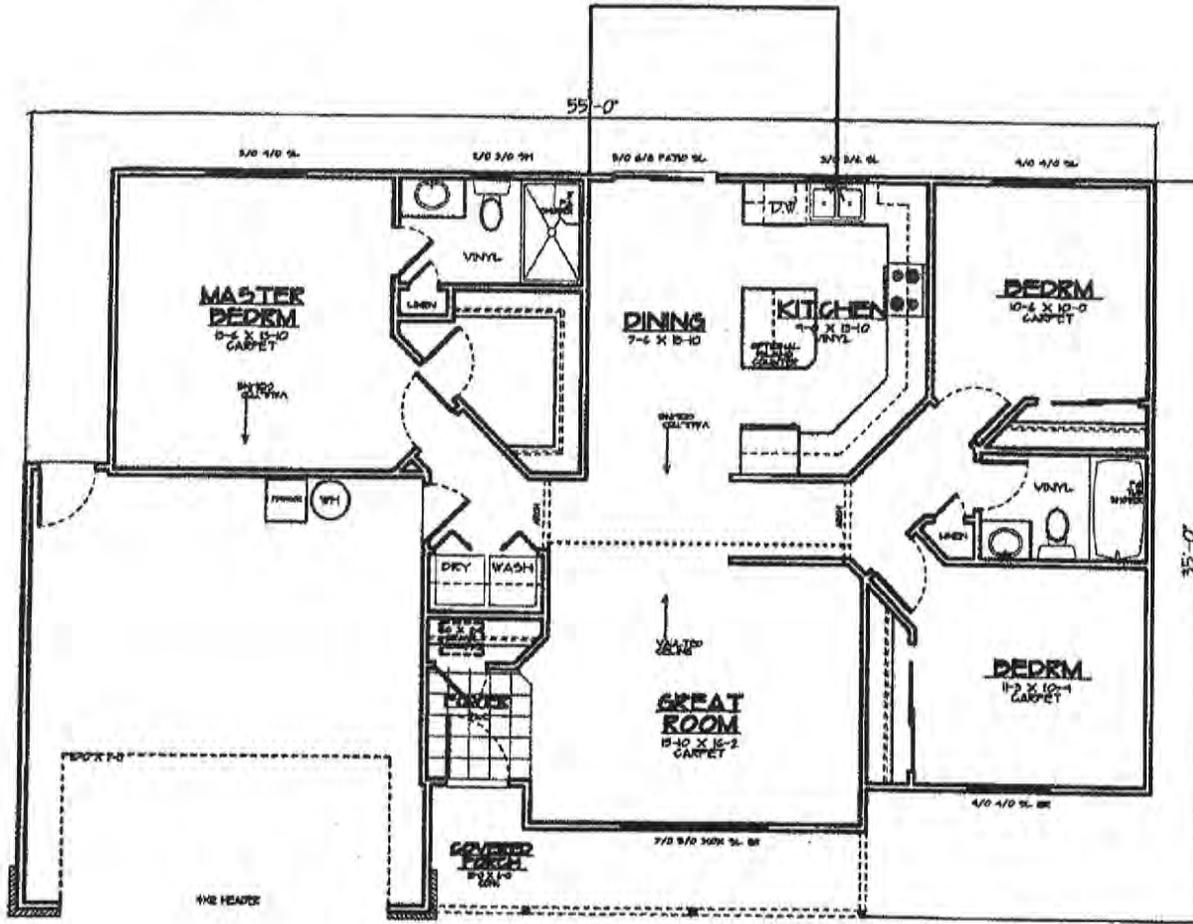
Lot 3 Part 3

18455 ROCKY BERRY ROAD
 SUITE 103
 LAKE OSWEGO, OR 97031
 TRAVIS DUBAC
 DESIGN, LICENSE #146
 773 SQUARE FEET
 SCALE 1/4" = 1'-0"
 SHEET NO. 3
 A NORTHWEST DESIGN



THE ELMWOOD C ● PLAN NUMBER 12901C
 UPPER FLOOR PLAN
 773 SQUARE FEET
 SCALE 1/4" = 1'-0"

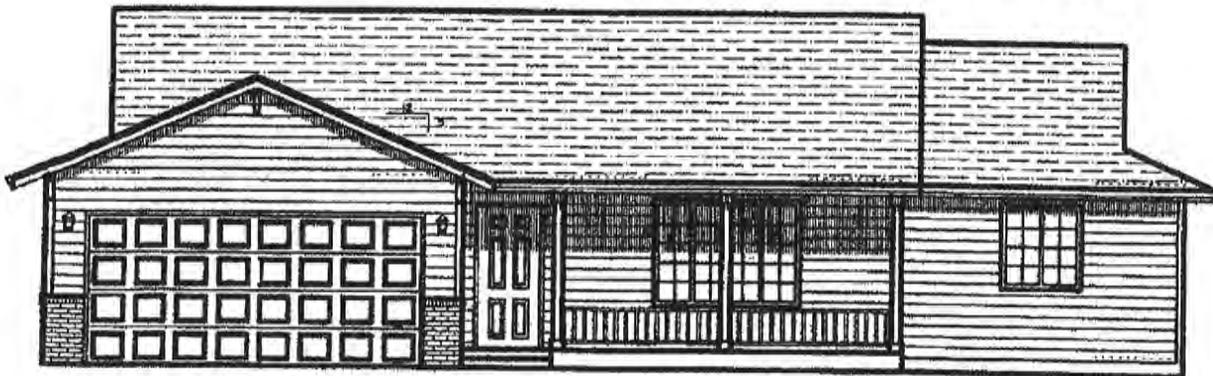
LOT 4



MAIN LEVEL PLAN

MAIN FLOOR LIVING AREA	: 1267 SQ FT
SECOND FLR LIVING AREA	: 420 SQ FT
GARAGE	: 420 SQ FT
TOTAL	: 1267 SQ FT

PLAN # : 1267L



C:\CATALOG\1267L\1267CAT.BCD -- 10/26/2006 -- 04:32 PM -- Scale 1/8"



100 Pinehurst



107 Creekside



108 Pinehurst



112 pinehurst



115 Creekside



1401 parkside



1409 parkside



1411 main



1419 parkside



1429 parkside



1507 main



1515 main



PUD DENSITY POINTS

Exhibit 6
Attachment 2

Lots	bed Rooms	Current Pt Count PUD	Running Balance 1498
1	2	21	1477
2	3	28	1449
3	3	28	1421
4	3	42	1379 Yield 2 Lots
5	3	105	1274 Yield 4 Lots
6	3	28	1246
7	3	28	1218
8	3	28	1190
9	3	28	1162
10	3	28	1134
11	3	28	1106
12	3	28	1078
13	3	28	1050
14	3	28	1022
15	3	28	994
16	3	28	966
17	3	28	938
18	2	21	917
19	2	21	896
20	3	28	868
21	3	28	840
22	3	28	812
23	3	28	784
24	3	28	756
25	3	28	728
26	2	21	707
27	3	28	679
28	2	21	658
29	3	28	630
30	3	28	602
31	3	28	574
32	3	28	546
33	3	28	518
34	3	28	490
35	3	28	462
36	3	28	434
37	3	28	406
38	3	28	378
39	3	28	350
40	3	28	322
41	3	28	294
42	3	28	266
43	2	21	245
44	2	21	224

PUD DENSITY POINTS

Attachment 8

45	3	28	196
46	3	28	168
47	3	28	140
48	3	28	112
49	3	28	84
50	3	28	56
51	3	28	28
52	3	28	0
Balance of PUD Pts Remaining			0

<u>District</u>	<u>Maximum Density per Gross Acre</u>
R-1	175 density points as calculated below.
R-2	310 density points as calculated below.
R-3	640 density points as calculated below.
RP	310 density points as calculated below.
C-1	As per required findings.
C-2	As per required findings.
C-3	As per required findings.

Density point calculations in the following table are correlated to dwellings based on the number of bedrooms, which for these purposes is defined as an enclosed room which is commonly used or capable of conversion to use as sleeping quarters. Accordingly, family rooms, dens, libraries, studies, studios, and other similar rooms shall be considered bedrooms if they meet the above definitions, are separated by walls or doors from other areas of the dwelling and are accessible to a bathroom without passing through another bedroom.

<u>Density Point Table</u>	
<u>Dwelling Type</u>	<u>Density Points</u>
Studio and efficiency	12
One bedroom	14
Two bedroom	21
Three bedroom	28
Four or more bedrooms	35

- (B) **Approved density.** The number of dwelling units allowable shall be determined by the hearing authority in accordance with the standards set forth in these regulations. The hearing authority may change density subsequent to preliminary plan approval only if the reduction is necessary to comply with required findings for preliminary plan approval or if conditions of preliminary plan approval cannot otherwise be satisfied.
- (C) **Easement calculations.** Density calculations may include areas in easements if the applicant clearly demonstrates that such areas will benefit residents of the proposed planned unit development.
- (D) **Dedications.** Density calculations may include areas dedicated to the public for recreation or open space.
- (E) **Cumulative density.** When approved in phases, cumulative density shall not exceed the overall density per acre established at the time of preliminary plan approval.

This proposal complies with the Newberg Development Code Section 10.32.020 formula

for an R-1 PUD, with density calculated at 175 density points per gross acre (175 x 8.56 acres = 1,498 density points). The proposed development will contain a balance between two bedroom, three bedroom and four or more bedroom dwellings. Two bedroom units are allowed 21 density points; three bedroom units receive 28 density points, while four or more bedroom units are allowed 35 density points. Averaging density points for these three dwelling types results in a maximum dwelling unit density of 28. By dividing the allowable density points (1,498) by the average points (28), 53.5 dwelling units could be allowed. The applicant is requesting 52 dwelling units on the proposed site (four of which exist).

- (7) **Buildings and Uses Permitted.** Buildings and uses in planned unit developments are permitted as follows:
- (A) **R-1, R-2, R-3 and RP zones:**
- (a) Buildings and uses permitted outright or conditionally in the use district in which the proposed planned unit development is located.
 - (b) Accessory buildings and uses.
 - (c) Duplexes.
 - (d) Dwellings, single, manufactured, and multiple family.
 - (e) Convenience commercial services which the applicant proves will be patronized mainly by the residents of the proposed planned unit development.

The applicant is proposing single family attached and detached dwellings.

- (8) **Professional coordinator and design team.** Professional coordinators and design teams shall comply with the following:
- (A) **Services.** A professional coordinator, licensed in the State of Oregon to practice architecture, landscape architecture or engineering, shall insure that the required plans are prepared. Plans and services provided for the City and between the applicant and the coordinator shall include:
- (a) Preliminary design.
 - (b) Design development.
 - (c) Construction documents, except for single family detached dwellings and duplexes in subdivisions; and
 - (d) Administration of the construction contract, including, but not limited to inspection and verification of compliance with approved plans.
- (B) **Address and attendance.** The coordinator or his professional representative shall maintain an Oregon address, unless this requirement is waived by the Director. The coordinator or other member of the design team shall attend all public meetings at which

the number of bedrooms, which for these purposes is defined as an enclosed room which is commonly used or capable of conversion to use as sleeping quarters. Accordingly, family rooms, dens, libraries, studies, studios, and other similar rooms shall be considered bedrooms if they meet the above definitions, are separated by walls or doors from other areas of the dwelling and are accessible to a bathroom without passing through another bedroom. Density points may be reduced at the applicant's discretion by 25 percent for deed-restricted affordable dwelling units as follows:

Density Point Table

Dwelling Type	Density Points: Standard Dwelling	Density Points: Income-Restricted Affordable Dwelling Unit
Studio and efficiency	12	9
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Three-bedroom	28	21
Four or more bedrooms	35	26

The density points in the right-hand column are applicable to income-restricted affordable dwelling units, provided the dwelling units meet the affordability criteria under NMC 15.242.030 regarding affordable housing requirements for developments using the flexible development standards.

2. **Approved Density.** The number of dwelling units allowable shall be determined by the hearing authority in accordance with the standards set forth in these regulations. The hearing authority may change density subsequent to preliminary plan approval only if the reduction is necessary to comply with required findings for preliminary plan approval or if conditions of preliminary plan approval cannot otherwise be satisfied.

3. **Easement Calculations.** Density calculations may include areas in easements if the applicant clearly demonstrates that such areas will benefit residents of the proposed planned unit development.

4. **Dedications.** Density calculations may include areas dedicated to the public for recreation or open space.

5. **Cumulative Density.** When approved in phases, cumulative density shall not exceed the overall density per acre established at the time of preliminary plan approval.

G. **Buildings and Uses Permitted.** Buildings and uses in planned unit developments are

Parcel :R3218AC 01700	PUD DENSITY POINTS	MktTotal :\$333,294	Attachment 8
RefParcel :40583		MktLand :\$223,024	
Owner :Donovan Duane D;Marion M		MktStruct :\$110,270	
CoOwner :		%Imprvd :33	
Site :1507 N Main St Newberg 97132		Exempt :	
Mail :401 S Everest Rd #42 Newberg Or 97132		Levy Rt :29.0	
Xfered :01/14/2008	Doc # :644 Multi-Parcel	11-12 Tax \$2,721.39	
Price :	Deed :Warranty	2010 Tax :\$2,791.32	
Pr Xfer :	PrDoc# :	2009 Tax :\$2,695.67	
Pr Price :		<u>Phone</u>	
Land Use :101 Res, Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 4 CREEKSIDE PHASE 1 = 013871 SQ		Thomas :713 C6	
:FT		<u>Measure 50</u>	
:		AssdLand :\$59,488	
Sub/Plat :Creekside Ph 01		AssdStct :\$104,596	
NbrhdCde :D006 Area D Newberg		AssdTot :\$164,084	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :	Bldg SF :3,070	Lot Acres :.32
Bathrooms :1.00	Living SF :1,610	Lot SF :13,871
Fireplace :Wood Stove	1st FlrSF :1,610	Foundation :
Fireplce2 :See Through	2nd FlrSF :	Wall Matl :Bevel Vinyl
Heat/AC :	2nd+FlrSF :	Roof Matl :Shngl\hvy Comp
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :1,460	FloorCover :
Hood/Fan :	Garage SF :	Floor Base :Double
Microwave :	GarageTyp :	Year Built :1929
Grbg Disp :		

Parcel :R3218AC 02000

RefParcel :40645

PUD DENSITY POINTS

MktTotal :

Attachment 8

Owner :Manning Ronald W Db

MktLand :

CoOwner :Db

MktStruct :

Site :3315 Creekside Ln Newberg 97132

%Imprvd :

Mail :2310 NE Chehalem Dr Newberg Or 97132

Exempt :

Xfered :11/26/1997

Doc # :19742

Levy Rt :29.0

Price :\$225,000

Deed :Warranty

11-12 Tax

Pr Xfer :

PrDoc# :

Tax :

Pr Price :

Tax :

Land Use :100 Res,Vacant

Phone

Zoning :10 NO SIGNIFICANCE

Owner :

Legal :LOT C CREEKSIDE PHASE 2 = 033067 SQ

Tenant :

:FT

Thomas :713 B6

:

Measure 50

Sub/Plat :Creekside Ph 02

AssdLand :

NbrhdCde :D006 Area D Newberg

AssdStct :

SpclDist :

AssdTot :

Census :Tract:301.02lock :2

R:02W T:03SS:18 Q:NE QQ:SW

Bedrooms :

Bldg SF :

Lot Acres :.76

Bathrooms :

Living SF :

Lot SF :33,067

Fireplace :

1st FlrSF :

Foundation :

Fireplce2 :

2nd FlrSF :

Wall Matl :

Heat/AC :

2nd+FlrSF :

Roof Matl :

Heat/AC 2 :

Cellar SF :

Roof Shape :

Dishwashr :

BsmtTotSF :

FloorCover :

Hood/Fan :

Garage SF :

Floor Base :

Microwave :

GarageTyp :

Year Built :

Grbg Disp :

Parcel :R3218AC 01701

PUD DENSITY POINTS

Attachment 8

RefParcel :509206

MktTotal :\$161,812

Owner :Fleming Monique

MktLand :\$112,837

CoOwner :

MktStruct :\$48,975

Site :1411 N Main St Newberg 97132

%Imprvd :30

Mail :1411 N Main St Newberg Or 97132

Exempt :

Xfered :03/31/1998

Doc # :5700

Levy Rt :29.0

Price :\$125,990

Deed :Warranty

11-12 Tax \$1,674.62

Pr Xfer :

PrDoc# :

2010 Tax :\$1,717.67

Pr Price :

2009 Tax :\$1,658.85

Land Use :101 Res,Imp

Phone

Zoning :10 NO SIGNIFICANCE

Owner :

Legal :LOT 1 CREEKSIDE PHASE 1 = 005677 SQ

Tenant :

:FT

Thomas :713 C6

:

Measure 50

Sub/Plat :Creekside Ph 01

AssdLand :\$45,764

NbrhdCde :D006 Area D Newberg

AssdStct :\$55,205

SpclDist :

AssdTot :\$100,969

Census :Tract:301.02lock :2

R:02W T:03SS:18 Q:NE QQ:SW

Bedrooms :2

Bldg SF :1,440

Lot Acres :.13

Bathrooms :1.50

Living SF :1,440

Lot SF :5,677

Fireplace :

1st FlrSF :960

Foundation :

Fireplce2 :

2nd FlrSF :

Wall Matl :Rustic

Heat/AC :Forced Air

2nd+FlrSF :480

Roof Matl :Comp Shingle

Heat/AC 2 :

Cellar SF :

Roof Shape :Gable

Dishwashr :Yes

BsmtTotSF :

FloorCover :

Hood/Fan :Yes

Garage SF :308

Floor Base :Double

Microwave :

GarageTyp :Grg-Det-Unfin

Year Built :1938

Grbg Disp :

Parcel :R3218AC 01702

PUD DENSITY POINTS

MktTotal :\$188,613

Attachment 8

RefParcel :509209

MktLand :\$108,597

Owner :Burk Brenda

MktStruct :\$80,016

CoOwner :

%Imprvd :42

Site :107 Creekside Ln Newberg 97132

Exempt :

Mail :107 Creekside Ln Newberg Or 97132

Levy Rt :29.0

Xfered :01/31/2002 Doc # :2237

11-12 Tax \$2,269.43

Price :\$139,400 Deed :Warranty

2010 Tax :\$2,327.74

Pr Xfer :07/17/1998 PrDoc# :13588

2009 Tax :\$2,248.03

Pr Price :\$126,377

Phone

Land Use :101 Res, Imp

Owner :

Zoning :10 NO SIGNIFICANCE

Tenant :

Legal :LOT 2 CREEKSIDE PHASE 1 = 003600 SQ

Thomas :713 B6

:FT

Measure 50

:

Sub/Plat :Creekside Ph 01

AssdLand :\$51,394

NbrhdCde :D006 Area D Newberg

AssdStct :\$85,439

SpclDist :

AssdTot :\$136,833

Census :Tract:301.02lock :2

R:02W T:03SS:18 Q:NE QQ:SW

Bedrooms :3

Bldg SF :1,576

Lot Acres :.08

Bathrooms :2.50

Living SF :1,276

Lot SF :3,600

Fireplace :

1st FlrSF :629

Foundation :

Fireplce2 :

2nd FlrSF :647

Wall Matl :Bevel Vinyl

Heat/AC :Baseboard

2nd+FlrSF :

Roof Matl :Comp Shingle

Heat/AC 2 :

Cellar SF :

Roof Shape :Gable

Dishwashr :Yes

BsmtTotSF :

FloorCover :

Hood/Fan :Yes

Garage SF :300

Floor Base :Double

Microwave :

GarageTyp :Grg-Att Locst

Year Built :1997

Grbg Disp :Yes

Parcel :R3218AC 01703	PUD DENSITY POINTS	MktTotal :\$188,390	Attachment 8
RefParcel :509212		MktLand :\$108,597	
Owner :Getsinger Philip W;Melissa E		MktStruct :\$79,793	
CoOwner :		%Imprvd :42	
Site :115 Creekside Ln Newberg 97132		Exempt :	
Mail :115 Creekside Ln Newberg Or 97132		Levy Rt :29.0	
Xfered :02/10/2006 Doc # :3046		11-12 Tax \$2,218.01	
Price :\$175,000 Deed :Warranty		2010 Tax :\$2,275.01	
Pr Xfer :10/07/1998 PrDoc# :19740		2009 Tax :\$2,197.06	
Pr Price :\$1		<u>Phone</u>	
Land Use :101 Res, Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 3 CREEKSIDE PHASE 1 = 003303 SQ		Thomas :713 B6	
:FT		<u>Measure 50</u>	
:		AssdLand :\$51,394	
Sub/Plat :Creekside Ph 01		AssdStct :\$82,338	
NbrhdCde :D006 Area D Newberg		AssdTot :\$133,732	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,544	Lot Acres :.08
Bathrooms :2.50	Living SF :1,280	Lot SF :3,303
Fireplace :	1st FlrSF :640	Foundation :
Fireplce2 :	2nd FlrSF :640	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gambrel
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :264	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Unfin	Year Built :1998
Grbg Disp :Yes		

Parcel	:R3218AC 01704	PUD DENSITY POINTS	MktTotal	:\$91,160	Attachment 8
RefParcel	:509215		MktLand	:\$91,160	
Owner	:Donovan Duane D;Marion M		MktStruct	:	
CoOwner	:		%Imprvd	:	
Site	:1507 N Main St Newberg 97132		Exempt	:	
Mail	:401 S Everest Rd #42 Newberg Or 97132		Levy Rt	:29.0	
Xfered	:01/14/2008	Doc # :644 Multi-Parcel	11-12 Tax	\$918.87	
Price	:	Deed :Warranty	2010 Tax	:\$942.47	
Pr Xfer	:	PrDoc# :	2009 Tax	:\$910.18	
Pr Price	:		<u>Phone</u>		
Land Use	:100 Res,Vacant		Owner	:	
Zoning	:10 NO SIGNIFICANCE		Tenant	:	
Legal	:LOT 5 CREEKSIDE PHASE 1 = 010010 SQ		Thomas	:713 C6	
	:FT		<u>Measure 50</u>		
	:		AssdLand	:\$55,402	
Sub/Plat	:Creekside Ph 01		AssdStct	:	
NbrhdCde	:D006 Area D Newberg		AssdTot	:\$55,402	
SpclDist	:		R:02W T:03SS:18 Q:NE QQ:SW		
Census	:Tract:301.02lock :2				

Bedrooms :	Bldg SF :	Lot Acres	:.23
Bathrooms :	Living SF :	Lot SF	:10,010
Fireplace :	1st FlrSF :	Foundation	:
Fireplce2 :	2nd FlrSF :	Wall Matl	:
Heat/AC :	2nd+FlrSF :	Roof Matl	:
Heat/AC 2 :	Cellar SF :	Roof Shape	:
Dishwashr :	BsmtTotSF :	FloorCover	:
Hood/Fan :	Garage SF :	Floor Base	:
Microwave :	GarageTyp :	Year Built	:
Grbg Disp :			

Parcel :R3218AC 01705	PUD DENSITY POINTS	MktTotal :\$177,390	Attachment 8
RefParcel :509218		MktLand :\$117,077	
Owner :Dervalis Rick A;Tamra L		MktStruct :\$60,313	
CoOwner :		%Imprvd :34	
Site :1429 Parkside Ct Newberg 97132		Exempt :	
Mail :1429 Parkside Ct Newberg Or 97132		Levy Rt :29.0	
Xfered :07/10/1998	Doc # :13101	11-12 Tax \$2,198.30	
Price :\$130,990	Deed :Warranty	2010 Tax :\$2,254.83	
Pr Xfer :	PrDoc# :	2009 Tax :\$2,177.57	
Pr Price :		<u>Phone</u>	
Land Use :101 Res,Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 6 CREEKSIDE PHASE 1 = 005059 SQ		Thomas :713 B6	
:FT		<u>Measure 50</u>	
:		AssdLand :\$53,801	
Sub/Plat :Creekside Ph 01		AssdStct :\$78,744	
NbrhdCde :D006 Area D Newberg		AssdTot :\$132,545	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,584	Lot Acres :.12
Bathrooms :2.00	Living SF :1,184	Lot SF :5,059
Fireplace :	1st FlrSF :1,184	Foundation :
Fireplce2 :	2nd FlrSF :	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :400	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Fin	Year Built :1998
Grbg Disp :Yes		

PUD DENSITY POINTS

Attachment 8

Parcel :R3218AC 01706	MktTotal :\$188,836
RefParcel :509221	MktLand :\$108,597
Owner :Verboort Barbara A	MktStruct :\$80,239
CoOwner :	%Imprvd :42
Site :1419 Parkside Ct Newberg 97132	Exempt :
Mail :23905 Butteville Rd NE Aurora Or 97002	Levy Rt :29.0
Xfered :10/28/2005 Doc # :23957	11-12 Tax \$2,238.70
Price :\$203,000 Deed :Warranty	2010 Tax :\$2,296.23
Pr Xfer :07/05/2005 PrDoc# :13946	2009 Tax :\$2,217.57
Pr Price :\$134,000	<u>Phone</u>
Land Use :101 Res,Imp	Owner :
Zoning :10 NO SIGNIFICANCE	Tenant :
Legal :LOT 7 CREEKSIDE PHASE 1 = 003750 SQ	Thomas :713 B6
:FT	<u>Measure 50</u>
:	AssdLand :\$51,394
Sub/Plat :Creekside Ph 01	AssdStct :\$83,586
NbrhdCde :D006 Area D Newberg	AssdTot :\$134,980
SpclDist :	R:02W T:03SS:18 Q:NE QQ:SW
Census :Tract:301.02lock :2	

Bedrooms :3	Bldg SF :1,658	Lot Acres :.09
Bathrooms :1.50	Living SF :1,258	Lot SF :3,750
Fireplace :	1st FlrSF :629	Foundation :
Fireplce2 :	2nd FlrSF :629	Wall Matl :Bevel Vinyl
Heat/AC :Baseboard	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable\hip
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :400	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Unfin	Year Built :1998
Grbg Disp :Yes		

Parcel	:R3218AC 01707	PUD DENSITY POINTS	MktTotal	:\$195,818	Attachment 8
RefParcel	:509224		MktLand	:\$108,597	
Owner	:Kelley Christopher I;Crystal D		MktStruct	:\$87,221	
CoOwner	:		%Imprvd	:45	
Site	:1409 Parkside Ct Newberg 97132		Exempt	:	
Mail	:1409 Parkside Ct Newberg Or 97132		Levy Rt	:29.0	
Xfered	:09/04/2012	Doc # :12386	11-12 Tax	\$2,335.66	
Price	:\$199,000	Deed :Warranty	2010 Tax	:\$2,395.68	
Pr Xfer	:03/30/2007	PrDoc# :7011	2009 Tax	:\$2,313.62	
Pr Price	:\$244,800		<u>Phone</u>		
Land Use	:101 Res, Imp		Owner	:	
Zoning	:10 NO SIGNIFICANCE		Tenant	:	
Legal	:LOT 8 CREEKSIDE PHASE 1 = 003750 SQ		Thomas	:713 B6	
	:FT		<u>Measure 50</u>		
	:		AssdLand	:\$51,394	
Sub/Plat	:Creekside Ph 01		AssdStct	:\$89,432	
NbrhdCde	:D006 Area D Newberg		AssdTot	:\$140,826	
SpclDist	:		R:02W T:03SS:18 Q:NE QQ:SW		
Census	:Tract:301.02lock :2				

