

MEETING MINUTES

**CITY OF NEWBERG / YAMHILL COUNTY
NEWBERG URBAN AREA MANAGEMENT COMMISSION
Senior Center - 101 W. Foothills Dr., Newberg, OR
Wednesday, April 25, 2007, 7:00 PM**

I. ROLL CALL

Sally Dallas Matson Haug Alan Halstead (Arrived at 7:05)
Leslie Lewis Michael Sherwood Robert Soppe
Absent: Warren Parrish

Staff Present:

Barton Brierley, City of Newberg Planning and Building Director
Elaine Taylor, Associate Planner
Ken Friday, Yamhill County Planning
Ruth Schlachter, Planning Secretary

The meeting was called to order by Chair Haug at 7:00 pm.

II. COMMUNICATIONS FROM THE FLOOR (5 minute maximum per person)

Fifty seven citizens were present at the beginning of the meeting, and they were offered the chance to speak on issues not on the agenda. No additional items were brought forth.

III. LEGISLATIVE PUBLIC HEARING

APPLICANT: City of Newberg
REQUEST: Recommend Approval of 2007 URA Expansion
LOCATION: Various Yamhill County Agricultural and Rural Residential Areas
FILE: URA-05-010

Staff report was given by Elaine Taylor. She explained what the urban reserve area is and how it is identified. Ms. Taylor explained the background of Newberg's urban reserve area expansion process. The Southeast area needs to be adequately supported by a road system to support the development of this area. The Southeast transportation system plan is in the process of being defined. Elaine defined a 3 step process of bringing land into the URA and then into the new UGB by November 2008. We are now in step 2. We reviewed buildable land needs and supply and identified additional lands. The buildable lands need chart (shown) defines 2886 acres needed from 2007-2040. The unmet need for land is 1644 acres.

A draft map has been developed of the suggested URA expansion areas. Individual preferences were taken into consideration when suggesting areas. Topographical and physical restraints limited some areas from being recommended into the URA areas.

Ms. Taylor explained the State priorities for adding land into the URA. The proposal we're looking at tonight will meet our land needs through 2036, instead of through 2040, since finding additional land was so difficult. The land needs are divided into general need, large site need, and livability need. Total buildable areas in the suggested URA expansion equal 1564 acres. The City's water system can service up to the elevation of 300 feet. To access any higher we would need another water reservoir. Map 9 of the Justification & Findings Report shows study areas and where current buildings are already located. The proposed map of the URA includes land that is agricultural resource, current URA land, and future industrial development land. Comparing unmet land needs with buildable acres in the potential URA, we have a deficit of 434 acres through the year 2040. This would meet our needs through the year 2036, however.

A schedule of future meetings was listed. The proposed time frame for adopting the expanded URA is 2008.

Questions for Staff:

Commissioner Sherwood on p.94 correction: in paragraph 2, last sentence should read the intersection of 'Renne' and Wilsonville Rd., not 'Schaad Rd.' and Wilsonville Rd. Mr. Sherwood asked what area was added by staff after the Ad Hoc Committee on Newberg's Future's proposal. **Ms. Taylor** said that the area along Hwy 240 was added to help meet the land needs up to year 2036.

Commissioner Haug asked what is the status of the UGB expansion. **Ms. Taylor** showed areas on the map which have been added to the UGB (200 acres). This has been sent to DLCD.

Commissioner Soppe asked for a map. **Mr. Brierley** said there are more copies here tonight.

Commissioner Soppe asked if the City Council adopted our need which was selected – only 10 yrs worth in the URA. **Ms. Taylor** answered that the council did adopt the population projection and land needs.

Commissioner Lewis asked which areas were taken out of the URA. **Mr. Brierley** answered none of the current URA has been taken out.

Commissioner Lewis stated concern that this proposal recommends adding too much resource land. The law reads that we need to take exception land in first. **Mr. Brierley** said this report follows the legal requirement. First included is exception land - excluding constrained areas. Then the north area and west area were taken out because of constraints. Everywhere we could reasonably select exception land, we selected that land first.

Commissioner Lewis asked if DLCD has been included in this process. **Mr. Brierley** said yes.

Ken Friday clarified that property which is designated as within the URA cannot be up-zoned while in the URA. There may be a land use restriction placed on the property. In that case the land owner can apply for Measure 37 relief.

Discussion was held regarding late correspondence. The conclusion was that it will be addressed after public testimony is heard.

Public Comment:

Norma Green, 29215 NE Benjamin Rd., Newberg opposes having her property included in the URA. She enjoys the rural feel and sees no reason to include Putnam Rd. into the URA or change her zoning. Ms. Green identified her home site on the overhead map.

Jon Mangis, 920 Sahalee Ct. SE, Salem, represents his wife, two sisters, and his mother-in-law. They farm just off Cullen Rd. Their three properties combined create one farm/business. If this proposal is approved, one of their parcels would be left out, while the other 2 would be included in the URA. Mr. Mangis would like all three properties to be considered together, as one unit, not separately. **Commissioner Haug** asked if he talked about this with staff. **Mr. Mangis** said yes. He spoke to Mr. Brierley and to NUAMC. The issue has been left unanswered. **Mr. Brierley** stated that since it is farm land it's lower priority to be brought into the URA. **Commissioner Lewis** said we're going to have difficulties with DLCD anyway. We may as well include Mr. Mangis's 10 acres along with his other 88 acres. **Mr. Brierley** said the commissioners can chose to add that parcel.

Grace Schaad 31525 NE Schaad Rd., Newberg questioned the summary of public utilities cost estimate on p.8. Ms. Schaad suggested including the cost of constraints in the estimate of street and road improvement costs, to have a realistic cost estimate. The costs printed only include sewer and water; they do not include transportation costs.

Dick Petrone 4301 NE Crestview Dr., Newberg represents Oxford Lake Homeowners Association. Mr. Petrone states concern that one home from Oxberg Lake Estates is included in the URA expansion area. The association would like it excluded, like the rest of Oxberg Lake Estates. This would to keep all the home owners association together.

Keith Nakayama 5390 SE Byron Dr., Portland, represents owners of property in the Corral Creek area, in the vicinity of Corral Creek and 99W. Mr. Nakayama stated that they have great interest in being included in the proposed URA expansion. This area is growing, the URA is a 30 year program, our properties will be impacted by the bypass when it happens. Our developer will be doing improvements to this area which will be the gateway to the SE Newberg area because of its access to Hwy 99W. Being included in the URA does not mean you *need* to develop. You can choose not to develop. We're in favor of this plan. **Commissioner Lewis** pointed to the location on the map and asked what the soil types are in that area. **Mr. Nakayama** said there is no farming happening now. Most property owners own 10 acres or less.

Keith Wegter Salem, said he never received a notice about the neighborhood meetings. He has owned property on Putnam Rd. since 1994. Mr. Wegter expressed concern about Newberg heading down the same path as Bull Mt. (saying that is an eyesore). This URA expansion would create more traffic on 99W, which is not safe. Keep the green scene which greets visitors to Yamhill Co. when they approach Newberg. Mr. Wegter opposes this request. He also said the information on bringing water service east of Springbrook Creek, near Putnam Rd., is not correct. Providing water service to this area would be much more costly than the report states. **Commissioner Soppe** asked what changes Mr. Wegter would like to see in the plan. **Mr. Wegter** said to remove Benjamin Rd, Putnam Rd and Springbrook Rd. **Commissioner Soppe** asked if he could suggest other acres. **Mr. Wegter** said the gentleman who just spoke offered to have his property included.

Vicki Shepherd, 30230 NE Benjamin Rd, is an Oxberg Lake Estates homeowner. Ms. Shepherd asked why her comments are requested if the committee has already made up its mind. Our area is prime agricultural zone. If we build on our farm land, who will feed our children? She suggested a guardrail near Benjamin for safety and asked who will pay for road improvements to Benjamin Rd. Ms. Shepherd stated this entire area will be raped of its beautiful, natural resources - urged everyone to vote no. She stated the process is too lengthy and the meetings are too long for some citizens to attend the entire meeting.

Commissioner Soppe assured Ms. Shepherd that her property will be discussed. He said this commission has not made up our minds. Typically the developers pay for improvements to roads. We're trying not to use farm land. What are our other options? **Ms. Shepherd** said Newberg doesn't need to grow as quickly as is stated.

Commissioner Sherwood, who is also on Yamhill County Planning Commission, said the commissioners struggle to make decisions. Our minds are not made up already. **Commissioner Lewis** stated this commission is just a recommending body. We recommend to City Council and Board of Commissioners. The elected officials routinely make more decisions, and sometimes do overrule the recommending body. This is not a fast process. If we look at all input it is a long process.

Terry Cole ODOT, 455 Airport Rd SE, Salem, said his testimony was submitted at the last hearing. He is available as a resource tonight.

David Jenson David Ct, Newberg, has lived for 14 yrs in this community. He stated Highways 240, 219, & 99W are all already overloaded and under maintained. Every addition to the UGB and URA adds to traffic volume. Mr. Jenson asked what our solution is to the traffic problems. He stated that it is your responsibility to restrict growth until a traffic solution is in place and working.

Mike Cerbone WRG Design, representing Willamette Builders Group, who are proponents of the URA expansion and transportation system plan for the SE area. Mr. Cerbone stated this plan will help meet Newberg's need for land.

Garren Ingram, PO Box 842, Sherwood, owns 10 acres at end of Trails End Lane. He appreciates the work done on this issue. People in his area are interested in developing their area. He collected signatures and gave them to Ad Hoc Committee. They have formed a group of property owners and have a developer working with them to help develop their lands. We know growth is inevitable. We see it happening in our area. We don't wish to be left out.

Milton Thompson 29275 NE Putnam Rd, stated he does not want any part of Newberg expansion plans. The Austins' plans will provide Newberg plenty of growth. Say 'NO' to the state.

*** 5 min break****

Cathy Stuhr, 31100 NE Fernwood Rd, Newberg, was a member of the Ad Hoc Committee who made a recommendation to the Newberg City Council of which areas should be brought into the URA. If Newberg is going to grow, the resource land is going to have to be included - what are the other options? Ms. Stuhr is in support of this plan.

Tape 2

Jack Marontate, 12128 Honey Lane, Newberg, has lived here for 33 yrs. When he first moved in his neighbor knocked on his door and told him about a bypass, which is still not built. Honey Lane is a narrow country road, not fit for more traffic. When the city begins to grow, they should look for developable land. Mr. Marontate said his area already has homes on it. Maybe you should tell the state you don't wish to grow. I don't wish to live in a suburb of Portland. Mr. Marontate opposes this URA expansion. **Commissioner Soppe** encouraged Mr. Marontate to get his neighbors to come out and speak at the meetings so that the commission hears more than one voice for that entire area.

Dorothy Smits, 30175 NE Smits Ln, moved to Newberg in 1977 and has seen a lot of growth. Ms. Smith stated that driving down 99W, entering Newberg for the first time, from Rex Hill, they fell in love with this area. Her family all love the green area with all the trees. We've seen development; now it is faster. If more homes and more businesses develop in Newberg, there is going to be an even larger traffic problem. Our area needs a bypass. Ms. Smits would like to see growth slow down, get something in place to help with traffic first before this fast growth. She urged others to vote no on this growth.

Richard Meissner, 13445 NE Fox Hollow Lane, Newberg submitted a letter which was read to the Committee and audience. Mr. Meissner wishes to be included in the URA expansion.

Fran Hunter, 30050 NE Benjamin Rd, Newberg, is a school teacher. She said until measure 37 passed she trusted the land use commission. Ms. Hunter would like the growth to slow down; developers are pushing for quick growth. Many crummy things have been done in the name of growth. Ms. Hunter asked where people will want to be moving to in 50 years. Newberg needs farm land to feed our children, and recreation land. She urged thoughtful consideration on this growth.

Judy Guy, 28925 SW Fernhollow, Hillsboro is the daughter of a resident on Benjamin Rd, Frances Svendsen. A letter was read into the hearing. Her concerns were about an additional sewage treatment plant and about septic approval for new subdivisions were stated.

Frank Dennis, 29550 NE Putnam Rd, Newberg. A letter was read stating concern about a rush to develop and annex land quickly. He likes Newberg's small town feel. He urges the Commissioners to slow down and thoughtfully consider this expansion.

Ellen McClure, 30295 N Hwy 99, Newberg, is the owner of Springbrook Farm. Ms. McClure stated a plan to develop their farm. They have taken great care in developing plans for their site which will match the surrounding area. The McClures would like to be part of the city of Newberg. Their development will be beautiful, a nice view for travelers driving down Rex Hill into Newberg. It will remain one acre density. Asked for staff's opinion, **Mr. Brierley** said staff realized this is unique property with unique opportunities. The desire is to develop the property to take advantage of the natural features and provide an attractive entrance to property and the city. The McClures have a unique vision for their property. The city staff has worked with them. We're happy with their plans this far and support their development.

Chair closed public testimony.

Mr. Brierley thanked everyone for their time and input in this process. Staff has looked at the big picture for what is good for the community as a whole. We wanted to start with the big view. This is one part of a lot of other planning that has taken place. Staff has tried hard to balance the Ad Hoc Committee recommendation, the feedback from property owners, and requirements of state law. Balancing those has been a tricky procedure. We believe what you see is the best solution to meet the

need of the whole community. Staff recommends that you support the proposal. If minor changes need to be made, those can be incorporated.

Ken Friday, Yamhill County, recommended including 10.3 acres that Jon Mangis requested be included with the rest of his property. Keep those lots together. In his staff report, Mr. Friday identified about 10 other lots currently in the URA which should be taken out of the URA because of their high elevation.

Commissioner Lewis asked why Warren Parrish's property is not included. He is located south of Wilsonville Rd. **Mr. Brierley** said that area was discussed a lot. The Ad Hoc Committee did recommend including the property in the URA. However, it has class one farm soils, which is why it was removed. Also, there needs to be compatibility with adjacent farm land. But that is something he suggested the commission should deliberate on.

Commissioner Lewis stated concern about too much farm land being included in this recommendation. Would like to take Vicki Shepherd's property and Putnam Rd. area out, and consider bringing in Warren Parrish land.

Discussion was held regarding how the Honey Lane land owners might be given some type of agreement that their property will not be rushed into development.

Commissioner Dallas would like Oxberg Lake Estates property taken out. Property on Cullen Rd. should be included.

Commissioner Soppe would like the Shepherd property excluded, Mangis property on Cullen included. Mr. Soppe has concerns about the IAMP area and he would like more information about the Parrish property. He believes the annexation phase is the time to slow down growth, and not this phase.

Commissioner Haug would like to see a planning mechanism to prevent URA from sliding into UGB and then immediately into annexation.

Commissioner Sherwood asked if there is an agreement with Dundee about encroachment towards town. **Commissioner Lewis** said an agreement was established in the 1990's so there is a buffer of county land. Discussion was held regarding this agreement

Commissioner Sherwood said Newberg is lucky to have a URA. He would like to remove Putnam Rd. Area and bring in Mangis property. The Parrish property needs thought.

Commissioner Halstead would like the Shepherd property excluded, Mangis property included. The Parrish property needs good documentation before inclusion.

Discussion was held regarding what to ask of staff.

Mr. Brierley said at the next meeting we can list issues which were discussed. Staff will provide the requested information to help this decision.

Motion #1 Lewis/Halstead to take Vicki Shepherd's property out of the proposed URA. (4 yes/ 2 no)

Mr. Brierley read letters from:

Lynn Weygandt, Windrose Conference Center on West First Street, wishes to be excluded from the URA expansion.

Johanna Haffner, Corral Creek Rd., is in favor of URA expansion.

Janice & Dennis Pierce, on Fernwood Rd, are in favor of inclusion.

Commissioner Haug said the next NUAMC meeting is on May 14, 2007. May 31, 2007 is the continuation of this hearing. Chair Haug will not be available to attend on May 14th.

IV. ITEMS FROM STAFF:

None

V. ITEMS FROM COMMISSIONERS

None

VI. ADJOURN

Chair Haug adjourned the meeting at 10:45 PM.

Passed by the Newberg Urban Area Management Commission this 31st day of May, 2007.

AYES: 6

NO: 0

ABSTAIN: 0
(list names)

ABSENT: 1 (Walstead)

ATTEST:

Munley 6/28/07
Recording Secretary Signature

MATSON Haug 6-28-07
Print Name Date
Chair

NUAMC mailing labels

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4/25/07

**COMPLETE (full) PACKETS: (3-
HOLE PUNCH ALL)
NUAMC MEMBER PACKETS**

Leslie Lewis, County Commissioner
535 NE 5th St.
McMinnville, OR 97128

Robert Soppe
709 E. Sheridan
Newberg, OR 97132

Matson Haug
1524 Hess Creek Ct.
Newberg, OR 97132

Alan Halstead
119 Ashley
Newberg, OR 97132

Michael Sherwood
11725 NE Lauren Ln
Newberg, OR 97132

Warren Parrish
30450 NE Wilsonville Rd
Newberg, OR 97132

Sally Dallas
115 N. College Street
Newberg, OR 97132

minute taker:
David King
PO Box 97
Newberg, OR 97132

Newberg Graphic
POB 700
Newberg OR 97132

INTERNAL (CITY) Agenda &
Minutes 6 copies for Council
(to Norma to mail in Friday Pkts) 3 -
hole punch -

Dan Fricke
ODOT
455 Airport Rd SE #B
Salem OR 97301

Division of State Lands
775 Summer St. NE
Salem OR 97310

DLCD
635 Capitol Street NE, Suite 150
Salem OR 97310-2540

Soil and Water Conservation District
2200 W 2nd St.
McMinnville, OR, 97128

Library
please post until 4/25/07

Public Safety
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Fire Department
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Scheduled Meetings Book - Planning

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**AGENDA & FULL PACKET
TO APPLICANT (S)**

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See my contacts
"NUAMC Agenda"

NUAMC mailing labels

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4/25/07

**COMPLETE (full) PACKETS: (3-
HOLE PUNCH ALL)
NUAMC MEMBER PACKETS::**

Leslie Lewis, County Commissioner
535 NE 5th St.
McMinnville, OR 97128

Robert Soppe
709 E. Sheridan
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David King
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Newberg Graphic
POB 700
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**INTERNAL (CITY) Agenda &
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Dan Fricke
ODOT
455 Airport Rd SE #B
Salem OR 97301

Division of State Lands
775 Summer St. NE
Salem OR 97310

DLCD
635 Capitol Street NE, Suite 150
Salem OR 97310-2540

Attention: Plan Amend. Specialist

Soil and Water Conservation District
2200 W 2nd St.
McMinnville, OR, 97128

Library
please post until 4/25/07

Public Safety
please post until 4/25/07

Fire Department
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Scheduled Meetings Book - Planning

COPY PROJECT FILE (S)

**AGENDA & FULL PACKET
TO APPLICANT (S)**

EMAIL AGENDA & PACKET LINK
See my contacts
"NUAMC Agenda"

Ruth Schlachter

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Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

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NOTICE OF PUBLIC HEARING

April 25, 2007, 7:00 p.m.

Chehalem Senior Center

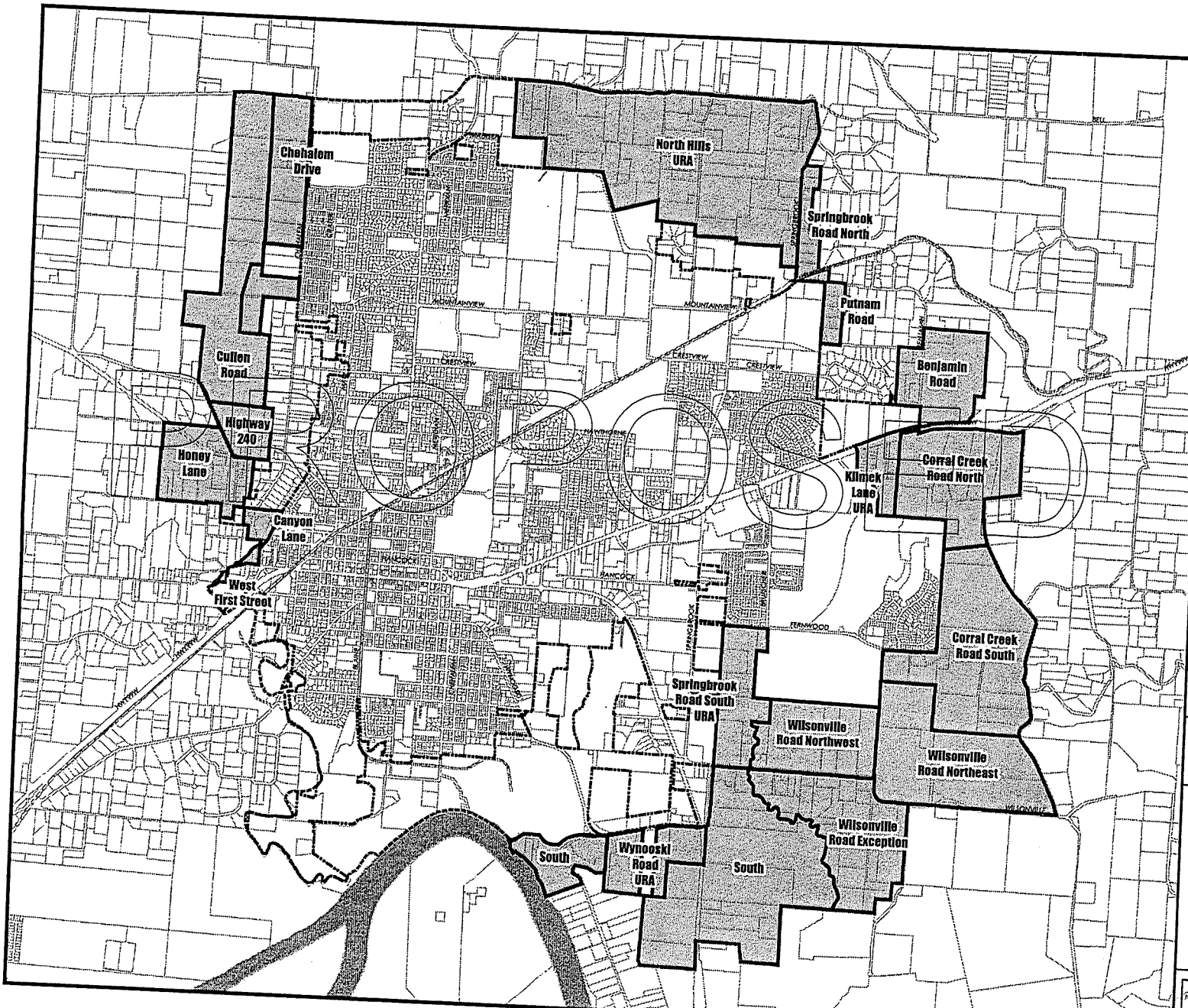
101 Foothills Drive

Newberg, Oregon





The NEWBERG URBAN AREA MANAGEMENT COMMISSION will hold a public hearing at the above time and place to consider what properties should be included in the Newberg Urban Reserve Area. The request may be heard later than the time indicated, depending on the agenda schedule. Interested parties are invited to send written comment or may appear and testify at the hearing. Failure to raise an issue, either in person or in writing, or failure to provide statements or evidence sufficient to allow the Commission an opportunity to respond to the issue precludes an affected party's appeal of the decision to the Land Use Board of Appeals on that issue.

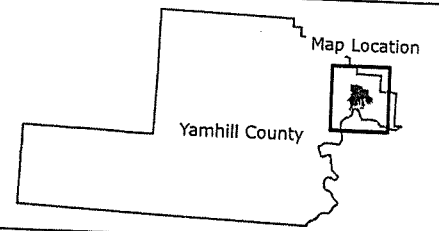
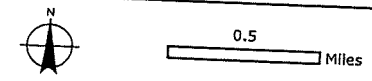
Information and materials relevant to this request are available for inspection at no cost, and copies are available for purchase at a reasonable cost. The amendments that the Commission will be considering are described below. More complete information on the amendments is available at the Department of Planning and Development. For further information, contact Ken Friday at the Yamhill County Department of Planning and Development, 525 NE Fourth Street, McMinnville, OR 97128, or call (503) 434-7516.

- DOCKET NO.:** PA-04-07
- REQUEST:** To consider a proposal by the City of Newberg to expand the Newberg Urban Reserve Area. (see enclosed map).
- APPLICANT:** City of Newberg
- LOCATION:** Various areas surrounding the City of Newberg. Large blocks are being considered for inclusion to the northwest and southeast of the City.
- TAX LOTS:** Various
- CRITERIA:** ORS 197 and 215, Urban Reserve Area rule found in OAR 660-021, Newberg Urban Area Management Agreement, Yamhill Comprehensive Plan Goals and Policies and Section 1207.02 of the Yamhill County Zoning Ordinance.



2007 URBAN RESERVE AREAS

-  City Boundary
-  Urban Growth Boundary (Existing)
-  2007 Urban Reserve Areas
-  Willamette River



Map Document: [C:\WP\PLANNING\Lake\Newberg.mxd]

***Procedures Regarding Hearings by the
Newberg Urban Area Management Commission
Acting on Quasi-judicial and
Legislative Actions in Yamhill County***

**The Nature and Conduct
of Public Hearings**

1. Parties to quasi-judicial proceedings are entitled to an opportunity to appear, either in person or through a representative, to present and rebut testimony and evidence before an impartial authority, to record the proceedings, and to receive a written notice of the decision, based on the record made at the hearing.
2. The following persons qualify as parties:
 - (a) the applicant;
 - (b) all persons that are entitled by ordinance to receive a notice of the hearing; and
 - (c) other persons who demonstrate that the action affects a substantial right of those persons.
3. No person shall testify without:
 - (a) receiving recognition from the chairperson;
 - (b) stating his or her full name and address; and
 - (c) if requested, stating the basis on which he or she is entitled to status as a party. A challenge to this status may be made by the Commission or another party. A ruling shall be made by the Commission regarding the person's right to testify.
4. No person shall be disorderly, abusive, or disruptive of the orderly conduct of the meeting. Audience demonstrations, applause, and display signs shall not be permitted. The chairperson of the Commission shall have the authority to inform, reprimand, or remove any person or persons for violation of the rules of conduct.

Rules of Evidence

1. No person shall present irrelevant, immaterial, or unduly repetitious testimony or evidence.
2. Testimony and evidence must be directed toward the criteria applicable to the subject hearing.
3. Failure to raise an issue accompanied by statements or evidence sufficient to afford the Board and parties an opportunity to respond to the issue precludes appeal based on that issue beyond the local level.

Hearing Procedure

In the conduct of a hearing, the Commission shall have the authority to:

1. Determine who qualifies as a party;
2. Regulate the course, sequence, and decorum of the hearing;
3. Dispose of procedural requirements or similar matters;
4. Rule on offers of proof and relevancy of evidence and testimony;
5. Impose reasonable limitations on the number of witnesses heard and set reasonable time limits for oral presentations, cross examination, and rebuttal testimony;
6. Grant, deny, or approve with conditions the matter being heard, or remand the matter to the initial decision maker for additional review or information.

