

PLANNING COMMISSION AGENDA
July 11, 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 June 13, 2013 Planning Commission 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:** Del Boca Vista, LLC
REQUEST: Approval of a 44 lot subdivision preliminary plat, to be called Terra Estates
LOCATION: 3805 Terrace Drive
TAX LOT: 3207-00500
FILE NO.: SUB2-12-003 **ORDER NO.:** 2013-13
CRITERIA: 15.235.060(A)

2. **APPLICANT:** Argyle Winery
REQUEST: Approval of a conditional use permit/design review to change the use of an existing site and allow a winery in the former Suntron building.
LOCATION: 800 N. Brutscher Street
TAX LOT: 3216-2009
FILE NO.: CUP-13-002/DR1-13-008 **ORDER NO.:** 2013-12
CRITERIA: 15.220.050, 15.225.060

VI. ITEMS FROM STAFF

1. Update on Council items
2. Other reports, letters, or correspondence
3. Next Planning Commission Meeting: August 8, 2013

VII. ITEMS FROM COMMISSIONERS

VIII. 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 TTY services please dial 711.

Mr. Barton Brierley, planning and building director, presented the staff report accompanied by a PowerPoint presentation (see official meeting packet for full report).

Mr. Brierley explained at the last meeting commissioners expressed general agreement with the proposal and gave specific suggestions for changes. Those changes have been made and are reflected in the new packet.

Commission Art Smith was concerned that by making distinctions between categories and specific areas, they are making the document more confusing.

Chair Stuhr re-opened public testimony.

Mr. John Bridges gave testimony on allowing daycare centers as a conditional use in industrial zones. He shared information he had gathered from other communities in regards to this, which showed most surrounding cities do allow daycares in industrial zones.

Chair Stuhr expressed her concern with allowing daycares in industrial areas, which may result in one being opened in a heavy industrial area and could be hazardous to children. Mr. Bridges explained a daycare could be inside a business in a heavy industrial area to prevent pollution issues; however, Newberg does not have a lot of heavy industrial. He mentioned Newberg has a higher per capita basis of manufacturing jobs than anywhere else in the state.

Student Commissioner Antonio Saavedra thanked him for his request, and expressed his concern that the safety of the children should come first. Mr. Bridges explained his proposal allows the commission to analyze applications as a conditional use, and if it is a dangerous site for a daycare, they would have the ability to not allow the application. Mayor Andrews asked about daycares inside industrial facilities and it was determined businesses across the country have daycares inside and in order to do so they must be considered an accessory use. Mr. Bridges brought to their attention Newberg's current code does not preclude industrial companies from having an inside daycare as an accessory use, but do preclude it as a stand alone business.

Mr. Brierley described the four types of industrial zones the city has: M-4 which has conditional use daycare, M-3 which is really heavy industry and can only have a daycare if it is inside and a stand alone daycare would not be allowed, M-2 which is the broadest industrial area and includes daycares as accessory uses, and M-1, which is not a very common zone.

Staff recommends approval of **PC-2013-299**, recommending the city council adopt the changes to the zoning use table.

Commissioner Jason Dale asked what the criteria would be for M-1 and M-2 zones. Mr. Brierley said they are already listed in the code as conditional use criteria. Examples of criteria would include being compatible to the surrounding areas, attractiveness, yard space, wall and fence dimensions, parking lots, and regulations for noise.

MOTION: P Smith/A Smith approval of **PC-2013-299**, recommending the city council adopt the changes to the zoning use table and make daycares a conditional use in M-1 and M-2.

Commissioner Philip Smith asked what M-4's permitted use is currently. Mr. Brierley replied it is a conditional use similar to the other zones. Commissioner Art Smith said he feels all four zones should be allowed and the commission can determine which are allowable on a case by case basis. Chair Stuhr agreed with commissioner Art Smith, stating it would be simpler.

Student Commissioner Saavedra expressed again his desire to keep Newberg safe in the future and stressed they should look decisively into each case to determine the eligibility.

MOTION: P Smith/A Smith approval of **PC-2013-299**, recommending the city council adopt the changes to the zoning use table and make daycares a conditional use in M-1, M-2, and M-3. Motion carried (3 Yes/1 No [Dale]/2 Absent [Edward, Bliss]).

2. **APPLICANT:** Newberg City Council
REQUEST: Create a policy regarding motorist information follow-up signs on city streets
LOCATION: City wide
FILE NO.: G-13-002 **RESOLUTION NO.:** 2013-298

Barton Brierley presented the staff report. Staff recommends adoption of Resolution No. **2013-298**, to create a policy regarding motorist information follow-up signs on city streets.

Discussion commenced on the follow-up sign criteria. It was determined the sign must be required by the state as a follow-up sign to an approved state highway sign in order to be considered. Additionally there is a limit of two signs per business.

Chair Stuhr mentioned the wording on page 111. It was decided to change the wording from "approval resides with the business or operator" to "approval is granted to the business operator".

Chair Stuhr opened and closed public testimony as there was no one to testify.

MOTION: P Smith/Dale approval of **PC-2013-298** to create a policy regarding motorist information follow-up signs on city streets, as amended. Motion carried (Yes/0 No/2 Absent [Edward, Bliss])

VI. ITEMS FROM STAFF

1. Update on Council items

Mr. Brierley mentioned there was a hearing last Thursday for the UGB amendment by the county commissioners with the record being left open until 5:00PM today to add testimony. Next Thursday the city will submit additional comments and on June 27, 2013, the county commissioners are scheduled to deliberate. At the next planning commission meeting there will be a new planning commissioner.

Student Commissioner Saavedra explained he has been working on getting another student to join the planning commission.

Mr. Brierley said the Design Star program received an award from the National Planning Association. He explained Jessica Nunley went to Chicago to receive the award and a professional video was made from Newberg's participants. The video is available on YouTube to watch.

Mr. Steve Olson, associate planner, reported the Chehalem Cultural Center received news from SHPO that the Cultural Center was not considered eligible for the National Historic Register and therefore SHPO would not be making comments regarding the proposed forecourt project. The site still has a local historic overlay on it, however.

2. Other reports, letters, or correspondence
3. Next Planning Commission Meeting: July 11, 2013

VII. ITEMS FROM COMMISSIONERS

Student Commissioner Saavedra sent in a letter about stop signs but never heard back from the Traffic Safety Commission. He wants them to focus on this item because some of the stop signs are near school zones, one at the public library, and one near Nara Teriyaki, all places children frequent. Chair Stuhr asked him to keep updating them as he learns more.

VIII. ADJOURN

The meeting adjourned at 7:58PM.

Approved by the Newberg Planning Commission this 11th day of July, 2013.

Mandy Dillman
Minutes Recorder

Cathy Stuhr
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
TERRA ESTATES SUBDIVISION**

HEARING DATE: July 11, 2013

FILE NO: SUB2-12-003

REQUEST: Tentative plan approval for a subdivision that would include 44 lots and one stormwater tract.

LOCATION: 3805 Terrace Drive

TAX LOT: 3207-00500

APPLICANT: The applicant is Del Boca Vista, LLC, represented by Mike Hanks, member. The property is owned by the Hutchison Estate.

ZONE: R-1 (Low Density Residential)

PLAN DISTRICT: MDR

OVERLAYS: Stream Corridor (a small portion of the stream corridor is on proposed lot 37)

ATTACHED:

Order 2013-13 with
Exhibit "A": Findings
Exhibit "B": Conditions

ATTACHMENTS:

1. Aerial Photo
2. Tentative Plan
3. Contours Map
4. Zoning Map
5. Public Comments
6. Application
7. Development Code (by reference)



A. DESCRIPTION OF APPLICATION: The applicant, Del Boca Vista, LLC, has requested approval to subdivide a piece of property into 44 lots and one stormwater tract. One of the proposed lots (lot 37) contains a small portion of the city's mapped and protected stream corridor, and proposed tract A will have a stormwater quality/detention pond to serve the site. The proposed subdivision would have access from two new east/west streets off of Terrace Drive and from a northern extension of Morris Street. The lots range in size from 5,000 to 7,629 square feet. All meet or exceed the minimum lot size of 5,000 square feet required for the R-1 zone.

B. SITE INFORMATION:

1. Location: 3805 Terrace Drive
2. Size: approximately 7.9 acres
3. Topography: relatively gentle slope to the northeast
4. Current Land Uses: vacant, with an existing gravel driveway used by the former house on the property, which was donated to the fire department and used in a "burn to learn" in 2011
5. Natural Features: There is a small portion of the city's designated stream corridor overlay in the far northwest corner of the property; the stream corridor area will be required to be delineated and protected during site grading and construction. The site contains a few large trees around the former home site and near the southern portion of the property, many of which will likely be removed during site construction.
6. Adjacent Land Uses:
 - a. North: rural residential
 - b. East: rural residential
 - c. South: single-family residential
 - d. West: vacant farmland
7. Access and Transportation: The proposed subdivision is accessed by two new east/west streets coming off of Terrace Drive and by a northerly extension of Morris Street. Terrace Drive is currently substandard width and will require a 10-foot right-of-way dedication from the property along with a half-street improvement to include sidewalks, curbs, and gutters. All streets serving the subdivision will be fully improved with sidewalks, curbs, and gutters.
8. Utilities:
 - a. Sanitary Sewer: All of the lots would be served by a new 8-inch line extending north from the existing line in Terrace Drive.
 - b. Water: All of the lots would be served by a new 8-inch water line extending north from both Morris Street and Terrace Drive and looping through the subdivision. There is an existing fire hydrant on Terrace Drive at the northeast edge of the subdivision, and new fire hydrants are planned for the southwest

corner of the subdivision on Morris Street and the northern intersection of Morris Street and Camellia Road.

- c. Storm: A new stormwater system will be built to convey stormwater from the subdivision to a stormwater quality/detention facility in Tract A.

C. PROCESS: The subdivision request 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. May 23, 2013: The planning director deemed the application complete.
2. May 23, 2013: The applicant mailed notice to the property owners within 500 feet of the site and posted the site.
3. June 5, 2013: Public comments received requesting a Planning Commission hearing on the application.
4. June 20, 2013: The applicant mailed notice of the Planning Commission hearing to property owners within 500 feet.
5. June 26, 2013: The *Newberg Graphic* published notice of the Planning Commission hearing.
6. July 11, 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 & department comments:

1. Newberg School District: *Reviewed; no conflict*
2. Waste Management (Jack Miller): *Reviewed; no conflict.*
3. Newberg Fire Department: *Place hydrants as required by Fire Code and correct GPM.*
4. Newberg Engineering Services Department:
 - a. *An abbreviated fire flow calculation dated July 25, 2013 for the project site was submitted by the applicant. Fire flow calculations will be required to be submitted to the Engineering Services Department for the proposed subdivision that conform to the City of Newberg Fire Department Standards, indicating that each lot in the new subdivision will meet the minimum service requirements.*
 - b. *Domestic water flow calculations will be required to be submitted to the Engineering Services Department for the proposed subdivision that conform to the City Building Department requirements indicating that minimum service pressures are available at the future highest fixtures in the development.*
 - c. *The proposed storm drainage water quality/quantity facility shall be fully constructed with the first phase of development. Applicant's civil engineer is to meet with Engineering Services Department staff to review the proposed design. The control structure shall discharge into a rock armored open channel/ditch to transmit the stormwater flows to the receiving stream.*

- d. *All stormwater detention and water quality hydraulic and sediment control structures shall have adequate maintenance access for the City vector truck within 10 feet of the proposed structure.*
- e. *The proposed stormwater tract shall be under ownership separate from the City and subject to a recorded public storm drainage easement over its entirety. A City standard private stormwater facility maintenance agreement shall be completed by the applicant and recorded for private maintenance of the stormwater facility. The agreement shall state the responsible party(s) for the required facility maintenance.*
- f. *Sanitary sewer facilities in Terrace Drive shall be constructed to serve future development in the basin. A basin plan shall be prepared by an engineer of record and submitted to the Engineering Services Department.*
- g. *A geotechnical engineering report will be required for the project.*
- h. *Each street intersection in the proposed subdivision shall meet AASHTO vertical and horizontal intersection sight distance requirements, as verified by the engineer of record.*

E. PUBLIC COMMENTS: As of the writing of this report, the city has received several written public comments, which are attached in Attachment 5. The main concerns cited in the public comments include: traffic congestion; the impact of the proposed development on existing property values; the higher density of the proposed subdivision relative to the existing subdivisions to the south, and the reduced lot sizes in R-1 from 7,500 square feet to 5,000 square feet; school crowding; and whether water pressure can handle the development.

F. ANALYSIS: The applicants were required to complete a traffic study, which analyzed traffic at the following intersections: College Street/Foothills Drive, Foothills Drive/Morris Street, and College Street/Terrace Drive. The traffic study also conducted traffic counts in March 2013, and then seasonally adjusted the numbers to account for traffic variations per the procedure in ODOT's Analysis Procedures Manual. The traffic study found that existing facilities would be capable of handling the traffic while still operating at a satisfactory volume-to-capacity ratio and no mitigations are recommended for the area. One letter brought up the fact of overgrown vegetation around the intersection of College Street and Terrace Drive, which is largely in ODOT right-of-way and jurisdiction; city staff can forward notice of the issue to ODOT and Yamhill County.

This property was annexed into the city of Newberg by vote in November 2008. In October 2010, City Council adopted Ordinance No. 2010-2730, which amended the Newberg Comprehensive Plan and Newberg Development Code to meet planned densities and encourage needed housing types. The Ordinance states the Newberg Planning Commission held seven hearings to consider the changes and ultimately recommended that City Council adopt the amendments. Among the recommended and adopted changes was the reduction in minimum lot sizes from 7,500 square feet to 5,000 square feet for the R-1 zone. This change and the other changes included in the Ordinance were meant to help create and maintain safe, decent, affordable housing in Newberg, and to allow future developments to reach or be near the city's planned densities and housing types.

The proposed subdivision has lot sizes ranging from 5,000 square feet to 7,629 square feet. While this proposed subdivision is somewhat higher in density than the adjacent subdivisions,

it still meets the city's standard for "low density residential" R-1 zoning per the Development Code and would not be considered "high density". The nearby adjacent subdivisions to the south of this property, Terrace Heights (2008) and Natalie Park #2 (1997), were platted to the previous standard of 7,500 square feet minimum lot sizes and have lots ranging from 7,500 – 8,300 in Natalie Park #2 and from 7,501 – 10,784 square feet in Terrace Heights. There is a common concern that nearby higher density development will negatively impact property values. However, research commonly shows that density does not have much of a role in affecting property values; rather, factors such as quality of neighborhood schools, overall quality of the housing stock, and general desirability of the area play a larger role.

We are largely unable to address the neighbor's concerns about school crowding, as that is the Newberg School District's purview and is not a criterion for approval. However, notice of the proposed subdivision was sent to the School District and they returned the notice with the box checked for "reviewed, no conflicts", so we must assume they are aware of this development and are planning for growth accordingly. This development will also contribute by paying the school excise tax to help fund additional capacity.

There was also a comment raising concerns about water pressure to the subdivision. The applicants submitted a preliminary fire flow report indicating the site has adequate domestic and fire flow water capability. As indicated by the Engineering Services Department, further domestic water flow calculations will be submitted during the construction plan phase of the project to ensure that adequate pressure will be available for the development.

The proposed subdivision meets the applicable code criteria, with conditions.

- 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 2013-13, which approves the requested subdivision tentative plan with the findings in Exhibit "A" and the attached conditions in Exhibit "B".



PLANNING COMMISSION ORDER 2013-13

AN ORDER APPROVING SUB2-12-003 FOR A SUBDIVISION TO BE KNOWN AS TERRA ESTATES THAT INCLUDES 44 LOTS AND ONE TRACT, LOCATED AT 3805 TERRACE DRIVE, YAMHILL COUNTY TAX LOT 3207-00500

RECITALS:

1. Mike Hanks, member of Del Boca Vista, LLC, submitted an application for tentative subdivision approval for a subdivision to include 44 lots and one tract, Yamhill County Tax Lot 3207-00500. The proposed tract A would be used for a stormwater quality/detention pond to serve the subdivision.
2. The Planning Division received a citizen request to hold a public hearing about the subdivision.
3. After proper notice, the Newberg Planning Commission held a hearing on July 11, 2013 to consider the application. The Commission considered testimony and deliberated on the item. The Newberg Planning Commission finds that the application meets the applicable criteria as shown in the findings attached in Exhibit "A" and must comply with the conditions of approval shown in Exhibit "B".

The Newberg Planning Commission orders as follows:

1. The tentative subdivision plan application SUB2-12-003 for the Terra Estates Subdivision is hereby approved, subject to the conditions contained in Exhibit "B". Exhibit "B" is hereby adopted and by this reference incorporated.
2. The findings attached as Exhibit "A" are hereby adopted and by this reference incorporated.
3. This order shall be effective July 26, 2013 unless appealed prior to that date. 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 11th day of July, 2013.

ATTEST:

Planning Commission Chair

Planning Commission Secretary

Attached:

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

Exhibit “A”
to Planning Commission Order 2013-13
Findings –File SUB2-12-003 – Terra Estates Subdivision

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: Approval will not impede the future best use of the property as the entirety of the property will be divided into buildable lots and a stormwater tract. Approval of the requested subdivision would allow the adjoining land to develop in the future by extending the city’s road network and utilities to the edges of the parcel.

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: Following compliance with the conditions of approval as shown in Exhibit “B”, the subdivision complies with all applicable requirements of the code. See sections II through IV for specific Development Code standards and findings.

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 required improvements will either be completed prior to final plat or the developer will enter into an agreement with the city for the remainder of the improvements to be completed. In

this case, public improvements include: construction of Morris Street northward through the subdivision; construction of Camellia Road and Drèa’s Way east/west through the subdivision; a half street improvement to Terrace Drive along the frontage of the subdivision; construction of city water, sewer, and stormwater infrastructure throughout the subdivision; and construction of a stormwater quality/detention facility to serve the subdivision. All street improvements will include sidewalk, curb, gutter, and planting strip.

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.

Finding: The property is all zoned R-1. The size of the lots in the proposed subdivision range from 5,000 square feet to 7,629 square feet, and the subdivision has an overall average lot size of 5,663 square feet, which meets the criteria.

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 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.

Finding: Each proposed lot meets the required width for the R-1 zone and all have adequate frontage on a public street. Lots 7, 8, 25, 34, and 36 must have buildings facing the wide section of the lot in order to comply with the criterion. Therefore, lots 7 and 8 are conditioned to have houses facing Terrace Drive; lots 25 and 34 are conditioned to have houses facing Morris Street; and lot 36 is conditioned to have a house facing Camellia Road.

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.

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: All of the proposed lots will be served by an extension of city sewer and water facilities. The existing 8-inch sanitary sewer line in Terrace Drive will be extended north and west “to and through” the property in Terrace Drive and Camellia Road in order to serve future development on adjacent properties. The sewer line will also be extended west on Drèa’s Way and south down Morris Street from Camellia Road. The existing 8-inch water line will be extended north in both Terrace Drive and Morris Street, looped through the site, and similarly extended “to and through” to the edges of the property. There is an existing fire hydrant at the north edge of the property in Terrace Drive; two new fire hydrants are planned for the north and south boundaries of Morris Street in the subdivision. The applicant submitted a preliminary fire flow report indicating there was adequate domestic and fire flow capacity. The applicant will be conditioned to submit further calculations conforming to Fire Department and Building Division standards indicating minimum service requirements will be met.

In accordance with the city’s new stormwater standards, the development will include a tract set aside for a stormwater quality/detention pond facility to serve the subdivision. There will be new stormwater lines installed at various points in the subdivision to collect the stormwater. Stormwater will be conveyed from the detention pond to the existing creek. As conditioned, the outfall will have erosion control measures to protect against water velocity and the design must be approved by the Engineering Services Department. The detention pond facility will be privately owned and maintained with a public storm drainage easement, and must be designed to Clean Water Services Standards and approved by the Engineering Services Department. A private maintenance agreement will be required, as conditioned.

Morris Street, Camellia Road, and Drèa’s Way are all standard local streets with a 54-foot right-of-way. All will be fully improved with sidewalk, curb, gutter, and planter strip. As conditioned, all sidewalks are setback behind the planter strip. Terrace Drive required a right-of-way dedication of 10 feet along the frontage, and will be improved with a half-street improvement to widen the paved area and add sidewalk, curb, gutter, and planter strip along the frontage. All public streets will have street trees in accordance with the code. In addition, a paved pedestrian path will be built in the public access easement between lots 4, 5, 10, and 11. The pedestrian path will be privately maintained and maintenance responsibility will need to be included in the CC&Rs, as conditioned.

NDC 15.505.160: Platting standards for blocks. B. Maximum Block Length and Perimeter. The maximum length and perimeters of blocks in the zones listed below shall be according to the following table. The review body for a subdivision, partition, conditional use permit, or a Type II design review may require installation of streets or walkways as necessary to meet the standards below.

<i>Zone(s)</i>	<i>Maximum Block Length</i>	<i>Maximum Block Perimeter</i>
<i>R-1</i>	<i>800 feet</i>	<i>2,000 feet</i>
<i>R-2, R-3, RP, I</i>	<i>1,200 feet</i>	<i>3,000 feet</i>

Finding: The proposal meets the block length and perimeter standard. Camellia Road is 640 feet from Terrace Drive to the west edge of the property. Morris Street is 722 feet from Camellia Road south to Natalie Drive. The block bounded by Camellia Road/Morris Street/Drèa’s Way/Terrace Drive is 1440 feet in perimeter length. The block bounded by Drèa’s Way/Morris Street/Natalie Drive/Dahlia Street/Petunia Drive/Terrace Drive is 1792 feet in perimeter length. The tentative plat shows a paved pedestrian path between lots 4, 5, 10, and 11 that will contribute to the overall connectivity through the subdivision.

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

Finding: According to the finding above for Development Code requirements for infrastructure, the proposed subdivision complies with the policy to have paved streets, curbs, pedestrian ways, water, sewer, storm drainage, street lights and underground utilities, and meets the intent of the Newberg Comprehensive Plan.

VI. Conclusion: Based on the above findings, the application meets the goals and policies of the Newberg Comprehensive Plan and the required criteria within the Newberg Development Code for a subdivision, subject to completion of the attached conditions.

Exhibit B

to Planning Commission Order 2012-02

Conditions of Approval – File SUB2-12-003 – Terra Estates Subdivision

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

- 1. Revised Tentative Plan:** Provide a revised tentative subdivision plan that shows the following:
 - a. Temporary turnarounds for roads dead-ending after each phase.
 - b. The new Camellia Road section needs to align with the existing Camellia Road to the east. The Development Code requires either alignment or for intersections to be offset by a minimum of 100 feet, centerline to centerline.

- 2. Construction Plans:** Submit engineered construction plans for review and approval of all public utilities. Plans should be drawn to show storm information on one sheet; water and sanitary on another sheet. Please note that additional Engineering Services Department plan review application and fees apply for review of plans. The plans must note the following:
 - a. Sanitary Sewer/Water:
 - i. Submit detailed utility construction plans for review and approval for all public water meters, sanitary sewer mains, and sanitary sewer laterals.
 - ii. Sanitary sewer facilities in Terrace Drive shall be constructed to serve future development in the basin. A basin plan shall prepared by engineer of record and submitted to the Engineering Services Department.
 - iii. An abbreviated fire flow calculation dated July 25, 2013 for the project site was submitted by the applicant. Fire flow calculations will be required to be submitted to the Engineering Services Department for the proposed subdivision that conform to the City of Newberg Fire Department standards, indicating that each lot in the new subdivision will meet the minimum service requirements.
 - iv. Domestic water flow calculations will be required to be submitted to the Engineering Services Department for the proposed subdivision that conform to the City Building Division requirements indicating that minimum service pressures are available at the future highest fixtures in the development.
 - b. Streets:

- i. Full improvements for Morris Street, Camellia Road, and Drèa’s Way, including curb, gutter, planter strip, and sidewalk. Note: all sidewalks are to be setback behind the planter strip.
 - ii. Half street improvement to the west side of Terrace Drive along the frontage, to include curb, gutter, planter strip, and sidewalk. Note: the sidewalk must be setback behind the planter strip.
 - iii. Street names should be “Morris Street”, “Camellia Road”, and “Drèa’s Way”.
 - iv. Each street intersection in the proposed subdivision shall meet AASHTO vertical and horizontal intersection sight distance requirements, as verified by the engineer of record.
- c. Stormwater:
- i. The proposed stormwater quality/detention pond facility shall be fully constructed with the first phase of development. Applicant’s Civil Engineer is to meet with Engineering Services Department Staff to review the proposed design. The stormwater facility should be designed according to Clean Water Services standards, and the control structure shall discharge into a rock armored open channel/ditch to transmit the stormwater flows to the receiving stream.
 - ii. The proposed stormwater tract shall be under ownership separate from the City and subject to a recorded public storm drainage easement over its entirety. A City standard private stormwater facility maintenance agreement shall be completed by the applicant and recorded for private maintenance of the stormwater facility. The agreement shall state the responsible party(s) for the required facility maintenance.
 - iii. All stormwater detention and water quality hydraulic and sediment control structures shall have adequate maintenance access for the City vactor truck within 10 feet of the proposed structure.
 - iv. Delineate the stream corridor and provide a plan to protect the stream corridor during site grading and construction.
3. **Stormwater Facility Maintenance Agreement:** Provide a stormwater facility maintenance agreement for private maintenance of the stormwater facility. The agreement must state the responsible party(s) for the required facility maintenance.
 4. **Geotechnical Report.** Provide a geotechnical engineering report for the subdivision.
 5. **Grading:** If required, obtain a DEQ 1200-C permit and a city grading permit prior to site grading.

6. **Stream Corridor Protection Plan.** Provide a plan to protect the stream corridor during construction with erosion control measures.
7. **Stormwater Outfall.** Provide an erosion control plan for the proposed stormwater outfall area into the existing creek to reduce water velocity and speed.

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 Services Department (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, etc.
 - a. Construct all water meters, sanitary sewer mains, and sanitary sewer laterals as shown on the approved utility construction plans.
 - b. Construct the stormwater system as shown in the approved plans.
 - c. Construct all public roads and the public pathway identified on the approved tentative plat.
2. **Street Tree Bond:** Provide a landscape plan that identifies all planned tree species for street trees in accordance with NDC 15.420.010. A landscape bond will be required for installation of street trees prior to final plat approval.
3. **Construct Fence.** Construct a fence along the southern boundary of the subdivision.
4. **Existing Wells/Septic:** Decommission any wells or septic tanks currently on the property.

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 Services Department. The Engineering Services Department will make red-line comments on these sheets for your surveyor/engineer to correct prior to printing final Mylar copies.

2. **Dedications/Easements Required:** The plat must show the following:
 - a. 10 ft public utility easements along all street frontages.
 - b. A 15-foot wide public access and storm drainage easement between lots 4, 5, 10, and 11.
 - c. The storm drainage easement along the northern edge of the subdivision as shown on the tentative plat. In addition, the entirety of Tract A shall have a public surface water and public storm drainage easement.
3. **Documents Required:** Provide the following documents for review and approval:
 - a. Stormwater facility maintenance agreement for private maintenance of the stormwater facility. The agreement must state the responsible party(s) for the required facility maintenance.
 - b. A signed and notarized performance agreement that assures construction and performance in accordance with the approved final plans.
 - c. A bond for street tree planting in an amount to be approved by the Planning Division.
 - d. A final draft copy of 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. The CC&Rs must include maintenance responsibility for the paved pedestrian path between lots 4, 5, 10, and 11.
4. **Final Mylar Copies of the Subdivision Plat:** Submit final mylar copies of the corrected final subdivision plat (after red-line corrections have been made).
 - a. Two sets (one original and one copy) of the plat. Original plats shall be in substantial conformity to the approved tentative plan and shall conform to the Yamhill County Surveyor's specifications and requirements. Scale requirements shall be the same as specified for the tentative plans. Note: Newberg Development Code requires a mylar copy of the recorded plat. To complete this requirement, you may either record a mylar copy of the plat for the city or you may have your surveyor/engineer print a copy of the recorded plat on mylar. This requirement must be met to complete the final plat process, and building permits will not be issued until the mylar copy is received.

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 subdivider 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.
 - 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 County Assessor
 - c. The County Surveyor
 - d. The City Recorder

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. **Completion:** Return an exact mylar copy of the recorded plat to the Director to complete the subdivision process. Note: the city will not issue building permits or other permits for construction on individual lots until the mylar copy is returned.

E. Development Notes:

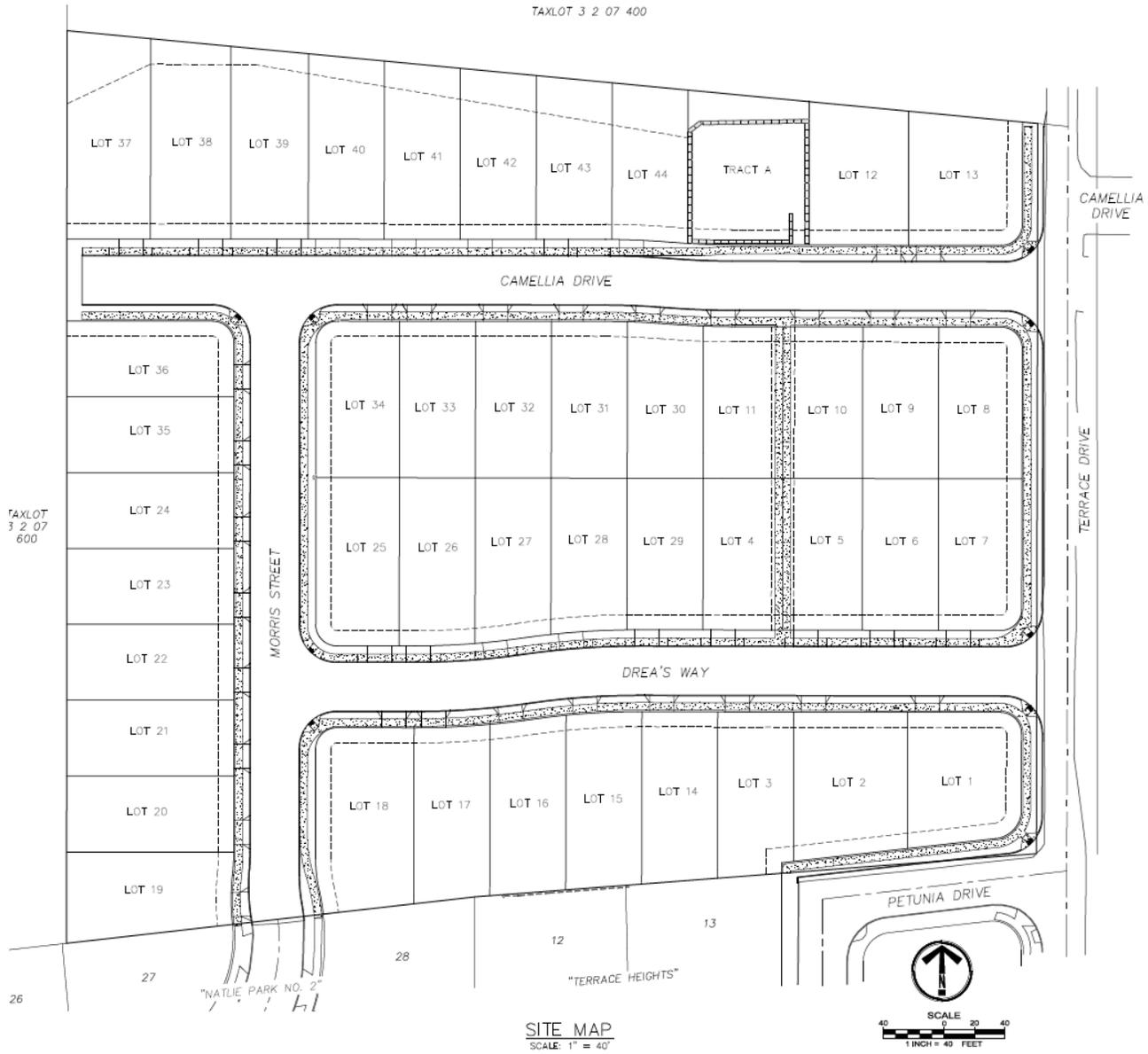
1. **Postal Service:** The applicant shall submit plans to the Newberg Postmaster for approval of proposed mailbox delivery locations. Contact the Newberg Post Office for assistance at 503-554-8014.
2. **PGE:** PGE can provide electrical service to this project under terms of the current tariff which 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 Services Department, Frontier, at 541-269-3375.
4. **Waste Management:** Contact Waste Management for garbage service to the new lots.
5. **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.
6. **Building Plans for Lots 7, 8, 25, 34, and 36:** The building plans for these lots must show the front of the house facing the widest portion of the lot. Lots 7 and 8 must face Terrace Drive, lots 25 and 34 must face Morris Street, and lot 36 must face Camellia Road.
7. **Street Trees on Corner Lots:** Street trees on corner lots shall be adjusted to not interfere with street signs as necessary.
8. **Fence:** Consider constructing a six foot tall opaque fence along the southern boundary of the subdivision.

Attachment 1: Aerial Photo

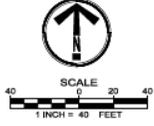
Note: the buildings on the subject property shown in this photo have been removed.



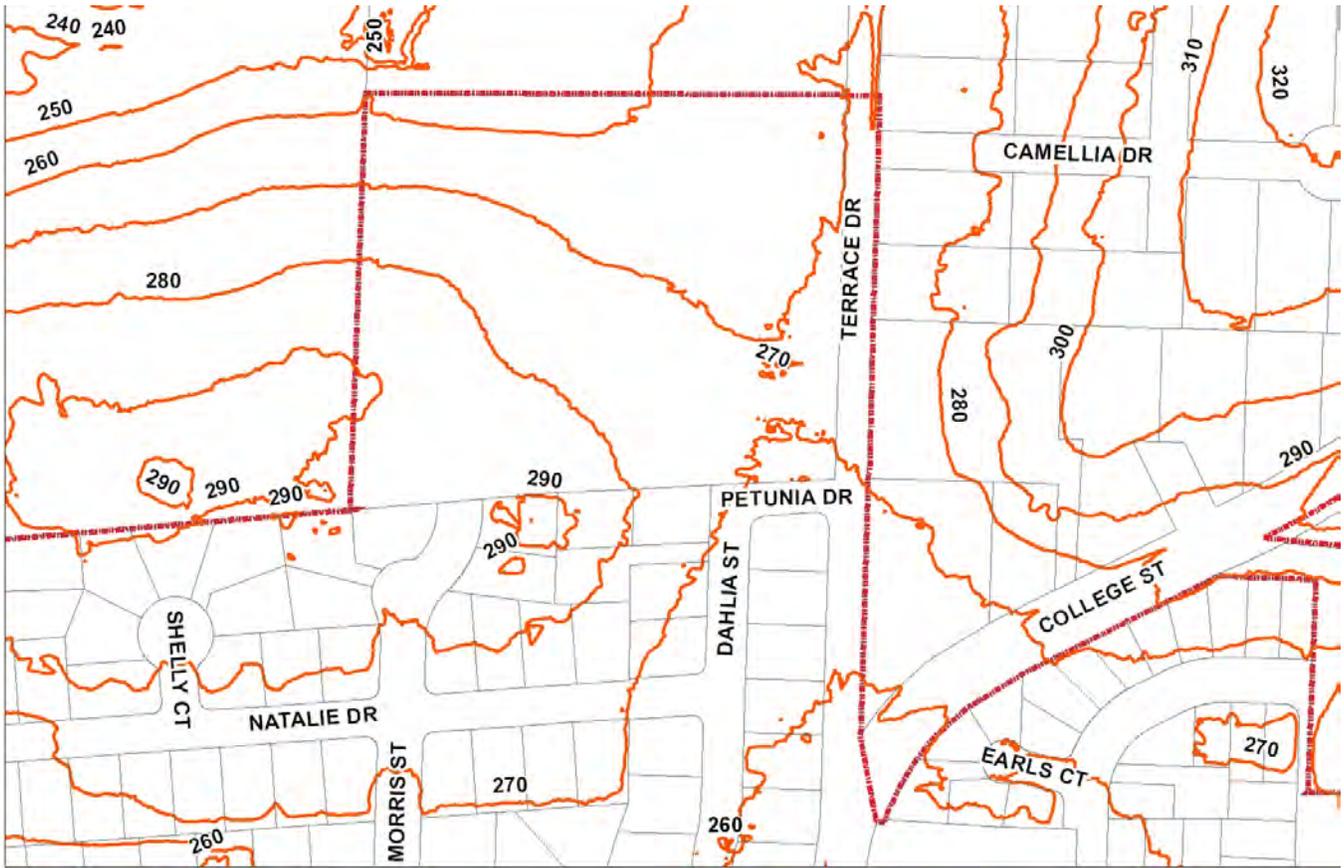
Attachment 2: Tentative Plan



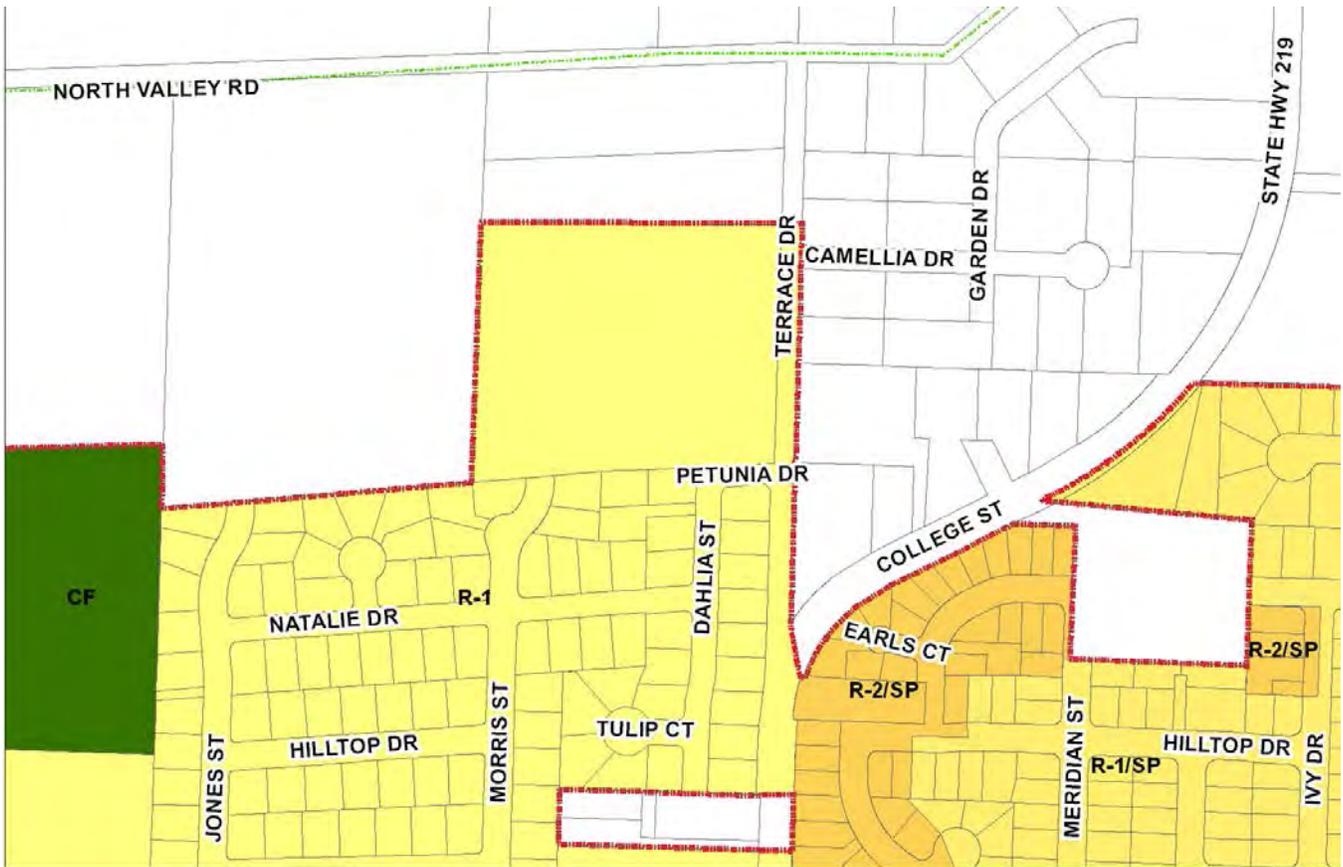
SITE MAP
SCALE: 1" = 40'



Attachment 3: Contours Map



Attachment 4: Zoning Map



Attachment 5: Public Comment

RECEIVED

JUN 5 2013

Initial: _____

Nina and Gerry Boe

412 Natalie Drive

Newberg, OR 97132

File No. SUB2-12-003

City of Newberg Planning and Building Department

414 E First Street

Newberg, OR 97132

Dear Sir:

The proposed Terra Estates subdivision is not at all like our current neighborhood. There will be nearly twice as many homes on the blocks as on ours!

We are very concerned about how such high density housing will change the amount of traffic down Morris St.

This kind of development is completely different from the spacious homes on our side of College St. for miles. It would negatively change the neighborhood and probably lower the value of our properties.

Please reconsider allowing this. We request a hearing on the issues of how it will affect our housing values and traffic in the neighborhood.

Thank you for your consideration,

Nina Boe
Gerald Boe

RECEIVED

JUN 5 2013

Dear Sirs,

Initial: _____

Regarding the proposed development on Terrace Rd, I feel that use of land should be discretionary to the owner, however I think it would be mutually beneficial to all involved to reconsider putting 40+ homes on the property. For the most part, the Terrace area is one of quality homes on larger lots. If the lots for the new development were kept to a quarter acre, it would increase desirability and enhance property values in the area. Property values have already taken a large depreciation, and putting in a crowded development will not enhance the area, but endanger the quality of life for the residents, both new and established. We, as long time residents, urge you to consider this.

Regards,

Stacie & Nicholas Morrell

RECEIVED

JUN 4 2013

To whom it may concern,

Initial: _____

I am writing this letter in regards to a proposed new development in our neighborhood, file No. SUB 2-12-003. My husband and I have only one concern to this proposal. I know that Antonia Crater elementary school is already overpopulated by the fact Newberg has been growing. I am pretty sure all the other elementary schools and middle schools in Newberg have more students each year. However, the schools keep cutting the number of full time teachers and the teacher and student ratio has increased a lot in last few years. We chose to live in Newberg because we heard a lot of good things about schools, mostly very low teacher and student ratio. Unfortunately, this is not the case in any Newberg schools anymore, definitely not in Antonia Crater elementary school. We are very worried about how Antonia Crater elementary school will handle this new development if this proposal was accepted.

Only way we will be okay with this new development would be that the City of Newberg will guarantee Antonia Crater elementary and Chehalem Valley middle schools will have a lot more full time teachers so they will be able to handle the bigger number of students. Needless to say, they will need more budget to provide more space for students as well.

Please feel free to contact me if you have any questions.

Sincerely,



Saiko Mair, MS, ATC, CKTP

Assistant Athletic Trainer

George Fox University

503-724-9829

RECEIVED

JUN 5 2013

June 4, 2013

To: Newberg Planning & Building Department
P.O. Box 970
Newberg, OR 97132

Initial: _____

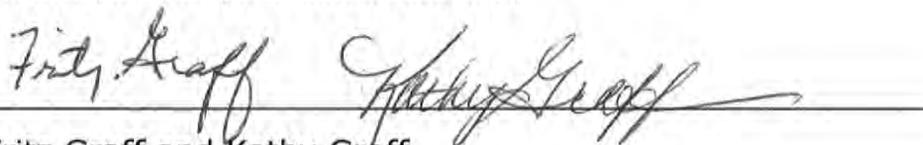
From: Fritz and Kathy Graff (Lot 12 of Terrace Heights)
3743 Dahlia Street, Newberg, OR 97132

Ref: Terra Estates subdivision
File No. SUB2-12-003

In response to the Planning department's letter of 5/23/2013 concerning Terra Estates, we are requesting that the Planning Commission hold a hearing on this proposed development. We are also asking for consideration by the City and future designer and/or builder of the following concerns with some emphasis on the two proposed lots adjacent to Lot 12 of Terrace Heights:

- The 44 proposed lots for this subdivision seem too high a density given the larger lot sizes of the houses in the surrounding area and on this side of town.
- Try to mitigate our loss of the view we currently enjoy toward the north, by house height and placement (e.g. minimize the height; locate more toward the front of the lots with more back yard; and maximum spacing between the two currently proposed Terra Estate lots that border our property).
- Construct a fence along the south boundary of the new subdivision.
- Save as many trees as possible.

Thank you for your consideration,



Fritz Graff and Kathy Graff

Attachment 5: Public Comment

Connie Farr
3823 Morris Street
Newberg, OR 97132

RECEIVED

JUN 6 2013

June 5, 2013

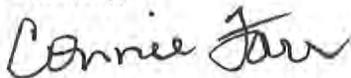
Initial: _____

To the City of Newberg Planning and Building Department:

I am writing this letter to object to the proposed plan for the Terra Estates Subdivision (File No. SUB2-12-003, Tax lot 3 2 07 500) that will be going into the vacant field at the end of Morris Street. I would like to request a hearing on the issues regarding the effects that such a high density housing development will have on our property values and traffic in our existing neighborhood.

My ~ 2,100 square foot home sits on a ~7,500 square foot lot. I have lived in my current home since 1998 and some of the main things that drew me to the neighborhood were the larger lot sizes, quiet street, and unique homes (not track homes). Recently, a new development went in at the end of Natalie Drive and N. Terrace Drive and most of the lots were a minimum of 7,500 square feet and the homes had higher end finishes so the property values have not been drastically affected by the development, even though through traffic on Natalie has increased noticeably. Why did the city now approve a much denser housing development to be placed next to the higher end homes off Morris Street without regard to the effects this will have on existing property values and the quality of life? I am concerned that the new development will have a great impact on the traffic flow through our quiet neighborhood since Morris Street will be one of the main feeder streets for this high density development. Why don't you consider restructuring the development so that there are more cul-de-sacs and homes are more aligned with the current alignments in our neighborhood? Also, homes progressively get larger and more unique as you move from Foothills up Morris toward our neighborhood but now you are considering allowing our nice homes to be wedged between the smaller, older homes at the base of the hill and the new skinny track homes at the top. This does not make any sense and will impact our property values and quality of life.

Sincerely,



Connie Farr

City of Newberg Planning DEPT.
File No. Sub 2-12-003

Dear Planner

I am writing to voice my concerns about the subdivision on North Terrace Dr.

I think the number of lots on this project is excessive. The traffic and congestion that this will generate is not going to be good. The intersection at Al College and North Terrace Dr is dangerous and cannot handle this kind of traffic. All the neighborhoods around this project are of the larger size lots and I think this project will affect the value of our property. Are there going to be public hearings on this?

Thank you.

Mike Sturdevant
3916 NE Terrace Dr
Newberg, Oregon, 97132

503-319-6760

RECEIVED

JUN 07 2013

Initial: _____

RECEIVED

JUN 07 2013

Initial: _____

5/31/2013

Jeff and Lisa Auld
3861 Morris Street
Newberg, OR 97132

File No. SUB2-12-003
City of Newberg
Planning and Building Department
PO Box 970
Newberg, OR 97132

Dear Sir or Madam,

We would like to formally submit comments to the Planning Department regarding the proposed Terra Estates subdivision.

We are very much opposed to the scope and design of this development, and would request that at the very least a public hearing be scheduled on this development. The following points summarize our concerns

- We believe this community is owed an explanation of how the city was able to change the definition of the zoning for this development. At the time of the annexation vote, we were led to believe that the zoning for Terra Estates would ensure that the proposed development would be similar in nature and density to the adjacent neighborhoods. Apparently the minimum lot size for a development with this zoning designation was changed subsequent to the annexation vote, and the proposed development is now drastically different than the surrounding neighborhoods. This will have a significant impact on traffic, livability, home values, and the neighborhood dynamic. As it now stands, the plan for this subdivision is markedly different than any neighborhood in the vicinity, and is by no means what we envisioned when we approved the annexation.
- Morris Street is not configured safely enough to accommodate the potential increase in traffic. Already, the intersection at Morris Street and Natalie Drive is perilous, and the additional traffic will only make the situation worse. This is a neighborhood with many young children, and funneling the traffic from a 44-unit subdivision down Morris Street would be dangerous and ill conceived.
- Water pressure in the Natalie Park subdivision is already weak, and we don't see how the addition of 44 new housing units will not cause further deterioration.
- All children living in the proposed new subdivision will be attending Antonia Crater Elementary and Chehalem Valley Middle Schools. At the 5th grade level, class sizes already reach to 33 pupils at Antonia Crater, and any additional increases are unacceptable. I believe the citizens of this community and school district are owed some details on what discussions have taken place between school officials and Planning staff.

Microsoft



In summary, we believe that this entire project warrants further clarification and a public hearing. However, the issue most deserving of an explanation is how the zoning regulations affecting this development could have been changed after the city voted for the annexation of this property, without additional input from the voters. To put it simply, it feels like a typical “bait and switch” maneuver took place here, and that doesn’t seem right.

Respectfully,

Jeff and Lisa Auld
Jeff and Lisa Auld

Respectfully, * 2

RECEIVED

JUN 07 2013

June 6th, 2013

RE: File No. SUB2-12-003

Initial: _____

Wow! Who would have thought we as a city are so scared of using up so much land! I see that we changed the old R-1 from 7500 square feet to 5000 square feet. Who influenced that decision and how did they financially benefit from that decision? Is that a relic from the housing boom? Well, we see how that has worked out. Shall we keep it up? Push, push, and push for more? What is the growth rate of Newberg? Do we really have to have lot sizes so small? The profit margins must be higher for smaller homes. Is profit really measured in dollars or lifestyle? I measure profit in lifestyle and hope we as a community do as well!

I have the preliminary subdivision plat and see how we are going to shove another load of "new customers" down our street. I go back to when we had a public hearing on the development to the east of my street. Again, the owners wanted to shove high density housing into the area. Instead, look what we have now, great, beautiful, spacious, new homes. I love these! LET ME SAY AS AN ELECTRICAL CONTRACOR, I SUPPORT CONSTRUCTION, but not what the owner has planned here! This development next 7500 square foot lots?

I'm seeing a pattern happening where we are deteriorating the lifestyle of the long term residents and stable families of our community by shoving more and more housing into smaller and smaller areas. If I wanted to live like this I would have chosen Portland... but I didn't! I leave Portland behind me in the in the rear view mirror after work many days for the lifestyle of less people and less dense housing, driving forward into Newberg. Where I rest, bike, jog, attend high school wrestling meets, take my daughter to Karate, stroll the Old Fashioned Festival, and many other small town type activities. I love Newberg and want great lifestyles for all the residents. This is not what this area needs.

Please, I ask you to defend our town and have the owners redesign these lots to match the neighborhood. Yes, I want them to build - homes like mine. I know we cannot help reasonable growth, but let's help Newberg grow, remembering that lifestyle is part of growth as well!

Larger homes bring longer term residents (families).

I want a public hearing on this!

Sincerely,



Christopher J. Strange

15 year owner of

3800 Morris Street

Newberg, OR 97132

Hi Neighbors -

Please take a letter to City Hall by 4:30 p.m. tomorrow, June 6, 2013!
(414 E First St.)