Bedrooms	:3	Bldg SF	:1,840	Lot Acres	:.09
Bathrooms	:2.50	Living SF	:1,400	Lot SF	:3,750
Fireplace	:	1st FlrSF	:680	Foundation	:
Fireplce2	:	2nd FlrSF	:720	Wall Matl	:Bevel Vinyl
Heat/AC	:Forced Air	2nd+FlrSF	:	Roof Matl	:Comp Shingle
Heat/AC 2	:	Cellar SF	:	Roof Shape	:Gable
Dishwashr	:Yes	BsmtTotSF	:	FloorCover	:
Hood/Fan	:Yes	Garage SF	:440	Floor Base	:Double
Microwave	:	GarageTyp	:Grg-Att-Unfin	Year Built	:1998
Grbg Disp	:Yes				

Parcel :R3218AC 01708	PUD DENSITY POINTS	MktTotal :\$188,627	Attachment 8
RefParcel :509227		MktLand :\$108,597	
Owner :Torgerson Emily J		MktStruct :\$80,030	
CoOwner :		%Imprvd :42	
Site :1401 Parkside Ct Newberg 97132		Exempt :	
Mail :1401 Parkside Ct Newberg Or 97132		Levy Rt :29.0	
Xfered :10/09/1998	Doc # :19923	11-12 Tax \$2,197.31	
Price :\$124,990	Deed :Warranty	2010 Tax :\$2,253.78	
Pr Xfer :	PrDoc# :	2009 Tax :\$2,176.58	
Pr Price :		<u>Phone</u>	
Land Use :101 Res,Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 9 CREEKSIDE PHASE 1 = 003696 SQ		Thomas :713 B6	
:FT		<u>Measure 50</u>	
:		AssdLand :\$51,394	
Sub/Plat :Creekside Ph 01		AssdStct :\$81,091	
NbrhdCde :D006 Area D Newberg		AssdTot :\$132,485	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,580	Lot Acres :.08
Bathrooms :2.50	Living SF :1,266	Lot SF :3,696
Fireplace :	1st FlrSF :633	Foundation :
Fireplce2 :	2nd FlrSF :633	Wall Matl :Bevel Vinyl
Heat/AC :Baseboard	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :314	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Unfin	Year Built :1998
Grbg Disp :Yes		

PUD DENSITY POINTS

Attachment 8

Parcel :R3218AC 01709	MktTotal :\$188,673
RefParcel :509230	MktLand :\$108,597
Owner :Weston Brandon S;Tara L	MktStruct :\$80,076
CoOwner :	%Imprvd :42
Site :1400 Creekside Ct Newberg 97132	Exempt :
Mail :1400 Creekside Ct Newberg Or 97132	Levy Rt :29.0
Xfered :08/31/2012 Doc # :12366	11-12 Tax \$2,201.46
Price :\$140,700 Deed :Warranty	2010 Tax :\$2,258.05
Pr Xfer :11/15/2005 PrDoc# :25513	2009 Tax :\$2,180.69
Pr Price :\$202,400	<u>Phone</u>
Land Use :101 Res,Imp	Owner :
Zoning :10 NO SIGNIFICANCE	Tenant :
Legal :LOT 10 CREEKSIDE PHASE 1 = 003699	Thomas :713 B6
:SQ FT	<u>Measure 50</u>
:	AssdLand :\$51,394
Sub/Plat :Creekside Ph 01	AssdStct :\$81,341
NbrhdCde :D006 Area D Newberg	AssdTot :\$132,735
SpclDist :	R:02W T:03SS:18 Q:NE QQ:SW
Census :Tract:301.02lock :2	

Bedrooms :3	Bldg SF :1,550	Lot Acres :.08
Bathrooms :1.50	Living SF :1,280	Lot SF :3,699
Fireplace :	1st FlrSF :640	Foundation :
Fireplce2 :	2nd FlrSF :640	Wall Matl :Bevel Vinyl
Heat/AC :Baseboard	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :270	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Unfin	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 01710	PUD DENSITY POINTS	MktTotal :\$192,724	Attachment 8
RefParcel :509233		MktLand :\$108,597	
Owner :Taylor Sandra C		MktStruct :\$84,127	
CoOwner :		%Imprvd :44	
Site :1408 Creekside Ct Newberg 97132		Exempt :	
Mail :901 Brutscher St #D106 Newberg Or 97132		Levy Rt :29.0	
Xfered :01/07/2003	Doc # :459	11-12 Tax \$2,302.54	
Price :\$147,000	Deed :Warranty	2010 Tax :\$2,361.71	
Pr Xfer :04/20/1998	PrDoc# :7100	2009 Tax :\$2,280.82	
Pr Price :\$132,990		<u>Phone</u>	
Land Use :101 Res,Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 11 CREEKSIDE PHASE 1 = 003750		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$51,394	
Sub/Plat :Creekside Ph 01		AssdStct :\$87,435	
NbrhdCde :D006 Area D Newberg		AssdTot :\$138,829	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,708	Lot Acres :.09
Bathrooms :2.50	Living SF :1,400	Lot SF :3,750
Fireplace :	1st FlrSF :680	Foundation :
Fireplce2 :	2nd FlrSF :720	Wall Matl :Bevel Vinyl
Heat/AC :Baseboard	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :308	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Unfin	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 01711	PUD DENSITY POINTS	MktTotal :\$190,083	Attachment 8
RefParcel :509236		MktLand :\$108,597	
Owner :Page Allen E;Donna M Settlers		MktStruct :\$81,486	
CoOwner :Page Allen E;Donna		%Imprvd :43	
Site :1418 Creekside Ct Newberg 97132		Exempt :	
Mail :16095 SW Wimbledon Ct #16 Tigard Or 97224		Levy Rt :29.0	
Xfered :08/22/2006	Doc # :19302	11-12 Tax \$2,252.22	
Price :	Deed :Bargain & Sale	2010 Tax :\$2,310.13	
Pr Xfer :05/05/2006	PrDoc# :10104	2009 Tax :\$2,230.98	
Pr Price :\$211,000		<u>Phone</u>	
Land Use :101 Res,Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 12 CREEKSIDE PHASE 1 = 003750		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$51,394	
Sub/Plat :Creekside Ph 01		AssdStct :\$84,402	
NbrhdCde :D006 Area D Newberg		AssdTot :\$135,796	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,652	Lot Acres :.09
Bathrooms :2.50	Living SF :1,252	Lot SF :3,750
Fireplace :	1st FlrSF :626	Foundation :
Fireplce2 :	2nd FlrSF :626	Wall Matl :Bevel Vinyl
Heat/AC :Baseboard	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable\hip
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :400	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Unfin	Year Built :1998
Grbg Disp :Yes		

Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

PUD DENSITY POINTS

Attachment 8

Parcel :R3218AC 01712
 RefParcel :509239
 Owner :Gonzalez Demetrio;Christine N
 CoOwner :
 Site :1428 Creekside Ct Newberg 97132
 Mail :1428 Creekside Ct Newberg Or 97132
 Xfered :05/19/2006 Doc # :11273
 Price :\$199,900 Deed :Warranty
 Pr Xfer :08/29/2003 PrDoc# :22001
 Pr Price :\$135,900
 Land Use :101 Res,Imp
 Zoning :10 NO SIGNIFICANCE
 Legal :LOT 13 CREEKSIDE PHASE 1 = 004378
 :SQ FT
 :
 Sub/Plat :Creekside Ph 01
 NbrhdCde :D006 Area D Newberg
 SpclDist :
 Census :Tract:301.02lock :2

MktTotal :\$178,209
 MktLand :\$108,597
 MktStruct :\$69,612
 %Imprvd :39
 Exempt :
 Levy Rt :29.0
 11-12 Tax \$1,997.28
 2010 Tax :\$2,048.61
 2009 Tax :\$1,978.43

Phone

Owner :
 Tenant :
 Thomas :713 B6

Measure 50

AssdLand :\$51,394
 AssdStct :\$69,029
 AssdTot :\$120,423
 R:02W T:03SS:18 Q:NE QQ:SW

Bedrooms :3	Bldg SF :1,444	Lot Acres :.10
Bathrooms :1.50	Living SF :1,150	Lot SF :4,378
Fireplace :	1st FlrSF :758	Foundation :
Fireplce2 :	2nd FlrSF :	Wall Matl :Bevel Vinyl
Heat/AC :Baseboard	2nd+FlrSF :392	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :294	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Unfin	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 01713	PUD DENSITY POINTS	MktTotal :\$186,124	Attachment 8
RefParcel :509242		MktLand :\$108,597	
Owner :Bertsch Terry R;S S K Trust		MktStruct :\$77,527	
CoOwner :		%Imprvd :42	
Site :1429 Creekside Ct Newberg 97132		Exempt :	
Mail :78089 High Prairie Rd Oakridge Or 97463		Levy Rt :29.0	
Xfered :06/26/2012 Doc # :8524		11-12 Tax \$2,153.00	
Price :	Deed :Bargain & Sale	2010 Tax :\$2,208.31	
Pr Xfer :06/25/2012 PrDoc# :8462		2009 Tax :\$2,132.66	
Pr Price :\$157,500		<u>Phone</u>	
Land Use :101 Res,Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 14 CREEKSIDE PHASE 1 = 004583		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$51,394	
Sub/Plat :Creekside Ph 01		AssdStct :\$78,418	
NbrhdCde :D006 Area D Newberg		AssdTot :\$129,812	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,538	Lot Acres :.11
Bathrooms :1.50	Living SF :1,258	Lot SF :4,583
Fireplace :	1st FlrSF :629	Foundation :
Fireplce2 :	2nd FlrSF :629	Wall Matl :Bevel Vinyl
Heat/AC :Baseboard	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :280	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Unfin	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 01714

PUD DENSITY POINTS

Attachment 8

RefParcel :509245

MktTotal :\$177,794

Owner :Mason Lorena K

MktLand :\$108,597

CoOwner :

MktStruct :\$69,197

Site :1419 Creekside Ct Newberg 97132

%Imprvd :39

Mail :1419 Creekside Ct Newberg Or 97132

Exempt :

Xfered :05/24/2011

Doc # :6575

Levy Rt :29.0

Price :\$162,400

Deed :Warranty

11-12 Tax \$1,990.73

Pr Xfer :10/04/1999

PrDoc# :20111

2010 Tax :\$2,041.91

Pr Price :\$1

2009 Tax :\$1,971.95

Land Use :101 Res,Imp

Phone

Zoning :10 NO SIGNIFICANCE

Owner :

Legal :LOT 15 CREEKSIDE PHASE 1 = 003927

Tenant :

:SQ FT

Thomas :713 B6

:

Measure 50

Sub/Plat :Creekside Ph 01

AssdLand :\$51,394

NbrhdCde :D006 Area D Newberg

AssdStct :\$68,635

SpclDist :

AssdTot :\$120,029

Census :Tract:301.02lock :2

R:02W T:03SS:18 Q:NE QQ:SW

Bedrooms :3

Bldg SF :1,423

Lot Acres :.09

Bathrooms :1.50

Living SF :1,150

Lot SF :3,927

Fireplace :

1st FlrSF :758

Foundation :

Fireplce2 :

2nd FlrSF :

Wall Matl :Bevel Vinyl

Heat/AC :Baseboard

2nd+FlrSF :392

Roof Matl :Comp Shingle

Heat/AC 2 :

Cellar SF :

Roof Shape :Gable

Dishwashr :Yes

BsmtTotSF :

FloorCover :

Hood/Fan :Yes

Garage SF :273

Floor Base :Double

Microwave :

GarageTyp :Grg-Att-Unfin

Year Built :1998

Grbg Disp :Yes

PUD DENSITY POINTS

Attachment 8

Parcel :R3218AC 01715	MktTotal :\$186,970
RefParcel :509248	MktLand :\$108,597
Owner :Enzor Todd C;Jennifer L	MktStruct :\$78,373
CoOwner :	%Imprvd :42
Site :1409 Creekside Ct Newberg 97132	Exempt :
Mail :1409 Creekside Ct Newberg Or 97132	Levy Rt :29.0
Xfered :07/27/1998 Doc # :14322	11-12 Tax \$2,195.87
Price :\$127,990 Deed :Warranty	2010 Tax :\$2,252.31
Pr Xfer :07/10/1998 PrDoc# :13099	2009 Tax :\$2,175.15
Pr Price :\$42,500	<u>Phone</u>
Land Use :101 Res, Imp	Owner :
Zoning :10 NO SIGNIFICANCE	Tenant :
Legal :LOT 16 CREEKSIDE PHASE 1 = 004364	Thomas :713 B6
:SQ FT	<u>Measure 50</u>
:	AssdLand :\$51,394
Sub/Plat :Creekside Ph 01	AssdStct :\$81,004
NbrhdCde :D006 Area D Newberg	AssdTot :\$132,398
SpclDist :	R:02W T:03SS:18 Q:NE QQ:SW
Census :Tract:301.02lock :2	

Bedrooms :3	Bldg SF :1,566	Lot Acres :.10
Bathrooms :1.50	Living SF :1,266	Lot SF :4,364
Fireplace :	1st FlrSF :633	Foundation :
Fireplce2 :	2nd FlrSF :633	Wall Matl :Bevel Vinyl
Heat/AC :Baseboard	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :300	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Unfin	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 01716	PUD DENSITY POINTS	MktTotal :\$176,626	Attachment 8
RefParcel :509251		MktLand :\$117,077	
Owner :Newell Catherine S		MktStruct :\$59,549	
CoOwner :Newell Clifford S		%Imprvd :34	
Site :1401 Creekside Ct Newberg 97132		Exempt :	
Mail :1401 Creekside Ct Newberg Or 97132		Levy Rt :29.0	
Xfered :10/21/2005 Doc # :23349		11-12 Tax \$2,182.93	
Price : Deed :Bargain & Sale		2010 Tax :\$2,239.03	
Pr Xfer :08/31/2001 PrDoc# :15394		2009 Tax :\$2,162.33	
Pr Price :\$144,900		<u>Phone</u>	
Land Use :101 Res,Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 17 CREEKSIDE PHASE 1 = 005323		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$53,801	
Sub/Plat :Creekside Ph 01		AssdStct :\$77,816	
NbrhdCde :D006 Area D Newberg		AssdTot :\$131,617	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,584	Lot Acres :.12
Bathrooms :2.00	Living SF :1,184	Lot SF :5,323
Fireplace :	1st FlrSF :1,184	Foundation :
Fireplce2 :	2nd FlrSF :	Wall Matl :Bevel Vinyl
Heat/AC :Baseboard	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :400	Floor Base :Double
Microwave :	GarageTyp :Grg-Att Locst	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 01717	PUD DENSITY POINTS	MktTotal :	Attachment 8
RefParcel :509254		MktLand :	
Owner :Manning Ron Jr Db		MktStruct :	
CoOwner :Manning Construction		%Imprvd :	
Site :1349 Creekside Ln Newberg 97132		Exempt :	
Mail :2310 NE Chehalem Dr Newberg Or 97132		Levy Rt :29.0	
Xfered :07/25/1997	Doc # :12151	11-12 Tax	
Price :\$67,000	Deed :Warranty	Tax :	
Pr Xfer :	PrDoc# :	Tax :	
Pr Price :		<u>Phone</u>	
Land Use :100 Res, Vacant		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT A CREEKSIDE PHASE 1 = 054573 SQ		Thomas :713 B6	
:FT		<u>Measure 50</u>	
:		AssdLand :	
Sub/Plat :Creekside Ph 01		AssdStct :	
NbrhdCde :D006 Area D Newberg		AssdTot :	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :	Bldg SF :	Lot Acres :1.25
Bathrooms :	Living SF :	Lot SF :54,573
Fireplace :	1st FlrSF :	Foundation :
Fireplce2 :	2nd FlrSF :	Wall Matl :
Heat/AC :	2nd+FlrSF :	Roof Matl :
Heat/AC 2 :	Cellar SF :	Roof Shape :
Dishwashr :	BsmtTotSF :	FloorCover :
Hood/Fan :	Garage SF :	Floor Base :
Microwave :	GarageTyp :	Year Built :
Grbg Disp :		

Parcel :R3218AC 01718

PUD DENSITY POINTS

Attachment 8

RefParcel :509257

MktTotal :\$155,294

Owner :Rundell Douglas L;Roxanna Trustees

MktLand :\$108,597

CoOwner :

MktStruct :\$46,697

Site :1339 Creekside Ln Newberg 97132

%Imprvd :30

Mail :1339 Creekside Ln Newberg Or 97132

Exempt :

Xfered :01/15/2002

Doc # :990

Levy Rt :29.0

Price :

Deed :Warranty

11-12 Tax \$1,889.81

Pr Xfer :08/18/1998

PrDoc# :16282

2010 Tax :\$1,938.38

Pr Price :\$119,227

2009 Tax :\$1,871.97

Land Use :101 Res,Imp

Phone

Zoning :10 NO SIGNIFICANCE

Owner :

Legal :LOT 18 CREEKSIDE PHASE 1 = 003824

Tenant :

:SQ FT

Thomas :713 B6

:

Measure 50

Sub/Plat :Creekside Ph 01

AssdLand :\$51,394

NbrhdCde :D006 Area D Newberg

AssdStct :\$62,550

SpclDist :

AssdTot :\$113,944

Census :Tract:301.02lock :2

R:02W T:03SS:18 Q:NE QQ:SW

Bedrooms :2

Bldg SF :1,144

Lot Acres :.09

Bathrooms :1.00

Living SF :880

Lot SF :3,824

Fireplace :

1st FlrSF :880

Foundation :

Fireplce2 :

2nd FlrSF :

Wall Matl :Bevel Vinyl

Heat/AC :Baseboard

2nd+FlrSF :

Roof Matl :Comp Shingle

Heat/AC 2 :

Cellar SF :

Roof Shape :Gable

Dishwashr :Yes

BsmtTotSF :

FloorCover :

Hood/Fan :Yes

Garage SF :264

Floor Base :Double

Microwave :

GarageTyp :Grg-Att-Unfin

Year Built :1998

Grbg Disp :Yes

Parcel :R3218AC 01719

PUD DENSITY POINTS

Attachment 8

RefParcel :509260

MktTotal :\$155,294

Owner :Stanton Katelyn A

MktLand :\$108,597

CoOwner :Ohannessian Steven A

MktStruct :\$46,697

Site :1335 Creekside Ln Newberg 97132

%Imprvd :30

Mail :1335 Creekside Ln Newberg Or 97132

Exempt :

Xfered :06/25/2010

Doc # :8207

Levy Rt :29.0

Price :\$159,000

Deed :Special Warranty

11-12 Tax \$1,883.80

Pr Xfer :04/20/2010

PrDoc# :4997

2010 Tax :\$1,932.21

Pr Price :\$162,703

2009 Tax :\$1,866.02

Land Use :101 Res, Imp

Phone

Zoning :10 NO SIGNIFICANCE

Owner :

Legal :LOT 19 CREEKSIDE PHASE 1 = 004226

Tenant :

:SQ FT

Thomas :713 B6

:

Measure 50

Sub/Plat :Creekside Ph 01

AssdLand :\$51,394

NbrhdCde :D006 Area D Newberg

AssdStct :\$62,187

SpclDist :

AssdTot :\$113,581

Census :Tract:301.02lock :2

R:02W T:03SS:18 Q:NE QQ:SW

Bedrooms :2

Bldg SF :1,144

Lot Acres :.10

Bathrooms :1.00

Living SF :880

Lot SF :4,226

Fireplace :

1st FlrSF :880

Foundation :

Fireplce2 :

2nd FlrSF :

Wall Matl :Bevel Vinyl

Heat/AC :Baseboard

2nd+FlrSF :

Roof Matl :Comp Shingle

Heat/AC 2 :

Cellar SF :

Roof Shape :Gable

Dishwashr :Yes

BsmtTotSF :

FloorCover :

Hood/Fan :Yes

Garage SF :264

Floor Base :Double

Microwave :

GarageTyp :Grg-Att-Unfin

Year Built :1998

Grbg Disp :Yes

PUD DENSITY POINTS

Attachment 8

Parcel :R3218AC 01720	MktTotal :\$149,365
RefParcel :509263	MktLand :\$81,037
Owner :Tompkins Tara L	MktStruct :\$68,328
CoOwner :	%Imprvd :46
Site :1329 Creekside Ln Newberg 97132	Exempt :
Mail :1329 Creekside Ln Newberg Or 97132	Levy Rt :29.0
Xfered :11/25/2009 Doc # :18418	11-12 Tax \$2,014.32
Price :\$187,000 Deed :Warranty	2010 Tax :\$2,066.09
Pr Xfer :05/04/2007 PrDoc# :9812	2009 Tax :\$1,995.30
Pr Price :\$198,000	<u>Phone</u>
Land Use :101 Res,Imp	Owner :
Zoning :10 NO SIGNIFICANCE	Tenant :
Legal :LOT 20 CREEKSIDE PHASE 1 = 002086	Thomas :713 B6
:SQ FT	<u>Measure 50</u>
:	AssdLand :\$37,265
Sub/Plat :Creekside Ph 01	AssdStct :\$84,187
NbrhdCde :D006 Area D Newberg	AssdTot :\$121,452
SpclDist :	R:02W T:03SS:18 Q:NE QQ:SW
Census :Tract:301.02lock :2	

Bedrooms :3	Bldg SF :1,711	Lot Acres :.05
Bathrooms :2.00	Living SF :1,447	Lot SF :2,086
Fireplace :	1st FlrSF :579	Foundation :
Fireplce2 :	2nd FlrSF :868	Wall Matl :Bevel Vinyl
Heat/AC :Frcd Air\cool	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :264	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Unfin	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 01721	PUD DENSITY POINTS	MktTotal :\$147,970	Attachment 8
RefParcel :509266		MktLand :\$81,037	
Owner :Bluhm Herbert R;Roxy J		MktStruct :\$66,933	
CoOwner :		%Imprvd :45	
Site :1325 Creekside Ln Newberg 97132		Exempt :	
Mail :28405 NW Olson Rd Gaston Or 97119		Levy Rt :29.0	
Xfered :07/24/2003 Doc # :18375		11-12 Tax \$2,020.20	
Price :\$122,900 Deed :Warranty		2010 Tax :\$2,072.13	
Pr Xfer :09/28/1998 PrDoc# :18950		2009 Tax :\$2,001.13	
Pr Price :\$115,250		<u>Phone</u>	
Land Use :101 Res,Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 21 CREEKSIDE PHASE 1 = 002068		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$37,265	
Sub/Plat :Creekside Ph 01		AssdStct :\$84,541	
NbrhdCde :D006 Area D Newberg		AssdTot :\$121,806	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,711	Lot Acres :.05
Bathrooms :2.50	Living SF :1,447	Lot SF :2,068
Fireplace :	1st FlrSF :579	Foundation :
Fireplce2 :	2nd FlrSF :868	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :264	Floor Base :Double
Microwave :	GarageTyp :Grg-Att Locst	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 01722	PUD DENSITY POINTS	MktTotal :\$147,970	Attachment 8
RefParcel :509269		MktLand :\$81,037	
Owner :Bowes Barbara J		MktStruct :\$66,933	
CoOwner :		%Imprvd :45	
Site :1319 Creekside Ln Newberg 97132		Exempt :	
Mail :22134 SW Orland St Sherwood Or 97140		Levy Rt :29.0	
Xfered :02/18/1999 Doc # :3389		11-12 Tax \$2,026.49	
Price :\$115,900 Deed :Warranty		2010 Tax :\$2,078.59	
Pr Xfer :05/20/1998 PrDoc# :9340		2009 Tax :\$2,007.37	
Pr Price :\$57,000 Full		<u>Phone</u>	
Land Use :101 Res, Imp		Owner :503-625-9522	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 22 CREEKSIDE PHASE 1 = 002050		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$37,265	
Sub/Plat :Creekside Ph 01		AssdStct :\$84,921	
NbrhdCde :D006 Area D Newberg		AssdTot :\$122,186	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,711	Lot Acres :.05
Bathrooms :2.50	Living SF :1,447	Lot SF :2,050
Fireplace :	1st FlrSF :579	Foundation :
Fireplce2 :	2nd FlrSF :868	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Shngl\hvy Comp
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :264	Floor Base :Double
Microwave :	GarageTyp :Grg-Att Locst	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 01723

PUD DENSITY POINTS

Attachment 8

RefParcel :509272

MktTotal :\$164,845

Owner :Brown Earl

MktLand :\$108,597

CoOwner :

MktStruct :\$56,248

Site :1320 Creekside Ln Newberg 97132

%Imprvd :34

Mail :1320 Creekside Ln Newberg Or 97132

Exempt :

Xfered :07/14/2011

Doc # :9124

Levy Rt :29.0

Price :\$189,900

Deed :Warranty

11-12 Tax :\$2,081.78

Pr Xfer :08/31/2005

PrDoc# :19094

2010 Tax :\$2,135.28

Pr Price :\$170,000

2009 Tax :\$2,062.14

Land Use :101 Res,Imp

Phone

Zoning :10 NO SIGNIFICANCE

Owner :

Legal :LOT 23 CREEKSIDE PHASE 1 = 004115

Tenant :

:SQ FT

Thomas :713 B6

:

Measure 50

Sub/Plat :Creekside Ph 01

AssdLand :\$51,394

NbrhdCde :D006 Area D Newberg

AssdStct :\$74,125

SpclDist :

AssdTot :\$125,519

Census :Tract:301.02lock :2

R:02W T:03SS:18 Q:NE QQ:SW

Bedrooms :3

Bldg SF :1,444

Lot Acres :.09

Bathrooms :2.00

Living SF :1,175

Lot SF :4,115

Fireplace :

1st FlrSF :1,175

Foundation :

Fireplce2 :

2nd FlrSF :

Wall Matl :Bevel Vinyl

Heat/AC :Baseboard

2nd+FlrSF :

Roof Matl :Comp Shingle

Heat/AC 2 :

Cellar SF :

Roof Shape :Gable

Dishwashr :Yes

BsmtTotSF :

FloorCover :

Hood/Fan :Yes

Garage SF :269

Floor Base :Double

Microwave :

GarageTyp :Grg-Att-Unfin

Year Built :1998

Grbg Disp :Yes

PUD DENSITY POINTS

Attachment 8

Parcel :R3218AC 01724	MktTotal :\$177,805
RefParcel :509275	MktLand :\$108,597
Owner :Amaral Elaina L	MktStruct :\$69,208
CoOwner :	%Imprvd :39
Site :1330 Creekside Ln Newberg 97132	Exempt :
Mail :1330 Creekside Ln Newberg Or 97132	Levy Rt :29.0
Xfered :07/23/2008 Doc # :12337	11-12 Tax \$1,995.04
Price :\$210,000 Deed :Warranty	2010 Tax :\$2,046.30
Pr Xfer :07/15/2004 PrDoc# :14137	2009 Tax :\$1,976.20
Pr Price :\$150,000	<u>Phone</u>
Land Use :101 Res, Imp	Owner :
Zoning :10 NO SIGNIFICANCE	Tenant :
Legal :LOT 24 CREEKSIDE PHASE 1 = 004191	Thomas :713 B6
:SQ FT	<u>Measure 50</u>
:	AssdLand :\$51,394
Sub/Plat :Creekside Ph 01	AssdStct :\$68,895
NbrhdCde :D006 Area D Newberg	AssdTot :\$120,289
SpclDist :	R:02W T:03SS:18 Q:NE QQ:SW
Census :Tract:301.02lock :2	