Burden of Proof

The burden of proof is placed upon the applicant. Each proof shall show that the request complies with all applicable standards and criteria of the Comprehensive Plan and Zoning Ordinance.

Order of Procedure

Announce the nature and purpose of the hearing and summarize the rules for conducting the hearing;

Ask for disclosure of any potential conflicts of interest or ex parte contact by those on the Board;

Ask parties to the hearing if there is a challenge to the ability of any member of the Commission to make an unbiased decision on the case;

List the criteria and standards applicable to the request;

State that testimony and evidence must be directed toward the relevant criteria or other criteria in the plan or ordinance which a person believes to apply to the decision;

State that failure to raise an issue accompanied by statements or evidence sufficient to afford the Commission and parties an opportunity to respond to the issue precludes appeal beyond the local level;

Request the Planning Director or his designee to present a summary of staff findings;

Allow the applicant to be heard first, testifying on his own behalf or by a representative;

Allow parties or witnesses in favor of the proposal to be heard;

Solicit questions from the audience posed to the proponents and/or applicant;

Allow parties or witnesses opposed to the proposal to be heard;

12. Solicit questions from the audience posed to the opponents;

13. Allow rebuttal testimony;

14. Ask for comments submitted by governmental agencies;

15. Ask for the staff recommendation.

16. Prior to the conclusion of an initial hearing, any party may request an opportunity to present additional testimony or evidence regarding the application. The Commission shall grant such a request by continuing the public hearing or leaving the record open for additional written evidence or testimony.

17. Upon conclusion of testimony, if there is no request to present additional testimony or evidence, the Commission shall decide whether to close the hearing and render a decision or continue the hearing to a later date. The Commission may request proposed findings and conclusions from any party to the hearing.

Appeal of Board Decisions

A decision of the Newberg Urban Area Management Commission may be appealed to the Land Use Board of Appeals for review. A notice of intent to appeal must be filed with the Land Use Board of Appeals within 21 days of the date of final action by each jurisdiction.

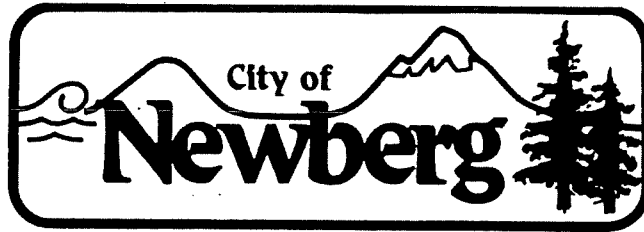
Accommodation of Physical Impairments

Please notify the Board of Commissioner's office of any special physical or language needs as far in advance of the hearing as possible. The courthouse is handicapped accessible. TDD 434-7519.

FORM #164 / REV: 8/4/06

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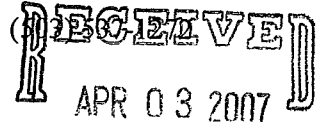
City of Newberg
414 E. First Street
P.O. Box 970
Newberg, OR 97132



City Manager
(503) 538-9421

(503) 538-5013 FAX

Planning and Building Department
P.O. Box 970 • 414 E. First Street • Newberg, Oregon 97132 • 537-1240 • Fax (503) 538-5013



PUBLIC NOTICE

**WE WANT YOUR COMMENTS
ON PROPOSED URBAN RESERVE EXPANSION IN NEWBERG**

BY:.....

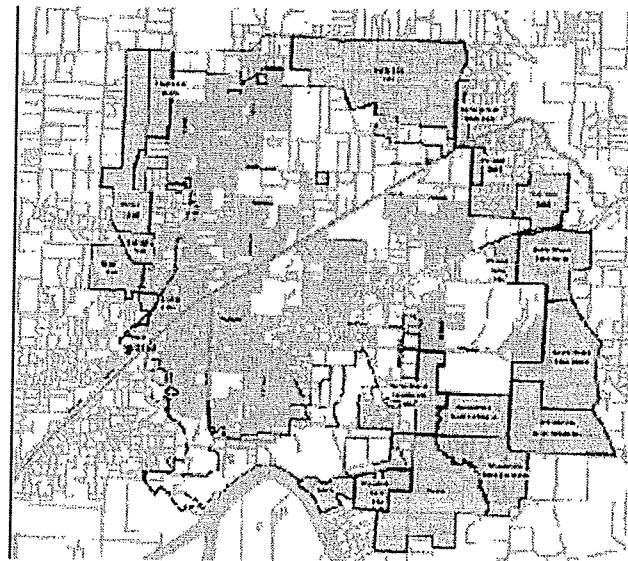
The Newberg Urban Area Management Commission will hold a public hearing on April 25, 2007 at 7 p.m. at the Chehalem Senior Center, 101 Foothills Dr., Newberg, OR, to evaluate the following proposal:

City of Newberg Planning Division File Number URA-05-010:

PROPOSED URBAN RESERVE AREAS

APPLICANT: City of Newberg

REQUEST: The proposal would expand Newberg's Urban Reserve Area. An urban reserve area is land outside of an urban growth boundary identified as highest priority for inclusion in the urban growth boundary when the boundary is expanded. The expanded urban reserve, along with the land in the Urban Growth Boundary (UGB), is projected to provide sufficient land to meet growth requirements through 2036. Including land in an urban reserve does not change the zoning or allowed uses on the property. Property in an urban reserve area cannot be rezoned to a higher density until after it is included in the UGB. Property owners proposing development in the Urban Reserve Area must provide a future development plan.



Testimony Procedure

Persons wishing to speak for or against the above proposal may do so in person or by attorney at the time and place stated above. Also, written testimony will be received at City of Newberg, Planning & Building Department, 414 E. First Street (location), PO Box 970 (mail) Newberg, Oregon 97132 prior to the hearing.

Materials can be viewed or obtained at the Newberg Planning & Building Department, 414 E. First Street, Newberg, OR, from 8:00 a.m. to 5:00 p.m. on regular business days. A summary of the report is available at no cost. You may obtain a copy of the entire report at a cost of \$15.20. You may view the proposal at the City's website, www.ci.newberg.or.us. If you have questions, contact Elaine Taylor at 503-554-7743.

Date Mailed: 3/29/07
Date Published: 3/31/07

Barton Brierley, AICP,
Planning and Building Director

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

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(T#: 3216AB 01200)
BEARDEN BENJAMIN K & AMY L
4505 NE BLUE HERON CT
NEWBERG OR 97132

(T#: 3209 05201)
LUND LIVING TRUST
15385 NE KINCAID RD
NEWBERG OR 97132

(T#: 3209 05200)
JOHNSON JUSTIN L & DANNA R
15445 NE KINCAID RD
NEWBERG OR 97132

(T#: 3209 05100)
SCHULZ PAUL J & WENDY L
15420 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3324 02600)
WASSON CRAIG W & ELIZABETH A
JOINT R T
24077 NE SUNNYCREST RD
NEWBERG OR 97132

(T#: 3209 03400)
GAGNONE HENRY J & LINDA L
TRUSTEES
30120 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3209 02800)
WEGTER KENNETH M
3872 CAMISHAUN CT NE
SALEM OR 97305

(T#: 3216DA 00400)
CANNADAY WAYNE & REBECCA
1312 N KLIMEK LN
NEWBERG OR 97132

(T#: 3210 01800)
MCCLURE CHARLES J & ELLEN R
TRUST
30295 NORTH HIGHWAY 99W
NEWBERG OR 97132

(T#: 3209 03301)
DAVIDSON SUSAN TRUST 50%
29601 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3233 01200)
ESKELSEN PAUL A & SANDRA L
8000 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3216AA 01200)
DENNIS FRANK R & DONNA M
29550 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3216DA 00100)
TRUNK JOHN J & MARITA Y
1306 NE HARMONY LN
NEWBERG OR 97132

(T#: 3216DA 00300)
RUBENS LIVING TRUST
PO BOX 336
NEWBERG OR 97132

(T#: 3216AB 01811)
PADOT CHARLES R
1534 N MOORPARK RD NO 316
THOUSAND OAKS CA 91360

(T#: 3216DA 00500)
NEILL JEROLD D SR & MARGARET L
1308 N KLIMEK LN
NEWBERG OR 97132

(T#: 3216DA 01800)
DITTMAN FRANK &
PO BOX 1116
NEWBERG OR 97132

(T#: 3216AB 01300)
WILLIAMS BLAKE S & CHYREL D
4500 NE BLUE HERON CT
NEWBERG OR 97132

(T#: 3216AB 01807)
MIGAKI RIYOKO LIVING TRUST
4409 NE BIRDAVEN LOOP
NEWBERG OR 97132

(T#: 3216DA 00600)
VAN DYKE JOSEPH L
1300 N KLIMEK LN
NEWBERG OR 97132

(T#: 3216DA 01700)
DITTMAN RICHARD A & PATRICIA
PO BOX 1116
NEWBERG OR 97132

(T#: 3216AA 01000)
OWENS DONNA
29636 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3218CC 01101)
SMITH JAMES & VICKIE
23995 NE DILLON RD
NEWBERG OR 97132

(T#: 3218CC 01100)
ELLIS JOHN W & BEVERLY J
24025 NE DILLON RD
NEWBERG OR 97132

(T#: 3228 01200)
LAJOIE MERLIN A & SANDRA K
PO BOX 1000
NEWBERG OR 97132

(T#: 3210 01500)
GARCIA TORY R & MEGAN
14335 NE SPRING CREEK LN
NEWBERG OR 97132

(T#: 3313 03200)
RYLANDS GARTH & BELINDA
23755 NE DILLON RD
NEWBERG OR 97132

(T#: 3324AD 00300)
SCHOLL ROBERT A
23995 NE SUNNYCREST RD
NEWBERG OR 97132

(T#: 3210 01201)
HARRIS KAREN J RLT 1/2
14305 NE SPRING CREEK LN
NEWBERG OR 97132

(T#: 3209 03302)
RIOGEIST JENS & LINDA
29665 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3209 03300)
SMITH RANDAL L & SHERYL A
29661 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3210 01700)
MCCOMBS ROBERT P & EILEEN L
PO BOX 3052
NEWBERG OR 97132

(T#: 3210 01704)
SMITS STEPHEN T & DORTHY J
30175 NE SMITS LN
NEWBERG OR 97132

(T#: 3209 03104)
THOMPSON MILTON G & SALLY A
29275 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3216AA 01590)
REILLY DENNIS E & DENISE A
13660 NE LAKE SHORE DR
NEWBERG OR 97132

(T#: 3209 03600)
HUNTER DAVID C & FRANCES A REV
LIV TRUST
30050 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3216DA 01600)
DITTMAN FRANK
PO BOX 1116
NEWBERG OR 97132

(T#: 3209 03500)
LOWERY JOHN P & PRISCILLA A
30100 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3209 04200)
BROWN JOHN T & SHEILA M
29415 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3216DA 01200)
DITTMAN CHARLES
PO BOX 1116
NEWBERG OR 97132

(T#: 3324AD 00100)
SCHOLL ROBERT A
23995 NE SUNNYCREST RD
NEWBERG OR 97132

(T#: 3216AB 00190)
BRONWEN W
29480 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3216AB 00500)
JONES SCOTT A & TAMARA R
4209 NE BIRDAVEN LP
NEWBERG OR 97132

(T#: 3324AD 00191)
SCHOLL ROBERT A
23995 NE SUNNYCREST RD
NEWBERG OR 97132

(T#: 3209 03200)
PETRY DAVID L
29375 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3209 04102)
PHELPS RONALD L & MARIANNE
29730 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3209 04100)
COFFMAN KATALIN
29600 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3209 04101)
HUNT KEVIN E & CATHERINE G
29500 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3209 03102)
HUMPRES FAMILY TRUST
29440 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3209 03100)
WONG GARY Y & ROSANA W
29235 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3209 04500)
RUSTRUM DANNY D & KELLEY A
29105 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3216AA 01100)
TOMPKINS PHILLIP C & LINDA
29590 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3229D 01900)
BARNETT SANDRA L
8505 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3216AB 00290)
HUBBELL RAYMOND K & ANNA M
29250 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3324AD 00200)
SCHOLL ROBERT R
23995 NE SUNNYCREST RD
NEWBERG OR 97132

(T#: 3209AD 01400)
STEBBINS ROY K & JOAN M
511 N EDWARDS
NEWBERG OR 97132

(T#: 3209AD 00500)
STEBBINS ROY K & JOAN M
511 N EDWARDS
NEWBERG OR 97132

(T#: 3216AB 01802)
BYER LARRY A & SANDY L
PO BOX 1693
WALDPORT OR 97394

(T#: 3216AB 01801)
PEREZ ANTHONY & ELIZABETH A
13665 NE LAKE SHORE DR
NEWBERG OR 97132

(T#: 3216AA 01300)
FORTUNE MICHAEL & LINDA D
29510 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3210 01300)
DAVID DIANE
104-12170 222 ST
V2X 8H1 CANADA 0

(T#: 3216AA 00102)
ATTEBERRY BONNIE L
13750 NE LAKESHORE DR
NEWBERG OR 97132

(T#: 3324 00200)
THOMAS RICHARD A & NANCY J
24000 NE DILLON RD
NEWBERG OR 97132

(T#: 3324 00900)
SELIVANOW WAYNE & ETHEL A
23550 NE DILLON RD
NEWBERG OR 97132

(T#: 3313 01400)
BAIE MYRTLE L ESTATE
%JOHN D WHITEWATER SR
ADMINISTRATOR
CORVALLIS OR 97333

(T#: 3324 00800)
WHEELER JAN J & MARY L
23600 NE DILLON RD
NEWBERG OR 97132

(T#: 3324 00700)
SHOOP DENNIS & BETTY
23720 NE DILLON RD
NEWBERG OR 97132

(T#: 3324 00600)
MOUNT HOOD SECURITY CO
PO BOX 234
DUNDEE OR 97115

(T#: 3324AD 00500)
VERMULM BEVERLY J
32080 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3324AD 00400)
CHRISTENSEN ELMER L & DELORIS F
24065 NE SUNNYCREST RD
NEWBERG OR 97132

(T#: 3216AB 01400)
JENSEN MARJORIE C (WROS)
4404 NE BIRDAVEN LP
NEWBERG OR 97132

(T#: 3229 00300)
LAJOIE MERLIN A & SANDRA K
20855 NE WILLIAMSON RD
NEWBERG OR 97132

(T#: 3313 03201)
BEELART RONALD J
PO BOX 111
ST PAUL OR 97137

(T#: 3324 01100)
LEHMAN RONALD A & ANNETTA M
23320 NE DILLON RD
NEWBERG OR 97132

(T#: 3324 00500)
MURDOCH GARY A
23950 NE DILLON RD
NEWBERG OR 97132

(T#: 3229D 00900)
BARNARD S MICHAEL
8745 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3324 00100)
SMITH RAWLEN D
24040 NE DILLON RD
NEWBERG OR 97132

(T#: 3218CC 01000)
DINGMAN RONALD E
12543 NE HONEY LN
NEWBERG OR 97132

(T#: 3222 00900)
ROHOLT ROBERT B & DOROTHY
31150 NE SCHAAD RD
NEWBERG OR 97132

(T#: 3222 00800)
PAUL ERIC A & MARIANNE M
31400 NE SCHAAD RD
NEWBERG OR 97132

(T#: 3222 01001)
SOWASH STEVEN C & JULIANNA P
31901 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3218CC 00900)
DINGMAN RONALD E & DEBRA L
12543 NE HONEY LN
NEWBERG OR 97132

(T#: 3209 05000)
VAN GORDON DORIS HARTIG
14430 SW 94TH CT
TIGARD OR 97224

(T#: 3324 00300)
SHUTTS FAMILY TRUST
11915 NE HONEY LN
NEWBERG OR 97132

(T#: 3313 01902)
HOFFMAN BRADLEY T
23560 NE OLD YAMHILL RD
NEWBERG OR 97132

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ATTEBERRY LARRY D
1401 S ST PAUL HIGHWAY
NEWBERG OR 97132

(T#: 3313 01801)
CHAPMAN LINDA L
23564 NE OLD YAMHILL RD
NEWBERG OR 97132

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FRYJOFF CHESTER & PAMELA
29501 NE OWLS LN
NEWBERG OR 97132

(T#: 3209 00503)
REYNOLDS GILBERT W & CARMEN K L
15500 NE KINCAID RD
NEWBERG OR 97132

(T#: 3313 01300)
RIFFEL JOHN P & SHANNON R
24200 NE OLD YAMHILL RD
NEWBERG OR 97132

(T#: 3313 01500)
BAIE MYRTLE L ESTATE
% WHITEWATER JOHN D
ADMINISTRATOR
CORVALLIS OR 97333

(T#: 3209AD 01000)
BELL ESTHER LIVING TRUST
29555 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3313 01200)
HANNAH JON K & DARLENE A
% NOYES DOROTHY
NEWBERG OR 97132

(T#: 3216DA 00700)
VAN DYKE JOSEPH L
1300 N KLIMEK LN
NEWBERG OR 97132

(T#: 3313 01800)
VOLLMER DENNIS C
23850 NE OLD YAMHILL RD
NEWBERG OR 97132

(T#: 3209 05301)
NILLES RICHARD L & MYRAH J
PO BOX 927
NEWBERG OR 97132

(T#: 3216DA 00800)
BOHANNON FREDERICK A &
BEATRICE F
425 SEAGROVE LOOP
LINCOLN CITY OR 97367

(T#: 3324 01000)
DIEHL RONALD A & CAROL J
23430 NE DILLON RD
NEWBERG OR 97132

(T#: 3216AB 01810)
PALMER DORIS LIVING TRUST
4408 NE BIRDAVEN LP
NEWBERG OR 97132

(T#: 3324 00400)
CONWAY ARNOLD & MUREL
11905 NE HONEY LN
NEWBERG OR 97132

(T#: 3324 02790)
MORRISON DAVID M & NITA (WROS)
717 E SHERIDAN ST
NEWBERG OR 97132

(T#: 3216AA 00900)
DAILEY DAVID L
29696 NE PUTMAN RD
NEWBERG OR 97132

(T#: 3216AA 00700)
BOOKE TERRY G
6422 SW ASH CREEK DR
PORTLAND OR 97219

(T#: 3216AA 00600)
HAVEN DEBORAH K
13855 NE LAKE SHORE DR
NEWBERG OR 97132

(T#: 3216AA 00500)
NOLLETTE HUGH L &
19415 NW 41ST AVE
RICHFIELD WA 98042

(T#: 3216AA 00400)
HAWORTH MARK S & DEBBIE S
13735 NE LAKE SHORE DR
NEWBERG OR 97132

(T#: 3216AA 00100)
EMERSON JESS & CHRISTY
29980 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3216AA 00101)
BARRONE NANCY E & BRUCE L
30140 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3209 03105)
PAUL DONALD L & CHERI
212 QUAIL DR
NEWBERG OR 97132

(T#: 3216AA 00103)
DAMMAN FAMILY TRUST
30160 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3218CC 00901)
SHAFFER DAVID A & CAROLINE M
24170 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3216AA 00200)
SVENDSEN LIVING TRUST
30170 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3209 03101)
MEISSNER RICHARD
13445 NE FOX HOLLOW LN
NEWBERG OR 97132

(T#: 3216AB 01600)
STEELE SAMUEL W & CHERIE C
4300 BIRDAVEN LOOP
NEWBERG OR 97132

(T#: 3209 05300)
NILLES RICHARD L & MYRAH J
PO BOX 927
NEWBERG OR 97132

(T#: 3209 00803)
OLVERA ONA N
29100 NE PENDLE HILL RD
NEWBERG OR 97132

(T#: 3209 00505)
WHITMORE DAVID J & PATRICIA
15550 NE KINCAID RD
NEWBERG OR 97132

(T#: 3209 00802)
SALZBERG KENNETH M & KARI L
15605 NE KINCAID RD
NEWBERG OR 97132

(T#: 3216AA 01490)
PEREZ ANTHONY & ELIZABETH A
13665 NE LAKESHORE DR
NEWBERG OR 97132

(T#: 3313 01100)
ANKENY SCOTT R & SUSAN K
24000 NE OLD YAMHILL RD
NEWBERG OR 97132

(T#: 3209 00805)
SMITH DONALD D & TARA L
15575 NE KINCAID RD
NEWBERG OR 97132

(T#: 3313 01802)
PARLETTE MICHAEL A & EVELYN L
23800 NE OLD YAMHILL RD
NEWBERG OR 97132

(T#: 3228 01800)
LAJOIE MERLIN A & SANDRA K
20855 NE WILLIAMSON RD
NEWBERG OR 97132

(T#: 3229D 01200)
SCOTT RICHARD T & DIANNE
8720 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3229D 01400)
BOTT'S ROBERT L & SUSAN C
8640 NE DOGRIDGE RD
NEWBERG OR 97132

(T#: 3229D 01800)
GILL WADE J TRUSTEE
8515 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3229D 01700)
DEMELO NEAL A & TINA
8555 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3229D 01600)
EMERSON DEAN & KIMBERLY
8550 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3209 00804)
LONZWAY ROBERT J & APRIL L
15470 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3216AB 01500)
DOOTSON BRYCE L & MARY C
4400 NE BIRDAVEN LP
NEWBERG OR 97132

(T#: 3229D 01500)
GARTNER JENNIFER A
8630 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3324 02100)
COOKE ARNOLD & DEBRA
23705 NE SUNNYCREST RD
NEWBERG OR 97132

(T#: 3324AD 00800)
COOPER JAMES D & VICKY L
23945 NE SUNNYCREST RD
NEWBERG OR 97132

(T#: 3221 02500)
GLEASON ROLAND L & ADELE
1416 S SANDOZ RD
NEWBERG OR 97132

(T#: 3216DA 01400)
DITTMAN CHARLES
PO BOX 1116
NEWBERG OR 97132

(T#: 3216DA 00900)
LYDA JERALD D & REBECCA S
1122 N KLIMEK LN
NEWBERG OR 97132

(T#: 3216DA 01300)
DITTMAN CHARLES
PO BOX 1116
NEWBERG OR 97132

(T#: 3216DA 00200)
PILCHER THOMAS W & BELINDA A
PO BOX 793
NEWBERG OR 97132

(T#: 3313 01302)
HOPP ALLAN R & CARLA G
24200 NE LARKINS RD
NEWBERG OR 97132

(T#: 3216DA 01100)
ALEXANDER DONNALD & MILDRED M
1112 NE KLIMEK LN
NEWBERG OR 97132

(T#: 3313 01301)
WOLHAUPTER-HAYES FAMILY LIVING
TRUST
PO BOX 10
AMITY OR 97101

(T#: 3324 02700)
WALLWORK DARREN & SANDRA
24071 NE SUNNYCREST RD
NEWBERG OR 97132

(T#: 3221 02300)
ATTEBERRY LARRY D
1401 S ST PAUL HIGHWAY
NEWBERG OR 97132

(T#: 3210 01400)
VAN BOSSUYT DAVID P & MELINDA L
14700 NE SPRING CREEK LN
NEWBERG OR 97132

(T#: 3209 04301)
LOVING DONALD E & ANNA K
29265 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3209AD 00900)
STEBBINS ROY K & JOAN M
511 N EDWARDS
NEWBERG OR 97132

(T#: 3209AD 01200)
STEBBINS ROY K & JOAN M
511 N EDWARDS
NEWBERG OR 97132

(T#: 3324AD 00700)
VERMULM BEVERLY J
32080 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3209 04400)
TAYLOR KEITH W & BABETTE L
29195 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3209 03303)
NEWTON JILL REVOCABLE LIVING
TRUST 1/2
30875 SW HEATER RD
SHERWOOD OR 97140

(T#: 3209AD 00800)
STEBBINS ROY K & JOAN M
511 N EDWARDS
NEWBERG OR 97132

(T#: 3209 04201)
SNYDER V ARLENE
29505 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3209AD 01300)
STEBBINS ROY K & JOAN M
511 N EDWARDS
NEWBERG OR 97132

(T#: 3209 05401)
LONG PAUL V & LINDA K
29380 NE OWLS LN
NEWBERG OR 97132

(T#: 3209 04706)
LOVEJOY DUANE M & TERESA A
14650 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3209 03901)
HELLMER-STEELE DEBRA A TRUST
29800 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3216AB 00600)
DREW-TRUDEL PATRICIA A
4303 NE BIRD HAVEN LOOP
NEWBERG OR 97132

(T#: 3209AD 00700)
STEBBINS ROY K & JOAN M
511 N EDWARDS
NEWBERG OR 97132

(T#: 3209 04300)
HEATER RUSSELL H SR & HERBIETTA
J
29321 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3209AD 00600)
STEBBINS ROY K & JOAN M
511 N EDWARDS
NEWBERG OR 97132

(T#: 3209 04000)
WALKER SHARON K FAMILY TRUST
29750 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3210 01600)
STONE CHARLES F & SOFIA C L
30025 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3209 03800)
DOBBINS DAVID I & LINDA J
29830 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3209 04705)
HUGHES MONTE W & ELEANOR M
14780 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3209 04700)
ROSBACK PETER D & NANCY D
15000 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3209 04701)
ROSS RICHARD J
29125 NE DAVID LN
NEWBERG OR 97132

(T#: 3216DA 01500)
DITTMAN FRANK &
PO BOX 1116
NEWBERG OR 97132

(T#: 3222 01000)
STEWART TRUST
31775 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3209 04905)
SMITH NORBERT R & MARY M REVOC
LIV TRUST
PO BOX 3276
NEWBERG OR 97132

(T#: 3228 01700)
LAJOIE MERLIN A & SANDRA K
PO BOX 1000
NEWBERG OR 97132

(T#: 3209 00600)
HUFFMAN CRAIG B & CHERYL A
29260 NE PENDLE HILL RD
NEWBERG OR 97132

(T#: 3313 01700)
THOMAS CLYDE G & CAROL A
23555 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3313 01600)
EZELL JOHN B & LINDA A
23645 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3216AB 01700)
WINGFIELD KEITH W & DARLENE
4204 NE BIRDAVEN LP
NEWBERG OR 97132

(T#: 3218BD 00700)
SHIVELY BILL
1717 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3218BA 00500)
ALLEN FAMILY TRUST
2005 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3218BA 00900)
SELF LIVING TRUST
PO BOX 297
NEWBERG OR 97132

(T#: 3218CD 00700)
CISNEROS ERIC R
639 N MORTON ST
NEWBERG OR 97132

(T#: 3218CC 00400)
MEAZELL MARITZA E
12420 NE HONEY LN
NEWBERG OR 97132

(T#: 3218BD 00800)
WATSON/GREENLUND JOINT TRUST
1611 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CC 00503)
MACARTNEY STEPHANIE & WILLIAM G
12324 NE HONEY LN
NEWBERG OR 97132