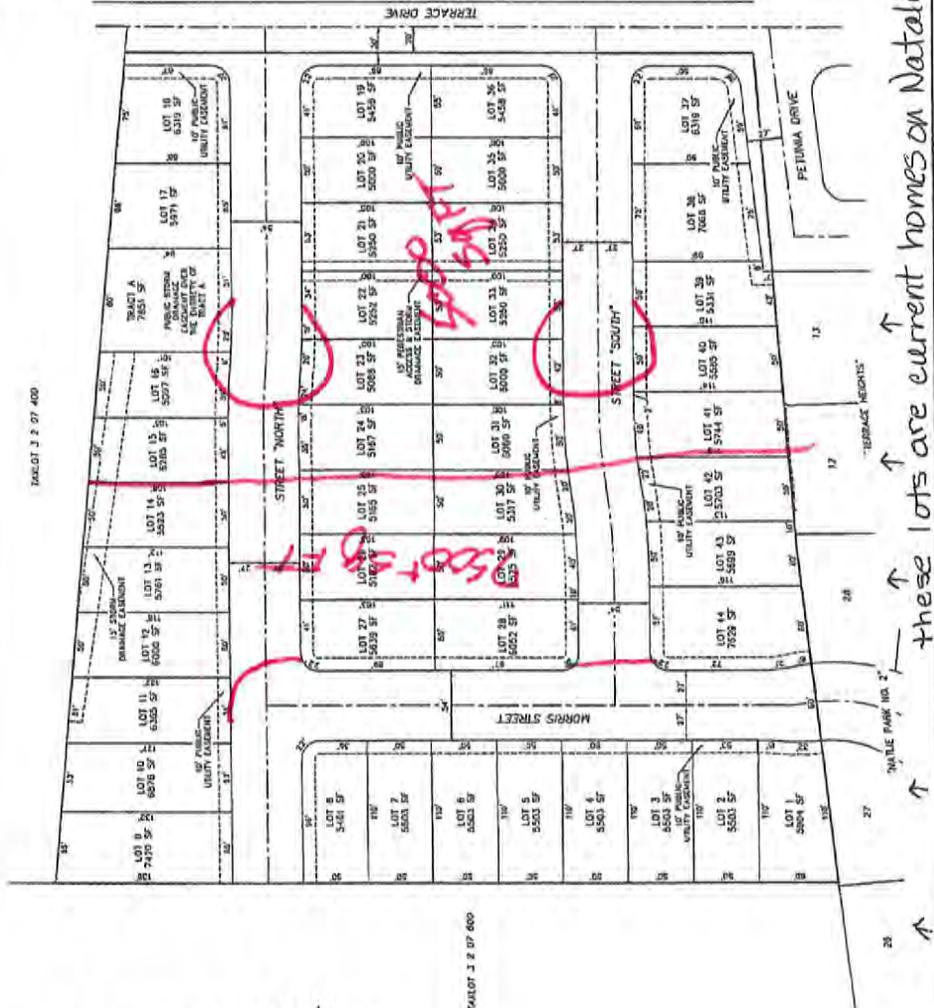
Object to the Terra Estates subdivision and request a hearing on the issue of the effect such high density housing will have on our property values and traffic in our neighborhood.

Lots will average 50 ft. across and homes will be 20 ft. from the street. This is about twice as many homes as we currently have on a block. They must look like town houses! This will double the traffic.

**"TERRA"
PRELIMINARY SUBDIVISION PLAT**

TAX LOT 3 2 07 500

CITY OF NEWBERG, YAMHILL COUNTY, OREGON



↑ these lots are current homes on Natalie Dr.

Address your comments:
File No. SUB2-12-003
City of Newberg Planning & Building Department

Note the letter we received said:
"The City Planning director will make a decision at the end of a 14-day comment period."

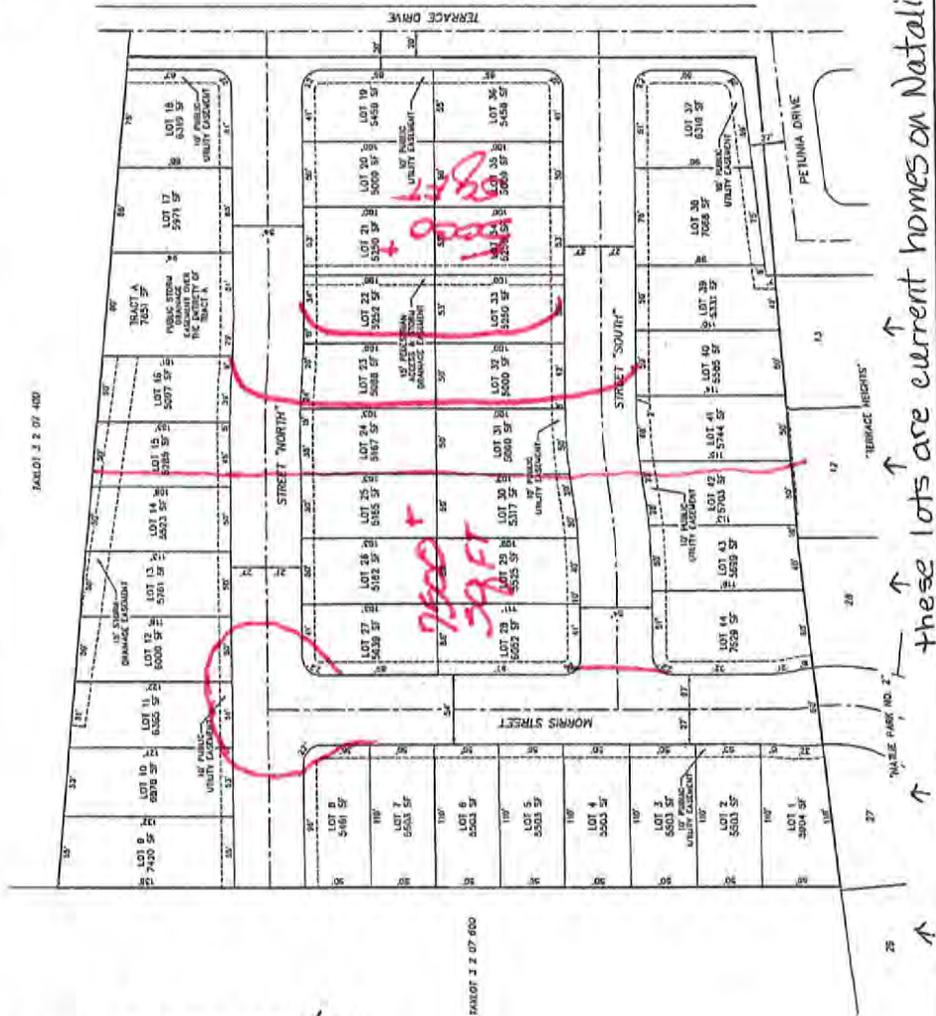
Hi Neighbors -

Please take a letter to City Hall by 4:30 p.m. tomorrow, June 6, 2013!
(414 E First St.)
Object to the Terra Estates subdivision and request a hearing on the issue of the effect such high density housing will have on our property values and traffic in our neighborhood.

Lots will average 50 ft. across and homes will be 20 ft. from the street. This is about twice as many homes as we currently have on a block. They must look like town houses! This will double the traffic.

**"TERRA"
PRELIMINARY SUBDIVISION PLAT**

TAX LOT 3 2 07 500
CITY OF NEWBERG, YAMHILL COUNTY, OREGON



↑ these lots are current homes on Natalie Dr.

Address your comments:
File No. SUB2-12-003
City of Newberg Planning & Building Department

Note the letter we received said:
"The City Planning director will make a decision at the end of a 14-day comment period."
That's tomorrow!

Thanks! Nina Boe 412 Natalie Dr.

Hi Neighbors -

Please take a letter to City Hall by 4:30 p.m. tomorrow, June 6, 2013!
(417 E First St.)
Object to the Terra Estates subdivision and request a hearing on the issue of the effect such high density housing will have on our property values and traffic in our neighborhood.

Lots will average 50 ft. across and homes will be 20 ft. from the street. This is about twice as many homes as we currently have on a block. They must look like town houses! This will double the traffic.

**"TERRA"
PRELIMINARY SUBDIVISION PLAT**

TAX LOT 3 2 07 500
CITY OF NEWBERG, YAMHILL COUNTY, OREGON

TAX LOT 3 2 07 400



Address your comments:
File No. SUB2-12-003
City of Newberg Planning & Building Department

Note the letter we received said:
"The City Planning director will make a decision at the end of a 14-day comment period."
That's tomorrow!

Thanks! Nina Boe 412 Natalie Dr

Comments on Proposed New Development to Be Named
"Terra Estates" subdivision
File No. SUB 2-12-003

RECEIVED

JUN 06 2013

Date: June 6, 2013

Initial: _____

We have two concerns regarding the proposed development of Terra Estates subdivision off College Street (State Highway 219) in north Newberg.

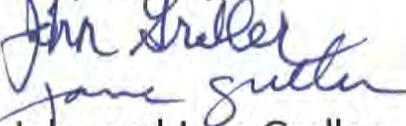
1. Turning left from College Street/Highway 219 onto Terrace Drive is already hazardous. The hazard is created by tall, overgrown grass (41" high on June 4, 2013) and overhanging tree limbs. These impede the sight line of vehicles coming south around the curve and down the hill on College Street/Highway 219. Vehicles turning onto Terrace Drive, particularly when completely stopped, are at risk to be struck by southbound traffic, traveling at the minimum of the posted 40 MPH speed limit.

Whose responsibility is it for mowing and trimming back this grass and tree growth? You can see from the enclosed pictures that not only is the sight line impeded, but pedestrians are being forced off the sidewalk onto the highway, where they are more susceptible to being struck. This stretch of sidewalk is the only pedestrian route to the popular North Valley Friends Church Peace Trail (walking trail). Pictures also show where trees have been trimmed (this spring and last summer) and grass mowed, work done by residents of Terrace Heights, after repeated requests to ODOT, Yamhill County Road Maintenance, and the City of Newberg to address this risk.

With increased traffic from the new development, as well as traffic from the proposed new Christian school to be built on the above property, the likelihood of an accident is exacerbated.

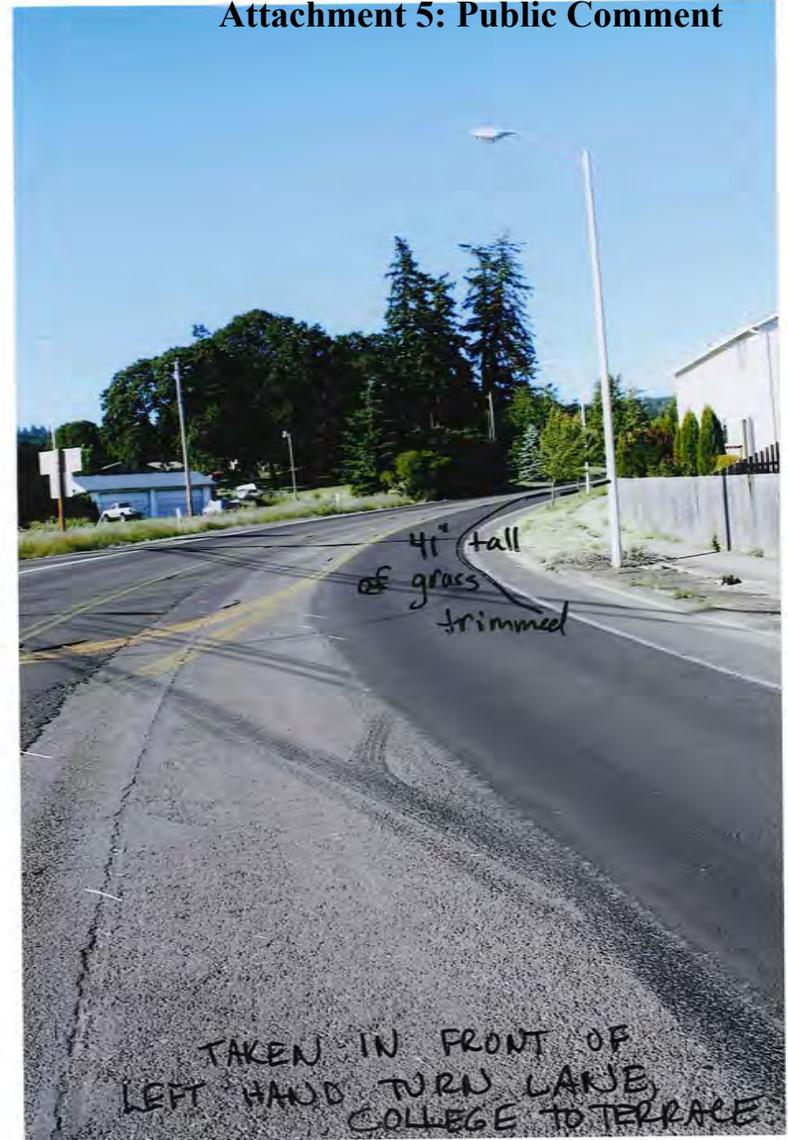
2. The backs of Lots #37 and #38 in the proposed Terra Estates subdivision will front on Petunia Street. Who is responsible for maintaining and enforcing the upkeep of these lots, both in the construction phase and upon completion of the development (enclosed pictures show the lack of easement maintenance on College Street/Highway 219, which cause concern for the same on Petunia)?

Respectfully,

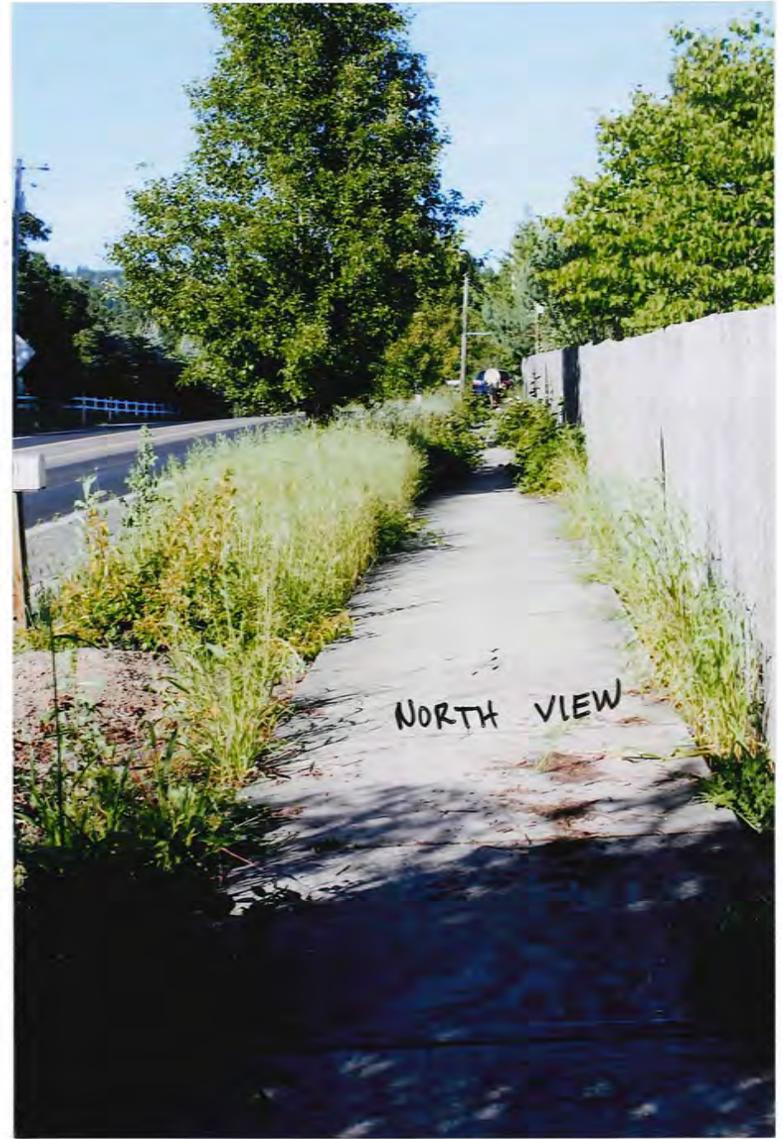


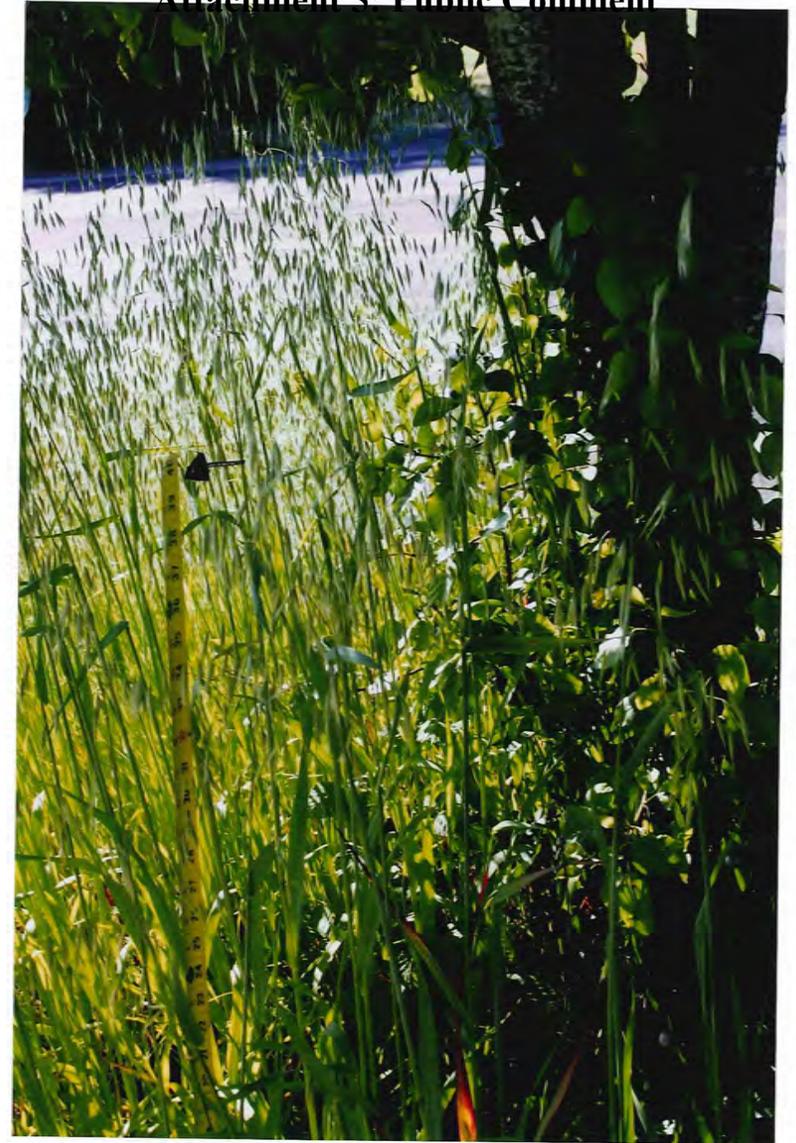
John and Jane Greller

3641 Dahlia Street
Newberg, OR 97132



Attachment 5: Public Comment





Attachment 5: Public Comment



Attachment 5: Public Comment



RECEIVED

JUN 08 2013

June 5th, 2013

Initial: _____

Jay & Bridget Martin
3870 Morris Street
Newberg, OR 97132
(503) 490-2594

City of Newberg
Planning & Building Department
Director of City Planning
PO Box 970
Newberg, OR 97132

Re: Terra Estates Subdivision - SUB2-12-003

Dear Director of City Planning,

This letter is in response to the City of Newberg Planning and Building Departments request for neighboring property comments regarding File No. SUB2-12-003. My name is Jay Martin and my family lives at 3870 Morris Street. Our property line is adjacent the proposed project lot location and we have many concerns to outline.

In past years I have attended the Newberg City Council meetings concerning the development of the Terrace Heights subdivision to the east of our property and the discussions of the annexation of this lot, along with the proposed changes to the Newberg City limits and urban growth boundaries. If my memory serves me correct, the planning commission advised the long term urban design of this area was for like sized homes/city lots to join the Upper Natalie & Terrace Heights subdivisions and continue a medium density urban plan.

My concerns are the proposed Terra Estates Subdivision is outside the urban growth plan and will greatly affect the property values of the Upper Natalie & Terrace Heights subdivisions. Additionally, the safety of our children due to increased traffic of 44 homes, the increasing impact to the local school districts, the increased demand on emergency services and the environmental impact of the development of this property.

I learned years ago during council meetings that the proposed property is part of the water shed for the stock ponds located to the north of this property, along with feeding into the Chehalem Mountain water shed. I also learned the Oregon white oak and prairie plant communities of Oregon's Willamette Valley are one of the most imperiled vegetation types in North America, of which the proposed project property contains. This property, along with the lot located to the west has many old growth white oak stands and supports prairie wild life ranging from deer, squirrel, red-tail hawks and reptiles. I have heard council members request "environmental impact studies" for this area in past meetings, but I have not seen them first hand.

Attachment 5: Public Comment

I have spoken with several neighbors and no one is trying to stop the development of this property. Our concerns are genuine from an economic, safety and environmental standpoint. I along with many of my neighbors hereby request a public hearing on this application.

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read "Jay Martin". The signature is fluid and cursive, with the first name being more prominent.

Jay Martin

A handwritten signature in black ink, appearing to read "Bridget Martin". The signature is cursive and somewhat stylized, with the first name being the most legible part.

Bridget Martin

Attachment 5: Public Comment

RECEIVED

June 30, 2013

JUL 01 2013

To: Newberg Planning & Building Department
P.O. Box 970
Newberg, OR 97132

Initial: _____

From: Fritz and Kathy Graff (Lot 12 of Terrace Heights)
3743 Dahlia Street, Newberg, OR 97132

Ref: Terra Estates subdivision
File No. SUB2-12-003

This is our response to the Planning department's "Notice of Planning Commission Hearing on Proposed Subdivision" referenced above. We will be out of town when the hearing is scheduled so this letter expresses our concerns about this proposed subdivision. Please include them with the oral testimony given at the hearing.

- Our biggest concern is the density of the 44 proposed lots for this subdivision because it is too high for this part of Newberg and does not come close to matching the adjacent properties and lots that will surround it. A more reasonable lot size **minimum** would be **7500** square feet in keeping with the adjacent Terrace Heights community, which is still under construction.
- There was no environmental impact report included in the plan. Consideration of the preservation of the old growth oak trees and potential water run-off should be assessed and evaluated.
- A privacy fence, at least along the south boundary of the new subdivision, should be required.

Thank you for your consideration,


Fritz Graff and Kathy Graff

RECEIVED

JUL 01 2013

June 27, 2013

Initial: _____

City of Newberg
Planning and Building Department
PO Box 970
Newberg OR 97132

Re: **Del Boca Vista, LLC Application/3805 Terrace Drive, Newberg**
Our File No. 49681-36087

To the Planning Commission:

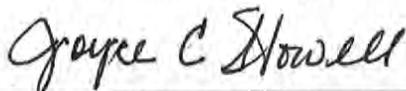
I wish to outline to the Commission the history of the Hutchison family with the property at 3805 Terrace Drive, both before and after the death of my mother in 2006, including the lengthy process since her death to sell the property for the benefit of me and my siblings.

In May of 1962, my parents moved with my four brothers and me to the property, which consisted of a house on 7.6 acres. Over the next 10 years, three of my brothers entered the military after high school and, after serving their tours, later moved home for periods of time until they were married. My fourth brother lived at home for nearly 20 years until he was married.

Over the years, two of my brothers divorced and moved back to the property for periods of time. My mother passed away on November 30, 2006, and one of my brothers and I were appointed to administer the estate for the benefit of all of us. Since that date, one brother has died.

As the City was expanding the urban growth boundary in 2006 and 2007, the City unilaterally included this area within the urban growth boundary. Subsequently in 2008, on behalf of the family, we submitted a request to annex the property. After going through the hearings process and necessary notices, consideration was approved and the lot was brought into the City. Pursuant to the comprehensive plan designation of this property as low-density residential, it was zoned R1. Under the attached zoning code, the minimum lot size for an R1 development is 5,000 square feet per lot. The proposal submitted by Del Boca Vista, LLC averages over 5,900 square feet per lot.

By the time the annexation was completed in late 2008, the housing market had effectively crumbled, and we were unable to sell the property until 2012. My family no longer resides on the property as the house had to be removed in 2011 due to its condition. We believe that all the necessary conditions for development have been met, and request the Planning Commission reaffirm the annexation approval.



Joyce Howell, Personal Representative
of the Estate of Minda Hutchison, Deceased

Enclosure

Division 15.400
DEVELOPMENT STANDARDS
Chapter 15.405
LOT REQUIREMENTS

Sections:

- 15.405.010 Lot area – Lot areas per dwelling unit.
15.405.020 Lot area exceptions.
15.405.030 Lot dimensions and frontage.
15.405.040 Lot coverage and parking coverage requirements.

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.

B. Lot or Development Site Area per Dwelling Unit.

1. In the R-1 district, there shall be a minimum of 5,000 square feet per **dwelling unit**.
2. In the R-2, AR, and R-P districts, there shall be a minimum of 3,000 square feet of **lot** or **development site** area per **dwelling unit**. In the R-2 and R-P districts, **lots** or **development sites** in excess of 15,000 square feet used for multiple single-family, **duplex** or multiple-family **dwellings** shall be developed at a minimum of one **dwelling** per 5,000 square feet **lot** area.
3. In the R-3 district, there shall be a minimum of 1,500 square feet of **lot** or **development site** area per **dwelling unit**. **Lots** or **development sites** in excess of 15,000 square feet used for multiple single-family, **duplex** or multiple-family **dwellings** shall be developed at a minimum of one **dwelling** per 2,500 square feet **lot** area.

Attachment 5: Public Comment

From: Shauna Yakich <shaunayakich@comcast.net>
Subject:
Date: June 28, 2013 9:30:53 PM PDT

Newberg Planning Commission,

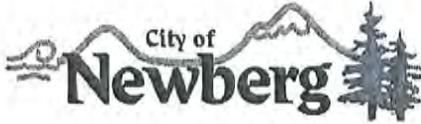
I object to the project File No. SUB2-12-003. This high density housing will bring too much traffic to our rural area. I suggest only half the number of new lots and put in a park to keep some of the natural landscape. Also, limit the new streets to Terrace Drive to one not two.

Shauna Yakich
3904 NE Terrace Drive
Newberg, OR 97132

RECEIVED

JUL 02 2013

Initial: _____



TYPE II APPLICATION (LAND USE) -- 2013

File #: XXXX SUB2-12-003
PL12-00097

TYPES - PLEASE CHECK ONE:

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

APPLICANT INFORMATION:

APPLICANT: Del Boca Vista, LLC , MIKE HANKS
 ADDRESS: _____
 EMAIL ADDRESS: MichaelHanks@nwdh.com
 PHONE: 503 590 8600 MOBILE: 503 720 8600 FAX: 503 590 8640
 OWNER (if different from above): Hutchison Estates PHONE: N/A
 ADDRESS: 3805 NE Terrace Drive, Newberg Or 97132
 ENGINEER/SURVEYOR: Leland MacDonald & Assoc, LLC PHONE: 503-472-7904
 ADDRESS: 3765 Riverside Drive, McMinnville Oregon 97128

GENERAL INFORMATION:

PROJECT NAME: Terrace Estates PROJECT LOCATION: North of Petunia, West of Terrace Drive
 PROJECT DESCRIPTION/USE: Preliminary Plat approval for a 44 lot subdivision
 MAP/TAX LOT NO. (i.e. 3200AB-400): 3 2 07 500 ZONE: R1 SITE SIZE: 7 1/5th SQ. FT. ACRE
 COMP PLAN DESIGNATION: Residential TOPOGRAPHY: Slight Slope to the North East
 CURRENT USE: Unimproved
 SURROUNDING USES:
 NORTH: Outside of UGB SOUTH: Terrace Heights Subdivision - Sub2-06-07
 EAST: Moderate Development of Residential WEST: Outside of UGB - Undeveloped

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:

- Design Reviewp. 12
- Partition Tentative Platp. 14
- Subdivision Tentative Platp. 17
- Variance Checklistp. 20

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

Joyce C Howell ^{PR} 5-17-13
 Owner Signature Date

Michael Hanks, Member
 Print Name

Joyce C Howell - PR 5-17-13
 Print Name

Attachments: General Information, Fee Schedule, Criteria, Checklists



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.: 1032-1936496
December 10, 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:

Cyndi Elsner, Title Officer
Phone: (503)376-7363 - Fax: (866)800-7294 - Email: celsner@firstam.com

Supplemental Preliminary Title Report

2006 ALTA Owners Standard Coverage	Liability \$	875,000.00	Premium \$	1,913.00
2006 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Extended Coverage	Liability \$	To Come	Premium \$	To Come
Endorsement 9, 22 & 8.1			Premium \$	100.00
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:

The land referred to in this report is described in Exhibit A attached hereto.

and as of December 5, 2012 at 8:00 a.m., title to the fee simple estate is vested in:

Heirs at law of Minda E. Hutchison, Deceased, and
Charles H. Hutchison, as to a 50% interest, as tenants in common

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.

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

- 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. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
 - 7. Easement, including terms and conditions contained therein:

Granted to:	City of Newberg, a municipal corporation in Yamhill County, Oregon.
For:	Water pipe line
Recorded:	February 7, 1941
Recording Information:	Book 117, Page 427
 - 8. Due Probate and Administration of the Estate of Minda Elouise Hutchison, deceased, Probate No. PR060251, which proceedings are pending in the Circuit Court/Superior Court for Yamhill County. Joyce C. Howell and Robert G. Hutchison was appointed as Personal Representative and has power to execute the forthcoming conveyance. Attorney for Estate, Douglas P. Cushing, Jordan Schrader Ramis PC.

Lis Pendens was recorded on December 22, 2006 under Instrument No. 200629382.

- 9. Deed of Trust and the terms and conditions thereof.
 Grantor/Trustor: Joyce C. Howell and Robert G. Hutchison, personal representatives for the Minda E. Hutchison Estate
 Grantee/Beneficiary: Oregon Department of Revenue
 Trustee: Douglas P. Cushing, Jordan Schrader Ramis PC
 Amount: \$82,097.00
 Recorded: April 08, 2008
 Recording Information: 200806141

- 10. Deed of Trust and the terms and conditions thereof.
 Grantor/Trustor: Joyce C. Howell and Robert G. Hutchison, personal representatives for the Minda E. Hutchison Estate
 Grantee/Beneficiary: Ronald C. Howell
 Trustee: Douglas P. Cushing, Jordan Schrader Ramis PC
 Amount: \$20,767.30
 Recorded: April 08, 2008
 Recording Information: 200806142

- 11. A State Revenue Tax Warrant for the amount herein stated, plus interest and statutory charges:
 Warrant No.: RO52352264
 Entered: December 3, 2008
 Recorded: December 5, 2008 as Instrument No. 200819531
 Amount: \$93,586.70
 Debtor: Estate of Minda E. Hutchison

- 12. Proof of death/or Dissolution of Marriage of Charles H. Hutchison, former spouse of Minda E. Hutchison, deceased, the Vestee herein.

- 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 Michael Hanks

NOTE: Taxes for the year 2012-2013 PAID IN FULL

Tax Amount: \$2,582.12
 Map No.: R3207-00500
 Property ID: 23254
 Tax Code No.: 29.0

Situs Address as disclosed on Yamhill County Tax Roll:

3805 NE Terrace Drive, 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: Michael Hanks
cc: Hutchinson Estate
cc: Kendall Bergstrom, Cascade Sothebys International Realty
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

Exhibit "A"

Real property in the County of Yamhill, State of Oregon, described as follows:

Part of the James Morris Donation Land Claim #46, in Township 3 South, Range 2 West of the Willamette Meridian, in Yamhill County, Oregon, described as follows:

Beginning at the intersection of the center line of the County Road with the East line of said Claim, said point being 30 rods South from the Northeast corner of said Claim; thence South 53 1/3 rods to a point 83 1/3 rods South from the Northeast corner of said Claim; thence West 40 rods; thence North 53 1/3 rods to the center line of said County Road; thence East along the center of the County Road, 40 rods to the place of beginning.

EXCEPT THEREFROM, that certain tract of land conveyed by William H. Oscanyon and wife to Walter Dean and Edna Dean by Deed recorded July 16, 1947 in Book 143, Page 751, Deed Records.

Tax Parcel Number: R3207-00500

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Written Narrative Addressing Page 17 in the Type II Application:

- (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 land is designated as R1 for residential development. The site achieves the cities planned use by a continuation of residential housing with an average lot size of the 5,000 sq ft minimum. The streets and utilities are designed for an extension/continuation of the existing infrastructure and as such create a uniformity of the desired goal of the City.

- (2) The subdivision complies with this code including but not limited to §§ 15.340.010 through 15.440.080 and §§ 15.505.010 et seq.

Answer: The code section has been imported and those sections that are relevant are addressed with answers to each area of the Newberg development code.

- (3) Either:

- e) Improvements required to be completed prior to final plat approval; or

Answer: The site will be phased and each phased will meet with the Cities approval.

- f) The subdivide 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

Answer: We ask that the City Street Tree's be a condition of the homes being constructed so as to minimize the damage that can occur during the building process.

- g) A local improvement district shall have been formed to complete the required improvements; or

Answer: No LID will be requested on this application at this time.

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

Answer: We are unaware of any CIP and or other governmental agency CIP at this time.

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**Chapter 15.304
R-1 LOW DENSITY RESIDENTIAL DISTRICT**

Sections:

15.304.010 Description and purpose.

15.304.020 Permitted buildings and uses.

15.304.030 Buildings and uses permitted conditionally.

15.304.010 Description and purpose.

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. [Ord. 2505, 2-1-99; Ord. 2451, 12-2-96. Code 2001 § 151.280.]

Answer: We affirm this commitment to the community and the tentative map shows that we comply with these goals of the community.

15.304.020 Permitted buildings and uses.

In the R-1 low density residential district the following buildings and uses are permitted as hereinafter specifically provided, subject to the general provisions and exceptions set forth in this code:

Answer: The permitted buildings and uses will be 'N' under the code for Single-family dwellings (one per lot)

15.304.030 Buildings and uses permitted conditionally.

In addition to the buildings and uses permitted conditionally, listed in NMC 15.225.070, the planning commission may grant a conditional use permit for the following buildings and uses in accordance with a Type III procedure:

Answer: Although we can ask for additional conditional uses, as the applicant we believe that a traditional single family house is preferred for the goals of the City.

Division 15.400

DEVELOPMENT STANDARDS

Chapter 15.405
LOT REQUIREMENTS

Sections:

15.405.010 Lot area – Lot areas per dwelling unit.

15.405.020 Lot area exceptions.

15.405.030 Lot dimensions and frontage.

15.405.040 Lot coverage and parking coverage requirements.

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.

Answer: The ranges of the lots are from 5,000 sq ft up to roughly 7,400.

B. Lot or Development Site Area per Dwelling Unit.

1. In the R-1 district, there shall be a minimum of 5,000 square feet per dwelling unit.

Answer: We meet the minimum threshold of 5,000. Please note that only one of the tentative proposed lots is at 5,000 sq ft.

15.405.020 Lot area exceptions.

The following shall be exceptions to the required lot areas:

Answer: We are not looking for any Lot area exceptions at this time.

15.405.030 Lot dimensions and frontage.

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

Answer: We comply with the lot area coverage ratios as well as the Depth to Width Ratio's in the code.

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 by this code.

Answer: All lots shown on the tentative plat do not include any area from public or private streets.

D. Frontage.

1. No lot or development site shall have less than the following lot frontage standards:

Answer: The lots meet the minimum requirement under the R1 of 50 feet for frontage:

2. The above standards apply with the following exceptions:

Answer: We are currently not requesting nor do we fall under the exception section of the development code.

15.405.040 Lot coverage and parking coverage requirements.

A. Purpose. The lot coverage and parking coverage requirements below are intended to:

1. Limit the amount of impervious surface and storm drain runoff on residential lots.
2. Provide open space and recreational space on the same lot for occupants of that lot.
3. Limit the bulk of residential development to that appropriate in the applicable zone.

B. Residential uses in residential zones shall meet the following maximum lot coverage and parking coverage standards. See the definitions in NMC 15.05.030 and Appendix A, Figure 4.

1. Maximum Lot Coverage.

a. R-1: 30 percent, or 40 percent if all structures on the lot are one-story.

Answer: We will comply with these requirements as we have in other developments in the City. We would like to affirm that the lot coverage ratio is a good standard and helps all in the community.

2. Maximum Parking Coverage. R-1, R-2, R-3, and RP: 30 percent.

Answer: See above for same response

3. Combined Maximum Lot and Parking Coverage.

a. R-1, R-2 and RP: 60 percent.

Answer: See above for same response

Chapter 15.410
YARD SETBACK REQUIREMENTS

Sections:

15.410.010 General yard regulations.

15.410.020 Front yard setback.

15.410.030 Interior yard setback.

15.410.040 Setback and yard restrictions as to schools, churches, public buildings.

15.410.050 Special setback requirements to planned rights-of-way.

15.410.060 Vision clearance setback.

15.410.070 Yard exceptions and permitted intrusions into required yard setbacks.

15.410.010 General yard regulations.

A. No yard or open space provided around any building for the purpose of complying with the provisions of this code shall be considered as providing a yard or open space for any other building.

Answer: The standard single family residence complies with the section of the code.

15.410.020 Front yard setback.

A. Residential (see Appendix A, Figure 10).

1. AR, R-1 and R-2 districts shall have a front yard of not less than 15 feet. Said yard shall be landscaped and maintained.

Answer: The lot layout allows for the standard noted above.

3. The entrance to a garage or carport, whether or not attached to a dwelling, shall be set back at least 20 feet from the nearest property line of the street to which access will be provided. However, the foregoing setback requirement shall not apply where the garage or carport will be provided with access to an alley only.

Answer: The lot design allows for 20 ft setbacks as a standard for the development.

15.410.030 Interior yard setback.

A. Residential.

1. All lots or development sites in the AR, R-1, R-2 and R-3 districts shall have interior yards of not less than five feet, except that where a utility easement is recorded adjacent to a side lot line, there shall be a side yard no less than the width of the easement.

Answer: The lot design allows for the five feet interior yards if needed.

15.410.040 Setback and yard restrictions as to schools, churches, public buildings.

A. Building Setback. No buildings shall be erected, used or maintained for a school, church or public or semi-public building or use, institution or similar use under the regulations of this code unless such building is removed at least 25 feet from every boundary line of any property included in any residential district.

Answer: This section doesn't apply to the application.

15.410.050 Special setback requirements to planned rights-of-way.

A. Yard Requirements for Property Abutting Partial or Future Street Rights-of-Way.

Answer: The tentative plat allows for connectivity/expansion for both the north and west of the site.

B. Planned Street Right-of-Way Widths, Planned street right-of-way widths are established as indicated in subsection (C) of this section for the various categories of streets shown in the transportation system plan.

Answer: the TSP does not identify any planned streets for this site.

C. A lot or parcel of land in any district adjoining a street for which the planned right-of-way width and alignment has been determined shall have a building setback line equal to the yard required in the district, plus a distance of:

Answer: The application does meet those conditions for a standard yard setback as noted.

Exceptions to the above five classifications are shown in the transportation system plan.

D. The centerline of planned streets shall be either the officially surveyed centerline or a centerline as on a precise plan. In the event of conflict between the two, the latter-described line shall prevail. In all other cases, a line midway between properties abutting the right-of-way shall be the centerline for the purposes of this code.

Answer: No conflict exists for this situation in the application.

15.410.060 Vision clearance setback.

The following vision clearance standards shall apply in all zones (see Appendix A, Figure 9).

Answer: As noted in A thru C below, the vision clearance setback is achieved though the utilization of the tentative subdivision plan and incorporate the standards for single family residence construction within the city of Newberg.

A. At the intersection of two streets, including private streets, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 50 feet in length.

B. At the intersection of a private drive and a street, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 25 feet in length.

C. Vision clearance triangles shall be kept free of all visual obstructions from two and one-half feet to nine feet above the curb line. Where curbs are absent, the edge of the asphalt or future curb location shall be used as a guide, whichever provides the greatest amount of vision clearance.

15.410.070 Yard exceptions and permitted intrusions into required yard setbacks.

The following intrusions may project into required yards to the extent and under the conditions and limitations indicated:

Answer: We are not requesting any yard exceptions.

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C. Projecting Building Features. The following building features may project into the required front yard no more than five feet and into the required interior yards no more than two feet; provided, that such projections are no closer than three feet to any interior lot line:

1. Eaves, cornices, belt courses, sills, awnings, buttresses or other similar features.
2. Chimneys and fireplaces, provided they do not exceed eight feet in width.
3. Porches, platforms or landings which do not extend above the level of the first floor of the building.
4. Mechanical structures (heat pumps, air conditioners, emergency generators and pumps).

Answer: the lot layout allows for this condition to be allowed because of the standard depth, and width requirements via the R1 zone.

D. Fences and Walls.

1. In the residential district, a fence or wall shall be permitted to be placed at the property line or within a yard setback as follows:

- a. Not to exceed six feet in height. Located or maintained within the required interior yards. For purposes of fencing only, lots that are corner lots or through lots may select one of the street frontages as a front yard and all other yards shall be considered as interior yards, allowing the placement of a six-foot fence on the property line. In no case may a fence extend into the clear vision zone as defined in NMC 15.410.060.
- b. Not to exceed four feet in height. Located or maintained within all other front yards.

Answer: We agree with this standard and believe it helps maintain a community that helps Newberg.

Chapter 15.415
BUILDING AND SITE DESIGN STANDARDS

Sections:

- 15.415.010 Main buildings and uses as accessory buildings.
- 15.415.020 Building height limitation.
- 15.415.030 Building height exemptions.
- 15.415.040 Public access required.
- 15.415.050 Rules and exceptions governing single-family attached dwellings.
- 15.415.060 Home occupation.

15.415.010 Main buildings and uses as accessory buildings.

- A. Hereinafter, any building which is the only building on a lot is a main building.
- B. In any residential district except RP, there shall be only one main use per lot or development site; provided, that home occupations shall be allowed where permitted.
- C. In any residential district, there shall be no more than two accessory buildings on any lot or development site.

15.415.020 Building height limitation.

A. Residential.

- 1. In the R-1, R-2, AR, and RP districts, no main building shall exceed 30 feet in height. Accessory buildings in the R-1, R-2, R-3, AR, and RP districts are limited to 16 feet in height, except as follows:

Answer: The 30 ft height limit will be fine for the R1 designation.

- E. Alternative Building Height Standard. As an alternative to the building height standards above, any project may elect to use the following standard (see Figure 24 in Appendix A). To meet this standard:

Answer: The alternative building height standard could be used; however the traditional means should suffice for this development.

15.415.030 Building height exemptions.

15.415.040 Public access required.

15.415.050 Rules and exceptions governing single-family attached dwellings.

Answer: 15.415.030 thru 15.415.050 do not apply for this application.

15.415.060 Home occupation.

Home occupations shall be processed as a Type I procedure. Home occupation uses shall comply with the following standards:

- A. Signs shall comply with the standards of NMC 15.435.010 et seq.
- B. There is no display that will indicate from the exterior that the building is used in whole or in part for any purpose other than a dwelling.

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- C. The building retains the characteristics of a residence.
- D. There is no outside storage of materials, parts, tools, supplies, or other items related to the use as a home occupation, other than nursery plants.
- E. No more than one outside paid employee shall be permitted to work at the residence at any given time.
- F. The use does not destroy the residential character of the neighborhood.
- G. All work being performed at the site is done within the confines of a building and no noise, odor, dust, smoke or other evidence of the home occupation permeates beyond the confines of the property.
- H. The home occupation is incidental to the use of the building and site for residential purposes.
- I. The work does not involve the use of hazardous substances or materials which might create a fire hazard or danger to the environment or neighboring properties, including but not limited to gasoline, paint, oxygen/acetylene tanks, or other flammable or hazardous materials. [Ord. 2499, 11-2-98; Ord. 2451, 12-2-96. Code 2001 § 151.540.]

Answer: The design/goal is for single family residential homes. Although someone could in the future have a home occupation it is not our goal and/or desire to do so.

Chapter 15.420
LANDSCAPING AND OUTDOOR AREAS

Sections:

15.420.010 Required minimum standards.

15.420.020 Landscaping and amenities in public rights-of-way.

15.420.010 Required minimum standards.

A. Private and Shared Outdoor Recreation Areas in Residential Developments.

1. Private Areas. Each ground-level living unit in a residential development subject to a design review plan approval shall have an accessible outdoor private space of not less than 48 square feet in area. The area shall be enclosed, screened or otherwise designed to provide increased privacy for unit residents, their guests and neighbors.

2. Individual and Shared Areas. Usable outdoor recreation space shall be provided for the individual and/or shared use of residents and their guests in any duplex or multifamily residential development, as follows:

a. One- or two-bedroom units: 200 square feet per unit.

b. Three- or more bedroom units: 300 square feet per unit.

c. Storage areas are required in residential developments. Convenient areas shall be provided in residential developments for the storage of articles such as bicycles, barbecues, luggage, outdoor furniture, and the like. These shall be entirely enclosed.

3. In the AR airport residential district a five percent landscaping standard is required with the goal of "softening" the buildings and making the development "green" with plants, where possible. The existence of the runway, taxiway, and approach open areas already provide generally for the 15 percent requirement.

B. Required Landscaped Area. The following landscape requirements are established for all developments except single-family dwellings:

Answer: With the R1 zone, this section does to apply for this development plat.

C. Installation of Landscaping. All landscaping required by these provisions shall be installed prior to the issuance of occupancy permits, unless security equal to 110 percent of the cost of the landscaping as determined by the director is filed with the city, insuring such installation within six months of occupancy. A security – cash, certified check, time certificates of deposit, assignment of a savings account, bond or such other assurance of completion as shall meet with the approval of the city attorney – shall satisfy the security requirements. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the director, the security may be used by the city to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the city shall be returned to the applicant. [Ord. 2720 § 1(16, 17), 11-2-09; Ord. 2647, 6-5-06; Ord. 2564, 4-15-02; Ord. 2561, 4-1-02; Ord. 2513, 8-2-99; Ord. 2451, 12-2-96. Code 2001 § 151.580.]

Answer: We will comply with all conditions as set forth.

15.420.020 Landscaping and amenities in public rights-of-way.

The following standards are intended to create attractive streetscapes and inviting pedestrian spaces. A review body may require any of the following landscaping and amenities to be placed in abutting public rights-of-way as part of multiple dwelling, commercial, industrial, or institutional design reviews, or for subdivisions and planned unit developments. In addition, any entity improving existing rights-of-way should consider including these elements in the project. A decision to include any amenity shall be based on comprehensive plan guidelines, pedestrian volumes in the area, and the nature of surrounding development.

Answer: Currently we will create a pedestrian friendly environment with sidewalks in the R1 zone. Street trees and plantings in the planter strips will comply with all requirements of the City of Newberg.

A. Pedestrian Space Landscaping. Pedestrian spaces shall include all sidewalks and medians used for pedestrian refuge. Spaces near sidewalks shall provide plant material for cooling and dust control, and street furniture for comfort and safety, such as benches, waste receptacles and pedestrian-scale lighting. These spaces should be designed for short-term as well as long-term use. Elements of pedestrian spaces shall not obstruct sightlines and shall adhere to any other required city safety measures. Medians used for pedestrian refuge shall be designed for short-term use only with plant material for cooling and dust control, and pedestrian-scale lighting. The design of these spaces shall facilitate safe pedestrian crossing with lighting and accent paving to delineate a safe crossing zone visually clear to motorists and pedestrians alike.

Answer: All standards required will be met and done.

1. Street trees planted in pedestrian spaces shall be planted according to NMC 15.420.010(B)(4).
2. Pedestrian spaces shall have low (two and one-half feet) shrubs and ground covers for safety purposes, enhancing visibility and discouraging criminal activity.
 - a. Plantings shall be 90 percent evergreen year-round, provide seasonal interest with fall color or blooms, and at maturity maintain growth within the planting area (refer to plant material matrix below).
 - b. Plant placement shall also adhere to clear sight line requirements as well as any other relevant city safety measures.
3. Pedestrian-scale lighting shall be installed along sidewalks and in medians used for pedestrian refuge.
 - a. Pole lights as well as bollard lighting may be specified; however, the amount and type of pedestrian activity during evening hours, e.g., transit stops, nighttime service districts, shall ultimately determine the type of fixture chosen.
 - b. Luminaire styles shall match the area/district theme of existing luminaires and shall not conflict with existing building or roadway lights causing glare.
 - c. Lighting heights and styles shall be chosen to prevent glare and to designate a clear and safe path and limit opportunities for vandalism (see Appendix A, Figure 17, Typical Pedestrian Space Layouts).

d. Lighting shall be placed near the curb to provide maximum illumination for spaces furthest from building illumination. Spacing shall correspond to that of the street trees to prevent tree foliage from blocking light.

4. Street furniture such as benches and waste receptacles shall be provided for spaces near sidewalks only.

a. Furniture should be sited in areas with the heaviest pedestrian activity, such as downtown, shopping districts, and shopping centers.

b. Benches should be arranged to facilitate conversation between individuals with L-shaped arrangements and should face the area focal point, such as shops, fountains, plazas, and should divert attention away from nearby traffic.

5. Paving and curb cuts shall facilitate safe pedestrian crossing and meet all ADA requirements for accessibility.

B. Planting Strip Landscaping. All planting strips shall be landscaped. Planting strips provide a physical and psychological buffer for pedestrians from traffic with plant material that reduces heat and dust, creating a more comfortable pedestrian environment. Planting strips shall have different arrangements and combinations of plant materials according to the frequency of on-street parking (see Appendix A, Figures 18 and 19).

1. Planting strips which do not have adjacent parking shall have a combination of ground covers, low (two and one-half feet) shrubs and trees. Planting strips adjacent to frequently used on-street parking, as defined by city staff, shall only have trees protected by tree grates, and planting strips adjacent to infrequently used on-street parking shall be planted with ground cover as well as trees (see Appendix A, Figures 18 and 19, Typical Planting Strip Landscaping). District themes or corridor themes linking individual districts should be followed utilizing a unifying plant characteristic, e.g., bloom color, habit, or fall color. When specifying thematic plant material, monocultures should be avoided, particularly those species susceptible to disease.

2. Street trees shall be provided in all planting strips as provided in NMC 15.420.010(B)(4).

a. Planting strips without adjacent parking or with infrequent adjacent parking shall have street trees in conjunction with ground covers and/or shrubs.

b. Planting strips with adjacent parking used frequently shall have only street trees protected by tree grates.

3. Shrubs and ground covers shall be provided in planting strips without adjacent parking with low (two and one-half feet) planting masses to enhance visibility, discourage criminal activity, and provide a physical as well as psychological buffer from passing traffic.

a. Plantings shall be 90 percent evergreen year-round, provide seasonal interest with fall color or blooms and at maturity maintain growth within the planting area.

b. Ground cover able to endure infrequent foot traffic shall be used in combination with street trees for planting strips with adjacent occasional parking (refer to plant material matrix below).

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c. All plant placement shall adhere to clear sight line requirements as well as any other relevant city safety measures.

Plant Material Matrix – Newberg Transportation Planning Rule Implementation

	Median		Pedestrian Space	Planting Strip	
	Central Business District/Urban Application	Low Density Application		Frequent On-Street Parking	Infrequent On-Street Parking
Plant Material	Trees, shrubs and ground cover		Trees, shrubs and ground cover (where applicable)	Trees in tree wells with grates	Trees and ground cover
Tree and Shrub Arrangement	Single row of trees planted in triangular pattern, equally spaced, shrubs as desired	Single row of trees planted in triangular pattern, arranged in clusters, shrubs as desired	Refer to median or planting strip specifications as applicable	Single row of trees planted in linear pattern, equally spaced	Refer to tree specifications for median as applicable, ground cover as desired
Tree Form	Columnar to round tree canopy	Round to broad tree canopy	Refer to median or planting strip specifications as applicable	Refer to median recommendations as applicable	Refer to median recommendations as applicable
Examples of Recommended Tree Species	Bradford Flowering Pear (<i>Pyrus calleryana</i> "Bradford"), Flowering Cherry (<i>Prunus serrulata</i> , several varieties), Red Sunset Maple (<i>Acer rubrum</i>), London Plana (<i>Platanus acerifolia</i>)	Flowering Cherry (<i>Prunus serrulata</i> , several varieties), Flowering Dogwood (<i>Cornus</i> species, several varieties), Hawthorn (<i>Crataegus</i> species, several species), Red Sunset Maple (<i>Acer rubrum</i>), Red Oak (<i>Quercus rubra</i>)	Refer to median or planting strip specifications as applicable	Refer to median recommendations as applicable, lowest tree limb height of 10 feet	Refer to median recommendations as applicable, lowest limb height of 10 feet
Shrub and Ground Cover Characteristics (i.e., environmental tolerance, mature size)	Pollutant and reflected heat tolerant	Pollutant and reflected heat tolerant	2.5 feet maximum height, pollutant and reflected heat tolerant	Not applicable	2.5 feet maximum height, pollutant and reflected heat tolerant

Attachment 6: Application

Plant Material Matrix – Newberg Transportation Planning Rule Implementation

	Median		Pedestrian Space	Planting Strip	
	Central Business District/Urban Application	Low Density Application		Frequent On-Street Parking	Infrequent On-Street Parking
Examples of Recommended Shrub Species	Lonicera japonica (Privet Honeysuckle), Sargent Juniper (Juniperus sargentii), Cotoneaster (Cotoneaster, various varieties), Winter Creeper (Euonymus fortunei)	Lonicera japonica (Privet Honeysuckle), Sargent Juniper (Juniperus sargentii), Cotoneaster (Cotoneaster, various varieties), Winter Creeper (Euonymus fortunei)	Sargent Juniper (Juniperus sargentii), Cotoneaster (Cotoneaster, low varieties), Winter Creeper (Euonymus fortunei)	Not applicable	Sargent Juniper (Juniperus sargentii), Cotoneaster (Cotoneaster, prostrate varieties)

[Ord. 2647, 6-5-06; Ord. 2513, 8-2-99. Code 2001 § 151.581.]