Bedrooms :3	Bldg SF :1,424	Lot Acres :.10
Bathrooms :1.50	Living SF :1,130	Lot SF :4,191
Fireplace :	1st FlrSF :758	Foundation :
Fireplce2 :	2nd FlrSF :	Wall Matl :Bevel Vinyl
Heat/AC :Baseboard	2nd+FlrSF :372	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :294	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Unfin	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 01725	PUD DENSITY POINTS	MktTotal :\$189,010	Attachment 8
RefParcel :509278		MktLand :\$108,597	
Owner :Staley Daniel;Nanci		MktStruct :\$80,413	
CoOwner :		%Imprvd :43	
Site :1340 Creekside Ln Newberg 97132		Exempt :	
Mail :1340 Creekside Ln Newberg Or 97132		Levy Rt :29.0	
Xfered :03/07/2006 Doc # :4965		11-12 Tax \$2,232.18	
Price :\$206,000 Deed :Warranty		2010 Tax :\$2,289.57	
Pr Xfer :12/05/2003 PrDoc# :30731		2009 Tax :\$2,211.13	
Pr Price :\$139,900		<u>Phone</u>	
Land Use :101 Res,Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 25 CREEKSIDE PHASE 1 = 004645		Thomas :713 B6	
:SQ FT PT ALSO LOT 26		<u>Measure 50</u>	
:		AssdLand :\$51,394	
Sub/Plat :Creekside Ph 01		AssdStct :\$83,194	
NbrhdCde :D006 Area D Newberg		AssdTot :\$134,588	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,580	Lot Acres :.11
Bathrooms :2.50	Living SF :1,266	Lot SF :4,645
Fireplace :	1st FlrSF :633	Foundation :
Fireplce2 :	2nd FlrSF :633	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :314	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Unfin	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 01726	PUD DENSITY POINTS	MktTotal :\$155,868	Attachment 8
RefParcel :509281		MktLand :\$108,597	
Owner :Ripp Mary J;Gerald		MktStruct :\$47,271	
CoOwner :		%Imprvd :30	
Site :1339 Parkside Ln Newberg 97132		Exempt :	
Mail :1339 Parkside Ln Newberg Or 97132		Levy Rt :29.0	
Xfered :07/16/2012 Doc # :9667		11-12 Tax \$1,895.33	
Price :\$134,900 Deed :Warranty		2010 Tax :\$1,944.04	
Pr Xfer :08/25/2003 PrDoc# :21432		2009 Tax :\$1,877.42	
Pr Price :\$125,500		<u>Phone</u>	
Land Use :101 Res,Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 26 CREEKSIDE PHASE 1 = 004400		Thomas :713 B6	
:SQ FT PT ALSO LT 25		<u>Measure 50</u>	
:		AssdLand :\$51,394	
Sub/Plat :Creekside Ph 01		AssdStct :\$62,882	
NbrhdCde :D006 Area D Newberg		AssdTot :\$114,276	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :2	Bldg SF :1,144	Lot Acres :.10
Bathrooms :1.00	Living SF :880	Lot SF :4,400
Fireplace :	1st FlrSF :880	Foundation :
Fireplce2 :	2nd FlrSF :	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :264	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Unfin	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 01727	PUD DENSITY POINTS	MktTotal :\$165,079	Attachment 8
RefParcel :509284		MktLand :\$108,597	
Owner :Sturdevant Tyler;Monica		MktStruct :\$56,482	
CoOwner :		%Imprvd :34	
Site :1329 Parkside Ln Newberg 97132		Exempt :	
Mail :1329 Parkside Ln Newberg Or 97132		Levy Rt :29.0	
Xfered :06/28/2010	Doc # :8264	11-12 Tax \$2,086.47	
Price :	Deed :Bargain & Sale	2010 Tax :\$2,140.10	
Pr Xfer :11/14/2007	PrDoc# :24535	2009 Tax :\$2,066.79	
Pr Price :\$219,900		<u>Phone</u>	
Land Use :101 Res, Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 27 CREEKSIDE PHASE 1 = 004304		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$51,394	
Sub/Plat :Creekside Ph 01		AssdStct :\$74,408	
NbrhdCde :D006 Area D Newberg		AssdTot :\$125,802	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,432	Lot Acres :.10
Bathrooms :2.00	Living SF :1,176	Lot SF :4,304
Fireplace :	1st FlrSF :1,176	Foundation :
Fireplce2 :	2nd FlrSF :	Wall Matl :Bevel Vinyl
Heat/AC :Baseboard	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable\hip
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :256	Floor Base :Double
Microwave :	GarageTyp :Grg-Att Locst	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 01728

PUD DENSITY POINTS

Attachment 8

RefParcel :509287

MktTotal :\$163,293

Owner :Aldred Keith G;Dina A

MktLand :\$108,597

CoOwner :

MktStruct :\$54,696

Site :1319 Parkside Ln Newberg 97132

%Imprvd :33

Mail :1319 Parkside Ln Newberg Or 97132

Exempt :

Xfered :11/25/1998

Doc # :23459

Levy Rt :29.0

Price :\$127,000

Deed :Warranty

11-12 Tax \$2,077.29

Pr Xfer :11/25/1998

PrDoc# :23458

2010 Tax :\$2,130.68

Pr Price :\$42,500

2009 Tax :\$2,057.68

Land Use :101 Res,Imp

Phone

Zoning :10 NO SIGNIFICANCE

Owner :

Legal :LOT 28 CREEKSIDE PHASE 1 = 004465

Tenant :

:SQ FT

Thomas :713 B6

:

Measure 50

Sub/Plat :Creekside Ph 01

AssdLand :\$51,394

NbrhdCde :D006 Area D Newberg

AssdStct :\$73,854

SpclDist :

AssdTot :\$125,248

Census :Tract:301.02lock :2

R:02W T:03SS:18 Q:NE QQ:SW

Bedrooms :2

Bldg SF :1,432

Lot Acres :.10

Bathrooms :1.00

Living SF :1,176

Lot SF :4,465

Fireplace :

1st FlrSF :1,176

Foundation :

Fireplce2 :

2nd FlrSF :

Wall Matl :Bevel Vinyl

Heat/AC :Baseboard

2nd+FlrSF :

Roof Matl :Comp Shingle

Heat/AC 2 :

Cellar SF :

Roof Shape :Gable

Dishwashr :Yes

BsmtTotSF :

FloorCover :

Hood/Fan :Yes

Garage SF :256

Floor Base :Double

Microwave :

GarageTyp :Grg-Att-Unfin

Year Built :1998

Grbg Disp :Yes

Parcel :R3218AC 01729

PUD DENSITY POINTS

Attachment 8

RefParcel :509290

MktTotal :\$193,749

Owner :Merritt Lawrence D;Gretchen M

MktLand :\$112,837

CoOwner :

MktStruct :\$80,912

Site :1318 Parkside Ln Newberg 97132

%Imprvd :42

Mail :1318 Parkside Ln Newberg Or 97132

Exempt :

Xfered :11/06/2002

Doc # :21947 Multi-Parcel11-12 Tax \$2,334.41

Price :\$145,300

Deed :Warranty 2010 Tax :\$2,394.40

Pr Xfer :05/17/2001

PrDoc# :7777 2009 Tax :\$2,312.34

Pr Price :\$85,000

Phone

Land Use :101 Res,Imp

Owner :

Zoning :10 NO SIGNIFICANCE

Tenant :

Legal :LOT 29 CREEKSIDE PHASE 1 = 005165

Thomas :713 B6

:SQ FT & PT LT 30

Measure 50

:

AssdLand :\$52,285

Sub/Plat :Creekside Ph 01

AssdStct :\$88,466

NbrhdCde :D006 Area D Newberg

AssdTot :\$140,751

SpclDist :

R:02W T:03SS:18 Q:NE QQ:SW

Census :Tract:301.02lock :2

Bedrooms :3

Bldg SF :1,609

Lot Acres :.12

Bathrooms :2.00

Living SF :1,209

Lot SF :5,165

Fireplace :

1st FlrSF :1,209

Foundation :

Fireplce2 :

2nd FlrSF :

Wall Matl :Bevel Vinyl

Heat/AC :Baseboard

2nd+FlrSF :

Roof Matl :Comp Shingle

Heat/AC 2 :

Cellar SF :

Roof Shape :Gable\hip

Dishwashr :Yes

BsmtTotSF :

FloorCover :

Hood/Fan :Yes

Garage SF :400

Floor Base :Double

Microwave :

GarageTyp :Grg-Att-Fin

Year Built :2002

Grbg Disp :Yes

Parcel :R3218AC 01730	PUD DENSITY POINTS	MktTotal :\$156,282	Attachment 8
RefParcel :509293		MktLand :\$115,835	
Owner :Zirschky Steven M		MktStruct :\$40,447	
CoOwner :		%Imprvd :26	
Site :1319 N Main St Newberg 97132		Exempt :	
Mail :1319 N Main St Newberg Or 97132		Levy Rt :29.0	
Xfered :12/04/2001 Doc # :21466		11-12 Tax \$1,753.32	
Price :\$121,000 Deed :Warranty		2010 Tax :\$1,798.35	
Pr Xfer :05/17/2001 PrDoc# :7777		2009 Tax :\$1,736.74	
Pr Price :\$85,000		<u>Phone</u>	
Land Use :101 Res, Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 30 CREEKSIDE PHASE 1 = 010864		Thomas :713 C6	
:SQ FT PT LT 30		<u>Measure 50</u>	
:		AssdLand :\$53,329	
Sub/Plat :Creekside Ph 01		AssdStct :\$52,385	
NbrhdCde :D006 Area D Newberg		AssdTot :\$105,714	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,346	Lot Acres :.25
Bathrooms:1.00	Living SF :1,346	Lot SF :10,864
Fireplace :	1st FlrSF :770	Foundation :
Fireplce2 :	2nd FlrSF :	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :576	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :	Garage SF :	Floor Base :Double
Microwave :	GarageTyp :	Year Built :
Grbg Disp :Yes		

Parcel :R3218AC 01731	PUD DENSITY POINTS	MktTotal :	Attachment 8
RefParcel :509296		MktLand :	
Owner :Manning Ron Jr Db		MktStruct :	
CoOwner :Manning Construction		%Imprvd :	
Site :*no Site Address*		Exempt :	
Mail :2310 NE Chehalem Dr Newberg Or 97132		Levy Rt :29.0	
Xfered :07/25/1997	Doc # :12151	11-12 Tax	
Price :\$67,000	Deed :Warranty	Tax :	
Pr Xfer :	PrDoc# :	Tax :	
Pr Price :		<u>Phone</u>	
Land Use :100 Res,Vacant		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT B CREEKSIDE PHASE 1 = 001958 SQ		Thomas :	
:FT		<u>Measure 50</u>	
:		AssdLand :	
Sub/Plat :Creekside Ph 01		AssdStct :	
NbrhdCde :D006 Area D Newberg		AssdTot :	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :	Bldg SF :	Lot Acres :.04
Bathrooms :	Living SF :	Lot SF :1,958
Fireplace :	1st FlrSF :	Foundation :
Fireplce2 :	2nd FlrSF :	Wall Matl :
Heat/AC :	2nd+FlrSF :	Roof Matl :
Heat/AC 2 :	Cellar SF :	Roof Shape :
Dishwashr :	BsmtTotSF :	FloorCover :
Hood/Fan :	Garage SF :	Floor Base :
Microwave :	GarageTyp :	Year Built :
Grbg Disp :		

Parcel :R3218AC 02001	PUD DENSITY POINTS	MktTotal :\$148,334	Attachment 8
RefParcel :510562		MktLand :\$81,037	
Owner :Hunter Laurie J		MktStruct :\$67,297	
CoOwner :		%Imprvd :45	
Site :1219 Creekside Ln Newberg 97132		Exempt :	
Mail :1219 Creekside Ln Newberg Or 97132		Levy Rt :29.0	
Xfered :09/02/2010 Doc # :12176		11-12 Tax \$2,047.45	
Price :	Deed :Quit Claim	2010 Tax :\$2,100.08	
Pr Xfer :02/26/1999 PrDoc# :4232		2009 Tax :\$2,028.15	
Pr Price :\$119,265		<u>Phone</u>	
Land Use :101 Res,Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 52 CREEKSIDE PHASE 2 = 002000		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$37,818	
Sub/Plat :Creekside Ph 02		AssdStct :\$85,632	
NbrhdCde :D006 Area D Newberg		AssdTot :\$123,450	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,715	Lot Acres :.05
Bathrooms :2.50	Living SF :1,475	Lot SF :2,000
Fireplace :	1st FlrSF :591	Foundation :
Fireplce2 :	2nd FlrSF :884	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :240	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Fin	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 02002	PUD DENSITY POINTS	MktTotal :\$147,753	Attachment 8
RefParcel :510565		MktLand :\$81,037	
Owner :Almquist Janell		MktStruct :\$66,716	
CoOwner :		%Imprvd :45	
Site :1225 Creekside Ln Newberg 97132		Exempt :	
Mail :1225 Creekside Ln Newberg Or 97132		Levy Rt :29.0	
Xfered :08/31/2006 Doc # :20153		11-12 Tax \$2,035.60	
Price :\$207,500 Deed :Warranty		2010 Tax :\$2,087.93	
Pr Xfer :02/25/1999 PrDoc# :3915		2009 Tax :\$2,016.40	
Pr Price :\$115,990		<u>Phone</u>	
Land Use :101 Res, Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 51 CREEKSIDE PHASE 2 = 002000		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$37,818	
Sub/Plat :Creekside Ph 02		AssdStct :\$84,917	
NbrhdCde :D006 Area D Newberg		AssdTot :\$122,735	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,715	Lot Acres :.05
Bathrooms :2.00	Living SF :1,475	Lot SF :2,000
Fireplace :	1st FlrSF :591	Foundation :
Fireplce2 :	2nd FlrSF :884	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :240	Floor Base :Double
Microwave :	GarageTyp :Grg-Att Locst	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 02003	PUD DENSITY POINTS	MktTotal :\$149,971	Attachment 8
RefParcel :510568		MktLand :\$81,037	
Owner :Brown Daniel L		MktStruct :\$68,934	
CoOwner :		%Imprvd :46	
Site :1229 Creekside Ln Newberg 97132		Exempt :	
Mail :1229 Creekside Ln Newberg Or 97132		Levy Rt :29.0	
Xfered :11/02/1998	Doc # :21531	11-12 Tax \$2,074.71	
Price :\$121,300	Deed :Warranty	2010 Tax :\$2,128.01	
Pr Xfer :	PrDoc# :	2009 Tax :\$2,055.12	
Pr Price :		<u>Phone</u>	
Land Use :101 Res, Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 50 CREEKSIDE PHASE 2 = 002000		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$37,818	
Sub/Plat :Creekside Ph 02		AssdStct :\$87,274	
NbrhdCde :D006 Area D Newberg		AssdTot :\$125,092	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,711	Lot Acres :.05
Bathrooms :2.50	Living SF :1,459	Lot SF :2,000
Fireplace :	1st FlrSF :579	Foundation :
Fireplce2 :	2nd FlrSF :880	Wall Matl :Bevel Vinyl
Heat/AC :Frcd Air\cool	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :252	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Fin	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 02004	PUD DENSITY POINTS	MktTotal :\$147,963	Attachment 8
RefParcel :510571		MktLand :\$81,037	
Owner :Feliciano Joan N		MktStruct :\$66,926	
CoOwner :		%Imprvd :45	
Site :1235 Creekside Ln Newberg 97132		Exempt :	
Mail :1235 Creekside Ln Newberg Or 97132		Levy Rt :29.0	
Xfered :11/06/1998	Doc # :21939	11-12 Tax \$2,054.72	
Price :\$116,990	Deed :Warranty	2010 Tax :\$2,107.52	
Pr Xfer :	PrDoc# :	2009 Tax :\$2,035.32	
Pr Price :		<u>Phone</u>	
Land Use :101 Res, Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 49 CREEKSIDE PHASE 2 = 002400		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$37,818	
Sub/Plat :Creekside Ph 02		AssdStct :\$86,069	
NbrhdCde :D006 Area D Newberg		AssdTot :\$123,887	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,711	Lot Acres :.06
Bathrooms :2.50	Living SF :1,459	Lot SF :2,400
Fireplace :	1st FlrSF :579	Foundation :
Fireplce2 :	2nd FlrSF :880	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :252	Floor Base :Double
Microwave :	GarageTyp :Grg-Att Locst	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 02005	PUD DENSITY POINTS	MktTotal :\$147,935	Attachment 8
RefParcel :510574		MktLand :\$81,037	
Owner :Nemirovsky Sergey		MktStruct :\$66,898	
CoOwner :		%Imprvd :45	
Site :1307 Creekside Ln Newberg 97132		Exempt :	
Mail :33954 SE Erika Ct Scappoose Or 97056		Levy Rt :29.0	
Xfered :12/10/1998	Doc # :24397	11-12 Tax \$1,952.40	
Price :\$115,900	Deed :Warranty	2010 Tax :\$2,002.57	
Pr Xfer :	PrDoc# :	2009 Tax :\$1,933.95	
Pr Price :		<u>Phone</u>	
Land Use :101 Res,Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 48 CREEKSIDE PHASE 2 = 002000		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$32,918	
Sub/Plat :Creekside Ph 02		AssdStct :\$84,800	
NbrhdCde :D006 Area D Newberg		AssdTot :\$117,718	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,711	Lot Acres :.05
Bathrooms :2.50	Living SF :1,447	Lot SF :2,000
Fireplace :	1st FlrSF :567	Foundation :
Fireplce2 :	2nd FlrSF :880	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :264	Floor Base :Double
Microwave :	GarageTyp :Grg-Att Locst	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 02006	PUD DENSITY POINTS	MktTotal :\$147,935	Attachment 8
RefParcel :510577		MktLand :\$81,037	
Owner :Northcutt Michael S		MktStruct :\$66,898	
CoOwner :		%Imprvd :45	
Site :1311 Creekside Ln Newberg 97132		Exempt :	
Mail :1311 Creekside Ln Newberg Or 97132		Levy Rt :29.0	
Xfered :06/25/2003 Doc # :15042		11-12 Tax \$1,952.40	
Price :\$119,000 Deed :Special Warranty		2010 Tax :\$2,002.57	
Pr Xfer :07/15/2002 PrDoc# :13673		2009 Tax :\$1,933.95	
Pr Price :\$126,980		<u>Phone</u>	
Land Use :101 Res,Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 47 CREEKSIDE PHASE 2 = 002025		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$32,918	
Sub/Plat :Creekside Ph 02		AssdStct :\$84,800	
NbrhdCde :D006 Area D Newberg		AssdTot :\$117,718	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,711	Lot Acres :.05
Bathrooms :2.50	Living SF :1,447	Lot SF :2,025
Fireplace :	1st FlrSF :567	Foundation :
Fireplce2 :	2nd FlrSF :880	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :264	Floor Base :Double
Microwave :	GarageTyp :Grg-Att Locst	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 02007	PUD DENSITY POINTS	MktTotal :\$147,970	Attachment 8
RefParcel :510580		MktLand :\$81,037	
Owner :Reese Heather L		MktStruct :\$66,933	
CoOwner :		%Imprvd :45	
Site :1315 Creekside Ln Newberg 97132		Exempt :	
Mail :2302 NE 114th Ct Vancouver Wa 98684		Levy Rt :29.0	
Xfered :04/01/1999	Doc # :6663	11-12 Tax \$2,035.68	
Price :\$115,900	Deed :Warranty	2010 Tax :\$2,088.00	
Pr Xfer :	PrDoc# :	2009 Tax :\$2,016.46	
Pr Price :		<u>Phone</u>	
Land Use :101 Res,Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 46 CREEKSIDE PHASE 2 = 002069		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$37,818	
Sub/Plat :Creekside Ph 02		AssdStct :\$84,921	
NbrhdCde :D006 Area D Newberg		AssdTot :\$122,739	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,711	Lot Acres :.05
Bathrooms :2.50	Living SF :1,447	Lot SF :2,069
Fireplace :	1st FlrSF :579	Foundation :
Fireplce2 :	2nd FlrSF :868	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Shngl\hvy Comp
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :264	Floor Base :Double
Microwave :	GarageTyp :Grg-Att Locst	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 02008

PUD DENSITY POINTS

Attachment 8

RefParcel :510583

MktTotal :\$182,541

Owner :Bowman Traci A

MktLand :\$108,597

CoOwner :

MktStruct :\$73,944

Site :219 Levi Way Newberg 97132

%Imprvd :41

Mail :219 Levi Way Newberg Or 97132

Exempt :

Xfered :10/04/2002

Doc # :19505

Levy Rt :29.0

Price :\$144,000

Deed :Warranty

11-12 Tax \$2,227.56

Pr Xfer :

PrDoc# :

2010 Tax :\$2,284.81

Pr Price :

2009 Tax :\$2,206.52

Land Use :101 Res,Imp

Phone

Zoning :10 NO SIGNIFICANCE

Owner :

Legal :LOT 45 CREEKSIDE PHASE 2 = 003063

Tenant :

:SQ FT

Thomas :713 B6

:

Measure 50

Sub/Plat :Creekside Ph 02

AssdLand :\$53,585

NbrhdCde :D006 Area D Newberg

AssdStct :\$80,724

SpclDist :

AssdTot :\$134,309

Census :Tract:301.02lock :2

R:02W T:03SS:18 Q:NE QQ:SW

Bedrooms :3

Bldg SF :1,274

Lot Acres :.07

Bathrooms :2.50

Living SF :1,032

Lot SF :3,063

Fireplace :

1st FlrSF :470

Foundation :

Fireplce2 :

2nd FlrSF :562

Wall Matl :Bevel Vinyl

Heat/AC :Forced Air

2nd+FlrSF :

Roof Matl :Comp Shingle

Heat/AC 2 :

Cellar SF :

Roof Shape :Gable

Dishwashr :Yes

BsmtTotSF :

FloorCover :

Hood/Fan :Yes

Garage SF :242

Floor Base :Double

Microwave :

GarageTyp :Grg-Att Locst

Year Built :2002

Grbg Disp :Yes

PUD DENSITY POINTS

Attachment 8

Parcel :R3218AC 02009	MktTotal :\$152,546
RefParcel :510586	MktLand :\$108,597
Owner :Anaya Jose A;Zoraida L	MktStruct :\$43,949
CoOwner :	%Imprvd :29
Site :215 Levi Way Newberg 97132	Exempt :
Mail :215 Levi Way Newberg Or 97132	Levy Rt :29.0
Xfered :09/19/2006 Doc # :21649	11-12 Tax \$1,649.42
Price :\$180,500 Deed :Warranty	2010 Tax :\$1,691.82
Pr Xfer :05/19/1999 PrDoc# :10550	2009 Tax :\$1,633.83
Pr Price :\$106,500	<u>Phone</u>
Land Use :101 Res,Imp	Owner :
Zoning :10 NO SIGNIFICANCE	Tenant :
Legal :LOT 44 CREEKSIDE PHASE 2 = 002640	Thomas :713 B6
:SQ FT	<u>Measure 50</u>
:	AssdLand :\$36,133
Sub/Plat :Creekside Ph 02	AssdStct :\$63,317
NbrhdCde :D006 Area D Newberg	AssdTot :\$99,450
SpclDist :	R:02W T:03SS:18 Q:NE QQ:SW
Census :Tract:301.02lock :2	

Bedrooms :2	Bldg SF :1,000	Lot Acres :.06
Bathrooms :1.00	Living SF :800	Lot SF :2,640
Fireplace :	1st FlrSF :800	Foundation :
Fireplce2 :	2nd FlrSF :	Wall Matl :Bevel Vinyl
Heat/AC :Baseboard	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :200	Floor Base :Double
Microwave :	GarageTyp :Grg-Att Locst	Year Built :1998
Grbg Disp :Yes		

PUD DENSITY POINTS

Attachment 8

Parcel :R3218AC 02010	MktTotal :\$152,843
RefParcel :510589	MktLand :\$108,597
Owner :Johnson Leonard M;Christine L	MktStruct :\$44,246
CoOwner :Johnson Leonard L	%Imprvd :29
Site :209 Levi Way Newberg 97132	Exempt :
Mail :19460 NE Williamson Rd Newberg Or 97132	Levy Rt :29.0
Xfered :01/04/1999 Doc # :66	11-12 Tax \$1,656.05
Price :\$129,000 Deed :Warranty	2010 Tax :\$1,698.61
Pr Xfer :	2009 Tax :\$1,640.42
Pr Price :	<u>Phone</u>
Land Use :101 Res,Imp	Owner :
Zoning :10 NO SIGNIFICANCE	Tenant :
Legal :LOT 43 CREEKSIDE PHASE 2 = 002640	Thomas :713 B6
:SQ FT	<u>Measure 50</u>
:	AssdLand :\$36,133
Sub/Plat :Creekside Ph 02	AssdStct :\$63,717
NbrhdCde :D006 Area D Newberg	AssdTot :\$99,850
SpclDist :	R:02W T:03SS:18 Q:NE QQ:SW
Census :Tract:301.02lock :2	

Bedrooms :2	Bldg SF :1,000	Lot Acres :.06
Bathrooms :1.00	Living SF :800	Lot SF :2,640
Fireplace :	1st FlrSF :800	Foundation :
Fireplce2 :	2nd FlrSF :	Wall Matl :Bevel Vinyl
Heat/AC :Baseboard	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :	Garage SF :200	Floor Base :Double
Microwave :Yes	GarageTyp :Grg-Att Locst	Year Built :1998
Grbg Disp :Yes		

Parcel :R3218AC 02011
 RefParcel :510592
 Owner :Church Rick
 CoOwner :
 Site :201 Levi Way Newberg 97132
 Mail :9690 NE Adolf Rd Newberg Or 97132
 Xfered : Doc # :
 Price : Deed :
 Pr Xfer : PrDoc# :
 Pr Price :
 Land Use :101 Res,Imp
 Zoning :10 NO SIGNIFICANCE
 Legal :LOT 42 CREEKSIDE PHASE 2 = 003243
 :SQ FT
 :
 Sub/Plat :Creekside Ph 02
 NbrhdCde :D006 Area D Newberg
 SpclDist :
 Census :Tract:301.02lock :2

PUD DENSITY POINTS

MktTotal :\$185,279
 MktLand :\$108,597
 MktStruct :\$76,682
 %Imprvd :41
 Exempt :
 Levy Rt :29.0
 11-12 Tax \$2,038.98
 2010 Tax :\$2,091.36
 2009 Tax :\$2,019.73
Phone
 Owner :
 Tenant :
 Thomas :713 B6
Measure 50
 AssdLand :\$53,234
 AssdStct :\$69,704
 AssdTot :\$122,938
 R:02W T:03SS:18 Q:NE QQ:SW