(T#: 3218BA 00800)
KLOHS MICHAEL R & BONNIE J
17710 NE HILLSBORO HWY
NEWBERG OR 97132

(T#: 3216AA 00104)
KOPROWSKI TIMOTHY L & JANICE S
13700 NE LAKE SHORE DR
NEWBERG OR 97132

(T#: 3209 05501)
MYERS BRYAN J & HOPE A
14860 DAVID CT
NEWBERG OR 97132

(T#: 3209 04900)
TEDDER PHILIP SR
251 LEPRECHAUN LN
CORVALLIS OR 97330

(T#: 3209 04707)
THEXTON PHILIP A JR & JANICE S
14630 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3209 04708)
KRUSE MICHAEL & TRACY
14795 NE DAVID CT
NEWBERG OR 97132

(T#: 3216AB 00300)
JOHNSEN RAYMOND L & ELAINE
4201 NE BIRDAVEN LOOP
NEWBERG OR 97132

(T#: 3209 04712)
MAJOR CRAIG A & ANNA L
14788 NE DAVID CT
NEWBERG OR 97132

(T#: 3209 04711)
MCCLELLAN STACY D & TAMMI S
14790 NE DAVID CT
NEWBERG OR 97132

(T#: 3209 04710)
JENSEN DAVID T & REBECCA D
14791 NE DAVID CT
NEWBERG OR 97132

(T#: 3209 04709)
ORTIZ ROBERTO E & JENNIFER
14793 NE DAVID CT
NEWBERG OR 97132

(T#: 3216AB 00700)
LOUISELL THOMAS H & ANDREA
4307 NE BIRDAVEN LOOP
NEWBERG OR 97132

(T#: 3209 04902)
BURKE ROBERT D & DORIS J
15240 NE KINCAID RD
NEWBERG OR 97132

(T#: 3209 04903)
KNAPP MARTHA S (WROS)
15250 NE KINCAID RD
NEWBERG OR 97132

(T#: 3209 04901)
HINKLE DUANE L & ANTONINETTE S
PO BOX 445
NEWBERG OR 97132

(T#: 3209 04704)
BENTLEY JAMES E JR & TRACY J
29080 NE DAVID LN
NEWBERG OR 97132

(T#: 3209 04904)
CROSSWAY WILLARD F & DOLORES M
15260 NE KINCAID RD
NEWBERG OR 97132

(T#: 3209 04703)
FORBES JONNA L
29215 NE DAVID LN
NEWBERG OR 97132

(T#: 3209 04702)
ALLEN KEITH R & MARJORIE A
901 N BRUTSCHER ST NO D-110
NEWBERG OR 97132

(T#: 3216AB 00800)
SMETHURST WILLIAM S & LINDA L
4401 NE BIRDAVEN LP
NEWBERG OR 97132

(T#: 3216AB 00400)
HUNTSINGER ROGER W & MARILYN K
4205 NE BIRDAVEN LP
NEWBERG OR 97132

(T#: 3209 03700)
SCHWARY PHYLLIS
30000 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3209AD 01100)
KNOWLES ROBERT N & KATHY S
29655 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3218CC 00800)
MARONTATE JACK D
12128 NE HONEY LN
NEWBERG OR 97132

(T#: 3218CA 03500)
MELBY WAYNE & KATHY
1805 OAK DR
NEWBERG OR 97132

(T#: 3218CA 03100)
NYQUIST ELDEN J & GOLDIE A
PO BOX 503
NEWBERG OR 97132

(T#: 3218CA 03200)
AEBISCHER DWAYNE H & JOANN M
1101 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CA 03400)
LEARD JAMES R &
PO BOX 39
NEWBERG OR 97132

(T#: 3218CA 03300)
FINDLEY LIVING TRUST
1001 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218BD 00600)
HUBBELL BARRY
1408 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CD 00200)
DAWSON STEVEN R & KATHLEEN R
950 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3219BA 05201)
FINKE ALAN H & MARGARET E
809 W SHERIDAN ST
NEWBERG OR 97132

(T#: 3218CA 01900)
PEKAREK MILFORD L (WROS)
2401 SUMMERLIN DR
MODESTO CA 95356

(T#: 3219 03000)
SYMANK STANTON J & LORI J
1008 W SHERIDAN ST
NEWBERG OR 97132

(T#: 3219 03001)
FISHER JAMES & JACQUELINE
23225 NE DILLON RD
NEWBERG OR 97132

(T#: 3219 02900)
NOYES ALLEN R
1108 NE SHERIDAN ST
NEWBERG OR 97132

(T#: 3219 02800)
WHITEHOUSE MARILYN L (WROS)
1208 W SHERIDAN ST
NEWBERG OR 97132

(T#: 3218BD 00400)
NELSON ELMER C & DIXIE S
400 BLUME LN
NEWBERG OR 97132

(T#: 3218BA 00303)
UNKNOWN OWNER
0

(T#: 3218CA 01800)
WALKER DAVID D & HAYLI H
PO BOX 64
NEWBERG OR 97132

(T#: 3221 03500)
ELBERT ALVIN R & JEANINE A
518 S SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3218BA 00200)
LAMBERT KATHY
0

(T#: 3218BA 00100)
MILLER DEAN T & SHELLY B
2305 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218BA 00300)
HOPPER G WILLIAM & DIANE
2043 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3221 04000)
ANDERSON LAWRENCE W & JUDITH A
3700 E FERNWOOD RD
NEWBERG OR 97132

(T#: 3218BD 00300)
FLETCHER ROBERT A & CHERYL L
1650 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218BA 00304)
LONGSTROTH BRUCE & SHARON
118 N EVEREST RD
NEWBERG OR 97132

(T#: 3218CC 00300)
HARKEMA HOWARD G & LORETTA F
24330 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3218CC 00200)
TSCHANZ GARY 5% (WROS)
8664 W BEHREND DR
PEORIA AZ 86382

(T#: 3219CB 01900)
HACKWORTH EVERETT L & SHIRLEY D
24015 NE HOME ACRES RD
NEWBERG OR 97132

(T#: 3218CC 00500)
BAILEY TOM & BARBARA
901 N BRUTSCHER ST #D240
NEWBERG OR 97132

(T#: 3218BA 00302)
LONGSTROTH TONY H & KRISTI
2023 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218BA 00600)
BROOD NADINE M
1909 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CC 01300)
KRIEBEL ERIKA L
12155 NE HONEY LN
NEWBERG OR 97132

(T#: 3219BA 04900)
HALL DONALD M & CRYSTAL B K
905 W SHERIDAN ST
NEWBERG OR 97132

(T#: 3219BA 05000)
HOWES SALLY K 30%
812 NE SHERIDAN ST
NEWBERG OR 97132

(T#: 3218AB 01500)
EHRY CARL W
505 W COLUMBIA DR
NEWBERG OR 97132

(T#: 3219BA 01600)
WEYGANDT PATRICIA L
809 W 1ST ST
NEWBERG OR 97132

(T#: 3218BD 01000)
HINES MARVIN C & JANDELL E
PO BOX 359
NEWBERG OR 97132

(T#: 3218 00300)
DIEFENBAUGH MEGAN E & SCOTT A
24305 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3218AB 01401)
SNYDER TREVOR J & JACKI A
2008 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3219CB 02500)
CARNEVALE GENE E & LYNN A
24050 NE SUNNYCREST RD
NEWBERG OR 97132

(T#: 3219CB 01800)
CROPPER WES A & ELAINE D
24049 NE HOME ACRES RD
NEWBERG OR 97132

(T#: 3219CB 01600)
LONG ROBERT M
19331 WHITNEY LN
OREGON CITY OR 97045

(T#: 3218 00400)
HOLLAND DONALD L
24315 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3218 00700)
BROWN DAVID C & CONSTANCE J
24515 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3218BD 00500)
GOODRICH TRUST
1500 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CC 00600)
OFARRELL-BATSCH JANICE
12300 NE HONEY LN
NEWBERG OR 97132

(T#: 3218CA 03000)
LONGSTROTH BRUCE & SHARON
2033 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218BD 00900)
HINES MARVIN C & JANDELL E
PO BOX 359
NEWBERG OR 97132

(T#: 3218BD 01100)
MOEN KELLY & LARRY
PO BOX 3013
NEWBERG OR 97132

(T#: 3218 00600)
ANTIS RORY R & LORI K
24495 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3219CB 01700)
CLEMENSON RICHARD C & JUDITH M
&
24089 NE HOME ACRES RD
NEWBERG OR 97132

(T#: 3219CB 02000)
MANNING RON
PO BOX 605
NEWBERG OR 97132

(T#: 3218CA 01700)
FOGARTY JOSEPH L & JOSEPHINE E
505 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3221 03701)
ELBERT ALVIN R & JEANINE A
606 S SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3218CA 02200)
BRAND TODD E & TAMARA C
1300 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CA 02600)
KATKE MICHAEL J & JANICE M
1313 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CA 02700)
STEELE JAMES O & JANET K
1305 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218 00500)
MEADOWS LARRY F
24355 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3218CA 02800)
KOSKELA GREGG & ELAINE H
1225 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CD 00701)
WOOLFE JANIE L
633 N MORTON ST
NEWBERG OR 97132

(T#: 3218CA 02900)
PHILES STEVEN R & BETTY J
1205 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CD 01300)
RAZ DAVID R & REBECCA J
515 N MORTON ST
NEWBERG OR 97132

(T#: 3218CD 01200)
BERNARDS LIVING TRUST
PO BOX 19330
PORTLAND OR 97280

(T#: 3218CD 01100)
SOUTH IRENE
619 MORTON ST
NEWBERG OR 97132

(T#: 3219BA 00300)
MACAULAY LARRY L & SUZANNE
501 N MORTON ST
NEWBERG OR 97132

(T#: 3219BA 00200)
PORTIS-CATHERS DANIEL TRUST
7424 SE INSLEY ST
PORTLAND OR 97206

(T#: 3219BA 01400)
CARLSON KATHY L & TERRY A
613 W SHERIDAN ST
NEWBERG OR 97132

(T#: 3219BA 00600)
WOOLEN CLAYTON L & SUSAN M
419 MORTON ST
NEWBERG OR 97132

(T#: 3218CD 01000)
WATSON GAIL I
621 N MORTON ST
NEWBERG OR 97132

(T#: 3218CD 01400)
OTTO PAUL A & LYNN M
513 N MORTON ST
NEWBERG OR 97132

(T#: 3218CD 01500)
LOCKWOOD MICHAEL P & TANYA
2610 S SHORE BLVD
LAKE OSWEGO OR 97034

(T#: 3219BA 01500)
GROVES DONALD E JR & SHANNON J
618 W SHERIDAN ST
NEWBERG OR 97132

(T#: 3219BA 00800)
MERRILL BETTY LIVING TRUST
504 W SHERMAN ST
NEWBERG OR 97132

(T#: 3216 02014)
CHEHALEM PARK AND RECREATION
DISTRICT
125 S ELLIOTT RD
NEWBERG OR 97132

(T#: 3218AB 01001)
WHALEN WILLIAM D & ANNE M
2116 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218BA 00700)
TATMAN REVOCABLE LIVING TRUST
1901 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CA 02500)
HOLTAN CHARLES C & DEBRA H
1400 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CA 02400)
RADER ROGER & TRACI
1320 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3219BA 05204)
STANDRIDGE MIKE & LOVENA R
408 N CANYON LN
NEWBERG OR 97132

(T#: 3219BA 05200)
ARANA PERRY A
416 NE CANYON LN
NEWBERG OR 97132

(T#: 3218AB 01101)
MARTIN BRET & SERENA
23520 NE HYLAND DR
NEWBERG OR 97132

(T#: 3218CA 02100)
WORRALL WILLIAM H & JANIS M
1220 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3219BA 05203)
NACCARATO EDWARD & EMILIE A
417 N CANYON LN
NEWBERG OR 97132

(T#: 3219BA 05202)
SALYER JAMES R JR & MILDRED
413 N CANYON LN
NEWBERG OR 97132

(T#: 3219BA 05100)
DURAND KENT & MADELINE
901 NE SHERIDAN ST
NEWBERG OR 97132

(T#: 3218CA 02000)
WORRALL WILLIAM H & JANIS M
1220 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218BA 00301)
PEPIN FAMILY TRUST
2013 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218BA 00400)
BROWN THOMAS L & BARBARA J
2201 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CA 02300)
LOPEZ MARTHA
1308 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3218BD 00401)
SPESSARD PHILLIP L
1600 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CC 01200)
BARLOW DEAN R
12355 NE HONEY LN
NEWBERG OR 97132

(T#: 3219BA 02000)
ONEIL WAYNE & GWENDOLYN R
615 W 1ST ST
NEWBERG OR 97132

(T#: 3219BD 04402)
VOONG CONG LY
105 OLD HIGHWAY 99W
NEWBERG OR 97132

(T#: 3207CA 07900)
CARLSON JOSEPH W & SHANNON L
3213 ANTONIA WAY
NEWBERG OR 97132

(T#: 3219BA 01702)
BAUER JEFFREY D
33030 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3219BA 02701)
AMBRIZ JOAQUINA P
125 MORTON ST
NEWBERG OR 97132

(T#: 3219BA 02800)
RATHKEY CRAIG A & KAREN L
10837 NE HEMLOCK PL
DUNDEE OR 97115

(T#: 3207CA 07800)
LYON CRAIG D & REBECCA R
3219 ANTONIA WAY
NEWBERG OR 97132

(T#: 3219BA 01900)
PEDERSON LELAND J & CHARLOTTE D
613 W 1ST ST
NEWBERG OR 97132

(T#: 3219BD 04400)
WHITCHURCH DAWN R
PO BOX 76
NEWBERG OR 97132

(T#: 3219BA 02900)
CONKLIN GARY
1115 MADISON ST NE NO 818
SALEM OR 97303

(T#: 3219BA 03000)
SPENCER THOMAS K & WANDA C
107 N MORTON ST
NEWBERG OR 97132

(T#: 3207CA 06200)
WARD SHANNON M
3222 SOLSTICE LN
NEWBERG OR 97132

(T#: 3207CA 09000)
LEAHY DANA J
3221 SOLSTICE LN
NEWBERG OR 97132

(T#: 3219BA 90018)
VANCE CHARLES & HEIDI
601 W 1ST ST NO 18
NEWBERG OR 97132

(T#: 3216BA 00100)
AUSTIN GEORGE K JR & JOAN D
% AUSTIN INDUSTRIES
NEWBERG OR 97132

(T#: 3207CA 08500)
GIBBS WILLIAM R
3220 ANTONIA WAY
NEWBERG OR 97132

(T#: 3219BD 03900)
PENA JOSE A
215 OLD HIGHWAY 99W
NEWBERG OR 97132

(T#: 3219BA 90010)
MARISCA ADRIAN & AFRODITA
601 W 1ST ST NO 10
NEWBERG OR 97132

(T#: 3218AB 01000)
COYOTE HOMES INC
PO BOX 490
NEWBERG OR 97132

(T#: 3219BD 04300)
GOEDEL RAY G & JANET M
201 OLD HIGHWAY 99W
NEWBERG OR 97132

(T#: 3219BD 04200)
ROSEN HENRY TRUST
2708 WALNUT AVE
NEWBERG OR 97132

(T#: 3219BD 04100)
JOHNSON SCOTT M
205 OLD HIGHWAY 99W
NEWBERG OR 97132

(T#: 3219BD 04000)
ROSEN HENRY TRUST
2708 WALNUT AVE
NEWBERG OR 97132

(T#: 3219BD 04701)
KELLER JAMES A & CAROLYN L
217 OLD HWY 99W NO 36
NEWBERG OR 97132

(T#: 3219BD 04800)
NWT DEVELOPMENT LLC
PO BOX 490
NEWBERG OR 97132

(T#: 3219BA 01703)
CODIGA CONSTRUCTION INC
128 NICHOLAS WAY
NEWBERG OR 97132

(T#: 3218AB 01100)
HANCOCK DAVID L & ELIZABETH A
2119 NE CRATER LN
NEWBERG OR 97132

(T#: 3209 02701)
AUSTIN GEORGE K JR & JOAN D
% AUSTIN INDUSTRIES
NEWBERG OR 97132

(T#: 3221 03200)
SPRINGBROOK ESTATES LIMITED
PARTNERSHIP
ATTN CAL-AM
COSTA MESA CA 92626

(T#: 3218CD 01600)
LOCKWOOD MICHAEL P & TANYA
2610 S SHORE BLVD
LAKE OSWEGO OR 97034

(T#: 3209 02702)
AUSTIN GEORGE K JR & JOAN D
PO BOX 1060
NEWBERG OR 97132

(T#: 3207CA 09300)
CHAMBERS TERRY L
3203 SOLSTICE LN
NEWBERG OR 97132

(T#: 3207CA 08400)
HYNES CIARAN & MINDI M
3214 ANTONIA WAY
NEWBERG OR 97132

(T#: 3207CA 08100)
ROGERS JAMES D & DIANE G
3201 ANTONIA WAY
NEWBERG OR 97132

(T#: 3207CA 10100)
EMPRON STEPHEN R & CORI J
420 HAZELNUT DR
NEWBERG OR 97132

(T#: 3207CA 09200)
TESTA FREDRICK T JR
3209 SOLSTICE LN
NEWBERG OR 97132

(T#: 3207CA 08300)
COWGILL ROBERT L
3208 ANTONIA WAY
NEWBERG OR 97132

(T#: 3207CA 08000)
MOORE GREGG E & DEANNA M
3207 ANTONIA WAY
NEWBERG OR 97132

(T#: 3207CA 06100)
BRADY MARY C
3216 SOLSTICE LN
NEWBERG OR 97132

(T#: 3207CA 09100)
STEWART JAMI & KIMBERLY
3215 SOLSTICE LN
NEWBERG OR 97132

(T#: 3221 03401)
SPRINGBROOK ESTATES YAMHILL
LLC
%CAL-AM PROPERTIES/CORY
SUKERT PRES

(T#: 3207CA 08200)
TAYLOR AUSTIN J & TAARYL A
423 HAZELNUT DR
NEWBERG OR 97132

(T#: 3219BA 02700)
REYNOLDS LILA M
9103 5TH PLACE W11-A
EVERETT WA 98204

(T#: 3219BD 04900)
HAWES ALVIN H & SYLVIA
902 W 1ST ST
NEWBERG OR 97132

(T#: 3219BD 03800)
KELLER JAMES & CAROLYN TRUST
217 OLD HIGHWAY 99W NO 36
NEWBERG OR 97132

(T#: 3219BD 03700)
KELLER JAMES A & CAROLYN L
217 OLD HIGHWAY 99W SP36
NEWBERG OR 97132

(T#: 3207CA 10500)
BAKER STEPHEN H & KATHERINE G
1787 PINE ST
SILVERTON OR 97381

(T#: 3207CA 09700)
KERR ROBERT W & TRICIA L
324 HAZELNUT DR
NEWBERG OR 97132

(T#: 3207CA 09800)
OWEN KRISTINA M
402 HAZELNUT DR
NEWBERG OR 97132

(T#: 3207CA 10300)
CEDERWALL ANASTASI B
428 HAZELNUT DR
NEWBERG OR 97132

(T#: 3228BB 00200)
AVALON MHP LLC
% WEST COAST MHP
SAN BRUNO CA 94066

(T#: 3207CA 06300)
JOHANSEN ERIC N & JACQUELYN N
PO BOX 1096
JACKSON OH 45640

(T#: 3207CA 09900)
VRIESE GEORGE & STACI
408 HAZELNUT DR
NEWBERG OR 97132

(T#: 3219BA 02601)
RATHKEY CRAIG & KAREN L
10837 NE HEMLOCK PL
DUNDEE OR 97115

(T#: 3219BA 02400)
MINOR SARAH A
510 W SHERIDAN ST
NEWBERG OR 97132

(T#: 3219BA 02500)
SLOGOWSKI TROY A
504 W SHERIDAN ST
NEWBERG OR 97132

(T#: 3207CA 10000)
KAUR RANJIT
414 HAZELNUT DR
NEWBERG OR 97132

(T#: 3207CA 07600)
DEVOE CHARLES
3231 ANTONIA WAY
NEWBERG OR 97132

(T#: 3207CA 10200)
OLSON SHANNON M & NAOMI J
424 HAZELNUT DR
NEWBERG OR 97132

(T#: 3219BA 02702)
GRIFFIN RAYMOND A & SHIRLEY J
201 MORTON ST
NEWBERG OR 97132

(T#: 3218DC 04300)
CHEHALEM PARK & RECREATION
DISTRICT
1802 HAWORTH AVE
NEWBERG OR 97132

(T#: 3218DC 05601)
BEDNAREK GLENDA J
8855 SW LEHMAN ST
TIGARD OR 97223

(T#: 3219BA 02600)
BARTLETT-CICERONE CHRISTINE M
15993 SW KREICK PL
TIGARD OR 97224

(T#: 3207CA 07000)
MATTOCKS KENNETH E & BRENDA A
3319 ANTONIA WAY
NEWBERG OR 97132

(T#: 3219BA 01000)
CRONE DEBORAH M
16095 SW 92ND AVE
TIGARD OR 97224

(T#: 3218DC 04700)
HINTON LARRY L
14320 79TH PL NE
BOTHELL WA 98011

(T#: 3219BA 00100)
HERVEY DELORES
505 N MORTON ST
NEWBERG OR 97132

(T#: 3207CA 07400)
WOOLSEY DAVID D & JUDITH I
3301 ANTONIA WAY
NEWBERG OR 97132

(T#: 3207CA 06700)
EDWARDS ALLYN W & DIANE M
3306 SOLSTICE DR
NEWBERG OR 97132

(T#: 3207CA 06800)
OSOWICK FREDERICK J JR &
REBEKAH M
3327 ANTONIA WAY
NEWBERG OR 97132

(T#: 3207CA 08900)
DUENAS GRACIELA A
3227 SOLSTICE LN
NEWBERG OR 97132

(T#: 3219BA 90012)
KAISER DAVID E & DEBORAH L
601 W 1ST ST NO 12
NEWBERG OR 97132

(T#: 3219BA 90016)
LARSON MEG A
601 W 1ST ST NO 16
NEWBERG OR 97132

(T#: 3219BA 90009)
NEELY KELLY M
601 W 1ST ST NO 9
NEWBERG OR 97132

(T#: 3219BA 90005)
JETTON DEBRA D & CLIFFORD L
601 W 1ST ST UNIT 5
NEWBERG OR 97132

(T#: 3219BD 04500)
RATHKEY CRAIG & KAREN
10837 NE HEMLOCK PL
DUNDEE OR 97115

(T#: 3207CA 07100)
WUJCIK CHARLES A & LAUREN M
3315 ANTONIA WAY
NEWBERG OR 97132

(T#: 3219BD 04600)
VAUGHN MICHAEL & RAEGAN
714 W 1ST ST
NEWBERG OR 97132

(T#: 3219BA 90013)
HERNANDEZ ALEJANDRO L
601 W FIRST ST NO 13
NEWBERG OR 97132

(T#: 3219BD 04700)
NWT DEVELOPMENT LLC
% MICHAEL R WILLCUTS
NEWBERG OR 97132

(T#: 3219BA 90007)
DUNCAN CARLA
601 W 1ST ST NO 7
NEWBERG OR 97132

(T#: 3219BA 90014)
MARTINEZ MICHELLE
601 W 1ST ST NO 14
NEWBERG OR 97132

(T#: 3219BA 90006)
WAGNER DUANE M & CHRISTINA A
601 W FIRST ST NO 6
NEWBERG OR 97132

(T#: 3218DC 06800)
HUFFMAN KEVIN E
314 W NORTH ST
NEWBERG OR 97132

(T#: 3207CA 06400)
ROPER MICHAEL D & KELSIE S
3234 SOLSTICE LN
NEWBERG OR 97132

(T#: 3207CA 06000)
RIVAS-MORALES JOHANA I
3210 SOLSTICE LN
NEWBERG OR 97132

(T#: 3207CA 10400)
HERGERT DEAN C & ROBIN
432 HAZELNUT DR
NEWBERG OR 97132

(T#: 3207CA 05900)
SEBURN CORY & LACEY
3204 SOLSTICE LN
NEWBERG OR 97132

(T#: 3219BA 02100)
LEE-KNUTSON ANDY J
PO BOX 1201
NEWBERG OR 97132

(T#: 3219BD 03790)
KELLER JAMES A & CAROLYN L
217 OLD HIGHWAY 99W SP36
NEWBERG OR 97132

(T#: 3218DC 05401)
SHORE STANLEY A & AUDREY
1210 ALBERT DR SE
SALEM OR 97302

(T#: 3219BA 01800)
TODD DAVID A
23445 NE SUNNYCREST RD
NEWBERG OR 97132

(T#: 3218DC 05400)
SHORE STANLEY A & AUDREY
1210 ALBERT DR SE
SALEM OR 97302

(T#: 3219BA 02304)
HOXIE KRISTINE J
604 SE SHERIDAN ST
NEWBERG OR 97132

(T#: 3219BA 02300)
EDMONDS GEOFFREY A
16223 SW 146ND AVE
TIGARD OR 97224

(T#: 3219BA 02301)
GAY DONALD G JR & RONNELLE A
608 W SHERIDAN ST
NEWBERG OR 97132

(T#: 3219BD 04401)
GOEDEL RAY G & JANET M
201 OLD HIGHWAY 99
NEWBERG OR 97132

(T#: 3218DC 05402)
LUNDSTROM FRANKLIN J & MARY J
307 N HARRISON ST
NEWBERG OR 97132

(T#: 3207CA 06600)
ALLINGER JASON L & COURTNEY C
3302 SOLSTICE LN
NEWBERG OR 97132

(T#: 3219BA 00901)
POTTS DOUGLAS L
309 MORTON ST
NEWBERG OR 97132

(T#: 3207CA 06900)
BETTINELLI JEFFREY A & CHRISTY E
14607 SW JULIET TERRACE
TIGARD OR 97224

(T#: 3219BA 02303)
CUDDEFORD TERRANCE L &
ELIZABETH J
22900 SW JAQUITH RD
NEWBERG OR 97132

(T#: 3218DC 04500)
FOWLER JOHN E & PATRICIA J
701 ALDERCREST DR
NEWBERG OR 97132

(T#: 3219BA 90004)
PALM MILTON RESIDUARY TRUST
20225 SW SCHOLLS-SHERWOOD RD
SHERWOOD OR 97140

(T#: 3219BA 90017)
CASTRO ARNULFO
601 W 1ST ST NO 17
NEWBERG OR 97132

(T#: 3219BA 90003)
QUINBY LORI TRUST
2808 ARTHUR LN
NEWBERG OR 97132

(T#: 3219BA 90002)
ROBERTS REBECCA W & C
LAWRENCE
256 EAGLE POINT DR
WOODLAND WA 98674

(T#: 3219BA 90001)
RICHARDSON AUBREY R
601 W 1ST NO 1
NEWBERG OR 97132

(T#: 3207CA 07200)
GRANNAN DANIEL S & TRACY
3311 ANTONIA WAY
NEWBERG OR 97132

(T#: 3207CA 07300)
GOODBAUDY CHRISTOPHER W &
BETH M
3305 ANTONIA WAY
NEWBERG OR 97132

(T#: 3219BA 90000)
NWT DEVELOPMENT LLC 75%
22965 NE SUNNYCREST DR
NEWBERG OR 97132

(T#: 3207CA 07500)
COX JACOB P & JENNIFER L
3237 ANTONIA WAY
NEWBERG OR 97132

(T#: 3218DC 04600)
SMITH STEVEN & PENELOPE LIVING
TRUST
512 N MORTON ST
NEWBERG OR 97132

(T#: 3219BA 90015)
PAGADUAN CLARICE (WROS)
601 W 1ST ST NO 15
NEWBERG OR 97132

(T#: 3218DC 04400)
PINA LUZ A (WROS)
516 MORTON ST
NEWBERG OR 97132

(T#: 3219BA 01401)
VINEYARD OLAN L
611 W SHERIDAN ST
NEWBERG OR 97132

(T#: 3219BA 01300)
CORONA ANA D & JUAN D
601 W SHERIDAN ST
NEWBERG OR 97132

(T#: 3219BA 01200)
GUYOT ROBERT M
511 W SHERIDAN ST
NEWBERG OR 97132

(T#: 3219BA 01100)
TAYLOR TRACY
PO BOX 99
AURORA OR 97002

(T#: 3218DC 05600)
PEREZ MITCHEAL R
4205 SE RIVERSIDE LP
MCMINNVILLE OR 97128

(T#: 3222BB 02800)
HOWARD ELIZABETH
351 FAIRWAY ST
NEWBERG OR 97132

(T#: 3222BB 02900)
LEMKE BRIAN D & DAYNA L
345 FAIRWAY ST
NEWBERG OR 97132

(T#: 3222BB 03100)
TOMASELLI TRACY
331 FAIRWAY ST
NEWBERG OR 97132

(T#: 3221AA 06600)
GREENS AT SPRINGBROOK
HOMEOWNERS ASSOC
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3219BA 00900)
BROWNE DAVID J & PHYLLIS J
315 MORTON ST
NEWBERG OR 97132