Chapter 15.425
EXTERIOR LIGHTING

Sections:

15.425.010 Purpose.

15.425.020 Applicability and exemptions.

15.425.030 Alternative materials and methods of construction, installation, or operation.

15.425.040 Requirements.

15.425.010 Purpose.

The purpose of this chapter is to regulate the placement, orientation, distribution patterns, and fixture types of on-site outdoor lighting. The intent of this section is to provide minimum lighting standards that promote safety, utility, and security, prevent glare on public roadways, and protect the privacy of residents. [Ord. 2537, 11-6-00. Code 2001 § 151.585.]

15.425.020 Applicability and exemptions.

A. Applicability. Outdoor lighting shall be required for safety and personal security in areas of assembly, parking, and traverse, as part of multifamily residential, commercial, industrial, public, recreational and institutional uses. The applicant for any Type I or Type II development permit shall submit, as part of the site plan, evidence that the proposed outdoor lighting plan will comply with this section. This information shall contain but not be limited to the following:

1. The location, height, make, model, lamp type, wattage, and proposed cutoff angle of each outdoor lighting fixture.
2. Additional information the director may determine is necessary, including but not limited to illuminance level profiles, hours of business operation, and percentage of site dedicated to parking and access.
3. If any portion of the site is used after dark for outdoor parking, assembly or traverse, an illumination plan for these areas is required. The plan must address safety and personal security.

B. Exemptions. The following uses shall be exempt from the provisions of this section:

Answer: With the R1 zoning, the current requirements are related to public lighting and hence we are exempt from this section. We will use standard good practices in order to maintain a healthy and secure neighborhood with good visibility and sufficient light to balance the neighborhood needs.

1. Public street and airport lighting.
2. Circus, fair, carnival, or outdoor governmentally sponsored event or festival lighting.

15.425.030 Alternative materials and methods of construction, installation, or operation.

The provisions of this section are not intended to prevent the use of any design, material, or methods of installation or operation not specifically prescribed by this section, provided any such alternate has been approved by the director. Alternatives must be an approximate equivalent to the applicable specific requirement of this section and must comply with all other applicable standards in this section. [Ord. 2537, 11-6-00. Code 2001 § 151.587.]

**Chapter 15.430
UNDERGROUND UTILITY INSTALLATION**

Sections:

15.430.010 Underground utility installation.

15.430.010 Underground utility installation.

A. All new utility lines, including but not limited to electric, communication, natural gas, and cable television transmission lines, shall be placed underground. This does not include surface-mounted transformers, connections boxes, meter cabinets, service cabinets, temporary facilities during construction, and high-capacity electric lines operating at 50,000 volts or above.

B. Existing utility lines shall be placed underground when they are relocated, or when an addition or remodel requiring a Type II design review is proposed, or when a developed area is annexed to the city.

C. The director may make exceptions to the requirement to underground utilities based on one or more of the following criteria:

1. The cost of undergrounding the utility is extraordinarily expensive.
2. There are physical factors that make undergrounding extraordinarily difficult.
3. Existing utility facilities in the area are primarily overhead and are unlikely to be changed.

Answer: All utilities are to be constructed to meet the City of Newberg's code and are to be placed underground.

Chapter 15.435
SIGNS

Sections:

- [15.435.010 Purpose.](#)
- [15.435.020 Applicability and exemptions.](#)
- [15.435.030 Permit required.](#)
- [15.435.040 General requirements – All signs.](#)
- [15.435.050 Major freestanding signs.](#)
- [15.435.060 Minor freestanding signs.](#)
- [15.435.070 Major attached.](#)
- [15.435.080 Minor attached signs and awning signage.](#)
- [15.435.085 Electronic message centers.](#)
- [15.435.090 Portable signs.](#)
- [15.435.100 Temporary signs for events.](#)
- [15.435.110 Signs within the public right-of-way.](#)
- [15.435.120 Downtown \(C-3\) sign standards.](#)

15.435.010 Purpose.

A. The citizens of Newberg desire a clean, attractive, economically vibrant, and safe community. Well-planned and constructed signs can contribute to the community's success by directing and informing the public about commercial and other activities, and by creating attractive commercial and other neighborhoods. On the other hand, unregulated signage can create clutter, distractions, and hazards.

Answer: The applicant will comply with all required signage for the subdivision.

Chapter 15.440
OFF-STREET PARKING, BICYCLE PARKING, AND PRIVATE WALKWAYS

Sections:

Article I. Off-Street Parking Requirements

- 15.440.010 Required off-street parking.
- 15.440.020 Parking area and service drive design.
- 15.440.030 Parking spaces required.
- 15.440.040 Parking requirements for uses not specified.
- 15.440.050 Common facilities for mixed uses.
- 15.440.060 Parking area and service drive improvements.
- 15.440.070 Parking tables and diagrams.
- 15.440.080 Off-street loading.

Article II. Bicycle Parking

- 15.440.090 Purpose.
- 15.440.100 Facility requirements.
- 15.440.110 Design.

Article III. Private Walkways

- 15.440.120 Purpose.
- 15.440.130 Where required.
- 15.440.140 Private walkway design.

Article I. Off-Street Parking Requirements

15.440.010 Required off-street parking.

A. Off-street parking shall be provided on the development site for all R-1, C-1, M-1, M-2 and M-3 zones. In all other zones, the required parking shall be on the development site or within 400 feet of the development site which the parking is required to serve. All required parking must be under the same ownership as the development site served except through special covenant agreements as approved by the city attorney, which bind the parking to the development site.

Answer: Off Street parking will be provided on the site as required under the R-1 zoning. Primarily the site parking will be for each residential lot.

15.440.020 Parking area and service drive design.

A. All public or private parking areas, parking spaces, or garages shall be designed, laid out and constructed in accordance with the minimum standards as set forth in NMC 15.440.070.

Answer: The site plan, meets the standards required under NMC 15.440.070

Chapter 15.510
IMPROVEMENTS AND SPECIFICATIONS

Sections:

15.510.010 Submitting specifications.

15.510.020 Procedure.

15.510.030 Adoption of specifications.

15.510.040 Water supply.

15.510.050 Wastewater.

15.510.060 Land surface drainage.

15.510.070 Street trees.

15.510.080 Easements for utilities.

15.510.010 Submitting specifications.

The director shall prepare and submit to the city council specifications and amendments for construction of streets and alleys, construction of curbs and gutters, dedication of slope easements for streets and alleys, construction of drainage facilities, and construction of pedestrian ways in subdivisions and partitions. Such specifications shall conform to proper relevant engineering standards, and be so devised as to facilitate provision for the health, safety and welfare needs of the city and area affected, in accordance with this code. [Ord. 2451, 12-2-96. Code 2001 § 151.715.]

Answer: This section does not apply to the application.

15.510.040 Water supply.

All lots and parcels within subdivisions and partitions shall be served by the water system of the city. [Ord. 2451, 12-2-96. Code 2001 § 151.718.]

Answer: The site will be served by the City of Newberg's water system.

15.510.050 Wastewater.

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 wastewater system of the city. [Ord. 2451, 12-2-96. Code 2001 § 151.719.]

Answer: The site is able to connect to the wastewater system of the city.

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 NMC 15.510.030. [Ord. 2451, 12-2-96. Code 2001 § 151.720.]

Answer: The site design can collect and process the land surface drainage and additional drainage created by the impervious surfaces being constructed.

15.510.070 Street trees.

Street trees shall be provided adjacent to all public rights-of-way abutting or within a subdivision or partition, or as required as part of a design review or other development. Street trees shall be installed in accordance with the provisions of NMC 15.420.010(B)(4). [Ord. 2451, 12-2-96. Code 2001 § 151.725.]

Answer: Trees shall be planted, in accordance with the City of Newberg's requirements. We have asked for consideration for Tree's to be planted after the construction of the homes. However we will abide by the decision of the City as they have authority for this matter.

15.510.080 Easements for utilities.

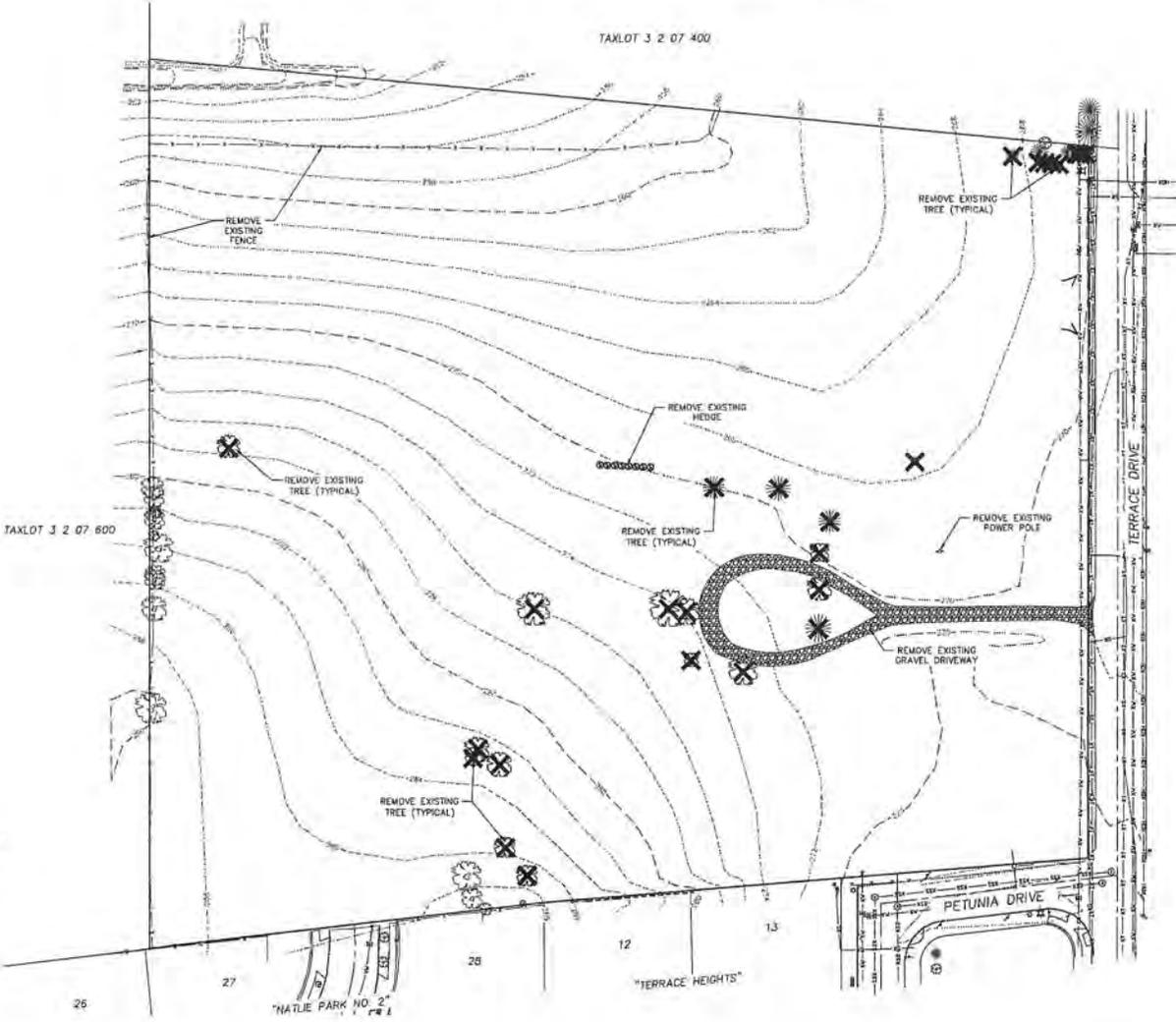
Dedication of easements for stormwater systems, and for access thereto for maintenance, in order to safeguard the public against flood damage and the accumulation of surface water and maintenance, and dedication of easements for other public utilities, may be required of the land divider at sufficient widths for their intended uses, by the director along lot or parcel rear lines or side lines, or elsewhere as necessary to provide needed facilities for present or future development of the area in accordance with the purpose of this code. [Ord. 2733 Att. A, 2-7-11; Ord. 2619, 5-16-05; Ord. 2494, 4-6-98; Ord. 2451, 12-2-96. Code 2001 § 151.726.]

Answer: All necessary public easements will be recorded and provided in the format that the City requires.

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"TERRA" EXISTING CONDITIONS PLAN

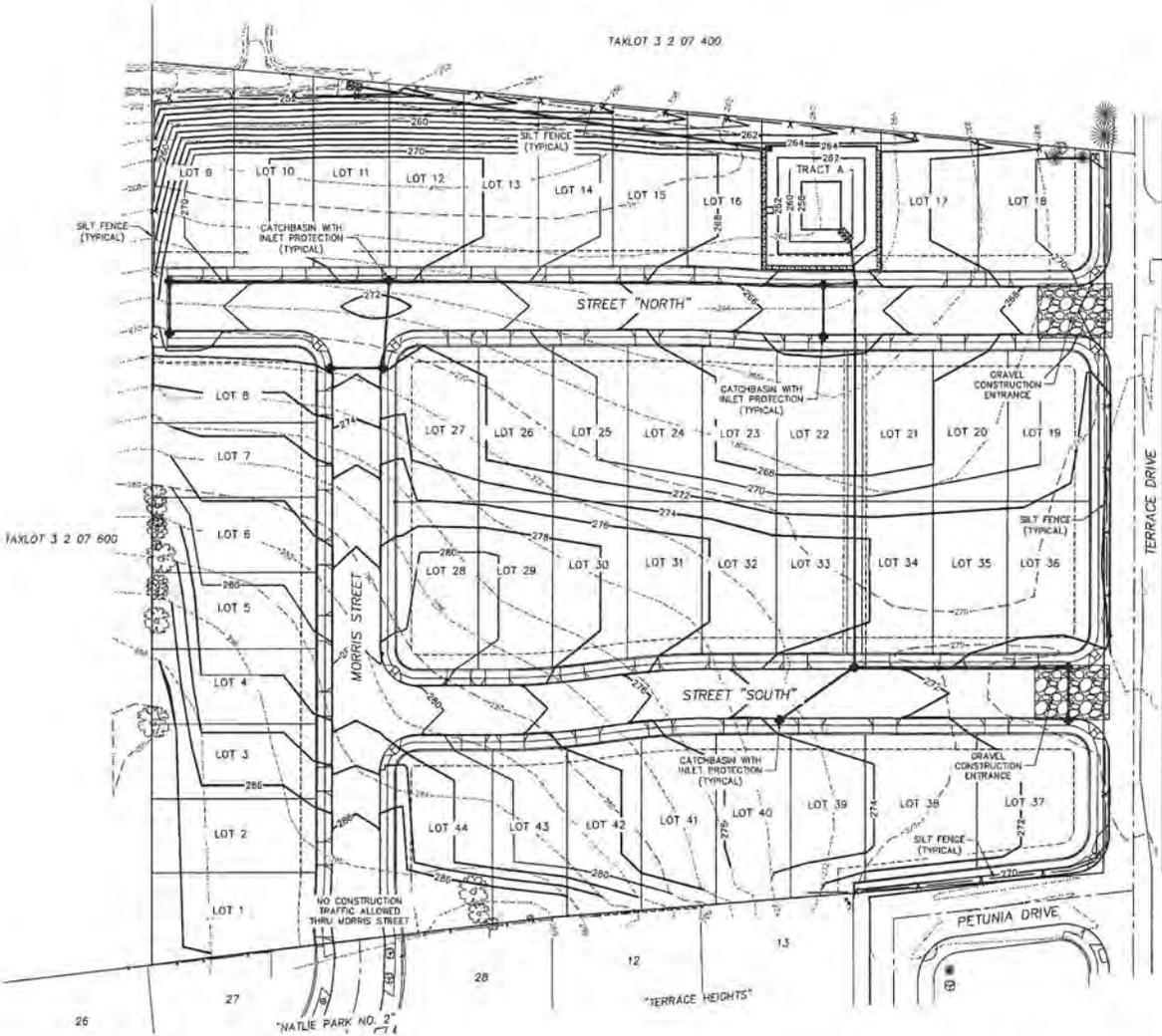
TAX LOT 3 2 07 500
CITY OF NEWBERG, YAMHILL COUNTY, OREGON



Surveyor:
 Leland MacDonald & Assoc., LLC
 Formerly dba Matt Dunkel & Assoc.
 3765 Riverside Drive
 McMinnville, Oregon 97128
 Owner:
 Hutchison Estates
 3805 NE Terrace Drive,
 Newberg Or 97132

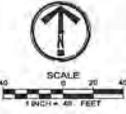
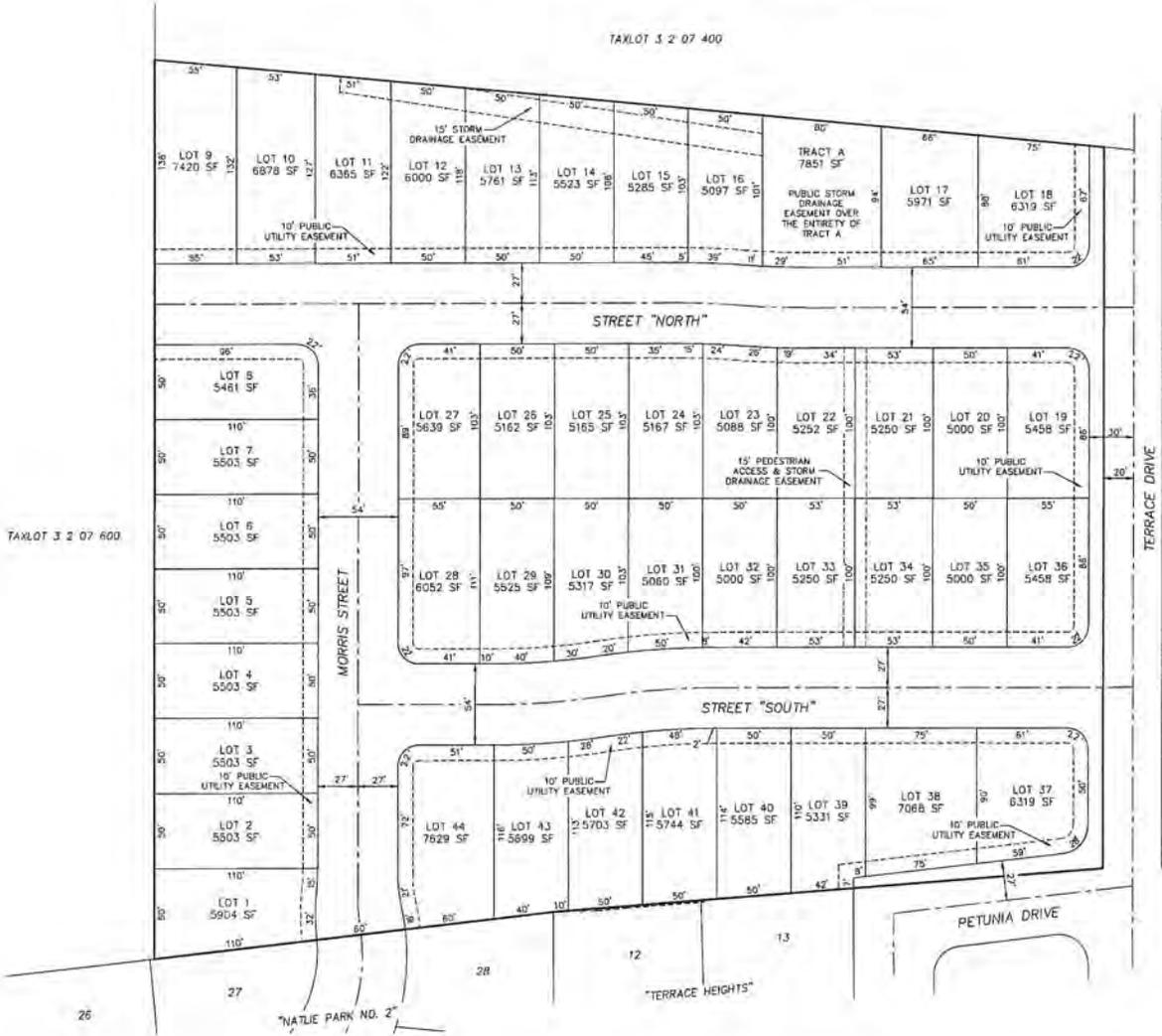
"TERRA" PRELIMINARY GRADING PLAN

TAX LOT 3 2 07 500
CITY OF NEWBERG, YAMHILL COUNTY, OREGON



"TERRA" PRELIMINARY SUBDIVISION PLAT

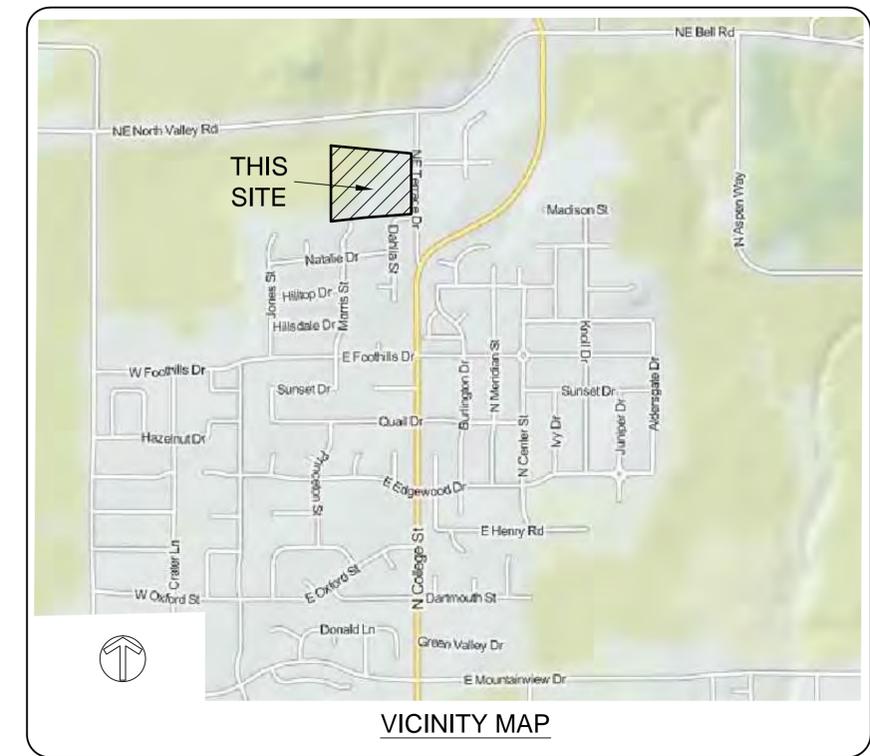
TAX LOT 3 2 07 500
CITY OF NEWBERG, YAMHILL COUNTY, OREGON



"TERRA"

PROPOSED 44 LOT SUBDIVISION

TAX LOT 3 2 07 500
CITY OF NEWBERG, YAMHILL COUNTY, OREGON



PROJECT CONTACTS

<p>OWNER: DEL BOCA VISTA P.O. BOX 486 NEWBERG, OREGON 97132 CONTACT: MARC WILCUTS (503) 550-7800</p> <p>ENGINEER: EMERIO DESIGN 8285 SW NIMBUS AVE., SUITE 180 BEAVERTON, OREGON 97008 ATTN: ERIC EVANS (503) 853-1910</p>	<p>SURVEYOR: LELAND MACDONALD & ASSOC., LLC 3765 RIVERSIDE DRIVE MCMINNVILLE, OREGON 97128 CONTACT: MATT DUNCKEL 503-472-7904</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------

SITE INFORMATION

SITE AREA:	344,335 SF (7.90 Ac)
ZONING:	R1
TAX MAP:	3 2 07
TAX LOTS:	500
NUMBER OF LOTS:	44

DRAWING INDEX

1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	AERIAL VIEW
4	SITE & UTILITY PLAN
5	GRADING & EROSION CONTROL PLAN
6	PRELIMINARY PLAT
7	PHASING PLAN

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PROPOSED 44 LOT SUBDIVISION
TAX LOT 3 2 07 500
CITY OF NEWBERG
YAMHILL COUNTY, OREGON

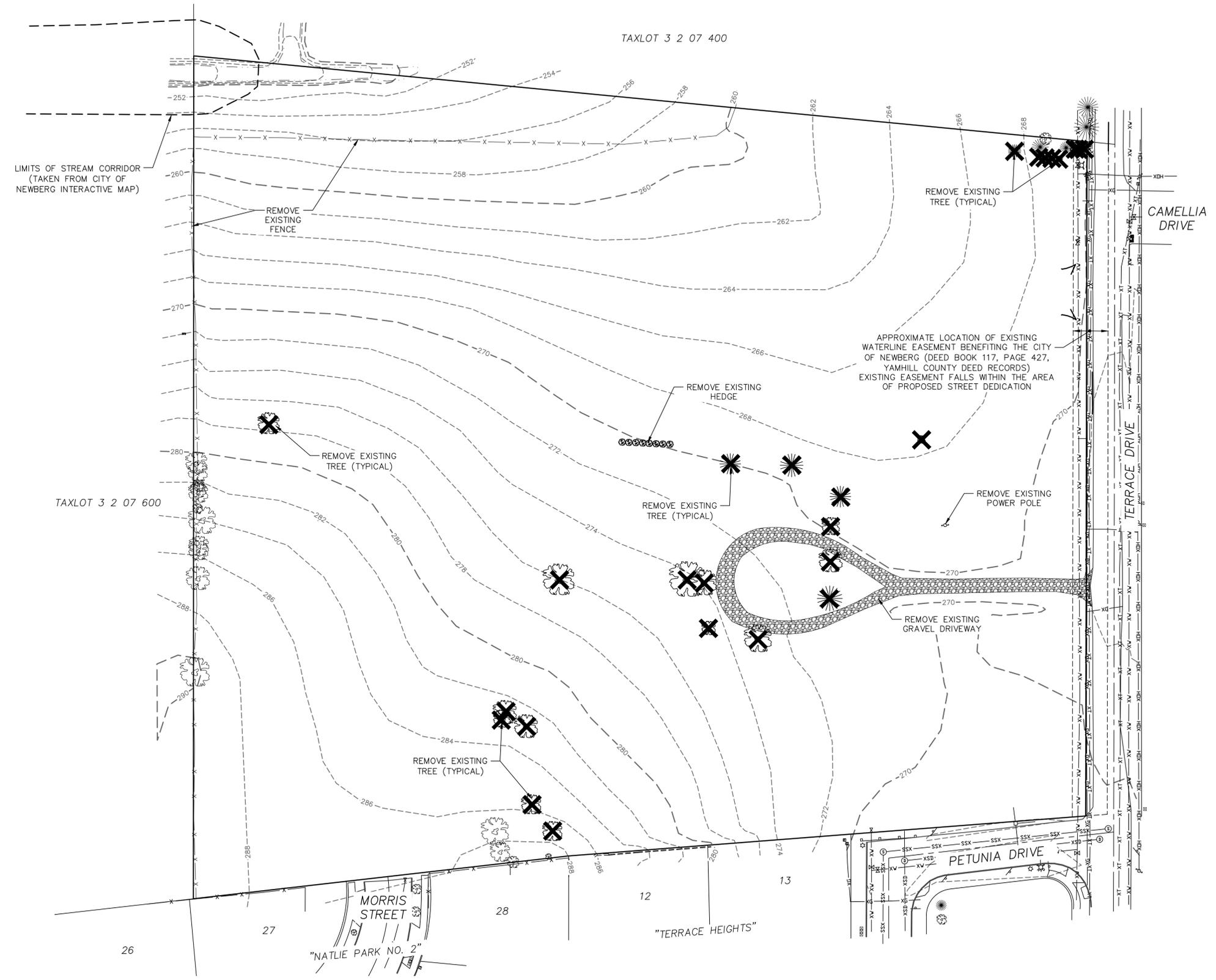
COVER SHEET

NO.	DATE	REVISIONS	DESCRIPTION

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 BEAVERTON, OREGON 97008
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 FAX: (503) 639-9592
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SHEET
1 OF **7**

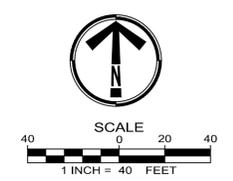


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TAX LOT 3 2 07 500
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YAMHILL COUNTY, OREGON

EXISTING CONDITIONS & DEMOLITION PLAN

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LIMITS OF STREAM CORRIDOR
(TAKEN FROM CITY OF
NEWBERG INTERACTIVE MAP)

TAXLOT 3 2 07 400

TAXLOT 3 2 07 600

CAMELLIA
DRIVE

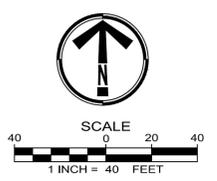
TERRACE DRIVE

PETUNIA DRIVE

MORRIS
STREET

"TERRACE HEIGHTS"

"NATLIE PARK NO. 2"



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PROPOSED 44 LOT SUBDIVISION
TAX LOT 3 2 07 500
CITY OF NEWBERG
YAMHILL COUNTY, OREGON

AERIAL VIEW

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SHEET
3
OF
7

TERRA
 PROPOSED 44 LOT SUBDIVISION
 TAX LOT 3 2 07 500
 CITY OF NEWBERG
 YAMHILL COUNTY, OREGON

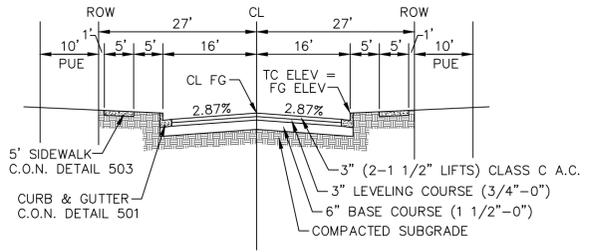
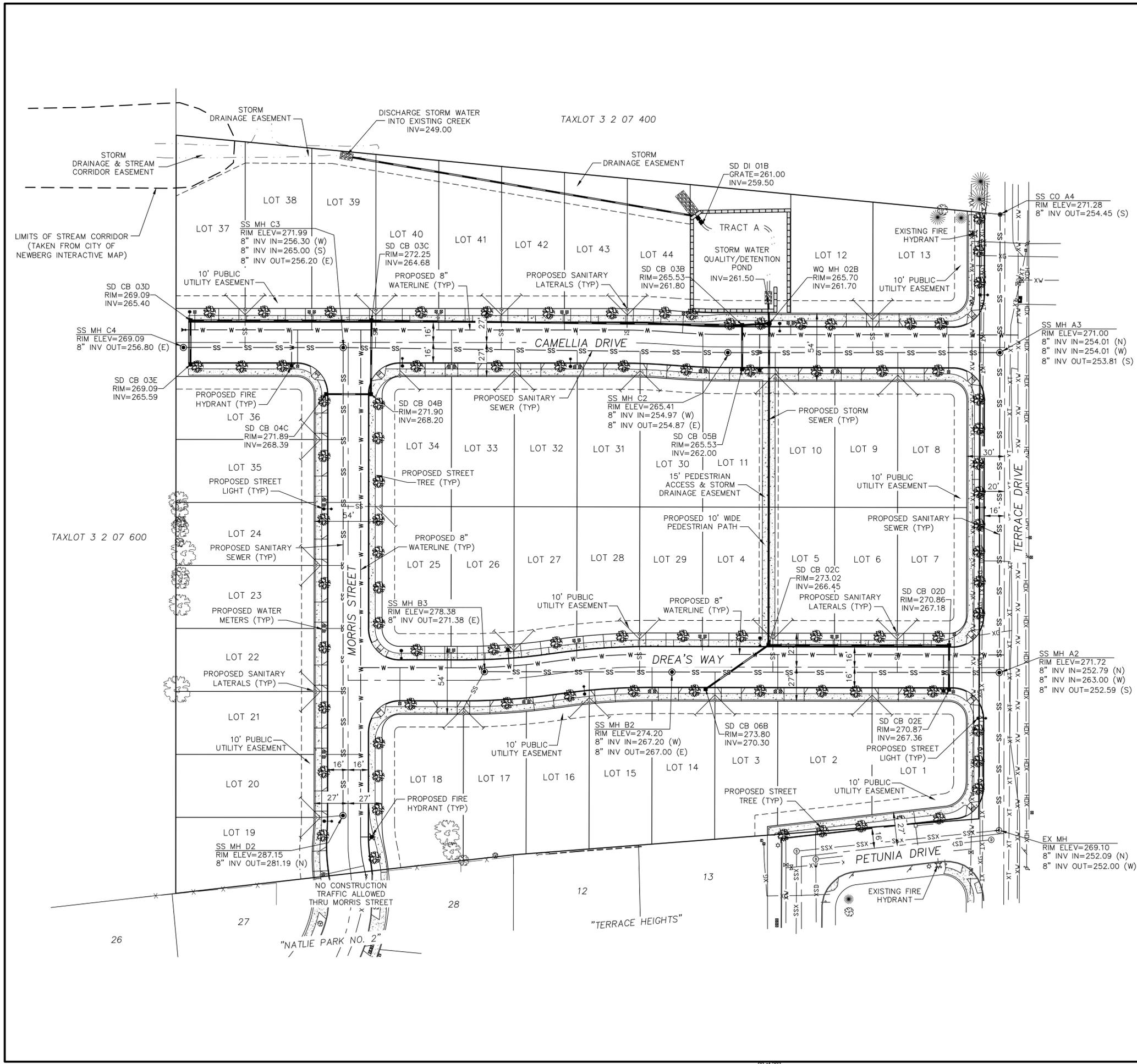
SITE &
 UTILITY PLAN

NO.	DATE	DESCRIPTION

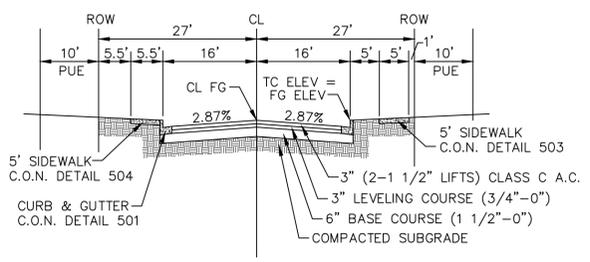
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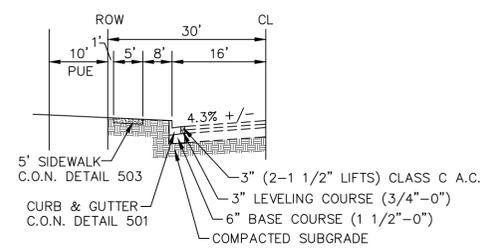
SHEET
 4 OF 7



TYPICAL SECTION CAMELLIA DRIVE
 STA 4+88 TO STA 6+68
 NOT TO SCALE



TYPICAL SECTION MORRIS DRIVE,
 DREA'S WAY & CAMELLIA DRIVE
 STA 0+60 TO STA 4+04
 NOT TO SCALE



TYPICAL SECTION
 TERRACE DRIVE
 NOT TO SCALE

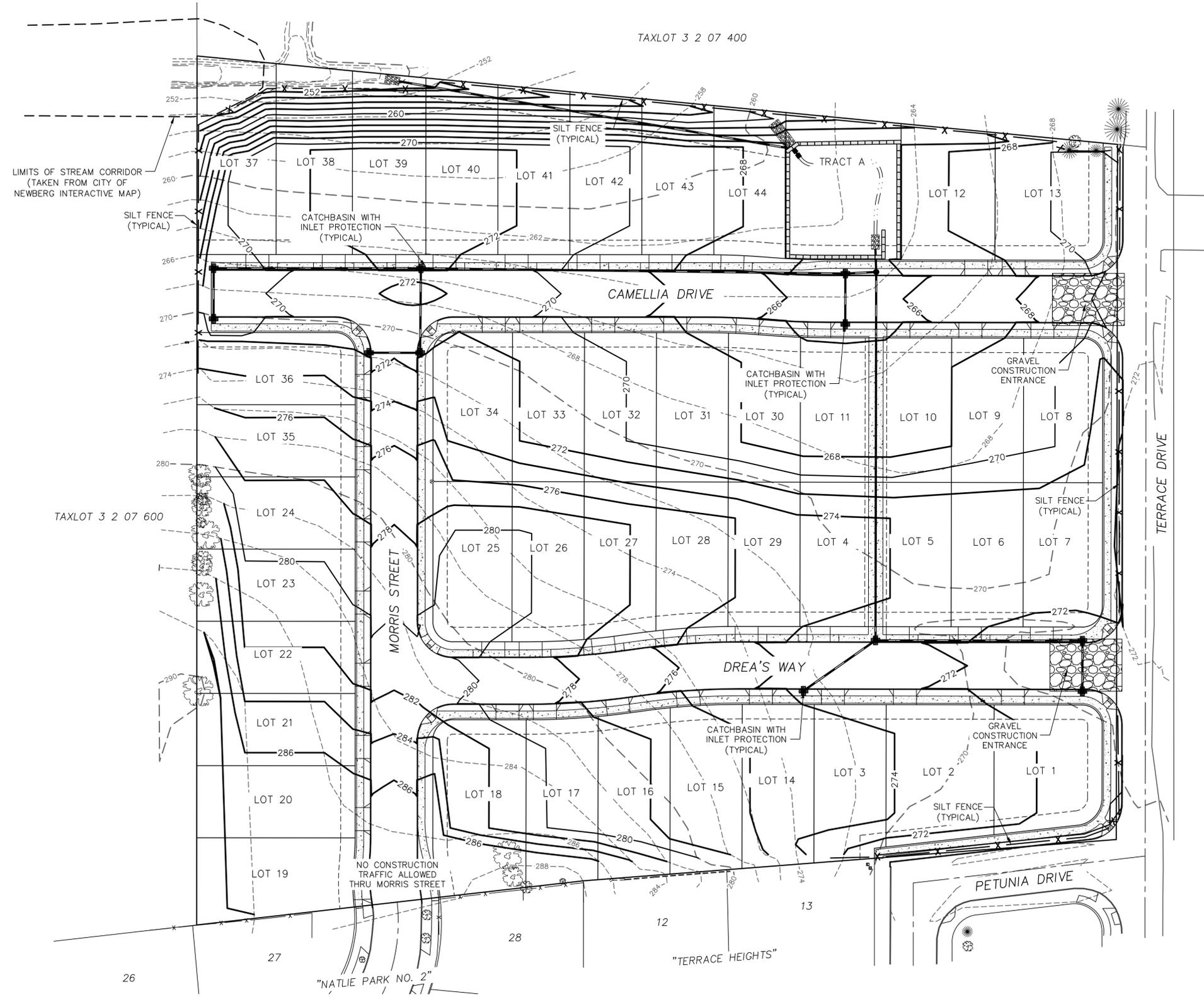
STREET TREE NOTE:

STREET TREES TO BE PLANTED ALONG CAMELLIA DRIVE, DREA'S WAY & PETUNIA DRIVE SHALL BE 2 1/2" CALIPER RAYWOOD ASH, "FRAXINUS OXYCARPA "RAYWOOD" OR OTHER SPECIES FROM THE CITY OF NEWBERG APPROVED TREE LIST. STREET TREES TO BE PLANTED ALONG TERRACE DRIVE & MORRIS DRIVE SHALL BE 2 1/2" CALIPER SITKA MOUNTAIN ASH "SORBUS SITCHENSIS" OR OTHER SPECIES FROM THE CITY OF NEWBERG APPROVED TREE LIST



EMERIO PROJECT NO. 244-005
 Plotted: Jun 25, 2013 - 12:21pm, P:\244-005 Terra (dwg)\Planning\244-005 (04) Site.dwg, Layout: Layout1

STREAM CORRIDOR NOTE
 TREES AND VEGETATION WITHIN THE STREAM CORRIDOR TO BE PRESERVED PER THE CITY OF NEWBERG STREAM CORRIDOR RULES. THE EROSION CONTROL (SILT) FENCE TO BE INSTALLED AS SHOWN ON THIS PLAN SHALL ACT AS A DELINEATOR BETWEEN THE STREAM CORRIDOR AND THE GRADED AREAS. OUTLET PROTECTION SHALL BE INSTALLED AT NO AREA WITHIN THE STREAM CORRIDOR SHALL BE DISTURBED.

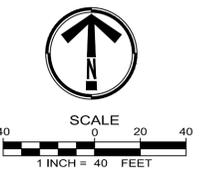


TERRA
PROPOSED 44 LOT SUBDIVISION
TAX LOT 3 2 07 500
CITY OF NEWBERG
YAMHILL COUNTY, OREGON

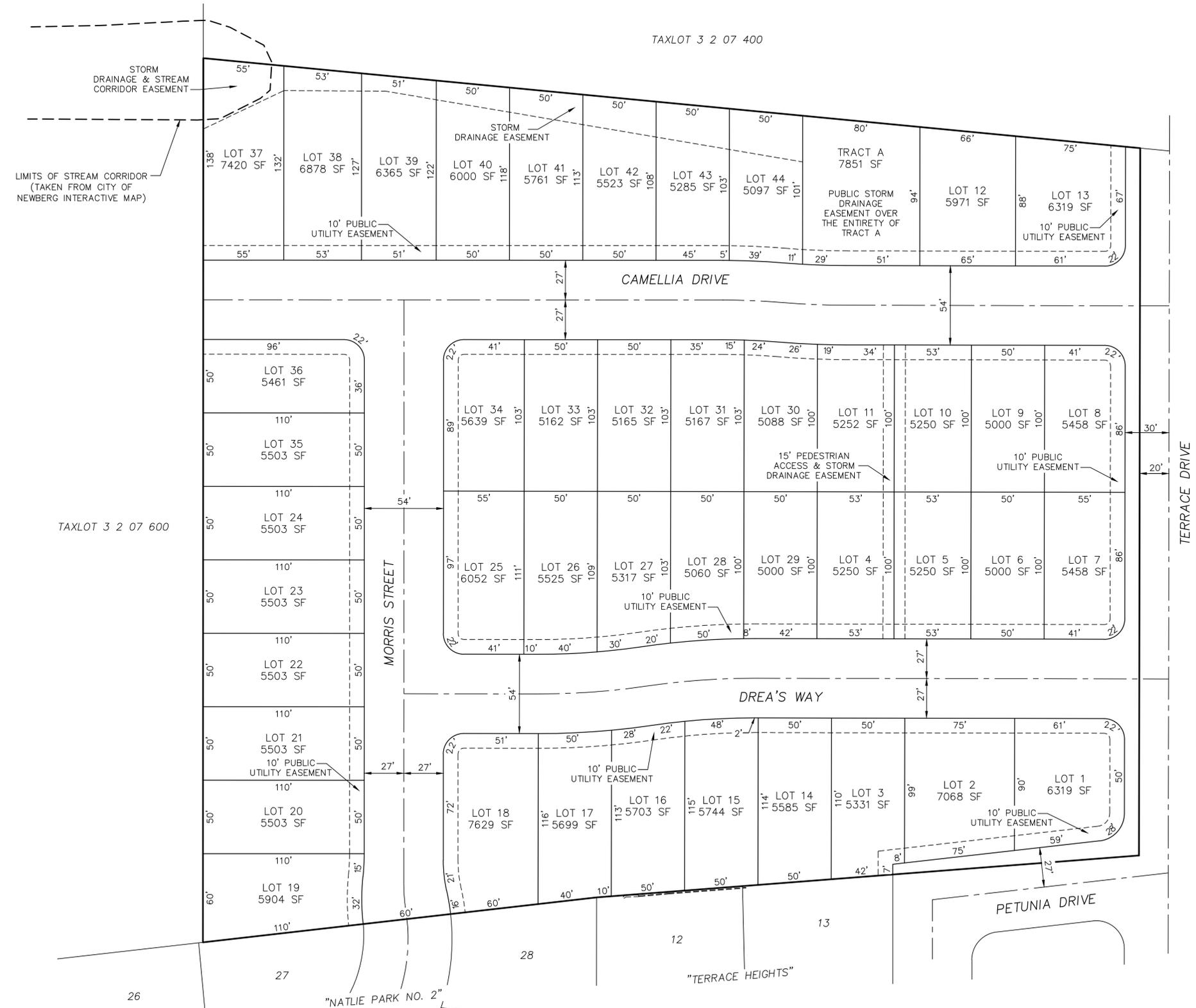
GRADING & EROSION CONTROL PLAN

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Plotted: Jun 24, 2013 - 7:02am, P:\244-005 Terra (wva)\Planning\244-005 (05) Grading.dwg, Layout: Layout1
 EMERIO PROJECT No. 244-005



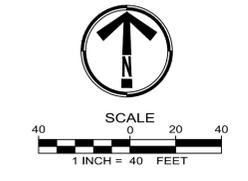
TERRA
PROPOSED 44 LOT SUBDIVISION
TAX LOT 3 2 07 500
CITY OF NEWBERG
YAMHILL COUNTY, OREGON

PRELIMINARY PLAT

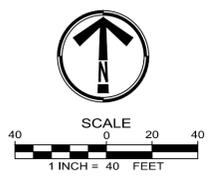
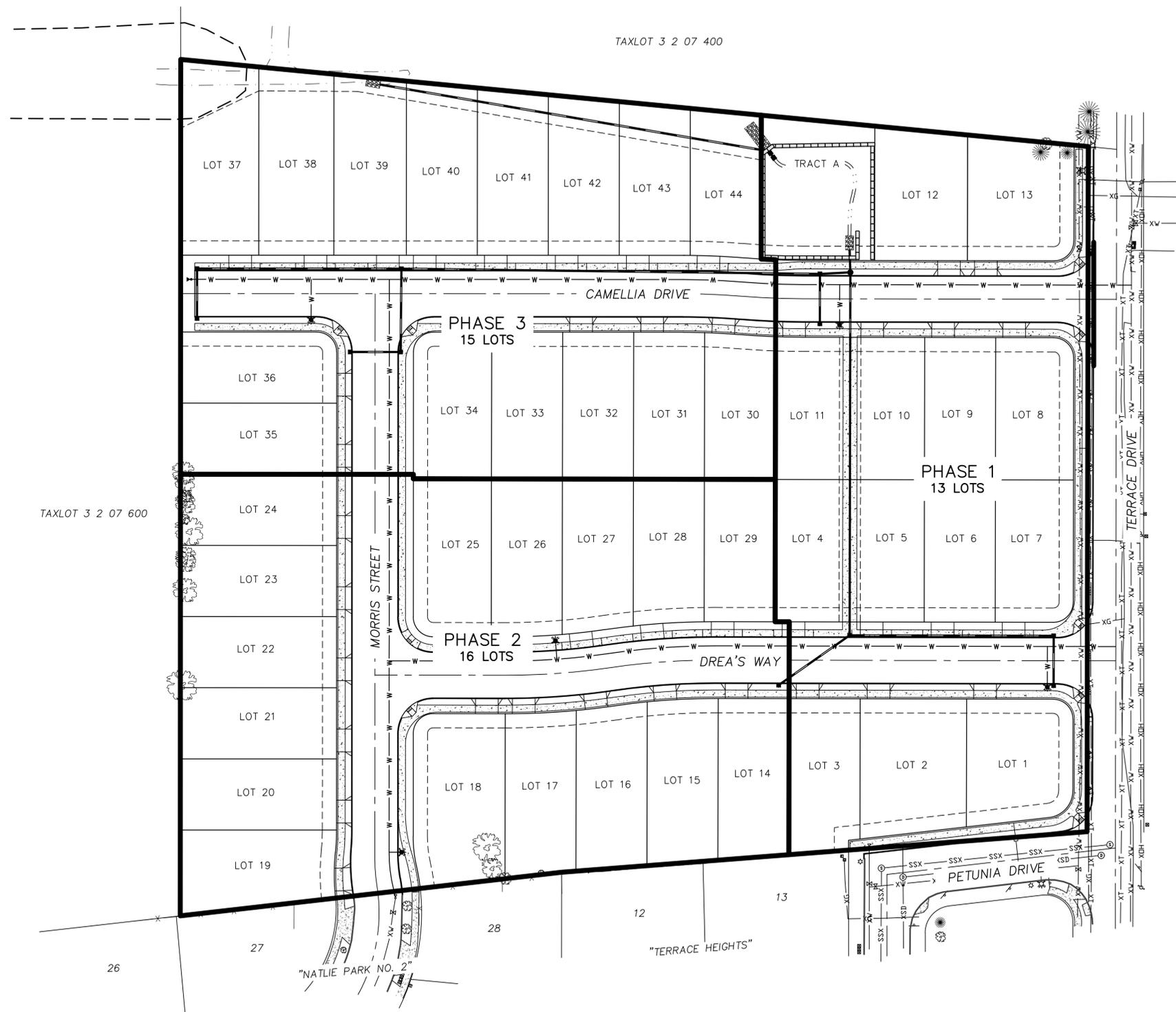
REVISIONS	
NO.	DESCRIPTION

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 FAX: (503) 639-9592
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REGISTERED PROFESSIONAL ENGINEER
 54665
ERIC DANIEL EVANS
 OREGON
 JULY 11, 2005
 EXPIRES: 12/31/2013



Plotted: Jun 24, 2013 7:04am; P:\244-005 Terra\dwg\Planning\244-005 (06) Plat.dwg; Layout: Layout1
 EMERIO PROJECT No. 244-005



TERRA
 PROPOSED 44 LOT SUBDIVISION
 TAX LOT 3 2 07 500
 CITY OF NEWBERG
 YAMHILL COUNTY, OREGON

PHASING
 PLAN

REVISIONS	
NO.	DESCRIPTION

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Design

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SHEET
7
 OF
7

**TERRA SUBDIVISION
TRAFFIC IMPACT STUDY**

NEWBERG, OREGON

DATE:
April 15, 2013

PREPARED FOR:
NWDH, LLC

PREPARED BY:
William Farley, EI
Michael Ard, PE



**LANCASTER
ENGINEERING**

TABLE OF CONTENTS

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- Traffic Counts 5

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- Sight Distance Analysis 10
- Crash Data Analysis..... 10

Operational Analysis

- Background Traffic..... 11
- Capacity Analysis 14

Conclusions..... 15

Appendix 16

EXECUTIVE SUMMARY

1. A 44-lot residential subdivision has been proposed for a 7.67 acre plot of land located at 3805 N Terrace Drive in Newberg, Oregon. The property is located on the northwest corner of the intersection of N Terrace Drive and Petunia Street.
2. The subdivision of 44 residential lots will consist of single-family dwellings. These residences are expected to generate 33 trips in the morning peak hour and 44 trips in the evening peak hour.
3. A left-turn refuge is currently in place along N College Street at N Terrace Drive. No other turn lanes are warranted. No new traffic signals are warranted.
4. The available sight distance at the study intersection was measured to be in excess of 800 feet in both travel directions, exceeding the minimum intersection sight distance requirement of 445 feet. No visibility mitigations are recommended.
5. A detailed observation of the crash history at the study intersection shows no trends that are indicative of safety issues that need to be addressed. No safety mitigations are recommended.
6. The intersection of N College Street at N Terrace Drive is projected to operate at a satisfactory volume-to-capacity ratio through the year 2015 regardless of additional trips resulting from the proposed development. No operational mitigations are recommended.

PROJECT DESCRIPTION

INTRODUCTION

A 7.67 acre plot of land located at 3805 N Terrace Drive in Newberg, Oregon, has been proposed for subdivision. The subject property is border by N Terrace Drive to the east, Petunia Street to the south, and agricultural uses to the west and north. The proposed land division will contain 44 lots developed with single-family dwellings.