Attachment 8

Bedrooms :3	Bldg SF :1,403	Lot Acres :.07
Bathrooms :1.50	Living SF :1,150	Lot SF :3,243
Fireplace :	1st FlrSF :484	Foundation :
Fireplce2 :	2nd FlrSF :666	Wall Matl :Bevel Masonite
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :	Garage SF :253	Floor Base :Double
Microwave :Yes	GarageTyp :Grg-Att-Fin	Year Built :2003
Grbg Disp :Yes		

Parcel :R3218AC 02012	PUD DENSITY POINTS	MktTotal :\$148,270	Attachment 8
RefParcel :510595		MktLand :\$81,037	
Owner :Huld Gregory B;Amy E		MktStruct :\$67,233	
CoOwner :		%Imprvd :45	
Site :1314 Parkside Ln Newberg 97132		Exempt :	
Mail :1314 Parkside Ln Newberg Or 97132		Levy Rt :29.0	
Xfered :09/25/2006 Doc # :22080		11-12 Tax \$2,038.99	
Price :\$210,000 Deed :Warranty		2010 Tax :\$2,091.39	
Pr Xfer :02/28/2003 PrDoc# :4883		2009 Tax :\$2,019.73	
Pr Price :\$127,900		<u>Phone</u>	
Land Use :101 Res,Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 32 CREEKSIDE PHASE 2 = 002012		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$38,041	
Sub/Plat :Creekside Ph 02		AssdStct :\$84,898	
NbrhdCde :D006 Area D Newberg		AssdTot :\$122,939	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,687	Lot Acres :.05
Bathrooms :2.50	Living SF :1,447	Lot SF :2,012
Fireplace :	1st FlrSF :591	Foundation :
Fireplce2 :	2nd FlrSF :856	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :240	Floor Base :Double
Microwave :	GarageTyp :Grg-Att Locst	Year Built :1999
Grbg Disp :Yes		

PUD DENSITY POINTS

Attachment 8

Parcel :R3218AC 02013	MktTotal :\$138,809
RefParcel :510598	MktLand :\$72,027
Owner :Smith Marcus T	MktStruct :\$66,782
CoOwner :	%Imprvd :48
Site :1310 Parkside Ln Newberg 97132	Exempt :
Mail :1310 Parkside Ln Newberg Or 97132	Levy Rt :29.0
Xfered :04/13/2006 Doc # :8146	11-12 Tax \$2,030.02
Price :\$182,000 Deed :Warranty	2010 Tax :\$2,082.18
Pr Xfer :08/09/2004 PrDoc# :16296	2009 Tax :\$2,010.84
Pr Price :\$120,000	<u>Phone</u>
Land Use :101 Res, Imp	Owner :
Zoning :10 NO SIGNIFICANCE	Tenant :
Legal :LOT 33 CREEKSIDE PHASE 2 = 001988	Thomas :713 B6
:SQ FT	<u>Measure 50</u>
:	AssdLand :\$38,041
Sub/Plat :Creekside Ph 02	AssdStct :\$84,356
NbrhdCde :D006 Area D Newberg	AssdTot :\$122,397
SpclDist :	R:02W T:03SS:18 Q:NE QQ:SW
Census :Tract:301.02lock :2	

Bedrooms :3	Bldg SF :1,671	Lot Acres :.05
Bathrooms :2.50	Living SF :1,431	Lot SF :1,988
Fireplace :	1st FlrSF :579	Foundation :
Fireplce2 :	2nd FlrSF :852	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :240	Floor Base :Double
Microwave :	GarageTyp :Grg-Att Locst	Year Built :1999
Grbg Disp :Yes		

PUD DENSITY POINTS

Attachment 8

Parcel :R3218AC 02015	MktTotal :\$148,430
RefParcel :510604	MktLand :\$81,037
Owner :Hartman Michael D;Lisa J	MktStruct :\$67,393
CoOwner :	%Imprvd :45
Site :1302 Parkside Ln Newberg 97132	Exempt :
Mail :1302 Parkside Ln Newberg Or 97132	Levy Rt :29.0
Xfered :04/05/2006 Doc # :7553	11-12 Tax \$2,042.24
Price :\$182,000 Deed :Warranty	2010 Tax :\$2,094.73
Pr Xfer :11/05/2003 PrDoc# :28323	2009 Tax :\$2,022.99
Pr Price :\$138,000	<u>Phone</u>
Land Use :101 Res,Imp	Owner :
Zoning :10 NO SIGNIFICANCE	Tenant :
Legal :LOT 35 CREEKSIDE PHASE 2 = 002221	Thomas :713 B6
:SQ FT	<u>Measure 50</u>
:	AssdLand :\$38,041
Sub/Plat :Creekside Ph 02	AssdStct :\$85,094
NbrhdCde :D006 Area D Newberg	AssdTot :\$123,135
SpclDist :	R:02W T:03SS:18 Q:NE QQ:SW
Census :Tract:301.02lock :2	

Bedrooms :3	Bldg SF :1,695	Lot Acres :.05
Bathrooms :2.50	Living SF :1,431	Lot SF :2,221
Fireplace :	1st FlrSF :567	Foundation :
Fireplce2 :	2nd FlrSF :864	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :264	Floor Base :Double
Microwave :	GarageTyp :Grg-Att Locst	Year Built :1999
Grbg Disp :Yes		

Parcel :R3218AC 02014	PUD DENSITY POINTS	MktTotal :\$147,128	Attachment 8
RefParcel :510601		MktLand :\$81,037	
Owner :Watts Peter M		MktStruct :\$66,091	
CoOwner :		%Imprvd :45	
Site :1306 Parkside Ln Newberg 97132		Exempt :	
Mail :1306 Parkside Ln Newberg Or 97132		Levy Rt :29.0	
Xfered :10/16/2012 Doc # :14899		11-12 Tax \$2,016.12	
Price :\$157,000 Deed :Personal Rep		2010 Tax :\$2,067.94	
Pr Xfer :08/29/2002 PrDoc# :17024		2009 Tax :\$1,997.08	
Pr Price :\$123,000		<u>Phone</u>	
Land Use :101 Res,Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 34 CREEKSIDE PHASE 2 = 001940		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$38,041	
Sub/Plat :Creekside Ph 02		AssdStct :\$83,518	
NbrhdCde :D006 Area D Newberg		AssdTot :\$121,559	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,651	Lot Acres :.04
Bathrooms :2.50	Living SF :1,387	Lot SF :1,940
Fireplace :	1st FlrSF :515	Foundation :
Fireplce2 :	2nd FlrSF :872	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :264	Floor Base :Double
Microwave :	GarageTyp :Grg-Att Locst	Year Built :1999
Grbg Disp :Yes		

Parcel :R3218AC 02016

RefParcel :510607

Owner :Egbert Blain;Leisha

CoOwner :

Site :1309 N Main St Newberg 97132

Mail :1309 N Main St Newberg Or 97132

Xfered :10/26/2007 Doc # :23345

Price :\$218,000 Deed :Warranty

Pr Xfer :09/15/2005 PrDoc# :20236

Pr Price :\$177,900

Land Use :101 Res,Imp

Zoning :10 NO SIGNIFICANCE

Legal :LOT 31 CREEKSIDE PHASE 2 = 007281

:SQ FT

:

Sub/Plat :Creekside Ph 02

NbrhdCde :D006 Area D Newberg

SpclDist :

Census :Tract:301.02lock :2

PUD DENSITY POINTS

MktTotal :\$159,639

MktLand :\$112,837

MktStruct :\$46,802

%Imprvd :29

Exempt :

Levy Rt :29.0

11-12 Tax \$1,643.31

2010 Tax :\$1,685.53

2009 Tax :\$1,627.81

Phone

Owner :

Tenant :

Thomas :713 C6

Measure 50

AssdLand :\$48,173

AssdStct :\$50,908

AssdTot :\$99,081

R:02W T:03SS:18 Q:NE QQ:SW

Bedrooms :3

Bathrooms :1.00

Fireplace :Single Fireplce

Fireplce2 :Wood Stove

Heat/AC :Baseboard

Heat/AC 2 :

Dishwashr :

Hood/Fan :

Microwave :

Grbg Disp :

Bldg SF :1,092

Living SF :1,092

1st FlrSF :1,092

2nd FlrSF :

2nd+FlrSF :

Cellar SF :

BsmtTotSF :

Garage SF :209

GarageTyp :Grg-Det-Unfin

Lot Acres :.17

Lot SF :7,281

Foundation :

Wall Matl :Bevel Wood

Roof Matl :Comp Shingle

Roof Shape :Hip

FloorCover :

Floor Base :Double

Year Built :1948

Parcel :R3218AC 02017	PUD DENSITY POINTS	MktTotal :\$186,244	Attachment 8
RefParcel :510610		MktLand :\$108,597	
Owner :Comella Mark;Lisa		MktStruct :\$77,647	
CoOwner :		%Imprvd :42	
Site :200 Levi Way Newberg 97132		Exempt :	
Mail :19945 SW Edy Rd Sherwood Or 97140		Levy Rt :29.0	
Xfered :05/28/2004 Doc # :10628		11-12 Tax \$2,199.15	
Price :\$145,000 Deed :Warranty		2010 Tax :\$2,255.69	
Pr Xfer :09/19/2000 PrDoc# :13526		2009 Tax :\$2,178.39	
Pr Price :\$125,600		<u>Phone</u>	
Land Use :101 Res, Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 36 CREEKSIDE PHASE 2 = 002408		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$40,270	
Sub/Plat :Creekside Ph 02		AssdStct :\$92,326	
NbrhdCde :D006 Area D Newberg		AssdTot :\$132,596	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,452	Lot Acres :.06
Bathrooms :2.50	Living SF :1,226	Lot SF :2,408
Fireplace :	1st FlrSF :486	Foundation :
Fireplce2 :	2nd FlrSF :740	Wall Matl :Bevel Vinyl
Heat/AC :Baseboard	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :226	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Fin	Year Built :1999
Grbg Disp :Yes		

Parcel :R3218AC 02018	PUD DENSITY POINTS	MktTotal :\$186,492	Attachment 8
RefParcel :510613		MktLand :\$108,597	
Owner :Foote Charles D		MktStruct :\$77,895	
CoOwner :		%Imprvd :42	
Site :204 Levi Way Newberg 97132		Exempt :	
Mail :204 Levi Way Newberg Or 97132		Levy Rt :29.0	
Xfered :03/19/2004	Doc # :5120	11-12 Tax \$2,203.73	
Price :\$144,500	Deed :Warranty	2010 Tax :\$2,260.38	
Pr Xfer :11/24/1999	PrDoc# :23002	2009 Tax :\$2,182.92	
Pr Price :\$127,900		<u>Phone</u>	
Land Use :101 Res,Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 37 CREEKSIDE PHASE 2 = 002408		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$40,270	
Sub/Plat :Creekside Ph 02		AssdStct :\$92,602	
NbrhdCde :D006 Area D Newberg		AssdTot :\$132,872	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,452	Lot Acres :.06
Bathrooms :2.50	Living SF :1,226	Lot SF :2,408
Fireplace :	1st FlrSF :486	Foundation :
Fireplce2 :	2nd FlrSF :740	Wall Matl :Bevel Vinyl
Heat/AC :Forced Air	2nd+FlrSF :	Roof Matl :Comp Shingle
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :226	Floor Base :Double
Microwave :	GarageTyp :Grg-Att-Fin	Year Built :1999
Grbg Disp :Yes		

Parcel :R3218AC 02019	MktTotal :\$189,131
RefParcel :510616	MktLand :\$108,597
Owner :Roth Kelly;Erinn	MktStruct :\$80,534
CoOwner :	%Imprvd :43
Site :208 Levi Way Newberg 97132	Exempt :
Mail :28385 NE Bell Rd Newberg Or 97132	Levy Rt :29.0
Xfered :04/06/2012 Doc # :4472	11-12 Tax \$2,051.43
Price :	2010 Tax :\$2,104.15
Pr Xfer :04/06/2012 Deed :Bargain & Sale	2009 Tax :\$2,032.07
Pr Price :\$101,850 PrDoc# :4471	<u>Phone</u>
Land Use :101 Res,Imp	Owner :
Zoning :10 NO SIGNIFICANCE	Tenant :
Legal :LOT 38 CREEKSIDE PHASE 2 = 002408	Thomas :713 B6
:SQ FT	<u>Measure 50</u>
:	AssdLand :\$42,058
Sub/Plat :Creekside Ph 02	AssdStct :\$81,631
NbrhdCde :D006 Area D Newberg	AssdTot :\$123,689
SpclDist :	R:02W T:03SS:18 Q:NE QQ:SW
Census :Tract:301.02lock :2	

Bedrooms :3	Bldg SF :1,536	Lot Acres :.06
Bathrooms :1.50	Living SF :1,296	Lot SF :2,408
Fireplace :	1st FlrSF :528	Foundation :
Fireplce2 :	2nd FlrSF :768	Wall Matl :Bevel Masonite
Heat/AC :Baseboard	2nd+FlrSF :	Roof Matl :Shngl\hvy Comp
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable\hip
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :240	Floor Base :Double
Microwave :	GarageTyp :Grg-Att Locst	Year Built :2003
Grbg Disp :Yes		

Parcel :R3218AC 02020	PUD DENSITY POINTS	MktTotal :\$189,131	Attachment 8
RefParcel :510619		MktLand :\$108,597	
Owner :Camp Timothy P;Mika W		MktStruct :\$80,534	
CoOwner :		%Imprvd :43	
Site :214 Levi Way Newberg 97132		Exempt :	
Mail :214 Levi Way Newberg Or 97132		Levy Rt :29.0	
Xfered :11/12/2003	Doc # :28821	11-12 Tax \$2,051.43	
Price :\$145,900	Deed :Warranty	2010 Tax :\$2,104.15	
Pr Xfer :04/29/2003	PrDoc# :9900	2009 Tax :\$2,032.07	
Pr Price :\$160,000		<u>Phone</u>	
Land Use :101 Res,Imp		Owner :	
Zoning :10 NO SIGNIFICANCE		Tenant :	
Legal :LOT 39 CREEKSIDE PHASE 2 = 002408		Thomas :713 B6	
:SQ FT		<u>Measure 50</u>	
:		AssdLand :\$42,058	
Sub/Plat :Creekside Ph 02		AssdStct :\$81,631	
NbrhdCde :D006 Area D Newberg		AssdTot :\$123,689	
SpclDist :		R:02W T:03SS:18 Q:NE QQ:SW	
Census :Tract:301.02lock :2			

Bedrooms :3	Bldg SF :1,536	Lot Acres :.06
Bathrooms :1.50	Living SF :1,296	Lot SF :2,408
Fireplace :	1st FlrSF :528	Foundation :
Fireplce2 :	2nd FlrSF :768	Wall Matl :Bevel Masonite
Heat/AC :Baseboard	2nd+FlrSF :	Roof Matl :Shngl\hvy Comp
Heat/AC 2 :	Cellar SF :	Roof Shape :Gable\hip
Dishwashr :Yes	BsmtTotSF :	FloorCover :
Hood/Fan :Yes	Garage SF :240	Floor Base :Double
Microwave :	GarageTyp :Grg-Att Locst	Year Built :2003
Grbg Disp :Yes		

Parcel :R3218AC 02021

PUD DENSITY POINTS

Attachment 8

RefParcel :510622

MktTotal :\$189,131

Owner :Twenge Scott;Sheri L

MktLand :\$108,597

CoOwner :

MktStruct :\$80,534

Site :218 Levi Way Newberg 97132

%Imprvd :43

Mail :PO Box 762 Newberg Or 97132

Exempt :

Xfered :01/15/2004 Doc # :660

Levy Rt :29.0

Price :\$148,100 Deed :Warranty

11-12 Tax \$2,051.43

Pr Xfer :01/15/2004 PrDoc# :659

2010 Tax :\$2,104.15

Pr Price :\$148,100

2009 Tax :\$2,032.07

Land Use :101 Res,Imp

Phone

Zoning :10 NO SIGNIFICANCE

Owner :

Legal :LOT 40 CREEKSIDE PHASE 2 = 002408

Tenant :

:SQ FT

Thomas :713 B6

:

Measure 50

Sub/Plat :Creekside Ph 02

AssdLand :\$42,058

NbrhdCde :D006 Area D Newberg

AssdStct :\$81,631

SpclDist :

AssdTot :\$123,689

Census :Tract:301.02lock :2

R:02W T:03SS:18 Q:NE QQ:SW

Bedrooms :3

Bldg SF :1,536

Lot Acres :.06

Bathrooms :1.50

Living SF :1,296

Lot SF :2,408

Fireplace :

1st FlrSF :528

Foundation :

Fireplce2 :

2nd FlrSF :768

Wall Matl :Bevel Masonite

Heat/AC :Baseboard

2nd+FlrSF :

Roof Matl :Shngl\hvy Comp

Heat/AC 2 :

Cellar SF :

Roof Shape :Gable\hip

Dishwashr :Yes

BsmtTotSF :

FloorCover :

Hood/Fan :Yes

Garage SF :240

Floor Base :Double

Microwave :

GarageTyp :Grg-Att Locst

Year Built :2003

Grbg Disp :Yes

PUD DENSITY POINTS

Parcel :R3218AC 02022
 RefParcel :510625
 Owner :Ridenour Suzanne M
 CoOwner :
 Site :224 Levi Way Newberg 97132
 Mail :3200 Crestview Dr Newberg Or 97132
 Xfered :12/17/2009 Doc # :19607
 Price :\$193,500 Deed :Warranty
 Pr Xfer :10/20/2003 PrDoc# :26922
 Pr Price :\$150,285
 Land Use :101 Res, Imp
 Zoning :10 NO SIGNIFICANCE
 Legal :LOT 41 CREEKSIDE PHASE 2 = 003157
 :SQ FT
 :
 Sub/Plat :Creekside Ph 02
 NbrhdCde :D006 Area D Newberg
 SpclDist :
 Census :Tract:301.02lock :2

MktTotal :\$189,131
 MktLand :\$108,597
 MktStruct :\$80,534
 %Imprvd :43
 Exempt :
 Levy Rt :29.0
 11-12 Tax \$2,236.77
 2010 Tax :\$2,294.26
 2009 Tax :\$2,215.68
Phone
 Owner :
 Tenant :
 Thomas :713 B6
Measure 50
 AssdLand :\$53,234
 AssdStct :\$81,631
 AssdTot :\$134,865
 R:02W T:03SS:18 Q:NE QQ:SW

Bedrooms :3 Bldg SF :1,536
 Bathrooms :1.50 Living SF :1,296
 Fireplace : 1st FlrSF :528
 Fireplce2 : 2nd FlrSF :768
 Heat/AC :Baseboard 2nd+FlrSF :
 Heat/AC 2 : Cellar SF :
 Dishwashr :Yes BsmtTotSF :
 Hood/Fan :Yes Garage SF :240
 Microwave : GarageTyp :Grg-Att Locst
 Grbg Disp :Yes

Lot Acres :.07
 Lot SF :3,157
 Foundation :
 Wall Matl :Bevel Masonite
 Roof Matl :Shngl\hvy Comp
 Roof Shape :Gable\hip
 FloorCover :
 Floor Base :Double
 Year Built :2003



First American

First American Title Company of Oregon

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

Order No.: 1032-2015310
December 26, 2012

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

JANELL WALKER, Escrow Officer/Closer

Phone: (503)538-7361 - Fax: (866)800-7290 - Email:janewalker@firstam.com
First American Title Company of Oregon
515 E Hancock, Newberg, OR 97132

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Clayton Carter, Title Officer

Phone: (503)376-7363 - Fax: (866)800-7294 - Email: ctcarter@firstam.com

Preliminary Title Report

County Tax Roll Situs Address: 1507 N Main Street, Newberg, OR 97132

Proposed Insured Lender: TBD

2006 ALTA Owners Standard Coverage	Liability \$	225,000.00	Premium \$	763.00
2006 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Standard Coverage	Liability \$	To come	Premium \$	To come
2006 ALTA Lenders Extended Coverage	Liability \$		Premium \$	
Endorsement			Premium \$	
Govt Service Charge			Cost \$	25.00
Other			Cost \$	

We are prepared to issue Title Insurance Policy or Policies in the form and amount shown above, insuring title to the following described land:

Lots 4 and 5, CREEKSIDE - PHASE 1, in the City of Newberg, County of Yamhill, State of Oregon.

and as of December 21, 2012 at 8:00 a.m., title to the fee simple estate is vested in:

Marion M. Donovan and Michelle Ann Reed, Co-Trustees under the Marion Donovan Living Trust, or their successors in trust, by agreement dated January 09, 2008

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and 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; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. 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, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
 - B. Affidavit regarding possession
 - C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Taxes for the year 2010-2011
- | | | |
|--------------------|----|--|
| Tax Amount | \$ | 2,791.32 |
| Unpaid Balance: | \$ | 2,791.32 , plus interest and penalties, if any |
| Code No.: | | 29.0 |
| Map & Tax Lot No.: | | R3218AC 01700 |
| Property ID No.: | | 40583 |

7. Taxes for the year 2009-2010
Tax Amount \$ 2,695.67
Unpaid Balance: \$ 2,695.67, plus interest and penalties, if any.
Code No.: 29.0
Map & Tax Lot No.: R3218AC 01700
Property ID No.: 40583
8. Taxes for the year 2008-2009
Tax Amount \$ 2,607.27
Unpaid Balance: \$ 1,738.18, plus interest and penalties, if any.
Code No.: 29.0
Map & Tax Lot No.: R3218AC 01700
Property ID No.: 40583
9. Taxes for the year 2012-2013
Tax Amount \$ 948.84
Unpaid Balance: \$ 948.84, plus interest and penalties, if any.
Code No.: 29.0
Map & Tax Lot No.: R3218AC 01704
Property ID No.: 509215
10. Taxes for the year 2011-2012
Tax Amount \$ 918.87
Unpaid Balance: \$ 918.87, plus interest and penalties, if any.
Code No.: 29.0
Map & Tax Lot No.: R3218AC 01704
Property ID No.: 509215
11. Taxes for the year 2010-2011
Tax Amount \$ 942.47
Unpaid Balance: \$ 942.47, plus interest and penalties, if any.
Code No.: 29.0
Map & Tax Lot No.: R3218AC 01704
Property ID No.: 509215
12. Taxes for the year 2009-2010
Tax Amount \$ 910.18
Unpaid Balance: \$ 910.18, plus interest and penalties, if any.
Code No.: 29.0
Map & Tax Lot No.: R3218AC 01704
Property ID No.: 509215

13. Lien of the State of Oregon , Department of Revenue for tax deferred properties, as set forth in notice
Recorded: October 20, 2011 in Instrument No. 201113568, Deed and Mortgage Records
Account No.: 40583
Note: Chapter 723, Oregon Laws 2011 provides that property cannot be encumbered by a Reverse Mortgage or Trust Deed while Deferred Taxes are outstanding.
14. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
15. Public utility easement as shown on the recorded plat.
16. Subdivision Compliance Agreement and the terms and conditions thereof:
Between: City of Newberg
And: Ron Manning, Jr.
Recording Information: Recorded July 21, 1997 as Instrument No. 199711878
17. Roadway and Maintenance Agreement and the terms and conditions thereof:
Between: Hans Utke
And: City of Newberg
Recording Information: Recorded November 24, 1997 as Instrument No. 199719662
18. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: November 26, 1997 as Instrument No. 199719743

Amendment thereto recorded under Instrument No. 199802393, recorded February 10, 1998.

Amendment thereto recorded under Instrument No. 199804145, recorded March 10, 1998.

Amendment thereto recorded under Instrument No. 199816007, recorded August 17, 1998.
19. Regulations and Assessments of Creekside Homeowner's Association, as set forth in Declaration recorded April 26, 1997 in Instrument No. 199719743, Deed and Mortgage Records.
20. In order to insure a transaction involving the herein named trust, we will need to be provided a Certification of Trust pursuant to ORS 130.800 through ORS 130.910.
21. This Preliminary Title Report/Guarantee is subject to any matters which may appear in the records of the Circuit Court for Yamhill County and which affect title to the property which is the subject of this search subsequent to December 5, 2012 due to failure of such records to be available for review.