(T#: 3207CA 08700)
POPPERT MARK R & LAJEANA K
3232 ANTONIA WAY
NEWBERG OR 97132

(T#: 3218DC 05100)
PALACIOS JESUS
401 N HARRISON ST
NEWBERG OR 97132

(T#: 3218DC 05000)
MORROW JEFFREY C
4969 SW SUNTREE LN
LAKE OSWEGO OR 97035

(T#: 3219BA 00703)
TRENBEATH H A TRUST
12 ELKHORN VIEW DR
CLANCY MT 59634

(T#: 3219BA 00702)
GRIFFITH DAVID B & JANET E
1180 NW MEADOWS DR
MCMINNVILLE OR 97128

(T#: 3219BA 00701)
HAGGARD VIRGINIA R
519 W SHERMAN ST
NEWBERG OR 97132

(T#: 3207CA 06500)
SWINDLER RICHARD S & MARILEE A
36%
3240 SOLSTICE LN
NEWBERG OR 97132

(T#: 3219BA 00700)
NAUMAN JOSHUA G & LISA M
605 W SHERMAN ST
NEWBERG OR 97132

(T#: 3218DC 04800)
YZAGUIRRE EVERARDO & KELLI
506 MORTON ST
NEWBERG OR 97132

(T#: 3218DC 05500)
KNAPP SHIRLEY & KENNETH
342 HARRISON ST
SHERIDAN OR 97378

(T#: 3218DC 05200)
FRIENDS OF CHEHALEM HOUSE
PO BOX 676
NEWBERG OR 97132

(T#: 3218DC 04900)
SCHMOKER GLADYS M
PO BOX 1214
NEWBERG OR 97132

(T#: 3219BA 90008)
ADE HAZEL
601 W FIRST ST NO 8
NEWBERG OR 97132

(T#: 3219BA 00690)
WOOLEN CLAYTON L & SUSAN M
419 MORTON ST
NEWBERG OR 97132

(T#: 3218DC 06801)
GARZA JUAN L & INEZ M
500 N HARRISON ST
NEWBERG OR 97132

(T#: 3218DC 05301)
HANN CHRISTOPHER L
501 N HARRISON ST
NEWBERG OR 97132

(T#: 3219BA 00400)
ROGERS CLARENCE M & SANDRA M
503 N MORTON ST
NEWBERG OR 97132

(T#: 3219BA 02302)
WT PROPERTIES LLC
612 E 2ND ST
NEWBERG OR 97132

(T#: 3207CA 08600)
BROWN BRANDON M & KRISTINE A
3226 ANTONIA WAY
NEWBERG OR 97132

(T#: 3207CA 07700)
MYZAK MICHAEL A
3225 ANTONIA WAY
NEWBERG OR 97132

(T#: 3219BA 00500)
HOLLAND JERI
417 N MORTON ST
NEWBERG OR 97132

(T#: 3207CA 08800)
STIGEN CHARLES R & KARA L
3233 ANTONIA WAY
NEWBERG OR 97132

(T#: 3219BA 01801)
ROARK SEAN M
675 W 1ST ST
NEWBERG OR 97132

(T#: 3219BA 02101)
ONEIL WAYNE & GWENDOLYN R
615 W 1ST ST
NEWBERG OR 97132

(T#: 3219BA 03900)
SCHWINOF MICHAEL S & NANETTE S
10655 SW WATKINS PL
TIGARD OR 97223

(T#: 3222BC 02900)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 05000)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 05100)
SCHOWALTER JOHN D II
5224 WEDGEWOOD LOOP
NEWBERG OR 97132

(T#: 3222BB 03800)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 04200)
CULVER CHARLES & ELAINE
5254 WEDGEWOOD LOOP
NEWBERG OR 97132

(T#: 3222BB 03400)
COLVIN ANITA & JESSE
301 FAIRWAY ST
NEWBERG OR 97132

(T#: 3222BB 04400)
RIM HYANG
5246 WEDGEWOOD LOOP
NEWBERG OR 97132

(T#: 3222BB 06200)
D R HORTON INC - PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 04600)
SIRAVO RONALD & DIANE
5242 WEDGEWOOD LOOP
NEWBERG OR 97132

(T#: 3222BB 06100)
IRVING JONLYN
5233 WEDGEWOOD LOOP
NEWBERG OR 97132

(T#: 3222BB 04700)
MILLS CHRISTOPHER & JULIE
5238 WEDGEWOOD LOOP
NEWBERG OR 97132

(T#: 3222BB 05600)
MADDEN GEOFFREY
PMB 386 25 NW 23RD PL SUITE 6
PORTLAND OR 97210

(T#: 3222BB 04100)
HEFLEY JOHN & ELIZABETH
5258 WEDGEWOOD LOOP
NEWBERG OR 97132

(T#: 3222BC 00800)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 02600)
WHYTE BRADLEY
361 FAIRWAY ST
NEWBERG OR 97132

(T#: 3221 04400)
OAKRIDGE ESTATES DEVELOPMENT
CORPORATION
4386 SW MACADAM AVE SUITE 305
PORTLAND OR 97239

(T#:)
0

(T#: 3222BB 05500)
BENOIT SUSAN L
181 FAIRWAY ST
NEWBERG OR 97132

(T#: 3222BC 00100)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 02700)
ANTONELLI TODD & ELAINE
357 FAIRWAY ST
NEWBERG OR 97132

(T#: 3222BC 00200)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 04000)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3221AA 05500)
SEGUI JASON & JENNIE
316 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BB 01400)
HARPER CHRISTOPHER R
333 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BB 02100)
GREEN JOHN & LINDA
342 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BB 02000)
KUEHNE PAUL
336 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BB 01900)
STICH KEVIN
332 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BB 01800)
MARTIN NATHANIEL
326 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BC 04100)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 03000)
ROSALES CAMILO & DIANNE
339 FAIRWAY ST
NEWBERG OR 97132

(T#: 3222BB 00600)
DURBIN KAREN E & J MICHAEL
407 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BB 01700)
BARBIYERU VASILYI & MARGARITA
322 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BC 03800)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 03900)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 02500)
D R HORTON INC - PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 01800)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 01000)
COBB DENISE & JAMIE
359 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BB 00100)
COOK ROBERT F & TERESE
13577 SW BRIM PL
TIGARD OR 97223

(T#: 3222BB 00500)
JOHNSON MATTHEW D & JEANIE K
376 FAIRWAY ST
NEWBERG OR 97132

(T#: 3222BB 00700)
LICKLIDER ALAN & MARGARET
401 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BB 01300)
SCHISLER ROBIN
337 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BB 06600)
DAVIDSON TRAVIS J & KRISTEN L
211 FAIRWAY ST
NEWBERG OR 97132

(T#: 3222BB 06700)
KOONS MELISSA J PACKARD (WROS)
207 FAIRWAY ST
NEWBERG OR 97132

(T#: 3222BB 05700)
GARVER SCOTT & CASSANDRA
201 FAIRWAY ST
NEWBERG OR 97132

(T#: 3222BC 03000)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 03500)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 03700)
DORHEIM DAVID W & JILL R
6170 A1A S NO 311
ST AUGUSTINE FL 32080

(T#: 3222BC 03700)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 03600)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 03100)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 01300)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 03200)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 03500)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 03300)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 04000)
GIACHERIO SCOTT R & SONDRAL
5262 WEDGEWOOD LP
NEWBERG OR 97132

(T#: 3222BC 03500)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 04300)
TOOMEY PETE & KERRY
5250 WEDGEWOOD LOOP
NEWBERG OR 97132

(T#: 3222BB 05200)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 00700)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 04800)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3221AA 06700)
GERBER MATTHEW & ADRIAN
126 ARGYLE CT
NEWBERG OR 97132

(T#: 3222BC 02600)
GREENS AT SPRINGBROOK
HOMEOWNERS ASSOC
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3221AA 06900)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 02400)
D R HORTON INC - PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 02000)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 01500)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 02200)
HUSTON KALLEN & JENNIFER
346 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BC 00800)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 03200)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 00300)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 00500)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 00600)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 00400)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 01400)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 02700)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 01100)
FITCH JEFFREY S & SHANNON M
353 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BB 02400)
KERSJES THEO & SLAVICA
356 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BC 02800)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 01200)
BELSHER MARC R & CORA REV
LIVING TRUST
345 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BB 02300)
RUFF JAMES & MAXINE
352 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BB 03900)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3221AA 07800)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3216 02015)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 00400)
CAUSEY SIGRID & DARRIN
372 FAIRWAY ST
NEWBERG OR 97132

(T#: 3222BB 00800)
OWEN GARY L & ROSEMARY C
373 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BB 00300)
WELDON MARK & GINA
368 FAIRWAY ST
NEWBERG OR 97132

(T#: 3222BB 00900)
ZIELSDORF COREY D & FRANCINE R
369 THE GREENS AVE
NEWBERG OR 97132

(T#: 3222BB 00200)
ALBRECHT DONNA
364 FAIRWAY ST
NEWBERG OR 97132

(T#: 3222BB 02500)
KRAEMER STEVEN C & LAURA J
371 FAIRWAY ST
NEWBERG OR 97132

(T#: 3222BB 04900)
GREENS AT SPRINGBROOK
HOMEOWNERS ASSOC
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 01100)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 01200)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 01000)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 05800)
HOOKS TIMOTHY A
5211 WEDGEWOOD DR
NEWBERG OR 97132

(T#: 3221AA 06500)
DR HORTON INC
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 06400)
TAYLOR PHIL A
5267 WEDGEWOOD LP
NEWBERG OR 97132

(T#: 3221AA 06000)
D R HORTON INC - PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3221AA 06100)
D R HORTON INC - PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3221AA 05900)
D R HORTON INC - PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 03400)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 05400)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BB 05300)
MESERVE CHRISTOPHER
5214 WEDGEWOOD LOOP
NEWBERG OR 97132

(T#: 3222BB 03300)
LING VICTOR & ROSA
311 FAIRWAY ST
NEWBERG OR 97132

(T#: 3222BB 05900)
NAKAYAMA HIROFUMI & KAREN
5215 WEDGEWOOD LP
NEWBERG OR 97132

(T#: 3222BC 02100)
D R HORTON INC - PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3221AA 07000)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3221AA 06200)
WILLIAMS RONALD & CARLA
147 ARGYLE CT
NEWBERG OR 97132

(T#: 3222BB 06000)
HOUCK EDMUND J & NICOLE A
5219 WEDGEWOOD LOOP
NEWBERG OR 97132

(T#: 3222BB 06300)
DUNHAM MICHAEL J & SHARON K
5261 WEDGEWOOD LP
NEWBERG OR 97132

(T#: 3221AA 07100)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3221AA 07200)
GREENS AT SPRINGBROOK
HOMEOWNERS ASSOC
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3221AA 06300)
FARHAT NADER
139 ARGYLE CT
NEWBERG OR 97132

(T#: 3221AA 06800)
DR HORTON INC
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 01700)
D R HORTON INC-PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3221AA 06400)
DR HORTON INC
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3221AA 05800)
D R HORTON INC - PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 01900)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 02200)
D R HORTON INC - PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 01800)
GREENS AT SPRINGBROOK LLC THE
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3222BC 02300)
D R HORTON INC - PORTLAND
4386 SW MACADAM AVE SUITE 102
PORTLAND OR 97239

(T#: 3207CD 00900)
SEEHAWER RICHARD D
PO BOX 857
GILCHRIST OR 97737

(T#: 3207CD 00800)
LAPP TYLER
409 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3218AB 00911)
LIPPARD CALEB J & ASHLEY M
2215 HERITAGE WY
NEWBERG OR 97132

(T#: 3207CA 00400)
KWOK MICHAEL & PATRICIA
311 W EDGEWOOD DR
NEWBERG OR 97132

(T#: 3207CA 03800)
NEWBERG CITY OF
PO BOX 970
NEWBERG OR 97132

(T#: 3207CD 00600)
MACRIS NICHOLAS & OANH
343 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3207CD 00500)
MOORE KENT P & SALLY A
335 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3207CD 00400)
GAUNT BRIAN J & HOLLY S
329 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3207CA 03500)
MOSS CASSANDRE A
435 MYRTLEWOOD ST
NEWBERG OR 97132

(T#: 3207CA 04400)
MCVAY BERTON E & DEBBIE L
344 W MYRTLEWOOD ST
NEWBERG OR 97132

(T#: 3207CA 04300)
MORI YOICHI & TOMOKO
402 W MYRTLEWOOD ST
NEWBERG OR 97132

(T#: 3218AB 00904)
COYOTE HOMES INC
PO BOX 480
NEWBERG OR 97132

(T#: 3207CA 04600)
COURTNEY KENNY D & KELLY A
328 W MYRTLEWOOD ST
NEWBERG OR 97132

(T#: 3207CA 01000)
WILLAMETTE VALLEY HOMES INC
PO BOX 760
WILSONVILLE OR 97070

(T#: 3207CA 01600)
JORDAN BRODIE & AMY
436 W EDGEWOOD DR
NEWBERG OR 97132

(T#: 3207CA 04000)
WALL DONALD E & CARRIE A
426 W MYRTLEWOOD ST
NEWBERG OR 97132

(T#: 3218AB 00900)
COYOTE HOMES INC
PO BOX 490
NEWBERG OR 97132

(T#: 3207CA 03300)
HEALY GRIFF & MARY E
419 W MYRTLEWOOD ST
NEWBERG OR 97132

(T#: 3207CA 03900)
HAMILTON KEITH E & KATHLEEN M
434 W MYRTLEWOOD ST
NEWBERG OR 97132

(T#: 3207CA 03700)
TWENGE KRISTIN
442 W MYRTLEWOOD ST
NEWBERG OR 97132

(T#: 3207CD 03600)
PACIFIC CONSTRUCTION INC
901 N BRUTSCHER ST #201
NEWBERG OR 97132

(T#: 3218AB 00920)
MURPHY DAVID F
2214 HERITAGE WAY
NEWBERG OR 97132

(T#: 3207CD 02500)
FOSTER DANIEL &
326 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3207CD 04000)
RUSSELL ERIC
423 W OXFORD ST
NEWBERG OR 97132

(T#: 3207CD 03900)
JACQUES CELINE
415 W OXFORD ST
NEWBERG OR 97132

(T#: 3207CD 03800)
ANDERSON RICHARD S & M RENEE
PO BOX 1301
SHERWOOD OR 97140

(T#: 3207CD 03700)
FROST JUBAL S
901 N BRUTSCHER ST NO 201
NEWBERG OR 97132

(T#: 3222BB 06500)
MAFFIA CASSIO & KRISTA J
5271 WEDGEWOOD LP
NEWBERG OR 97132

(T#: 3221AA 05600)
CONTRERAS RODOLFO & CHERYL
165 ARGYLE CT
NEWBERG OR 97132

(T#: 3221AA 05700)
KAZEBEE TROY & KENDRA
161 ARGYLE CT
NEWBERG OR 97132

(T#: 3218AB 00913)
COYOTE HOMES INC
PO BOX 490
NEWBERG OR 97132

(T#: 3207CD 08500)
GILLESPIE GAYLE J
2522 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3218AB 00912)
FERRARO REBECCA
2164 HERITAGE WY
NEWBERG OR 97132

(T#: 3207CD 08800)
AMLER SUSAN
2521 HERITAGE WAY
NEWBERG OR 97132

(T#: 3207CD 10000)
ALLEN MIKE
2520 HERITAGE WAY
NEWBERG OR 97132

(T#: 3207CD 09900)
GRIMSTAD JAY S & TRACY L
16090 NE MOUNTAIN HOME RD
SHERWOOD OR 97140

(T#: 3207CD 07800)
KEARY JAMES
408 BANNER LN
NEWBERG OR 97132

(T#: 3207CA 04200)
THOMSEN KAI E & S J JACINDA
410 W MYRTLEWOOD ST
NEWBERG OR 97132

(T#: 3207CD 03500)
JDC HOMES LLC
901 N BRUTSCHER ST NO 201
NEWBERG OR 97132

(T#: 3207CD 06800)
HULBERT JEFFREY A & MELANIE A
2529 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CD 06700)
RUSSELL BRIANNE
9620 SKYHOLLOW DR
LAS VEGAS NV 89123

(T#: 3207CD 06400)
CLOCK GRANT & DIANA
421 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CD 06500)
JONES JACQUELINE D
2609 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CD 06600)
LAREMORE MICHAEL K & TRUDY M
2605 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CD 06900)
PERSINGER DEBBIE & WILLIAM
2523 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CD 01400)
SANCHEZ ROGELIO
2716 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3218AB 00903)
COYOTE HOMES INC
PO BOX 490
NEWBERG OR 97132

(T#: 3207CD 01100)
DAANE LAURENCE
431 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3207CA 04100)
WOLFF JEREMIAH D & KATIE A
418 MYRTLEWOOD DR
NEWBERG OR 97132

(T#: 3207CD 07500)
HALTINER SCOTT J
2319 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CA 02200)
DEVAN KARA L & ISAIAH M
312 W EDGEWOOD DR
NEWBERG OR 97132

(T#: 3207CD 07700)
STONE RICHARD & CAROL
11032 PIEDMONT VALLEY AVE
LAS VEGAS NV 89144

(T#: 3207CD 07600)
SWAIM NERISSA V
424 BANNER LN
NEWBERG OR 97132

(T#: 3207CA 01100)
HIGGINS TRUST THE
19545 NW BISHOP-SCOTT RD
YAMHILL OR 97148

(T#: 3207CA 03400)
NILSEN NATALIE A
427 W MYRTLEWOOD ST
NEWBERG OR 97132

(T#: 3207CD 00700)
BECKER CHRISTINA D & BRUCE
401 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3207CA 04500)
PILLER EDWARD F & JEANETTE M
336 W MYRTLEWOOD ST
NEWBERG OR 97132

(T#: 3207CD 01200)
KEMPER CREST HOMEOWNERS
ASSOCIATION
4386 SW MACADAM AVE NO 102
PORTLAND OR 97239

(T#: 3218AB 00910)
COYOTE HOMES INC
PO BOX 490
NEWBERG OR 97132

(T#: 3207CD 01000)
KRAMER SEAN D & SVETLANA K 50%
425 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3207CD 02300)
KILLEN LAURALEE C & RANDY M
332 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3207CD 09800)
NORLING YVETTE E
2428 HERITAGE WAY
NEWBERG OR 97132

(T#: 3207CD 08000)
GARDNER ANTOINETTE A & SHANE J
346 BANNER LN
NEWBERG OR 97132

(T#: 3207CD 09200)
GREENE MERISSA
2417 HERITAGE WAY
NEWBERG OR 97132

(T#: 3207CD 09500)
SMITH DANIEL G & SUSAN M
2332 HERITAGE WAY
NEWBERG OR 97132

(T#: 3207CD 09400)
FIDEL DAVID V & TERESA G
2324 HERITAGE WAY
NEWBERG OR 97132

(T#: 3207CD 08100)
WICKERSHAM WILLIAM R.
2418 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CD 10100)
JURANEK CHAD & KIM
2526 HERITAGE WY
NEWBERG OR 97132

(T#: 3207CD 08700)
SANDERS MATTHEW & SUSAN
2527 HERITAGE WY
NEWBERG OR 97132

(T#: 3207CD 08600)
RIEDL KIMBERLY
2528 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CD 06000)
NEWBURY ANDREW P
343 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CD 06100)
KIRMA VICTOR P & ANNETTE L
16400 SW NIGHTHAWK DR
BEAVERTON OR 97007

(T#: 3207CD 02200)
HANSON JENNIFER
15128 SE NIA DR
HAPPY VALLEY OR 97086

(T#: 3207CD 07300)
SHAW JOEL B
2419 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CA 00900)
HAGGLUND NATHAN & MICHELE
1330 PRINCETON ST
NEWBERG OR 97132

(T#: 3207CA 01300)
BAIRD TRINA E
425 W EDGEWOOD DR
NEWBERG OR 97132

(T#: 3207CD 04100)
TWENGE SCOTT A & SHERI L
PO BOX 762
NEWBERG OR 97132

(T#: 3207CA 01400)
WILLAMETTE VALLEY HOMES INC
PO BOX 760
WILSONVILLE OR 97070

(T#: 3207CD 04900)
VANCE LORI
344 W OXFORD ST
NEWBERG OR 97132

(T#: 3207CD 08400)
KADIK MARK & MONICA
2514 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CD 02000)
NELSON BENJAMIN & ALLISON
400 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3207CD 02100)
CORY MARK E & JENNIFER S
342 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3207CD 07900)
PEFFERS JASON
404 BANNER LN
NEWBERG OR 97132

(T#: 3207CD 09600)
SHIH NAI-CHING
2416 HERITAGE WAY
NEWBERG OR 97132

(T#: 3207CD 07400)
MCCLATCHEY JAMES & JENNIFER
2333 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CA 00500)
SWANSON LYLE E & MARILYN
315 EDGEWOOD DR
NEWBERG OR 97132

(T#: 3207CD 07200)
GUNN PETER & BOBBIE
2425 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CD 07100)
MILLER EDWARD J & KELLEY
2431 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CD 08900)
WEANDER GARY D & JENNIFER M
2513 HERITAGE WAY
NEWBERG OR 97132

(T#: 3218AB 00914)
COYOTE HOMES INC
PO BOX 490
NEWBERG OR 97132

(T#: 3207CA 02000)
SCHNEIDER JEFFREY B & ANA D
18215 SW 133RD TER
TUALATIN OR 97062

(T#: 3207CA 02100)
KIRK JEANETTE LIVING TRUST
2459A OCEAN ST
CARLSBAD CA 92008

(T#: 3207CD 04200)
SMITH MICHAEL R
437 W OXFORD ST
NEWBERG OR 97132

(T#: 3207CD 05100)
PACIFIC CONSTRUCTION INC
901 N BRUTSCHER ST NO 201
NEWBERG OR 97132

(T#: 3207CD 05000)
PETERSON ERIK
336 W OXFORD ST
NEWBERG OR 97132

(T#: 3207CA 01500)
WILLAMETTE VALLEY HOMES INC
PO BOX 760
WILSONVILLE OR 97070

(T#: 3207CD 07000)
GARRETTY KEITH L
2515 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CD 04800)
EBERHARDT MARK D & TERESA
402 W OXFORD ST
NEWBERG OR 97132

(T#: 3207CD 04500)
MCCOLLUM LOGAN E & JENNIFER M
422 W OXFORD ST
NEWBERG OR 97132

(T#: 3207CD 04700)
JDC HOMES LLC
901 N BRUTSCHER ST #201
NEWBERG OR 97132

(T#: 3207CD 04600)
PEREZ NOE M & KARINA
1210 S COLLEGE ST NO 135
NEWBERG OR 97132

(T#: 3207CA 03000)
JONES JOHN T & MEGAN L
345 W MYRTLEWOOD ST
NEWBERG OR 97132

(T#: 3207CA 02900)
FLEENOR DANIEL H & NANETTE M
337 W MYRTLEWOOD ST
NEWBERG OR 97132

(T#: 3207CA 02800)
GALAVIZ ELSA
329 W MYRTLEWOOD ST
NEWBERG OR 97132

(T#: 3207CD 09100)
OZERUGA RUSIAN
7709 SE 120TH PL
PORTLAND OR 97266

(T#: 3207CD 01600)
DEBOLT JEFFREY M & TIFFANY L
424 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3207CA 00800)
BURKLOW WILLIAM G & BRENDA L
331 EDGEWOOD DR
NEWBERG OR 97132

(T#: 3207CD 01500)
HATCHER CHARLES F & AMY J
430 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3207CA 03200)
BENSON DAVID A & TAMI L
411 W MYRTLEWOOD ST
NEWBERG OR 97132

(T#: 3207CD 02400)
FOSTER DANIEL H & SARAH E
330 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3207CA 01200)
SMITH GARY B & JENNIFER B
421 W EDGEWOOD DR
NEWBERG OR 97132