This report looks at the traffic impacts of the proposed subdivision on the transportation system in the vicinity of the site. The purpose of this report is to provide an analysis that addresses the impacts on adjacent local residential streets as well as the operation of a nearby study intersection to ensure safe and efficient performance.

All supporting data and calculations are included in the appendix to this report.

LOCATION DESCRIPTION

The City of Newberg requires analysis at the intersection of N Terrace Drive and N College Street (Oregon Highway 219) in order to assess site impacts during the weekday morning and evening peak traffic hours. Discussions of the site impacts to the local residential streets and the intersections of N College Street at E Foothills Drive and N College Street at E Mountainview Drive were also requested.

N College Street, or also known as Oregon Highway 219 or the Hillsboro-Silverton Highway, is under the jurisdiction of the Oregon Department of Transportation (ODOT) and is classified as a District Highway. It is generally a three-lane roadway with a center two-way left-turn lane. North of the intersection with N Terrace Drive, the roadway narrows to two lanes as it leaves the Newberg city-limits. The highway has a posted speed limit of 40 mph in the vicinity of Terrace Drive that reduces to 35 mph at E Foothills Drive. Curbs and sidewalks are installed along the east side of the roadway and intermittently on the west side.

N Terrace Drive is under the jurisdiction of the City of Newberg and is classified as a Local Street. It is a two-lane roadway with a statutory residential speed limit of 25 mph. Curbs and sidewalks are installed on the west side of the street between N College Street and Petunia Street. No bike lanes or on-street parking is provided.

Morris Street is under the jurisdiction of the City of Newberg and is classified as a Local Street. It is a two-lane roadway with a statutory residential speed limit of 25 mph. Curbs, sidewalks, and on-street parking are provided on both sides of the facility. Currently, the roadway dead-ends at the subject property; however, the development plan calls for the internal street network to connect to Morris Street.

The intersection of N College Street at N Terrace Drive is a three-legged intersection controlled by a STOP sign on N Terrace Drive. The approach from N Terrace Drive and the southbound approach from N College Street each have a single shared lane for all turning movements. The northbound approach from N College Street consists of a through lane and a left-turn refuge.

A vicinity map showing the project site and the study area intersection is shown in Figure 1 on page six.

PUBLIC TRANSIT

Yamhill County Transit Area Fixed Route 5, *Newberg Foothills Drive*, provides bus service along N College Street and N Main Street with a regular stop on the corner of E Foothills Drive and N Main Street. The bus operates weekdays from 7:30 AM to 5:30 PM with typical headways of an hour. No weekend service is provided.

TRAFFIC COUNTS

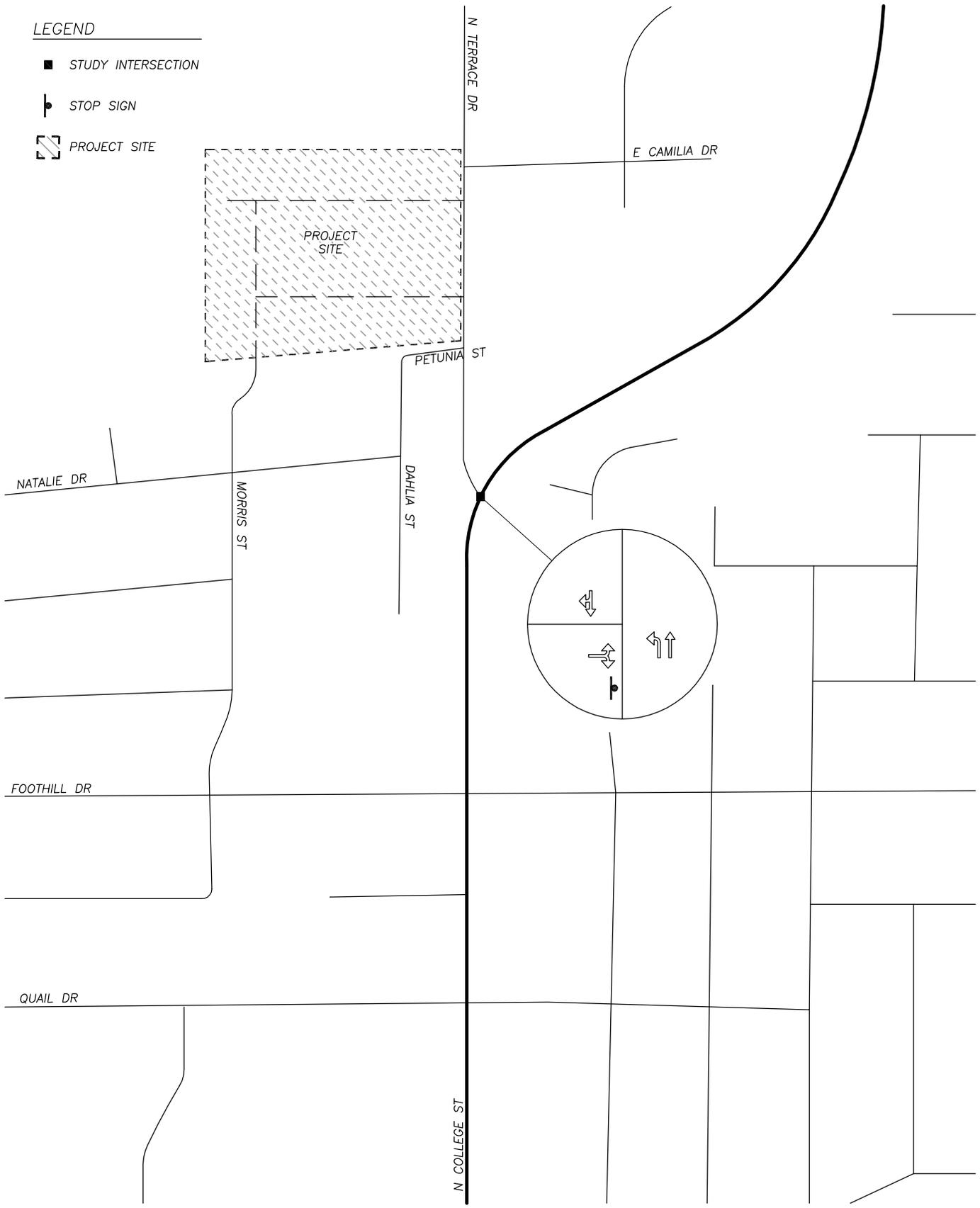
Traffic counts were conducted at the intersection of N College Street at N Terrace Drive on March 20th of 2013 from 4:00 PM to 6:00 PM and on March 21st from 7:00 AM to 9:00 AM. Data was used from the morning peak of 7:00 AM to 8:00 AM and from the evening peak of 4:50 PM to 5:50 PM.

Since N College Street is under ODOT jurisdiction and traffic counts were performed in March, a seasonal adjustment factor was applied to account for season traffic variations on the facility, as per the procedure in ODOT's Analysis Procedures Manual (APM). Since no Automatic Traffic Recorder was found nearby and the characteristics of the facility were not similar to another Automatic Traffic Recorder, the Seasonal Trend Table was referenced. Using the table, a seasonal adjustment factor of 1.067 was calculated based on the Commuter seasonal trend of the roadway.

Figure 2 on page seven shows the seasonally adjusted traffic volumes at the study intersection.

LEGEND

- STUDY INTERSECTION
- ⊥ STOP SIGN
- ▨ PROJECT SITE



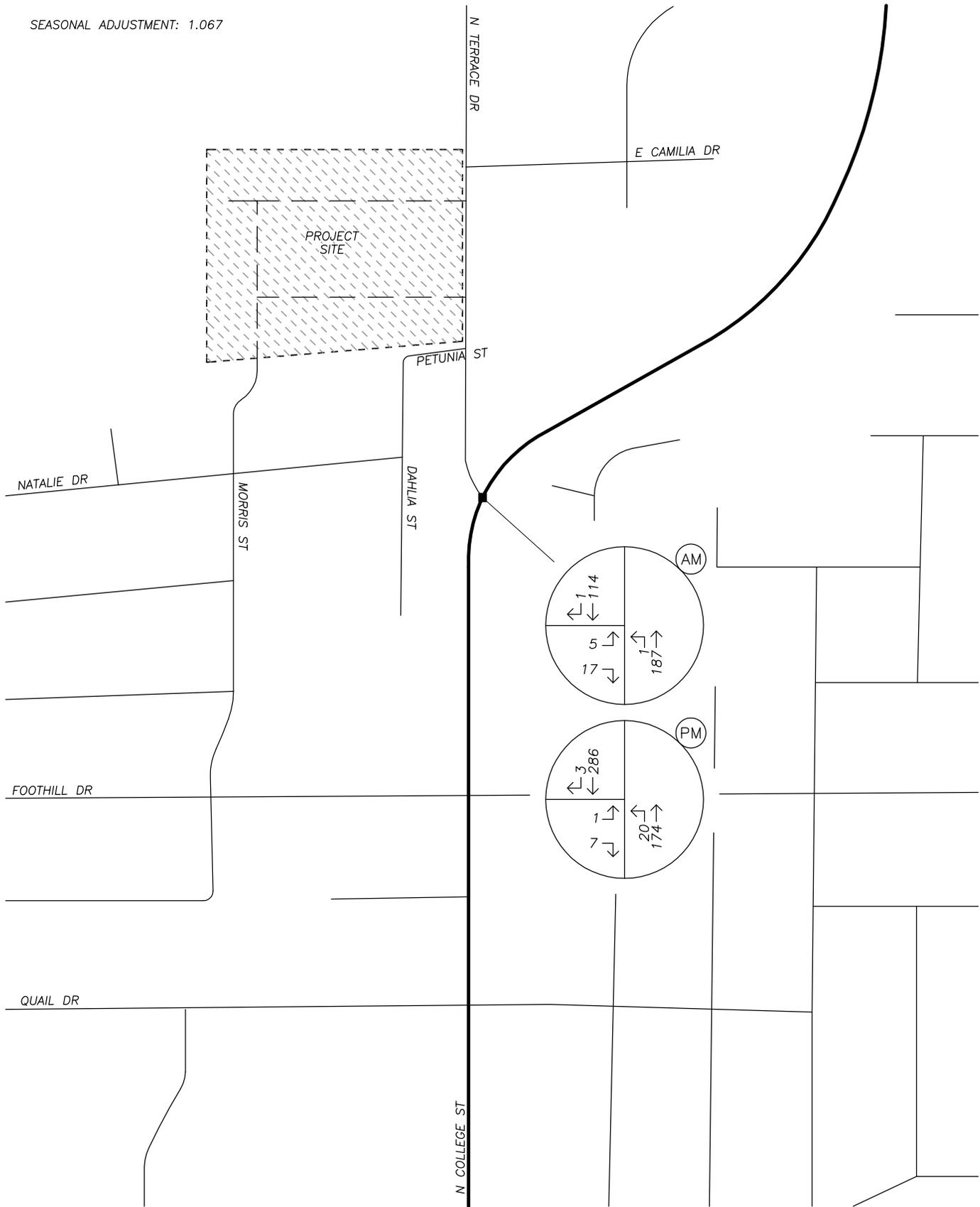
VICINITY MAP



FIGURE 1

PAGE 6

SEASONAL ADJUSTMENT: 1.067



TRAFFIC VOLUMES
Existing Conditions – Seasonally Adjusted
AM & PM Peak Hour



FIGURE
2

PAGE
7

TRIP GENERATION & DISTRIBUTION

TRIP GENERATION

To estimate the number of trips that will be generated by the proposed development, trip rates from *TRIP GENERATION*, Ninth Edition, published by the Institute of Transportation Engineers (ITE), were used.

The development plan proposes the construction of 44 single-family dwellings. To estimate the trip generation of the subject property, trip rates from land-use code 210, *Single-Family Detached Housing*, was used based on the number of dwelling units.

The trip generation calculations show that the proposed development will generate 33 trips during the morning peak hour with eight trips entering and 25 trips exiting the site. During the evening peak hour, the property is projected to generate 44 trips with 28 entering and 16 exiting the site. The following table offers a summary of the trip generation. Detailed trip generation calculations are included in the appendix to this report.

Trip Generation Summary								
	ITE Code	Size	Morning Peak Hour			Evening Peak Hour		
			In	Out	Total	In	Out	Total
Proposed Development								
Single-Family Detached Housing	210	44 units	8	25	33	28	16	44

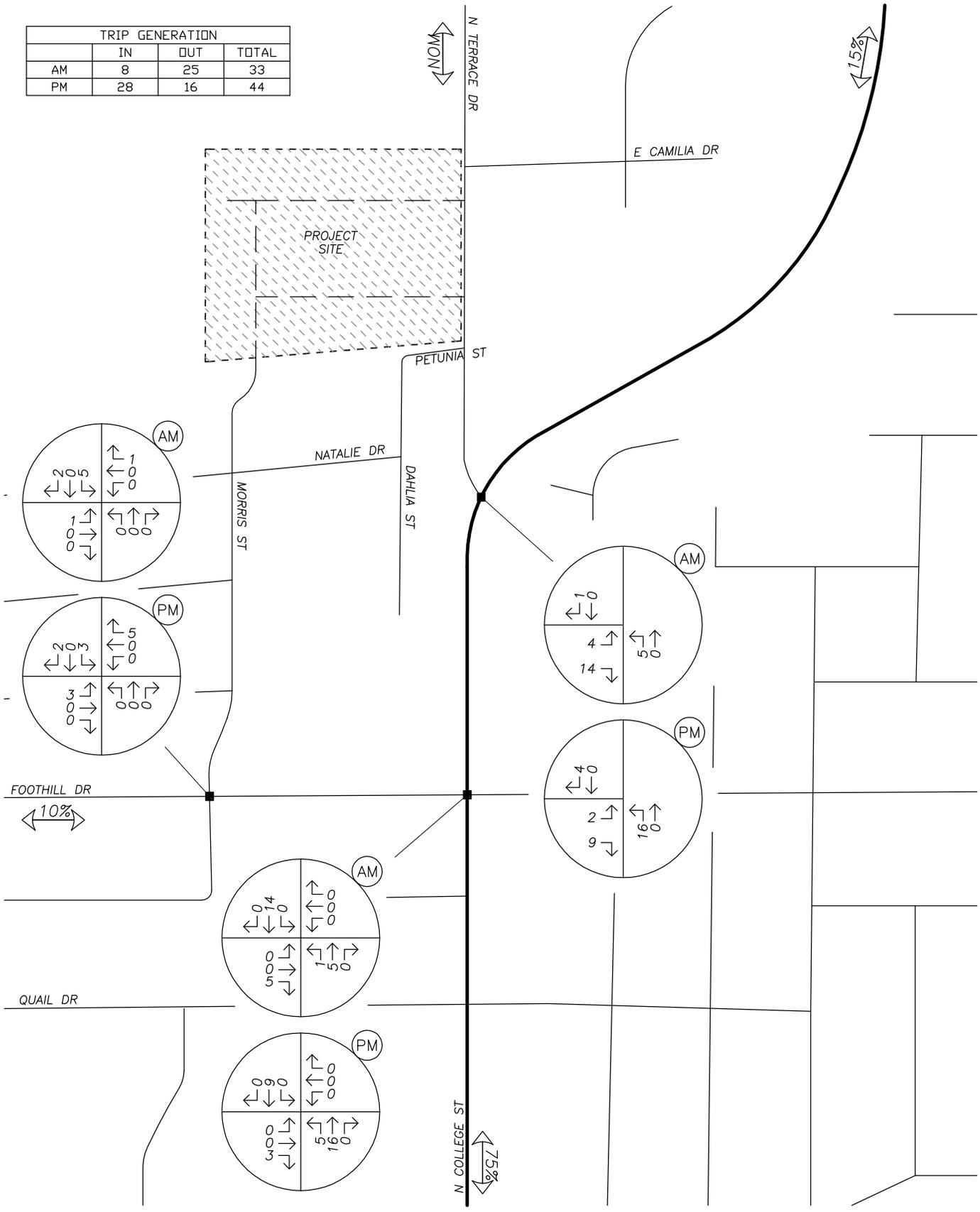
TRIP DISTRIBUTION

The subject property is located just off of Oregon Highway 219 which connects Hillsboro to the center of Newberg. It is expected that the majority of the traffic originating and terminating at the site will utilize the highway to travel to and from their destinations. It is also expected that some traffic will travel to and from the west on E Foothills Drive to reach N Main Street, which spans north and south through most of Newberg and connects to Oregon Highway 240.

Since Morris Street will be connected to the internal street system of the subject property, it is estimated that 25% of the trips traveling to and from the south on N College Street will use the connection between E Foothills Drive and Morris Street to access the site. It is projected that nine site trips will utilize Morris Street in the AM peak hour and 13 site trips will utilize the street in the PM peak hour. Traffic between Morris Street and N College Street on E Foothills Drive is expected to increase by six trips in the AM peak hour and eight trips in the PM peak hour.

The trip distribution and assignment for the proposed development is shown in Figure 3 on page 9.

TRIP GENERATION			
	IN	OUT	TOTAL
AM	8	25	33
PM	28	16	44



SITE TRIP DISTRIBUTION & ASSIGNMENT
 Proposed Development Plan
 AM & PM Peak Hour



SAFETY ANALYSIS

WARRANT ANALYSIS

Left-turn lane warrants and traffic signal warrants were examined for the intersection of N College Street and N Terrace Drive. A left-turn refuge for northbound traffic on N College Street is already provided with the center two-way left-turn lane, so no further examination of left-turn lane warrants was performed.

Low volumes were observed for both the minor and major street approaches at the intersection. By examination, traffic signal warrants are not projected to be met under any of the analysis scenarios. Signalization of the intersection is not recommended.

SIGHT DISTANCE

Intersection sight distance requirements were taken from *A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS*, published in 2011 by the American Association of State Highway and Transportation Officials (AASHTO). Sight distance requirements are based on the speed of traffic on the major street and the sight distance measurements are based on an eye height of 3.5 feet and an approaching driver's eye height of 3.5 feet above the road, with the driver's eye 15 feet behind the edge of the near-side travel lane.

Based on the posted 40 mph speed limit at the intersection of N College Street at N Terrace Drive, a minimum of 445 feet of intersection sight distance is required. Sight distance from 15 feet behind the edge of the near-side travel lane was measured in excess of 800 feet in both travel directions. Accordingly, the available sight distance for both approaches is well in excess of the minimum required for safe and efficient operation of the intersection. No mitigations are recommended.

CRASH DATA ANALYSIS

Using data obtained from ODOT's Crash Data System, a review was performed for the most recent available five years of crash data (2007 – 2011) for the intersection of N College Street at N Terrace Drive. No crashes were found to have occurred at the intersection during the analysis period. No significant safety concerns were identified and no safety mitigations are recommended.

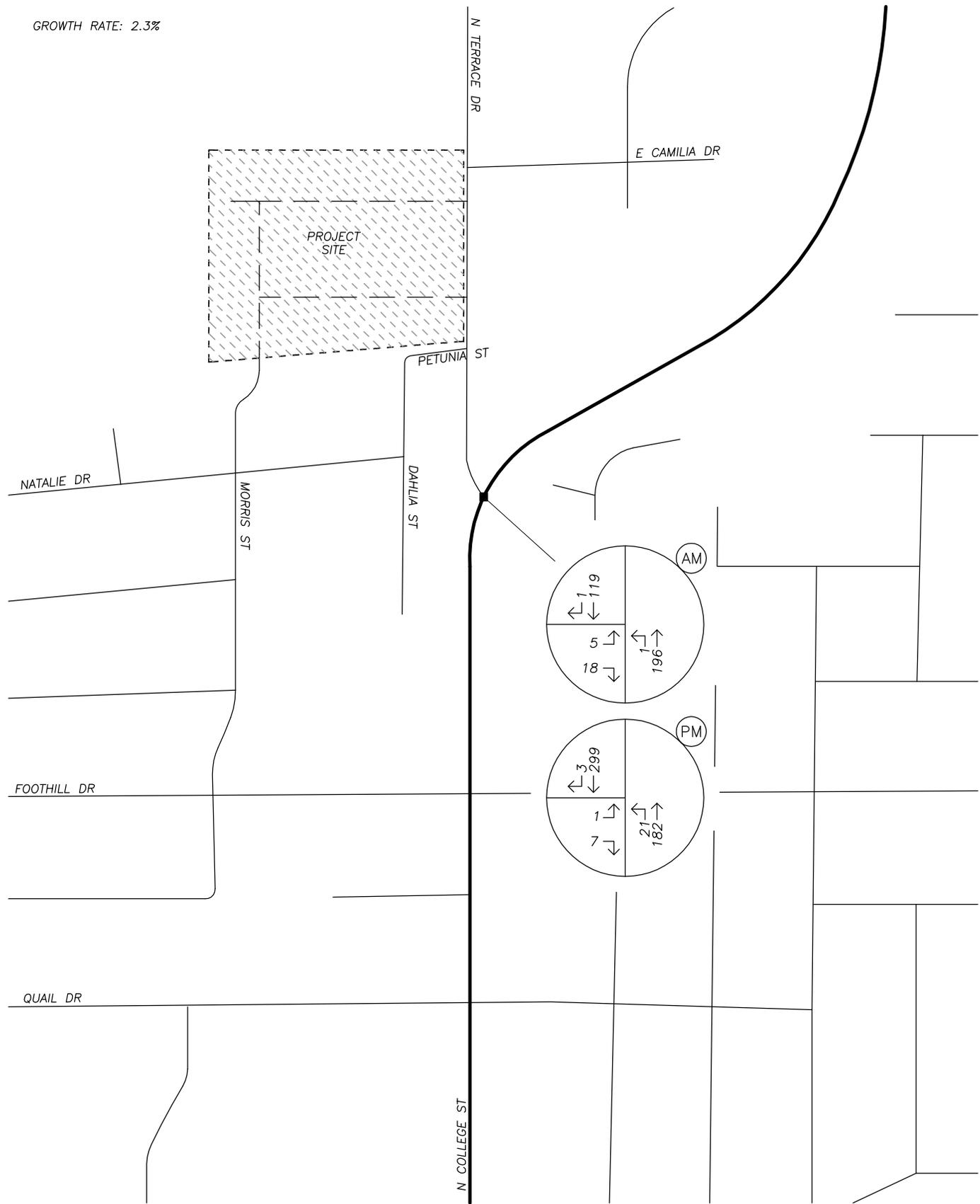
OPERATIONAL ANALYSIS

BACKGROUND TRAFFIC

Prior to assigning the site trips to the study intersection, existing volumes were adjusted to account for the anticipated growth in the study area that occurs during the construction of the development. Background traffic volumes were projected for year 2015 conditions, when the proposed development is assumed to be completed and fully occupied.

Future volumes were projected in conformance with the requirements established in ODOT's APM. Based on data from ODOT's Future Volume Table, a linear growth rate of 2.3 percent per year was calculated. This growth rate was applied over the two-year period to the existing traffic volumes in order to determine the expected year 2015 background traffic volumes. These volumes are shown in Figure 4 on page 12. The background traffic with the addition of site trips from the proposed development is shown in Figure 5 on page 13.

GROWTH RATE: 2.3%

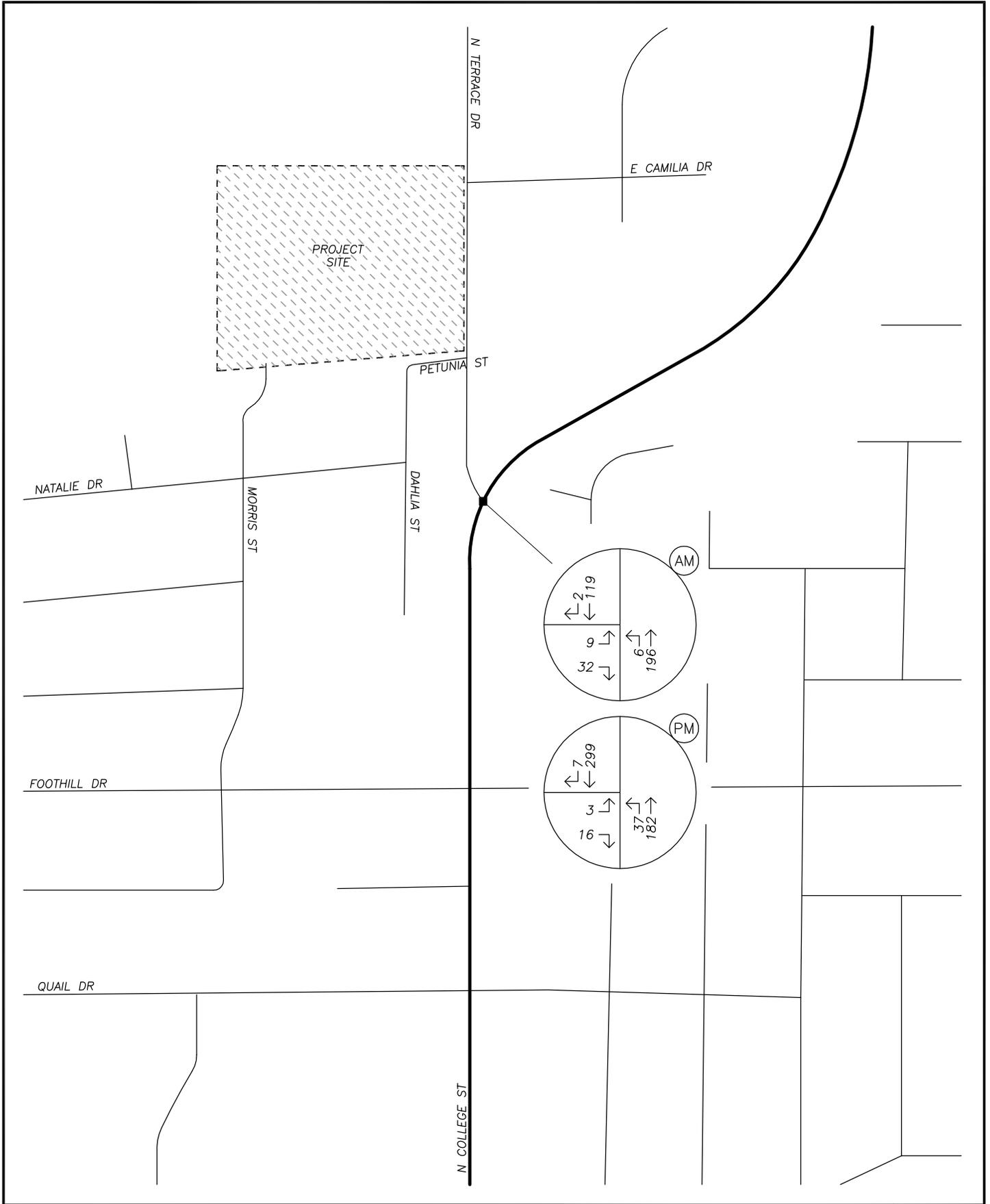


TRAFFIC VOLUMES
 Year 2015 Background Conditions
 AM & PM Peak



FIGURE
4

PAGE
12



TRAFFIC VOLUMES
 Year 2015 Background plus Site Conditions
 AM & PM Peak Hour



FIGURE
 5
 PAGE
 13

CAPACITY ANALYSIS

To measure the performance of the intersection of N College Street at N Terrace Drive, a capacity analysis was conducted. Since N College Street is under ODOT jurisdiction, their standards based on a volume-to-capacity (v/c) ratio were used for evaluation. The v/c ratio compares the actual (or demand) traffic volumes to the potential intersection capacity. The v/c ratio is expressed as the percentage of the capacity that is utilized during the analysis period. According to the Oregon Highway Plan Mobility Standard Guidelines, a v/c ratio of 0.90 or less is required during the peak hours.

The intersection was analyzed using the unsignalized intersection analysis methods in the *HIGHWAY CAPACITY MANUAL*, published by the Transportation Research Board. The analysis was made for the morning and evening peak hours for existing conditions, year 2015 background traffic conditions, and year 2015 background plus site trips from the proposed development.

Currently, the intersection of N College Street at N Terrace Drive operates with a v/c ratio of 0.13 during the AM peak hour and 0.18 during the PM peak hour. In two years, the v/c ratio is projected to remain unchanged during the AM peak hour and increase slightly to 0.19 during the PM peak hour, regardless of the additional traffic resulting from the proposed development.

The results of the capacity analysis, along with the levels of service, delay, and v/c ratios are shown in the following table. Detailed calculations, as well as tables showing the relationships between delay and level of service are included in the appendix to this report.

CAPACITY ANALYSIS SUMMARY						
	<u>AM</u>			<u>PM</u>		
	LOS	Delay (s)	v / c	LOS	Delay (s)	v / c
<i>N College St at N Terrace Dr</i>						
Existing	A	10	0.13	B	10	0.18
Background	A	10	0.13	B	11	0.19
Background + Site	A	10	0.13	B	11	0.19

CONCLUSIONS

The traffic resulting from the proposed development of 7.67 acre property located at 3805 N Terrace Drive in Newberg, Oregon, will not cause any significant impact to the transportation network in the surrounding area.

The operational analysis of N College Street at N Terrace Drive shows adequate capacity through year 2015 regardless of additional trips resulting from the proposed development. No operational mitigations are recommended.

A detailed observation of the crash history at the study intersection shows no trends that are indicative of safety issues that need to be addressed. No safety mitigations are recommended.

Sight distance was measured to be in excess of 800 feet in both travel directions at the study intersection, exceeding the 445 feet requirement for intersection sight distance. No visibility mitigations are recommended.

Left-turn lane warrants and traffic signal warrants were examined and were found to be unnecessary at the intersection of N College Street at N Terrace Drive.

Based on the detailed analysis, no mitigations are required or recommended for the proposed development of 44 single-family dwellings.

APPENDIX



LEVEL OF SERVICE

Level of service is used to describe the quality of traffic flow. Levels of service A to C are considered good, and rural roads are usually designed for level of service C. Urban streets and signalized intersections are typically designed for level of service D. Level of service E is considered to be the limit of acceptable delay. For unsignalized intersections, level of service E is generally considered acceptable. Here is a more complete description of levels of service:

Level of service A: Very low delay at intersections, with all traffic signal cycles clearing and no vehicles waiting through more than one signal cycle. On highways, low volume and high speeds, with speeds not restricted by other vehicles.

Level of service B: Operating speeds beginning to be affected by other traffic; short traffic delays at intersections. Higher average intersection delay than for level of service A resulting from more vehicles stopping.

Level of service C: Operating speeds and maneuverability closely controlled by other traffic; higher delays at intersections than for level of service B due to a significant number of vehicles stopping. Not all signal cycles clear the waiting vehicles. This is the recommended design standard for rural highways.

Level of service D: Tolerable operating speeds; long traffic delays occur at intersections. The influence of congestion is noticeable. At traffic signals many vehicles stop, and the proportion of vehicles not stopping declines. The number of signal cycle failures, for which vehicles must wait through more than one signal cycle, are noticeable. This is typically the design level for urban signalized intersections.

Level of service E: Restricted speeds, very long traffic delays at traffic signals, and traffic volumes near capacity. Flow is unstable so that any interruption, no matter how minor, will cause queues to form and service to deteriorate to level of service F. Traffic signal cycle failures are frequent occurrences. For unsignalized intersections, level of service E or better is generally considered acceptable.

Level of service F: Extreme delays, resulting in long queues which may interfere with other traffic movements. There may be stoppages of long duration, and speeds may drop to zero. There may be frequent signal cycle failures. Level of service F will typically result when vehicle arrival rates are greater than capacity. It is considered unacceptable by most drivers.



*LEVEL OF SERVICE CRITERIA
FOR SIGNALIZED INTERSECTIONS*

LEVEL OF SERVICE	CONTROL DELAY PER VEHICLE (Seconds)
A	<10
B	10-20
C	20-35
D	35-55
E	55-80
F	>80

*LEVEL OF SERVICE CRITERIA
FOR UNSIGNALIZED INTERSECTIONS*

LEVEL OF SERVICE	CONTROL DELAY PER VEHICLE (Seconds)
A	<10
B	10-15
C	15-25
D	25-35
E	35-50
F	>50

**Attachment 6: Application
Speed Zone Order**

Date August 02, 2011	Order No. J8483
Jurisdiction(s)	
Yamhill Co. (OTC)	Newberg

Whereas, pursuant to ORS 810.180, the Oregon Department of Transportation has been requested to establish designated speed(s) for the below described section(s) of state, county, city or federal agency highway as defined by ORS 801.305; and

Whereas, the State Traffic Engineer has been authorized to act on behalf of the Oregon Transportation Commission; and

Whereas, pursuant to ORS 810.180, an engineering and traffic investigation has been made; the data, facts, and information obtained in connection with said engineering and traffic investigation are on file in the office of the State Traffic Engineer at the Oregon Department of Transportation in Salem, Oregon; and

Whereas, based upon said engineering and traffic investigation, the State Traffic Engineer has found that the speed designated in ORS 811.105 or ORS 811.111 is greater than is reasonable under the conditions found to exist upon the section(s) of highway for which a lesser speed is herein designated or that the speed designated in said statute is less than is reasonable under the conditions found to exist upon the section(s) of highway for which a greater speed is herein designated; and

Whereas, the provisions of ORS 810.180 respecting notice and hearing have been complied with:

It is **Therefore Ordered** that the designated speed for the following section(s) of highway be as follows:

Name Hillsboro-Silverton Hwy (OR 219)

.....

LOCATION OF TERMINI

From	MP	To	MP	Designated Speed (Miles Per Hour)
North Valley Road / Bell Road	17.92	250 feet north of Foothills Drive	18.47	40 ₂
250 feet north of Foothills Drive	18.47	150 feet south of Foothills Drive	18.55	35 ₂
150 feet south of Foothills Drive	18.55	450 feet north of SPRR Crossing	19.75	35 _{1 3 4 5}
Pacific Hwy West (OR 99W)	20.58	0.19 mile south of 2nd Street	21.39	35 _{3 4 5 6}
0.19 mile south of 2nd Street	21.39	0.29 mile north of Wynooski Road	21.88	45 ₃
0.29 mile north of Wynooski Road	21.88	100 feet south of Wynooski Road	22.19	45 ₂
<i>1 Except that in the following section(s), the designated speed shall be 20 mph as per provisions of ORS 811.111 Subsection 1(e) and ORS 810.200;</i>				
25 feet south of Columbia Drive	19.33	200 feet south of Pinehurst Drive	19.47	
<i>2 ODOT</i>				
<i>3 City of Newberg - Interested Jurisdiction</i>				
<i>4 Statutory 25 MPH speed applies between MP 19.75 and MP 20.19</i>				
<i>5 MP 20.19 - MP 20.58 Common Alignment with OR99W and covered by separate SZ order</i>				
<i>6 MP EQ - AH 20.73 = BK z20.65</i>				
This rescinds Joint Order J7930 of 9/10/2007				

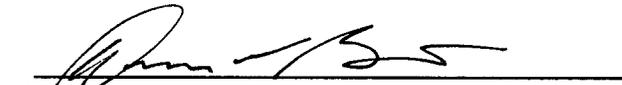
.....

Be it further ordered that the roadway authority or authorities responsible for the above section(s) of highway install appropriate signs giving notice of the designated speed(s) therefore as per ORS 810.180, Subsection 4(c) and/or Subsection 5(e).

Be it further ordered that signs installed pursuant to this order comply with the provisions of ORS 810.210 and 810.220.

Be it further ordered that any previous order made by the Department with respect to the designated speed for the above section(s) of highway which is in conflict with the provisions of this order is hereby rescinded.

Be it further ordered that this order will remain in effect until and unless rescinded by the State Traffic Engineer of the Oregon Department of Transportation.


 for Bob Pappé, PE, PLS, State Traffic and Roadway Engineer

Newberg Weekdays



Yamhill County Transit Area
 535 NE 5th Street
 McMinnville, OR 97128
 phone: 503.474.4900 or 503.538.7433
 web: www.yctransitarea.org
 email: saunderst@co.yamhill.or.us

Fixed Routes – Flag Stops are allowed on Rts. 5&7

How to read this schedule:

Find the stop where you will board the bus.
 Read top to bottom to find scheduled departure times at the listed stops.
 Read from left to right to find how long it takes to travel between stops.

Place correct fare in farebox; exact fare only – drivers do not carry change.
 You may flag down a bus along any city fixed route. Schedules are subject to change without notice. For the most current schedule check the YCTA website.

Attachment 6: Application

Holiday Schedule:

YCTA buses do not operate on the following holidays: New Year’s Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day.

Pets:

Service animals are always welcome. Pets may travel in a pet carrier as long as they present no health or safety risk.

Key:

AM schedule in regular print.
PM schedule in **bold** print.

03172013

Newberg Foothills Drive, Fixed Route 5 – Weekdays

Naps Thriftway	George Fox (Meridian St)	The Oaks	Senior Center	Main and Columbia	Woodview Village	Naps Thriftway
1	2	3	4	5	6	7
7:30	7:33	7:34	7:39	7:42	7:50	7:55
8:30	8:33	8:34	8:39	8:42	8:50	8:55
9:30	9:33	9:34	9:39	9:42	9:50	9:55
10:30	10:33	10:34	10:39	10:42	10:50	10:55
11:30	11:33	11:34	11:39	11:42	11:50	11:55
12:30	12:33	12:34	12:39	12:42	12:50	12:55
1:30	1:33	1:34	1:39	1:42	1:50	1:55
2:30	2:33	2:34	2:39	2:42	2:50	2:55
3:30	3:33	3:34	3:39	3:42	3:50	3:55
4:30	4:33	4:34	4:39	4:42	4:50	4:55
5:30	5:33	5:34	5:39	5:42	5:50	5:55

Newberg Providence, Fixed Route 7 - Weekdays

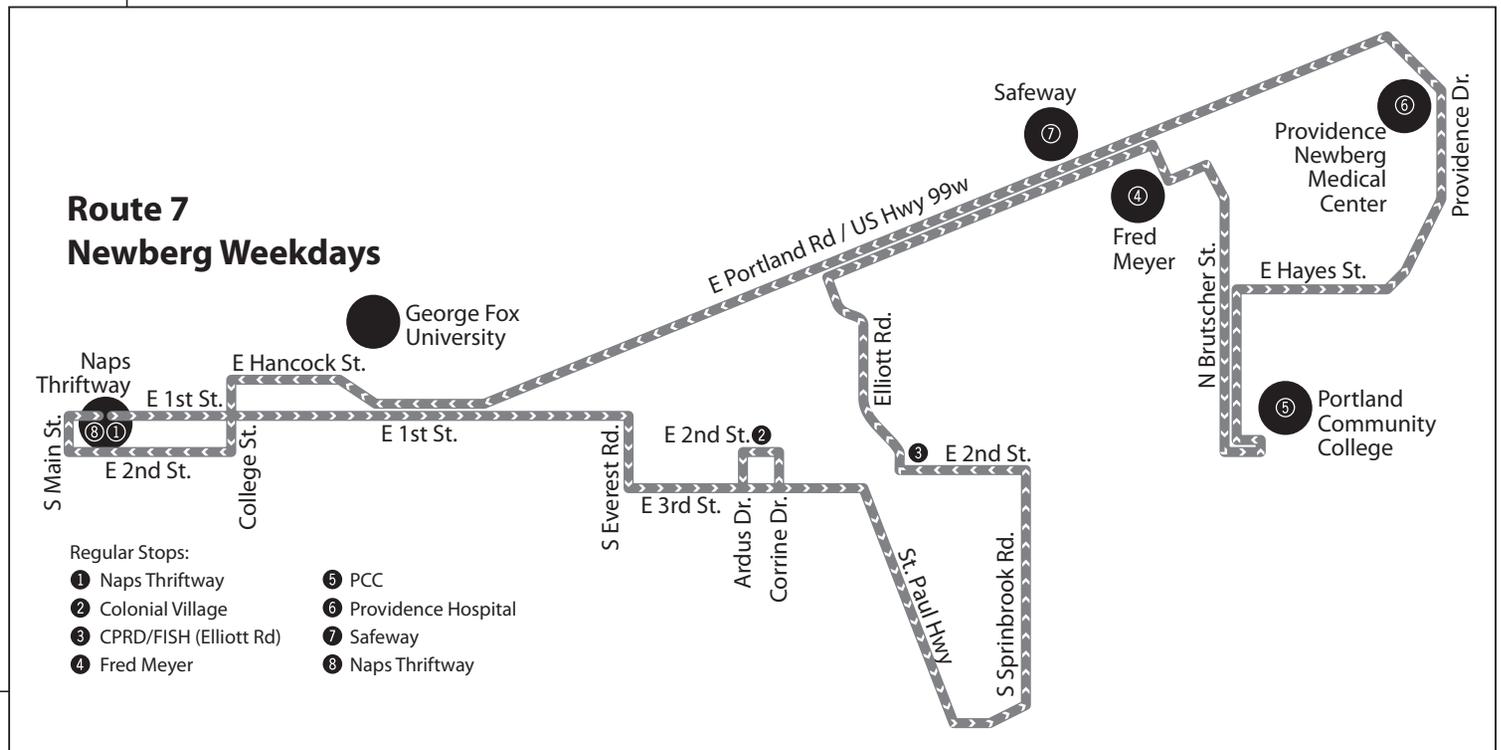
Naps Thriftway	Colonial Village	CPRD/FISH (Elliott Rd)	Fred Meyer	PCC	Providence Hospital	Safeway	Naps Thriftway
1	2	3	4	5	6	7	8
7:00	7:04	7:09	7:13	7:15	7:19	7:23	7:29
8:00	8:04	8:09	8:13	8:15	8:19	8:23	8:29
9:00	9:04	9:09	9:13	9:15	9:19	9:23	9:29
11:00	11:04	11:09	11:13	11:15	11:19	11:23	11:29
12:00	12:04	12:09	12:13	12:15	12:19	12:23	12:29
1:00	1:04	1:09	1:13	1:15	1:19	1:23	1:29
2:00	2:04	2:09	2:13	2:15	2:19	2:23	2:29
3:00	3:04	3:09	3:13	3:15	3:19	3:23	3:29
4:00	4:04	4:09	4:13	4:15	4:19	4:23	4:29
5:00	5:04	5:09	5:13	5:15	5:19	5:23	5:29
6:00	6:04	6:09	6:13	6:15	6:19	6:23	6:29

Attachment 6: Application Newberg Weekdays



Yamhill County Transit Area

535 NE 5th Street
McMinnville, OR 97128
phone: 503.474.4900 or 503.538.7433
web: www.yctransitarea.org
email: saunderst@co.yamhill.or.us



Total Vehicle Summary

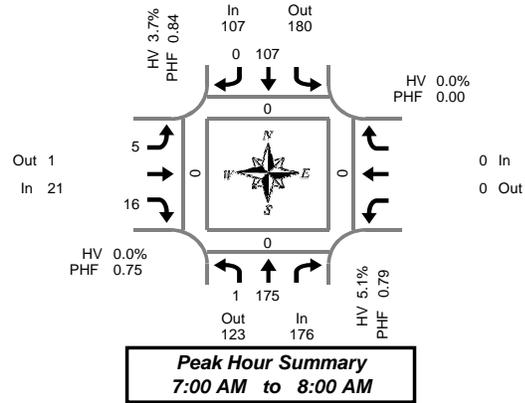


Clay Carney
(503) 833-2740

N College St & N Terrace Dr

Thursday, March 21, 2013

7:00 AM to 9:00 AM



Peak Hour Summary
7:00 AM to 8:00 AM

5-Minute Interval Summary

7:00 AM to 9:00 AM

Interval Start Time	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Interval Total	Pedestrians Crosswalk			
	L	T	Bikes	T	R	Bikes	L	R	Bikes			Bikes		North	South	East	West
7:00 AM	0	8	0	8	0	0	2	1	0			0	0	0	0	0	
7:05 AM	0	23	0	10	0	0	0	0	0			0	0	0	0	0	
7:10 AM	0	15	0	7	0	0	0	1	0			0	0	0	0	0	
7:15 AM	0	16	0	6	0	0	1	2	0			0	0	0	0	0	
7:20 AM	0	20	0	10	0	0	0	0	0			0	0	0	0	0	
7:25 AM	0	20	0	10	0	0	0	2	0			0	0	0	0	0	
7:30 AM	0	9	0	12	0	0	1	4	0			0	0	0	0	0	
7:35 AM	0	21	0	4	0	0	0	0	0			0	0	0	0	0	
7:40 AM	1	14	0	14	0	0	0	1	0			0	0	0	0	0	
7:45 AM	0	9	0	8	0	0	0	1	0			0	0	0	0	0	
7:50 AM	0	8	0	6	0	0	0	1	0			0	0	0	0	0	
7:55 AM	0	12	0	12	0	0	1	3	0			0	0	0	0	0	
8:00 AM	0	9	0	6	0	0	0	1	0			0	0	0	0	0	
8:05 AM	0	8	0	10	0	0	0	0	0			0	0	0	0	0	
8:10 AM	2	13	0	16	0	0	1	1	0			0	0	0	0	0	
8:15 AM	1	15	0	9	0	0	0	4	0			0	0	0	0	0	
8:20 AM	0	10	0	11	0	0	0	2	0			0	0	0	0	0	
8:25 AM	1	9	0	6	0	0	1	0	0			0	0	0	0	0	
8:30 AM	1	12	0	5	0	0	0	1	0			0	0	0	0	0	
8:35 AM	1	9	0	8	0	0	0	0	0			0	0	0	0	0	
8:40 AM	1	11	0	12	0	0	0	0	0			0	0	0	0	0	
8:45 AM	2	9	0	11	0	0	0	1	0			0	0	0	0	0	
8:50 AM	1	10	0	12	0	0	0	0	0			0	0	0	0	0	
8:55 AM	0	7	0	10	0	0	0	4	0			0	0	0	0	0	
Total Survey	11	297	0	223	0	0	7	30	0			0	568	0	0	0	0

15-Minute Interval Summary

7:00 AM to 9:00 AM

Interval Start Time	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Interval Total	Pedestrians Crosswalk			
	L	T	Bikes	T	R	Bikes	L	R	Bikes			Bikes		North	South	East	West
7:00 AM	0	46	0	25	0	0	2	2	0			0	75	0	0	0	0
7:15 AM	0	56	0	26	0	0	1	4	0			0	87	0	0	0	0
7:30 AM	1	44	0	30	0	0	1	5	0			0	81	0	0	0	0
7:45 AM	0	29	0	26	0	0	1	5	0			0	61	0	0	0	0
8:00 AM	2	30	0	32	0	0	1	2	0			0	67	0	0	0	0
8:15 AM	2	34	0	26	0	0	1	6	0			0	69	0	0	0	0
8:30 AM	3	32	0	25	0	0	0	1	0			0	61	0	0	0	0
8:45 AM	3	26	0	33	0	0	0	5	0			0	67	0	0	0	0
Total Survey	11	297	0	223	0	0	7	30	0			0	568	0	0	0	0

Peak Hour Summary

7:00 AM to 8:00 AM

By Approach	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Total	Pedestrians Crosswalk			
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total		North	South	East	West
Volume	176	123	299	0	107	180	287	0	21	1	22	0	0	0	0	0	304
%HV	5.1%			3.7%			0.0%			0.0%			4.3%				
PHF	0.79			0.84			0.75			0.00			0.86				

By Movement	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Total				
	L	T	Total	T	R	Total	L	R	Total			Total					
Volume	1	175	176	107	0	107	5	16	21			0	304				
%HV	0.0%	5.1%	NA	5.1%	NA	3.7%	0.0%	3.7%	0.0%	NA	0.0%	0.0%	NA	NA	NA	0.0%	4.3%
PHF	0.25	0.78	0.79	0.84	0.00	0.84	0.63	0.67	0.75			0.00	0.86				

Rolling Hour Summary

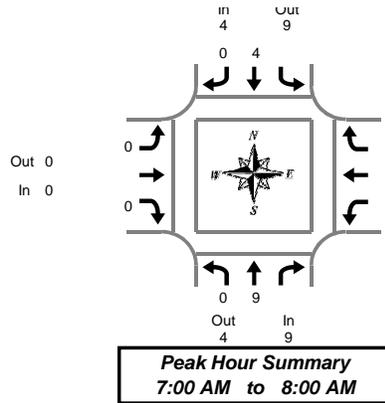
7:00 AM to 9:00 AM

Interval Start Time	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Interval Total	Pedestrians Crosswalk			
	L	T	Bikes	T	R	Bikes	L	R	Bikes			Bikes		North	South	East	West
7:00 AM	1	175	0	107	0	0	5	16	0			0	304	0	0	0	0
7:15 AM	3	159	0	114	0	0	4	16	0			0	296	0	0	0	0
7:30 AM	5	137	0	114	0	0	4	18	0			0	278	0	0	0	0
7:45 AM	7	125	0	109	0	0	3	14	0			0	258	0	0	0	0
8:00 AM	10	122	0	116	0	0	2	14	0			0	264	0	0	0	0

Heavy Vehicle Summary



Clay Carney
(503) 833-2740



N College St & N Terrace Dr

Thursday, March 21, 2013

7:00 AM to 9:00 AM

Heavy Vehicle 5-Minute Interval Summary
7:00 AM to 9:00 AM

Interval Start Time	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Interval Total
	L	T	Total	T	R	Total	L	R	Total			Total	
7:00 AM	0	1	1	1	0	1	0	0	0	0	0	0	2
7:05 AM	0	2	2	0	0	0	0	0	0	0	0	0	2
7:10 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:20 AM	0	1	1	0	0	0	0	0	0	0	0	0	1
7:25 AM	0	0	0	1	0	1	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:35 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:40 AM	0	2	2	0	0	0	0	0	0	0	0	0	2
7:45 AM	0	2	2	0	0	0	0	0	0	0	0	0	2
7:50 AM	0	0	0	1	0	1	0	0	0	0	0	0	1
7:55 AM	0	1	1	1	0	1	0	0	0	0	0	0	2
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:05 AM	0	2	2	0	0	0	0	0	0	0	0	0	2
8:10 AM	0	3	3	1	0	1	0	0	0	0	0	0	4
8:15 AM	0	0	0	1	0	1	0	0	0	0	0	0	1
8:20 AM	0	0	0	1	0	1	0	0	0	0	0	0	1
8:25 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	1	1	0	0	0	0	0	0	0	0	0	1
8:35 AM	0	0	0	1	0	1	0	0	0	0	0	0	1
8:40 AM	0	1	1	0	0	0	0	0	0	0	0	0	1
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:50 AM	0	1	1	1	0	1	0	0	0	0	0	0	2
8:55 AM	0	0	0	1	0	1	0	0	0	0	0	0	1
Total Survey	0	17	17	10	0	10	0	0	0	0	0	0	27

Heavy Vehicle 15-Minute Interval Summary
7:00 AM to 9:00 AM

Interval Start Time	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Interval Total
	L	T	Total	T	R	Total	L	R	Total			Total	
7:00 AM	0	3	3	1	0	1	0	0	0	0	0	0	4
7:15 AM	0	1	1	1	0	1	0	0	0	0	0	0	2
7:30 AM	0	2	2	0	0	0	0	0	0	0	0	0	2
7:45 AM	0	3	3	2	0	2	0	0	0	0	0	0	5
8:00 AM	0	5	5	1	0	1	0	0	0	0	0	0	6
8:15 AM	0	0	0	2	0	2	0	0	0	0	0	0	2
8:30 AM	0	2	2	1	0	1	0	0	0	0	0	0	3
8:45 AM	0	1	1	2	0	2	0	0	0	0	0	0	3
Total Survey	0	17	17	10	0	10	0	0	0	0	0	0	27

Heavy Vehicle Peak Hour Summary
7:00 AM to 8:00 AM

By Approach	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Total
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Volume	9	4	13	4	9	13	0	0	0	0	0	0	13
PHF	0.56			0.50			0.00			0.00			0.65

By Movement	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Total
	L	T	Total	T	R	Total	L	R	Total			Total	
Volume	0	9	9	4	0	4	0	0	0	0	0	0	13
PHF	0.00	0.56	0.56	0.50	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.65