- END OF EXCEPTIONS -

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

NOTE: We find no judgments or United States Internal Revenue liens against Mike Hanks

Situs Address as disclosed on Yamhill County Tax Roll:

1507 N Main Street, Newberg, OR 97132

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!**

RECORDING INFORMATION	
Filing Address:	Yamhill County 535 NE Fifth Street McMinnville, OR 97128
Recording Fees:	\$ 36.00 for the first page \$ 5.00 for each additional page

- cc: Mike Hanks
- cc: Donovan Trust
- cc: Lucy King, Prudential Northwest Properties
224 NE BAKER ST, MCMINNVILLE, OR 97128
- cc: Marc Willcuts, Willcuts Company Realtors
700 DEBORAH RD STE 200, NEWBERG, OR 97132-2090



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

ALTA OWNER'S POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE OF STANDARD EXCEPTIONS

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; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. 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, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08

MAILING LABELS

Attachment 8

R3218AC00501
Robert M Grove
1612 N Main St
Newberg, OR 97132

R3218AC00502
Kristina Smith
1606 N Main St
Newberg, OR 97132

R3218AC00504
Scott Edinger
771 Alroy Ln
Kelso, WA 98626

R3218AC00506
Newberg Open Bible Church
1605 N College St
Newberg, OR 97132

R3218AC00600
Daniel H Hatcher
101 Pinehurst Dr
Newberg, OR 97132

R3218AC00601
Luis Nuno
105 Pinehurst Dr
Newberg, OR 97132

R3218AC00602
Lonny L Anderson
109 Pinehurst Dr
Newberg, OR 97132

R3218AC00603
Lyle E 50 Wright
Matthew Stashin21762 SW
Mountain Home
Sherwood, OR 97140

R3218AC00604
David C Reid
205 Pinehurst Dr
Newberg, OR 97132

R3218AC00605
Michael G Englen
209 Pinehurst Dr
Newberg, OR 97132

R3218AC00609
Cameron L Helikson
100 Pinehurst Dr
Newberg, OR 97132

R3218AC00610
Roger J Newell
104 Pinehurst Dr
Newberg, OR 97132

R3218AC00611
Belinda M Varney
110 Pinehurst Dr
Newberg, OR 97132

R3218AC00612
Douglas E Whitman
200 Pinehurst Dr
Newberg, OR 97132

R3218AC00613
Pasquale Piscitelli
204 Pinehurst Dr
Newberg, OR 97132

R3218AC00614
Frank R & Phyllis M Landon
208 Pinehurst Dr
Newberg, OR 97132

R3218AC00700
Chehalem Park & Recreation District
1802 Haworth Ave
Newberg, OR 97132

R3218AC00800
Chehalem Park & Recreation District
1802 Haworth Ave
Newberg, OR 97132

R3218AC01200
Bill R Rogers
316 NE Columbia Dr
Newberg, OR 97132

R3218AC01300
Richard A Rost
1711 N Main St
Newberg, OR 97132

R3218AC01400
Michael R Owen
107 Ashley Ct
Newberg, OR 97132

R3218AC01401
Randy Adams
1617 N Main St
Newberg, OR 97132

R3218AC01402
George A Piper Jr
605 Holly Dr
Newberg, OR 97132

R3218AC01406
Todd Erickson
120 Ashley Ct
Newberg, OR 97132

R3218AC01407
George A Piper Jr
605 Holly Dr
Newberg, OR 97132

R3218AC01408
Linda J Stone
112 Ashley Ct
Newberg, OR 97132

R3218AC01409
Isaac Bowen
108 Ashley Ct
Newberg, OR 97132

R3218AC01500
Thomas D & Lois B Ruiz Jr
211 Pinehurst Ct
Newberg, OR 97132

R3218AC01501
Glenn C & Sharon L Duble
1603 N Main St
Newberg, OR 97132

R3218AC01502
Federal Natl Mtg Assn Fnma
14221 Dallas Pkwy #1000int
Dallas, TX 75254

MAILING LABELS

Attachment 8

R3218AC01503
Thomas L Carr
105 Pinehurst Ct
Newberg, OR 97132

R3218AC01504
Mark Burgin
103 Pinehurst Ct
Newberg, OR 97132

R3218AC01505
William G Jolliff
207 Pinehurst Ct
Newberg, OR 97132

R3218AC01506
Eldin F & Sylvia A Hunt
107 Pinehurst Ct
Newberg, OR 97132

R3218AC01600
Thompson Robert E & Janice Trustees Of
17940 NE Lewis Rogers Ln
Newberg, OR 97132

R3218AC01601
Bryan Boyd
212 Pinehurst Ct
Newberg, OR 97132

R3218AC01602
Demetrius H Tsohantaridis
PO Box 904
Newberg, OR 97132

R3218AC01603
Charles V Johnson
204 Pinehurst Ct
Newberg, OR 97132

R3218AC01604
Dennis D & Sandra K Millhollin
200 Pinehurst Ct
Newberg, OR 97132

R3218AC01605
Flumencio Alvarez
112 Pinehurst Ct
Newberg, OR 97132

R3218AC01606
Tom Browning
108 Pinehurst Ct
Newberg, OR 97132

R3218AC01607
Travis Long
104 Pinehurst Ct
Newberg, OR 97132

R3218AC01700
Duane D Donovan
401 S Everest Rd Apt 42
Newberg, OR 97132

R3218AC01701
Monique Fleming
1411 N Main St
Newberg, OR 97132

R3218AC01702
Brenda Burk
107 Creekside Ln
Newberg, OR 97132

R3218AC01703
Philip W Getsinger
262 Robert Trent Jones Blvd
Eagle Point, OR 97524

R3218AC01704
Duane D Donovan
401 S Everest Rd Apt 42
Newberg, OR 97132

R3218AC01705
Rick A Dervalis
1429 Parkside Ct
Newberg, OR 97132

R3218AC01706
Barbara A Verboort
23905 Butteville Rd NE
Aurora, OR 97002

R3218AC01707
Christopher I Kelley
1409 Parkside Ct
Newberg, OR 97132

R3218AC01708
Emily J Torgerson
1401 Parkside Ct
Newberg, OR 97132

R3218AC01709
Brandon S Weston
1400 Creekside Ct
Newberg, OR 97132

R3218AC01710
Sandra C Taylor
901 Brutscher St D106
Newberg, OR 97132

R3218AC01711
Allen E & Donna M Settlers Of Page
16095 SW Wimbledon Ct No 16
Tigard, OR 97224

R3218AC01712
Demetrio Gonzalez
1428 Creekside Ct
Newberg, OR 97132

R3218AC01713
Bertsch Terry R Trustee
78089 High Prairie Rd
Oakridge, OR 97463

R3218AC01714
Lorena K Mason
1419 Creekside Ct
Newberg, OR 97132

R3218AC01715
Todd C Enzor
1409 Creekside Ct
Newberg, OR 97132

R3218AC01716
Catherine S 1/3 Newell
1401 Creekside Ct
Newberg, OR 97132

R3218AC01717
Ron Dba Manning Jr
2310 NE Chehalem Dr
Newberg, OR 97132

MAILING LABELS

Attachment 8

R3218AC01718
Rundell Douglas L & Roxanna Trustees Fo
1339 Creekside Ln
Newberg, OR 97132

R3218AC01719
Katelyn A (wros) Stanton
1335 Creekside Ln
Newberg, OR 97132

R3218AC01720
Tara L Tompkins
1329 Creekside Ln
Newberg, OR 97132

R3218AC01721
Herbert R Bluhm
28405 NW Olson Rd
Gaston, OR 97119

R3218AC01722
Barbara J Bowes
20 SE Orland St
Sherwood, OR 97140

R3218AC01723
Earl Brown
1320 Creekside Ln
Newberg, OR 97132

R3218AC01724
Elaina L Amaral
1330 Creekside Ln
Newberg, OR 97132

R3218AC01725
Daniel Staley
1340 Creekside Ln
Newberg, OR 97132

R3218AC01726
Mary Jo Ripp
1339 Parkside Ln
Newberg, OR 97132

R3218AC01727
Tyler Sturdevant
1329 Parkside Ln
Newberg, OR 97132

R3218AC01728
Keith G Aldred
1319 Parkside Ln
Newberg, OR 97132

R3218AC01729
Lawrence D Merritt
1318 Parkside Ln
Newberg, OR 97132

R3218AC01730
Steven M Zirschky
1319 N Main St
Newberg, OR 97132

R3218AC01731
Ron Dba Manning Jr
2310 NE Chehalem Dr
Newberg, OR 97132

R3218AC02000
Ronald W Dba Manning
2310 NE Chehalem Dr
Newberg, OR 97132

R3218AC02003
Daniel L Brown
1229 Creekside Ln
Newberg, OR 97132

R3218AC02004
Joan N Feliciano
1235 Creekside Ln
Newberg, OR 97132

R3218AC02005
Sergey Nemirovsky
33954 SE Erika Ct
Scappoose, OR 97056

R3218AC02006
Michael S Northcutt
1311 Creekside Ln
Newberg, OR 97132

R3218AC02007
Heather L Reese
2302 NE 114th Ct
Vancouver, WA 98684

R3218AC02008
Traci A Bowman
219 Levi Way
Newberg, OR 97132

R3218AC02009
Jose A Anaya
215 Levi Way
Newberg, OR 97132

R3218AC02010
Leonard M & Christine L Johnson
19460 NE Williamson Rd
Newberg, OR 97132

R3218AC02011
Church Rick
9690 NE Adolf Rd
Newberg, OR 97132

R3218AC02012
Greggory B Huld
1314 Parkside Ln
Newberg, OR 97132

R3218AC02013
Marcus T Smith
1310 Parkside Ln
Newberg, OR 97132

R3218AC02014
Peter Watts
1306 Parkside Ln
Newberg, OR 97132

R3218AC02015
Michael D Hartman
1302 Parkside Ln
Newberg, OR 97132

R3218AC02016
Blain Egbert
1309 N Main St
Newberg, OR 97132

R3218AC02017
Mark Comella
19945 SW Edy Rd
Sherwood, OR 97140

MAILING LABELS

Attachment 8

R3218AC02018
Charles D Foote
204 Levi Way
Newberg, OR 97132

R3218AC02019
Kelly Roth
28385 NE Bell Rd
Newberg, OR 97132

R3218AC02020
Timothy P Camp
214 Levi Wy
Newberg, OR 97132

R3218AC02021
Scott Twenge
PO Box 762
Newberg, OR 97132

R3218AC02022
Suzanne M Ridenour
3200 Crestview Dr
Newberg, OR 97132

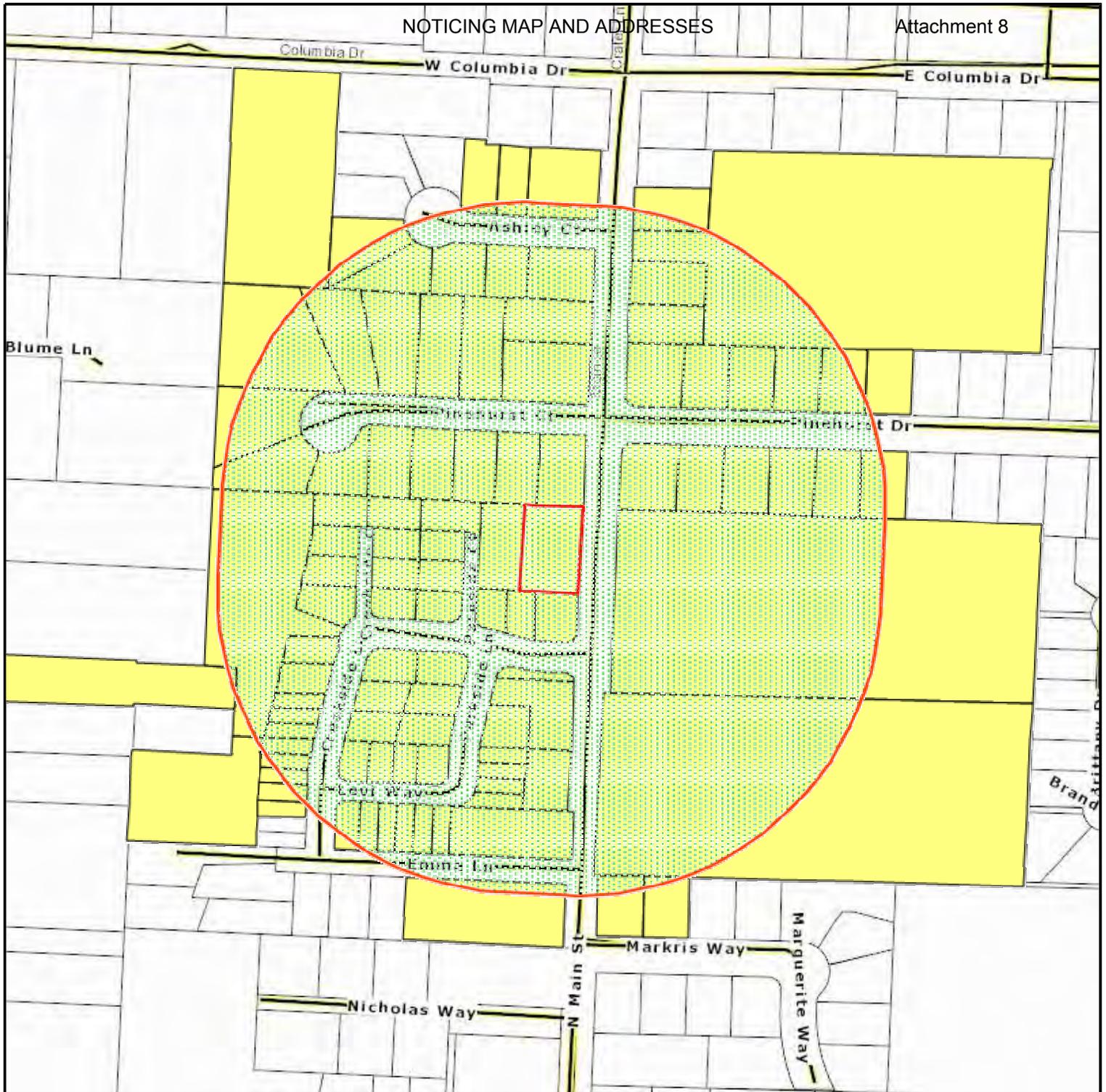
R3218AC02300
Scott McLean
204 E Myrtlewood Ct
Newberg, OR 97132

R3218CA00100
Dean L Hulse
1203 N Main St
Newberg, OR 97132

R3218CA02500
Charles C Holtan
1400 NE Chehalem Dr
Newberg, OR 97132

R3218DB00501
Korrie R Bryan
1300 N Main St
Newberg, OR 97132

R3218DB00503
Elizabeth Taylor
105 Markris Wy
Newberg, OR 97132



First American Title

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.
test for a mapping title

geoAdvantage
www.digitshare.org 208.777.1252



<Click to Change Title>

ParcelID	Site Addr	Site City	Site Zip	Acres	Beds	Baths	SqFt	Owner
R3218AC00501	1612 N Main St	Newberg	97132	0.2000	3	2.50	1805	Grove Robert M
R3218AC00502	1606 N Main St	Newberg	97132	0.1800	4	2.00	1598	Smith Kristina
R3218AC00504	1712 N Main St	Newberg	97132	0.2000	3	2.00	1498	Edinger Scott
R3218AC00506	0	Newberg	97132	4.2700	0	0.00	0	Newberg Open Bible Church
R3218AC00600	101 Pinehurst Dr	Newberg	97132	0.2261	3	2.00	1330	Hatcher Daniel H
R3218AC00601	105 Pinehurst Dr	Newberg	97132	0.1837	3	2.00	1330	Nuno Luis
R3218AC00602	109 Pinehurst Dr	Newberg	97132	0.1845	3	2.00	1624	Anderson Lonny L
R3218AC00603	201 Pinehurst Dr	Newberg	97132	0.1852	3	2.00	1660	Wright Lyle E 50
R3218AC00604	205 Pinehurst Dr	Newberg	97132	0.1860	3	2.00	1495	Reid David C
R3218AC00605	209 Pinehurst Dr	Newberg	97132	0.1868	3	2.00	1756	Englen Michael G
R3218AC00609	100 Pinehurst Dr	Newberg	97132	0.2373	6	4.00	4161	Helikson Cameron L
R3218AC00610	104 Pinehurst Dr	Newberg	97132	0.1928	3	2.50	2388	Newell Roger J
R3218AC00611	110 Pinehurst Dr	Newberg	97132	0.1933	3	2.00	1901	Varney Belinda M
R3218AC00612	200 Pinehurst Dr	Newberg	97132	0.1938	3	2.00	1687	Whitman Douglas E
R3218AC00613	204 Pinehurst Dr	Newberg	97132	0.1943	3	2.00	1542	Piscitelli Pasquale
R3218AC00614	208 Pinehurst Dr	Newberg	97132	0.1948	3	2.00	1618	Landon Frank R & Phyllis M
R3218AC00700	1414 N Main St	Newberg	97132	4.9300	0	0.00	0	Chehalem Park & Recreation District
R3218AC00800	1215 N College St	Newberg	97132	5.0000	0	0.00	0	Chehalem Park & Recreation District
R3218AC01200	316 NE Columbia Dr		97132	1.5000	3	1.50	1686	Rogers Bill R
R3218AC01300	1711 N Main St	Newberg	97132	0.3360	4	1.00	1600	Rost Richard A
R3218AC01400	107 Ashley Ct	Newberg	97132	0.1314	3	2.50	1563	Owen Michael R
R3218AC01401	1617 N Main St	Newberg	97132	0.2184	3	1.50	1316	Adams Randy
R3218AC01402	111 Ashley Ct	Newberg	97132	0.1597	3	2.00	1318	Piper George A Jr
R3218AC01406	120 Ashley Ct	Newberg	97132	0.2383	4	2.00	1517	Erickson Todd
R3218AC01407	116 Ashley Ct	Newberg	97132	0.1889	3	2.00	1353	Piper George A Jr
R3218AC01408	112 Ashley Ct	Newberg	97132	0.1741	3	2.00	1453	Stone Linda J
R3218AC01409	108 Ashley Ct	Newberg	97132	0.1391	3	2.00	1346	Bowen Isaac
R3218AC01500	211 Pinehurst Ct	Newberg	97132	0.6600	4	2.50	2854	Ruiz Thomas D Jr & Lois B
R3218AC01501	1603 N Main St	Newberg	97132	0.3300	4	2.00	1230	Duble Glenn C & Sharon L
R3218AC01502	1607 N Main St	Newberg	97132	0.2300	3	2.00	1235	Federal Natl Mtg Assn Fnma
R3218AC01503	105 Pinehurst Ct	Newberg	97132	0.2700	4	2.50	1622	Carr Thomas L
R3218AC01504	103 Pinehurst Ct	Newberg	97132	0.2700	3	2.00	1517	Burgin Mark
R3218AC01505	207 Pinehurst Ct	Newberg	97132	0.3100	3	2.00	1724	Jolliff William G
R3218AC01506	107 Pinehurst Ct	Newberg	97132	0.3100	3	2.00	1477	Hunt Eldin F & Sylvia A

NOTICING MAP AND ADDRESSES

Attachment 8

R3218AC01600	1515 N Main St	Newberg	97132	0.2102	4	2.00	1553	Thompson Robert E & Janice Trustees Of
R3218AC01601	212 Pinehurst Ct	Newberg	97132	0.3442	3	1.00	1122	Boyd Bryan
R3218AC01602	208 Pinehurst Ct	Newberg	97132	0.2599	3	1.50	1040	Tsohantaridis Demetrius H
R3218AC01603	204 Pinehurst Ct	Newberg	97132	0.1771	3	2.00	1852	Johnson Charles V
R3218AC01604	200 Pinehurst Ct	Newberg	97132	0.1909	3	1.00	1015	Millhollin Dennis D & Sandra K
R3218AC01605	112 Pinehurst Ct	Newberg	97132	0.1910	3	1.50	1040	Alvarez Flumencio
R3218AC01606	108 Pinehurst Ct	Newberg	97132	0.1910	3	1.00	1015	Browning Tom
R3218AC01607	104 Pinehurst Ct	Newberg	97132	0.1910	3	1.50	1238	Long Travis
R3218AC01700	1507 N Main St	Newberg	97132	0.3184	3	1.00	1610	Donovan Duane D
R3218AC01701	1411 N Main St	Newberg	97132	0.1303	2	1.50	960	Fleming Monique
R3218AC01702	107 Creekside Ln	Newberg	97132	0.0826	3	2.50	1276	Burk Brenda
R3218AC01703	115 Creekside Ln	Newberg	97132	0.0758	3	2.50	1280	Getsinger Philip W
R3218AC01704	0	Newberg	97132	0.2297	0	0.00	0	Donovan Duane D
R3218AC01705	1429 Parkside Ct	Newberg	97132	0.1161	3	2.00	1184	Dervalis Rick A
R3218AC01706	1419 Parkside Ct	Newberg	97132	0.0860	3	1.50	1258	Verboort Barbara A
R3218AC01707	1409 Parkside Ct	Newberg	97132	0.0860	3	2.50	1400	Kelley Christopher I
R3218AC01708	1401 Parkside Ct	Newberg	97132	0.0848	3	2.50	1266	Torgerson Emily J
R3218AC01709	1400 Creekside Ct	Newberg	97132	0.0849	3	1.50	1280	Weston Brandon S
R3218AC01710	1408 Creekside Ct	Newberg	97132	0.0860	3	2.50	1400	Taylor Sandra C
R3218AC01711	1418 Creekside Ct	Newberg	97132	0.0860	3	2.50	1252	Page Allen E & Donna M Settlor's Of
R3218AC01712	1428 Creekside Ct	Newberg	97132	0.1005	3	1.50	1150	Gonzalez Demetrio
R3218AC01713	1429 Creekside Ct	Newberg	97132	0.1052	3	1.50	1258	Bertsch Terry R Trustee
R3218AC01714	1419 Creekside Ct	Newberg	97132	0.0901	3	1.50	1150	Mason Lorena K
R3218AC01715	1409 Creekside Ct	Newberg	97132	0.1001	3	1.50	1266	Enzor Todd C
R3218AC01716	1401 Creekside Ct	Newberg	97132	0.1221	3	2.00	1184	Newell Catherine S 1/3
R3218AC01717	1349 Creekside Ln	Newberg	97132	1.2528	0	0.00	0	Manning Ron Jr DbA
R3218AC01718	1339 Creekside Ln	Newberg	97132	0.0877	2	1.00	880	Rundell Douglas L & Roxanna Trustees For
R3218AC01719	1335 Creekside Ln	Newberg	97132	0.0970	2	1.00	880	Stanton Katelyn A (wros)
R3218AC01720	1329 Creekside Ln	Newberg	97132	0.0478	3	2.00	1447	Tompkins Tara L
R3218AC01721	1325 Creekside Ln	Newberg	97132	0.0474	3	2.50	1447	Bluhm Herbert R
R3218AC01722	1319 Creekside Ln	Newberg	97132	0.0470	3	2.50	1447	Bowes Barbara J
R3218AC01723	1320 Creekside Ln	Newberg	97132	0.0944	3	2.00	1175	Brown Earl
R3218AC01724	1330 Creekside Ln	Newberg	97132	0.0962	3	1.50	1130	Amaral Elaina L
R3218AC01725	1340 Creekside Ln	Newberg	97132	0.1066	3	2.50	1266	Staley Daniel
R3218AC01726	1339 Parkside Ln	Newberg	97132	0.1010	2	1.00	880	Ripp Mary Jo

NOTICING MAP AND ADDRESSES

R3218AC01727	1329 Parkside Ln	Newberg	97132	0.0988	3	2.00	1176	Sturdevant Tyler
R3218AC01728	1319 Parkside Ln	Newberg	97132	0.1025	2	1.00	1176	Aldred Keith G
R3218AC01729	1318 Parkside Ln	Newberg	97132	0.1185	3	2.00	1209	Merritt Lawrence D
R3218AC01730	1319 N Main St	Newberg	97132	0.2494	3	1.00	1346	Zirschky Steven M
R3218AC01731	0	Newberg	97132	0.0449	0	0.00	0	Manning Ron Jr Db
R3218AC02000	3315 Creekside Ln	Newberg	97132	0.7591	0	0.00	0	Manning Ronald W Db
R3218AC02003	1229 Creekside Ln	Newberg	97132	0.0459	3	2.50	1459	Brown Daniel L
R3218AC02004	1235 Creekside Ln	Newberg	97132	0.0550	3	2.50	1459	Feliciano Joan N
R3218AC02005	1307 Creekside Ln	Newberg	97132	0.0459	3	2.50	1447	Nemirovsky Sergey
R3218AC02006	1311 Creekside Ln	Newberg	97132	0.0464	3	2.50	1447	Northcutt Michael S
R3218AC02007	1315 Creekside Ln	Newberg	97132	0.0474	3	2.50	1447	Reese Heather L
R3218AC02008	219 Levi Wy	Newberg	97132	0.0703	3	1.50	1032	Bowman Traci A
R3218AC02009	215 Levi Wy	Newberg	97132	0.0606	2	1.00	800	Anaya Jose A
R3218AC02010	209 Levi Wy	Newberg	97132	0.0606	2	1.00	800	Johnson Leonard M & Christine L
R3218AC02011	201 Levi Wy	Newberg	97132	0.0744	3	1.50	1150	Church Rick
R3218AC02012	1314 Parkside Ln	Newberg	97132	0.0461	3	2.50	1447	Huld Gregory B
R3218AC02013	1310 Parkside Ln	Newberg	97132	0.0456	3	2.50	1431	Smith Marcus T
R3218AC02014	1306 Parkside Ln	Newberg	97132	0.0445	3	2.50	1387	Watts, Peter M
R3218AC02015	1302 Parkside Ln	Newberg	97132	0.0509	3	2.50	1431	Hartman Michael D
R3218AC02016	1309 N Main St	Newberg	97132	0.1671	3	1.00	1092	Egbert Blain
R3218AC02017	200 Levi Wy	Newberg	97132	0.0552	3	2.50	1226	Comella Mark
R3218AC02018	204 Levi Wy	Newberg	97132	0.0552	3	2.50	1226	Foote Charles D
R3218AC02019	208 Levi Wy	Newberg	97132	0.0552	3	1.50	1296	Roth Kelly
R3218AC02020	214 Levi Wy	Newberg	97132	0.0552	3	1.50	1296	Camp Timothy P
R3218AC02021	218 Levi Wy	Newberg	97132	0.0552	3	1.50	1296	Twenge Scott
R3218AC02022	224 Levi Wy	Newberg	97132	0.0724	3	1.50	1296	Ridenour Suzanne M
R3218AC02300	1303 N Main St	Newberg	97132	0.4100	2	2.00	1323	McLean Scott
R3218CA00100	1203 N Main St	Newberg	97132	0.6261	4	1.00	2112	Hulse Dean L
R3218CA02500	1400 NE Chehalem Dr		97132	1.0800	2	1.00	1108	Holtan Charles C
R3218DB00501	1300 N Main St	Newberg	97132	0.1738	3	1.00	1015	Bryan Korrie R
R3218DB00503	105 Markris Wy	Newberg	97132	0.1721	3	1.00	1015	Taylor Elizabeth

ParcelID: R3218AC00501	Site Addr: 1612 N Main St	Recording Date: 05/31/94
Owner:	Acres: 0.2000	Document: 0003090763 -
Grove Robert M	Beds: 3	Sale Price: \$158,000
1612 N Main St	Baths: 2.50	Loan Amt: \$110,000
Newberg OR 97132	Sq Ft.: 1,805	Loan Type:
Taxpayer:	Year Built: 1992	Fin. Type: V
Assessed Value: \$234,459	Phone:	Lender: TREO FUNDING
		Interest Rate:

Legal Desc.: .20 ACRES IN SEC 18 T3S R2W PARCEL 1 PARTITION P1990-28

ParcelID: R3218AC00502	Site Addr: 1606 N Main St	Recording Date: 08/11/05
Owner:	Acres: 0.1800	Document: 0000017405 - W
Smith Kristina	Beds: 4	Sale Price: \$249,900
1606 N Main St	Baths: 2.00	Loan Amt: \$199,920
Newberg OR 97132	Sq Ft.: 1,598	Loan Type:
Taxpayer:	Year Built: 1993	Fin. Type: V
Assessed Value: \$196,652	Phone:	Lender: INDYMAC BANK FSB
		Interest Rate:

Legal Desc.: .18 ACRES IN SEC 18 T3S R2W PARCEL 2 PARTITION P1990-28

ParcelID: R3218AC00504	Site Addr: 1712 N Main St	Recording Date: 12/05/01
Owner:	Acres: 0.2000	Document: 0000021540 - G
Edinger Scott	Beds: 3	Sale Price: \$166,500
771 Alroy Ln	Baths: 2.00	Loan Amt: \$163,170
Kelso WA 98626	Sq Ft.: 1,498	Loan Type:
Taxpayer:	Year Built: 1991	Fin. Type: V
Assessed Value: \$194,403	Phone:	Lender: PORTLAND TEACHERS CU
		Interest Rate:

Legal Desc.: .20 ACRES IN SEC 18 T3S R2W PARCEL 1 PARTITION P1991-41

ParcelID: R3218AC00506	Site Addr: 0	Recording Date: 07/05/91
Owner:	Acres: 4.2700	Document: 00 -
Newberg Open Bible Church	Beds: 0	Sale Price: \$0
1605 N College St	Baths: 0.00	Loan Amt:
Newberg OR 97132	Sq Ft.: 0	Loan Type:
Taxpayer:	Year Built: 0	Fin. Type:
Assessed Value: \$0	Phone:	Lender:
		Interest Rate:

Legal Desc.: 4.27 ACRES IN SEC 18 T3S R2W PARCEL 3 PARTITION P1991-41

ParcelID: R3218AC00600
 Owner:
 Hatcher Daniel H
 101 Pinehurst Dr
 Newberg OR 97132
 Taxpayer:
 Assessed Value: \$185,029

Site Addr: 101 Pinehurst
 Dr
 Acres: 0.2261
 Beds: 3
 Baths: 2.00
 Sq Ft.: 1,330
 Year Built: 1989
 Phone: 5035548360