(T#: 3207CD 09300)
MACKEN JERRY & NICOLE
2318 HERITAGE WY
NEWBERG OR 97132

(T#: 3218AB 00909)
PARRISH DONALD L & SUSAN D
2164 LEGACY DR
NEWBERG OR 97132

(T#: 3218AB 00908)
EMERY TERRY
PO BOX 1029
NEWBERG OR 97132

(T#: 3218AB 00907)
WADLOW BRYAN & SHAI
2140 LEGACY DR
NEWBERG OR 97132

(T#: 3218AB 00906)
COYOTE HOMES INC
PO BOX 490
NEWBERG OR 97132

(T#: 3218AB 00905)
COYOTE HOMES INC
PO BOX 490
NEWBERG OR 97132

(T#: 3218AB 00902)
BRONS KENNETH R & REBECCA J
2157 LEGACY DR
NEWBERG OR 97132

(T#: 3218AB 00901)
COYOTE HOMES INC
PO BOX 490
NEWBERG OR 97132

(T#: 3207CD 09700)
JUAREZ MICHAEL
2422 HERITAGE WY
NEWBERG OR 97132

(T#: 3228BB 00501)
NEAL KATHLEEN A (WROS)
3215 S WYNOOSKI RD
NEWBERG OR 97132

(T#: 3228BB 00503)
CHISHOLM JON B
13012 SW BROADMOOR PL
TIGARD OR 97223

(T#: 3229 00201)
NEWBERG CITY OF
414 E 1ST ST
NEWBERG OR 97132

(T#: 3229 00102)
NEWBERG CITY OF
414 E 1ST ST
NEWBERG OR 97132

(T#: 3229 02000)
NEWBERG CITY OF
401 E 3RD ST
NEWBERG OR 97132

(T#: 3229 02100)
SOUTHEAST PAPER
MANUFACTURING CO
ATTN LORI MUSCUTT
NEWBERG OR 97132

(T#: 3209 02900)
AUSTIN G KENNETH & JOAN D
PO BOX 1060
NEWBERG OR 97132

(T#: 3207 01001)
SCHOOL DISTRICT NO 29 JT
713 E 6TH ST
NEWBERG OR 97132

(T#: 3209 03000)
AUSTIN GEORGE K JR & JOAN D
% AUSTIN INDUSTRIES
NEWBERG OR 97132

(T#: 3207CA 00600)
TARAKHCHYAN VAHE & AMANDA L
321 EDGEWOOD DR
NEWBERG OR 97132

(T#: 3207CD 01800)
SEVERSON STEVEN M
412 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3207CD 01900)
VELASQUEZ JESSICA
408 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3207CD 01700)
NISHIOKA AKIRA & YOKO S
420 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3207CD 04300)
LAPLANTE SCOTT & KELLY
436 W OXFORD ST
NEWBERG OR 97132

(T#: 3207CD 04400)
ROBERTS CHRIS L
428 W OXFORD ST
NEWBERG OR 97132

(T#: 3207CA 03600)
WOLFE RONALD J & STACIE D
443 MYRTLEWOOD DR
NEWBERG OR 97132

(T#: 3207CD 06200)
TARANKOV IGOR
405 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CD 05900)
MAIORANO ERIK W
335 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CD 05800)
SAHLI SCOTT & JENNIFER
329 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CA 00700)
CHAUNCEY SHANNON M
325 EDGEWOOD DR
NEWBERG OR 97132

(T#: 3218AB 00915)
PILLER AARON S & AMBER
2135 HERITAGE WAY
NEWBERG OR 97132

(T#: 3218AB 00919)
FERRARO REBECCA
2164 HERITAGE WY
NEWBERG OR 97132

(T#: 3207CD 08300)
CORN DONALD D & NANCY
2430 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CD 09000)
FAY KAREN
2429 HERITAGE WAY
NEWBERG OR 97132

(T#: 3207CD 08200)
HUGHES BUDDY O
2424 ROGER SMITH DR
NEWBERG OR 97132

(T#: 3207CD 06300)
MORAWEK LINDA (WROS)
14 MONTICELLO
IRVINE CA 92620

(T#: 3207CA 03100)
BARBER PAUL R & DEBORAH M
403 MYRTLEWOOD ST
NEWBERG OR 97132

(T#: 3207CA 01700)
PHILLIPS EDGAR W & SANDY H
430 EDGEWOOD DR
NEWBERG OR 97132

(T#: 3207CA 01800)
YOUNGQUIST BRIAN
406 W EDGEWOOD DR
NEWBERG OR 97132

(T#: 3207CA 01900)
WILLIAMS CHRISTOPHER R & JO E
400 W EDGEWOOD DR
NEWBERG OR 97132

(T#: 3222 03500)
CHEHALEM PARK AND RECREATION
DISTRICT
125 S ELLIOTT RD
NEWBERG OR 97132

(T#: 3227 00500)
PARRISH WARREN A (HEIR)
30450 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3227 00501)
PARRISH WARREN A & MELISA M
30450 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 04600)
HARLE INC
22230 SW TAYLORS DRIVE
TUALATIN OR 97062

(T#: 3222 03400)
CHEHALEM PARK AND RECREATION
DISTRICT
125 S ELLIOTT RD
NEWBERG OR 97132

(T#: 3227 01200)
FREY W TODD & LISA H
8700 NE PARRISH RD
NEWBERG OR 97132

(T#: 3222 01900)
NEWBERG SCHOOL DISTRICT 29J
714 E 6TH ST
NEWBERG OR 97132

(T#: 3221 04701)
HARLE INC
22230 SW TAYLORS DRIVE
TUALATIN OR 97062

(T#: 3221 04601)
DERKACHT KOREY D
PO BOX 27
NEWBERG OR 97132

(T#: 3222 03300)
CHEHALEM PARK AND RECREATION
DISTRICT
125 S ELLIOTT RD
NEWBERG OR 97132

(T#: 3221 03400)
HICKERT JOHN F & MARGARET
13940 SW HIGHWAY 18
MCMINNVILLE OR 97128

(T#: 3221 04600)
HARLE INC
22230 SW TAYLORS DRIVE
TUALATIN OR 97062

(T#: 3221 04500)
RONNING JAMES & SUZANNE
29895 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3233 00100)
MCKILLIP SCOTT T
PO BOX 129
ST PAUL OR 97137

(T#: 3227 01300)
MCKILLIP SCOTT T & STACEY L
9000 NE PARRISH RD
NEWBERG OR 97132

(T#: 3227 00400)
CODE JANET M & DAMIAN E 50%
4829 NE 38TH AVE
PORTLAND OR 97211

(T#: 3221 02700)
SPADA RICHARD D & BETTE J
28300 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3229 00600)
SOUTHEAST PAPER
MANUFACTURING CO
ATTN LORI MUSCUTT
NEWBERG OR 97132

(T#: 3229 00202)
SOUTHEAST PAPER
MANUFACTURING CO
ATTN: LORI MUSCUTT
NEWBERG OR 97132

(T#: 3229 02200)
SOUTHEAST PAPER
MANUFACTURING CO
ATTN LORI MUSCUTT
NEWBERG OR 97132

(T#: 3229 00800)
SOUTHEAST PAPER
MANUFACTURING CO
ATTN LORI MUSCUTT
NEWBERG OR 97132

(T#: 3229 00400)
SOUTHEAST PAPER
MANUFACTURING CO
ATTN LORI MUSCUTT
NEWBERG OR 97132

(T#: 3229 00500)
SOUTHEAST PAPER
MANUFACTURING CO
ATTN LORI MUSCUTT
NEWBERG OR 97132

(T#: 3216 01902)
PROVIDENCE HEALTH SYSTEM
% PROVIDENCE PROPERTY
MANAGEMENT
PORTLAND OR 97213

(T#: 3228BB 00502)
SCHMITZ FAMILY LLC
3635 BETHEL HEIGHTS RD NW
SALEM OR 97304

(T#: 3229 00203)
HALSTEAD RONALD C & RUSSELL M
PO BOX 54
NEWBERG OR 97132

(T#: 3229 00205)
WALKER MELISSA
C/O OREGON MATTRESS COMPANY
NEWBERG OR 97132

(T#: 3209 02700)
AUSTIN GEORGE K JR & JOAN D
% AUSTIN INDUSTRIES
NEWBERG OR 97132

(T#: 3228BB 00500)
NEAL KATHLEEN A
3215 WYNOOSKI ST
NEWBERG OR 97132

(T#: 3229 00200)
TWO BEARS CO
PO BOX 583
CARLTON OR 97111

(T#: 3209 05503)
WILFORD DIANE M
29377 NE DAVID LN
NEWBERG OR 97132

(T#: 3209 05502)
FRIEDRICH TODD W & KARI K
29301 NE DAVID LN
NEWBERG OR 97132

(T#: 3209 03305)
SEIDEL GREGORY S & JILL M
29705 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3209 03304)
MAYS GARY E & TEDDI R
29801 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3216AA 01600)
SHEPHERD DANIEL D & VICKI L
30230 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3218CD 00213)
DUSA ANNETTE M (WROS)
725 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CD 00205)
WALDREN RICHARD F & SALLY M
700 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CD 00203)
BAULT ROBERT J & BETTY J
800 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CD 00220)
PRUITT MARK A & WENDY J
975 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CD 00209)
CJT LLC
ATTN: TWENGE JEFF
NEWBERG OR 97132

(T#: 3218CD 00210)
BARAJAS GREGORIO & ROSA
625 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CD 00211)
THE TILDEN FAMILY TRUST
575 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3222 01107)
LEONARD HAROLD C
32015 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3218CD 00204)
ROUSEY-SEIDEL MARK & GLORIA
839 CEDARWOOD LN
PETALUMA CA 94954

(T#: 3215 00301)
A TO Z WINERWORKS LLC
ATTN WILLIAM HATCHER
DUNDEE OR 97115

(T#: 3218CD 00202)
MILLS RICHARD H & ELLEN L
850 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CD 00221)
DAVID ERNEST E
24600 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3215 01800)
RIBBON RIDGE LLC
31180 NE VERITAS LN
NEWBERG OR 97132

(T#: 3218CD 00212)
WILSON DANIEL & LAURIE
675 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3207 05601)
CHRISTENSON LARRY & CINDY
16107 SE WALLACE RD
DAYTON OR 97114

(T#: 3207 05600)
ROOS MICHAEL F & ELIZABETH C
15165 NE CULLEN RD
NEWBERG OR 97132

(T#: 3216 01903)
PROVIDENCE HEALTH SYSTEM
% PROVIDENCE PROPERTY
MANAGEMENT
PORTLAND OR 97213

(T#: 3207 05100)
LOOKABILL KENNETH E & BONNITA I
PO BOX 52
NEWBERG OR 97132

(T#: 3222 02000)
BEAUDRY RICKY A & TERRI L
30800 NE SIEFKEN LN
NEWBERG OR 97132

(T#: 3207 05000)
GILDAY STEPHEN D & LUCIE E
24695 NORTH VALLEY RD
NEWBERG OR 97132

(T#: 3207 05101)
JELLUM PAUL A & KRISTINE L
15925 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3207 05200)
SLOCUM FAMILY LIVING TRUST
24055 NORTH VALLEY RD
NEWBERG OR 97132

(T#: 3207 05300)
HILL JOHN R REVOCABLE LIVING
TRUST
PO BOX 3683
KODIAK AK 99615

(T#: 3207 05500)
HALL KATHY L
23775 NORTH VALLEY RD
NEWBERG OR 97132

(T#: 3207 05400)
WALKER MARVIN L & LINDA L
23650 NORTH VALLEY RD
NEWBERG OR 97132

*Need
Better
add.*

(T#: 3219BD 03000)
CLEMENTS JOSEPH R & JEANNE
604 W 1ST ST
NEWBERG OR 97132

(T#: 3219BD 02900)
MARONTATE JACK
12128 HONEY LN
NEWBERG OR 97132

(T#: 3207 01000)
CHEHALEM PARK & RECREATION
DISTRICT
% BROWN ALLYN ATTORNEY
NEWBERG OR 97132

*Need
Better
add*

(T#: 3221 04200)
CHEHALEM PARK AND RECREATION
DISTRICT
125 S ELLIOTT RD
NEWBERG OR 97132

(T#: 3218CD 00217)
KNIGHT BRUCE R & JOHANNA M
PO BOX 1538
SHERWOOD OR 97140

(T#: 3218CD 00219)
DAZEY-BROWN CARRYL A
875 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CD 00214)
HIRONS KATHLEEN M & THOMAS W
775 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CD 00201)
LYDA JOHN D & JANET L
900 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CD 00218)
SCOTT DAVID J & SHAWNA D
24625 NE HUMMINGBIRD CT
NEWBERG OR 97132

(T#: 3218CD 00215)
POWERS DONALD R JR & THEODORA
G
24600 NE TWENGE CT
NEWBERG OR 97132

(T#: 3216AB 01805)
PETRONE CAROL A LIVING TRUST 1/2
4301 NE CRESTVIEW DR
NEWBERG OR 97132

(T#: 3218CD 00208)
DOMAIN JOSIAH PROPERTIES LLC
2412 7TH AVE W
SEATTLE WA 98199

(T#: 3219BA 01701)
ADAMS SAMUEL M
4800 SW GRIFFITH DR NO 104
BEAVERTON OR 97005

(T#: 3216AB 01815)
ANDERSON PAUL N & CARLA J
4601 BLUE HERON CT
NEWBERG OR 97132

(T#: 3216AB 01813)
HOLMES ROBERT L & MALI
4507 BLUE HERON CT
NEWBERG OR 97132

(T#: 3216 01908)
INGRAM GARREN L & BARBARA L
PO BOX 842
SHERWOOD OR 97140

(T#: 3218CD 00216)
TRANHAM ROBERT & SUSAN
24500 NE HUMMINGBIRD CT
NEWBERG OR 97132

(T#: 3218CD 00207)
POWERS LAURIE E
600 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CD 00222)
SANCHEZ GERARDO MENDEZ
24500 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3209 00511)
BECKER GREGORY N & REBECCA W
612 E 2ND ST
NEWBERG OR 97132

(T#: 3227 00901)
STROUP RUSSELL L & GENA I
9630 NE NEUMANN LN
NEWBERG OR 97132

(T#: 3216AB 01814)
NELSON GARY L & LYNETTE J
4509 NE BLUE HERON CT
NEWBERG OR 97132

(T#: 3218CD 00206)
LEWIS JAMES H & JANET L
650 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3216AB 01812)
BARNETT BRUCE A & ROBERTA R
4600 BLUE HERON CT
NEWBERG OR 97132

(T#: 3209 03106)
GREEN NORMA TRUST
29215 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3206 04500)
TARKIAINEN-ATKINSON TANJA R
16000 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3209 00901)
HANCOCK LIVING TRUST
29125 NE PENDLE HILL RD
NEWBERG OR 97132

(T#: 3219BA 01700)
WEYGANDT PATSY A TRUST
24401 S MULINO RD
CANBY OR 97103

(T#: 3209 00510)
PEAKE PHILIP J & ANN V
29365 MILLER VIEW LN
NEWBERG OR 97132

(T#: 3215 01701)
SCHOLZ GREGG H & MARY ANN
31139 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3228 02200)
JENSEN JOHN C JR
8630 NE ST PAUL HIGHWAY
NEWBERG OR 97132

(T#: 3228 00900)
GAIBLER WALTER C REVOCABLE
LIVING TRUST
1301 FULTON ST NO 130
NEWBERG OR 97132

(T#: 3228 01000)
SCHMIDT CHARLES M LIVING TRUST
1/2 &
9150 NW ST PAUL HWY
NEWBERG OR 97132

(T#: 3207 04300)
ROTH TRUST
3113 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3207 04500)
VANHEVELINGEN MELISSA L REV LIV
TRUST 1/2
3121 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3222 03700)
FLOCH LIVING TRUST
30150 NE FERNWOOD RD
NEWBERG OR 97132

(T#: 3228 02403)
STEWART MARK
8830 NE ST PAUL HIGHWAY
NEWBERG OR 97132

(T#: 3207 05800)
LINDQUIST MARK A & SUSAN R
23875 NE ANDERSON LN
NEWBERG OR 97132

(T#: 3222 03200)
SHULER GARY C & SANDRA L
30790 NE FERNWOOD RD
NEWBERG OR 97132

(T#: 3207 05700)
CHRISTENSON LARRY & CINDY
16107 SE WALLACE RD
DAYTON OR 97114

(T#: 3222 02200)
PALMER DERRIE 50%
10905 NE RENNE RD
NEWBERG OR 97132

(T#: 3313 00200)
OHALLORAN JOE
14495 NE CULLEN RD
NEWBERG OR 97132

(T#: 3313 00500)
HINKLE FAMILY TRUST
23345 NE OLD YAMHILL RD
NEWBERG OR 97132

(T#: 3313 00600)
SMITH RANDAL L 1/4 &
29661 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3313 00800)
SMITH DONALD E & DOROTHY C
13510 NE ROEDEL RD
NEWBERG OR 97132

(T#: 3313 00901)
JONES CARRIE C M & DENNIS L
13340 NE ROEDEL RD
NEWBERG OR 97132

(T#: 3313 00900)
BRAWAND BEVERLEY A
23895 NE OLD YAMHILL RD
NEWBERG OR 97132

(T#: 3228 02401)
GRAY DANIEL J & CONSTANCE A
8980 NE ST PAUL HIGHWAY
NEWBERG OR 97132

(T#: 3222 03100)
PIERCE JANICE M & JAMES D
30690 NE FERNWOOD RD
NEWBERG OR 97132

(T#: 3215 00600)
~~LIM JAIME~~
4900 E PORTLAND RD
NEWBERG OR 97132

(T#: 3215 00700)
LIM JAIME
5424 N MICHIGAN AVE
PORTLAND OR 97217

(T#: 3227 00200)
BOLLINGER MARGARET REVOCABLE
LIV TRUST
31751 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3222 02900)
BESTWICK THOMAS H & LORETTA D
30575 NE FERNWOOD RD
NEWBERG OR 97132

(T#: 3215 00500)
MCCLURE CHARLES J & ELLEN R
TRUST
30295 NORTH HIGHWAY 99W
NEWBERG OR 97132

(T#: 3215 00400)
NEWBERG CITY OF
0

(T#: 3228 02600)
NASH CHRISTOPHER P
31635 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3227 00300)
HALSEY RESOURCES LLC
51 GARIBALDI
LAKE OSWEGO OR 97035

(T#: 3219BD 03300)
NIBLER LAWRENCE G & JAMIE L
15495 NE QUARRY RD
NEWBERG OR 97132

(T#: 3219BD 02800)
SHELL OIL PRODUCTS US
ATTN SHELL OIL CO / BRUCE
BURNHAM
HOUSTON TX 77002

(T#: 3219BA 03100)
BAXTER DARLA R
3708 N TERRACE DR
NEWBERG OR 97132

(T#: 3207 04400)
ROTH TRUST
3113 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3207 04301)
VAN HEVELINGEN MELISSA L
TRUSTEE
3121 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3207 04200)
TALBOTT JEAN A
14250 NE CULLEN RD
NEWBERG OR 97132

(T#: 3207 03800)
KREDER DOROTHY MARIE
1735 NW MEADOWS DR
MCMINNVILLE OR 97128

(T#: 3222 01800)
ADAPS LLC
~~7257 ST PAUL HIGHWAY NE
ST PAUL OR 97137~~

(T#: 3222 01600)
ADAPS LLC
7257 ST PAUL HIGHWAY NE
ST PAUL OR 97137

(T#: 3222 01400)
RENNE FAMILY LIVING TRUST
10350 NE RENNE RD
NEWBERG OR 97132

(T#: 3228 02100)
FEHRENBACHER REVOCABLE LIVING
TRUST
1605 N SIMPSON ST
PORTLAND OR 97217

(T#: 3207 06000)
LAMBERT KATHY A 4/12 &
470 NE NORTON LN
MCMINNVILLE OR 97128

(T#: 3207 05900)
NELSON TERRENCE L & SHARON L
14125 NE CULLEN RD
NEWBERG OR 97132

(T#: 3312 01400)
OHALLORAN JOSEPH & JAMIE
14495 NE CULLEN RD
NEWBERG OR 97132

(T#: 3228 00800)
HODGDON DONALD E JR
PO BOX 1543
LAKE GROVE OR 97035

(T#: 3215 01003)
WERTH FAMILY LLC
33180 NE HAUGEN RD
NEWBERG OR 97132

(T#: 3222 02500)
BESTWICK T HARRY & LORETTA
~~30575 NE FERNWOOD RD
NEWBERG OR 97132~~

(T#: 3222 02800)
BESTWICK T HARRY & LORETTA
30575 NE FERNWOOD RD
NEWBERG OR 97132

(T#: 3228 02402)
GRAY DANIEL J & CONSTANCE A
8980 NE ST PAUL HIGHWAY
NEWBERG OR 97132

(T#: 3222 03800)
MAERZ KARL W & KRISTA T
11220 NE FETTIG LN
NEWBERG OR 97132

(T#: 3215 00305)
A TO Z WINERWORKS LLC
ATTN WILLIAM HATCHER
DUNDEE OR 97115

(T#: 3313 01000)
KOSMICKI CRAIG B TRUST
PO BOX 121
NEWBERG OR 97132

(T#: 3313 00100)
ROEDEL DAVID H & SANDRA L
13875 NE ROEDEL RD
NEWBERG OR 97132

(T#: 3228 00802)
CLAY TIMOTHY A & LAURIE S
10100 NE ADOLF RD
NEWBERG OR 97132

(T#: 3228 00801)
CHURCH RICK
9690 NE ADOLF RD
NEWBERG OR 97132

(T#: 3228 01100)
LAJOIE MERLIN A & SANDRA K
20855 NE WILLIAMSON RD
NEWBERG OR 97132

(T#: 3215 00501)
~~NEWBERG CITY OF
0~~

(T#: 3222 02700)
SHAAD NEWBERG PROPERTY LLC
11815 NE 99TH ST SUITE 1200
VANCOUVER WA 98682

(T#: 3228 02400)
MARTINSON IOLA 1/2
8625 NE ST PAUL HIGHWAY
NEWBERG OR 97132

(T#: 3228 02700)
STUTZMAN NANCY E
8955 NE PARRISH RD
NEWBERG OR 97132

(T#: 3215 00303)
CAFFALL VI GRANDCHILDRENS TRUST
C/O CAFFALL DOUGLAS
NEWBERG OR 97132

(T#: 3222 02300)
SOWASH STEVEN C & JULIANNA P
31901 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3228 02300)
KRIER DEL RAY J
8680 NE ST PAUL HIGHWAY
NEWBERG OR 97132

*Need Better
address*

(T#: 3215 01004)
ANDERSON ROBERT N & KATHERINE J
2691 SW EK RD
WEST LINN OR 97068

(T#: 3221 06000)
LAWN HEATHER
29500 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3228BB 00100)
NICKLOUS MARTIN T & KATHERINE R
1101 N SITKA AVE
NEWBERG OR 97132

(T#: 3229 00100)
BAKER ROCK RESOURCES
21880 SW FARMINGTON RD
BEAVERTON OR 97007

(T#: 3215 01500)
HUGHES FAMILY TRUST
31205 NE SCHAAD RD
NEWBERG OR 97132

(T#: 3221 02600)
TAUTFEST WAYNE C
PO BOX 1524
LA PINE OR 97739

(T#: 3221 06201)
KROEMER GORDON J & CHARLOTTE J
29950 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3228 00700)
FERY CRAIG J & KARA
29400 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3228 00500)
MOXLEY ROBERT M & SUSAN M
9995 NE NEUMANN LN
NEWBERG OR 97132

(T#: 3215 01300)
NEWBERG CITY OF
401 E 3RD ST
NEWBERG OR 97132

(T#: 3215 01400)
SCHAAD WALTER R
31531 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3209 00900)
CORNWALL KAREN K
PO BOX 789
NEWBERG OR 97132

(T#: 3222 03600)
FLOCH LIVING TRUST
30150 NE FERNWOOD RD
NEWBERG OR 97132

(T#: 3222 01301)
JOHNSON SALLY L
PO BOX 144
DUNDEE OR 97115

(T#: 3222 01302)
JOHNSON SALLY L
PO BOX 144
DUNDEE OR 97115

(T#: 3222 01300)
DOES LEE M & AMY L
10730 NE RENNE RD
NEWBERG OR 97132

(T#: 3222 02100)
GAYLORD RONALD A & TERESA A
10695 NE RENNE RD
NEWBERG OR 97132

(T#: 3207 04900)
ROBBINS HADLEY & GAYLE J
7090 SW BENHAM CT
PORTLAND OR 97225

(T#: 3207 04600)
VANHEVELINGEN MELISSA L REV LIV
TRUST1/2
3121 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3207 04700)
ROTH TRUST
3113 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3207 04800)
PELTIER RANDOLPH G & LISA F
3701 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3218 00100)
LAMBERT KATHY A 4/12 &
470 NE NORTON LN
MCMINNVILLE OR 97128

(T#: 3313 02501)
CASE LEO R ESTATE
23120 NE LARKINS RD
NEWBERG OR 97132

(T#: 3228 01900)
HARNER DOUGLAS C
901 N BRUTSCHER ST
NEWBERG OR 97132

(T#: 3228 02000)
MARTINSON IOLA J
8625 NE ST PAUL HIGHWAY
NEWBERG OR 97132

(T#: 3215 00302)
A TO Z WINEWORKS LLC
ATTN WILLIAM HATCHER
DUNDEE OR 97115

(T#: 3222 02400)
STUHR CATHLEEN & MICHAEL
31100 NE FERNWOOD RD
NEWBERG OR 97132

(T#: 3222 02101)
DOES LEE M & AMY L
10730 NE RENNE RD
NEWBERG OR 97132

(T#: 3222 03000)
SCHRAGE MICHAEL R & BRENDA L
30410 NE FERNWOOD RD
NEWBERG OR 97132

(T#: 3228 02404)
MONSON DAVID B & LORNA D
8820 NE ST PAUL HWY
NEWBERG OR 97132

(T#: 3207 04000)
SWONGER LIVING TRUST
2605 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3313 03500)
SATTLER RICHARD F & SANDRA E
23295 NE DILLON RD
NEWBERG OR 97132

(T#: 3221 03000)
KNIGHT JULIA L
28480 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 02900)
MARTIN PAUL A & REBECCA L
28440 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 02800)
DURAND KENT & MADELEINE A
28380 NE WILSONVILLE DR
NEWBERG OR 97132

(T#: 3215 00390)
DEPT TRANSPORTATION
% TRANSPORTATION BLDG
SALEM OR 97310

(T#: 3221 05001)
SNOW PETER & JANET REVOC
LIVING TRUST
1201 E FULTON ST #8
NEWBERG OR 97132

(T#: 3207 03900)
WYCKOFF LIVING TRUST
2505 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3209 01000)
ELLIS FAMILY TRUST
ATTN DELBERT ELLIS
NEWBERG OR 97132

(T#: 3219 02700)
CARNEVALE GENE E & LYNN A
24050 NE SUNNYCREST RD
NEWBERG OR 97132

(T#: 3215 01700)
SCHOLZ GREGG H & MARY ANN
(HEIRS)
31129 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3228 00100)
GAIBLER WALTER C REVOCABLE
LIVING TRUST
1301 FULTON ST NO 130
NEWBERG OR 97132