Heavy Vehicle Rolling Hour Summary
7:00 AM to 9:00 AM

Interval Start Time	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Interval Total
	L	T	Total	T	R	Total	L	R	Total			Total	
7:00 AM	0	9	9	4	0	4	0	0	0	0	0	0	13
7:15 AM	0	11	11	4	0	4	0	0	0	0	0	0	15
7:30 AM	0	10	10	5	0	5	0	0	0	0	0	0	15
7:45 AM	0	10	10	6	0	6	0	0	0	0	0	0	16
8:00 AM	0	8	8	6	0	6	0	0	0	0	0	0	14

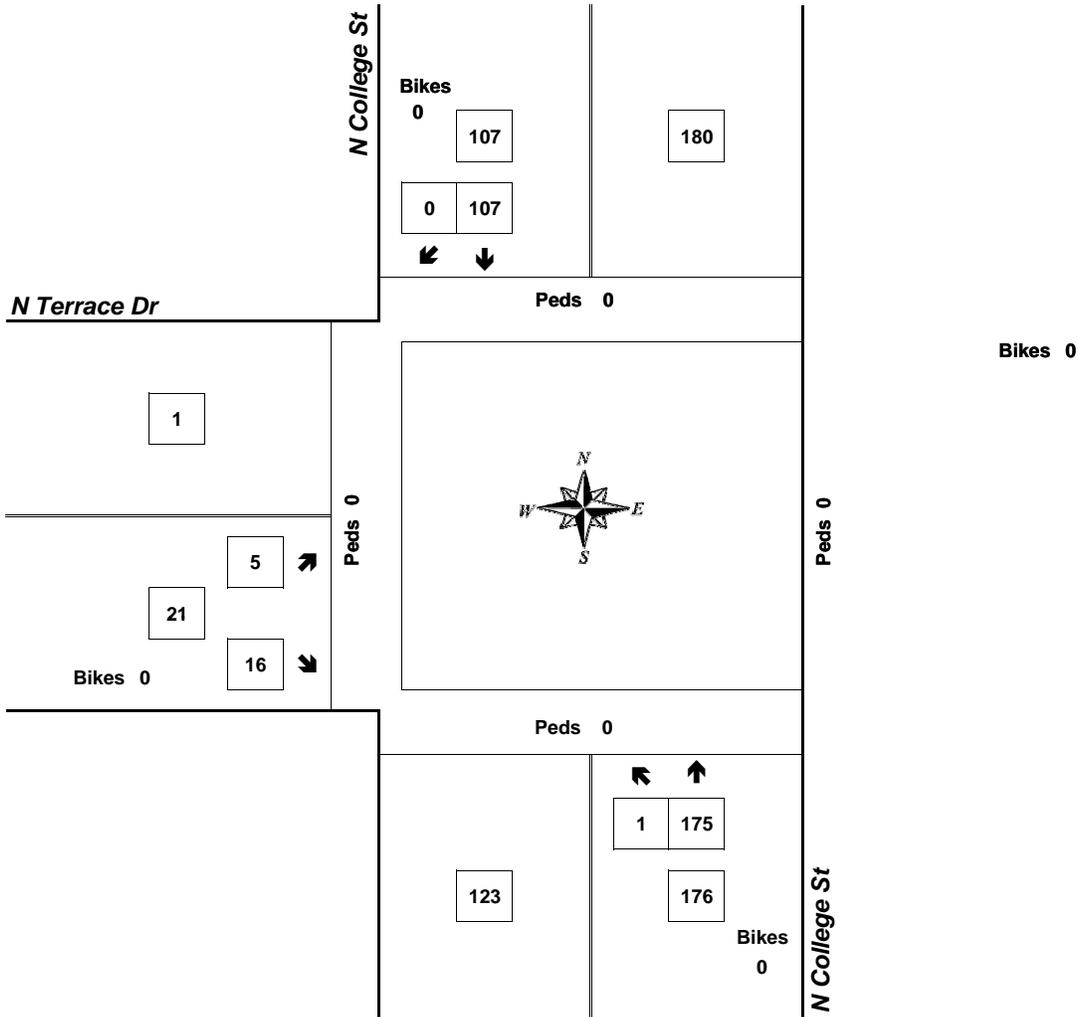
Peak Hour Summary



Clay Carney
(503) 833-2740

N College St & N Terrace Dr

7:00 AM to 8:00 AM
Thursday, March 21, 2013



Approach	PHF	HV%	Volume
EB	0.75	0.0%	21
WB	0.00	0.0%	0
NB	0.79	5.1%	176
SB	0.84	3.7%	107
Intersection	0.86	4.3%	304

Count Period: 7:00 AM to 9:00 AM

Attachment 6: Application

Total Vehicle Summary

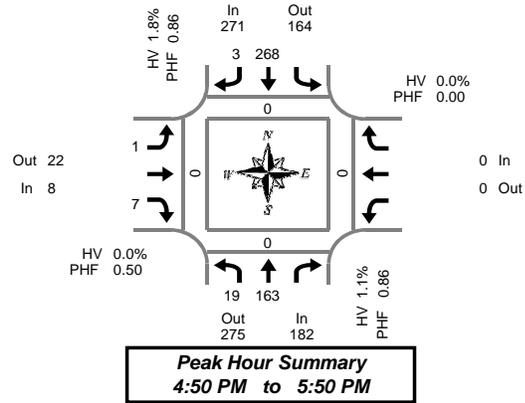


Clay Carney
(503) 833-2740

N College St & N Terrace Dr

Wednesday, March 20, 2013

4:00 PM to 6:00 PM



Peak Hour Summary
4:50 PM to 5:50 PM

5-Minute Interval Summary

4:00 PM to 6:00 PM

Interval Start Time	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Interval Total	Pedestrians Crosswalk			
	L	T	Bikes	T	R	Bikes	L	R	Bikes			Bikes		North	South	East	West
4:00 PM	2	13	0	13	0	0	0	0	0	0	0	0	28	0	0	0	0
4:05 PM	2	8	0	6	2	0	1	1	0	0	0	0	20	0	0	0	0
4:10 PM	1	19	0	11	1	0	1	0	0	0	0	0	33	0	0	0	0
4:15 PM	1	12	0	20	0	0	0	2	0	0	0	0	35	0	0	0	0
4:20 PM	2	12	0	13	0	0	0	0	0	0	0	0	27	0	0	0	0
4:25 PM	1	10	0	16	1	0	0	1	0	0	0	0	29	0	0	0	0
4:30 PM	0	8	0	17	0	0	0	0	0	0	0	0	25	0	0	0	0
4:35 PM	0	9	0	22	0	0	1	4	0	0	0	0	36	0	0	0	0
4:40 PM	1	7	0	28	0	0	0	4	0	0	0	0	40	0	0	0	0
4:45 PM	1	16	0	17	0	0	0	0	0	0	0	0	34	0	0	0	0
4:50 PM	3	17	0	16	0	0	0	0	0	0	0	0	36	0	0	0	0
4:55 PM	2	14	0	19	0	0	0	2	0	0	0	0	37	0	0	0	0
5:00 PM	2	10	0	20	0	0	0	1	0	0	0	0	33	0	0	0	0
5:05 PM	2	18	0	23	1	0	0	0	0	0	0	0	44	0	0	0	0
5:10 PM	2	16	0	21	0	0	0	0	0	0	0	0	39	0	0	0	0
5:15 PM	1	9	0	26	1	0	0	0	0	0	0	0	37	0	0	0	0
5:20 PM	1	12	0	31	0	0	0	0	0	0	0	0	44	0	0	0	0
5:25 PM	1	9	0	20	0	0	0	1	0	0	0	0	31	0	0	0	0
5:30 PM	2	18	0	27	0	0	0	0	0	0	0	0	47	0	0	0	0
5:35 PM	0	17	0	15	0	0	0	1	0	0	0	0	33	0	0	0	0
5:40 PM	1	15	1	22	0	0	0	0	0	0	0	0	38	0	0	0	0
5:45 PM	2	8	0	28	1	0	1	2	0	0	0	0	42	0	0	0	0
5:50 PM	1	11	0	21	0	0	0	2	0	0	0	0	35	0	0	0	0
5:55 PM	3	9	0	13	0	0	0	3	0	0	0	0	28	1	0	0	0
Total Survey	34	297	1	465	7	0	4	24	0	0	0	0	831	1	0	0	0

15-Minute Interval Summary

4:00 PM to 6:00 PM

Interval Start Time	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Interval Total	Pedestrians Crosswalk			
	L	T	Bikes	T	R	Bikes	L	R	Bikes			Bikes		North	South	East	West
4:00 PM	5	40	0	30	3	0	2	1	0	0	0	0	81	0	0	0	0
4:15 PM	4	34	0	49	1	0	0	3	0	0	0	0	91	0	0	0	0
4:30 PM	1	24	0	67	0	0	1	8	0	0	0	0	101	0	0	0	0
4:45 PM	6	47	0	52	0	0	0	2	0	0	0	0	107	0	0	0	0
5:00 PM	6	44	0	64	1	0	0	1	0	0	0	0	116	0	0	0	0
5:15 PM	3	30	0	77	1	0	0	1	0	0	0	0	112	0	0	0	0
5:30 PM	3	50	1	64	0	0	0	1	0	0	0	0	118	0	0	0	0
5:45 PM	6	28	0	62	1	0	1	7	0	0	0	0	105	1	0	0	0
Total Survey	34	297	1	465	7	0	4	24	0	0	0	0	831	1	0	0	0

Peak Hour Summary

4:50 PM to 5:50 PM

By Approach	Northbound N College St				Southbound N College St				Eastbound N Terrace Dr				Westbound N Terrace Dr				Total	Pedestrians Crosswalk			
	In	Out	Total	Bikes	In	Out	Total	Bikes	In	Out	Total	Bikes	In	Out	Total	Bikes		North	South	East	West
Volume	182	275	457	1	271	164	435	0	8	22	30	0	0	0	0	0	461	0	0	0	0
%HV	1.1%				1.8%				0.0%				0.0%				1.5%				
PHF	0.86				0.86				0.50				0.00				0.94				

By Movement	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Total
	L	T	Total	T	R	Total	L	R	Total			Total	
Volume	19	163	182	268	3	271	1	7	8			0	461
%HV	0.0%	1.2%	NA	1.1%	NA	1.9%	0.0%	1.8%	0.0%	NA	0.0%	0.0%	1.5%
PHF	0.68	0.82	0.86	0.86	0.38	0.86	0.25	0.58	0.50	NA	NA	0.00	0.94

Rolling Hour Summary

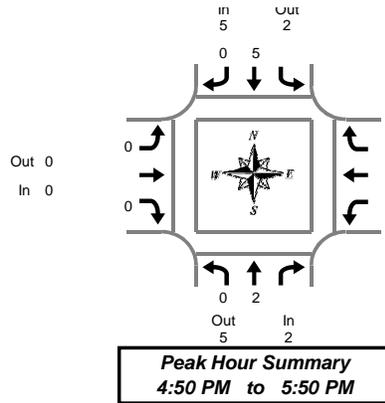
4:00 PM to 6:00 PM

Interval Start Time	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Interval Total	Pedestrians Crosswalk			
	L	T	Bikes	T	R	Bikes	L	R	Bikes			Bikes		North	South	East	West
4:00 PM	16	145	0	198	4	0	3	14	0	0	0	0	380	0	0	0	0
4:15 PM	17	149	0	232	2	0	1	14	0	0	0	0	415	0	0	0	0
4:30 PM	16	145	0	260	2	0	1	12	0	0	0	0	436	0	0	0	0
4:45 PM	18	171	1	257	2	0	0	5	0	0	0	0	453	0	0	0	0
5:00 PM	18	152	1	267	3	0	1	10	0	0	0	0	451	1	0	0	0

Heavy Vehicle Summary



Clay Carney
(503) 833-2740



N College St & N Terrace Dr

Wednesday, March 20, 2013

4:00 PM to 6:00 PM

Heavy Vehicle 5-Minute Interval Summary

4:00 PM to 6:00 PM

Interval Start Time	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Interval Total
	L	T	Total	T	R	Total	L	R	Total			Total	
4:00 PM	0	0	0	1	0	1	0	0	0	0	0	0	1
4:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:10 PM	0	2	2	0	0	0	0	0	0	0	0	0	2
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:20 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:25 PM	0	0	0	1	0	1	0	0	0	0	0	0	1
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:40 PM	0	0	0	2	0	2	0	0	0	0	0	0	2
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
4:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	1	1	0	0	0	0	0	0	0	0	0	1
5:05 PM	0	0	0	1	0	1	0	0	0	0	0	0	1
5:10 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	1	1	1	0	1	0	0	0	0	0	0	2
5:20 PM	0	0	0	2	0	2	0	0	0	0	0	0	2
5:25 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	1	0	1	0	0	0	0	0	0	1
5:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Survey	0	4	4	9	0	9	0	0	0	0	0	0	13

Heavy Vehicle 15-Minute Interval Summary

4:00 PM to 6:00 PM

Interval Start Time	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Interval Total
	L	T	Total	T	R	Total	L	R	Total			Total	
4:00 PM	0	2	2	1	0	1	0	0	0	0	0	0	3
4:15 PM	0	0	0	1	0	1	0	0	0	0	0	0	1
4:30 PM	0	0	0	2	0	2	0	0	0	0	0	0	2
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	1	1	1	0	1	0	0	0	0	0	0	2
5:15 PM	0	1	1	3	0	3	0	0	0	0	0	0	4
5:30 PM	0	0	0	1	0	1	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Survey	0	4	4	9	0	9	0	0	0	0	0	0	13

Heavy Vehicle Peak Hour Summary

4:50 PM to 5:50 PM

By Approach	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Total
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Volume	2	5	7	5	2	7	0	0	0	0	0	0	7
PHF	0.50			0.42			0.00			0.00			0.44

By Movement	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Total
	L	T	Total	T	R	Total	L	R	Total			Total	
Volume	0	2	2	5	0	5	0	0	0	0	0	0	7
PHF	0.00	0.50	0.50	0.42	0.00	0.42	0.00	0.00	0.00	0.00	0.00	0.00	0.44

Heavy Vehicle Rolling Hour Summary

4:00 PM to 6:00 PM

Interval Start Time	Northbound N College St			Southbound N College St			Eastbound N Terrace Dr			Westbound N Terrace Dr			Interval Total
	L	T	Total	T	R	Total	L	R	Total			Total	
4:00 PM	0	2	2	4	0	4	0	0	0	0	0	0	6
4:15 PM	0	1	1	4	0	4	0	0	0	0	0	0	5
4:30 PM	0	2	2	6	0	6	0	0	0	0	0	0	8
4:45 PM	0	2	2	5	0	5	0	0	0	0	0	0	7
5:00 PM	0	2	2	5	0	5	0	0	0	0	0	0	7

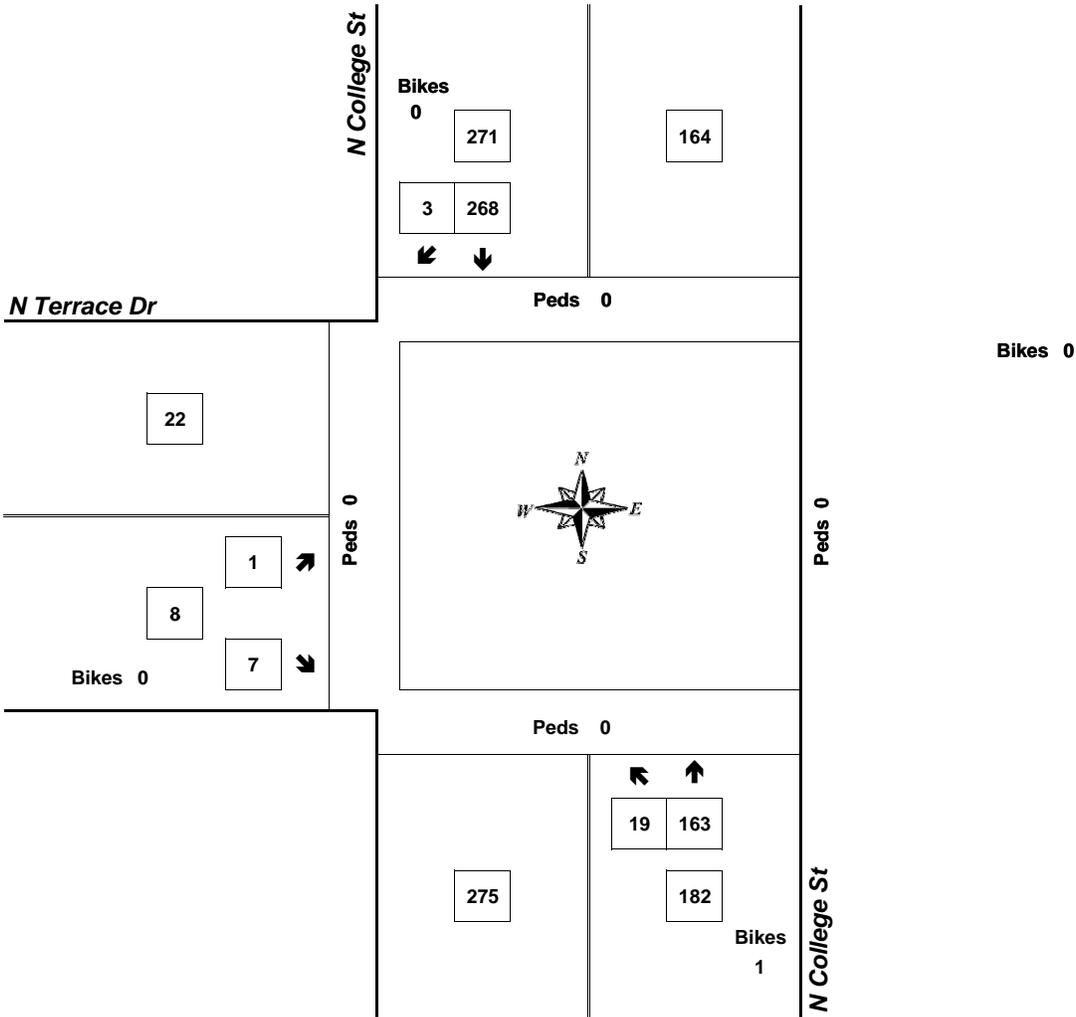
Peak Hour Summary



Clay Carney
(503) 833-2740

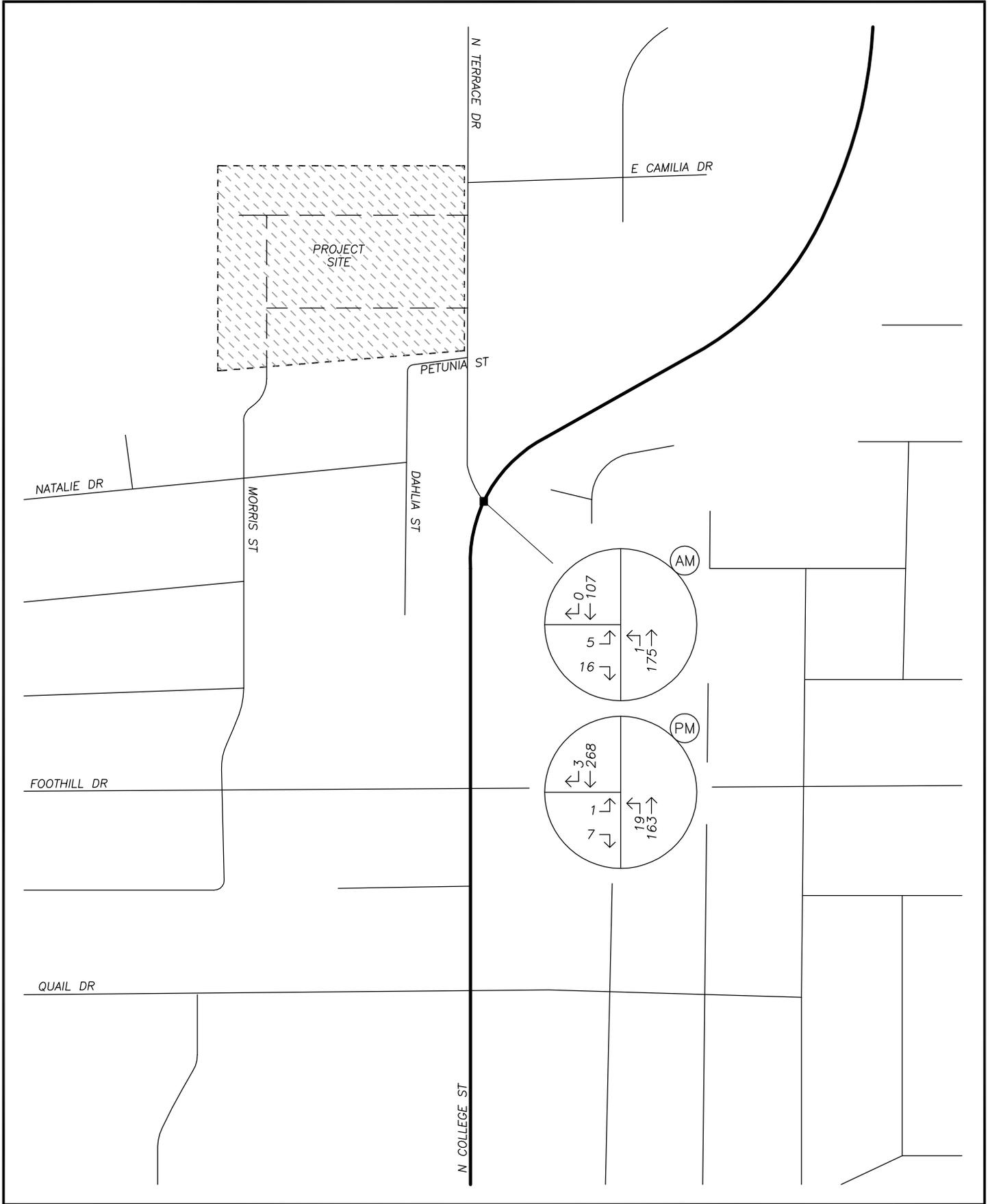
N College St & N Terrace Dr

4:50 PM to 5:50 PM
Wednesday, March 20, 2013



Approach	PHF	HV%	Volume
EB	0.50	0.0%	8
WB	0.00	0.0%	0
NB	0.86	1.1%	182
SB	0.86	1.8%	271
Intersection	0.94	1.5%	461

Count Period: 4:00 PM to 6:00 PM



TRAFFIC VOLUMES
Existing Conditions – Raw Data
AM & PM Peak Hour



FIGURE
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PAGE
APPENDIX



TRIP GENERATION CALCULATIONS

Land Use: Single-Family Detached Housing
Land Use Code: 210
Variable: Dwelling Units
Variable Value: 44

AM PEAK HOUR

Trip Rate: 0.75

	Enter	Exit	Total
Directional Distribution	25%	75%	
Trip Ends	8	25	33

PM PEAK HOUR

Trip Rate: 1.00

	Enter	Exit	Total
Directional Distribution	63%	37%	
Trip Ends	28	16	44

WEEKDAY

Trip Rate: 9.52

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	209	209	418

SATURDAY

Trip Rate: 9.91

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	218	218	436

Source: TRIP GENERATION, Ninth Edition



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Volume (veh/h)	5	17	1	187	114	1
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86
Hourly flow rate (vph)	6	20	1	217	133	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	TWLTL					
Median storage veh	0					
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	353	133	134			
vC1, stage 1 conf vol	133					
vC2, stage 2 conf vol	220					
vCu, unblocked vol	353	133	134			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)	5.4					
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	98	100			
cM capacity (veh/h)	509	919	1433			

Direction, Lane #	EB 1	NB 1	NB 2	SB 1
Volume Total	26	1	217	134
Volume Left	6	1	0	0
Volume Right	20	0	0	1
cSH	776	1433	1700	1700
Volume to Capacity	0.03	0.00	0.13	0.08
Queue Length 95th (ft)	3	0	0	0
Control Delay (s)	9.8	7.5	0.0	0.0
Lane LOS	A	A		
Approach Delay (s)	9.8	0.0		0.0
Approach LOS	A			

Intersection Summary			
Average Delay		0.7	
Intersection Capacity Utilization	19.8%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W		W	W	W	W
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Volume (veh/h)	1	7	20	174	286	3
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	1	7	21	185	304	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	TWLTL					
Median storage veh	0					
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	534	306	307			
vC1, stage 1 conf vol	306					
vC2, stage 2 conf vol	228					
vCu, unblocked vol	534	306	307			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)	5.4					
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	98			
cM capacity (veh/h)	432	736	1259			

Direction, Lane #	EB 1	NB 1	NB 2	SB 1
Volume Total	9	21	185	307
Volume Left	1	21	0	0
Volume Right	7	0	0	3
cSH	677	1259	1700	1700
Volume to Capacity	0.01	0.02	0.11	0.18
Queue Length 95th (ft)	1	1	0	0
Control Delay (s)	10.4	7.9	0.0	0.0
Lane LOS	B	A		
Approach Delay (s)	10.4	0.8		0.0
Approach LOS	B			

Intersection Summary			
Average Delay		0.5	
Intersection Capacity Utilization	26.6%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Volume (veh/h)	5	18	1	196	119	1
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86
Hourly flow rate (vph)	6	21	1	228	138	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	TWLTL					
Median storage veh	0					
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	369	139	140			
vC1, stage 1 conf vol	139					
vC2, stage 2 conf vol	230					
vCu, unblocked vol	369	139	140			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)	5.4					
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	98	100			
cM capacity (veh/h)	502	912	1426			

Direction, Lane #	EB 1	NB 1	NB 2	SB 1
Volume Total	27	1	228	140
Volume Left	6	1	0	0
Volume Right	21	0	0	1
cSH	774	1426	1700	1700
Volume to Capacity	0.03	0.00	0.13	0.08
Queue Length 95th (ft)	3	0	0	0
Control Delay (s)	9.8	7.5	0.0	0.0
Lane LOS	A	A		
Approach Delay (s)	9.8	0.0		0.0
Approach LOS	A			

Intersection Summary			
Average Delay		0.7	
Intersection Capacity Utilization	20.3%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W		W	U	U	W
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Volume (veh/h)	1	7	21	182	299	3
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	1	7	22	194	318	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	TWLTL					
Median storage veh	0					
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	558	320	321			
vC1, stage 1 conf vol	320					
vC2, stage 2 conf vol	238					
vCu, unblocked vol	558	320	321			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)	5.4					
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	98			
cM capacity (veh/h)	423	723	1244			

Direction, Lane #	EB 1	NB 1	NB 2	SB 1
Volume Total	9	22	194	321
Volume Left	1	22	0	0
Volume Right	7	0	0	3
cSH	665	1244	1700	1700
Volume to Capacity	0.01	0.02	0.11	0.19
Queue Length 95th (ft)	1	1	0	0
Control Delay (s)	10.5	7.9	0.0	0.0
Lane LOS	B	A		
Approach Delay (s)	10.5	0.8		0.0
Approach LOS	B			

Intersection Summary			
Average Delay		0.5	
Intersection Capacity Utilization	27.5%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W		W	W	W	
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Volume (veh/h)	9	32	6	196	119	2
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86
Hourly flow rate (vph)	10	37	7	228	138	2
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	TWLTL					
Median storage veh	0					
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	381	140	141			
vC1, stage 1 conf vol	140					
vC2, stage 2 conf vol	242					
vCu, unblocked vol	381	140	141			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)	5.4					
tF (s)	3.5	3.3	2.2			
p0 queue free %	98	96	100			
cM capacity (veh/h)	494	911	1424			

Direction, Lane #	EB 1	NB 1	NB 2	SB 1
Volume Total	48	7	228	141
Volume Left	10	7	0	0
Volume Right	37	0	0	2
cSH	769	1424	1700	1700
Volume to Capacity	0.06	0.00	0.13	0.08
Queue Length 95th (ft)	5	0	0	0
Control Delay (s)	10.0	7.5	0.0	0.0
Lane LOS	A	A		
Approach Delay (s)	10.0	0.2		0.0
Approach LOS	A			

Intersection Summary			
Average Delay		1.2	
Intersection Capacity Utilization	20.3%	ICU Level of Service	A
Analysis Period (min)		15	



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W		T	T	T	T
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Volume (veh/h)	3	16	37	182	299	7
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	3	17	39	194	318	7
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	TWLTL					
Median storage veh	0					
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	594	322	326			
vC1, stage 1 conf vol	322					
vC2, stage 2 conf vol	272					
vCu, unblocked vol	594	322	326			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)	5.4					
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	98	97			
cM capacity (veh/h)	407	721	1240			

Direction, Lane #	EB 1	NB 1	NB 2	SB 1
Volume Total	20	39	194	326
Volume Left	3	39	0	0
Volume Right	17	0	0	7
cSH	643	1240	1700	1700
Volume to Capacity	0.03	0.03	0.11	0.19
Queue Length 95th (ft)	2	2	0	0
Control Delay (s)	10.8	8.0	0.0	0.0
Lane LOS	B	A		
Approach Delay (s)	10.8	1.4		0.0
Approach LOS	B			

Intersection Summary			
Average Delay		0.9	
Intersection Capacity Utilization	32.8%	ICU Level of Service	A
Analysis Period (min)	15		

EMERIO *Design*

CIVIL ENGINEERS & PLANNERS

Preliminary Stormwater Management Report The Terra 44-Lot Subdivision

Emerio Project Number: 244-005

City of Newberg Project Number: TBD



Prepared For:
Del Boca Vista
PO Box 486
Newberg, Oregon 97132
Contact: Marc Wilcuts
(503) 550-7800

Prepared By:
Eric D. Evans, PE
Emerio Design, LLC
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(503) 853-1910
eric@emeriodesign.com

Submittal #	Date	Returned	Comments
One			

Table of Contents:

APPENDIX A

- (1) Vicinity Map

APPENDIX B

- (1) Soils Maps—"Soils Survey for Yamhill County"
- (2) Curve Number Table

APPENDIX C

- (1) Swale Sizing Spreadsheet
- (2) Pre Developed Hydrocad Plots
- (3) Post Developed Hydrocad Plots

APPENDIX D

- (1) Post-Developed Basin Map

Project Overview and Description:

The proposed site will include a new subdivision in a single phase. Forty-four new lots are proposed. A detention/water quality pond will be created on the northern boundary of the site.

Soil Classification:

The NRCS soil survey of Yamhill County, Oregon classifies the onsite soils as Willakenzie Silty Clay Loam, Panther Silty Clay Loam, and Woodburn Silt Loam. The associated hydrologic group of this soil is C and D. The bulk of the development on this site is within the C type soils as such this analysis assumes a C type soils in the curve number selection. The associated curve numbers utilized in this design is 79 and 86 for pervious surfaces, Pre and Post-Developed respectively. A curve number of 98 is set for impervious surfaces, reference appendixes B(1) and B(2).

Basin Delineation:

The site is modeled in four separate catchment areas. These are onsite to detention/treatment (Area A), and Onsite without detention/treatment (Area B,C,D). Reference appendix D(1) for a basin map and area tabulation.

Water Quantity/Detention:

In conversation with city staff, the only detention standard to be met within the city of Newberg is to match the 25-year peak flow pre to post. Using Hydrocad V8.00 the four basins described above were modeled in both the pre to post developed condition. Reference the pre and post developed Hydrocad plots in appendix C(2,3).

Pre-developed Condition Modeling: To determine the allowable release rate all areas were modeled with a predeveloped curve number. This created an allowable release rate of 3.33 CFS for the design event.

Post-developed Condition Modeling: Basins A was routed to the pond for detention. Basin B, C, and D are allowed to leave the site without the benefit of detention. However, the sum of the four runoffs were considered as the overall post developed

release rate. This resultant sum is 2.13 CFS. Which is less than the pre-developed case, as such; the requirement for detention is satisfied.

Water Quality:

It is the goal of this project to provide complete water quality treatment for the site. The impervious area yields a treatment flow based on Cleanwater Services code. Finally this flow rate is used to size an appropriate water quality swale. See appendix C(1). The resultant water quality facility has the following geometry and characteristics.

Total Imperious Area	188,465 SF
WQ Flow	0.39 CFS
Width	4 Feet
Length	106 Feet
Side Slope	4:1
Longitudinal Slope	0.50%
Flow Depth	0.37 Feet
Residence Time	9.2 Minutes

Note that a portion of the site does not drain to treatment. To mitigate for this lack of treatment, two methods have been employed. First, area C is treated in lieu of non-treated areas. Second, overtreatment is offered by the onsite facility by modeling the flow to the swale as if it contained flow from this not treated area.

Conveyance Analysis:

This analysis will be provided at the time of final plan preparation.

Conclusion:

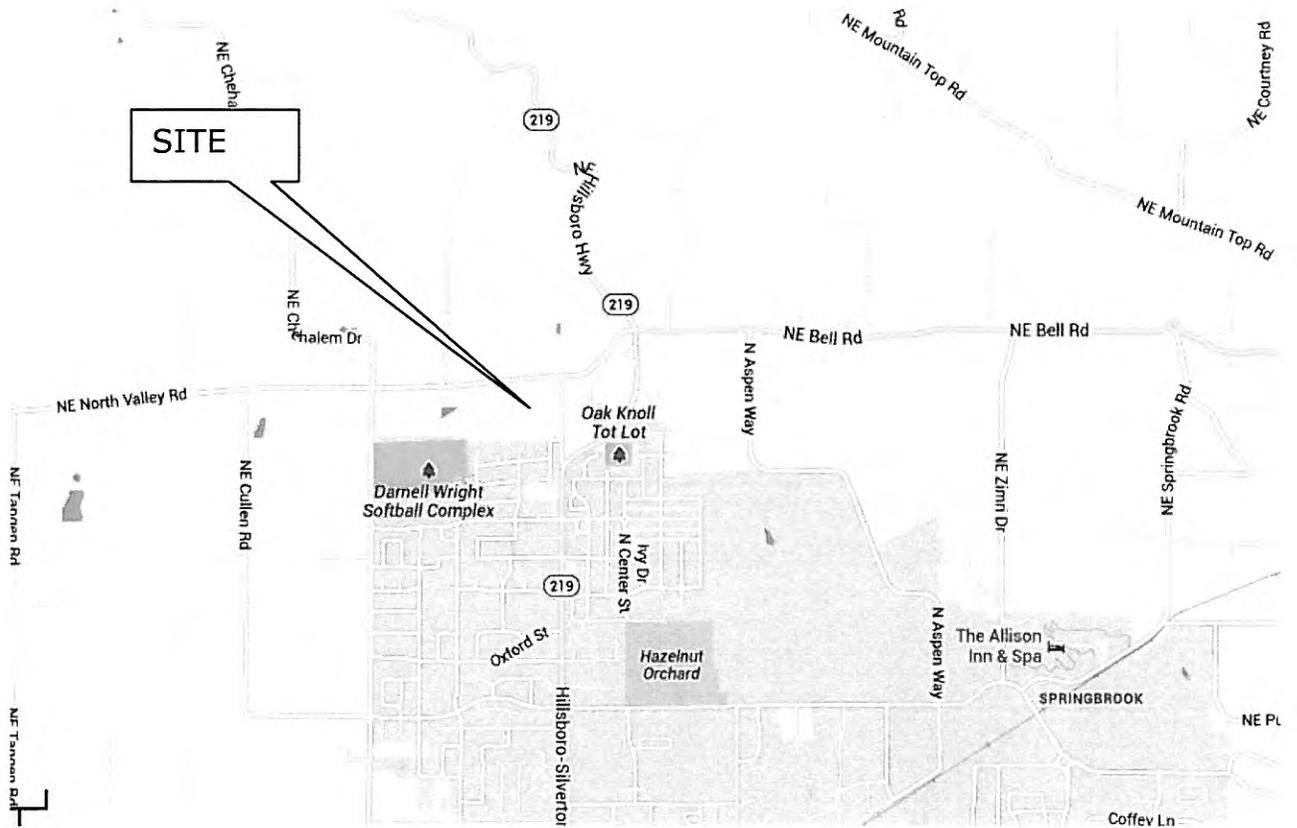
The preliminary design of the proposed site can feasibly satisfy the conveyance, water quality and detention standards for the City of Newberg.

Attachment 6: Application

Appendix A:

Attachment 6: Application

Appendix A(1) Vicinity Map



Attachment 6: Application

Appendix B:

RUNOFF CURVE NUMBERS (TR55)

Table 2-2a: Runoff curve numbers for urban areas ¹

Cover description	Average percent impervious area ²	CN for hydrologic soil group			
		A	B	C	D
<i>Fully developed urban areas (vegetation established)</i>	Post CN = 86 PRE CN = 79				
Open space (lawns, parks, golf courses, cemeteries, etc.) ³ :					
Poor condition (grass cover <50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover >75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) ⁴		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82

WQ Swale

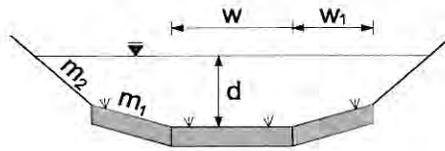
Water Quality Area

Total Impervious = 4.32 ac

Water Quality Flow

$$\begin{aligned}
 \text{WQ Volume (cf)} &= \frac{0.36 \text{ in} \times \text{Impervious Area (sf)}}{12 \text{ (in/ft)}} \\
 \text{WQ Flow (cfs)} &= \frac{\text{WQ Volume (cf)}}{(4 \text{ hr})(60 \text{ min/hr})(60 \text{ sec/min)}} \\
 &= \frac{\text{Impervious Area (sf)}}{480,000 \text{ sec/ft}} \\
 &= \frac{\text{ac} \times 43,560 \text{ sf/ac}}{480,000 \text{ sec/ft}} \\
 &= 0.39 \text{ cfs}
 \end{aligned}$$

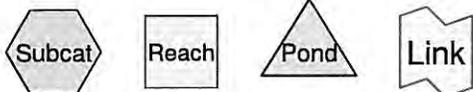
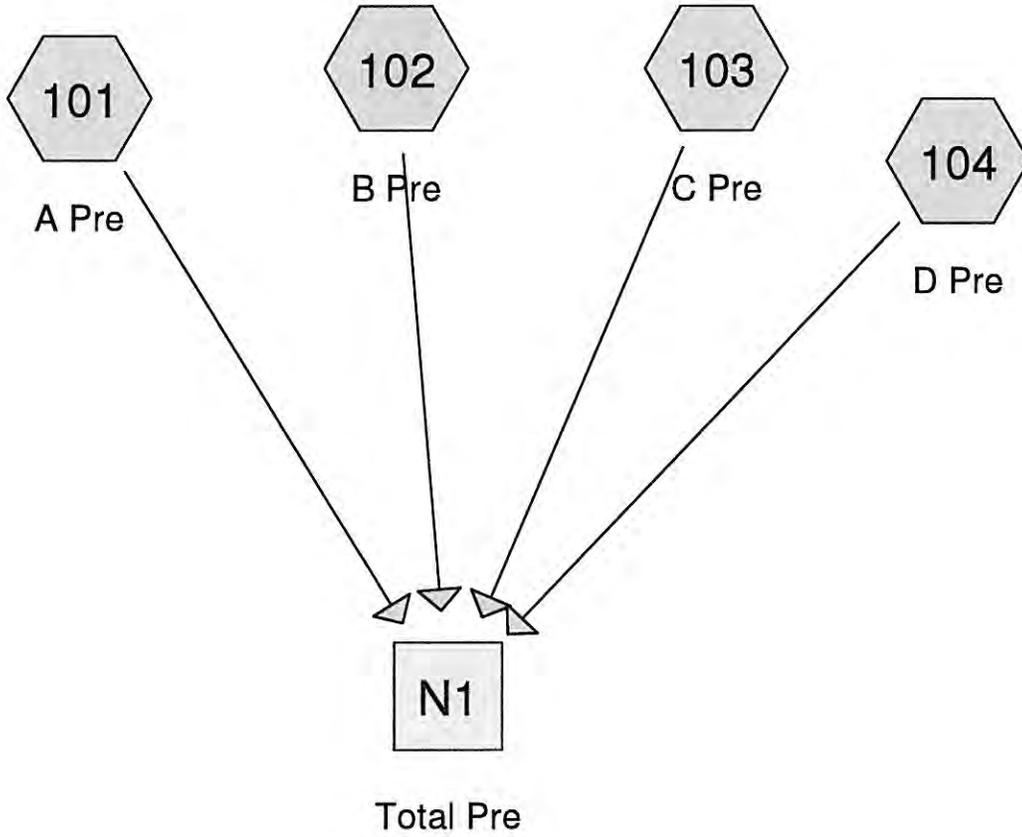
Biofilter Swale



Average Width 4.0 Feet

Water Quality Event

Transverse Properties		X-Sectional Properties	
Q =	0.39 cfs	w =	4.0'
s =	0.50%	w ₁ =	2.0'
n =	0.240	m ₁ =	4:1
L =	106 LF	m ₂ =	2.5:1
v =	0.19 fps	d =	0.37' ✓
t =	9.23 min ✓		



Drainage Diagram for Terra Storm
Prepared by Emerio Design 6/25/2013
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Terra Storm

Prepared by Emerio Design

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Type IA 24-hr 25-Year Rainfall=3.90"

Page 2

6/25/2013

Subcatchment 101: A Pre

Runoff = 3.03 cfs @ 8.08 hrs, Volume= 1.117 af, Depth> 1.87"

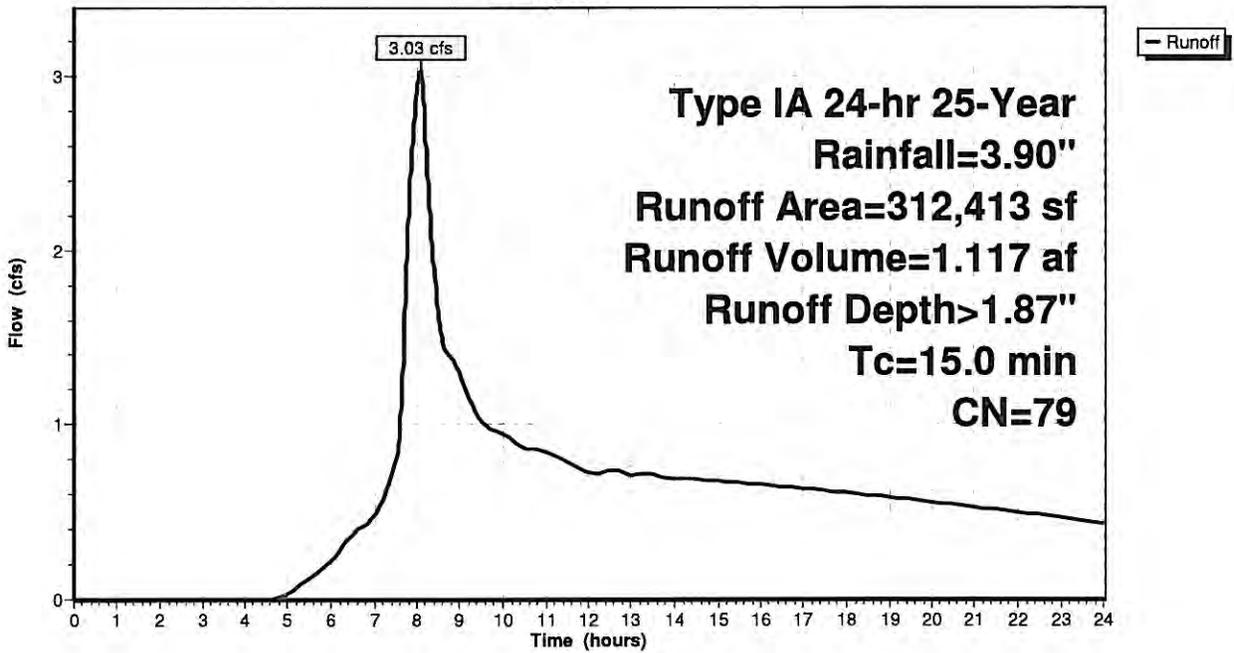
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 25-Year Rainfall=3.90"

Area (sf)	CN	Description
312,413	79	
312,413		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 101: A Pre

Hydrograph



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Subcatchment 102: B Pre

Runoff = 0.02 cfs @ 7.97 hrs, Volume= 0.007 af, Depth> 1.88"

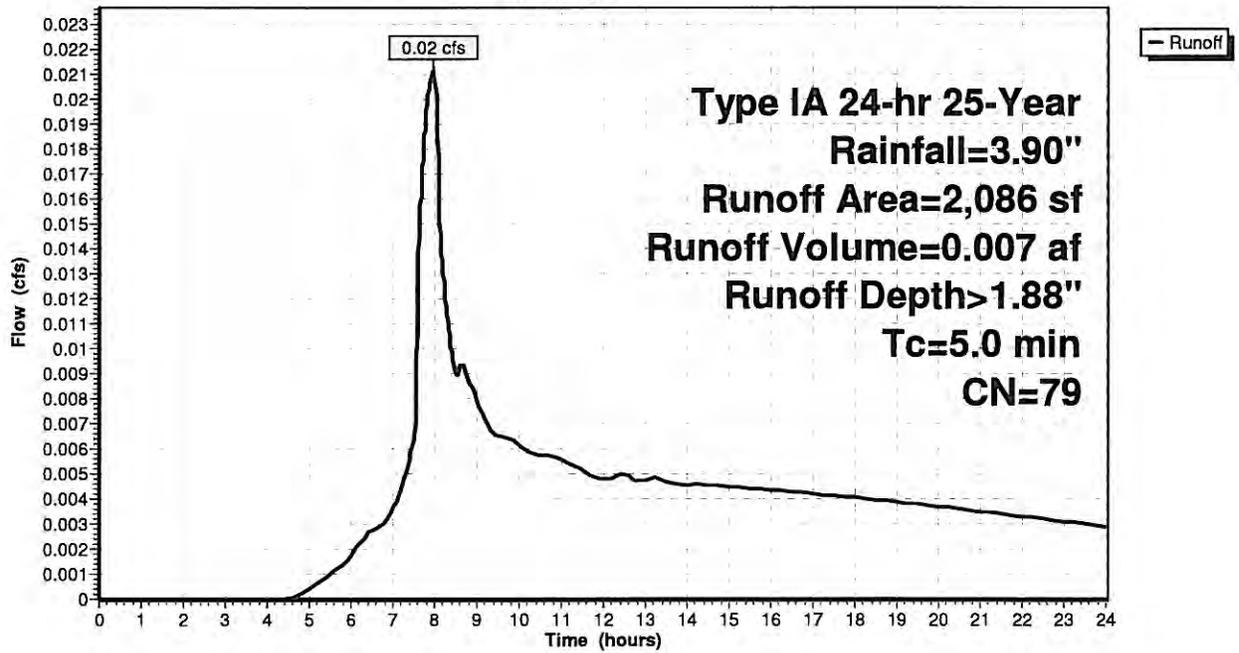
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25-Year Rainfall=3.90"

Area (sf)	CN	Description
2,086	79	
2,086		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 102: B Pre

Hydrograph



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Subcatchment 103: C Pre

Runoff = 0.21 cfs @ 8.03 hrs, Volume= 0.076 af, Depth> 1.87"

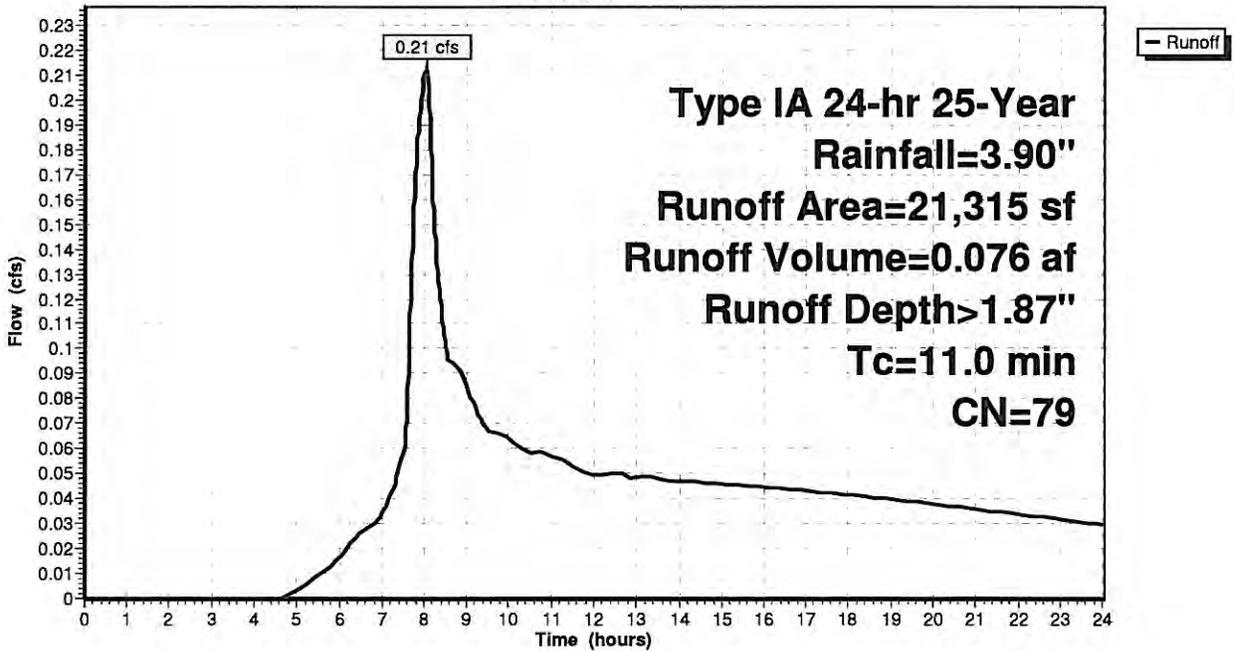
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25-Year Rainfall=3.90"

Area (sf)	CN	Description
21,315	79	
21,315		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.0					Direct Entry,

Subcatchment 103: C Pre

Hydrograph



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Type IA 24-hr 25-Year Rainfall=3.90"

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Subcatchment 104: D Pre

Runoff = 0.09 cfs @ 7.97 hrs, Volume= 0.031 af, Depth> 1.88"

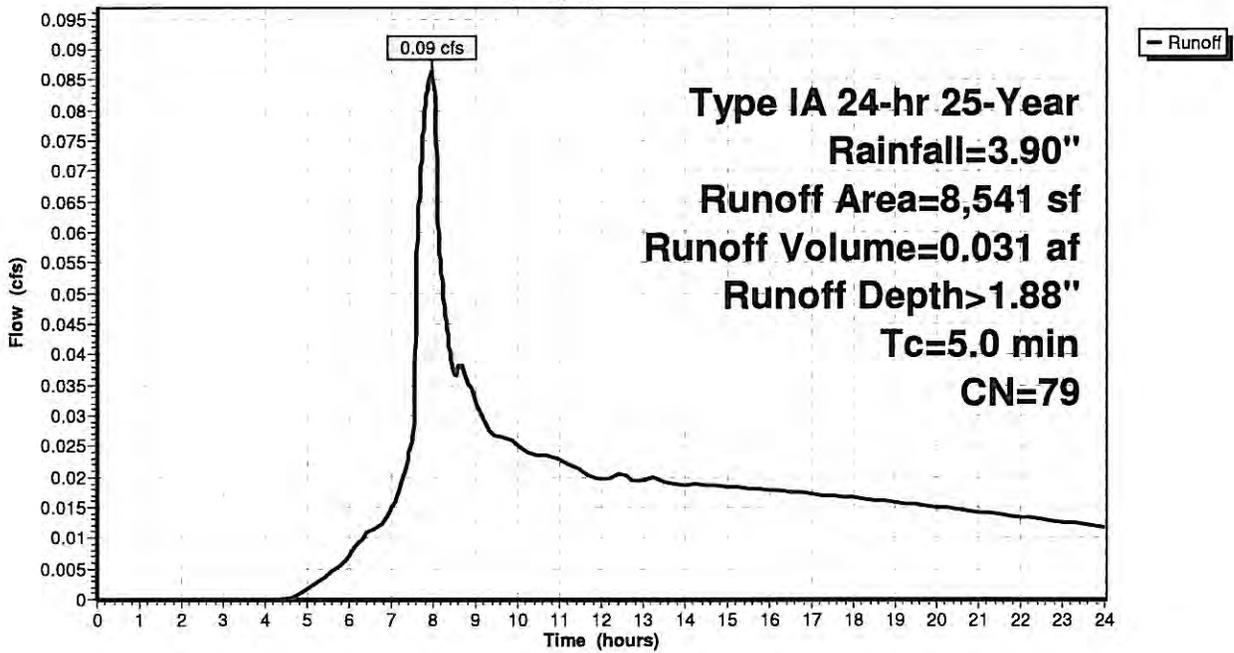
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25-Year Rainfall=3.90"