Recording Date: 10/04/10
 Document: 2010/13834 - BS
 Sale Price: \$0
 Loan Amt:
 Loan Type:
 Fin. Type:
 Lender:
 Interest Rate:

Legal Desc.: LOT 1 BLOCK 1 BOYER MEADOWS = 009850 SQ FT

ParcelID: R3218AC00601
 Owner:
 Nuno Luis
 105 Pinehurst Dr
 Newberg OR 97132
 Taxpayer:
 Assessed Value: \$171,740

Site Addr: 105 Pinehurst
 Dr
 Acres: 0.1837
 Beds: 3
 Baths: 2.00
 Sq Ft.: 1,330
 Year Built: 1989
 Phone:

Recording Date: 04/06/06
 Document: 0000007582 - W
 Sale Price: \$249,000
 Loan Amt: \$199,200
 Loan Type:
 Fin. Type: F
 Lender: AMERICAN HOME MORTGAGE INC
 Interest Rate:

Legal Desc.: LOT 2 BLOCK 1 BOYER MEADOWS = 008005 SQ FT

ParcelID: R3218AC00602
 Owner:
 Anderson Lonny L
 109 Pinehurst Dr
 Newberg OR 97132
 Taxpayer:
 Assessed Value: \$187,338

Site Addr: 109 Pinehurst
 Dr
 Acres: 0.1845
 Beds: 3
 Baths: 2.00
 Sq Ft.: 1,624
 Year Built: 1979
 Phone:

Recording Date: 08/04/03
 Document: 0000019516 - G
 Sale Price: \$186,000
 Loan Amt: \$148,800
 Loan Type:
 Fin. Type: F
 Lender: CHASE MANHATTAN MORTGAGE
 CORP
 Interest Rate:

Legal Desc.: LOT 3 BLOCK 1 BOYER MEADOWS = 008038 SQ FT

ParcelID: R3218AC00603
 Owner:
 Wright Lyle E 50
 Matthew Stashin21762 SW Mountain
 Home
 Sherwood OR 97140
 Taxpayer:
 Assessed Value: \$190,998

Site Addr: 201 Pinehurst
 Dr
 Acres: 0.1852
 Beds: 3
 Baths: 2.00
 Sq Ft.: 1,660
 Year Built: 1979
 Phone:

Recording Date: 02/16/12
 Document: 0000001917 - G
 Sale Price: \$35,000
 Loan Amt: \$0
 Loan Type:
 Fin. Type:
 Lender:
 Interest Rate:

Legal Desc.: LOT 4 BLOCK 1 BOYER MEADOWS = 008071 SQ FT

ParcelID: R3218AC00604	Site Addr: 205 Pinehurst Dr	Recording Date: 08/01/06
Owner:	Acres: 0.1860	Document: 2006/17772 - QC
Reid David C	Beds: 3	Sale Price: \$0
205 Pinehurst Dr	Baths: 2.00	Loan Amt:
Newberg OR 97132	Sq Ft.: 1,495	Loan Type:
Taxpayer:	Year Built: 1979	Fin. Type:
Assessed Value: \$182,393	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 5 BLOCK 1 BOYER MEADOWS = 008105 SQ FT

ParcelID: R3218AC00605	Site Addr: 209 Pinehurst Dr	Recording Date: 06/15/93
Owner:	Acres: 0.1868	Document: 0002880682 -
Englen Michael G	Beds: 3	Sale Price: \$115,500
209 Pinehurst Dr	Baths: 2.00	Loan Amt: \$0
Newberg OR 97132	Sq Ft.: 1,756	Loan Type:
Taxpayer:	Year Built: 1980	Fin. Type:
Assessed Value: \$196,305	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 6 BLOCK 1 BOYER MEADOWS = 008138 SQ FT

ParcelID: R3218AC00609	Site Addr: 100 Pinehurst Dr	Recording Date: 05/28/03
Owner:	Acres: 0.2373	Document: 0000012504 - G
Helikson Cameron L	Beds: 6	Sale Price: \$250,000
100 Pinehurst Dr	Baths: 4.00	Loan Amt: \$200,000
Newberg OR 97132	Sq Ft.: 4,161	Loan Type:
Taxpayer:	Year Built: 1979	Fin. Type: F
Assessed Value: \$266,792	Phone:	Lender: CAPITOL COMMERCE MORTGAGE CO
		Interest Rate:

Legal Desc.: LOT 1 BLOCK 2 BOYER MEADOWS = 010339 SQ FT

ParcelID: R3218AC00610	Site Addr: 104 Pinehurst Dr	Recording Date: 08/27/98
Owner:	Acres: 0.1928	Document: 0000016914 -
Newell Roger J	Beds: 3	Sale Price: \$0
104 Pinehurst Dr	Baths: 2.50	Loan Amt: \$203,200
Newberg OR 97132	Sq Ft.: 2,388	Loan Type:
Taxpayer:	Year Built: 1979	Fin. Type: F
Assessed Value: \$216,851	Phone:	Lender: NORTHWEST MORTGAGE
		Interest Rate:

Legal Desc.: LOT 2 BLOCK 2 BOYER MEADOWS = 008402 SQ FT

ParcelID: R3218AC00611	Site Addr: 110 Pinehurst Dr	Recording Date: 10/14/05
Owner:	Acres: 0.1933	Document: 0000022793 - W
Varney Belinda M	Beds: 3	Sale Price: \$264,900
110 Pinehurst Dr	Baths: 2.00	Loan Amt: \$238,410
Newberg OR 97132	Sq Ft.: 1,901	Loan Type:
Taxpayer:	Year Built: 1981	Fin. Type: V
Assessed Value: \$241,117	Phone:	Lender: AMERICAN HOME MORTGAGE INC
		Interest Rate:

Legal Desc.: LOT 3 BLOCK 2 BOYER MEADOWS = 008424 SQ FT

ParcelID: R3218AC00612	Site Addr: 200 Pinehurst Dr	Recording Date: 09/01/10
Owner:	Acres: 0.1938	Document: 0000012156 - W
Whitman Douglas E	Beds: 3	Sale Price: \$170,000
200 Pinehurst Dr	Baths: 2.00	Loan Amt: \$0
Newberg OR 97132	Sq Ft.: 1,687	Loan Type:
Taxpayer:	Year Built: 1980	Fin. Type:
Assessed Value: \$193,045	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 4 BLOCK 2 BOYER MEADOWS = 008446 SQ FT

ParcelID: R3218AC00613	Site Addr: 204 Pinehurst Dr	Recording Date: 03/13/01
Owner:	Acres: 0.1943	Document: 2001/3483 - BS
Piscitelli Pasquale	Beds: 3	Sale Price: \$0
204 Pinehurst Dr	Baths: 2.00	Loan Amt:
Newberg OR 97132	Sq Ft.: 1,542	Loan Type:
Taxpayer:	Year Built: 1986	Fin. Type:
Assessed Value: \$191,250	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 5 BLOCK 2 BOYER MEADOWS = 008468 SQ FT

ParcelID: R3218AC00614	Site Addr: 208 Pinehurst Dr	Recording Date: 04/02/86
Owner:	Acres: 0.1948	Document: 0002022073 -
Landon Frank R & Phyllis M	Beds: 3	Sale Price: \$75,000
208 Pinehurst Dr	Baths: 2.00	Loan Amt: \$0
Newberg OR 97132	Sq Ft.: 1,618	Loan Type:
Taxpayer:	Year Built: 1980	Fin. Type:
Assessed Value: \$194,599	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 6 BLOCK 2 BOYER MEADOWS = 008489 SQ FT

ParcelID: R3218AC00700
 Owner:
 Chehalem Park & Recreation
 District
 1802 Haworth Ave
 Newberg OR 97132
 Taxpayer:
 Assessed Value: \$628,765

Site Addr: 1414 N Main St
 Acres: 4.9300
 Beds: 0
 Baths: 0.00
 Sq Ft.: 0
 Year Built: 0
 Phone:

Recording Date: 08/31/84
 Document: 0001891039 -
 Sale Price: \$72,000
 Loan Amt:
 Loan Type:
 Fin. Type:
 Lender:
 Interest Rate:

Legal Desc.: 4.93 ACRES IN SEC 18 T3S R2W

ParcelID: R3218AC00800
 Owner:
 Chehalem Park & Recreation
 District
 1802 Haworth Ave
 Newberg OR 97132
 Taxpayer:
 Assessed Value: \$667,987

Site Addr: 1215 N College St
 Acres: 5.0000
 Beds: 0
 Baths: 0.00
 Sq Ft.: 0
 Year Built: 0
 Phone:

Recording Date: 10/01/79
 Document: 0001450056 -
 Sale Price: \$87,500
 Loan Amt:
 Loan Type:
 Fin. Type:
 Lender:
 Interest Rate:

Legal Desc.: 5.00 ACRES IN SEC 18 T3S R2W

ParcelID: R3218AC01200
 Owner:
 Rogers Bill R
 316 NE Columbia Dr
 Newberg OR 97132
 Taxpayer:
 Assessed Value: \$157,816

Site Addr: 316 NE Columbia
 Dr
 Acres: 1.5000
 Beds: 3
 Baths: 1.50
 Sq Ft.: 1,686
 Year Built: 1920
 Phone:

Recording Date: 11/04/92
 Document: 0002771000 -
 Sale Price: \$104,000
 Loan Amt: \$0
 Loan Type:
 Fin. Type:
 Lender:
 Interest Rate:

Legal Desc.: NORTHWEST-NEWBERG SUBDIVISION = 1.50 ACRES IN LT 23

ParcelID: R3218AC01300
 Owner:
 Rost Richard A
 1711 N Main St
 Newberg OR 97132
 Taxpayer:
 Assessed Value: \$167,451

Site Addr: 1711 N Main St
 Acres: 0.3360
 Beds: 4
 Baths: 1.00
 Sq Ft.: 1,600
 Year Built: 1953
 Phone:

Recording Date: 09/20/99
 Document: 0000019221 -
 Sale Price: \$145,600
 Loan Amt: \$149,968
 Loan Type: V
 Fin. Type: F
 Lender: PREMIER MORTGAGE
 RESOURCES
 Interest Rate:

Legal Desc.: 014640 SQ FT IN SEC 18 T3S R2W

ParcelID: R3218AC01400	Site Addr: 107 Ashley Ct	Recording Date: 12/10/08
Owner:	Acres: 0.1314	Document: 2008/19716 - BS
Owen Michael R	Beds: 3	Sale Price: \$0
107 Ashley Ct	Baths: 2.50	Loan Amt:
Newberg OR 97132	Sq Ft.: 1,563	Loan Type:
Taxpayer:	Year Built: 1995	Fin. Type:
Assessed Value: \$186,854	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 9 ASHLEY PARK = 005726 SQ FT

ParcelID: R3218AC01401	Site Addr: 1617 N Main St	Recording Date: 01/23/08
Owner:	Acres: 0.2184	Document: 0000001200 - W
Adams Randy	Beds: 3	Sale Price: \$212,000
1617 N Main St	Baths: 1.50	Loan Amt: \$212,000
Newberg OR 97132	Sq Ft.: 1,316	Loan Type:
Taxpayer:	Year Built: 1943	Fin. Type: F
Assessed Value: \$124,672	Phone:	Lender: A W & GLORIA FOLTZ
		Interest Rate:

Legal Desc.: 009517 SQ FT IN SEC 18 T3S R2W PARCEL 1 P1993-65

ParcelID: R3218AC01402	Site Addr: 111 Ashley Ct	Recording Date: 08/25/95
Owner:	Acres: 0.1597	Document: 0000011349 -
Piper George A Jr	Beds: 3	Sale Price: \$330,000
605 Holly Dr	Baths: 2.00	Loan Amt:
Newberg OR 97132	Sq Ft.: 1,318	Loan Type:
Taxpayer:	Year Built: 1995	Fin. Type:
Assessed Value: \$167,410	Phone: 5035383744	Lender:
		Interest Rate:

Legal Desc.: LOT 8 ASHLEY PARK = 006959 SQ FT

ParcelID: R3218AC01406	Site Addr: 120 Ashley Ct	Recording Date: 12/05/06
Owner:	Acres: 0.2383	Document: 2006/27755 - BS
Erickson Todd	Beds: 4	Sale Price: \$0
120 Ashley Ct	Baths: 2.00	Loan Amt:
Newberg OR 97132	Sq Ft.: 1,517	Loan Type:
Taxpayer:	Year Built: 1995	Fin. Type:
Assessed Value: \$192,086	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 4 ASHLEY PARK = 010382 SQ FT

ParcelID: R3218AC01407	Site Addr: 116 Ashley Ct	Recording Date: 08/25/95
Owner:	Acres: 0.1889	Document: 0000011349 -
Piper George A Jr	Beds: 3	Sale Price: \$330,000
605 Holly Dr	Baths: 2.00	Loan Amt: \$0
Newberg OR 97132	Sq Ft.: 1,353	Loan Type:
Taxpayer:	Year Built: 1995	Fin. Type:
Assessed Value: \$170,322	Phone: 5035383744	Lender:
		Interest Rate:

Legal Desc.: LOT 3 ASHLEY PARK = 008229 SQ FT

ParcelID: R3218AC01408	Site Addr: 112 Ashley Ct	Recording Date: 10/03/95
Owner:	Acres: 0.1741	Document: 0000013121 -
Stone Linda J	Beds: 3	Sale Price: \$127,000
112 Ashley Ct	Baths: 2.00	Loan Amt: \$95,000
Newberg OR 97132	Sq Ft.: 1,453	Loan Type:
Taxpayer:	Year Built: 1995	Fin. Type: F
Assessed Value: \$178,802	Phone:	Lender: ALLIED SAVINGS BANK
		Interest Rate:

Legal Desc.: LOT 2 ASHLEY PARK = 007585 SQ FT

ParcelID: R3218AC01409	Site Addr: 108 Ashley Ct	Recording Date: 04/10/09
Owner:	Acres: 0.1391	Document: 0000005203 - G
Bowen Isaac	Beds: 3	Sale Price: \$200,900
108 Ashley Ct	Baths: 2.00	Loan Amt: \$204,918
Newberg OR 97132	Sq Ft.: 1,346	Loan Type: F
Taxpayer:	Year Built: 1996	Fin. Type: F
Assessed Value: \$169,975	Phone:	Lender: J P MORGAN CHASE BANK
		Interest Rate:

Legal Desc.: LOT 1 ASHLEY PARK = 006060 SQ FT

ParcelID: R3218AC01500	Site Addr: 211 Pinehurst Ct	Recording Date: 01/01/89
Owner:	Acres: 0.6600	Document: 0002290455 -
Ruiz Thomas D Jr & Lois B	Beds: 4	Sale Price: \$0
211 Pinehurst Ct	Baths: 2.50	Loan Amt: \$0
Newberg OR 97132	Sq Ft.: 2,854	Loan Type:
Taxpayer:	Year Built: 1988	Fin. Type:
Assessed Value: \$274,508	Phone: 5035384402	Lender:
		Interest Rate:

Legal Desc.: LOT 22 NORTHWEST-NEWBERG SUBDIVISION = .66 ACRES

ParcelID: R3218AC01501	Site Addr: 1603 N Main St	Recording Date: 08/01/87
Owner:	Acres: 0.3300	Document: 0002151809 -
Duble Glenn C & Sharon L	Beds: 4	Sale Price: \$0
1603 N Main St	Baths: 2.00	Loan Amt: \$0
Newberg OR 97132	Sq Ft.: 1,230	Loan Type:
Taxpayer:	Year Built: 1905	Fin. Type:
Assessed Value: \$130,176	Phone:	Lender:
		Interest Rate:

Legal Desc.: NORTHWEST-NEWBERG SUBDIVISION = .33 ACRES IN LT 22

ParcelID: R3218AC01502	Site Addr: 1607 N Main St	Recording Date: 10/25/12
Owner:	Acres: 0.2300	Document: 0000015414 - U
Federal Natl Mtg Assn Fnma	Beds: 3	Sale Price: \$0
14221 Dallas Pkwy #1000int	Baths: 2.00	Loan Amt: \$0
Dallas TX 75254-2942	Sq Ft.: 1,235	Loan Type:
Taxpayer:	Year Built: 1987	Fin. Type: U
Assessed Value: \$179,075	Phone:	Lender:
		Interest Rate:

Legal Desc.: NORTHWEST-NEWBERG SUBDIVISION = .23 ACRES IN TR 22

ParcelID: R3218AC01503	Site Addr: 105 Pinehurst Ct	Recording Date: 07/20/00
Owner:	Acres: 0.2700	Document: 0000010075 -
Carr Thomas L	Beds: 4	Sale Price: \$0
105 Pinehurst Ct	Baths: 2.50	Loan Amt:
Newberg OR 97132	Sq Ft.: 1,622	Loan Type:
Taxpayer:	Year Built: 1988	Fin. Type:
Assessed Value: \$199,701	Phone:	Lender:
		Interest Rate:

Legal Desc.: NORTHWEST-NEWBERG SUBDIVISION = .27 ACRES

ParcelID: R3218AC01504	Site Addr: 103 Pinehurst Ct	Recording Date: 06/13/05
Owner:	Acres: 0.2700	Document: 0000012226 - W
Burgin Mark	Beds: 3	Sale Price: \$192,600
103 Pinehurst Ct	Baths: 2.00	Loan Amt: \$154,000
Newberg OR 97132	Sq Ft.: 1,517	Loan Type:
Taxpayer:	Year Built: 1987	Fin. Type: F
Assessed Value: \$191,040	Phone:	Lender: PLAZA HOME MORTGAGE INC
		Interest Rate:

Legal Desc.: NORTHWEST-NEWBERG SUBDIVISION = .27 ACRES

ParcelID: R3218AC01505	Site Addr: 207 Pinehurst Ct	Recording Date: 06/08/94
Owner:	Acres: 0.3100	Document: 0003100285 -
Jolliff William G	Beds: 3	Sale Price: \$126,500
207 Pinehurst Ct	Baths: 2.00	Loan Amt: \$84,500
Newberg OR 97132	Sq Ft.: 1,724	Loan Type:
Taxpayer:	Year Built: 1988	Fin. Type: V
Assessed Value: \$197,161	Phone:	Lender: PNC MORTGAGE CORP AMERICA
		Interest Rate:

Legal Desc.: LOT 22 NORTHWEST-NEWBERG SUBDIVISION = .31 ACRES

ParcelID: R3218AC01506	Site Addr: 107 Pinehurst Ct	Recording Date: 10/01/89
Owner:	Acres: 0.3100	Document: 0002370332 -
Hunt Eldin F & Sylvia A	Beds: 3	Sale Price: \$69,500
107 Pinehurst Ct	Baths: 2.00	Loan Amt: \$0
Newberg OR 97132	Sq Ft.: 1,477	Loan Type:
Taxpayer:	Year Built: 1988	Fin. Type:
Assessed Value: \$194,500	Phone: 5035382322	Lender:
		Interest Rate:

Legal Desc.: NORTHWEST-NEWBERG SUBDIVISION = .31 ACRES

ParcelID: R3218AC01600	Site Addr: 1515 N Main St	Recording Date: 05/23/95
Owner:	Acres: 0.2102	Document: 1995/6318 - QC
Thompson Robert E & Janice Trustees	Beds: 4	Sale Price: \$0
Of	Baths: 2.00	Loan Amt:
17940 NE Lewis Rogers Ln	Sq Ft.: 1,552	Loan Type:
Newberg OR 97132	Year Built: 1906	Fin. Type:
Taxpayer:	Phone:	Lender:
Assessed Value: \$133,846		Interest Rate:

Legal Desc.: LOT 8 PINEHURST GREEN = 009159 SQ FT

ParcelID: R3218AC01601	Site Addr: 212 Pinehurst Ct	Recording Date: 06/06/02
Owner:	Acres: 0.3442	Document: 0000011109 - G
Boyd Bryan	Beds: 3	Sale Price: \$150,000
212 Pinehurst Ct	Baths: 1.00	Loan Amt: \$120,000
Newberg OR 97132	Sq Ft.: 1,122	Loan Type:
Taxpayer:	Year Built: 1980	Fin. Type: F
Assessed Value: \$166,851	Phone:	Lender: CAPITOL COMMERCE MORTGAGE CO
		Interest Rate:

Legal Desc.: LOT 1 PINEHURST GREEN = 014995 SQ FT

ParcelID: R3218AC01602	Site Addr: 208 Pinehurst Ct	Recording Date: 01/13/09
Owner:	Acres: 0.2599	Document: 0000000491 - W
Tsohantaris Demetrius H	Beds: 3	Sale Price: \$169,000
PO Box 904	Baths: 1.50	Loan Amt: \$172,448
Newberg OR 97132	Sq Ft.: 1,040	Loan Type:
Taxpayer:	Year Built: 1980	Fin. Type: F
Assessed Value: \$103,940	Phone:	Lender: WELLS FARGO BANK
		Interest Rate:

Legal Desc.: LOT 2 PINEHURST GREEN = 011323 SQ FT

ParcelID: R3218AC01603	Site Addr: 204 Pinehurst Ct	Recording Date: 08/19/94
Owner:	Acres: 0.1771	Document: 1994/13526 - DE
Johnson Charles V	Beds: 3	Sale Price: \$0
204 Pinehurst Ct	Baths: 2.00	Loan Amt:
Newberg OR 97132	Sq Ft.: 1,852	Loan Type:
Taxpayer:	Year Built: 1980	Fin. Type:
Assessed Value: \$189,506	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 3 PINEHURST GREEN = 007718 SQ FT

ParcelID: R3218AC01604	Site Addr: 200 Pinehurst Ct	Recording Date: 12/30/97
Owner:	Acres: 0.1909	Document: 0000021713 -
Millhollin Dennis D & Sandra K	Beds: 3	Sale Price: \$123,000
200 Pinehurst Ct	Baths: 1.00	Loan Amt: \$124,107
Newberg OR 97132	Sq Ft.: 1,015	Loan Type: F
Taxpayer:	Year Built: 1980	Fin. Type: F
Assessed Value: \$132,748	Phone:	Lender: PREMIER MORTGAGE RESOURCES
		Interest Rate:

Legal Desc.: LOT 4 PINEHURST GREEN = 008317 SQ FT

ParcelID: R3218AC01605	Site Addr: 112 Pinehurst Ct	Recording Date: 12/01/05
Owner:	Acres: 0.1910	Document: 0000027109 - G
Alvarez Flumencio	Beds: 3	Sale Price: \$194,500
112 Pinehurst Ct	Baths: 1.50	Loan Amt: \$155,600
Newberg OR 97132	Sq Ft.: 1,040	Loan Type:
Taxpayer:	Year Built: 1980	Fin. Type: V
Assessed Value: \$144,559	Phone:	Lender: MERITAGE MORTGAGE LLC
		Interest Rate:

Legal Desc.: LOT 5 PINEHURST GREEN = 008320 SQ FT

ParcelID: R3218AC01606	Site Addr: 108 Pinehurst Ct	Recording Date: 03/09/04
Owner:	Acres: 0.1910	Document: 0000004370 - G
Browning Tom	Beds: 3	Sale Price: \$144,900
108 Pinehurst Ct	Baths: 1.00	Loan Amt: \$115,920
Newberg OR 97132	Sq Ft.: 1,015	Loan Type:
Taxpayer:	Year Built: 1980	Fin. Type: V
Assessed Value: \$131,500	Phone:	Lender: NEW CENTURY MORTGAGE
		Interest Rate:

Legal Desc.: LOT 6 PINEHURST GREEN = 008321 SQ FT

ParcelID: R3218AC01607	Site Addr: 104 Pinehurst Ct	Recording Date: 10/04/05
Owner:	Acres: 0.1910	Document: 2005/21852 - BS
Long Travis	Beds: 3	Sale Price: \$0
104 Pinehurst Ct	Baths: 1.50	Loan Amt:
Newberg OR 97132	Sq Ft.: 1,238	Loan Type:
Taxpayer:	Year Built: 1980	Fin. Type:
Assessed Value: \$136,422	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 7 PINEHURST GREEN = 008324 SQ FT

ParcelID: R3218AC01700	Site Addr: 1507 N Main St	Recording Date: 07/25/97
Owner:	Acres: 0.3184	Document: 1997/12153 - WD
Donovan Duane D	Beds: 3	Sale Price: \$0
401 S Everest Rd Apt 42	Baths: 1.00	Loan Amt:
Newberg OR 97132	Sq Ft.: 1,610	Loan Type:
Taxpayer:	Year Built: 1929	Fin. Type:
Assessed Value: \$169,004	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 4 CREEKSIDE PHASE 1 = 013871 SQ FT

ParcelID: R3218AC01701	Site Addr: 1411 N Main St	Recording Date: 03/31/98
Owner:	Acres: 0.1303	Document: 0000005700 -
Fleming Monique	Beds: 2	Sale Price: \$125,990
1411 N Main St	Baths: 1.50	Loan Amt: \$124,847
Newberg OR 97132	Sq Ft.: 960	Loan Type: F
Taxpayer:	Year Built: 1938	Fin. Type: V
Assessed Value: \$103,996	Phone:	Lender: CROSSLAND MORTGAGE CORP
		Interest Rate:

Legal Desc.: LOT 1 CREEKSIDE PHASE 1 = 005677 SQ FT

ParcelID: R3218AC01702	Site Addr: 107 Creekside Ln	Recording Date: 01/31/02
Owner:	Acres: 0.0826	Document: 0000002237 - G
Burk Brenda	Beds: 3	Sale Price: \$139,400
107 Creekside Ln	Baths: 2.50	Loan Amt: \$135,800
Newberg OR 97132	Sq Ft.: 1,276	Loan Type:
Taxpayer:	Year Built: 1997	Fin. Type: F
Assessed Value: \$140,936	Phone:	Lender: FIRST FEDERAL S & L MCMIN
		Interest Rate:

Legal Desc.: LOT 2 CREEKSIDE PHASE 1 = 003600 SQ FT

ParcelID: R3218AC01703	Site Addr: 115 Creekside Ln	Recording Date: 02/10/06
Owner:	Acres: 0.0758	Document: 0000003046 - W
Getsinger Philip W	Beds: 3	Sale Price: \$175,000
262 Robert Trent Jones Blvd	Baths: 2.50	Loan Amt: \$157,500
Eagle Point OR 97524	Sq Ft.: 1,280	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: F
Assessed Value: \$137,741	Phone:	Lender: NORTHWEST MORTGAGE GROUP INC
		Interest Rate:

Legal Desc.: LOT 3 CREEKSIDE PHASE 1 = 003303 SQ FT

ParcelID: R3218AC01704	Site Addr: 0	Recording Date: 07/25/97
Owner:	Acres: 0.2297	Document: 1997/12153 -
Donovan Duane D	Beds: 0	Sale Price: \$0
401 S Everest Rd Apt 42	Baths: 0.00	Loan Amt:
Newberg OR 97132	Sq Ft.: 0	Loan Type:
Taxpayer:	Year Built: 0	Fin. Type:
Assessed Value: \$57,064	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 5 CREEKSIDE PHASE 1 = 010010 SQ FT