(T#: 3218 00200)
CALDWELL LIVING TRUST 1/2 &
PO BOX 2381
IDYLLWILD CA 92549

(T#: 3227 01100)
KING JOHN H & DOLLIE S
9300 NE PARRISH RD
NEWBERG OR 97132

(T#: 3207 00900)
NEWBERG FIRST BAPTIST CHURCH
PO BOX 1
NEWBERG OR 97132

(T#: 3221 05300)
SOVEY LLOYD H & CAROL M
21420 NE SUNNY CREST RD
NEWBERG OR 97132

(T#: 3207 00800)
PHILLIPS ROBERT E JR & B J
25020 NORTH VALLEY RD
NEWBERG OR 97132

(T#: 3227 01000)
MCCABE MARIE A (HEIR)
15260 SW SCHOLLS DR
SHERWOOD OR 97140

(T#: 3313 02700)
MARKS ROWENA LIVING TRUST
23520 NE LARKINS RD
NEWBERG OR 97132

(T#: 3221 05400)
LOZADA JESS & BILLIE
28950 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3228 00200)
MITCHELL DAVID K & ANNA L
9655 NE NEUMANN LN
NEWBERG OR 97132

(T#: 3313 02800)
PLEUS PATRICIA L
23630 NE LARKINS RD
NEWBERG OR 97132

(T#: 3227 00700)
ASHTON FAMILY TRUST
9665 NE PARRISH RD
NEWBERG OR 97132

(T#: 3221 05900)
JAQUITH STEPHEN K & LOUISA M
29300 NW WILSONVILLE RD
NEWBERG OR 97132

(T#: 3227 00800)
BAKER ROBERT L & ANITA R
30150 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3215 01604)
ROSAUER VINCENT M & COLLEEN M
31163 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3221 06100)
SVENDSEN WILLIAM C & DEBRA A
29770 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3215 01201)
HERMANSON PAUL D & PAMELA M
31187 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3215 01200)
JACKSON CHARLES H & IRENE
31339 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3313 03400)
MALAPIT KENT E & LORRAINE D
23485 NE DILLON RD
NEWBERG OR 97132

(T#: 3313 03100)
OLSON MELVIN & MARILYN TRUST
61375 BARGER RD
ST HELENS OR 97051

(T#: 3209 02201)
MILLS BRIAN R & NANCY L
14589 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3215 00800)
WELLS SHIRLEY M REVOCABLE
LIVING TRUST
30350 NORTH HIGHWAY 99W
NEWBERG OR 97132

(T#: 3215 01000)
KNOX RONALD & LINDA
31152 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3215 00900)
WADE JUDITH A
42292 SW WITHCOMBIE RD
GASTON OR 97119

(T#: 3215 01100)
SUE GHIZZONE TRUST AGREEMENT
30475 NE TRAILS END LN
NEWBERG OR 97132

(T#: 3215 01101)
FOSTER MARY C
PO BOX 208
NEWBERG OR 97132

(T#: 3209 01601)
MILLS CHARLES D
15125 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3209 01600)
MILLS LIVING TRUST
15125 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3209 02000)
WORLOCK ROBERT M & MARSHA J
14995 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3209 01500)
MILLS LIVING TRUST
15305 NE SPRINGBROOK RD.
NEWBERG OR 97132

(T#: 3216AB 01100)
OLSEN O WILLIAM & TURID
4501 NE BLUE HERON CT
NEWBERG OR 97132

(T#: 3209 02100)
BLANKENBILLER JOHN C & KATHLEEN
14955 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3215 01602)
PETERS MARK D & CRISTY R
PO BOX 533
PONY MT 59747

(T#: 3219 02400)
CARNEVALE GENE E & LYNN A
24050 NE SUNNYCREST RD
NEWBERG OR 97132

(T#: 3227 00900)
WALKER DOSS E & CHRISTINE JUDY
9655 NE PARRISH RD
NEWBERG OR 97132

(T#: 3221 05700)
HANSON MARVIN H
29250 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 05600)
HOLDAHL SHARON W
2015 VALERI DR
NEWBERG OR 97132

(T#: 3221 05502)
SLICK THOMAS B & LORI A
29140 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 05501)
SLICK LORI A KOHLMAN
29140 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 05500)
CRANFILL KERRI A
8466 75TH ST NE
SALEM OR 97305

(T#: 3221 05200)
HAGGERTY ROBERT & LOIS
28740 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3219BD 02500)
WATT WELDING SUPPLY INC
PO BOX 887
TUALATIN OR 97062

(T#: 3228 00300)
PROCTOR MICHAEL D & BARBARA B
20540 NW QUAIL HOLLOW
PORTLAND OR 97229

(T#: 3313 02400)
JACOBS LARRY J M & TAMI S
23400 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3215 01606)
HERMANSON PAUL D & PAMELA M
31187 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3209 01900)
WISE GEORGE A & JAMIE D
14945 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3228 00600)
FREEMAN PATRICIA A
29410 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3215 01600)
HAFFNER GREGORY R & JOHNNA M
PO BOX 3016
NEWBERG OR 97132

(T#: 3207 04100)
SIVLEY JOLANA L
2709 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3228 00302)
PROCTOR MICHAEL D & BARBARA B
20540 NW QUAIL HOLLOW
PORTLAND OR 97229

(T#: 3222 01106)
PETE TAMMIE L
% CRANE TAMMIE L
NEWBERG OR 97132

(T#: 3219BB 00300)
PATRICK NICOLE E
1117 NE SHERIDAN ST
NEWBERG OR 97132

(T#: 3222 01101)
CRAFT CODY C
32005 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3222 01002)
EIDE MATTHEW & CANDICE
31909 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3222 01006)
EDINGER RICHARD A & DORIS F
FAMILY TRUST
31895 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3215 01801)
CHEHALEM INC
31180 NE VERITAS LN
NEWBERG OR 97132

(T#: 3228 00301)
PROCTOR MICHAEL D & BARBARA B
20540 NW QUAIL HOLLOW
PORTLAND OR 97229

(T#: 3206 04300)
RUSH ALAN E
PO BOX 1263
SHERWOOD OR 97140

(T#: 3229D 02601)
KROEGER KARA H
8155 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3209 02300)
KERR LIVING TRUST
3809 N SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3219 02500)
CARNEVALE GENE E & LYNN A
24050 NE SUNNYCREST RD
NEWBERG OR 97132

(T#: 3219 02600)
CARNEVALE GENE E & LYNN A
24050 NE SUNNYCREST RD
NEWBERG OR 97132

(T#: 3221 06200)
GULLEY STEPHEN G & DIANA M
29800 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 05003)
SNOW PETER & JANET REVOC
LIVING TRUST
1201 FULTON ST #8
NEWBERG OR 97132

(T#: 3221 05000)
FOWLER ROGER W & DIANNA L
28805 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 03100)
RAGHORN HOMES LLC
PO BOX 490
NEWBERG OR 97132

(T#: 3221 05100)
DODGE SHARON A
28915 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 04901)
DODGE SHARON A
28915 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3228 00501)
MOXLEY ROBERT M & SUSAN M
9995 NE NEUMANN LN
NEWBERG OR 97132

(T#: 3215 01102)
INGRAM PROPERTIES LLC
PO BOX 842
SHERWOOD OR 97140

(T#: 3313 03300)
BOURASSA MARK A & ANNA C
23505 NE DILLON RD
NEWBERG OR 97132

(T#: 3216 01100)
GISH FORREST R LIVING TRUST
HUFFMAN HOUSE APT 109
NEWBERG OR 97132

(T#: 3216 01000)
KIMBALL RICHARD D
69327 CRANE BUCHANAN RD
BURNS OR 97720

(T#: 3216 00900)
THOMAS BRUCE A & VALERIE J
21709 GALLAGHER AVE
CORNING CA 96021

(T#: 3209 01001)
ELLIS TERESA K
ATTN DELBERT ELLIS
NEWBERG OR 97132

(T#: 3216AB 00900)
THORNTON PAUL A & NEDRA L
4405 BIRDAVEN LOOP
NEWBERG OR 97132

(T#: 3216AB 01000)
KERN RAMONA L REVOCABLE TRUST
4407 NE BIRDAVEN LOOP
NEWBERG OR 97132

(T#: 3313 03000)
CUDDEFORD KENNETH A & SHALOM E
105 LYNN DR
NEWBERG OR 97132

(T#: 3313 02900)
CALDWELL LIVING TRUST 1/2 &
PO BOX 2381
IDYLLWILD CA 92549

(T#: 3313 03002)
HOLTZ ROBERT G &
3254 MAGOWAN DR
SANTA ROSA CA 95405

(T#: 3222 01401)
RENNE FAMILY LIVING TRUST
10350 NE RENNE RD
NEWBERG OR 97132

(T#:)
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(T#: 3219BA 90011)
HOOD KATHERINE R
601 W 1ST ST NO 11
NEWBERG OR 97132

(T#: 3313 03401)
HEMPEL SHAWN M & CRYSTAL H
23415 NE DILLON RD
NEWBERG OR 97132

(T#:)
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(T#: 3324 01901)
KRUMHOLZ LAURA E
23565 NE SUNNYCREST RD
NEWBERG OR 97132

(T#: 3221 04700)
HARLE INC
22230 SW TAYLORS DRIVE
TUALATIN OR 97062

(T#: 3222 01202)
RENWICK LIVING TRUST
18212 WESTVIEW DR
LAKE OSWEGO OR 97034

(T#: 3209 01901)
MILLS ELVIN
14615 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3209 00903)
CHRISTY MARY
15665 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3218CC 01102)
VAN HOUTEN ROY C & GLORIA
12465 NE HONEY LN
NEWBERG OR 97132

(T#: 3313 03001)
RASMUSSEN CHRIS & SHAWN
PO BOX 34
NEWBERG OR 97132

(T#: 3219BB 00102)
BOLOPUE WANDA D
12110 NE HONEY LN
NEWBERG OR 97132

(T#: 3221 04900)
MUSOLINO JAMES P & ALICIA
PO BOX 3117
NEWBERG OR 97132

(T#: 3218BD 00301)
WEATHERLY LIVING TRUST
1718 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3218CA 02201)
FAWVER STEPHEN D & DIANE E
1260 NE CHEHALEM DR
NEWBERG OR 97132

(T#: 3206 02400)
KJERSTEN KENNETH & SHIRLEY
25025 NORTH VALLEY RD
NEWBERG OR 97132

(T#: 3313 03502)
SATTLER RICHARD F & SANDRA E
23295 NE DILLON RD
NEWBERG OR 97132

(T#: 3222 01007)
STEWART TRUST
31775 NE CORRAL CREEK RD
NEWBERG OR 97132

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(T#: 3209 00806)
SMITH DONALD D & TARA L
15575 NE KINCAID RD
NEWBERG OR 97132

(T#: 3219BB 00101)
MCBRIDE RICHARD A & STEPHANIE K
12112 NE HONEY LN
NEWBERG OR 97132

(T#: 3219BB 00100)
MARONTATE JACK
12128 HONEY LN
NEWBERG OR 97132

(T#: 3219BB 00303)
RICH DANNIE R & TERI A
11960 NE HONEY LN
NEWBERG OR 97132

(T#: 3219BB 00302)
BRUNNER STEPHEN L & RAMONA J
1102 SPRINGBROOK RD PMB 188
NEWBERG OR 97132

(T#: 3209 03201)
HEATH CHARLES E & VICKIE L
29465 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3219BB 00301)
LYDA JACK D & SANDRA S
11930 NE HONEY LN
NEWBERG OR 97132

(T#: 3206 04400)
JANSEN RONALD W & JULIE E
16100 NE CHEHALEM DR
NEWBERG OR 97132

(T#:)
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(T#: 3218DC 90002)
MASLEN ROBERT M & VALERIE J
300 FOOTHILLS DR
NEWBERG OR 97132

(T#: 3229D 02200)
HICK ROBERT L & MARIDEL J
8345 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3229D 00100)
SOUTHEAST PAPER
MANUFACTURING CO
ATTN LORI MUSCUTT
NEWBERG OR 97132

(T#: 045 75 16 0)
0

(T#: 3209 03107)
ATZEN TERRY J
29365 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3229D 00800)
STANLEY MICHAEL & TONI L
8870 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3229D 00300)
HINES TERRY L
8970 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3229D 02600)
CONDRAV SUSAN L REV LIV TRUST
1/2
35660 SW ORCHAEDIA DR
HILLSBORO OR 97132

(T#: 3229D 02500)
TORGESON MICHAEL P & CLAUDIA J
8315 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3229D 02400)
BAYSINGER JAMES P
8325 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3229D 02300)
LILE HERBERT E & VIRGINIA J
8240 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3229D 02000)
STEVENS MARCINE R
8480 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3229D 02100)
MIRES GALEN 40% &
8380 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3218BD 00701)
SHIVELY BILL
1717 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3229D 02301)
LILE JASON L & ANGELA D
8250 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3313 02901)
PIMENTEL ROBERTO & ESTELLA
24450 NE OLD YAMHILL RD
NEWBERG OR 97132

(T#: 3218DC 90003)
MASLEN ROBERT M & VALERIE J
300 FOOTHILLS DR
NEWBERG OR 97132

(T#: 3219BA 02290)
YAMHILL COUNTY
535 NE 5TH ST
MCMINNVILLE OR 97128

(T#: 3219BA 02102)
COOPER JAYME L
609A W 1ST ST
NEWBERG OR 97132

(T#: 045 00 16 0)
0

(T#:)
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(T#:)
0

(T#: 3210 01705)
HENLEY CRISTEN J
30475 NE SMITS LN
NEWBERG OR 97132

(T#: 3210 01701)
HENLEY JOHN R & DONNA T
30475 NE SMITS LN
NEWBERG OR 97132

(T#: 3207 05801)
CHRISTENSON LARRY & CINDY
16107 SE WALLACE RD
DAYTON OR 97114

(T#: 3207 05702)
CHRISTENSON LARRY & CINDY
16107 SE WALLACE RD
DAYTON OR 97114

(T#: 3207 05701)
BOWLIN JOHN & NOELLE
PO BOX 453
DAYTON OR 97114

(T#: 3218 00601)
VANGUNDY VALREY B
24495 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3221AA 07901)
WERTH DEAN A & PATRICIA A
33180 NE HAUGEN RD
NEWBERG OR 97132

(T#: 3233 01201)
JOHNS DEA ANNA M & BRIAN S
8100 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3218DC 90000)
MASLEN ROBERT M & VALERIE J
300 FOOTHILLS DR
NEWBERG OR 97132

(T#: 3219BB 00200)
CMH PROPERTIES LLC
1102 N SPRINGBROOK RD NO 259
NEWBERG OR 97132

(T#: 3229D 01300)
0

(T#:)
0

(T#: 3207CD 01300)
PHILLIPS KATY L
440 KEMPER CREST DR
NEWBERG OR 97132

(T#: 3218CA 02801)
LANDES JOACHIM & AMY L
631-B N GRANT ST
NEWBERG OR 97132

(T#: 3219CB 01801)
TRNKOVA ZDENKA
PO BOX 861
NEWBERG OR 97132

(T#: 3229D 00400)
PEPLER CHRISTOPHER H & LINDA J
8955 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3229D 00700)
CHRISTENSEN STEVE J & JULIE A
8899 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3229D 00500)
PEPLER CHRISTOPHER H & LINDA J
8955 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3229D 00600)
CHRISTENSEN STEVE J & JULIE A
8899 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3219BB 00700)
FRANEY-BASCOM SUSAN
816 NE SHERIDAN ST
NEWBERG OR 97132

(T#: 3219BB 00600)
SUMMERS KENNETH D & VICKIE G
955 W SHERIDAN ST
NEWBERG OR 97132

(T#: 3218BD 00702)
SHIVELY BILL
1717 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3219BB 00400)
ZIMMERMAN JONI
1101 W SHERIDAN ST
NEWBERG OR 97132

(T#: 3221AA 07900)
OAKRIDGE ESTATES DEVELOPMENT
CORPORATION
4386 SW MACADAM AVE NO 102
PORTLAND OR 97239

(T#: 3209 05202)
BERNSTEIN RICHARD
5400 NW BRIDGEFARMER RD
GASTON OR 97119

(T#:)
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(T#:)
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(T#: 3219 03002)
FISHER JAMES & JACQUELINE
23225 NE DILLON RD
NEWBERG OR 97132

(T#: 3313 03501)
SATTLER PATRICK J & LINDA J
23425 NE DILLON RD
NEWBERG OR 97132

(T#: 3219CB 01601)
LONG ROBERT M
19221 WHITNEY LN
OREGON CITY OR 97045

(T#: 3218BA 00101)
EZELL JOHN B & LINDA A
23645 HWY 240
NEWBERG OR 97132

(T#: 3229D 00200)
BURNETT CHAD
8995 NE DOG RIDGE RD
NEWBERG OR 97132

(T#: 3218DC 90001)
MASLEN ROBERT M & VALERIE J
300 FOOTHILLS DR
NEWBERG OR 97132

(T#: 3209AD 00203)
LEE DEBRA L
29955 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3313 02502)
MARKS ROWENA LIVING TRUST
23520 NE LARKINS RD
NEWBERG OR 97132

(T#: 3313 02503)
CASE DAVID & JULIE
23120 NE LARKINS RD
NEWBERG OR 97132

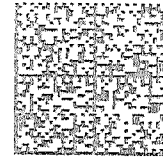
(T#:)
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(T#: 3219BB 00500)
BURTON BRYCE D & CAROL L
1007 W SHERIDAN ST
NEWBERG OR 97132

Yamhill County
DEPARTMENT OF PLANNING AND DEVELOPMENT

525 NE Fourth Street
McMinnville, OR 97128
www.co.yamhill.or.us/plan/

PRESORTED
FIRST CLASS

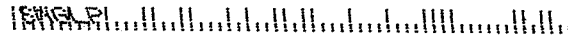


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(T#: 3215 01300)
NEWBERG CITY OF
401 E 3RD ST
NEWBERG OR 97132

Elaine

BRANRMM 97132



FILE #: URA-05-010

Meeting Type:
___ Planning Commission
___ City Council
___ Other:

**CITY OF NEWBERG
AFFIDAVIT OF NOTICING**

REFERENCE ATTACHED LIST(S)/NOTICE(S)

I, Ruth Schlachter, for the City of Newberg, Oregon, do hereby certify that the attached Notice of Public Hearing was:

- a. mailed to the following list of property owners, by United States mail, postage prepaid on _____; (by applicant)
- b. noticed in the Newberg Graphic on _____;
Date faxed to Graphic: _____
Confirmation that ad will run by: _____
Name Date
- c. posted on the site on date: _____; (by applicant)
- d. posted in four public locations (City Hall, Library, Fire Station, Public Safety Building) on date: 3/29/07.

Ruth Schlachter
Signature

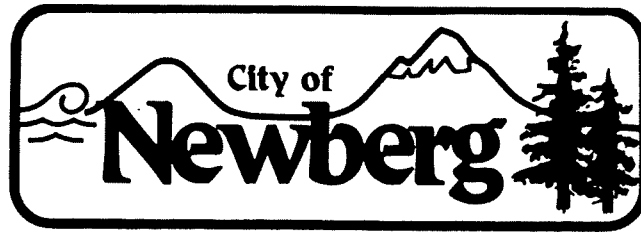
Planning Secretary
Title

3/29/07
Date

DATE NOTICE OF DECISION MAILED (AFTER PUBLIC HEARING) _____

Distribution of copies:
notice only: chrono notice file, tickler to check ad, post as noted above
fax file (alpha): notice, fax cover
project file: affidavit and attachments (notice, fax cover letter, fax transmission report)

City of Newberg
414 E. First Street
P.O. Box 970
Newberg, OR 97132



City Manager
(503) 538-9421

(503) 538-5013 FAX

Planning and Building Department
P.O. Box 970 • 414 E. First Street • Newberg, Oregon 97132 • 537-1240 • Fax (503) 537-1272

PUBLIC NOTICE

WE WANT YOUR COMMENTS ON PROPOSED URBAN RESERVE EXPANSION IN NEWBERG

The Newberg Urban Area Management Commission will hold a public hearing on April 25, 2007 at 7 p.m. at the Chehalem Senior Center, 101 Foothills Dr., Newberg, OR, to evaluate the following proposal:

City of Newberg Planning Division File Number URA-05-010:

APPLICANT: City of Newberg

REQUEST: The proposal would expand Newberg's Urban Reserve Area. An urban reserve area is land outside of an urban growth boundary identified as highest priority for inclusion in the urban growth boundary when the boundary is expanded. The expanded urban reserve, along with the land in the Urban Growth Boundary (UGB), is projected to provide sufficient land to meet growth requirements through 2036. Including land in an urban reserve does not change the zoning or allowed uses on the property. Property in an urban reserve area cannot be rezoned to a higher density until after it is included in the UGB. Property owners proposing development in the Urban Reserve Area must provide a future development plan.

Testimony Procedure

Persons wishing to speak for or against the above proposal may do so in person or by attorney at the time and place stated above. Also, written testimony will be received at City of Newberg, Planning & Building Department, 414 E. First Street (location), PO Box 970 (mail) Newberg, Oregon 97132 prior to the hearing.

Materials can be viewed or obtained at the Newberg Planning & Building Department, 414 E. First Street, Newberg, OR, from 8:00 a.m. to 5:00 p.m. on regular business days. A summary of the report is available at no cost. You may obtain a copy of the entire report at a cost of \$15.20. You may view the proposal at the City's website, www.ci.newberg.or.us. If you have questions, contact Elaine Taylor at 503-554-7743.

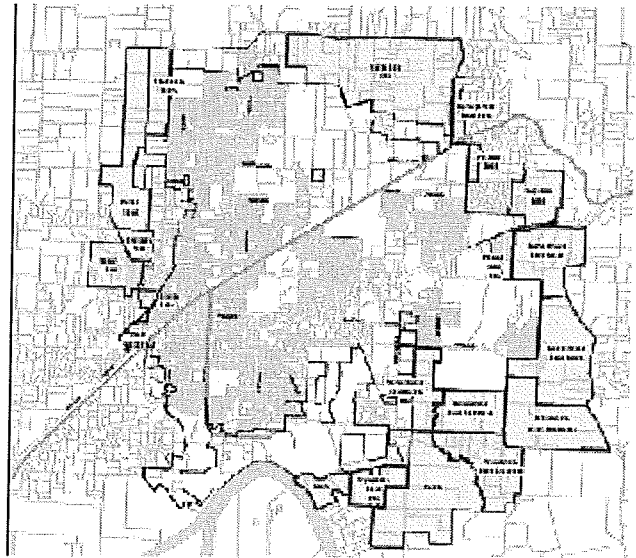
Date Posted: 3/30/07
Date Mailed: 3/29/07
Date Published: 3/31/07

Barton Brierley, AICP,
Planning and Building Director

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

C:\Documents and Settings\taylor\Local Settings\Temporary Internet Files\OLK64-25-07 NUAMC.doc

PROPOSED URBAN RESERVE AREAS



RECEIVED

URA 05-010

APR 02 2007

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

525 NE FOURTH STREET • McMinnville, Oregon 97128

Phone:(503) 434-7516 • Fax:(503)434-7544 • TTY 1-800-735-2900 • Internet Address: <http://www.co.yamhill.or.us/plan/>

NOTICE OF PUBLIC HEARING

April 25, 2007, 7:00 p.m.

Chehalem Senior Center

101 Foothills Drive

Newberg, Oregon

This is to notify you that the City of Newberg has proposed a land use regulation that may affect the permissible uses of your property and other properties.

On April 25, 2007, the NEWBERG URBAN AREA MANAGEMENT COMMISSION will hold a public hearing to consider what properties should be included in the Newberg Urban Reserve Area. The City has submitted an application to Yamhill County identifying what properties are being considered for inclusion but no County ordinance has been drafted. Yamhill County has determined that inclusion of property in the Newberg Urban Reserve Area may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property. The City of Newberg "Justification and Findings Report" which can be found at: <http://ci.newberg.or.us/page.asp?id=39> under Newberg's Future - 2007 URA Expansion. A copy of the report is available for inspection at the Yamhill County Planning Department located at 525 NE 4th Street, McMinnville. A copy of the report is available for purchase at a cost of \$0.25 per page. For additional information you may call the Yamhill County Planning Department at 503-434-7516.

ORS 215.503 requires Yamhill County to state: "Yamhill County has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the use of your property." While no determination has been or is planned to be made as to the effect this proposal may have on the value of your property, inclusion of land in the Urban Reserve Area will result in a restriction on zone changes while the property is in the County jurisdiction. The specific language is found in OAR 660-021-0040(3) which states in part, "... land use regulations shall prohibit zone amendments allowing more intensive uses, including higher residential density, than permitted by acknowledged zoning in effect as of the date of establishment of the urban reserve area. Such regulations shall remain in effect until such time as the land is included in the urban growth boundary."

DOCKET NO.: PA-04-07

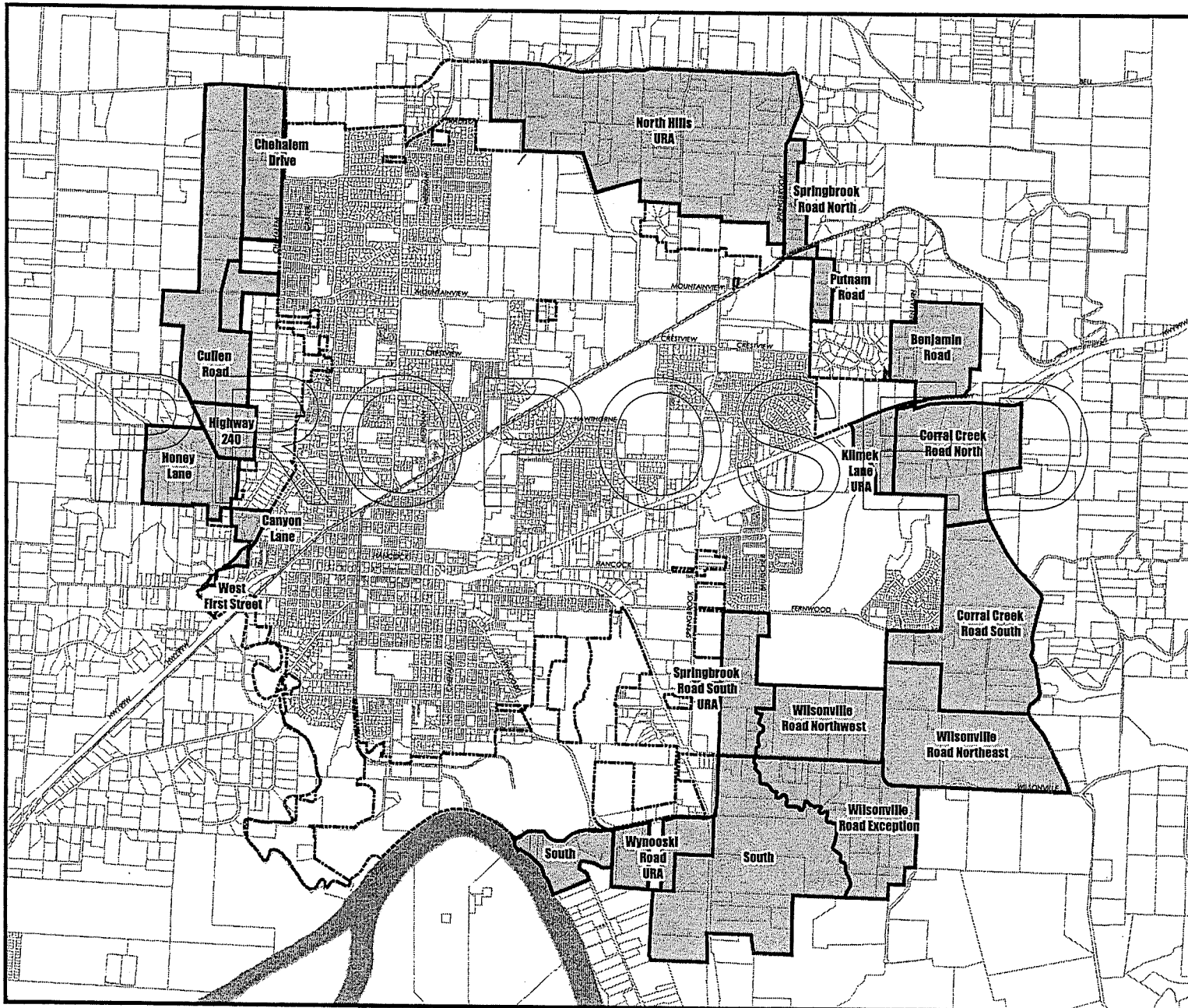
REQUEST: To consider a proposal by the City of Newberg to expand the Newberg Urban Reserve Area. (see enclosed map).