Area (sf)	CN	Description
8,541	79	
8,541		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 104: D Pre

Hydrograph



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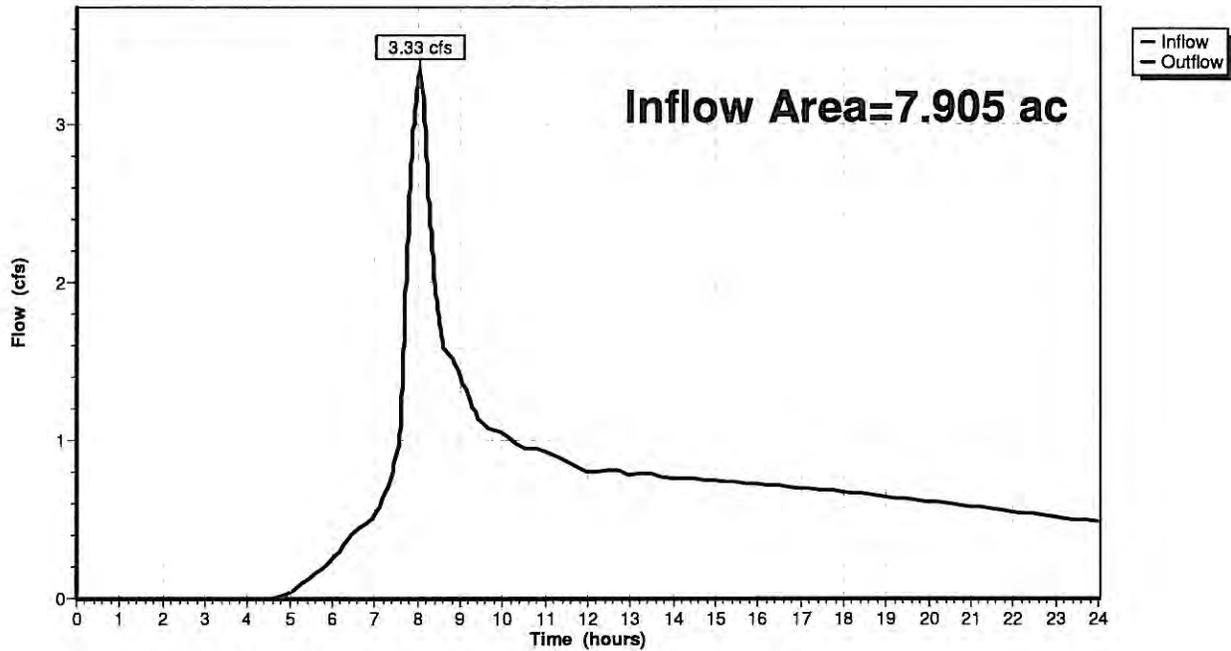
Reach N1: Total Pre

Inflow Area = 7.905 ac, Inflow Depth > 1.87" for 25-Year event
Inflow = 3.33 cfs @ 8.05 hrs, Volume= 1.232 af
Outflow = 3.33 cfs @ 8.05 hrs, Volume= 1.232 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Reach N1: Total Pre

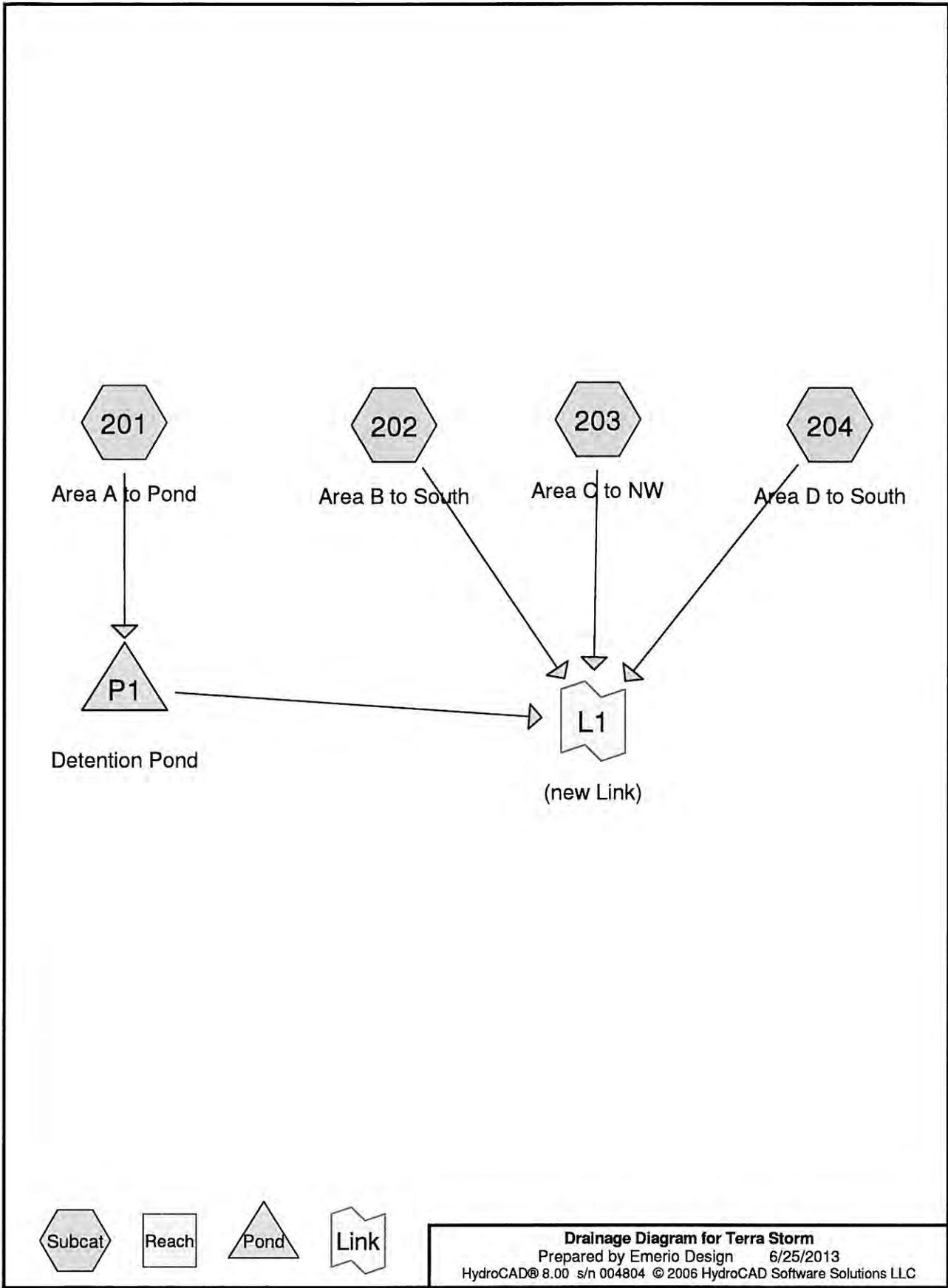
Hydrograph



Attachment 6: Application

Appendix C:

C(3)



Terra Storm

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Type IA 24-hr 25-Year Rainfall=3.90"

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Subcatchment 201: Area A to Pond

Runoff = 5.89 cfs @ 7.88 hrs, Volume= 1.863 af, Depth> 3.12"

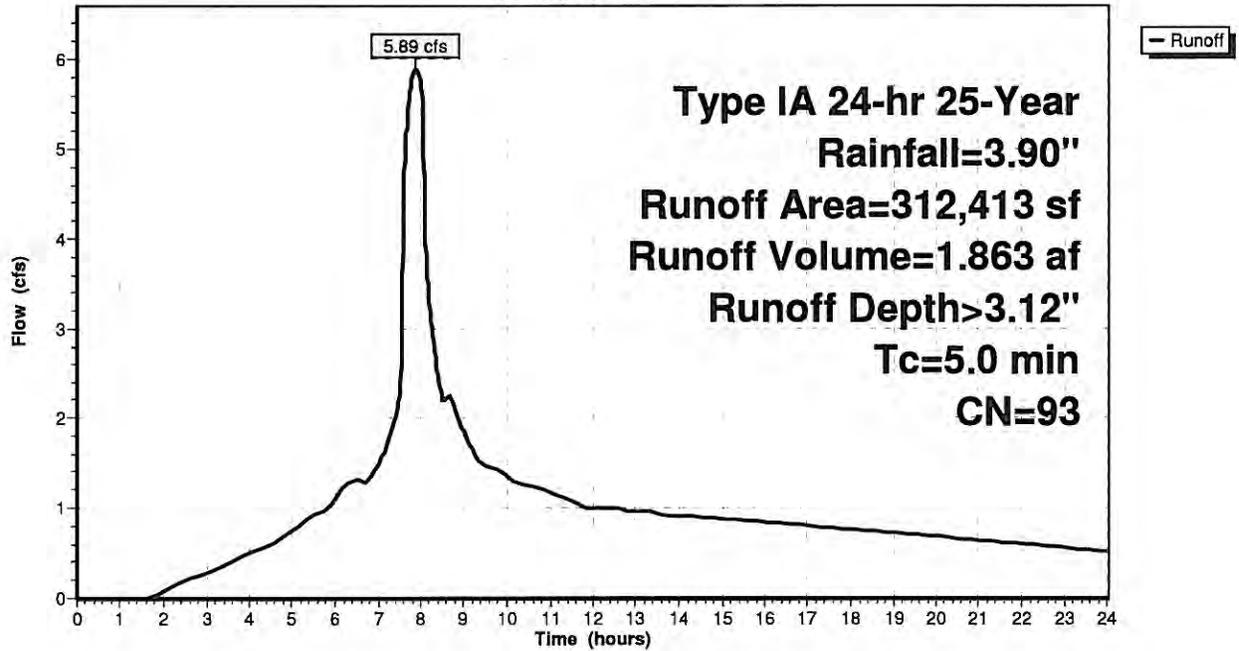
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25-Year Rainfall=3.90"

Area (sf)	CN	Description
185,228	98	
127,185	86	
312,413	93	Weighted Average
127,185		Pervious Area
185,228		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 201: Area A to Pond

Hydrograph



Terra Storm

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Type IA 24-hr 25-Year Rainfall=3.90"

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Subcatchment 202: Area B to South

Runoff = 0.04 cfs @ 7.88 hrs, Volume= 0.012 af, Depth> 3.12"

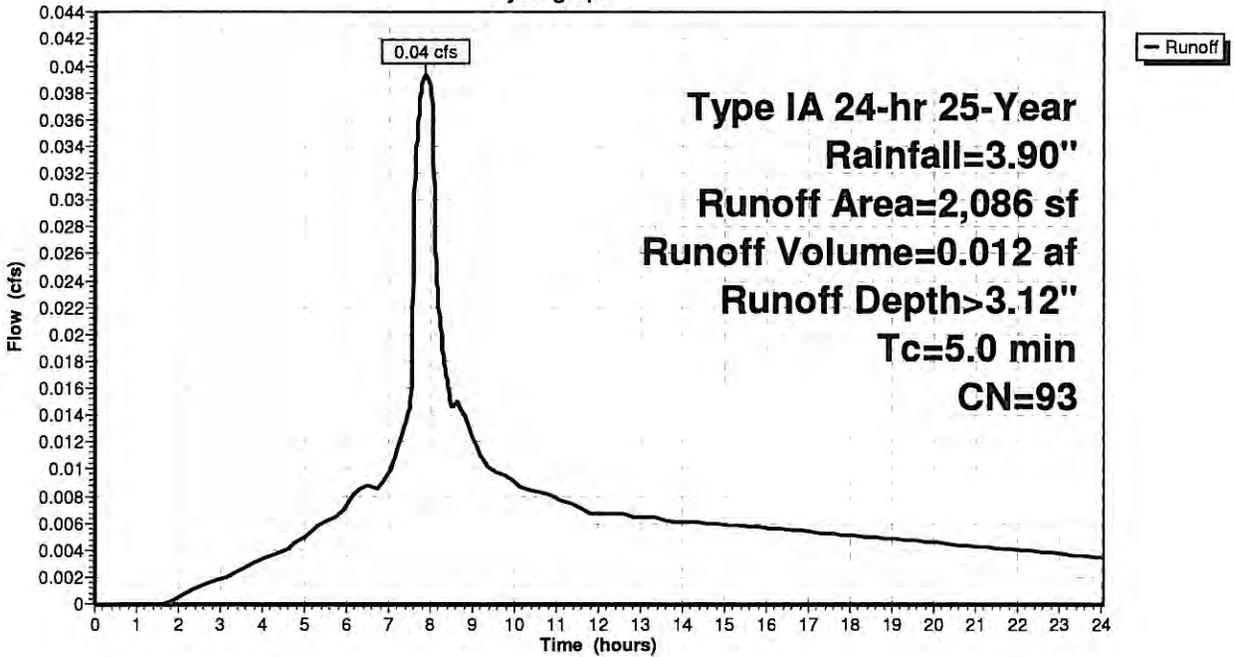
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25-Year Rainfall=3.90"

Area (sf)	CN	Description
1,223	98	
863	86	
2,086	93	Weighted Average
863		Pervious Area
1,223		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 202: Area B to South

Hydrograph



Terra Storm

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Type IA 24-hr 25-Year Rainfall=3.90"

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Subcatchment 203: Area C to NW

Runoff = 0.31 cfs @ 7.93 hrs, Volume= 0.100 af, Depth> 2.45"

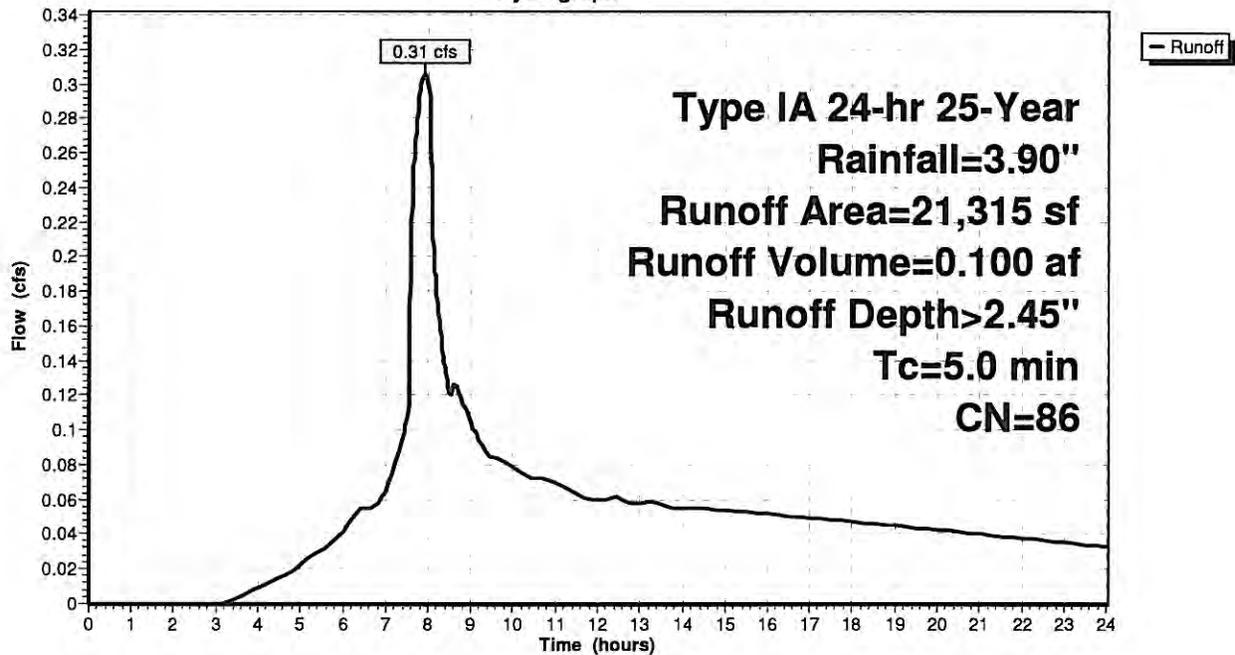
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25-Year Rainfall=3.90"

Area (sf)	CN	Description
565	98	
20,750	86	
21,315	86	Weighted Average
20,750		Pervious Area
565		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 203: Area C to NW

Hydrograph



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Type IA 24-hr 25-Year Rainfall=3.90"

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Subcatchment 204: Area D to South

Runoff = 0.13 cfs @ 7.91 hrs, Volume= 0.043 af, Depth> 2.63"

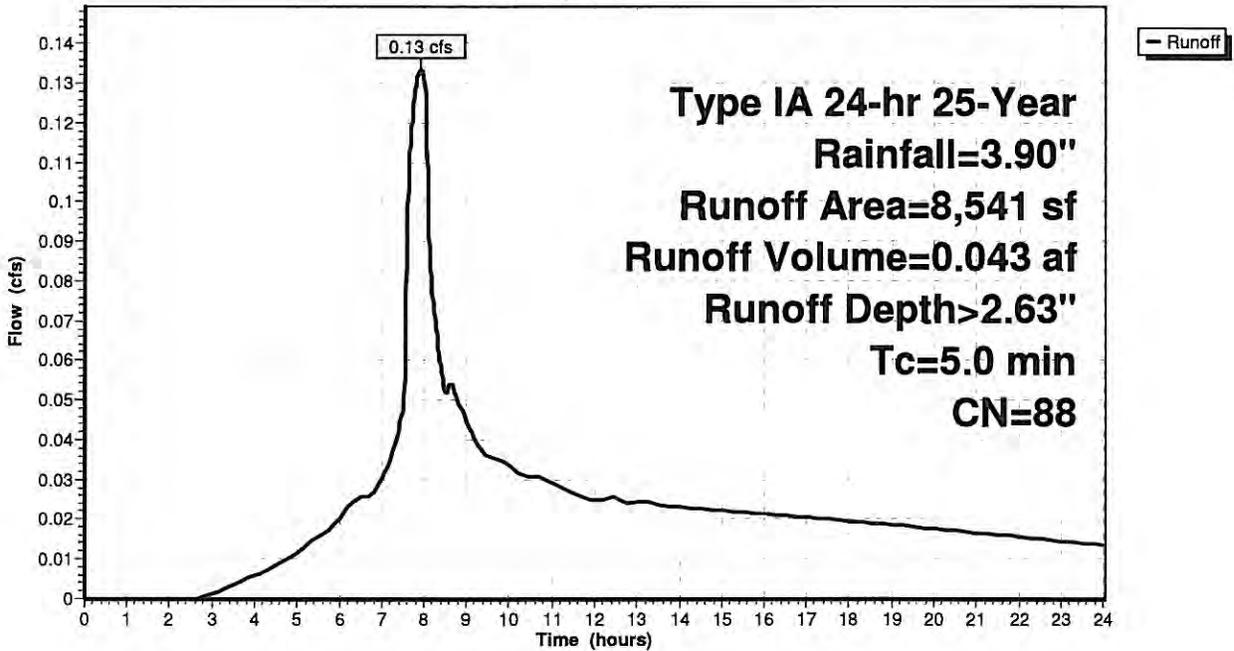
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25-Year Rainfall=3.90"

Area (sf)	CN	Description
1,449	98	
7,092	86	
8,541	88	Weighted Average
7,092		Pervious Area
1,449		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 204: Area D to South

Hydrograph



Terra Storm

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Type IA 24-hr 25-Year Rainfall=3.90"

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6/25/2013

Pond P1: Detention Pond

Inflow Area = 7.172 ac, Inflow Depth > 3.12" for 25-Year event
 Inflow = 5.89 cfs @ 7.88 hrs, Volume= 1.863 af
 Outflow = 1.96 cfs @ 8.90 hrs, Volume= 1.861 af, Atten= 67%, Lag= 61.2 min
 Primary = 1.96 cfs @ 8.90 hrs, Volume= 1.861 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 263.59' @ 8.90 hrs Surf.Area= 5,705 sf Storage= 11,731 cf

Plug-Flow detention time= 44.8 min calculated for 1.860 af (100% of inflow)
 Center-of-Mass det. time= 44.0 min (751.7 - 707.7)

Volume	Invert	Avail.Storage	Storage Description
#1	261.50'	19,839 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
261.50	5,492	0	0
262.00	5,557	2,762	2,762
264.00	5,743	11,300	14,062
265.00	5,811	5,777	19,839

Device	Routing	Invert	Outlet Devices
#1	Primary	260.00'	12.0" x 25.0' long Culvert RCP, mitered to conform to fill, Ke= 0.700 Outlet Invert= 259.00' S= 0.0400 '/' Cc= 0.900 n= 0.013
#2	Device 1	260.00'	6.0" Vert. Orifice/Grate C= 0.620
#3	Device 1	263.50'	2.2' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=1.96 cfs @ 8.90 hrs HW=263.59' (Free Discharge)

- 1=Culvert (Passes 1.96 cfs of 5.87 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 1.79 cfs @ 9.10 fps)
- 3=Broad-Crested Rectangular Weir (Weir Controls 0.17 cfs @ 0.85 fps)

Terra Storm

Prepared by Emerio Design

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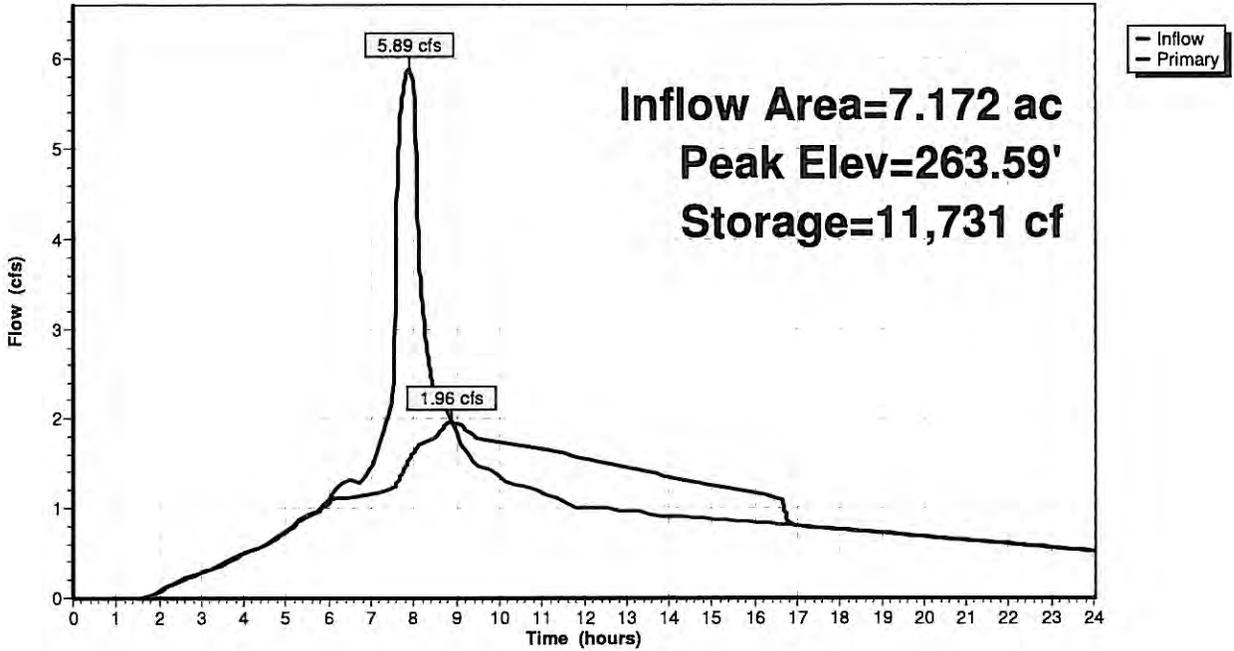
Type IA 24-hr 25-Year Rainfall=3.90"

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Pond P1: Detention Pond

Hydrograph



Terra Storm

Prepared by Emerio Design

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Type IA 24-hr 25-Year Rainfall=3.90"

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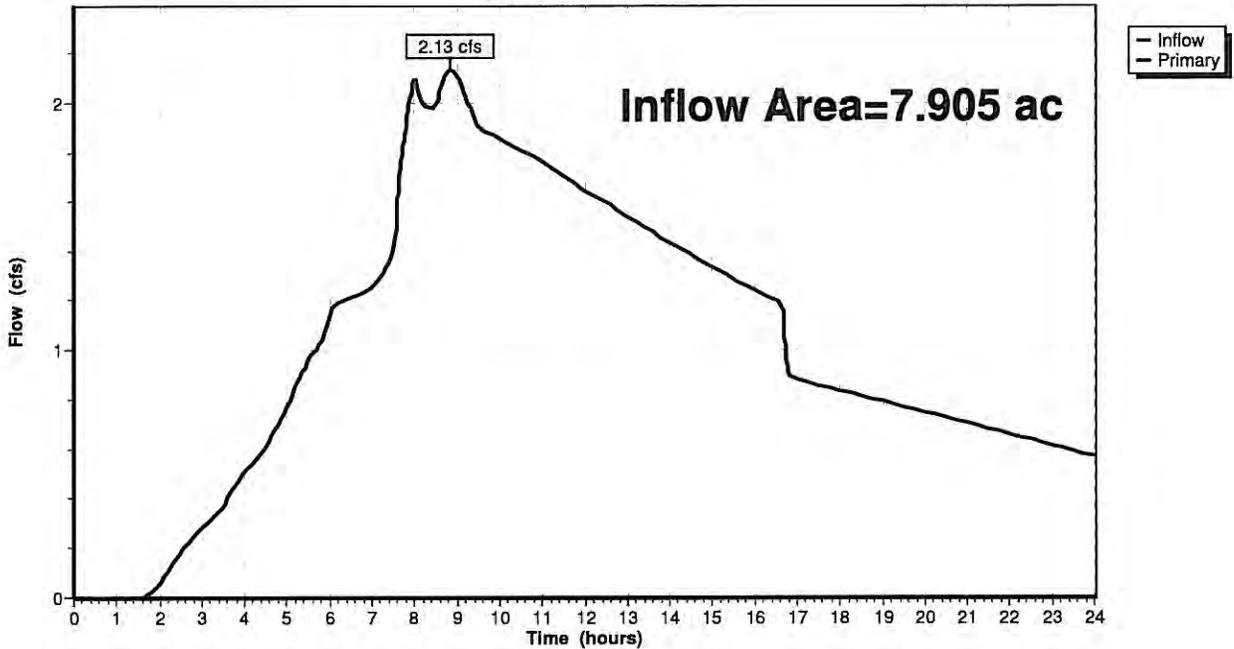
Link L1: (new Link)

Inflow Area = 7.905 ac, Inflow Depth > 3.06" for 25-Year event
Inflow = 2.13 cfs @ 8.86 hrs, Volume= 2.017 af
Primary = 2.13 cfs @ 8.86 hrs, Volume= 2.017 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link L1: (new Link)

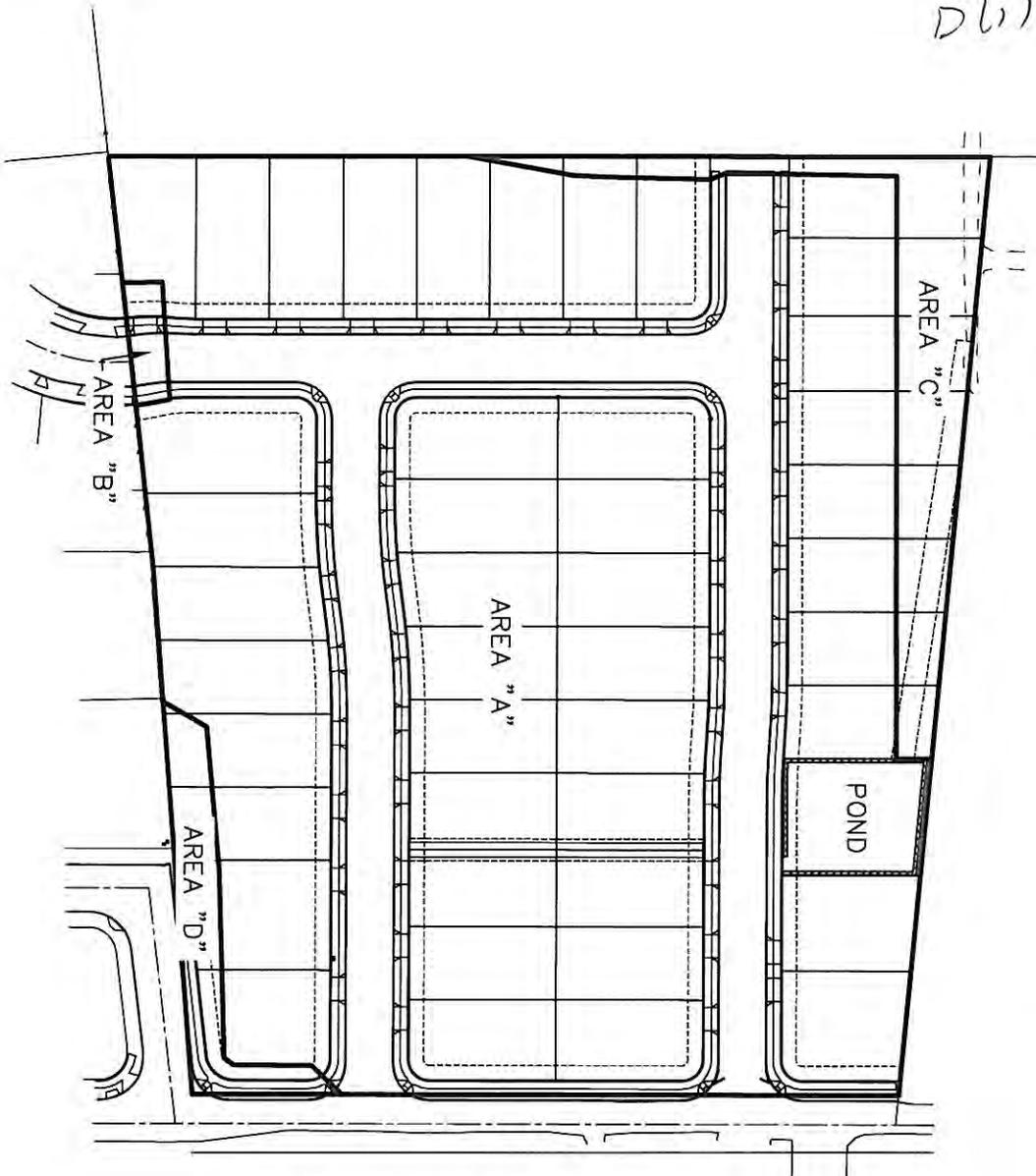
Hydrograph



Attachment 6: Application

Appendix D:

D(1)



AREA "A"
DRAINS TO
POND

ROW	IMPERVIOUS	PERVIOUS	TOTAL
LOTS (44)	69,068 SF	13,344 SF	82,612 SF
TOTAL	116,160 SF	113,641 SF	229,801 SF
	185,228 SF	127,185 SF	312,413 SF

AREA "B"
DRAINS TO
SOUTH

ROW	IMPERVIOUS	PERVIOUS	TOTAL
LOTS (3)	1,223 SF	242 SF	1,465 SF
TOTAL	0 SF	621 SF	621 SF
	1,223 SF	863 SF	2,086 SF

AREA "C"
DRAINS TO
NORTHWEST

ROW	IMPERVIOUS	PERVIOUS	TOTAL
LOTS	565 SF	86 SF	651 SF
TOTAL	0 SF	20,664 SF	20,664 SF
	565 SF	20,750 SF	21,315 SF

AREA "D"
DRAINS TO
SOUTH

ROW	IMPERVIOUS	PERVIOUS	TOTAL
LOTS (3)	1,449 SF	1,137 SF	2,586 SF
TOTAL	0 SF	5,955 SF	5,955 SF
	1,449 SF	7,092 SF	8,541 SF



PROJECT NO. 244-005
 ORIG. DATE:
 DRAWN BY: RR
 SHEET No.

DRAINAGE BASIN MAP
"TERRA" - A PROPOSED 44 LOT SUBDIVISION

EXHIBIT D(1)

EMERIO
Design
 6107 SW MURRAY BLVD, SUITE 147
 BEAVERTON, OREGON 97008
 TEL: (503) 515-5555
 FAX: (503) 538-5552
 www.emeriodesign.com



CIVIL ENGINEERS & PLANNERS

Technical Memorandum

Date: July 25, 2013
To: City of Newberg Review Staff
From: Eric Evans, PE , Emerio Design LLC
RE: Terra 44-Lot Subdivision Available Fire Flow

The memo is written to document the available fire flow at the intersection of Terrace Drive and Camella Road in the City of Newberg. Fire flow testing was provided by Jack Gardner with Wyatt Fire Protection in June of this year. A copy of these results is attached.

Per NFPA 291: $Q_f = Q_r((P_s - \text{Fire flow Pressure}) / (P_s - P_r))^{0.54}$

Where:

P_s = Pressure Static = 57 PSI (Tested)
 P_r = Pressure Residual = 48 PSI (Tested)
 Q_r = Residual Flow = 1160 GPM (Tested)
Fire Flow Pressure = 20 PSI (By Code)

Calculated:

$Q_f = 2490$ GPM (Calculated)

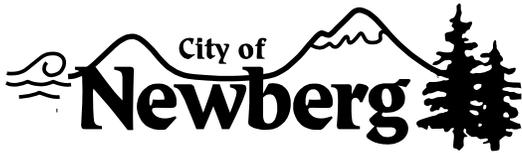
Per appendix B-Table 105.1 of the 2010 Oregon Fire Code this fire flow meets the requirements for type V-B residential construction up to a building size of 7700 SF and such sufficient to meet the requirements of this proposed development. It is my professional opinion that the subject site has adequate domestic and fire flow capacity.

Should you have further questions or comments on this matter, please to not hesitate to call me at 503-853-1910.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Evans".

Eric Evans, PE
Engineering Director



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 WINERY AT 800 N. BRUTSCHER STREET CONDITIONAL USE PERMIT/DESIGN REVIEW

HEARING DATE: July 11, 2013

FILE NO: CUP-13-002/DR1-13-008

REQUEST: Conditional use permit/design review to operate a winery in an existing industrial building

LOCATION: 800 N. Brutscher Street (former Suntron building)

TAX LOT: 3216-2009

APPLICANT: Argyle Winery

OWNER: Stag II Newberg LLC

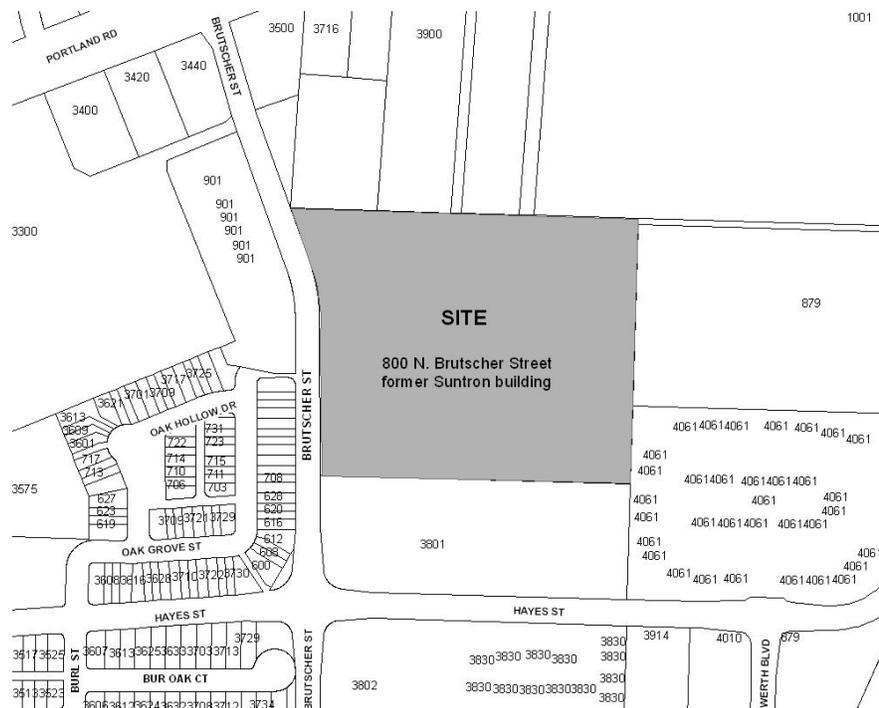
ZONE: M-1 (Limited Industrial)

PLAN DISTRICT: IND (Industrial)

OVERLAYS: Airport Inner Horizontal Surface

ATTACHMENTS:

- Order 2013-12 with
- Exhibit "A": Findings
 - Exhibit "B": Conditions
 - 1. Aerial Photos
 - 2. Site Plan
 - 3. Application
 - 4. Public Comments/Correspondence Received (none)



A. DESCRIPTION OF APPLICATION: The applicant, Argyle Winery, has requested a conditional use permit to operate a winery in an existing industrial building at 800 N. Brutscher Street. The site is in the M-1 (Limited Industrial) zone, and a winery is a conditional use in this zone. The applicant therefore has applied for a conditional use permit/design review to change the use of the site. The site was formerly owned by Suntron, and used to manufacture electronic components. No new external additions or site changes are proposed. The applicant plans to make extensive changes to the internal plumbing and mechanical systems to accommodate a winery (adding floor drains, for example). The existing building is one story tall and includes office space, manufacturing space, and storage space. There are over 200 parking spaces on the western part of the site, and large areas landscaped with trees and lawns around the building.

B. SITE INFORMATION:

1. Location: 800 N. Brutscher Street
2. Size: Approximately 12 acres
3. Topography: Generally level, with a slight slope to the east
4. Current Land Uses: Vacant industrial building (formerly Suntron, a manufacturer of electrical components)
5. Natural Features: Mature street trees along Brutscher Street. Mature trees north and south of the parking areas.
6. Adjacent Land Uses:
 - a. North: Veterinary clinic, Ford dealership, and Providence hospital
 - b. East: Vacant lot (potential medical office), and duplex residential development (Friendsview)
 - c. South: Astor House assisted living facility
 - d. West: Across Brutscher Street - residential townhouses, and commercial retail building
7. Access and Transportation: The site has two existing driveways on Brutscher Street, a major collector street which is developed to its full width with paving, curbs, street trees, and sidewalks. No changes to the driveways or street improvements are proposed.
8. Utilities:
 - a. Sanitary Sewer: There is a 10" public line in Brutscher Street. No change is proposed to the existing sewer connection.
 - b. Water: There is a 12" public line in Brutscher Street, and an 8" public line running along the north edge of the property. No change is proposed to the

existing water system.

- c. Storm: The site drains to a swale and private storm line on the eastern edge of the site. No changes are proposed to the existing stormwater system

C. PROCESS: The conditional use permit/design review 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. 7/1/13 The planning director deemed the application complete.
2. 6/20/13 The applicant mailed notice to the property owners within 500 feet of the site.
3. 6/26/13 The applicant posted notice on the site.
4. 6/26/13 The *Newberg Graphic* published notice of the Planning Commission hearing.
5. 7/11/13 The Planning Commission will hold a quasi-judicial hearing to consider the application.

D. AGENCY COMMENTS: The application was routed to several public agencies & city departments for review and comment. As of the writing of this report, the city received the following agency comments:

1. City of Newberg:
 - a. Police Dept: *Reviewed, no conflict*
 - b. Fire Dept: *Reviewed, no conflict*
 - c. Finance Dept.: *Reviewed, no conflict*
 - d. Public Works Maintenance Superintendent: *Reviewed, no conflict*
 - e. Public Works - Operations (Wastewater treatment - Alan Lee): *I reviewed the conditional use permit application by Argyle Winery and have no comments and no objection to granting the conditional use permit. My signed review is in the interoffice mail.
We have determined that the winery will not need an industrial discharge permit. PW Operations will work with Building/Planning and Argyle Winery during the building permit process to ensure that the plumbing changes do not result in potential violations of the municipal code regarding prohibited discharges to the sanitary sewer system, that proper backflow prevention devices are installed to protect the potable water system, and that the proposed mode of operation will not result in illicit discharges to the storm sewer system. Once the winery is in operation, our involvement should be minimal.*
 - f. Public Works - Engineering: *I looked at the frontage improvements for the project and everything looks ok. The applicant did not provide any information*

regarding their sanitary sewer discharge rate, which may affect the downstream conveyance system. The downstream wastewater system consists of a 10-inch line flowing south in Brutscher, a 12-inch gravity line in Fernwood flowing east to the Fernwood pump station, and a 12" pressure mainline from the Fernwood pump station that flows west to Springbrook Road. Gravity flow resumes in Springbrook Road in a 15-inch mainline that flows south. Without having any sewer discharge information, please add the following condition:

- *Applicant to submit sanitary sewer calculations prepared by a registered Civil Engineer that evaluate the downstream impact of the increased discharge from the site to and including the potential impacts to the Fernwood Road sanitary sewer pump station.*

Also, the use may potentially increase the water and/or sewer system development charge from what the former user Suntron previously paid.

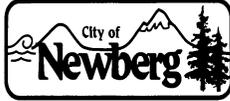
E. PUBLIC COMMENTS: As of the writing of this report, the city has not received any written public comments.

F. ANALYSIS: A conditional use permit should consider whether there are any potential negative impacts on the surrounding area.

1. **Traffic:** The winery use will generate much less traffic than a typical manufacturing facility. A manufacturer like Suntron needed a large parking lot and loading area because they had many employees and frequent deliveries and shipments of materials and finished products. The winery is expected to have approximately 20 employees, and will only have frequent deliveries of grapes during the harvest season (typically 4-6 weeks). The winery will ship from the site, but less frequently than a typical manufacturing facility. The winery should have a low impact on traffic most of the year.
2. **Manufacturing process impacts:** Due to its seasonal nature, the winery is expected to generate significantly less noise and external impacts than a manufacturing facility that is in daily production. The site will probably only appear busy during the harvest season (typically 4-6 weeks.) The applicant does not expect the winemaking process to generate significant odors, and will control this by not composting any material on the site and by removing grape residue on a regular basis.

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 2013-12, which approves the requested conditional use permit with the attached conditions.



PLANNING COMMISSION ORDER 2013-12

AN ORDER APPROVING CONDITIONAL USE PERMIT/DESIGN REVIEW CUP-13-002/DR1-13-008 FOR A WINERY AT 800 N. BRUTSCHER STREET, YAMHILL COUNTY TAX LOT 3216-2009

RECITALS

1. Argyle Winery, Inc. submitted an application for a conditional use permit/design review for a winery at 800 N. Brutscher Street, Yamhill County Tax Lot 3216-2009.
2. After proper notice, the Newberg Planning Commission held a hearing on July 11, 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. Conditional Use Permit/Design Review Application CUP-13-002/DR1-13-008 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 July 26, 2013 unless appealed prior to that date.
4. This order shall expire one year after the effective date above if the applicant does not obtain a building permit pursuant to this application by that time, unless an extension is granted per Newberg Development Code 15.225.100.

Adopted by the Newberg Planning Commission this 11th day of July, 2013.

ATTEST:

Planning Commission Chair

Planning Commission Secretary

List of Exhibits:

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

**Exhibit “A” to Planning Commission Order 2013-12
Findings –File CUP-13-002/DR1-13-008
Winery at 800 N. Brutscher Street**

A. Design Review Criteria That Apply - Newberg Development Code 15.220.050

Type I. The following criteria are required to be met in order to approve a Type I design review request:

1. Parking. Parking areas shall meet the requirements of NMC 15.440.010.

Finding: The applicant is not planning on adding parking. The code requires 1 space per 500 square feet of floor area for industrial uses. The building is 65,327 square feet, and is therefore required to have at least 131 spaces. The site has over 200 parking spaces, and significantly exceeds the minimum requirement for industrial uses. The winery is expected to have approximately 20 employees, which is significantly less than a typical manufacturing use would have; the site has quite a bit more parking than the use needs or the code requires. The site has a gravel area east of the building that will be used for an unloading zone; this gravel area is not required to be paved, as it is not part of the required parking area.

One of the ADA parking place signs has fallen and needs to be reinstalled. Some of the ADA parking signs are non-standard, and should be replaced with standard signs.

It appears that the bike parking rack on the site was removed. The development code requires industrial uses to have one bike parking stall per 10,000 square feet of floor area, so the applicant should install bike parking for at least 7 bikes. This should be located within 50 feet of a building entrance.

2. Setbacks and General Requirements. The proposal shall comply with NMC 15.415.010 through 15.415.060 dealing with height restrictions and public access; and NMC 15.405.010 through 15.405.040 and NMC 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.

Finding: The applicant is not planning any additions to the building, so the setbacks, height, and other site characteristics will not change. The M-1 zone requires a 20 foot front setback, and a 10 foot interior yard setback next to residential zones. The existing site meets the setback, vision clearance and yard requirements.

3. Landscaping Requirements. The proposal shall comply with NMC 15.420.010 dealing with landscape requirements and landscape screening.

Finding: The site has extensive existing landscaping. The front yard is landscaped and has mature street trees. There are mature trees north and south of the parking and loading areas for buffering, and extensive lawn areas on the site. The site exceeds the minimum 15% landscaping requirement. There are existing parking lot trees, but one appears to have died. When this parking lot tree is replaced then the site will meet the landscaping code requirements.

4. Signs. Signs shall comply with NMC 15.435.010 et seq. dealing with signs.

Finding: The applicant is not applying for new signs at this time, but will apply for a sign permit in the future when they have completed their sign designs.

5. Zoning District Compliance. The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.304.010 through 15.328.040.

Chapter 15.320 M-1 LIMITED INDUSTRIAL DISTRICT

15.320.030 Buildings and uses permitted conditionally.

In addition to the buildings and uses permitted conditionally listed in NMC 15.225.070, the planning commission may grant a conditional use permit for any of the following buildings and uses in accordance with a Type III procedure:

- A. Contractor's equipment or storage.***
- B. Dwellings, in conjunction with a permitted use.***
- C. Manufacturing, compounding, bottling, processing, packaging, or treatment of food and beverage products.***
- D. Recreational vehicle parks.***
- E. Telecommunications facilities, including radio towers and transmitters which are either freestanding or which are incorporated into an existing structure or an existing utility pole and will extend above the existing structure more than 18 feet.***
- F. Any other buildings or uses determined to be similar to those listed in this section. Such other uses shall not have any different or more detrimental effect upon the adjoining neighborhood area than the buildings and uses specifically listed in this section. [Ord. 2536, 11-6-00; Ord. 2451, 12-2-96. Code 2001 § 151.387.]***

Finding: The M-1 zone allows a range of light manufacturing uses. A winery is a conditional use in the M-1 industrial zone, so the applicant is applying for a conditional use permit (see findings below). If the conditional use permit is approved then the use complies with the M-1 zoning district.

B. Conditional Use Permit Criteria That Apply - Newberg Development Code 15.225.060.

The Planning Commission may grant or deny the application, or may require such changes or impose such reasonable conditions as are in their judgment necessary to ensure conformity to the conditional use permit criteria. A conditional use permit may only be granted if the proposal conforms to the following:

- A. The location, size, design and operating characteristics of the proposed development are such that it can be made reasonably compatible with and have***

minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development.

Finding: The site is zoned M-1 (limited industrial), which allows a range of light manufacturing uses. It does not allow heavy industry. The former Suntron site was developed in the late 1990s. The applicant is not proposing to expand the existing building, and the site has extensive landscaping buffers around the edges of the site. The site has residential duplexes to the southeast, an assisted living facility to the south, and townhouses to the southwest. These residential uses were all developed after the Suntron site was in operation, which is an indication that the residential developers felt the light manufacturing use was compatible with residential. The applicant's proposal for a winery is for an especially light type of manufacturing because it is seasonal. The site will operate like an industrial facility during the harvest season (typically 4-6 weeks), and then will be more like a warehouse or storage use during the rest of the year. During the harvest season there will be delivery traffic to the site, and the grape processing will produce wine grape skins, seeds and stalks as waste. The waste will not be composted on the site, and will be removed about every two days. This should control the major potential source of odors. During the non-harvest season the amount of delivery traffic will be lighter and the number of employees will be relatively small (approximately 20). There will be regular shipments of wine from the site. On the whole, the amount of traffic and other external impacts generated by the winery use are expected to be significantly lighter than from the prior Suntron use or from typical light manufacturing uses.

The city's Public Works - Operations division does not expect any significant wastewater quality issues from the winery, and will not require an industrial wastewater discharge permit for the use. They will review the plumbing permit when it is submitted to verify that the plumbing system will meet the city wastewater discharge code.

The city's Public Works - Engineering division has noted that they do not know what the volume of wastewater will be from the site, and they need to verify that the downstream system will have adequate capacity. They have therefore conditioned the applicant to submit sanitary sewer calculations prepared by a registered Civil Engineer that evaluate the downstream impact of the increased discharge from the site to and including the potential impacts to the Fernwood Road sanitary sewer pump station.

The operating characteristics, size and design of the site are such that the proposed winery use will be compatible with the surrounding development and will have minimal impact on the livability of the surrounding area.

There is a public water line on the northern part of the property, and it has a utility easement and pedestrian/bicycle path easement over it. The city requests that the applicant build a path (either hard or soft-surfaced) on this easement to enable a future path that extends from Brutscher Street east to The Greens subdivision. When The Greens was built the developer extended a soft-surfaced path to the northwest corner of the subdivision. Chehalem Park and Recreation District then extended this path west across the northern edge of the golf course to Providence Drive. The owner of the vacant property east of the Suntron site has made a verbal commitment to extend this path along the

northern edge of their site when it is developed. If this path is built across the northern edge of the former Suntron site then that will enable a continuous path all the way from The Greens subdivision to Brutscher Street.

B. The location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.

Finding: The location and design of the site will provide a convenient and functional working environment for the winery. The applicant's retail operations will remain focused in Dundee, and the proximity of this site will enable coordination between the sites. The building is larger than the applicant currently needs, and will provide significant room for growth. The site has mature landscaping consisting of trees and lawn, and is reasonably attractive for a light industrial facility. The applicant intends to improve the landscaping over time, so it is expected that the site will become more attractive over time.

C. The proposed development will be consistent with this code.

Finding: The proposed use will be consistent with this development code, as determined in the design review criteria above.

C. Additional Criteria That Apply

Newberg Development Code 15.225.080: Conditions

The hearing body shall designate conditions in connection with the conditional use permit deemed necessary to secure the purpose of this chapter and the general conditional use permit criteria and require the guarantees and evidence that such conditions will be complied with. Such conditions may include:

- (A) Regulation of uses.***
- (B) Special yards, spaces.***
- (C) Fences and walls.***
- (D) Surfacing of parking areas to city specifications.***
- (E) Street dedications and improvements (or bonds).***
- (F) Regulation of points of vehicular ingress and egress.***
- (G) Regulation of signs.***
- (H) Landscaping and maintenance thereof.***
- (I) Maintenance of the grounds.***
- (J) Regulation of noise, vibration, odors or other similar nuisances.***
- (K) Regulation of time for certain activities.***
- (L) Time period within which the proposed use shall be developed.***
- (M) Duration of use.***
- (N) Such other conditions as will make possible the development of the city in an orderly and efficient manner in conformity with the Newberg comprehensive plan and this Newberg Development Code.***

Finding: As noted in the design review criteria and the conditional use permit criteria above, the winery use is expected to be compatible with the surrounding uses and does not require restrictions on the use beyond the conditions that have already been stated above.

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 2013-12
Conditions –File CUP-13-002/DR1-13-008
Winery at 800 N. Brutscher Street**

A. THE FOLLOWING MUST BE COMPLETED BEFORE THE CITY WILL ISSUE A BUILDING PERMIT:

1. **Permit Submittal:** Submit a building permit application, two (2) complete working drawing sets of the proposed project, two (2) complete electrical plans, and two (2) copies of a site plan. Show all the features of the plan approved through design review, including the following:
 - a. Bicycle parking plan
 - b. Mechanical details
 - c. O.S.S.C. Chapter 11 (ADA) requirements relating to access from the public way, parking spaces and signage
 - d. On-site walks
 - e. Plumbing details
 - f. Structural details
2. **Conditions of Approval:** Either write or otherwise permanently affix the conditions of approval contained within this report onto the first page of the plans submitted for building permit review.
3. **Disabled/ADA Requirements:** Coordinate with the Building Division to comply with O.S.S.C. Chapter 11 requirements.
4. **Wastewater quality:** Coordinate with the Public Works – Operations division at the city wastewater treatment plant during the building permit process to ensure that the plumbing changes do not result in potential violations of the municipal code regarding prohibited discharges to the sanitary sewer system, that proper backflow prevention devices are installed to protect the potable water system, and that the proposed mode of operation will not result in illicit discharges to the storm sewer system.
5. **Wastewater quantity:** Applicant to submit sanitary sewer calculations prepared by a registered Civil Engineer that evaluate the downstream impact of the increased discharge from the site to and including the potential impacts to the Fernwood Road sanitary sewer pump station.

B. THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO OCCUPANCY

1. **Parking:**
 - a. ADA parking: Reinstall the ADA parking place sign that has fallen. Replace any non-standard ADA signs.
 - b. Bike parking: Install bike parking for at least 7 bikes. This should be located

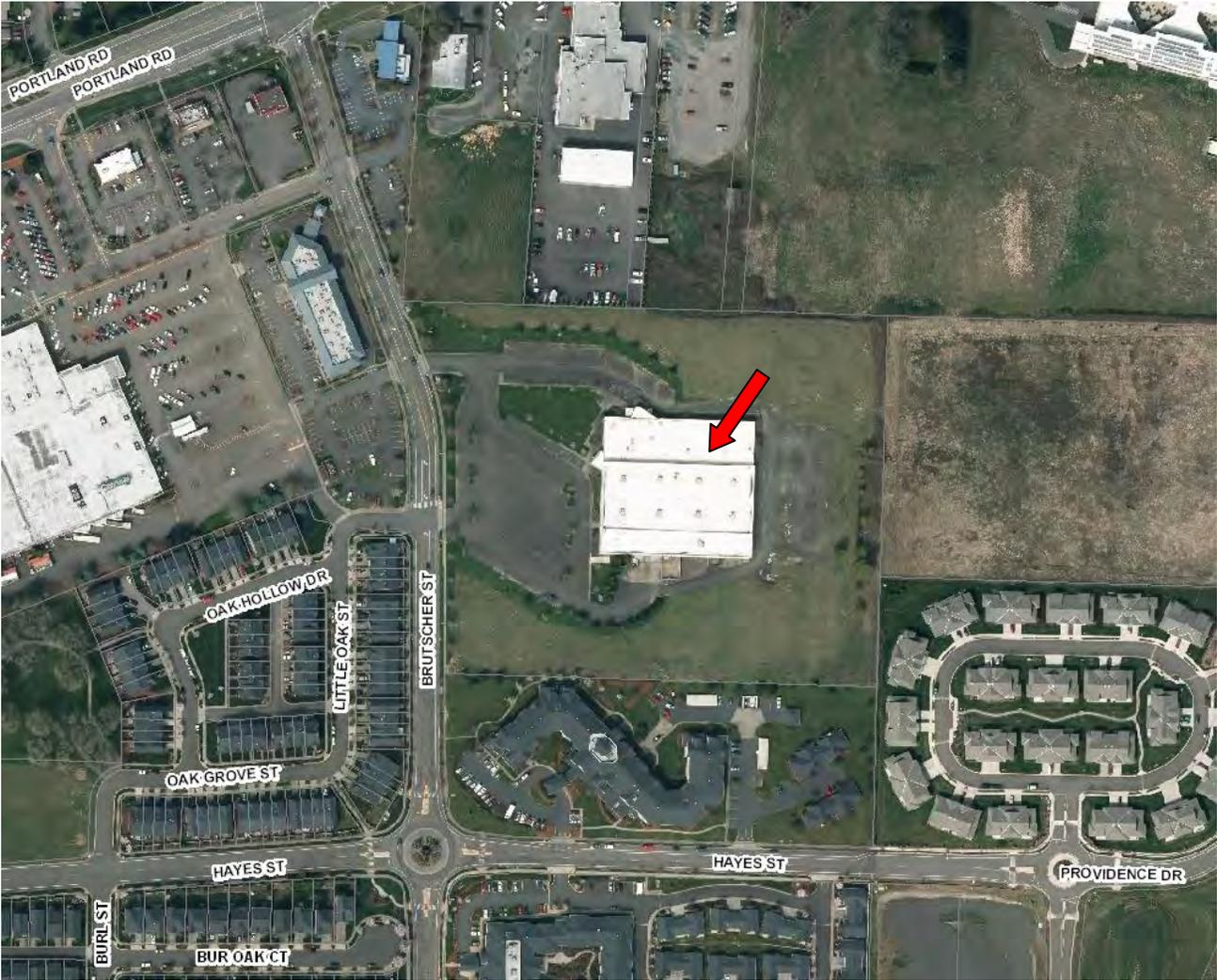
within 50 feet of a building entrance.

2. **Landscaping:** Replace the dead parking lot tree with a similar type of tree to match the rest of the parking lot area.
3. **Fire Department Requirements:** This project is subject to compliance with all Fire Department standards relating to access and fire protection.
4. **Design Review Conditions:** Contact the Planning Division (503-537-1240) to verify that all design review conditions have been completed.
5. **Site Inspection:** Contact the Building Division (503-537-1240) for Building, Mechanical, and Plumbing final inspections. Contact the Fire Department (503-537-1260) for Fire Safety final inspections. Contact Yamhill County (503-538-7302) for electrical final inspections. Contact the Planning Division (503-537-1240) for landscaping final inspections.

C. DEVELOPMENT NOTES

1. **Pedestrian path:** The city requests that the applicant build a path (either hard or soft-surfaced) on the public access easement across the northern part of the site.
2. **Signage:** A separate design review process is required for any new signs on the site.
3. **Systems development charges (SDCs)** are collected when building permits are issued. The winery use may potentially increase the water and/or sewer system development charge from what the former user Suntron previously paid. For questions regarding SDCs please contact the Engineering Division.
4. **Future additions or changes to the site that require design review:** The review requirements for future changes to the building or site shall follow the design review processes outlined in section 15.220.020.
 - a. Maintenance or repair of the building does not require design review, and internal plumbing or mechanical changes do not require design review.
 - b. Minor changes to the building or site will generally require a Type 1 design review, which is an administrative process.
 - c. More significant changes to the building or site will generally require a Type 2 design review, which requires public notice and a public comment period. If the winery use is to be expanded as part of a building addition requiring a Type 2 design review then the expansion will be required to be reviewed by the Planning Commission as a modification to the conditional use permit.
 - d. If the Newberg Development Code is changed in the future to make wineries an allowed use in the M-1 zone then future changes to the site would be reviewed solely through the design review process outlined in 15.220.020, and would not require a modification to the conditional use permit.

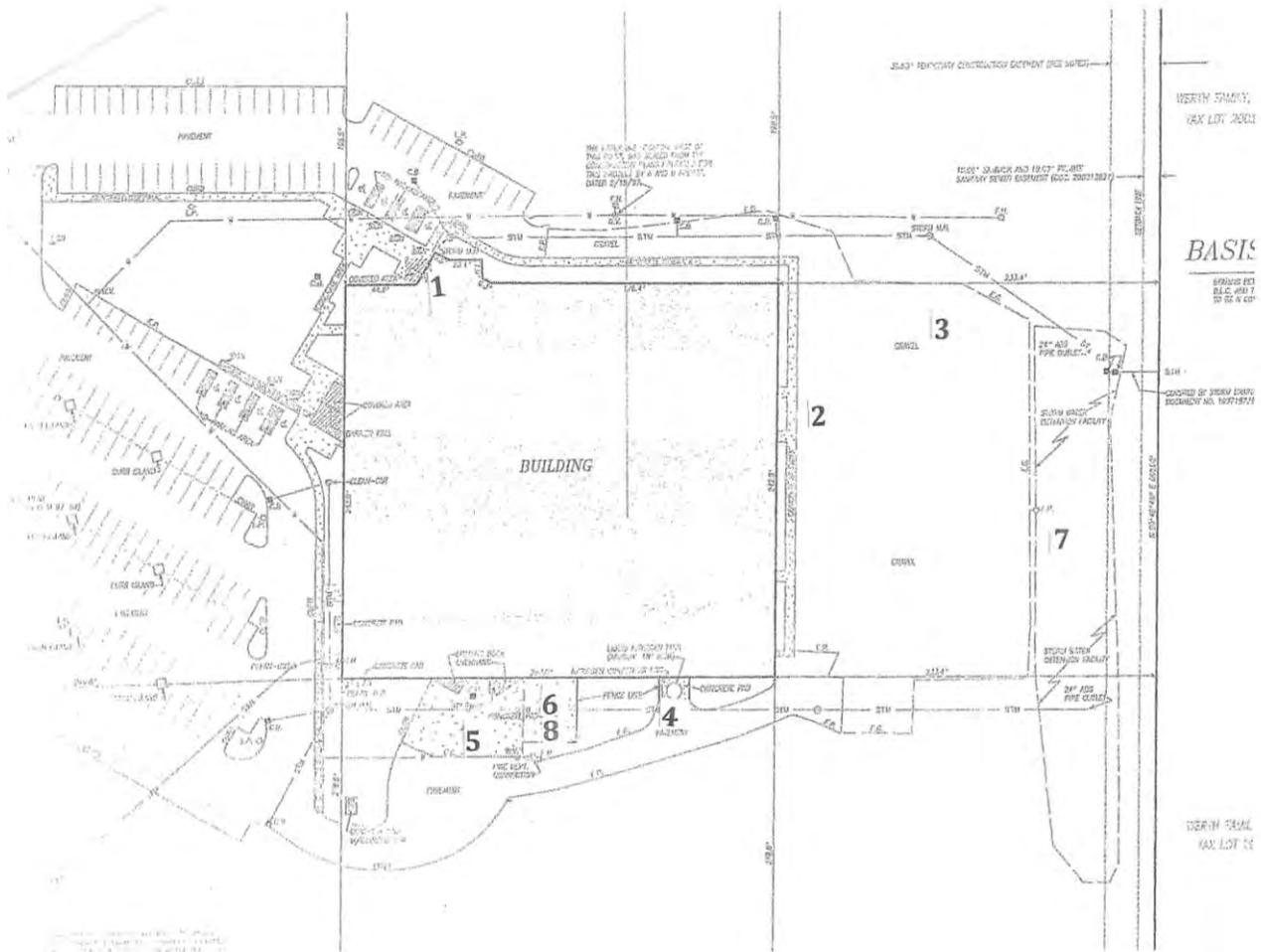
Attachment 1: Aerial Photo - Neighborhood



Aerial Photo - Site



Attachment 2: Site Plan



Argyle Winery at Former Suntron Facility

Outside building uses:

- 1: Office entrance
- 2: Winegrape unloading area: September – October
- 3: Wooden bin storage: seasonal
- 4: Carbon Dioxide and Nitrogen gas storage, fenced and padlocked.
- 5: Truck Loading and Unloading Docks
- 6: Refrigeration plant, fenced and padlocked
- 7: Stormwater detention area
- 8: Garbage Collection



TYPE III APPLICATION -- 2013
(ADMINISTRATIVE REVIEW)

Conditional use permit

File #: _____

TYPES - PLEASE CHECK ONE:

- Code Adjustment
- Final Plat
- Minor Design Review
- Property Line Adjustment

- Property Line Consolidation
- Type I Extension or Type I Minor/Major Modification
- Type II or Type III Extension or Minor Modification
- Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: Argyle Winery, Inc.
 ADDRESS: 69T Highway 99W, P.O. Box 280, Dundee, OR 97115
 EMAIL ADDRESS: rollin@argylewinery.com
 PHONE: 503 538 8520 MOBILE: 5032090915 FAX: 5035382055
 OWNER (if different from above): _____ PHONE: _____
 ADDRESS: _____
 ENGINEER/SURVEYOR: Waterleaf Architectural PHONE: 5032287571
 ADDRESS: 419 SW 11th Ave. Portland, OR

GENERAL INFORMATION:

PROJECT NAME: Future Winery PROJECT LOCATION: 800 N. Brutscher St.
 PROJECT DESCRIPTION/USE: New Winery for Argyle Winery
 MAP/TAX LOT NO. (i.e. 3200AB-400): _____ ZONE: _____ SITE SIZE: _____ SQ. FT. ACRE
 COMP PLAN DESIGNATION: _____ TOPOGRAPHY: _____
 CURRENT USE: Vacant since 2010, was manufacturer electrical components Suntron
 SURROUNDING USES:
 NORTH: Vacant lot SOUTH: Residential
 EAST: Retirement Community WEST: Vacant and Car Dealership

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: Fees 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:

Code Adjustment	p. 4
Final Plat	p. 6
Minor Design Review	p. 10
Property Line Consolidation	p. 11
Property Line Adjustment	..	p. 12

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.

Tom Guad 6/5/13
 Applicant Signature Date

 Owner Signature Date

Tom Guad
 Print Name

 Print Name

Attachments: General Information, Fee Schedule, Criteria, Checklists

Argyle Winery Conditional Use Application

Estimate for converting the existing building into use as a Winery is \$500,000, excluding plumbing, mechanical and architectural costs.

Conditional Use Permit Fee: \$1510

Modification Project Cost Fee at 0.03%: \$1500

Total Fee for Conditional Use Permit: \$3010

ARGYLE WINERY CONDITIONAL USE PERMIT 2013

Argyle's presence in Yamhill County began in 1986 within the City of Dundee. The winery preserved existing under-used buildings and adapted them for some of the world's most recognized winemaking. Argyle has enjoyed 27 years of good relations with City of Dundee staff, residents, and neighboring businesses. Argyle Wines are world recognized and enjoyed from Stockholm to Sydney, listed in TOP 100 Wines of the World and [served at the White House](#).

With success comes growth. Argyle is in need of expanding it's wine processing footprint. Following in its tradition, Argyle has selected the vacant Suntron building rather than build a new facility on the Agricultural land it owns. Argyle has experience taking an existing building and adapting it into a first class winemaking facility. The footprint of the existing Suntron building is much larger than Argyle will require for quite some time. This room for growth inside should preclude the need to increase the footprint of the building.

Winegrowing and wineries are basically Agricultural in nature, and Agriculture is the heartbeat of Yamhill County and its towns. Argyle is proud to continue this heritage and carries it's tradition of being good stewards of the land into everything it does, from winemaking to participation in the community. The current Argyle Winery facility is Certified Sustainable, therefore the goal will be to certify the Suntron facility as well.

Argyle plans to adapt the Suntron building into a world-class winemaking facility. Changes on the inside will include sloped floors, wine tanks/barrels, and grape processing equipment. Excess space will be used for wine storage, shipping, and offices.

The Suntron property is comprised of 12 acres total. This is well more than enough property for Argyle's current and future needs. It will be exciting to discover how best to use the property over time. Argyle has a long history of working with and within City codes and applications.

We hope that Argyle will become Newberg's First Winery and look forward to a multi-generational relationship with the City and it's citizens.

Design review criteria:*15.220.050 Criteria for design review*

A. Type I. The following criteria are required to be met in order to approve a Type I design review request:

1. Parking. Parking areas shall meet the requirements of NMC 15.440.010.

Response: We are not planning on adding parking. The code requires 1 space per 500 square feet of floor area for industrial uses. The building is 65,327 square feet, and has +200 parking spaces, and meets the code requirement. Employment at the facility is estimated to be approximately 20 people.

2. Setbacks and General Requirements. The proposal shall comply with NMC 15.415.010 through 15.415.060 dealing with height restrictions and public access; and NMC 15.405.010 through 15.405.040 and NMC 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.

Response: We are not planning any additions to the building, so the setbacks, yard coverage, etc. will not change.

3. Landscaping Requirements. The proposal shall comply with NMC 15.420.010 dealing with landscape requirements and landscape screening.

Response: The site has extensive landscaping, existing street trees, and exceeds the 15% minimum. We are not planning on adding landscaped area, but will make some landscaping improvements over time.

4. Signs. Signs shall comply with NMC 15.435.010 et seq. dealing with signs.

Response: We are not applying for a sign at this time, but will apply for a sign permit in the future when we have developed a sign plan for the site.

5. Zoning District Compliance. The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.304.010 through 15.328.040.

Response: A winery is a conditional use in the M-1 industrial zone, so we are applying for a conditional use permit.

Conditional use permit criteria:*15.225.060 General conditional use permit criteria – Type III.*

A conditional use permit may be granted through a Type III procedure only if the proposal conforms to all the following criteria:

A. The location, size, design and operating characteristics of the proposed development are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties

and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development.

Response: Wineries work to an agricultural calendar with grape harvesting commencing in the fall and generally running 4-6 weeks. Wine Grapes are picked into ¼ ton bins and loaded onto trucks with of 8 tons to 20tons capacity. These trucks will pull around the building to the east side to be unloaded by forklifts and brought into the building for processing. Pomace (Wine grape skins, seeds, and stalks) is loaded into a Drop Box and hauled to McMinnville about every two days to be used as compost. Winery waste products are natural, quickly metabolized. No noxious chemicals are used in the production of Argyle wines. No wine grape or wine waste will be spread or composted on site.

Bottling at Argyle winery occurs generally in three periods (February, April, and August). Empty wine bottles are trucked in and full bottles are trucked out to warehouses in California. It is anticipated that some wine bottle storage will occur in the Suntron building. Consumer shipping occurs on a more regular schedule via providers like UPS and FedEx. It is anticipated that traffic with Argyle is be significantly less than the traffic study done for Suntron's application.

Outside storage is primarily comprised of organized stacks of wooden bins for fermenters and bottles, a locked enclosure for Carbon dioxide and Nitrogen gas cylinders, some pallets for bottled wine boxes, and refrigeration equipment for maintaining temperature control of the wines in process.

Traffic Impacts and processing odors will be minimal is not negligible., especially when compared to the past usage of Suntron Manufacturing. No onsite composting of agricultural waste, The site has many mature trees on the SE and South sides providing buffering. Argyle expects that the site and it's operation is compatible with the neighborhood.

B. The location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.

Response: The site is reasonably attractive for a manufacturing site. Landscaping will be maintained and improved over time. The building is centered within a 12 acre site, providing significant set back and buffering from neighboring properties. Argyle has conferred with City water, storm water, and waste management officials and is in compliance with these services.

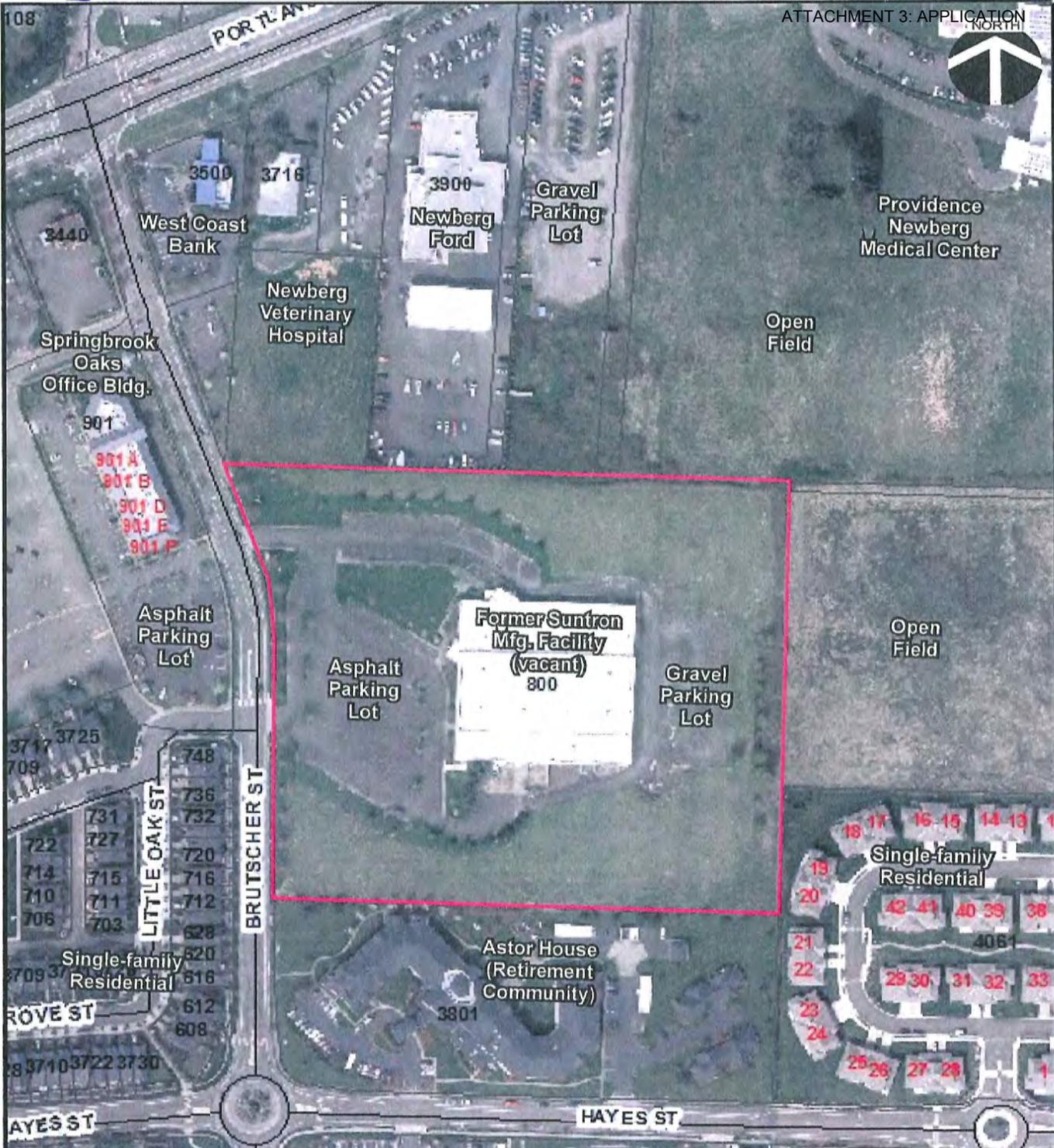
C. The proposed development will be consistent with this code. [Ord. 2451, 12-2-96. Code 2001 § 151.210.]

Response: The development is consistent with the code, as shown in the design review section above.

Argyle Winery at Former Suntron Facility

Outside building uses:

- 1: Office entrance
- 2: Winegrape unloading area: September – October
- 3: Wooden bin storage: seasonal
4. Carbon Dioxide and Nitrogen gas storage, fenced and padlocked.
5. Truck Loading and Unloading Docks
- 6: Refrigeration plant, fenced and padlocked
- 7: Stormwater detention area
8. Garbage Collection



2012 Aerial Photograph Source:
City of Newberg, Oregon, Interactive Planning Map

LEGEND

——— Property Boundary

Figure 2 - Site and Surrounding Land Use Map

Phase I Environmental Site Assessment
12-Acre Former Suntron Manufacturing Facility
800 Brutscher Street, Newberg, Oregon

May 2013

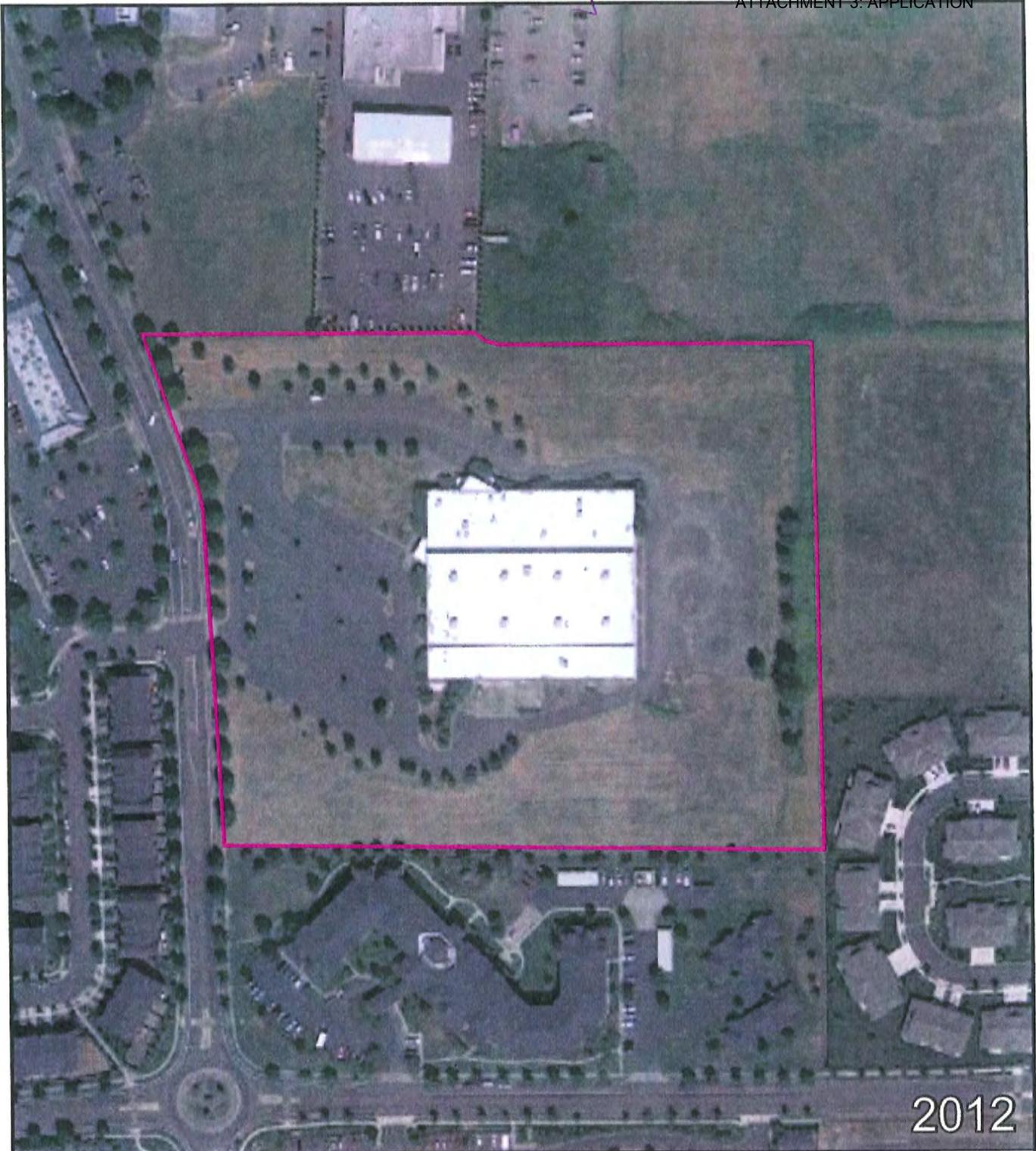


Assessment Associates, Inc.

Environmental Consulting
1735 SE Morrison Street, Suite 1
Portland, Oregon 97214

Serving the Pacific Northwest and Beyond

Phone 503.233.8565 • Fax 503.296.2638



1936-1999 Aerial Photographs Source: US Army Corps of Engineers
 2006-2012 Aerial Photographs: GoogleEarth

Aerial Photograph

May 2013

Phase I Environmental Site Assessment
 12-Acre Former Suntron Manufacturing Facility Property
 800 Brutscher Street, Newberg, Oregon

 Project Area Boundary



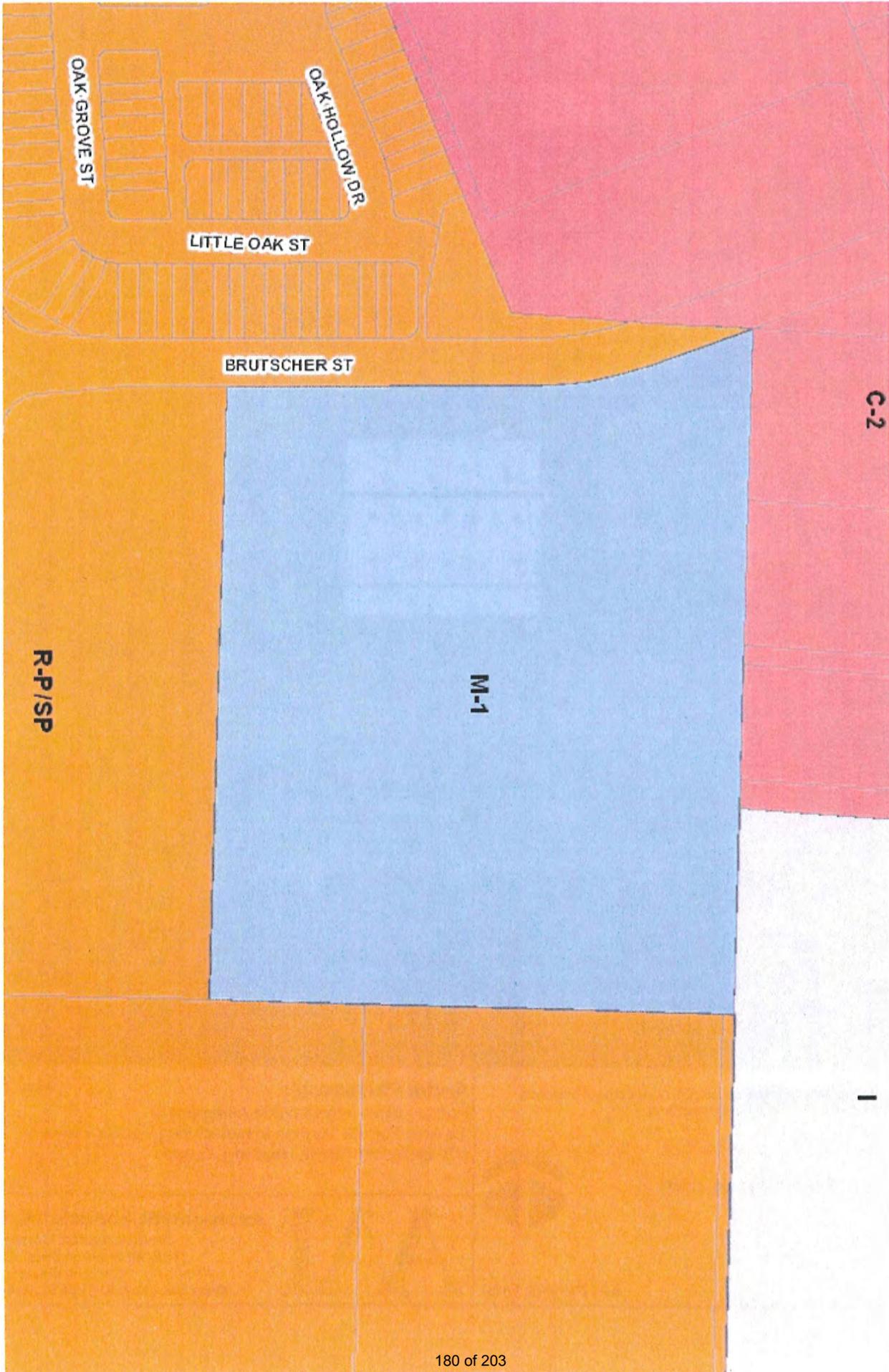
AAI Project 1316



Assessment Associates, Inc.

Environmental Consulting
 1735 SE Morrison Street, Suite 1
 Portland, Oregon 97214

Phone 503.233.8565 • Fax 503.296.2638



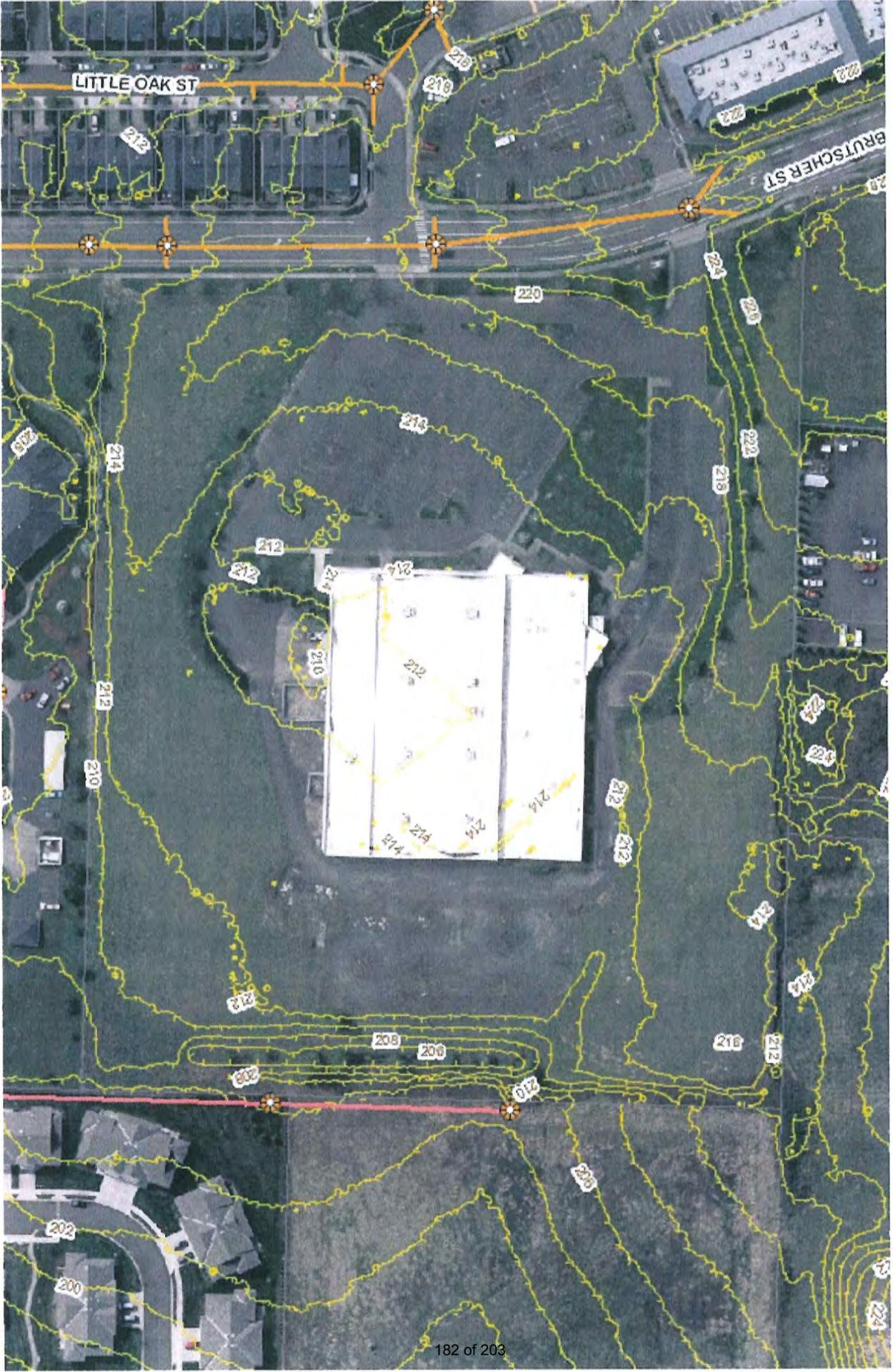
Argyle Winery Conditional Use Application Utilities

ATTACHMENT 3: APPLICATION
[Storm = Orange, water = blue,
sewer = green]

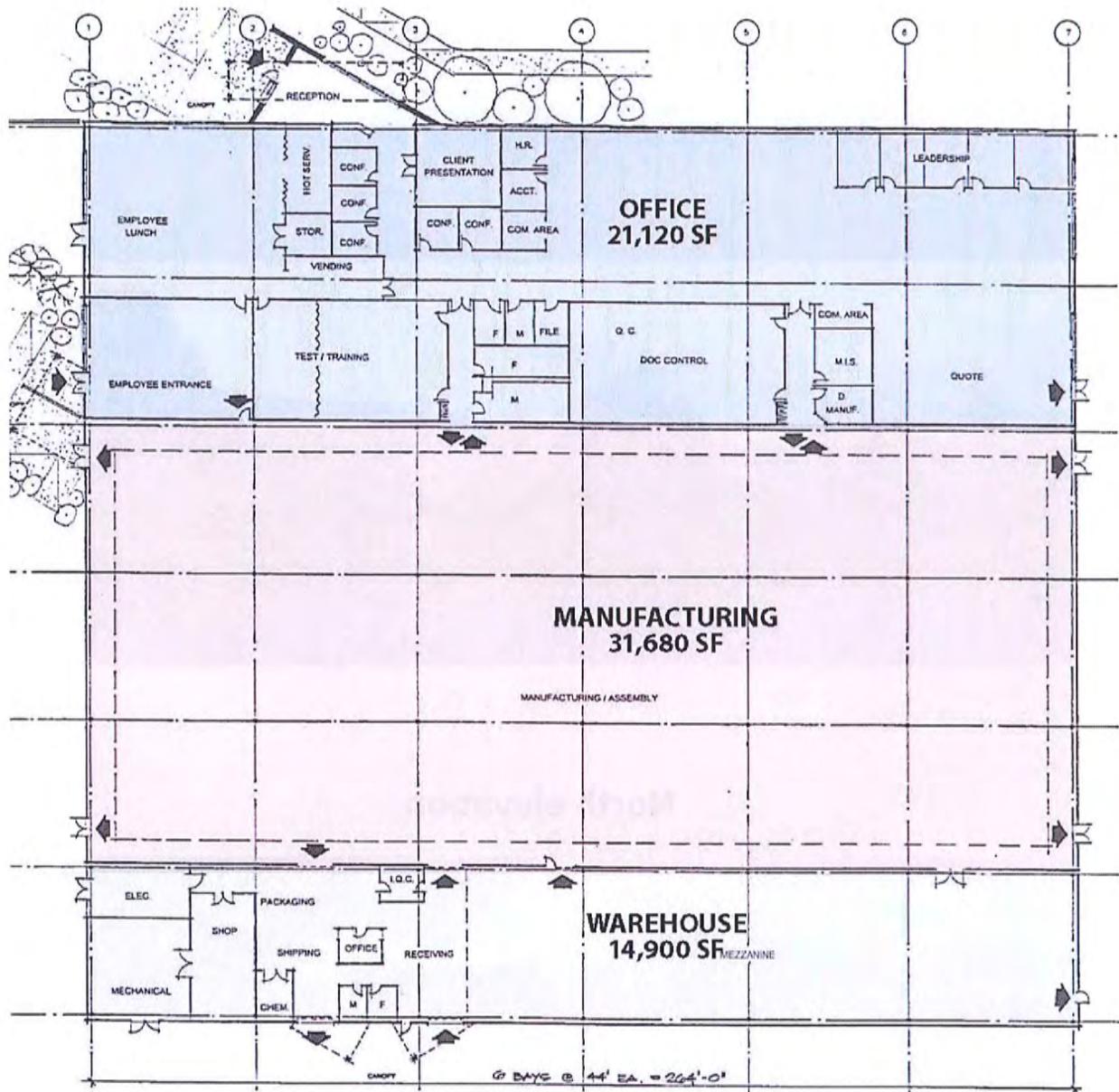


Argyle Winery Conditional Use Application
2mch Contours and Stormwater System

ATTACHMENT 3: APPLICATION



Floor plan



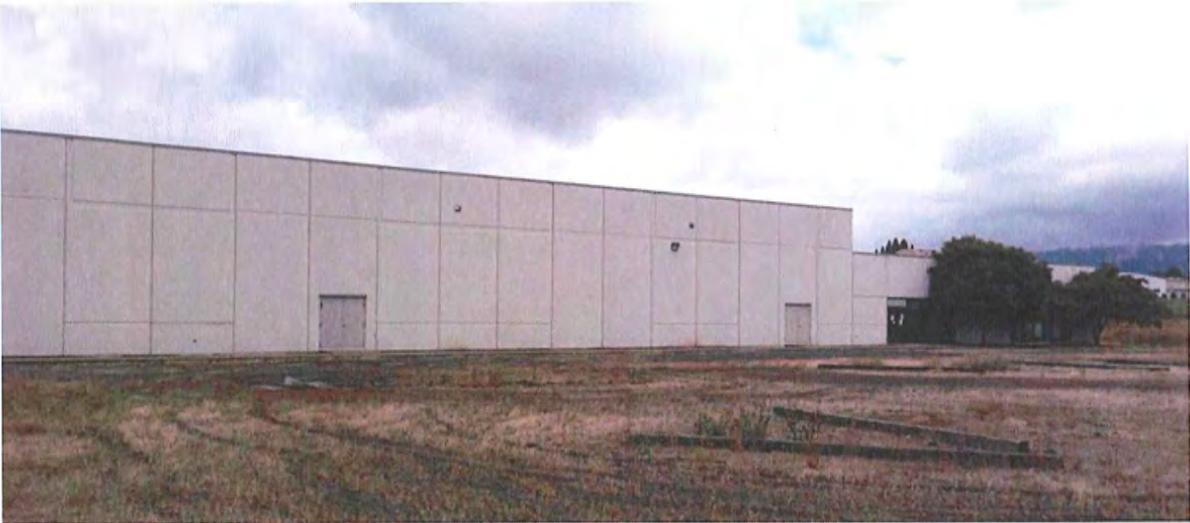
West (front) elevation



North elevation



East (rear) elevation



South elevation





320 Church Street NE Salem, OR 97301
 Phone: 503.581.1431 Fax: 503.316.0406
 Email: salemcs@ameri-title.com

PROPERTY PROFILE

Owner	: Stagg II Newberg LLC	Parcel #	: R3216 02009
CoOwner	:	T: 03S R: 02W S: 16 Q: QQ:	
Site Address	: 800 Brutscher St Newberg 97132	Ref Parcel #	: 509299
Mail Address	: 99 High St #28TH Boston Ma 02110	County	: Yamhill (OR)
Telephone	:		

SALE & LOAN INFORMATION

Transferred	: 11/18/2005	Loan Amount	: \$120,000,000
Document #	: 26021	Lender	: Connecticut Genl Life Ins
Sale Price	: \$5,650,000	Loan Type	: Conventional
Deed Type	: Special Warranty	Interest Rate	: Fixed
% Owned	: 100	Vesting Type	: Corporation

ASSESSMENT & TAX INFORMATION

Mkt Land	: \$2,051,875
Mkt Structure	: \$3,316,270
Mkt Total	: \$5,368,145
%Improved	: 62
Assessed Land	:
Assessed Structure	:
Assessed Total	: \$5,368,145
Zoning	: 30 NO SIGNIFICANCE
Levy Code	: 29.0
12-13 Taxes	: \$88,215.63
Millage Rate	: 16.6277

PROPERTY DESCRIPTION

Map Page/Grid	: 713 F6
Census Tract	: 301.01 Block: 1
Neighborhood	: NPR6 NEWBERG AREA 6 RPR
Subdivision/Plat	:
Land Use	: 303 Ind,State Responsibility
Legal	: 12.00 ACRES IN SEC 16 T3S R2W : PARTIAL 2 OF PARTITION 1997-52

PROPERTY CHARACTERISTICS

Bedrooms	:	Building Living SF	:	Year Built	:
Bathrooms	:	Building Total SF	:	Garage Type	:
Fireplace	:	1st Floor SF	:	Garage SF	:
Fireplace 2	:	Second Floor SF	:	Lot Acres	: 12.00
Heat A/C	:	Third Floor SF	:	Lot SF	: 522,720
Heat A/C 2	:	Cellar SF	:	Wall Material	:
Dishwasher	:	Basement Total SF	:	Floor Base	:
Roof Material	:	Basement Type	:	Floor Cover	:
Roof Shape	:	Foundataion	:		
Stat Class	: 630 Electronics				
Mobile Home					
ID Number	:	Dimensions	:		
Title	:	Skirt	:		
Make	:				

The Information Provided Is Deemed Reliable, But Is Not Guaranteed.



320 Church Street NE Salem, OR 97301
 Phone: 503.581.1431 Fax: 503.316.0406
 Email: salemcs@ameri-title.com

PROPERTY PROFILE

Owner	: Eftc Corporation	Parcel #	: R3216 02009 A01
CoOwner	:	T : 03S R: 02W S: 16 Q: QQ :	
Site Address	: 800 Brutscher St Newberg 97132	Ref Parcel #	: 512527
Mail Address	: 2401 W Grandview Rd Phoenix Az 85023	County	: Yamhill (OR)
Telephone	:		

SALE & LOAN INFORMATION

Transferred	:	Loan Amount	:
Document #	:	Lender	:
Sale Price	:	Loan Type	:
Deed Type	:	Interest Rate	:
% Owned	:	Vesting Type	:

ASSESSMENT & TAX INFORMATION

Mkt Land	:
Mkt Structure	: \$470,770
Mkt Total	: \$470,770
%Improved	: 100
Assessed Land	:
Assessed Structure	:
Assessed Total	: \$470,770
Zoning	: 30 NO SIGNIFICANCE
Levy Code	: 29.0
12-13 Taxes	: \$7,714.32
Millage Rate	: 16.6277

PROPERTY DESCRIPTION

Map Page/Grid	: 713 F6
Census Tract	: 301.01 Block: 1
Neighborhood	: NDR6 NEWBERG AREA 6 DOR
Subdivision/Plat	:
Land Use	: 303 Ind,State Responsibility
Legal	: SEC 16 T3S R2W IMPS LOCATED ON : R3216 02009 2012

PROPERTY CHARACTERISTICS

Bedrooms	:	Building Living SF	:	Year Built	:
Bathrooms	:	Building Total SF	:	Garage Type	:
Fireplace	:	1st Floor SF	:	Garage SF	:
Fireplace 2	:	Second Floor SF	:	Lot Acres	:
Heat A/C	:	Third Floor SF	:	Lot SF	:
Heat A/C 2	:	Cellar SF	:	Wall Material	:
Dishwasher	:	Basement Total SF	:	Floor Base	:
Roof Material	:	Basement Type	:	Floor Cover	:
Roof Shape	:	Foundataion	:		
Stat Class	: *unknown Stat Class*				
Mobile Home					
ID Number	:	Dimensions	:		
Title	:	Skirt	:		
Make	:				

The Information Provided Is Deemed Reliable, But Is Not Guaranteed.



320 Church Street NE Salem, OR 97301
 Phone: 503.581.1431 Fax: 503.316.0406
 Email: salemcs@ameri-title.com

PROPERTY PROFILE

Owner	: Eftc Corporation	Parcel #	: R3216 02009 A01E1
CoOwner	:	T : 03S R: 02W S : 16 Q: QQ :	
Site Address	: 800 Brutscher St Newberg 97132	Ref Parcel #	: 548209
Mail Address	: 2401 W Grandview Rd Phoenix Az 85023	County	: Yamhill (OR)
Telephone	:		

SALE & LOAN INFORMATION

Transferred	:	Loan Amount	:
Document #	:	Lender	:
Sale Price	:	Loan Type	:
Deed Type	:	Interest Rate	:
% Owned	:	Vesting Type	:

ASSESSMENT & TAX INFORMATION

Mkt Land	:
Mkt Structure	: \$106,840
Mkt Total	: \$106,840
%Improved	: 100
Assessed Land	:
Assessed Structure	:
Assessed Total	: \$106,840
Zoning	: 02 COMMERCIAL
Levy Code	: 29.0
12-13 Taxes	: \$1,750.75
Millage Rate	: 16.6277

PROPERTY DESCRIPTION

Map Page/Grid	: 713 F6
Census Tract	: 301.01 Block: 1
Neighborhood	: *UNKNOWN NEIGHBORHOOD CODE*
Subdivision/Plat	:
Land Use	: 021 Misc,Com,Imp Only
Legal	: SEC 16 T3S R2W M&E LOCATED ON R3216
	: 02009 A01 2012
	:

PROPERTY CHARACTERISTICS

Bedrooms	:	Building Living SF	:	Year Built	:
Bathrooms	:	Building Total SF	:	Garage Type	:
Fireplace	:	1st Floor SF	:	Garage SF	:
Fireplace 2	:	Second Floor SF	:	Lot Acres	:
Heat A/C	:	Third Floor SF	:	Lot SF	:
Heat A/C 2	:	Cellar SF	:	Wall Material	:
Dishwasher	:	Basement Total SF	:	Floor Base	:
Roof Material	:	Basement Type	:	Floor Cover	:
Roof Shape	:	Foundataion	:		
Stat Class	: *unknown Stat Class*				

Mobile Home

ID Number	:	Dimensions	:
Title	:	Skirt	:
Make	:		

The Information Provided Is Deemed Reliable, But Is Not Guaranteed.

Buckhorn Trading Co. LLC
c/o Richard L. Monfort
3519 Holman Court
Greeley, CO 80631
Grantor's Name and Address

STAG II Newberg, LLC
c/o STAG Capital Partners, LLC
93 Summer Street, 2nd Floor
Boston, MA 02110
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

STAG II Newberg, LLC
c/o STAG Capital Partners, LLC
93 Summer Street, 2nd Floor
Boston, MA 02110

Until requested otherwise, send all tax statements to (Name, Address, Zip):

STAG II Newberg, LLC
c/o STAG Capital Partners, LLC
93 Summer Street, 2nd Floor
Boston, MA 02110

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)
County of Yamhill) ss.

I certify that the within instrument was received for record on the _____ day of _____, 20____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.
Witness my hand and seal of County affixed.

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK

200526021



\$31.00

11/18/2005 01:35:03 PM

DMR-DMR Cnt=1 Stn=2 ANITA
\$10.00 \$10.00 \$11.00

SPECIAL WARRANTY DEED
(INDIVIDUAL GRANTOR)

Buckhorn Trading Co. LLC, a Colorado limited liability company, Grantor, conveys and specially warrants to STAG II Newberg, LLC, a Delaware limited liability company, Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the City of Newberg, Yamhill County, Oregon, to-wit:

Parcel 2 a Partition of Plat 97-52 in the City of Newberg, recorded July 24, 1997 in Film 4, Pages 452-453, Plat Records of Yamhill County, Oregon

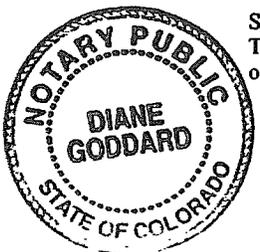
The property is free of all encumbrances created or suffered by the Grantor except those matters described on Exhibit A attached hereto and incorporated herein.

The true consideration for this conveyance is \$5,650,000.00. (Here, comply with the requirements of ORS 93.030).

Dated this 17th day of November, 2005.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.	Buckhorn Trading Co. LLC, a Colorado limited liability company By: <u>Richard L. Monfort</u> Printed Name: <u>Richard L. Monfort</u> Title: <u>Manager</u>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------

WESTERN TITLE & ESCROW 40-0-260905



STATE OF COLORADO, County of Weld) ss.
This instrument was acknowledged before me on November 14, 2005, by Richard L. Monfort as the Manager of Buckhorn Trading Co. LLC, a Colorado limited liability company, for and on behalf of such corporation.