ParcelID: R3218AC01705	Site Addr: 1429 Parkside Ct	Recording Date: 07/10/98
Owner:	Acres: 0.1161	Document: 0000013101 -
Dervalis Rick A	Beds: 3	Sale Price: \$130,990
1429 Parkside Ct	Baths: 2.00	Loan Amt: \$124,400
Newberg OR 97132	Sq Ft.: 1,184	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: F
Assessed Value: \$136,519	Phone:	Lender: AMERICA'S WHOLESALE LENDER
		Interest Rate:

Legal Desc.: LOT 6 CREEKSIDE PHASE 1 = 005059 SQ FT

ParcelID: R3218AC01706	Site Addr: 1419 Parkside Ct	Recording Date: 10/28/05
Owner:	Acres: 0.0860	Document: 0000023957 - W
Verboort Barbara A	Beds: 3	Sale Price: \$203,000
23905 Butteville Rd NE	Baths: 1.50	Loan Amt: \$0
Aurora OR 97002	Sq Ft.: 1,258	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type:
Assessed Value: \$139,028	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 7 CREEKSIDE PHASE 1 = 003750 SQ FT

ParcelID: R3218AC01707	Site Addr: 1409 Parkside Ct	Recording Date: 09/04/12
Owner:	Acres: 0.0860	Document: 0000012386 - W
Kelley Christopher I	Beds: 3	Sale Price: \$199,000
1409 Parkside Ct	Baths: 2.50	Loan Amt: \$203,061
Newberg OR 97132	Sq Ft.: 1,400	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: U
Assessed Value: \$145,049	Phone:	Lender: BANK OF OREGON
		Interest Rate:

Legal Desc.: LOT 8 CREEKSIDE PHASE 1 = 003750 SQ FT

ParcelID: R3218AC01708	Site Addr: 1401 Parkside Ct	Recording Date: 10/09/98
Owner:	Acres: 0.0848	Document: 0000019923 -
Torgerson Emily J	Beds: 3	Sale Price: \$124,990
1401 Parkside Ct	Baths: 2.50	Loan Amt: \$99,990
Newberg OR 97132	Sq Ft.: 1,266	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: F
Assessed Value: \$136,458	Phone:	Lender: AMERICA'S WHOLESALE LENDER
		Interest Rate:

Legal Desc.: LOT 9 CREEKSIDE PHASE 1 = 003696 SQ FT

ParcelID: R3218AC01709	Site Addr: 1400 Creekside Ct	Recording Date: 08/31/12
Owner:	Acres: 0.0849	Document: 0000012366 - W
Weston Brandon S	Beds: 3	Sale Price: \$140,700
1400 Creekside Ct	Baths: 1.50	Loan Amt: \$143,571
Newberg OR 97132	Sq Ft.: 1,280	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: U
Assessed Value: \$136,715	Phone:	Lender: NORTHWEST MORTGAGE GROUP INC
		Interest Rate:

Legal Desc.: LOT 10 CREEKSIDE PHASE 1 = 003699 SQ FT

ParcelID: R3218AC01710	Site Addr: 1408 Creekside Ct	Recording Date: 01/07/03
Owner:	Acres: 0.0860	Document: 0000000459 - G
Taylor Sandra C	Beds: 3	Sale Price: \$147,000
901 Brutscher St D106	Baths: 2.50	Loan Amt: \$117,000
Newberg OR 97132	Sq Ft.: 1,400	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: F
Assessed Value: \$142,992	Phone:	Lender: BANK OF AMERICA
		Interest Rate:

Legal Desc.: LOT 11 CREEKSIDE PHASE 1 = 003750 SQ FT

ParcelID: R3218AC01711	Site Addr: 1418 Creekside Ct	Recording Date: 08/22/06
Owner:	Acres: 0.0860	Document: 2006/19302 - BS
Page Allen E & Donna M Settlor's Of	Beds: 3	Sale Price: \$0
16095 SW Wimbledon Ct No 16	Baths: 2.50	Loan Amt:
Tigard OR 97224	Sq Ft.: 1,252	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type:
Assessed Value: \$139,868	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 12 CREEKSIDE PHASE 1 = 003750 SQ FT

ParcelID: R3218AC01712	Site Addr: 1428 Creekside Ct	Recording Date: 05/19/06
Owner:	Acres: 0.1005	Document: 0000011273 - W
Gonzalez Demetrio	Beds: 3	Sale Price: \$199,900
1428 Creekside Ct	Baths: 1.50	Loan Amt: \$196,808
Newberg OR 97132	Sq Ft.: 1,150	Loan Type: F
Taxpayer:	Year Built: 1998	Fin. Type: F
Assessed Value: \$124,034	Phone:	Lender: HOMESTREET BANK
		Interest Rate:

Legal Desc.: LOT 13 CREEKSIDE PHASE 1 = 004378 SQ FT

ParcelID: R3218AC01713	Site Addr: 1429 Creekside Ct	Recording Date: 06/26/12
Owner:	Acres: 0.1052	Document: 2012/8524 - BS
Bertsch Terry R Trustee	Beds: 3	Sale Price: \$0
78089 High Prairie Rd	Baths: 1.50	Loan Amt:
Oakridge OR 97463	Sq Ft.: 1,258	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type:
Assessed Value: \$133,704	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 14 CREEKSIDE PHASE 1 = 004583 SQ FT

ParcelID: R3218AC01714	Site Addr: 1419 Creekside Ct	Recording Date: 05/24/11
Owner:	Acres: 0.0901	Document: 0000006575 - W
Mason Lorena K	Beds: 3	Sale Price: \$162,400
1419 Creekside Ct	Baths: 1.50	Loan Amt: \$168,290
Newberg OR 97132	Sq Ft.: 1,150	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: F
Assessed Value: \$123,628	Phone:	Lender: SUNSET MORTGAGE CO
		Interest Rate:

Legal Desc.: LOT 15 CREEKSIDE PHASE 1 = 003927 SQ FT

ParcelID: R3218AC01715	Site Addr: 1409 Creekside Ct	Recording Date: 07/27/98
Owner:	Acres: 0.1001	Document: 0000014322 -
Enzor Todd C	Beds: 3	Sale Price: \$127,990
1409 Creekside Ct	Baths: 1.50	Loan Amt: \$102,250
Newberg OR 97132	Sq Ft.: 1,266	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: F
Assessed Value: \$136,368	Phone:	Lender: GN MORTGAGE CORP
		Interest Rate:

Legal Desc.: LOT 16 CREEKSIDE PHASE 1 = 004364 SQ FT

ParcelID: R3218AC01716	Site Addr: 1401 Creekside Ct	Recording Date: 10/21/05
Owner:	Acres: 0.1221	Document: 2005/23349 - BS
Newell Catherine S 1/3	Beds: 3	Sale Price: \$0
1401 Creekside Ct	Baths: 2.00	Loan Amt:
Newberg OR 97132	Sq Ft.: 1,184	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type:
Assessed Value: \$135,564	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 17 CREEKSIDE PHASE 1 = 005323 SQ FT

ParcelID: R3218AC01717	Site Addr: 1349 Creekside Ln	Recording Date: 07/25/97
Owner:	Acres: 1.2528	Document: 0000012151 -
Manning Ron Jr Db	Beds: 0	Sale Price: \$67,000
2310 NE Chehalem Dr	Baths: 0.00	Loan Amt:
Newberg OR 97132	Sq Ft.: 0	Loan Type:
Taxpayer:	Year Built: 0	Fin. Type:
Assessed Value: \$0	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT A CREEKSIDE PHASE 1 = 054573 SQ FT

ParcelID: R3218AC01718	Site Addr: 1339 Creekside Ln	Recording Date: 01/15/02
Owner:	Acres: 0.0877	Document: 2002/990 - WD
Rundell Douglas L & Roxanna Trustees For	Beds: 2	Sale Price: \$0
1339 Creekside Ln	Baths: 1.00	Loan Amt:
Newberg OR 97132	Sq Ft.: 880	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type:
Assessed Value: \$117,361	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 18 CREEKSIDE PHASE 1 = 003824 SQ FT

ParcelID: R3218AC01719	Site Addr: 1335 Creekside Ln	Recording Date: 06/25/10
Owner:	Acres: 0.0970	Document: 0000008207 - G
Stanton Katelyn A (wros)	Beds: 2	Sale Price: \$159,000
1335 Creekside Ln	Baths: 1.00	Loan Amt: \$156,851
Newberg OR 97132	Sq Ft.: 880	Loan Type: F
Taxpayer:	Year Built: 1998	Fin. Type: V
Assessed Value: \$116,986	Phone:	Lender: HOMESTREET BANK
		Interest Rate:

Legal Desc.: LOT 19 CREEKSIDE PHASE 1 = 004226 SQ FT

ParcelID: R3218AC01720	Site Addr: 1329 Creekside Ln	Recording Date: 11/25/09
Owner:	Acres: 0.0478	Document: 0000018418 - W
Tompkins Tara L	Beds: 3	Sale Price: \$187,000
1329 Creekside Ln	Baths: 2.00	Loan Amt: \$177,650
Newberg OR 97132	Sq Ft.: 1,447	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: F
Assessed Value: \$125,094	Phone:	Lender: STATE FARM BANK FSB
		Interest Rate:

Legal Desc.: LOT 20 CREEKSIDE PHASE 1 = 002086 SQ FT

ParcelID: R3218AC01721	Site Addr: 1325 Creekside Ln	Recording Date: 07/24/03
Owner:	Acres: 0.0474	Document: 0000018375 - G
Bluhm Herbert R	Beds: 3	Sale Price: \$122,900
28405 NW Olson Rd	Baths: 2.50	Loan Amt: \$97,400
Gaston OR 97119	Sq Ft.: 1,447	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: F
Assessed Value: \$125,459	Phone:	Lender: BANK OF THE WEST
		Interest Rate:

Legal Desc.: LOT 21 CREEKSIDE PHASE 1 = 002068 SQ FT

ParcelID: R3218AC01722	Site Addr: 1319 Creekside Ln	Recording Date: 02/18/99
Owner:	Acres: 0.0470	Document: 0000003389 -
Bowes Barbara J	Beds: 3	Sale Price: \$115,900
20 SE Orland St	Baths: 2.50	Loan Amt: \$50,500
Sherwood OR 97140	Sq Ft.: 1,447	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: F
Assessed Value: \$125,850	Phone: 5036259522	Lender: BANK OF AMERICA FSB
		Interest Rate:

Legal Desc.: LOT 22 CREEKSIDE PHASE 1 = 002050 SQ FT

ParcelID: R3218AC01723	Site Addr: 1320 Creekside Ln	Recording Date: 07/14/11
Owner:	Acres: 0.0944	Document: 0000009124 - W
Brown Earl	Beds: 3	Sale Price: \$189,900
1320 Creekside Ln	Baths: 2.00	Loan Amt: \$196,787
Newberg OR 97132	Sq Ft.: 1,175	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: F
Assessed Value: \$129,282	Phone:	Lender: DIRECTORS MORTGAGE
		Interest Rate:

Legal Desc.: LOT 23 CREEKSIDE PHASE 1 = 004115 SQ FT

ParcelID: R3218AC01724	Site Addr: 1330 Creekside Ln	Recording Date: 07/23/08
Owner:	Acres: 0.0962	Document: 0000012337 - W
Amaral Elaina L	Beds: 3	Sale Price: \$210,000
1330 Creekside Ln	Baths: 1.50	Loan Amt: \$211,000
Newberg OR 97132	Sq Ft.: 1,130	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: F
Assessed Value: \$123,896	Phone:	Lender: USDA RURAL HOUSING SERVICE
		Interest Rate:

Legal Desc.: LOT 24 CREEKSIDE PHASE 1 = 004191 SQ FT

ParcelID: R3218AC01725	Site Addr: 1340 Creekside Ln	Recording Date: 03/07/06
Owner:	Acres: 0.1066	Document: 0000004965 - W
Staley Daniel	Beds: 3	Sale Price: \$206,000
1340 Creekside Ln	Baths: 2.50	Loan Amt: \$164,800
Newberg OR 97132	Sq Ft.: 1,266	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: F
Assessed Value: \$138,623	Phone:	Lender: GREENPOINT MORTGAGE FUNDING
		Interest Rate:

Legal Desc.: LOT 25 CREEKSIDE PHASE 1 = 004645 SQ FT PT ALSO LOT 26

ParcelID: R3218AC01726	Site Addr: 1339 Parkside Ln	Recording Date: 07/16/12
Owner:	Acres: 0.1010	Document: 0000009667 - W
Ripp Mary Jo	Beds: 2	Sale Price: \$134,900
1339 Parkside Ln	Baths: 1.00	Loan Amt: \$0
Newberg OR 97132	Sq Ft.: 880	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: U
Assessed Value: \$117,703	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 26 CREEKSIDE PHASE 1 = 004400 SQ FT PT ALSO LT 25

ParcelID: R3218AC01727	Site Addr: 1329 Parkside Ln	Recording Date: 06/28/10
Owner:	Acres: 0.0988	Document: 2010/8264 - BS
Sturdevant Tyler	Beds: 3	Sale Price: \$0
1329 Parkside Ln	Baths: 2.00	Loan Amt:
Newberg OR 97132	Sq Ft.: 1,176	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type:
Assessed Value: \$129,575	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 27 CREEKSIDE PHASE 1 = 004304 SQ FT

ParcelID: R3218AC01728	Site Addr: 1319 Parkside Ln	Recording Date: 11/25/98
Owner:	Acres: 0.1025	Document: 0000023459 -
Aldred Keith G	Beds: 2	Sale Price: \$127,000
1319 Parkside Ln	Baths: 1.00	Loan Amt: \$118,755
Newberg OR 97132	Sq Ft.: 1,176	Loan Type: V
Taxpayer:	Year Built: 1998	Fin. Type: F
Assessed Value: \$129,003	Phone:	Lender: NEW AMERICA FINANCIAL INC
		Interest Rate:

Legal Desc.: LOT 28 CREEKSIDE PHASE 1 = 004465 SQ FT

ParcelID: R3218AC01729	Site Addr: 1318 Parkside Ln	Recording Date: 11/06/02
Owner:	Acres: 0.1185	Document: 0000021947 - G
Merritt Lawrence D	Beds: 3	Sale Price: \$145,300
1318 Parkside Ln	Baths: 2.00	Loan Amt: \$143,055
Newberg OR 97132	Sq Ft.: 1,209	Loan Type: F
Taxpayer:	Year Built: 2002	Fin. Type: F
Assessed Value: \$144,972	Phone:	Lender: CAPITOL COMMERCE MORTGAGE CO
		Interest Rate:

Legal Desc.: LOT 29 CREEKSIDE PHASE 1 = 005165 SQ FT & PT LT 30

ParcelID: R3218AC01730	Site Addr: 1319 N Main St	Recording Date: 12/04/01
Owner:	Acres: 0.2494	Document: 0000021466 - G
Zirschky Steven M	Beds: 3	Sale Price: \$121,000
1319 N Main St	Baths: 1.00	Loan Amt: \$119,130
Newberg OR 97132	Sq Ft.: 1,346	Loan Type: F
Taxpayer:	Year Built: 0	Fin. Type: F
Assessed Value: \$108,883	Phone:	Lender: COUNTRYWIDE HOME LOANS INC
		Interest Rate:

Legal Desc.: LOT 30 CREEKSIDE PHASE 1 = 010864 SQ FT PT LT 30

ParcelID: R3218AC01731	Site Addr: 0	Recording Date: 07/25/97
Owner:	Acres: 0.0449	Document: 0000012151 -
Manning Ron Jr Db	Beds: 0	Sale Price: \$67,000
2310 NE Chehalem Dr	Baths: 0.00	Loan Amt:
Newberg OR 97132	Sq Ft.: 0	Loan Type:
Taxpayer:	Year Built: 0	Fin. Type:
Assessed Value: \$0	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT B CREEKSIDE PHASE 1 = 001958 SQ FT

ParcelID: R3218AC02000	Site Addr: 3315 Creekside Ln	Recording Date: 06/04/98
Owner:	Acres: 0.7591	Document: 0000010555 -
Manning Ronald W Db	Beds: 0	Sale Price: \$116,000
2310 NE Chehalem Dr	Baths: 0.00	Loan Amt: \$115,184
Newberg OR 97132	Sq Ft.: 0	Loan Type: F
Taxpayer:	Year Built: 0	Fin. Type: F
Assessed Value: \$0	Phone:	Lender: IRWIN MORTGAGE CORP
		Interest Rate:

Legal Desc.: LOT C CREEKSIDE PHASE 2 = 033067 SQ FT

ParcelID: R3218AC02003	Site Addr: 1229 Creekside Ln	Recording Date: 11/02/98
Owner:	Acres: 0.0459	Document: 0000021531 -
Brown Daniel L	Beds: 3	Sale Price: \$121,300
1229 Creekside Ln	Baths: 2.50	Loan Amt: \$109,150
Newberg OR 97132	Sq Ft.: 1,459	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: F
Assessed Value: \$128,843	Phone:	Lender: PREMIER MORTGAGE RESOURCES
		Interest Rate:

Legal Desc.: LOT 50 CREEKSIDE PHASE 2 = 002000 SQ FT

ParcelID: R3218AC02004	Site Addr: 1235 Creekside Ln	Recording Date: 11/06/98
Owner:	Acres: 0.0550	Document: 0000021939 -
Feliciano Joan N	Beds: 3	Sale Price: \$116,990
1235 Creekside Ln	Baths: 2.50	Loan Amt: \$118,100
Newberg OR 97132	Sq Ft.: 1,459	Loan Type: F
Taxpayer:	Year Built: 1998	Fin. Type: F
Assessed Value: \$127,601	Phone:	Lender: PREMIER MORTGAGE RESOURCES
		Interest Rate:

Legal Desc.: LOT 49 CREEKSIDE PHASE 2 = 002400 SQ FT

ParcelID: R3218AC02005	Site Addr: 1307 Creekside Ln	Recording Date: 12/10/98
Owner:	Acres: 0.0459	Document: 0000024397 -
Nemirovsky Sergey	Beds: 3	Sale Price: \$115,900
33954 SE Erika Ct	Baths: 2.50	Loan Amt: \$0
Scappoose OR 97056	Sq Ft.: 1,447	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type:
Assessed Value: \$121,247	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 48 CREEKSIDE PHASE 2 = 002000 SQ FT

ParcelID: R3218AC02006	Site Addr: 1311 Creekside Ln	Recording Date: 06/25/03
Owner:	Acres: 0.0464	Document: 0000015042 - G
Northcutt Michael S	Beds: 3	Sale Price: \$119,000
1311 Creekside Ln	Baths: 2.50	Loan Amt: \$95,200
Newberg OR 97132	Sq Ft.: 1,447	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: F
Assessed Value: \$121,247	Phone:	Lender: US BANK NA ND
		Interest Rate:

Legal Desc.: LOT 47 CREEKSIDE PHASE 2 = 002025 SQ FT

ParcelID: R3218AC02007	Site Addr: 1315 Creekside Ln	Recording Date: 04/06/99
Owner:	Acres: 0.0474	Document: 0000007079 -
Reese Heather L	Beds: 3	Sale Price: \$115,900
2302 NE 114th Ct	Baths: 2.50	Loan Amt:
Vancouver WA 98684	Sq Ft.: 1,447	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type:
Assessed Value: \$126,420	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 46 CREEKSIDE PHASE 2 = 002069 SQ FT

ParcelID: R3218AC02008	Site Addr: 219 Levi Wy	Recording Date: 10/04/02
Owner:	Acres: 0.0703	Document: 0000019505 - G
Bowman Traci A	Beds: 3	Sale Price: \$144,000
219 Levi Way	Baths: 1.50	Loan Amt: \$115,200
Newberg OR 97132	Sq Ft.: 1,032	Loan Type:
Taxpayer:	Year Built: 2002	Fin. Type: F
Assessed Value: \$138,337	Phone:	Lender: US BANK NA
		Interest Rate:

Legal Desc.: LOT 45 CREEKSIDE PHASE 2 = 003063 SQ FT

ParcelID: R3218AC02009	Site Addr: 215 Levi Wy	Recording Date: 09/19/06
Owner:	Acres: 0.0606	Document: 0000021649 - W
Anaya Jose A	Beds: 2	Sale Price: \$180,500
215 Levi Way	Baths: 1.00	Loan Amt: \$144,400
Newberg OR 97132	Sq Ft.: 800	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type: V
Assessed Value: \$102,431	Phone:	Lender: CENTRAL PACIFIC MORTGAGE
		Interest Rate:

Legal Desc.: LOT 44 CREEKSIDE PHASE 2 = 002640 SQ FT

ParcelID: R3218AC02010	Site Addr: 209 Levi Wy	Recording Date: 03/30/10
Owner:	Acres: 0.0606	Document: 2010/4135 - WD
Johnson Leonard M & Christine L	Beds: 2	Sale Price: \$0
19460 NE Williamson Rd	Baths: 1.00	Loan Amt:
Newberg OR 97132	Sq Ft.: 800	Loan Type:
Taxpayer:	Year Built: 1998	Fin. Type:
Assessed Value: \$102,844	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 43 CREEKSIDE PHASE 2 = 002640 SQ FT

ParcelID: R3218AC02011	Site Addr: 201 Levi Wy	Recording Date: 06/16/11
Owner:	Acres: 0.0744	Document: 2011/7502 - BS
Church Rick	Beds: 3	Sale Price: \$0
9690 NE Adolf Rd	Baths: 1.50	Loan Amt:
Newberg OR 97132	Sq Ft.: 1,150	Loan Type:
Taxpayer:	Year Built: 2003	Fin. Type:
Assessed Value: \$126,624	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 42 CREEKSIDE PHASE 2 = 003243 SQ FT

ParcelID: R3218AC02012	Site Addr: 1314 Parkside Ln	Recording Date: 09/25/06
Owner:	Acres: 0.0461	Document: 0000022080 - W
Huld Gregory B	Beds: 3	Sale Price: \$210,000
1314 Parkside Ln	Baths: 2.50	Loan Amt: \$210,000
Newberg OR 97132	Sq Ft.: 1,447	Loan Type:
Taxpayer:	Year Built: 1999	Fin. Type: F
Assessed Value: \$126,626	Phone:	Lender: SIERRA PACIFIC MORTGAGE
		Interest Rate:

Legal Desc.: LOT 32 CREEKSIDE PHASE 2 = 002012 SQ FT

ParcelID: R3218AC02013	Site Addr: 1310 Parkside Ln	Recording Date: 04/13/06
Owner:	Acres: 0.0456	Document: 0000008146 - W
Smith Marcus T	Beds: 3	Sale Price: \$182,000
1310 Parkside Ln	Baths: 2.50	Loan Amt: \$145,600
Newberg OR 97132	Sq Ft.: 1,431	Loan Type:
Taxpayer:	Year Built: 1999	Fin. Type: V
Assessed Value: \$126,066	Phone:	Lender: COUNTRYWIDE HOME LOANS INC
		Interest Rate:

Legal Desc.: LOT 33 CREEKSIDE PHASE 2 = 001988 SQ FT

ParcelID: R3218AC02014	Site Addr: 1306 Parkside Ln	Recording Date: 10/16/12
Owner:	Acres: 0.0445	Document: 0000014899 - G
Watts, Peter M	Beds: 3	Sale Price: \$157,000
1306 Parkside Ln	Baths: 2.50	Loan Amt: \$149,150
Newberg OR 97132-5607	Sq Ft.: 1,387	Loan Type:
Taxpayer:	Year Built: 1999	Fin. Type: U
Assessed Value: \$125,204	Phone:	Lender: NORTHWEST MORTGAGE GROUP INC
		Interest Rate:

Legal Desc.: LOT 34 CREEKSIDE PHASE 2 = 001940 SQ FT

ParcelID: R3218AC02015	Site Addr: 1302 Parkside Ln	Recording Date: 04/05/06
Owner:	Acres: 0.0509	Document: 0000007553 - W
Hartman Michael D	Beds: 3	Sale Price: \$182,000
1302 Parkside Ln	Baths: 2.50	Loan Amt: \$145,600
Newberg OR 97132	Sq Ft.: 1,431	Loan Type:
Taxpayer:	Year Built: 1999	Fin. Type: F
Assessed Value: \$126,828	Phone:	Lender: SUNTRUST MORTGAGE INC
		Interest Rate:

Legal Desc.: LOT 35 CREEKSIDE PHASE 2 = 002221 SQ FT

ParcelID: R3218AC02016	Site Addr: 1309 N Main St	Recording Date: 10/26/07
Owner:	Acres: 0.1671	Document: 0000023345 - W
Egbert Blain	Beds: 3	Sale Price: \$218,000
1309 N Main St	Baths: 1.00	Loan Amt: \$214,631
Newberg OR 97132	Sq Ft.: 1,092	Loan Type: F
Taxpayer:	Year Built: 1948	Fin. Type: F
Assessed Value: \$102,051	Phone:	Lender: SUNTRUST MORTGAGE INC
		Interest Rate:

Legal Desc.: LOT 31 CREEKSIDE PHASE 2 = 007281 SQ FT

ParcelID: R3218AC02017	Site Addr: 200 Levi Wy	Recording Date: 05/28/04
Owner:	Acres: 0.0552	Document: 0000010628 - G
Comella Mark	Beds: 3	Sale Price: \$145,000
19945 SW Edy Rd	Baths: 2.50	Loan Amt: \$116,000
Sherwood OR 97140	Sq Ft.: 1,226	Loan Type:
Taxpayer:	Year Built: 1999	Fin. Type: V
Assessed Value: \$136,571	Phone:	Lender: AMERICA'S WHOLESALE LENDER
		Interest Rate:

Legal Desc.: LOT 36 CREEKSIDE PHASE 2 = 002408 SQ FT

ParcelID: R3218AC02018	Site Addr: 204 Levi Wy	Recording Date: 03/19/04
Owner:	Acres: 0.0552	Document: 0000005120 - G
Foote Charles D	Beds: 3	Sale Price: \$144,500
204 Levi Way	Baths: 2.50	Loan Amt: \$142,267
Newberg OR 97132	Sq Ft.: 1,226	Loan Type: F
Taxpayer:	Year Built: 1999	Fin. Type: F
Assessed Value: \$136,857	Phone:	Lender: LOANCITY COM
		Interest Rate:

Legal Desc.: LOT 37 CREEKSIDE PHASE 2 = 002408 SQ FT

ParcelID: R3218AC02019	Site Addr: 208 Levi Wy	Recording Date: 04/06/12
Owner:	Acres: 0.0552	Document: 0000004471 - G
Roth Kelly	Beds: 3	Sale Price: \$101,850
28385 NE Bell Rd	Baths: 1.50	Loan Amt: \$0
Newberg OR 97132	Sq Ft.: 1,296	Loan Type:
Taxpayer:	Year Built: 2003	Fin. Type: U
Assessed Value: \$127,397	Phone:	Lender:
		Interest Rate:

Legal Desc.: LOT 38 CREEKSIDE PHASE 2 = 002408 SQ FT

ParcelID: R3218AC02020	Site Addr: 214 Levi Wy	Recording Date: 11/12/03
Owner:	Acres: 0.0552	Document: 0000028821 - G
Camp Timothy P	Beds: 3	Sale Price: \$145,900
214 Levi Wy	Baths: 1.50	Loan Amt: \$145,900
Newberg OR 97132	Sq Ft.: 1,296	Loan Type:
Taxpayer:	Year Built: 2003	Fin. Type: V
Assessed Value: \$127,397	Phone:	Lender: PORTLAND TEACHERS CU
		Interest Rate:

Legal Desc.: LOT 39 CREEKSIDE PHASE 2 = 002408 SQ FT

ParcelID: R3218AC02021	Site Addr: 218 Levi Wy	Recording Date: 01/15/04
Owner:	Acres: 0.0552	Document: 0000000660 - G
Twenge Scott	Beds: 3	Sale Price: \$148,100
PO Box 762	Baths: 1.50	Loan Amt: \$118,480
Newberg OR 97132	Sq Ft.: 1,296	Loan Type:
Taxpayer:	Year Built: 2003	Fin. Type: F
Assessed Value: \$127,397	Phone:	Lender: MORTGAGE MARKET
		Interest Rate:

Legal Desc.: LOT 40 CREEKSIDE PHASE 2 = 002408 SQ FT

ParcelID: R3218AC02022	Site Addr: 224 Levi Wy	Recording Date: 12/17/09
Owner:	Acres: 0.0724	Document: 0000019607 - W
Ridenour Suzanne M	Beds: 3	Sale Price: \$193,500
3200 Crestview Dr	Baths: 1.50	Loan Amt: \$197,370
Newberg OR 97132	Sq Ft.: 1,296	Loan Type: F
Taxpayer:	Year Built: 2003	Fin. Type: F
Assessed Value: \$138,908	Phone:	Lender: J P MORGAN CHASE BANK
		Interest Rate:

Legal Desc.: LOT 41 CREEKSIDE PHASE 2 = 003157 SQ FT

ParcelID: R3218AC02300	Site Addr: 1303 N Main St	Recording Date: 07/27/99
Owner:	Acres: 0.4100	Document: 1999/15546 - WD
McLean Scott	Beds: 2	Sale Price: \$0
204 E Myrtlewood Ct	Baths: 2.00	Loan Amt:
Newberg OR 97132	Sq Ft.: 1,323	Loan Type:
Taxpayer:	Year Built: 1906	Fin. Type:
Assessed Value: \$199,405	Phone: 5034876500	Lender:
		Interest Rate:

Legal Desc.: .41 ACRES IN SEC 18 T3S R2W

ParcelID: R3218CA00100 Site Addr: 1203 N Main St
 Owner: Acres: 0.6261
 Hulse Dean L Beds: 4
 1203 N Main St Baths: 1.00
 Newberg OR 97132 Sq Ft.: 2,112
 Taxpayer: Year Built: 1900
 Assessed Value: \$94,699 Phone:

Recording Date: 05/17/07
 Document: 0000010876 - W
 Sale Price: \$600,000
 Loan Amt: \$918,000
 Loan Type: C
 Fin. Type: F
 Lender: MBANK
 Interest Rate:

Legal Desc.: 027273 SQ FT IN SEC 18 T3S R2W

ParcelID: R3218CA02500 Site Addr: 1400 NE Chehalem Dr
 Owner: Acres: 1.0800
 Holtan Charles C Beds: 2
 1400 NE Chehalem Dr Baths: 1.00
 Newberg OR 97132 Sq Ft.: 1,108
 Taxpayer: Year Built: 1954
 Assessed Value: \$162,439 Phone:

Recording Date: 06/21/99
 Document: 0000012906 -
 Sale Price: \$180,000
 Loan Amt: \$148,750
 Loan Type:
 Fin. Type: F
 Lender: PREMIER MORTGAGE RESOURCES
 Interest Rate:

Legal Desc.: NORTHWEST-NEWBERG SUBDIVISION = 1.08 ACRES IN TR 11 & ADJ PARCEL K J JESS DLC

ParcelID: R3218DB00501 Site Addr: 1300 N Main St
 Owner: Acres: 0.1738
 Bryan Korrie R Beds: 3
 1300 N Main St Baths: 1.00
 Newberg OR 97132 Sq Ft.: 1,015
 Taxpayer: Year Built: 1981
 Assessed Value: \$140,018 Phone:

Recording Date: 04/29/05
 Document: 0000008825 - W
 Sale Price: \$168,000
 Loan Amt: \$134,400
 Loan Type:
 Fin. Type: V
 Lender: FIRST FRANKLIN FINANCIAL CORP
 Interest Rate:

Legal Desc.: LOT 1 BLOCK 1 REED PARK = 007575 SQ FT PARENT PIN OF REED PARK

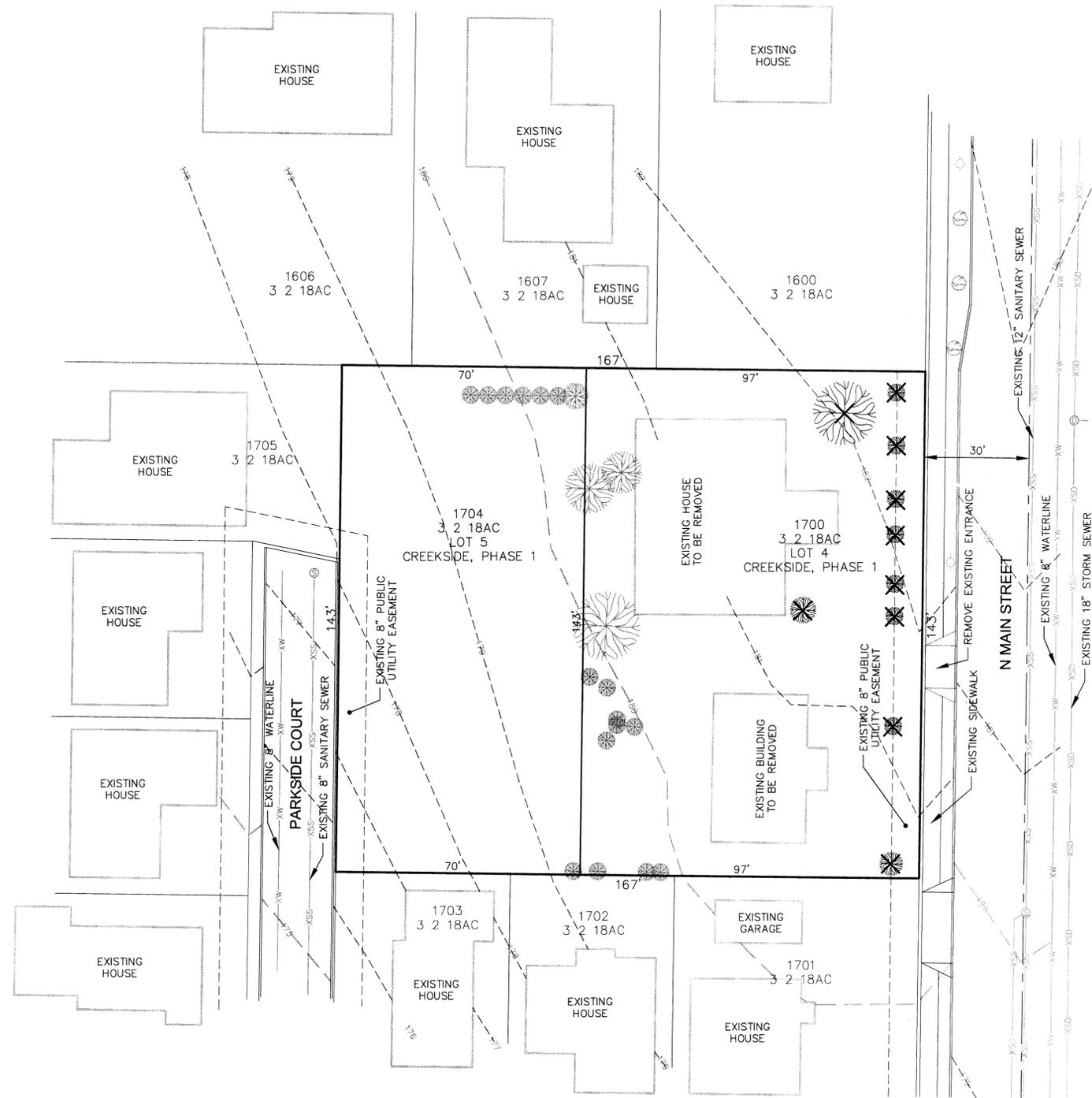
ParcelID: R3218DB00503 Site Addr: 105 Markris Wy
 Owner: Acres: 0.1721
 Taylor Elizabeth Beds: 3
 105 Markris Wy Baths: 1.00
 Newberg OR 97132 Sq Ft.: 1,015
 Taxpayer: Year Built: 1983
 Assessed Value: \$141,038 Phone:

Recording Date: 07/28/93
 Document: 0002902047 -
 Sale Price: \$84,950
 Loan Amt: \$0
 Loan Type:
 Fin. Type:
 Lender:
 Interest Rate:

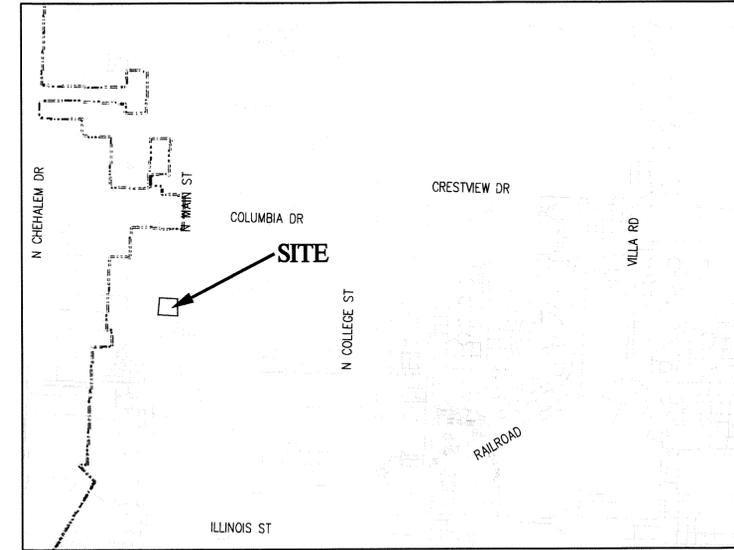
Legal Desc.: LOT 2 BLOCK 1 REED PARK = 007500 SQ FT

PARTITION OF OF LOT 4 & PARTITION OF LOT 5 CREEKSIDE, PHASE 1

TAX LOTS 3 2 18AC, 1700 & 1704
CITY OF NEWBERG, YAMHILL COUNTY, OREGON



EXISTING CONDITIONS & DEMOLITION PLAN
SCALE: 1" = 20'



VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING TREE (ATTEMPT TO SAVE)
- EXISTING TREE (TO BE REMOVED)
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING WATERLINE
- EXISTING POWER POLE

SHEET INDEX

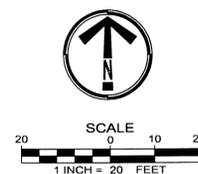
1. COVER SHEET - EXISTING CONDITIONS & DEMOLITION PLAN
2. PRELIMINARY GRADING PLAN
3. PRELIMINARY SITE PLAN
4. PRELIMINARY PLAT

PROJECT OWNER

DEL BOCA VISTA
22582 SW MAIN STREET, SUITE 309
SHERWOOD, OREGON 97140

PROJECT ENGINEER

EMERIO DESIGN
8285 SW NIMBUS AVENUE, SUITE 180
BEAVERTON, OREGON 97008

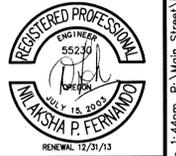


Attachment 8
PARTITION OF LOT 4
PARTITION OF LOT 5
"CREEKSIDE, PHASE 1"
TAX LOTS 3 2 18AC 1700 & 1704
CITY OF NEWBERG, OREGON

COVER SHEET
EXISTING CONDITIONS & DEMOLITION PLAN

NO.	DATE	REVISIONS DESCRIPTION

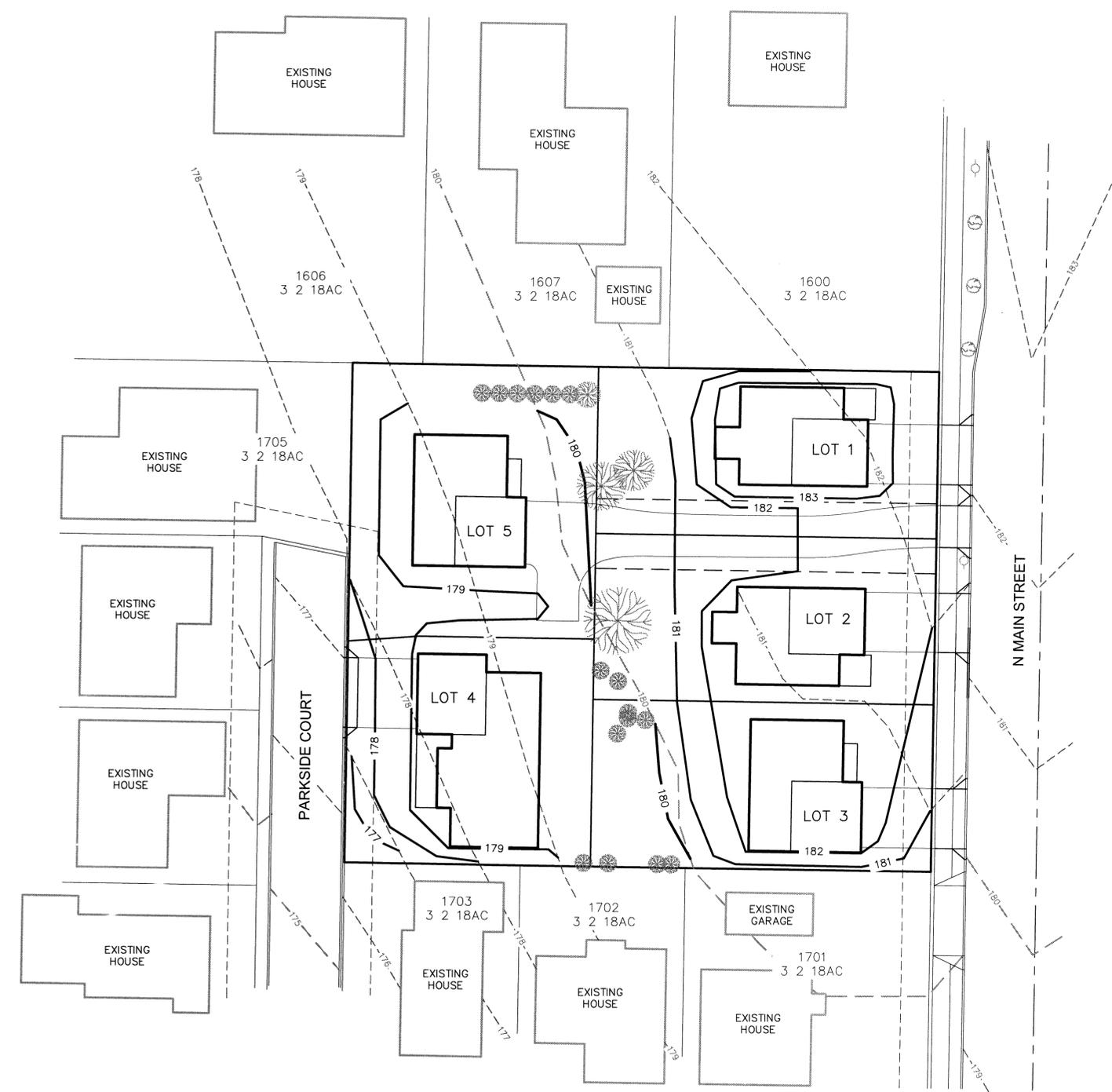
EMERIO Design
6107 SW MURRAY BLVD. SUITE 147
BEAVERTON, OREGON 97008
TEL: (503) 639-8992
FAX: (503) 639-8992
www.emeriodesign.com



SHEET
1
OF
4

PARTITION OF LOT 4
PARTITION OF LOT 5
"CREEKSIDE, PHASE 1"
TAXLOTS 3 2 18AC 1700 & 1704
CITY OF NEWBERG, OREGON

PRELIMINARY GRADING PLAN



LEGEND

-  EXISTING TREE (ATTEMPT TO SAVE)
- - - 181 - - - EXISTING 1 FOOT CONTOUR
- - - 180 - - - EXISTING 5 FOOT CONTOUR
- 181 — PROPOSED 1 FOOT CONTOUR
- 180 — PROPOSED 5 FOOT CONTOUR



SCALE
1 INCH = 20 FEET

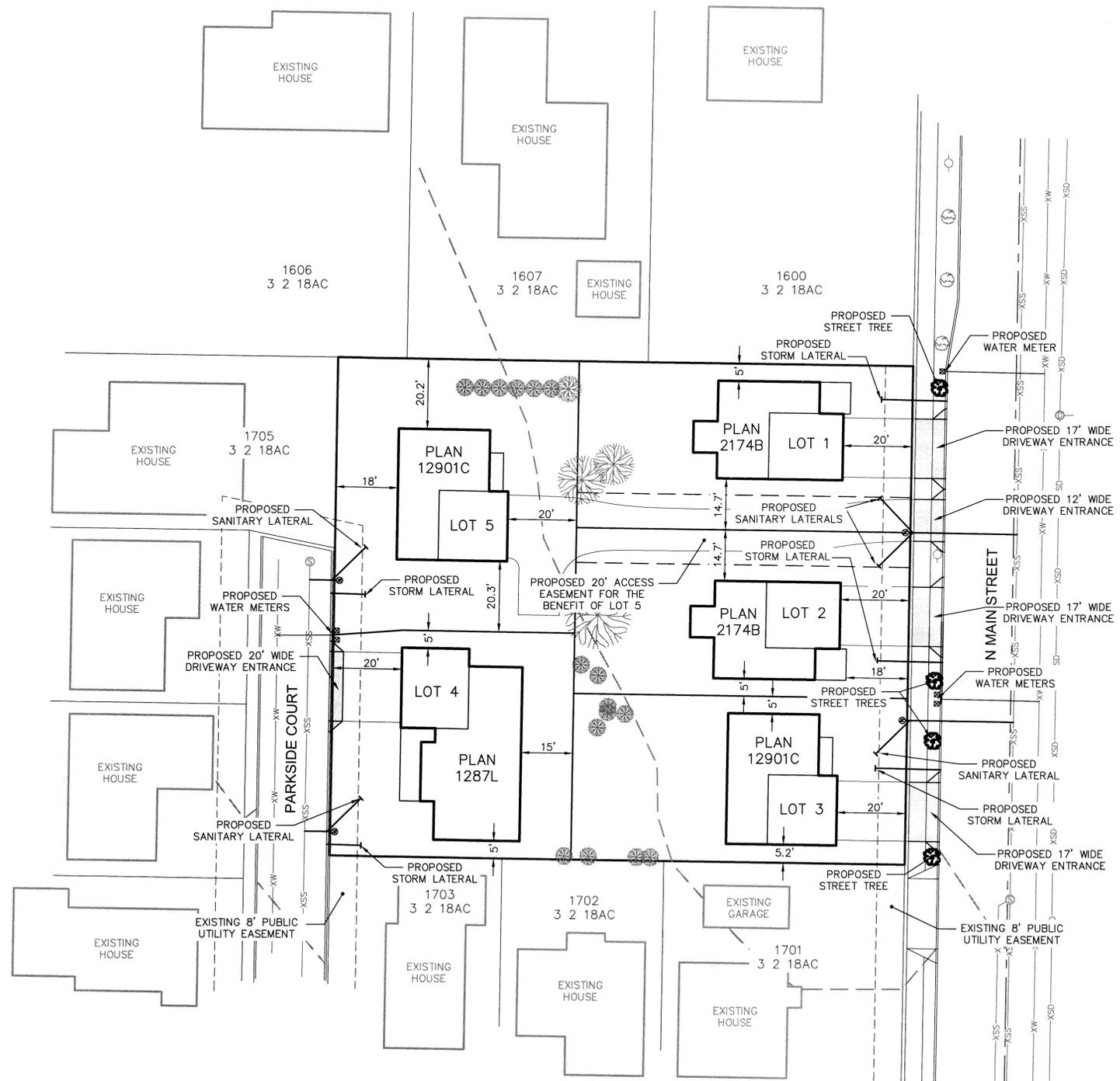
PRELIMINARY GRADING PLAN
SCALE: 1" = 20'

NO.	DATE	DESCRIPTION

EMERIO
Design
6107 SW MURRAY BLVD, SUITE 147
BEAVERTON, OREGON 97008
TEL: (503) 515-5228
FAX: (503) 515-5228
WWW.EMERIODSIGN.COM



SHEET
2
OF
4

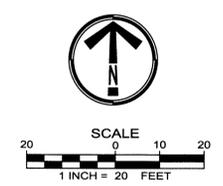


PRELIMINARY SITE PLAN
SCALE: 1" = 20'

STORM DRAINAGE NOTE:
ALL ROOF DRAINS AND FOUNDATION DRAINS TO CONNECT TO STORM LATERAL AND DISCHARGE THROUGH WEEP HOLES IN THE CURB IN FRONT OF EACH LOT.
THE EXISTING IMPERVIOUS AREA FOR THIS PROJECT IS 3,766 SF. THE DEVELOPER PROPOSES TO USE PERVIOUS CONCRETE FOR THE DRIVEWAYS. THE PROPOSED IMPERVIOUS AREA FOR THIS SITE IS 6,244 SF FOR A 2,478 SF NET INCREASE. PER NMC 13.25.280.A.3 THE DESIGN ENGINEER WILL SUBMIT A DRAINAGE STUDY TO THE CITY OF NEWBERG AND WORK WITH THE CITY ENGINEER TO DETERMINE WHAT STORM WATER QUALITY OR STORM WATER DETENTION WILL BE NECESSARY.

LEGEND

- EXISTING TREE (ATTEMPT TO SAVE)
- PROPOSED STREET TREE
- 181 EXISTING 1 FOOT CONTOUR
- 180 EXISTING 5 FOOT CONTOUR
- 181 PROPOSED 1 FOOT CONTOUR
- 180 PROPOSED 5 FOOT CONTOUR
- EXISTING SANITARY MANHOLE
- XSS EXISTING SANITARY SEWER
- PROPOSED SANITARY CLEANOUT
- EXISTING STORM MANHOLE
- XSD EXISTING STORM SEWER
- XW EXISTING WATERLINE
- PROPOSED WATER METER

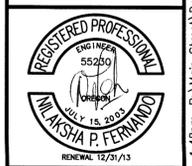


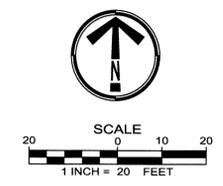
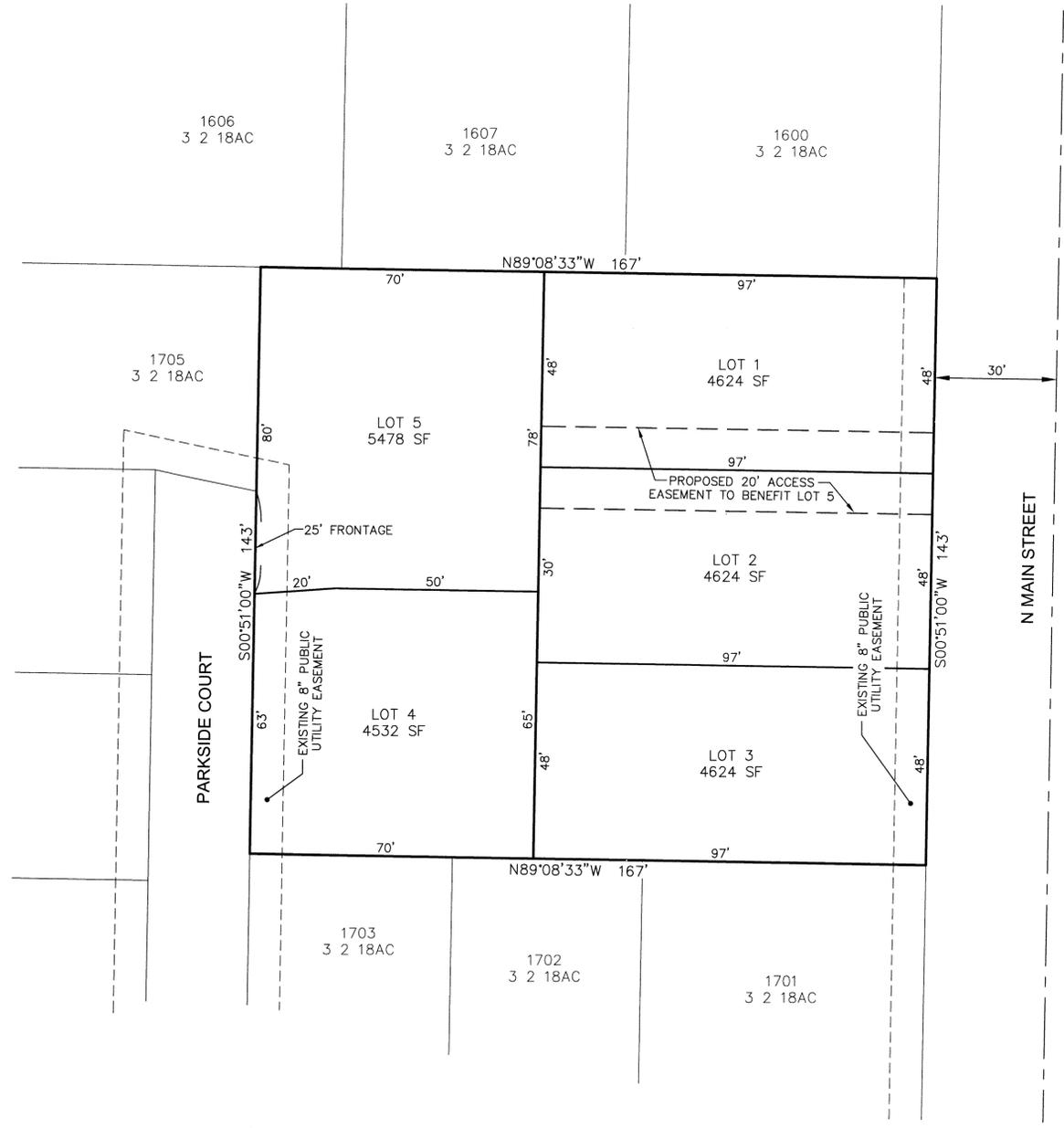
Attachment 6
PARTITION OF LOT 4
PARTITION OF LOT 5
"CREEKSIDE, PHASE 1"
TAX LOTS 3 2 18AC 1700 & 1704
CITY OF NEWBERG, OREGON

PRELIMINARY SITE PLAN

NO.	DATE	REVISIONS	DESCRIPTION

EMERIO Design
6107 SW MURRAY BLVD, SUITE 147
BEAVERTON, OREGON 97008
TEL: (503) 515-5528
WWW.EMERIODSIGN.COM





PARTITION OF LOT 4
 PARTITION OF LOT 5
 "CREEKSIDE, PHASE 1"
 TAXLOTS 3 2 18AC 1700 & 1704
 CITY OF NEWBERG, OREGON

**PRELIMINARY
 PLAT**

REVISIONS	
NO.	DATE

EMERIO
Design

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SHEET
4
 OF
4