APPLICANT: City of Newberg





LOCATION: Various areas surrounding the City of Newberg. Large blocks are being considered for inclusion to the northwest and southeast of the City.

TAX LOTS: Various

CRITERIA: ORS 197 and 215, Urban Reserve Area rule found in OAR 660-021, Newberg Urban Area Management Agreement, Yamhill Comprehensive Plan Goals and Policies and Section 1207.02 of the Yamhill County Zoning Ordinance.

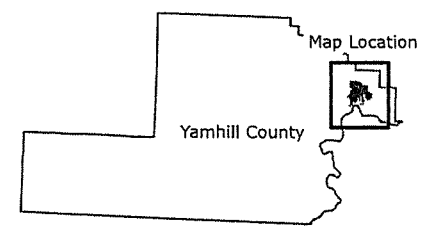


2007 URBAN RESERVE AREAS

-  City Boundary
-  Urban Growth Boundary (Existing)
-  2007 Urban Reserve Areas
-  Willamette River

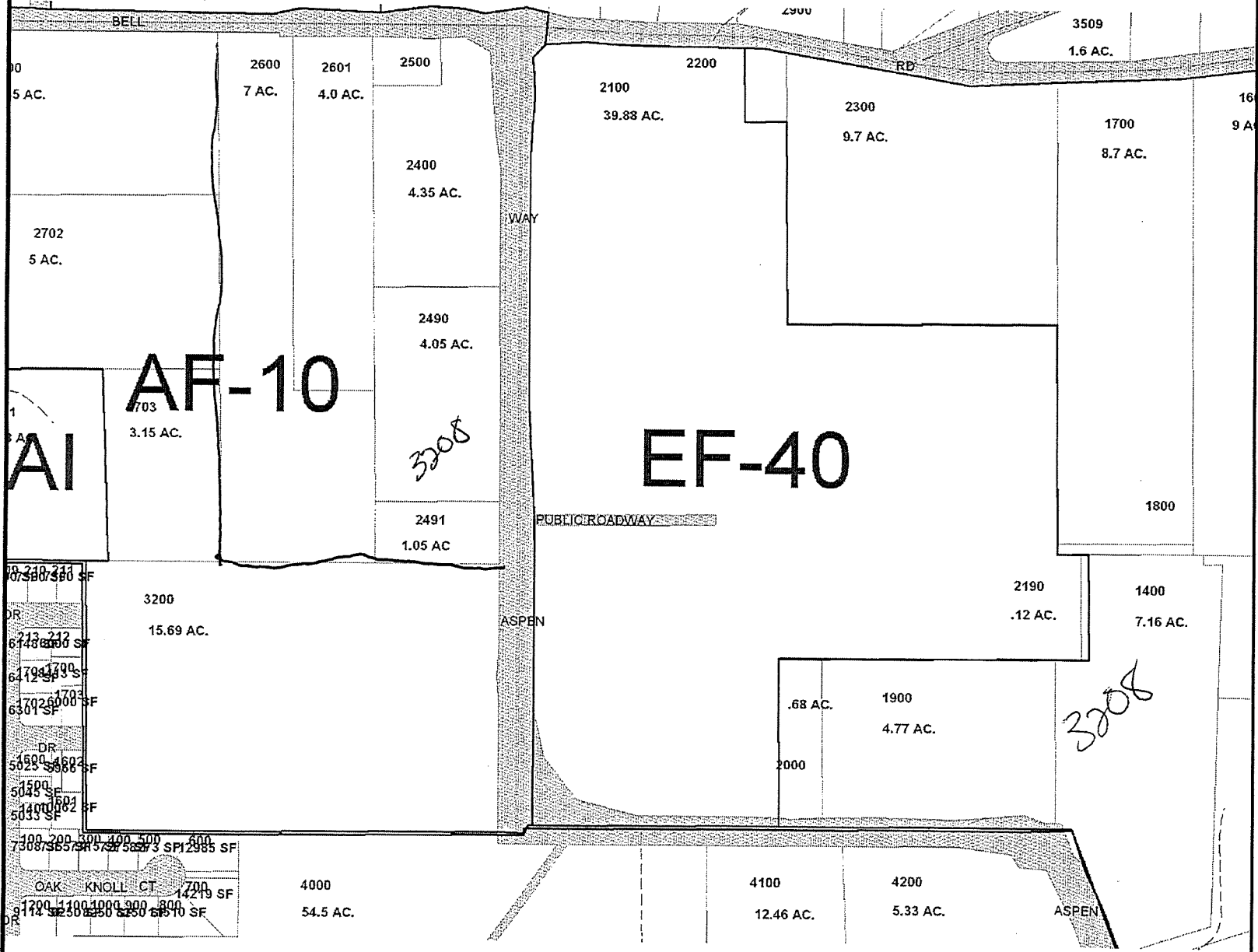


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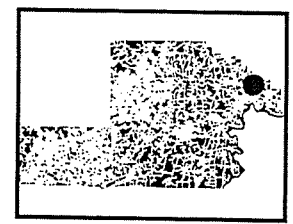


Map Document: [C:\WP\PLANNING\Lake\Newberg.mxd]

Yamhill County Map



- County Parks
- County Roads
- Private Roads
- Public Roads
- Fema Panels
- Flood Plain
- Taxlots
- right of ways
- taxlot lines
- taxlot polygons
- Townships
- Zoning



This map was produced using the Yamhill County GIS data. The GIS data is maintained by the county to support its governmental activities. The county is not responsible for map errors, omissions, misuse or misinterpretation.

1 in. = 352 ft.

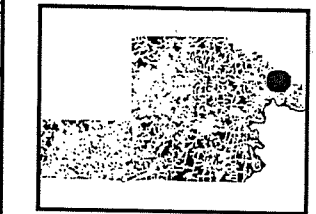


3/27/2007

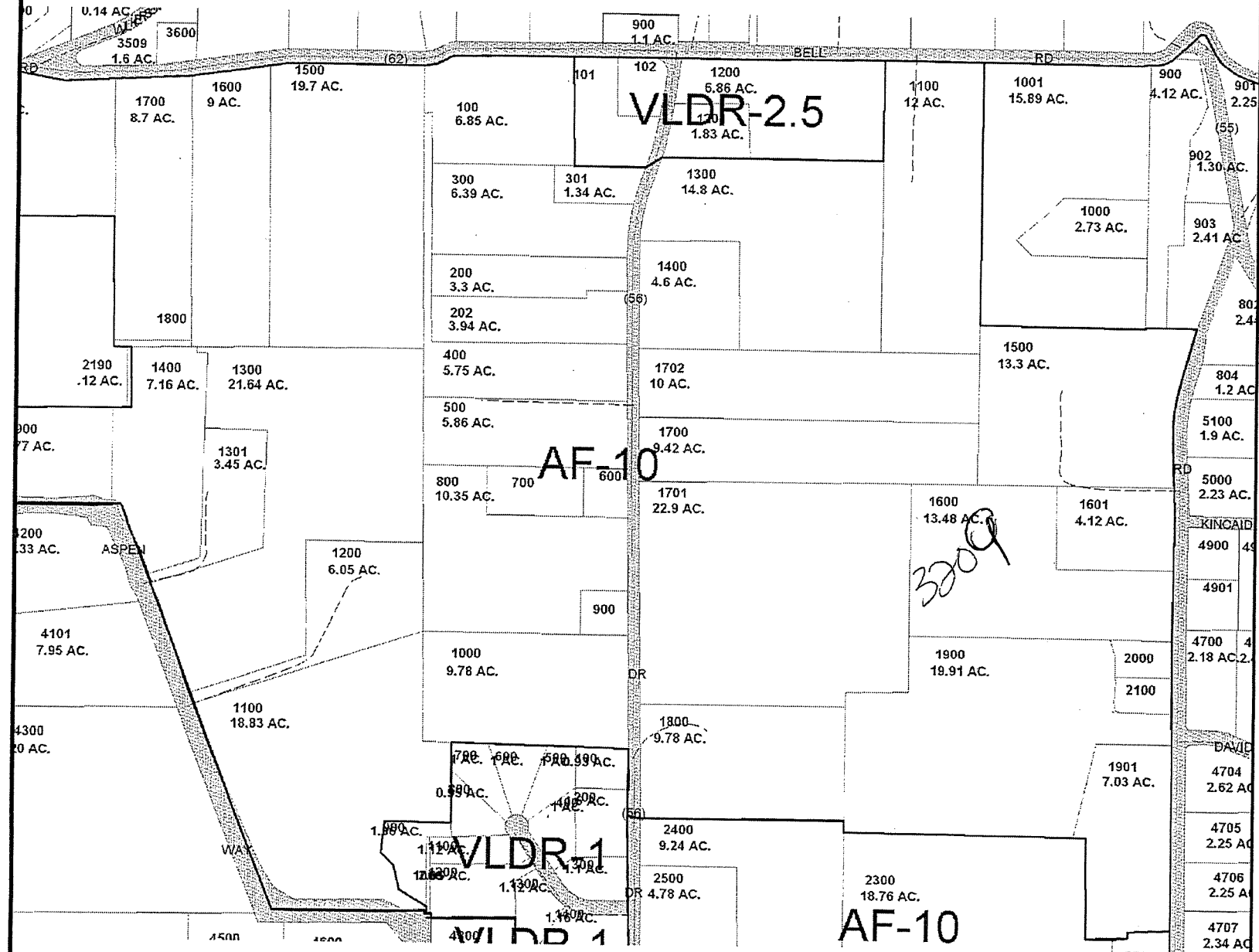


Yamhill County Map

- County Parks
- County Roads
- County Roads
 - Private Roads
 - Public Roads
- Fema Panels
- Flood Plain
- Taxlots
 - right of ways
 - taxlot lines
 - taxlot polygons
- Townships
- Zoning



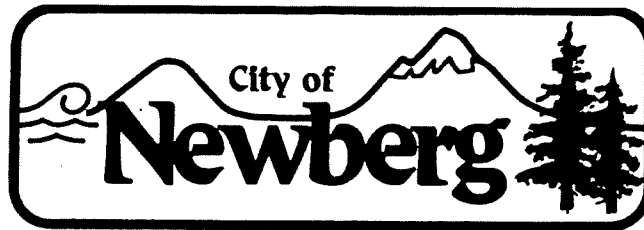
3/27/2007



This map was produced using the Yamhill County GIS data. The GIS data is maintained by the county to support its governmental activities. The county is not responsible for map errors, omissions, misuse or misinterpretation.

1 in. = 613 ft.

City of Newberg
414 E. First Street
P.O. Box 970
Newberg, OR 97132



City Manager
(503) 538-9421

(503) 538-5013 FAX

Planning and Building Department Office

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

NOTICE OF PUBLIC HEARING

This is to notify you that the City of Newberg has proposed a land use regulation that may affect the permissible uses of your property and other properties.

On April 25, 2007, at 7:00 PM at the Chehalem Senior Citizen Center, 101 Foothills Dr., Newberg, OR, the Newberg Urban Area Management Commission will hold a public hearing regarding Newberg's "2007 URA Expansion," a proposed amendment of the City's Urban Reserve area. The City has submitted an application to Yamhill County, with a "Justification & Findings Report," but has not yet drafted an ordinance or assigned a City Ordinance Number to this proposal.

APPLICANT: City of Newberg
REQUEST: Expand Newberg Urban Reserve Area
LOCATION: Various areas surrounding the City of Newberg (see map)
FILE NO: URA-05-010
CRITERIA: ORS 197.626; OAR 660-021-0030; Statewide LCDC Goals; Goal 14 Factors; Newberg Urban Area Management Agreement; Newberg Comprehensive Plan Amendment -- Newberg Development Code, Section 151.122; Yamhill County Comprehensive Plan Policies

ORS 227.186 requires the City to print the following sentence: "The City of Newberg has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property." Actually, no determination has been or is expected to be made as to the effect of the proposal on the value of your property.

The "Justification & Findings Report" for the 2007 URA Expansion is available for inspection at the Newberg Planning and Building Office located at 414 E. First Street, Newberg, OR. A summary is available at no cost. A complete copy is \$15.20; partial copies are \$0.25 per page. A copy is also available on the City's web site, www.ci.newberg.or.us, under City Departments – Planning and Building – Planning Division – Newberg's Future – 2007 URA Expansion. For additional information, you may call the City of Newberg Planning Division at (503) 537-1240.

Mailed: _____

By: Barton Brierley, AICP
Planning and Building Director

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

525 NE FOURTH STREET • McMINNVILLE, OREGON 97128

Phone:(503) 434-7516 • Fax:(503)434-7544 • TTY 1-800-735-2900 • Internet Address: <http://www.co.yamhill.or.us/plan/>

NOTICE OF PUBLIC HEARING

April 25, 2007, 7:00 p.m.

Chehalem Senior Center

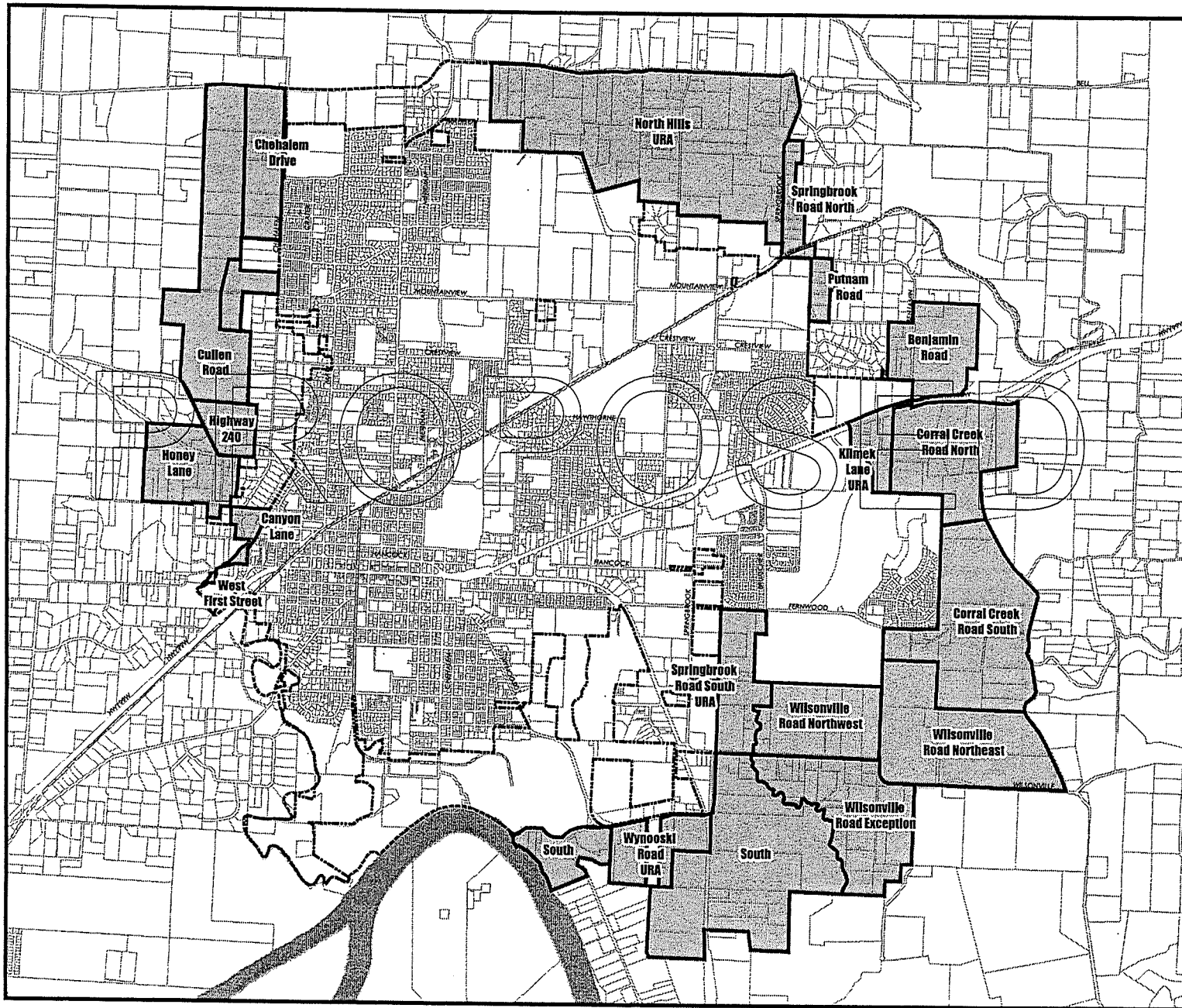
101 Foothills Drive

Newberg, Oregon





The NEWBERG URBAN AREA MANAGEMENT COMMISSION will hold a public hearing at the above time and place to consider what properties should be included in the Newberg Urban Reserve Area. The request may be heard later than the time indicated, depending on the agenda schedule. Interested parties are invited to send written comment or may appear and testify at the hearing. Failure to raise an issue, either in person or in writing, or failure to provide statements or evidence sufficient to allow the Commission an opportunity to respond to the issue precludes an affected party's appeal of the decision to the Land Use Board of Appeals on that issue.

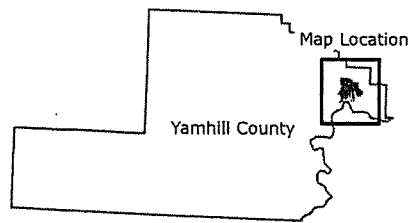
Information and materials relevant to this request are available for inspection at no cost, and copies are available for purchase at a reasonable cost. The amendments that the Commission will be considering are described below. More complete information on the amendments is available at the Department of Planning and Development. For further information, contact Ken Friday at the Yamhill County Department of Planning and Development, 525 NE Fourth Street, McMinnville, OR 97128, or call (503) 434-7516.

- DOCKET NO.:** PA-04-07
- REQUEST:** To consider a proposal by the City of Newberg to expand the Newberg Urban Reserve Area. (see enclosed map).
- APPLICANT:** City of Newberg
- LOCATION:** Various areas surrounding the City of Newberg. Large blocks are being considered for inclusion to the northwest and southeast of the City.
- TAX LOTS:** Various
- CRITERIA:** ORS 197 and 215, Urban Reserve Area rule found in OAR 660-021, Newberg Urban Area Management Agreement, Yamhill Comprehensive Plan Goals and Policies and Section 1207.02 of the Yamhill County Zoning Ordinance.



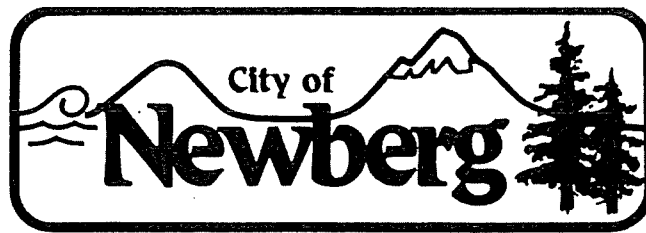
2007 URBAN RESERVE AREAS

-  City Boundary
-  Urban Growth Boundary (Existing)
-  2007 Urban Reserve Areas
-  Willamette River



Map Document: [C:\WP\PLANNING\UA\Newberg.mxd]

City of Newberg
414 E. First Street
P.O. Box 970
Newberg, OR 97132



City Manager
(503) 538-9421

(503) 538-5013 FAX

Planning and Building Department
P.O. Box 970 • 414 E. First Street • Newberg, Oregon 97132 • 537-1240 • Fax (503) 537-1272

PUBLIC NOTICE

WE WANT YOUR COMMENTS ON PROPOSED URBAN RESERVE EXPANSION IN NEWBERG

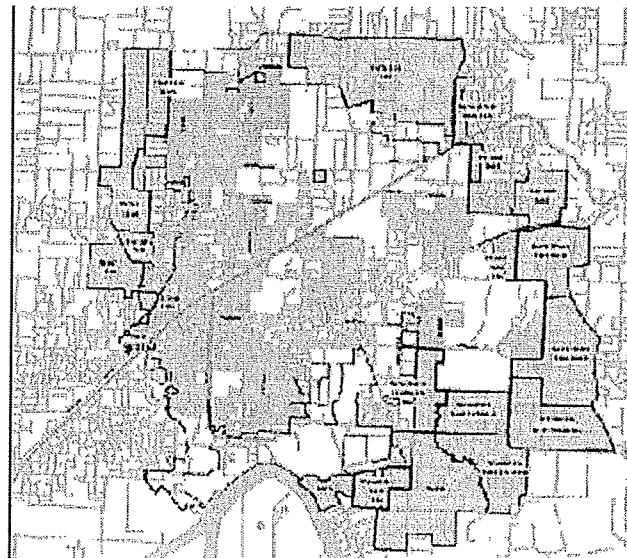
The Newberg Urban Area Management Commission will hold a public hearing on April 25, 2007 at 7 p.m. at the Chehalem Senior Center, 101 Foothills Dr., Newberg, OR, to evaluate the following proposal:

City of Newberg Planning Division File Number URA-05-010:

APPLICANT: City of Newberg

REQUEST: The proposal would expand Newberg's Urban Reserve Area. An urban reserve area is land outside of an urban growth boundary identified as highest priority for inclusion in the urban growth boundary when the boundary is expanded. The expanded urban reserve, along with the land in the Urban Growth Boundary (UGB), is projected to provide sufficient land to meet growth requirements through 2036. Including land in an urban reserve does not change the zoning or allowed uses on the property. Property in an urban reserve area cannot be rezoned to a higher density until after it is included in the UGB. Property owners proposing development in the Urban Reserve Area must provide a future development plan.

PROPOSED URBAN RESERVE AREAS



Testimony Procedure

Persons wishing to speak for or against the above proposal may do so in person or by attorney at the time and place stated above. Also, written testimony will be received at City of Newberg, Planning & Building Department, 414 E. First Street (location), PO Box 970 (mail) Newberg, Oregon 97132 prior to the hearing.

Materials can be viewed or obtained at the Newberg Planning & Building Department, 414 E. First Street, Newberg, OR, from 8:00 a.m. to 5:00 p.m. on regular business days. A summary of the report is available at no cost. You may obtain a copy of the entire report at a cost of \$15.20. You may view the proposal at the City's website, www.ci.newberg.or.us. If you have questions, contact Elaine Taylor at 503-554-7743.

Date Mailed: 3/29/07
Date Published: 3/31/07

Barton Brierley, AICP,
Planning and Building Director

***Procedures Regarding Hearings by the
Newberg Urban Area Management Commission
Acting on Quasi-judicial and
Legislative Actions in Yamhill County***

**The Nature and Conduct
of Public Hearings**

1. Parties to quasi-judicial proceedings are entitled to an opportunity to appear, either in person or through a representative, to present and rebut testimony and evidence before an impartial authority, to record the proceedings, and to receive a written notice of the decision, based on the record made at the hearing.
2. The following persons qualify as parties:
 - (a) the applicant;
 - (b) all persons that are entitled by ordinance to receive a notice of the hearing; and
 - (c) other persons who demonstrate that the action affects a substantial right of those persons.
3. No person shall testify without:
 - (a) receiving recognition from the chairperson;
 - (b) stating his or her full name and address; and
 - (c) if requested, stating the basis on which he or she is entitled to status as a party. A challenge to this status may be made by the Commission or another party. A ruling shall be made by the Commission regarding the person's right to testify.
4. No person shall be disorderly, abusive, or disruptive of the orderly conduct of the meeting. Audience demonstrations, applause, and display signs shall not be permitted. The chairperson of the Commission shall have the authority to inform, reprimand, or remove any person or persons for violation of the rules of conduct.

Rules of Evidence

1. No person shall present irrelevant, immaterial, or unduly repetitious testimony or evidence.
2. Testimony and evidence must be directed toward the criteria applicable to the subject hearing.
3. Failure to raise an issue accompanied by statements or evidence sufficient to afford the Board and parties an opportunity to respond to the issue precludes appeal based on that issue beyond the local level.

Hearing Procedure

In the conduct of a hearing, the Commission shall have the authority to:

1. Determine who qualifies as a party;
2. Regulate the course, sequence, and decorum of the hearing;
3. Dispose of procedural requirements or similar matters;
4. Rule on offers of proof and relevancy of evidence and testimony;
5. Impose reasonable limitations on the number of witnesses heard and set reasonable time limits for oral presentations, cross examination, and rebuttal testimony;
6. Grant, deny, or approve with conditions the matter being heard, or remand the matter to the initial decision maker for additional review or information.

Burden of Proof

The burden of proof is placed upon the applicant. Such proof shall show that the request complies with all applicable standards and criteria of the Comprehensive Plan and Zoning Ordinance.