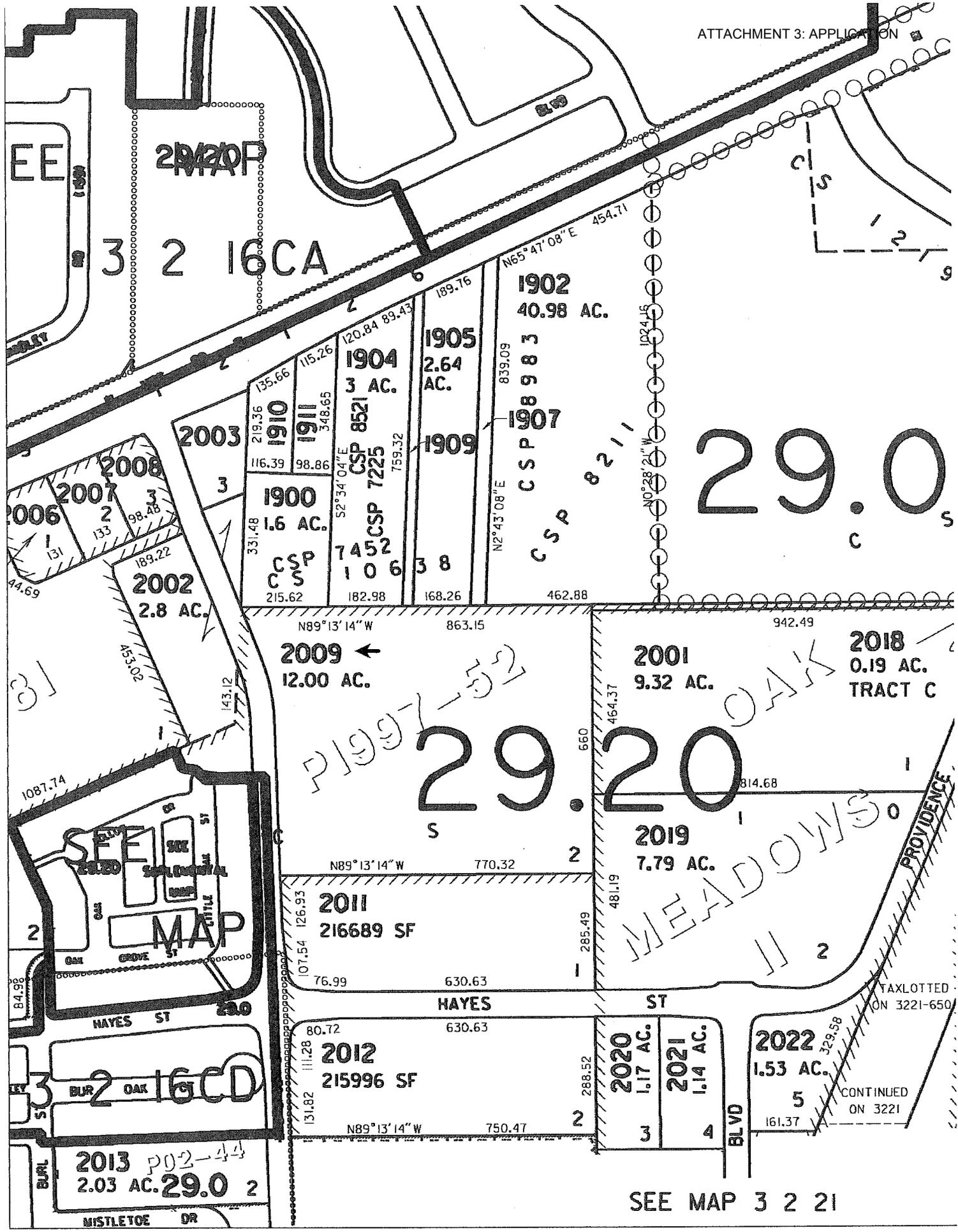
Diane Goddard
Notary Public
By commission expires 2-8-2009

1/2

**EXHIBIT A
TO
SPECIAL WARRANTY DEED
TITLE EXCEPTIONS**

1. 2005 - 2006 taxes, a lien in an amount to be determined, but not yet payable.
2. The existence of roads, railroads, irrigation ditches and canals, telephone, telegraph and power transmission facilities.
3. Public utility easement and restrictions as disclosed by the partition plat.
4. Storm drain easement, including the terms and provisions thereof,
Dated: October 6, 1997
Recorded: November 6, 1997
Document No.: 199718736
5. Industrial Lease, including the terms and provisions thereof,
Recorded: December 22, 1998
Document No.: 199825271
Lessor: Buckhorn Trading Co., LLC
Lessee: EFTC Corporation
6. Public Water Line and Pedestrian and Bicycle Path Easement, including the terms and provisions thereof,
Recorded: June 11, 2002
Document No.: 200213432
7. Private Sanitary Sewer Easement and Temporary Construction Easement, including the terms and provisions thereof,
Recorded: June 11, 2003
Document No.: 200313821

2/2

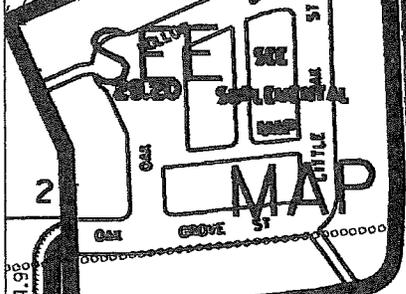


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OAK MEADOWS

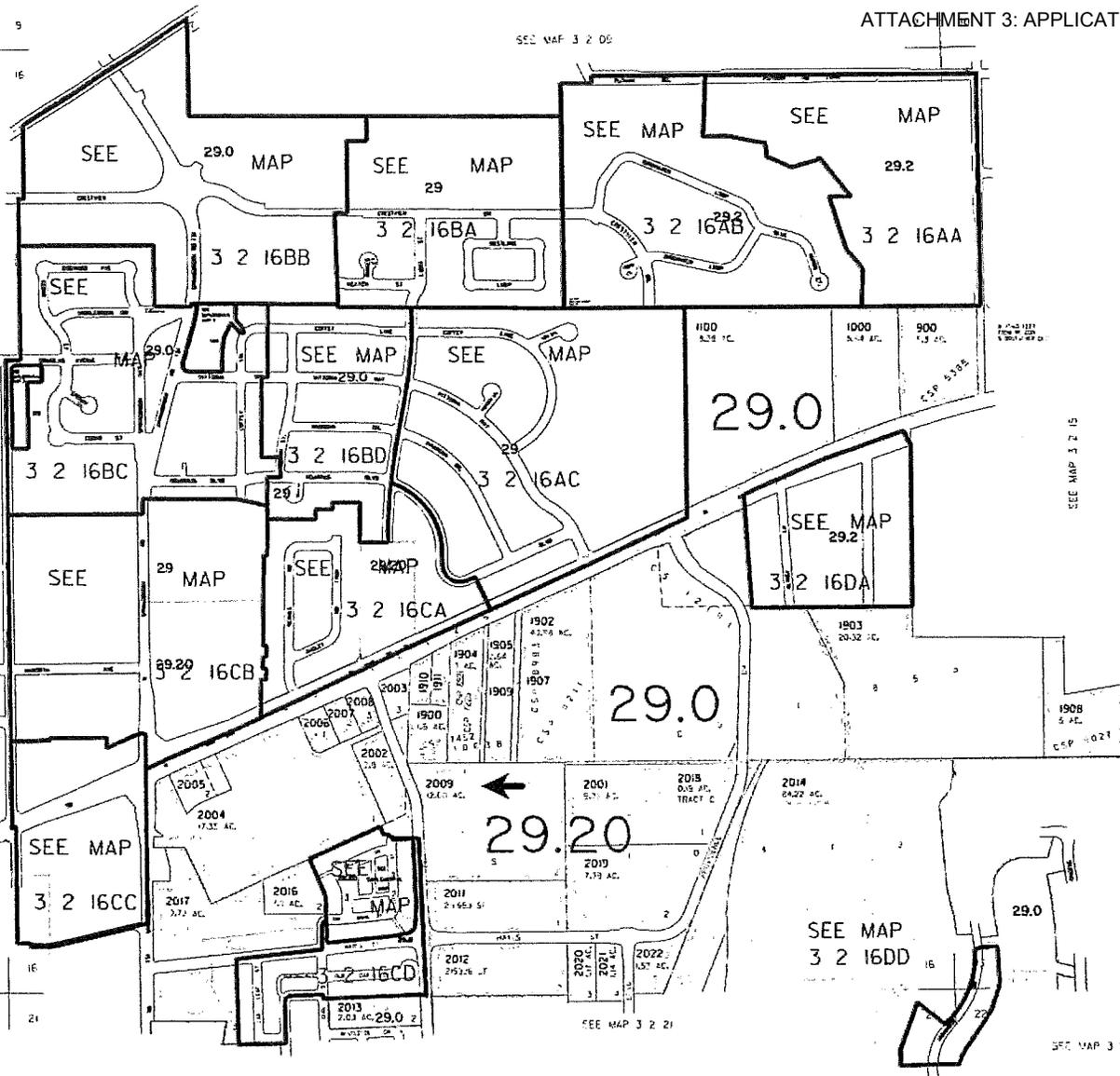


2013 2.03 AC. 29.0
MISTLETOE DR

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SEE MAP 3 2 17
SEE MAP 3 2 17A
SEE MAP 3 2 17C
SEE MAP 3 2 20AA



SEE MAP 3 2 15
SEE MAP 3 2 2204

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3701
3800

PROPERTY SEARCH



1	PARCEL ID: R3216 01900 SUBDIVISION: LOT / BLOCK: / ADDRESS: TAXPAYER: WERTH FAMILY LLC SOLD: 04/21/2003 PRICE: \$425,000	ZONING: C-2 LANDUSE: 200 LANDRMV: \$630,000 IMPRMV: \$0 TAV: \$572,655 TAXES: \$9,522	ACRES: 1.62 # IMPR.: 0 TOTAL SQFT: 0 TOTAL BEDS: TOTAL BATHS (F/H): / MAX YEAR BUILT:
2	PARCEL ID: R3216 01902 SUBDIVISION: LOT / BLOCK: / ADDRESS: 1001 PROVIDENCE DR, NEWBERG TAXPAYER: PROVIDENCE HEALTH SYSTEM SOLD: 08/18/2003 PRICE: \$0	ZONING: I LANDUSE: 201 LANDRMV: \$14,605,473 IMPRMV: \$33,992,956 TAV: \$32,841,453 TAXES: \$91,498	ACRES: 40.69 # IMPR.: 0 TOTAL SQFT: 0 TOTAL BEDS: TOTAL BATHS (F/H): / MAX YEAR BUILT:
3	PARCEL ID: R3216 01904 SUBDIVISION: LOT / BLOCK: / ADDRESS: 3900 E PORTLAND RD, NEWBERG TAXPAYER: WARDIN & WESTLUND INVEST II LTD PTRSH SOLD: 07/18/1997 PRICE: \$0**	ZONING: C-2 LANDUSE: 201 LANDRMV: \$1,694,380 IMPRMV: \$1,702,216 TAV: \$2,172,380 TAXES: \$36,122	ACRES: 3.02 # IMPR.: 1 TOTAL SQFT: 0 TOTAL BEDS: 0 TOTAL BATHS (F/H): 0.0 / MAX YEAR BUILT: 0
4	PARCEL ID: R3216 01905 SUBDIVISION: LOT / BLOCK: / ADDRESS: TAXPAYER: WARDIN & WESTLUND INVEST II LTD PTRSH SOLD: 07/18/1997 PRICE: \$0**	ZONING: C-2 LANDUSE: 200 LANDRMV: \$1,744,733 IMPRMV: \$0 TAV: \$377,209 TAXES: \$6,272	ACRES: 2.66 # IMPR.: 0 TOTAL SQFT: 0 TOTAL BEDS: TOTAL BATHS (F/H): / MAX YEAR BUILT:
5	PARCEL ID: R3216 01907 SUBDIVISION: LOT / BLOCK: / ADDRESS: TAXPAYER: WARDIN & WESTLUND INVEST II LTD PTRSH SOLD: 07/18/1997 PRICE: \$0**	ZONING: C-2 LANDUSE: 200 LANDRMV: \$508,880 IMPRMV: \$0 TAV: \$110,022 TAXES: \$1,829	ACRES: 0.72 # IMPR.: 0 TOTAL SQFT: 0 TOTAL BEDS: TOTAL BATHS (F/H): / MAX YEAR BUILT:
6	PARCEL ID: R3216 01909 SUBDIVISION: LOT / BLOCK: / ADDRESS: TAXPAYER: WARDIN & WESTLUND INVEST II LTD PTRSH SOLD: 07/18/1997 PRICE: \$0**	ZONING: C-2 LANDUSE: 200 LANDRMV: \$244,282 IMPRMV: \$0 TAV: \$76,135 TAXES: \$1,266	ACRES: 0.44 # IMPR.: 0 TOTAL SQFT: 0 TOTAL BEDS: TOTAL BATHS (F/H): / MAX YEAR BUILT:
7	PARCEL ID: R3216 01910 SUBDIVISION: LOT / BLOCK: / ADDRESS: 3716 E PORTLAND RD, NEWBERG TAXPAYER: NEWBERG VETERINARY CLINIC PRTRNSHIP OF SOLD: 02/04/2010 PRICE: \$0	ZONING: C-2 LANDUSE: 201 LANDRMV: \$461,731 IMPRMV: \$394,888 TAV: \$474,293 TAXES: \$7,886	ACRES: 0.68 # IMPR.: 1 TOTAL SQFT: 0 TOTAL BEDS: 0 TOTAL BATHS (F/H): 0.0 / MAX YEAR BUILT: 0
8	PARCEL ID: R3216 01911 SUBDIVISION: LOT / BLOCK: / ADDRESS: TAXPAYER: FERD & MARION WARDIN LLC SOLD: 11/20/2012 PRICE: \$0	ZONING: C-2 LANDUSE: 200 LANDRMV: \$445,426 IMPRMV: \$0 TAV: \$151,503 TAXES: \$2,519	ACRES: 0.72 # IMPR.: 0 TOTAL SQFT: 0 TOTAL BEDS: TOTAL BATHS (F/H): / MAX YEAR BUILT:
9	PARCEL ID: R3216 02001 SUBDIVISION: OAK MEADOWS II LOT / BLOCK: 1 / ADDRESS: 879 PROVIDENCE DR, NEWBERG TAXPAYER: WERTH FAMILY LLC SOLD: 05/16/2008 PRICE: \$0**	ZONING: R-P/SP LANDUSE: 100 LANDRMV: \$1,816,886 IMPRMV: \$0 TAV: \$1,534,280 TAXES: \$25,512	ACRES: 9.32 # IMPR.: 0 TOTAL SQFT: 0 TOTAL BEDS: TOTAL BATHS (F/H): / MAX YEAR BUILT:
10	PARCEL ID: R3216 02002 SUBDIVISION: LOT / BLOCK: / ADDRESS: 901 N BRUTSCHER ST, NEWBERG TAXPAYER: WERTH INVESTMENT I LLC SOLD: 11/30/1999 PRICE: \$0	ZONING: C-2,R-P/SP LANDUSE: 201 LANDRMV: \$1,787,759 IMPRMV: \$2,926,519 TAV: \$3,248,242 TAXES: \$54,011	ACRES: 2.79 # IMPR.: 1 TOTAL SQFT: 0 TOTAL BEDS: 0 TOTAL BATHS (F/H): 0.0 / MAX YEAR BUILT: 0
11	PARCEL ID: R3216 02003 SUBDIVISION: LOT / BLOCK: / ADDRESS: 3500 E PORTLAND RD, NEWBERG TAXPAYER: WEST COAST BANK SOLD: 10/16/2006 PRICE: \$0	ZONING: C-2 LANDUSE: 201 LANDRMV: \$1,675,843 IMPRMV: \$523,538 TAV: \$687,272 TAXES: \$11,428	ACRES: 0.83 # IMPR.: 1 TOTAL SQFT: 0 TOTAL BEDS: 0 TOTAL BATHS (F/H): 0.0 / MAX YEAR BUILT: 0
12	PARCEL ID: R3216 02004 SUBDIVISION: LOT / BLOCK: / ADDRESS: 3300 E PORTLAND RD, NEWBERG TAXPAYER: TEXAS COMMERCE BANK NATIONAL ASSOCIATION SOLD: 09/05/1996 PRICE: \$8,766,000	ZONING: C-2 LANDUSE: 201 LANDRMV: \$11,091,915 IMPRMV: \$8,200,700 TAV: \$12,500,208 TAXES: \$207,850	ACRES: 17.09 # IMPR.: 1 TOTAL SQFT: 0 TOTAL BEDS: 0 TOTAL BATHS (F/H): 0.0 / MAX YEAR BUILT: 0

* Property record has no matching shape and is not mappable

** Multiple Flag please see detail report or sales report to get complete info

(s) Sale information is newer than the owner information

Created for the original recipient, not for further distribution

13	PARCEL ID: R3216 02006 SUBDIVISION: LOT / BLOCK: / ADDRESS: 3400 E PORTLAND RD, NEWBERG TAXPAYER: JOSHUA INC SOLD: 10/02/2000 PRICE: \$740,154	ZONING: C-2 LANDUSE: 201 LANDRMV: \$1,605,697 IMPRMV: \$415,566 TAV: \$498,242 TAXES: \$8,285	ACRES: 0.84 # IMPR.: 1 TOTAL SQFT: 0 TOTAL BEDS: 0 TOTAL BATHS (F/H): 0.0 / MAX YEAR BUILT: 0
14	PARCEL ID: R3216 02007 SUBDIVISION: LOT / BLOCK: / ADDRESS: 3420 E PORTLAND RD, NEWBERG TAXPAYER: WEBER COASTAL BELLS LIMITED PARTNERSHIP SOLD: 09/03/1999 PRICE: \$1,475,000	ZONING: C-2 LANDUSE: 201 LANDRMV: \$1,114,231 IMPRMV: \$330,824 TAV: \$380,078 TAXES: \$6,320	ACRES: 0.70 # IMPR.: 1 TOTAL SQFT: 0 TOTAL BEDS: 0 TOTAL BATHS (F/H): 0.0 / MAX YEAR BUILT: 0
15	PARCEL ID: R3216 02008 SUBDIVISION: LOT / BLOCK: / ADDRESS: 3440 E PORTLAND RD, NEWBERG TAXPAYER: JIFFY LUBE INTERNATIONAL OF MARYLAND INC SOLD: 04/28/1995 PRICE: \$350,000	ZONING: C-2 LANDUSE: 201 LANDRMV: \$1,343,764 IMPRMV: \$221,530 TAV: \$327,286 TAXES: \$5,442	ACRES: 0.66 # IMPR.: 1 TOTAL SQFT: 0 TOTAL BEDS: 0 TOTAL BATHS (F/H): 0.0 / MAX YEAR BUILT: 0
16	PARCEL ID: R3216 02011 SUBDIVISION: LOT / BLOCK: / ADDRESS: 3801 E HAYES ST, SUITE A, NEWBERG TAXPAYER: NEWBERG RETIREMENT RESIDENCE LLC SOLD: 10/24/2001 PRICE: \$0	ZONING: R-P/SP LANDUSE: 701 LANDRMV: \$1,313,418 IMPRMV: \$7,724,121 TAV: \$8,197,396 TAXES: \$136,304	ACRES: 4.97 # IMPR.: 1 TOTAL SQFT: 0 TOTAL BEDS: 0 TOTAL BATHS (F/H): 0.0 / MAX YEAR BUILT: 0
17	PARCEL ID: R3216 02012 SUBDIVISION: LOT / BLOCK: / ADDRESS: 3802 E HAYES ST, NEWBERG TAXPAYER: HCP SH ELP2 PROPERTIES LLC SOLD: 12/06/2012 PRICE: \$1	ZONING: R-P/SP LANDUSE: 701 LANDRMV: \$1,335,268 IMPRMV: \$9,247,318 TAV: \$8,694,356 TAXES: \$144,567	ACRES: 4.97 # IMPR.: 1 TOTAL SQFT: 0 TOTAL BEDS: 0 TOTAL BATHS (F/H): 0.0 / MAX YEAR BUILT: 0
18	PARCEL ID: R3216 02019 SUBDIVISION: OAK MEADOWS II LOT / BLOCK: 2 / ADDRESS: 4061 E HAYES ST, NEWBERG TAXPAYER: WERTH FAMILY LLC SOLD: 05/16/2008 PRICE: \$0**	ZONING: R-P/SP LANDUSE: 701 LANDRMV: \$3,841,273 IMPRMV: \$1,482,555 TAV: \$2,000,206 TAXES: \$33,259	ACRES: 7.79 # IMPR.: 1 TOTAL SQFT: 0 TOTAL BEDS: 0 TOTAL BATHS (F/H): 0.0 / MAX YEAR BUILT: 0
19	PARCEL ID: R3216 02020 SUBDIVISION: OAK MEADOWS II LOT / BLOCK: 3 / ADDRESS: 3914 E HAYES ST, NEWBERG TAXPAYER: WERTH FAMILY LLC SOLD: 05/16/2008 PRICE: \$0**	ZONING: R-P/SP LANDUSE: 100 LANDRMV: \$322,920 IMPRMV: \$0 TAV: \$200,080 TAXES: \$3,327	ACRES: 1.17 # IMPR.: 0 TOTAL SQFT: 0 TOTAL BEDS: TOTAL BATHS (F/H): / MAX YEAR BUILT:
20	PARCEL ID: R3216 02021 SUBDIVISION: OAK MEADOWS II LOT / BLOCK: 4 / ADDRESS: 4010 E HAYES ST, NEWBERG TAXPAYER: WERTH FAMILY LLC SOLD: 05/16/2008 PRICE: \$0**	ZONING: R-P/SP LANDUSE: 100 LANDRMV: \$314,640 IMPRMV: \$0 TAV: \$193,299 TAXES: \$3,214	ACRES: 1.15 # IMPR.: 0 TOTAL SQFT: 0 TOTAL BEDS: TOTAL BATHS (F/H): / MAX YEAR BUILT:
21	PARCEL ID: R3216CD 00100 SUBDIVISION: OAKS AT SPRINGBROOK NO. 3 LOT / BLOCK: F / ADDRESS: TAXPAYER: OAKS AT SPRINGBROOK HOMEOWNERS ASSOC SOLD: 12/30/2004 PRICE: \$0**	ZONING: R-3/SP LANDUSE: 100 LANDRMV: \$0 IMPRMV: \$0 TAV: \$0 TAXES: --	ACRES: 0.15 # IMPR.: 0 TOTAL SQFT: 0 TOTAL BEDS: TOTAL BATHS (F/H): / MAX YEAR BUILT:
22	PARCEL ID: R3216CD 00200 SUBDIVISION: OAKS AT SPRINGBROOK NO. 3 LOT / BLOCK: 162 / ADDRESS: 3729 BUR OAK CT, NEWBERG TAXPAYER: WILLIAMS TODD E SOLD: 08/16/2005 PRICE: \$251,157	ZONING: R-3/SP LANDUSE: 101 LANDRMV: \$85,652 IMPRMV: \$132,057 TAV: \$191,526 TAXES: \$3,185	ACRES: 0.10 # IMPR.: 1 TOTAL SQFT: 1,988 TOTAL BEDS: 4 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
23	PARCEL ID: R3216CD 00300 SUBDIVISION: OAKS AT SPRINGBROOK NO. 3 LOT / BLOCK: 163 / ADDRESS: 3719 BUR OAK CT, NEWBERG TAXPAYER: KNOX BRENDA L SOLD: 07/01/2005 PRICE: \$232,913	ZONING: R-3/SP LANDUSE: 101 LANDRMV: \$85,652 IMPRMV: \$128,111 TAV: \$188,171 TAXES: \$3,129	ACRES: 0.10 # IMPR.: 1 TOTAL SQFT: 1,865 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
24	PARCEL ID: R3216CD 00400 SUBDIVISION: OAKS AT SPRINGBROOK NO. 3 LOT / BLOCK: 164 / ADDRESS: 3713 BUR OAK CT, NEWBERG TAXPAYER: CRUGNALE ERCOLINO M JR SOLD: 07/19/2011 PRICE: \$249,500	ZONING: R-3/SP LANDUSE: 101 LANDRMV: \$85,652 IMPRMV: \$132,742 TAV: \$192,871 TAXES: \$3,207	ACRES: 0.10 # IMPR.: 1 TOTAL SQFT: 1,988 TOTAL BEDS: 4 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
25	PARCEL ID: R3216CD 00500 SUBDIVISION: OAKS AT SPRINGBROOK NO. 3 LOT / BLOCK: 165 / ADDRESS: 3707 BUR OAK CT, NEWBERG TAXPAYER: GRAHEK DAVID L SOLD: 08/08/2012 PRICE: \$215,000	ZONING: R-3/SP LANDUSE: 101 LANDRMV: \$85,652 IMPRMV: \$127,885 TAV: \$188,171 TAXES: \$3,129	ACRES: 0.10 # IMPR.: 1 TOTAL SQFT: 1,865 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
26	PARCEL ID: R3216CD 00600 SUBDIVISION: OAKS AT SPRINGBROOK NO. 3 LOT / BLOCK: 166 / ADDRESS: 3703 BUR OAK CT, NEWBERG TAXPAYER: DUERR JEFFREY M SOLD: 07/20/2005 PRICE: \$255,784	ZONING: R-3/SP LANDUSE: 101 LANDRMV: \$85,652 IMPRMV: \$143,672 TAV: \$203,712 TAXES: \$3,387	ACRES: 0.10 # IMPR.: 1 TOTAL SQFT: 2,205 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005

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27	PARCEL ID: R3216CD 06100 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 1 / ADDRESS: TAXPAYER: OAKS AT SPRINGBROOK HOMEOWNERS ASSOC SOLD: 05/04/2005 PRICE: \$0**	ZONING: R-P/SP LANDUSE: 100 LANDRMV: \$0 IMPRMV: \$0 TAV: \$0 TAXES: --	ACRES: 0.09 # IMPR.: 0 TOTAL SQFT: 0 TOTAL BEDS: TOTAL BATHS (F/H): 1 MAX YEAR BUILT:
28	PARCEL ID: R3216CD 06200 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 243 / ADDRESS: 3729 OAK HOLLOW DR, NEWBERG TAXPAYER: OKELLEY DEBORAH A SOLD: 12/15/2006 PRICE: \$240,608	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$95,012 TAV: \$152,767 TAXES: \$2,530	ACRES: 0.07 # IMPR.: 1 TOTAL SQFT: 1,641 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
29	PARCEL ID: R3216CD 06300 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 244 / ADDRESS: 3725 OAK HOLLOW DR, NEWBERG TAXPAYER: SMITH PATRICK J SOLD: 12/01/2006 PRICE: \$229,930	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$91,552 TAV: \$147,435 TAXES: \$2,451	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,551 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
30	PARCEL ID: R3216CD 06400 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 245 / ADDRESS: 3721 OAK HOLLOW DR, NEWBERG TAXPAYER: COMFORT KANDIE L SOLD: 12/05/2006 PRICE: \$248,285	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$97,609 TAV: \$157,924 TAXES: \$2,601	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,551 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
31	PARCEL ID: R3216CD 06500 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 246 / ADDRESS: 3717 OAK HOLLOW DR, NEWBERG TAXPAYER: HILLYARD MARK A SOLD: 04/21/2011 PRICE: \$126,900	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$94,949 TAV: \$152,615 TAXES: \$2,528	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,647 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
32	PARCEL ID: R3216CD 06600 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 247 / ADDRESS: 3713 OAK HOLLOW DR, NEWBERG TAXPAYER: KAE0 KENNETH SOLD: 10/20/2011 PRICE: \$130,000	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$97,534 TAV: \$154,921 TAXES: \$2,567	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,681 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
33	PARCEL ID: R3216CD 06700 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 248 / ADDRESS: 3709 OAK HOLLOW DR, NEWBERG TAXPAYER: DAVIDSON JOSEPH E SOLD: 09/25/2006 PRICE: \$227,677	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$92,965 TAV: \$148,961 TAXES: \$2,476	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,592 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
34	PARCEL ID: R3216CD 06800 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 249 / ADDRESS: 3705 OAK HOLLOW DR, NEWBERG TAXPAYER: MARTEN JULIE A SOLD: 09/27/2006 PRICE: \$233,867	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$92,965 TAV: \$148,961 TAXES: \$2,476	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,592 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
35	PARCEL ID: R3216CD 06900 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 250 / ADDRESS: 3701 OAK HOLLOW DR, NEWBERG TAXPAYER: LASHLEY CAROL SOLD: 09/27/2006 PRICE: \$250,083	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$96,002 TAV: \$153,684 TAXES: \$2,545	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,681 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
36	PARCEL ID: R3216CD 07000 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 251 / ADDRESS: 3629 OAK HOLLOW DR, NEWBERG TAXPAYER: SMITH KRISTINA SOLD: 03/22/2010 PRICE: \$140,000	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$95,287 TAV: \$152,861 TAXES: \$2,513	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,648 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
37	PARCEL ID: R3216CD 07100 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 252 / ADDRESS: 3625 OAK HOLLOW DR, NEWBERG TAXPAYER: CHRISTENSEN BRADLEY J SOLD: 12/11/2012 PRICE: \$137,000	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$91,540 TAV: \$147,755 TAXES: \$2,436	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,536 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
38	PARCEL ID: R3216CD 07200 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 253 / ADDRESS: 3621 OAK HOLLOW DR, NEWBERG TAXPAYER: OELKE CHRISTIAN & APRIL 50% SOLD: 08/21/2006 PRICE: \$220,819	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$91,653 TAV: \$147,755 TAXES: \$2,436	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,536 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
39	PARCEL ID: R3216CD 07300 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 254 / ADDRESS: 3617 OAK HOLLOW DR, NEWBERG TAXPAYER: RITALA STACEY SOLD: 04/26/2007 PRICE: \$0	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$95,404 TAV: \$153,419 TAXES: \$2,520	ACRES: 0.07 # IMPR.: 1 TOTAL SQFT: 1,648 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
40	PARCEL ID: R3216CD 08000 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 261 / ADDRESS: 709 OAK HOLLOW DR, NEWBERG TAXPAYER: GLADHEIM DAVID M SOLD: 03/23/2006 PRICE: \$217,635	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$90,945 TAV: \$150,062 TAXES: \$2,459	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,543 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005

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41	PARCEL ID: R3216CD 08100 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 262 / ADDRESS: 705 OAK HOLLOW DR, NEWBERG TAXPAYER: MCCARTY WILLIAM G SOLD: 03/28/2006 PRICE: \$213,199	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$99,172 TAV: \$158,289 TAXES: \$2,594	ACRES: 0.08 # IMPR.: 1 TOTAL SQFT: 1,656 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
42	PARCEL ID: R3216CD 08200 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 263 / ADDRESS: 627 OAK HOLLOW DR, NEWBERG TAXPAYER: BRYANT KENNA I SOLD: 03/17/2006 PRICE: \$228,111	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$95,150 TAV: \$154,267 TAXES: \$2,528	ACRES: 0.09 # IMPR.: 1 TOTAL SQFT: 1,644 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
43	PARCEL ID: R3216CD 08300 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 264 / ADDRESS: 623 OAK HOLLOW DR, NEWBERG TAXPAYER: MCNAMARA MICHAEL T SOLD: 03/14/2006 PRICE: \$208,361	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$91,283 TAV: \$150,400 TAXES: \$2,465	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,543 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
44	PARCEL ID: R3216CD 08400 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 265 / ADDRESS: 619 OAK HOLLOW DR, NEWBERG TAXPAYER: HARRIS WALTER C SOLD: 02/23/2006 PRICE: \$202,285	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$91,430 TAV: \$150,547 TAXES: \$2,467	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,543 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
45	PARCEL ID: R3216CD 08500 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 266 / ADDRESS: 615 OAK HOLLOW DR, NEWBERG TAXPAYER: HARRIS WALTER C SOLD: 02/27/2006 PRICE: \$208,377	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$95,150 TAV: \$154,267 TAXES: \$2,528	ACRES: 0.09 # IMPR.: 1 TOTAL SQFT: 1,644 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
46	PARCEL ID: R3216CD 09000 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 211 / ADDRESS: 3616 OAK GROVE ST, NEWBERG TAXPAYER: SHERMAN MICHAEL SOLD: 03/14/2008 PRICE: \$245,500	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$95,438 TAV: \$158,470 TAXES: \$2,597	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,654 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
47	PARCEL ID: R3216CD 09100 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 212 / ADDRESS: 3620 OAK GROVE ST, NEWBERG TAXPAYER: ROMERO STEPHANIE N SOLD: 12/03/2010 PRICE: \$135,000	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$87,965 TAV: \$148,291 TAXES: \$2,444	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,448 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
48	PARCEL ID: R3216CD 09200 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 213 / ADDRESS: 3624 OAK GROVE ST, NEWBERG TAXPAYER: NEWKIRK DANETTE L SOLD: 03/08/2006 PRICE: \$218,556	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$88,550 TAV: \$150,214 TAXES: \$2,468	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,448 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
49	PARCEL ID: R3216CD 09300 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 214 / ADDRESS: 3628 OAK GROVE ST, NEWBERG TAXPAYER: SCHMELLING HEATHER M SOLD: 03/10/2006 PRICE: \$199,269	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$95,279 TAV: \$158,311 TAXES: \$2,594	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,654 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
50	PARCEL ID: R3216CD 09400 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 215 / ADDRESS: 3702 OAK GROVE ST, NEWBERG TAXPAYER: MCNELIS KATHLEEN L SOLD: 03/27/2006 PRICE: \$214,435	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$95,586 TAV: \$158,615 TAXES: \$2,599	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,674 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
51	PARCEL ID: R3216CD 09500 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 216 / ADDRESS: 3706 OAK GROVE ST, NEWBERG TAXPAYER: MCCABE JOSEPH V JR SOLD: 07/11/2012 PRICE: \$175,000	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$90,081 TAV: \$150,580 TAXES: \$2,480	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,513 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
52	PARCEL ID: R3216CD 09600 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 217 / ADDRESS: 3710 OAK GROVE ST, NEWBERG TAXPAYER: CAMPBELL DEANN SOLD: 03/12/2009 PRICE: \$182,000	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$90,081 TAV: \$151,319 TAXES: \$2,489	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,513 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
53	PARCEL ID: R3216CD 09700 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 218 / ADDRESS: 3714 OAK GROVE ST, NEWBERG TAXPAYER: MCCARTHY KATHLEEN SOLD: 03/31/2008 PRICE: \$235,000	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$95,586 TAV: \$158,615 TAXES: \$2,599	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,674 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
54	PARCEL ID: R3216CD 09800 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 219 / ADDRESS: 3718 OAK GROVE ST, NEWBERG TAXPAYER: LA ROTONDA DOMINIC M SOLD: 05/22/2006 PRICE: \$263,638	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$101,949 TAV: \$164,981 TAXES: \$2,703	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,652 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005

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55	PARCEL ID: R3216CD 09900 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 220 / ADDRESS: 3722 OAK GROVE ST, NEWBERG TAXPAYER: MORSE SHANNON M SOLD: 05/26/2006 PRICE: \$219,616	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$90,405 TAV: \$150,860 TAXES: \$2,485	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,523 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
56	PARCEL ID: R3216CD 10000 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 221 / ADDRESS: 3726 OAK GROVE ST, NEWBERG TAXPAYER: BERGEN MARCUS SOLD: 05/22/2006 PRICE: \$239,952	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$90,405 TAV: \$147,273 TAXES: \$2,444	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,523 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
57	PARCEL ID: R3216CD 10100 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 222 / ADDRESS: 3730 OAK GROVE ST, NEWBERG TAXPAYER: SAWYER MARK SOLD: 09/21/2009 PRICE: \$186,001	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$94,836 TAV: \$157,868 TAXES: \$2,587	ACRES: 0.10 # IMPR.: 1 TOTAL SQFT: 1,652 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
58	PARCEL ID: R3216CD 10200 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: H / ADDRESS: / TAXPAYER: OAKS AT SPRINGBROOK HOMEOWNERS ASSOC SOLD: 05/04/2005 PRICE: \$0**	ZONING: R-P/SP LANDUSE: 100 LANDRMV: \$0 IMPRMV: \$0 TAV: \$0 TAXES: --	ACRES: 0.05 # IMPR.: 0 TOTAL SQFT: 0 TOTAL BEDS: TOTAL BATHS (F/H): / MAX YEAR BUILT:
59	PARCEL ID: R3216CD 10300 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 223 / ADDRESS: 600 LITTLE OAK ST, NEWBERG TAXPAYER: ADAMSKI CAITLIN E (WROS) SOLD: 07/29/2010 PRICE: \$154,900	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$95,848 TAV: \$154,965 TAXES: \$2,539	ACRES: 0.09 # IMPR.: 1 TOTAL SQFT: 1,674 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
60	PARCEL ID: R3216CD 10400 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 224 / ADDRESS: 604 LITTLE OAK ST, NEWBERG TAXPAYER: WHITMORE DAVID J SOLD: 07/28/2011 PRICE: \$136,000	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$93,486 TAV: \$148,045 TAXES: \$2,449	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,619 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
61	PARCEL ID: R3216CD 10500 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 225 / ADDRESS: 608 LITTLE OAK ST, NEWBERG TAXPAYER: DICKERSON JAMI SOLD: 01/02/2013 PRICE: \$0	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$93,486 TAV: \$152,598 TAXES: \$2,501	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,619 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
62	PARCEL ID: R3216CD 10600 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 226 / ADDRESS: 612 LITTLE OAK ST, NEWBERG TAXPAYER: HOLLAND CAROLE TRUSTEE FOR SOLD: 10/15/2009 PRICE: \$0	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$96,211 TAV: \$153,350 TAXES: \$2,523	ACRES: 0.08 # IMPR.: 1 TOTAL SQFT: 1,674 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
63	PARCEL ID: R3216CD 10700 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 227 / ADDRESS: 616 LITTLE OAK ST, NEWBERG TAXPAYER: REED ROBERT W SOLD: 08/21/2006 PRICE: \$234,210	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$95,848 TAV: \$153,209 TAXES: \$2,519	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,674 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
64	PARCEL ID: R3216CD 10800 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 228 / ADDRESS: 620 LITTLE OAK ST, NEWBERG TAXPAYER: RINEHART KELLY A SOLD: 08/23/2006 PRICE: \$233,239	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$93,486 TAV: \$149,840 TAXES: \$2,469	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,619 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
65	PARCEL ID: R3216CD 10900 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 229 / ADDRESS: 624 LITTLE OAK ST, NEWBERG TAXPAYER: BARNES LANCE M SOLD: 08/24/2006 PRICE: \$246,981	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$93,486 TAV: \$149,840 TAXES: \$2,469	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,619 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
66	PARCEL ID: R3216CD 11000 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 230 / ADDRESS: 628 LITTLE OAK ST, NEWBERG TAXPAYER: BIRTCHE KABLE SOLD: 02/09/2010 PRICE: \$185,000	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$95,848 TAV: \$153,209 TAXES: \$2,519	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,674 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
67	PARCEL ID: R3216CD 11100 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 231 / ADDRESS: 704 LITTLE OAK ST, NEWBERG TAXPAYER: MORGAN TRAVIS SOLD: 06/29/2012 PRICE: \$0	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$95,848 TAV: \$153,213 TAXES: \$2,519	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,674 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
68	PARCEL ID: R3216CD 11200 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 232 / ADDRESS: 708 LITTLE OAK ST, NEWBERG TAXPAYER: FOLK GREGORY A SOLD: 10/11/2006 PRICE: \$234,344	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$93,486 TAV: \$149,840 TAXES: \$2,469	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,619 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006

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69	PARCEL ID: R3216CD 11300 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 233 / ADDRESS: 712 LITTLE OAK ST, NEWBERG TAXPAYER: MOORE KATIE SOLD: 08/04/2011 PRICE: \$137,000	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$93,486 TAV: \$149,840 TAXES: \$2,469	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,619 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
70	PARCEL ID: R3216CD 11400 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 234 / ADDRESS: 716 LITTLE OAK ST, NEWBERG TAXPAYER: ZINKEL TERRENCE D SOLD: 12/04/2006 PRICE: \$251,451	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$95,848 TAV: \$153,213 TAXES: \$2,519	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,674 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
71	PARCEL ID: R3216CD 11500 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 235 / ADDRESS: 720 LITTLE OAK ST, NEWBERG TAXPAYER: HORGAN-DICKSON LLC SOLD: 07/03/2012 PRICE: \$0	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$95,848 TAV: \$153,213 TAXES: \$2,519	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,674 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
72	PARCEL ID: R3216CD 11600 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 236 / ADDRESS: 724 LITTLE OAK ST, NEWBERG TAXPAYER: CENOTTO LISA SOLD: 11/13/2006 PRICE: \$226,706	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$93,486 TAV: \$149,840 TAXES: \$2,469	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,619 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
73	PARCEL ID: R3216CD 11700 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 237 / ADDRESS: 728 LITTLE OAK ST, NEWBERG TAXPAYER: HARADEN ROBERT SOLD: 09/30/2009 PRICE: \$0	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$93,486 TAV: \$149,840 TAXES: \$2,469	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,619 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
74	PARCEL ID: R3216CD 11800 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 238 / ADDRESS: 732 LITTLE OAK ST, NEWBERG TAXPAYER: LIETZ JUNE D SOLD: 11/16/2006 PRICE: \$233,917	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$95,848 TAV: \$153,213 TAXES: \$2,519	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,674 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
75	PARCEL ID: R3216CD 11900 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 239 / ADDRESS: 736 LITTLE OAK ST, NEWBERG TAXPAYER: KOEPKE STANLEY (WROS) SOLD: 12/13/2006 PRICE: \$240,246	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$95,688 TAV: \$153,213 TAXES: \$2,519	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,674 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
76	PARCEL ID: R3216CD 12000 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 240 / ADDRESS: 740 LITTLE OAK ST, NEWBERG TAXPAYER: HARRELL CHARLES J SOLD: 02/15/2007 PRICE: \$226,409	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$93,331 TAV: \$149,840 TAXES: \$2,468	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,619 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
77	PARCEL ID: R3216CD 12100 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 241 / ADDRESS: 744 LITTLE OAK ST, NEWBERG TAXPAYER: WILLOWS SEAN M SOLD: 12/12/2006 PRICE: \$230,783	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$93,486 TAV: \$149,840 TAXES: \$2,469	ACRES: 0.04 # IMPR.: 1 TOTAL SQFT: 1,619 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
78	PARCEL ID: R3216CD 12200 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 242 / ADDRESS: 748 LITTLE OAK ST, NEWBERG TAXPAYER: STAGG LARRY S SOLD: 12/14/2006 PRICE: \$276,057	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$95,848 TAV: \$154,344 TAXES: \$2,532	ACRES: 0.07 # IMPR.: 1 TOTAL SQFT: 1,674 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
79	PARCEL ID: R3216CD 12300 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: J / ADDRESS: / TAXPAYER: OAKS AT SPRINGBROOK HOMEOWNERS ASSOC SOLD: 05/04/2005 PRICE: \$0**	ZONING: R-P/SP LANDUSE: 100 LANDRMV: \$0 IMPRMV: \$0 TAV: \$0 TAXES: --	ACRES: 0.03 # IMPR.: 0 TOTAL SQFT: 0 TOTAL BEDS: 0 TOTAL BATHS (F/H): / MAX YEAR BUILT:
80	PARCEL ID: R3216CD 12400 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 272 / ADDRESS: 722 OAK HOLLOW DR, NEWBERG TAXPAYER: PALMORE JOHN (WROS) SOLD: 10/09/2009 PRICE: \$168,000	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$122,879 TAV: \$176,279 TAXES: \$2,917	ACRES: 0.05 # IMPR.: 1 TOTAL SQFT: 1,864 TOTAL BEDS: 4 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
81	PARCEL ID: R3216CD 12500 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 271 / ADDRESS: 718 OAK HOLLOW DR, NEWBERG TAXPAYER: SMIALEK GARY M SOLD: 09/20/2006 PRICE: \$263,797	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$121,432 TAV: \$174,581 TAXES: \$2,891	ACRES: 0.03 # IMPR.: 1 TOTAL SQFT: 1,817 TOTAL BEDS: 4 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
82	PARCEL ID: R3216CD 12600 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 270 / ADDRESS: 714 OAK HOLLOW DR, NEWBERG TAXPAYER: KELLOGG JANICE L SOLD: 03/20/2007 PRICE: \$264,900	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$121,808 TAV: \$175,130 TAXES: \$2,899	ACRES: 0.05 # IMPR.: 1 TOTAL SQFT: 1,864 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006

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83	PARCEL ID: R3216CD 12700 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 269 / ADDRESS: 710 OAK HOLLOW DR, NEWBERG TAXPAYER: GRAY GARY R SOLD: 01/24/2007 PRICE: \$276,538	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$123,506 TAV: \$174,346 TAXES: \$2,898	ACRES: 0.05 # IMPR.: 1 TOTAL SQFT: 1,864 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
84	PARCEL ID: R3216CD 12800 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 268 / ADDRESS: 706 OAK HOLLOW DR, NEWBERG TAXPAYER: AVEDOVECH BARBARA SOLD: 10/30/2006 PRICE: \$275,989	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$122,456 TAV: \$174,770 TAXES: \$2,898	ACRES: 0.03 # IMPR.: 1 TOTAL SQFT: 1,817 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
85	PARCEL ID: R3216CD 12900 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 267 / ADDRESS: 702 OAK HOLLOW DR, NEWBERG TAXPAYER: KOROL PEGGY A SOLD: 11/22/2006 PRICE: \$283,436	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$123,846 TAV: \$176,858 TAXES: \$2,929	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,864 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
86	PARCEL ID: R3216CD 13000 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 288 / ADDRESS: 3701 OAK GROVE ST, NEWBERG TAXPAYER: BUSH JOSEPH L SOLD: 04/10/2009 PRICE: \$199,900	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$124,784 TAV: \$183,901 TAXES: \$3,014	ACRES: 0.07 # IMPR.: 1 TOTAL SQFT: 1,852 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
87	PARCEL ID: R3216CD 13100 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 287 / ADDRESS: 3705 OAK GROVE ST, NEWBERG TAXPAYER: RUE SARAH S SOLD: 08/22/2007 PRICE: \$240,000	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$123,711 TAV: \$179,719 TAXES: \$2,961	ACRES: 0.03 # IMPR.: 1 TOTAL SQFT: 1,822 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
88	PARCEL ID: R3216CD 13200 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 286 / ADDRESS: 3709 OAK GROVE ST, NEWBERG TAXPAYER: SUNDANCE GROUP LLC SOLD: 03/15/2013 PRICE: \$0	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$123,669 TAV: \$182,786 TAXES: \$2,995	ACRES: 0.03 # IMPR.: 1 TOTAL SQFT: 1,822 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
89	PARCEL ID: R3216CD 13300 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 285 / ADDRESS: 3713 OAK GROVE ST, NEWBERG TAXPAYER: LUND MICHAEL SOLD: 03/27/2006 PRICE: \$244,185	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$124,626 TAV: \$183,743 TAXES: \$3,011	ACRES: 0.05 # IMPR.: 1 TOTAL SQFT: 1,853 TOTAL BEDS: 3 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
90	PARCEL ID: R3216CD 13400 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 284 / ADDRESS: 3717 OAK GROVE ST, NEWBERG TAXPAYER: HEBERT THOMAS B & SUSAN A TRUSTEES FOR SOLD: 04/20/2011 PRICE: \$0	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$124,050 TAV: \$182,005 TAXES: \$3,008	ACRES: 0.05 # IMPR.: 1 TOTAL SQFT: 1,853 TOTAL BEDS: 4 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
91	PARCEL ID: R3216CD 13500 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 283 / ADDRESS: 3721 OAK GROVE ST, NEWBERG TAXPAYER: ROSAL MICHAEL E SOLD: 05/08/2006 PRICE: \$256,339	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$122,737 TAV: \$180,260 TAXES: \$2,981	ACRES: 0.03 # IMPR.: 1 TOTAL SQFT: 1,826 TOTAL BEDS: 4 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
92	PARCEL ID: R3216CD 13600 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 282 / ADDRESS: 3725 OAK GROVE ST, NEWBERG TAXPAYER: SMIALEK MICHAEL SOLD: 04/28/2006 PRICE: \$261,256	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$122,583 TAV: \$178,969 TAXES: \$2,966	ACRES: 0.03 # IMPR.: 1 TOTAL SQFT: 1,826 TOTAL BEDS: 4 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
93	PARCEL ID: R3216CD 13700 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 281 / ADDRESS: 3729 OAK GROVE ST, NEWBERG TAXPAYER: PALMA MICHAEL G SOLD: 04/26/2006 PRICE: \$243,154	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$63,032 IMPRMV: \$123,565 TAV: \$185,438 TAXES: \$3,044	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,853 TOTAL BEDS: 4 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2005
94	PARCEL ID: R3216CD 13800 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 280 / ADDRESS: 703 LITTLE OAK ST, NEWBERG TAXPAYER: ZOLOTOFF NICHOLAS T SOLD: 05/03/2011 PRICE: \$149,000	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$123,470 TAV: \$176,332 TAXES: \$2,921	ACRES: 0.06 # IMPR.: 1 TOTAL SQFT: 1,817 TOTAL BEDS: 4 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
95	PARCEL ID: R3216CD 13900 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 279 / ADDRESS: 707 LITTLE OAK ST, NEWBERG TAXPAYER: GURLIDES STEPHEN P JR SOLD: 07/26/2006 PRICE: \$282,602	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$123,470 TAV: \$175,636 TAXES: \$2,913	ACRES: 0.03 # IMPR.: 1 TOTAL SQFT: 1,817 TOTAL BEDS: 4 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
96	PARCEL ID: R3216CD 14000 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 278 / ADDRESS: 711 LITTLE OAK ST, NEWBERG TAXPAYER: GROBEY GAIL SOLD: 12/29/2006 PRICE: \$267,217	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$123,470 TAV: \$175,636 TAXES: \$2,913	ACRES: 0.03 # IMPR.: 1 TOTAL SQFT: 1,817 TOTAL BEDS: 4 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006

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97	PARCEL ID: R3216CD 14100 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 277 / ADDRESS: 715 LITTLE OAK ST, NEWBERG TAXPAYER: ROMER RICHARD K SOLD: 08/31/2006 PRICE: \$274,353	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$123,470 TAV: \$175,673 TAXES: \$2,913	ACRES: 0.05 # IMPR.: 1 TOTAL SQFT: 1,817 TOTAL BEDS: 4 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
98	PARCEL ID: R3216CD 14200 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 276 / ADDRESS: 719 LITTLE OAK ST, NEWBERG TAXPAYER: PETRILLO ANTHONY R SOLD: 03/23/2007 PRICE: \$281,636	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$122,153 TAV: \$174,751 TAXES: \$2,896	ACRES: 0.05 # IMPR.: 1 TOTAL SQFT: 1,777 TOTAL BEDS: 4 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
99	PARCEL ID: R3216CD 14300 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 275 / ADDRESS: 723 LITTLE OAK ST, NEWBERG TAXPAYER: WHITZEL DENNY N SOLD: 01/31/2007 PRICE: \$272,036	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$123,470 TAV: \$175,636 TAXES: \$2,913	ACRES: 0.03 # IMPR.: 1 TOTAL SQFT: 1,817 TOTAL BEDS: 4 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
100	PARCEL ID: R3216CD 14400 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 274 / ADDRESS: 727 LITTLE OAK ST, NEWBERG TAXPAYER: EVERETT STEVEN L SOLD: 10/06/2010 PRICE: \$150,000	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$123,470 TAV: \$175,640 TAXES: \$2,913	ACRES: 0.03 # IMPR.: 1 TOTAL SQFT: 1,817 TOTAL BEDS: 4 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
101	PARCEL ID: R3216CD 14500 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: 273 / ADDRESS: 731 LITTLE OAK ST, NEWBERG TAXPAYER: TAYLOR-WEBER ANTHONY SOLD: 11/05/2009 PRICE: \$0	ZONING: R-P/SP LANDUSE: 101 LANDRMV: \$59,117 IMPRMV: \$122,153 TAV: \$174,738 TAXES: \$2,896	ACRES: 0.05 # IMPR.: 1 TOTAL SQFT: 1,777 TOTAL BEDS: 4 TOTAL BATHS (F/H): 2.0 / MAX YEAR BUILT: 2006
102	PARCEL ID: R3216CD 14600 SUBDIVISION: OAKS AT SPRINGBROOK NO. 5 LOT / BLOCK: K / ADDRESS: , TAXPAYER: OAKS AT SPRINGBROOK HOMEOWNERS ASSOC SOLD: 05/04/2005 PRICE: \$0**	ZONING: R-P/SP LANDUSE: 100 LANDRMV: \$0 IMPRMV: \$0 TAV: \$0 TAXES: --	ACRES: 0.01 # IMPR.: 0 TOTAL SQFT: 0 TOTAL BEDS: TOTAL BATHS (F/H): / MAX YEAR BUILT:

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June 19, 2013

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

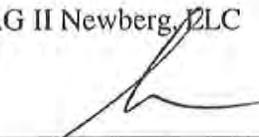
Re: Property Owner Consent for CUP-13-002 and DR1-13-008

Dear City Planning Department:

STAG II Newberg, LLC ("Seller") owns property located at 800 N. Brutscher Street (former Suntron building) ("Property"). Seller entered into a Purchase and Sale Agreement with Lion Nathan USA, Inc., doing business as Argyle Winery ("Buyer") for the Property. This letter documents Seller's consent and authorization for Buyer to seek any authorizations, permits or approvals from the City of Newberg that Buyer deems necessary to facilitate Buyer's future intended use of the Property, except for a zoning reclassification.

Thank you.

STAG II Newberg, LLC

By: 
Stephen C. Mecke, Authorized Officer