Order of Procedure

1. Announce the nature and purpose of the hearing and summarize the rules for conducting the hearing;
2. Ask for disclosure of any potential conflicts of interest or ex parte contact by those on the Board;
3. Ask parties to the hearing if there is a challenge to the ability of any member of the Commission to make an unbiased decision on the case;
4. List the criteria and standards applicable to the request;
5. State that testimony and evidence must be directed toward the relevant criteria or other criteria in the plan or ordinance which a person believes to apply to the decision;
6. State that failure to raise an issue accompanied by statements or evidence sufficient to afford the Commission and parties an opportunity to respond to the issue precludes appeal beyond the local level;
7. Request the Planning Director or his designee to present a summary of staff findings;
8. Allow the applicant to be heard first, testifying on his own behalf or by a representative;
9. Allow parties or witnesses in favor of the proposal to be heard;
10. Solicit questions from the audience posed to the proponents and/or applicant;
11. Allow parties or witnesses opposed to the proposal to be heard;

12. Solicit questions from the audience posed to the opponents;
13. Allow rebuttal testimony;
14. Ask for comments submitted by governmental agencies;
15. Ask for the staff recommendation.
16. Prior to the conclusion of an initial hearing, any party may request an opportunity to present additional testimony or evidence regarding the application. The Commission shall grant such a request by continuing the public hearing or leaving the record open for additional written evidence or testimony.
17. Upon conclusion of testimony, if there is no request to present additional testimony or evidence, the Commission shall decide whether to close the hearing and render a decision or continue the hearing to a later date. The Commission may request proposed findings and conclusions from any party to the hearing.

Appeal of Board Decisions

A decision of the Newberg Urban Area Management Commission may be appealed to the Land Use Board of Appeals for review. A notice of intent to appeal must be filed with the Land Use Board of Appeals within 21 days of the date of final action by each jurisdiction.

Accommodation of Physical Impairments

Please notify the Board of Commissioner's office of any special physical or language needs as far in advance of the hearing as possible. The courthouse is handicapped accessible. TDD 434-7519.

FILE #: G-05-117

Meeting Type:
 Planning Commission
 City Council
 Other:

**CITY OF NEWBERG
AFFIDAVIT OF NOTICING**

REFERENCE ATTACHED LIST(S)/NOTICE(S)

I, Ruth Schlachter, for the City of Newberg, Oregon, do hereby certify that the attached Notice of Public Hearing was:

- a. mailed to the following list of property owners, by United States mail, postage prepaid on 4/6/07; (by applicant) *email list sent 4/6/07*
- b. noticed in the Newberg Graphic on _____;
Date faxed to Graphic: _____
Confirmation that ad will run by: _____
Name Date
- c. posted on the site on date: _____; (by applicant)
- d. posted in four public locations (City Hall, Library, Fire Station, Public Safety Building) on date: _____.

Ruth Schlachter Planning Secretary 4/6/07
Signature Title Date

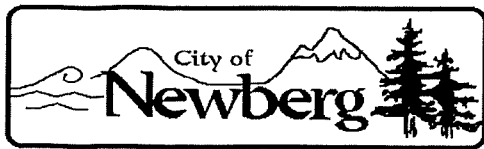
DATE NOTICE OF DECISION MAILED (AFTER PUBLIC HEARING) _____

Distribution of copies:

notice only: chrono notice file, tickler to check ad, post as noted above

fax file (alpha): notice, fax cover

project file: affidavit and attachments (notice, fax cover letter, fax transmission report) \WP\ADMIN\MISC\MICHELE\FORMS\COPYofAffidfrm.wpd



Hearings Scheduled for Urban Reserve Expansion

NUAMC Hearing Set for Southeast Land Use and Transportation Plan. A hearing on the Newberg Southeast Land Use and Transportation Plan is scheduled for 7 pm on Wednesday, April 11, 2007, at the **Chehalem Senior Center, 101 Foothills Boulevard, Newberg.** The plan supplements the city's proposed Urban Reserve Area expansion application by addressing the area's transportation needs. The NUAMC workshop on Wednesday, January 31, 2007 produced good input from the public and NUAMC. At the hearing, staff will present the results of additional studies conducted since the workshop, and analyze the various choices available to NUAMC.

A revised draft plan dated February 14, 2007 is available on the City's web site and at the Planning and Building Department office.

2007 Urban Reserve Area. The City is initiating the legislative expansion of its Urban Reserve Area to meet the city's land needs through the year 2036. The Newberg Urban Area Management Commission (NUAMC) will hold its first hearing on a specific proposal at 7 pm on April 25, 2007, at the Chehalem Senior Center, 101 Foothills Drive. A copy of the proposal is available on the City's web site, www.ci.newberg.or.us, under City Departments – Planning and Building – Planning – Newberg's Future. Copies are also available at the Planning Division office in City Hall, 414 E. First Street, Newberg.

Once the new Urban Reserve Area has been established, the City plans to further expand the Urban Growth Boundary to provide a 20-year land supply.

Northwest Urban Growth Boundary. The Board of County Commissioners approved the 2006 Northwest Urban Growth Boundary

amendment (UGB) (for the areas along Chehalem Drive and North Valley Road) on January 31, 2007. The amendment has been sent to DLCD for review and "acknowledgement" as part of the City and County comprehensive plans.

Private UGB/URA Applications

Chehalem Ridge. Following a recommendation by the Newberg Urban Area Management Commission (NUAMC), the Newberg City Council denied an application by Pacific Lifestyle Investments to add a 59.5 acre parcel to the Urban Reserve Area. The property is on the west side of Corral Creek Road, east of the "Greens at Springbrook" development. A hearing before the County Commission is yet to be scheduled

Gueldner and Speakman. Newberg City Council and the Yamhill County Board of Commissioners have approved plan amendments to bring the Gueldner and Speakman properties into the Newberg UGB, and have been sent to DLCD to be acknowledged. The 14.74 acre Gueldner property is located on 99W, immediately north of the new Providence Hospital, and the 29.19 acre Speakman property is located on three parcels immediately to the east. Comprehensive plan designations will be commercial along 99W, with medium and low density residential on the north. Providence Road will be extended north through the Gueldner property to connect 99W with Crestview Dr.

Maerz. The City has received an application to expand the Urban Reserve south of Fernwood Road to include a 10.16 acre parcel immediately east of the second nine holes of the golf course. A hearing has yet to be scheduled.

TENTATIVE HEARING SCHEDULE

All meetings listed are scheduled to begin at 7 pm. Please confirm dates and locations.

WHEN	WHAT	WHO	WHERE
Wednesday, April 11, 2007	SE Land Use/Trans Plan -- Hearing. Whether to recommend adoption of "Newberg Southeast Land Use and Transportation Plan"	NUAMC	Chehalem Senior Center 101 Foothills Drive, Newberg
Wednesday, April 25, 2007	2007 URA -- Hearing. Whether to recommend adoption of proposed new Urban Reserve Area	NUAMC	Chehalem Senior Center 101 Foothills Drive, Newberg
Monday, May 14, 2007	SE Land Use/Trans Plan and 2007 URA -- Continued hearing and/or deliberations	NUAMC	To be scheduled
Thursday, May 31, 2007	SE Land Use/Trans Plan and 2007 URA -- Continued hearing and/or deliberations (if necessary)	NUAMC	To be scheduled
To be scheduled	Maerz URA Expansion-- Hearing	NUAMC	To be scheduled

First Name	Last Name	Title	Company	Address	City	State	Zip Code	Email	Prefer Email	Prefer Mail	Phone	Date	Outcome Notice	Source
Mike	Allen			1709 Elderberry Ct	Newberg	OR	97132			1				
Bob	Andrews			1103 N Sitka Ave	Newberg	OR	97132			1				
Chris	Andrews			26755 SW Markhaven St	Sherwood	OR	97140			1	503.537.7542			GFU NUAMC
Marv & Kathy	Ankele			14465 NE Rex Hill	Newberg	OR	97132			1				
Scott	Ankeny			24000 NE Old Yamhill Rd	Newberg	OR	97132			1	503.538.8596			NE
Earnest	Annes			4001 Aspen Way	Newberg	OR	97132			1	503.538.2037			
Rory & Lori	Antis			24501 NE Hwy 240	Newberg	OR	97132			1				
Peter	Backus			32925 NE Old Parret Mt Rd	Newberg	OR	97132			1	503.537.8002			NW URA area
Trina & Chris	Baird			425 W Edgewood Dr	Newberg	OR	97132			1				SE
Anita	Baker			30150 NE Wilsonville Rd	Newberg	OR	97132			1	503.680.6389			NW URA area
Al & Angela	Baker			32065 NE Corral Ck Rd	Newberg	OR	97132			1	503.538.2981			S UGB/URA
Esther	Bell			29555 NE Benjamin Rd	Newberg	OR	97132			1	503.538.5351			SE
Susan, William & Helge	Berg			29601 NE David Ln	Newberg	OR	97132			1				NE
Harry & Loretta Yamhill Co.	Bestwick	Board of Commissioners		29601 David Ln	Newberg	OR	97132			1				NE
Mark & Colleen	Bourassa			30575 NE Fernwood Rd	Newberg	OR	97132			1				NE
Mike	Boyes			534 NE 5th	McMinnville	OR	97128			1				SE
Todd	Brand			23505 NE Dillon Rd	Newberg	OR	97132			1	503.538.2566			
David	Brandt			1109 S River	Newberg	OR	97132			1				
Mike	Brandt		Yamhill County	1300 NE Chehalem Dr	Newberg	OR	97132			1	503.538.5585			
Chris	Brecke			414 N Meridian	Newberg	OR	97132			1				
David	Brown			401 NE Evans	McMinnville	OR	97128			1				
Tom & Barbara	Brown			504 Villa Rd	Newberg	OR	97132			1				
John	Brown			24515 NE Hwy 240	Newberg	OR	97132			1	503.538.3941			NW URA area
Abby & Brian	Brun			2201 NE Chehalem	Newberg	OR	97132			1	503.538.6647			NW URA area
Darryl	Burton			29415 NE Benjamin Rd	Newberg	OR	97132			1				
Helen	Caldwell			1801 N Main St	Newberg	OR	97132			1				
Newberg	Chamber of Com			1007 W Sheridan	Newberg	OR	97132			1				
Linda	Chapman			PO Box 2381	Idyllwild	CA	92549			1				
Robyn	Christie			415 E Sheridan St	Newberg	OR	97132			1				NW UGB
Tim	Clay			23564 NE Old Yamhill Rd	Newberg	OR	97132			1	503.538.8284			NW URA area
Marcia	Cobb			2124 Prospect Dr	Newberg	OR	97132			1				
Betty	Cone			10100 Adolf	Newberg	OR	97132			1	503.538.5904			S UGB/URA
Nadia	Corder			26535 NE Old Yamhill Rd	Newberg	OR	97132			1				
Dave	Dailey			4116 Rye Mill Ct	Charlotte	NC	28277			1				
Jerry	Dale			3501 N Zimri Dr	Newberg	OR	97132			1				NW UGB
John & Patty	David			29686 Putnam Rd NE	Newberg	OR	97132	drexdave@yahoo.com		1	503.538.9387			NE
Diane	David			PO Box 248	Newberg	OR	97132			1				
Frank	Dennis			14681 NE Spring Creek Ln	Newberg	OR	97132			1	503.538.7593			NE
Michael & LaVai	Douglas			14350 NE Springbrook Ln	Newberg	OR	97132			1	503.554.1647			NE
Barbara & Brian	Doyle			29550 NE Putnam	Newberg	OR	97132			1				
Kimberly	Dunn			11500 NE Anna Dr	Newberg	OR	97132			1				SE
Alice	Eibert			24001 NE Ellis Ln	Newberg	OR	97132			1				
Antonio	Elias			4505 E Portland Rd	Newberg	OR	97132			1				
Del	Ellis			518 S Springbrook Rd	Newberg	OR	97132			1				SE
John	Ellis			1812 Libra St	Newberg	OR	97132			1				
Steve	Fawver			28800 NE Bell Rd	Newberg	OR	97132			1				
Gretchen	Fehrenbacher			24025 NE Dillon Rd	Newberg	OR	97132			1				
Jim & Jacquie	Fisher			1280 NE Chehalem Dr	Newberg	OR	97132			1	503.538.4756			NW URA area
Roland & Goldie	Flock			1605 N Simpson St	Portland	OR	97217			1				
Lucia	Foster			23225 NE Dillon Rd	Newberg	OR	97132			1	503.519.6670			
Alan	Fox			30150 NE Fernwood	Newberg	OR	97132			1				SE
Dan	Fricke		ODOT Region 2	PO Box 208	Newberg	OR	97132			1				SE
Ken	Friday			855 Airport Rd SE Bldg P	Salem	OR	97301			1				
Arnie	Fuchs			455 Airport Rd SE, Bldg B	Salem	OR	97301			1				
Walt	Gaibler			525 NE Fourth St	McMinnville	OR	97128			1	503.434.7516			NE
Peggy	Gainer			615 S Springbrook	Newberg	OR	97132			1				SE
Jennifer	Gartner			1301 E Fulton, #130	Newberg	OR	97132			1	503.550.7533			S UGB/URA
Matt	Gib			19098 NE Hwy 240	Newberg	OR	97132			1	503.537.0620			NW URA area
Nadia	Gorder			8630 NE Dog Ridge Rd	Newberg	OR	97132			1	503.538.5176			S UGB/URA
Roger	Grahn			31909 Corral Creek Rd	Newberg	OR	97132			1	503.537.9192			
Norma	Green			3501 N Zimri Dr	Newberg	OR	97132			1				
Michael	Gunn			23284 LaSalle	Sherwood	OR	97140			1				
Greg	Haffner			29215 NE Putnam Rd	Newberg	OR	97132			1	503.538.3793			NE
Bruce	Hall			201-B N Meridian	Newberg	OR	97132			1				
David	Harle			31181 NE Corral Creek Rd	Newberg	OR	97132			1				SE
Dan & Michelle	Harrington			8000 NE Parish Rd	Newberg	OR	97132			1				
Jane & Russ	Heater			22230 SW Taylors Dr	Tualatin	OR	97062			1				SE
Vickie	Heath			23300 SW Baldpeak Rd.	Hillsboro	OR	97123			1				
Chuck	Heath			29321 NE Benjamin	Newberg	OR	97132			1	503.538.4933			NE
Pam	Hermanson			29465 NE Benjamin	Newberg	OR	97132			1	503.538.2334			NE
John & Margaret	Hickert			29405 NE Putnam	Newberg	OR	97132			1	503.538.2334			NE
Marvin & Jandell	Hines			31187 NE Corral Cr Rd	Newberg	OR	97132			1				SE
Don	Holland			1217 E Via Loma Vista #10	Yuma	AZ	85367			1				
Charlie & Debbie	Holton			PO Box 359	Newberg	OR	97132			1	503.538.6339			NW URA area
				24315 NE Hwy 240	Newberg	OR	97132	diholland1@verizon.net		1	503.554.0907			NW URA area
				1400 NE Chehalem Dr	Newberg	OR	97132			1	503.538.8565			NW URA area

Dave & Marion	Pratt		14550 Spring Creek Ln	Newberg	OR	97132				
Roger	Rader		1320 NE Chehalem Dr	Newberg	OR	97132	1	503.538.2872		NE
Niel	Rader		3312 Fernwood	Newberg	OR	97132	1	503.538.4882		NW URA area
Larry	Renne		10350 NE Renne Rd	Newberg	OR	97132	1			SE
Mischelle	Rierson		110 Hazelnut Dr	Newberg	OR	97132	1			SE
Jim	Ronning		28895 NE Wilsonville Rd	Newberg	OR	97132	1			
Bill	Rosacker		28190 Windsong Ln	Newberg	OR	97132	1			SE
Garth	Rylands		23755 NE Dillon Rd	Newberg	OR	97132	1			
Steve	Santos	DLCD	635 Capitol St NE, #150	Salem	OR	97301	1	503.538.2199		
Benjamin	Schaad		3320 Burlington Dr	Newberg	OR	87128	1			
Grace	Schaad		31525 NE Schaad Rd	Newberg	OR	97132	1			SE
Lew	Schaad		31655 NE Schaad Rd	Newberg	OR	97132	1	503.538.2006		SE
S	Schaad		PO Box 230729	Tigard	OR	97281	1			SE
Tom	Schaad		610 SW Alder	Dundee	OR	97115	1			SE
Richard	Schaad		31600 NE Old Parrett Mt	Newberg	OR	97132	1			SE
Herb & Kim	Schaffner		32400 NE Old Parrett Mt Rd	Newberg	OR	97132	1	503.538.7364		SE
John & Sandy	Schmidt		29600 NE David Ln	Newberg	OR	97132	1	503.554.6826		
Rhonda & Richai	Senz		27100 NE Bell Rd	Newberg	OR	97132	1			GFU NUAMC
Vicki	Shepherd		30230 NE Benjamin Rd	Newberg	OR	97132	1	503.538.4079		
Nathan	Shielee		215 N Blaine St	Newberg	OR	97132	1	503.538.9466		NE
Gary	Shuler		30790 NE Fernwood	Newberg	OR	97132	1	503.554.6650		
Don	Smith		13510 Roedel Rd	Newberg	OR	97132	1	503.538.2300		SE
James & Vickie	Smith		23995 NE Dillon Rd	Newberg	OR	97132	1			NW URA area
Renee	Smith		32300 NE Old Parrett Mt Rd	Newberg	OR	97132	1	503.538.6667		
Peter	Snow		28815 NE Wilsonville Rd	Newberg	OR	97132	1			SE
Arlene	Snyder		28505 NE Benjamin Rd	Newberg	OR	97132	1			SE
Karen	Spear		3320 Burlington Dr	Newberg	OR	97132	1	503.538.4670		GFU NUAMC
David	Sprechy		4009 N College	Newberg	OR	97132	1	503.538.2878		SE
Tom	Steinman		10905 NE Renne Rd	Newberg	OR	97132	1			NW UGB
Gerald & Jadene	Stensland		304 Myrtlewood Ct	Newberg	OR	97132	1			SE
Bev	Stapp		23895 NE Old Yamhill Rd	Newberg	OR	97132	1	503.538.5190		
Bob	Stewart						1			
Martha	Steven	Planning & Dev	12725 SW 66th Ave, #07	Portland	OR	97223	1			
Mart	Storm		22965 Sunnycrest Rd	Newberg	OR	97132	1			
Eilyn & Jerry	Stouffer		31775 NE Corral Creek Rd	Newberg	OR	97132	1			
Elaine	Street		PO Box 294	Newberg	OR	97132	1			SE
Frances	Svendsen		30170 NE Benjamin Rd	Newberg	OR	97132	1			
Darlene & Jack	Swonger		2605 Chehalem Dr	Newberg	OR	97132	1	503.538.3415		NE
Stan	Symank		1008 W Sheridan	Newberg	OR	97132	1	503.538.4890		SE
Richard	Taeubel		16780 NE Welch Rd	Newberg	OR	97132	1			
Russ	Thomas		1808 Leo Ln	Newberg	OR	97132	1	503.538.9255		NE
Steve & Mary	Thure		3512 N Aspen Way	Newberg	OR	97132	1			
Scott	Tucker		1205 NE Milk Jr. Blvd	Portland	OR	97229	1	503.286.9739		SE
Tommy	Tucker		3304 N Aspen Wy	Newberg	OR	97132	1			
Roy & Gloria	Van Houlen		12465 Honey Ln	Newberg	OR	97132	1	503.538.9308		
John	Velez		17685 NE Leander Dr	Sherwood	OR	97140	1			
Joyce	Vergets		2530 N Main St	Newberg	OR	97132	1			
Barbara	Vetter	Prudential Real	1220 20th St SE	Salem	OR	97302	1			
Ryan	Vetter	Prudential Real	1220 20th St SE	Salem	OR	97302	1			
Curt	Walker		29750 NE Benjamin Rd	Newberg	OR	97132	1	503.538.0404		NE
Hayli & Dave	Walker		PO Box 64	Newberg	OR	97132	1	503.554.1710		NW URA area
Lon	Wall		625 N Morton St	Newberg	OR	97132	1			
Duane	Wells		30350 N Hwy 99W	Newberg	OR	97132	1			
Dean	Werth		4709 E Fernwood	Newberg	OR	97132	1	503.538.5137		SE
Trina	Whitman	WRG Design	5415 SW Westgate Dr, #100	Portland	OR	97221	1			
Blake	Williams		4500 NE Blue Heron Ct	Newberg	OR	97132	1			
Jeffrey	Wolff		12925 NE Gospel Ln	Newberg	OR	97132	1			
Resident			2023 NE Chehalem Dr	Newberg	OR	97132	1	503.537.1054		NW URA area
CR Padot Investments			901 N Brutscher #D 355	Newberg	OR	97132	1	805.797.4898		NW URA area
Lee			10730 NE Renne Rd	Newberg	OR	97132	1			SE
Bob	Albulet									
Donnald	Alexander	Gov Econ Rev	1112 N Klimek	Newberg	OR	97132		503.625.2171		
Erik	Andersson		255 Commercial St NE	Salem	OR	97301				
Gilbert	Arendt		878 Greenwood Dr	Salem	OR	97301				
Tom	Armstrong									
Steve	Ashby		509 Holveck Ct	Newberg	OR	97132				
Terry	Alzen		29365 NE Putnam Rd	Newberg	OR	97132				
Tom	Bailey		12410 Honey Ln	Newberg	OR	97132		503.358.0525		SE
Chris	Baird		PO Box 217	Newberg	OR	97132		503.538.2266		
Bruce & Bobbie	Barnett		4600 NE Blue Heron	Newberg	OR	97132				
Mark	Barlett		14480 NE Rex Hill Ct	Newberg	OR	97132		503.538.4195		NE
Patti	Barlett		14480 NE Rex Hill Ct	Newberg	OR	97132		503.538.4155		NE
Jim & Susan	Bascom		816 W Sheridan St	Newberg	OR	97132		503.984.0368		NW URA area

David	Beam					david.beam@ci.newberg.or.us			
David	Beasley	624 Natalie Dr	Newberg	OR	97132	dwbeasley@msn.com	x		
Al	Benkendorf	2701 NW Vaughn #461	Portland	OR	97210	apb@benkassoc.com	x	503.226.0068	
James	Bennett					james.bennett@ci.newberg.or.us	x		
Jim	Bentley	29680 NE David Ln	Newberg	OR	97132	jimb33@comcast.net	x	503.538.3435	NE
Calvin	Beralas	625 N Washington St	Newberg	OR	97132	calvin.beralas@ci.newberg.or.us	x		
Gregg	Blume	401 Blume Ln	Newberg	OR	97132	greggblume@msn.com	x	503.538.5746	NW URA area
Angie	Bowman	805 Greenvalley Dr	Newberg	OR	97132	angie@equilygroup.com	x	503.495.5811	
Steve	Bradford					ssjbradford@msn.com	x		NW URA area
Steve	Bradford					sbradford@centexhomes.com	x		NW URA area
Eric & Juanita	Brandenburg	14450 NE Rex Hill Ct	Newberg	OR	97132	o2bnsd@comcast.net	x	503.537.0146	NE
John	Bridges	515 E First St	Newberg	OR	97132	john@newberglaw.com	x		GFU NUAMC
Barton	Brierley					barton.brierley@ci.newberg.or.us	x		
Dwayne	Brittelle	620 E First St	Newberg	OR	97132	dwayne@brittel.net	x		
Craig	Brown					cbrown@legendhomes.com	x	503.620.8080	SE
Violet	Caffal-McNeil					vjmcneil@msn.com	x		
Jessica	Cain	201B N Meridian	Newberg	OR	97132	cain@gunn-cain.com	x		
Arthur	Catlett	29585 NE Owls Ln	Newberg	OR	97132	acatlett@hevanet.com	x	503.554.6848	GFU NUAMC
Chuck	Chimento	20980 SW Edy Rd	Sherwood	OR	97140	chimento@steriak.net	x		SE
Tim	Clark	3200 Knoll Dr	Newberg	OR	97132	tim@newbergfoursquare.com	x		
Jan & Richard	Clay	31850 NE Schaad	Newberg	OR	97132	janicorclay@msn.com	x	503.537.4004	S UGB/URA
Don	Clements	125 S Elliott Rd	Newberg	OR	97132	clendenn@cpndnewberg.org	x		S UGB/URA
Shellene	Ciendenin	Newberg Graphic				sciendenin@eaglenewspaper.com	x		
Meil	Cohen	PO Box 86	Dundee	OR	97115	neroco2@comcast.net	x		
Gregg & Liz	Colwell	13500 NE Ellenease Ave				gcolwell@pacifier.com	x		
Terry	Cole	ODOT Reg #2	Salem	OR	97301	terry.d.cole@odot.state.or.us	x		
Stacy	Connelly	Alpha Engineering				dsc@alpha-eng.com	x		
Martin	Construction					martinconstruction@peoplepc.com	x		
Scott & Sue	Corie	16150 NE Chehalem Dr	Newberg	OR	97132	cories@europr.com	x		
Brad	Crement					hcrement@bbhkonstrulima.com	x		
Geoff	Crook	DLCD	Salem	OR	97301	geoff.crook@state.or.us	x		
Sally	Dallas	115 N College St	Newberg	OR	97132	sally@newbergallery.com	x		
Charles	DeVoc	3231 Antonia Way	Newberg	OR	97132	chinachas@comcast.net	x	503.538.4314	NW URA area
David & Linda	Dobbins	29830 NE Benjamin Rd	Newberg	OR	97132	lindob44@yahoo.com	x	503.538.8042	NE
Mimi	Doukas	Director of Land Use Planning	Portland	OR	97221	mad@wrgd.com	x		
Gordon & Sharon	Ellison	5415 SW Westgate Dr, #100	Newberg	OR	97132	gellison@maps.org	x	503.537.1120	NE
John	Estrem	29935 NE Benjamin Rd	Newberg	OR	97132	john.estrem@lsl-industries.co.us	x		
John	Ezell	8355 NE Parrett Mtn. Rd	Newberg	OR	97132	ez4@verizon.net	x	503.537.9417	NW URA area
Sam	Farmer	23645 NE Hwy 240	Newberg	OR	97132	sfarmer@georgefox.edu	x	503.538.8776	GFU NUAMC
Patricia	Farrell	Yamhill Basin Council				ninebard@juno.com	x		
Rob	Felton	321 Buri St	Newberg	OR	97132	rfeleton@georgefox.edu	x		
Diane	Ferranti	3816 Vittoria Way	Newberg	OR	97132	divon62@aol.com	x		
Kyle & Patty	Findley	1001 NE Chehalem Dr	Newberg	OR	97132	pfindley@georgefox.edu	x	503.538.5663	NW URA area
Kevin	Fish	3841 Jones St	Newberg	OR	97132	kevinf@nwest.com	x	503.538.8653	NW UGB
Mary	Foster	30595 NE Trails End Ln	Newberg	OR	97132	mary.foster@newbergchidreid.com	x	503.538.8505	SE
Donna	Fouche	23786 NE Sunnycrest Rd	Newberg	OR	97132	d&d.fouche@aol.com	x		
Debbie & Gene	Fournier	3856 Shell Ct	Newberg	OR	97132	cooksterf@juno.com	x	503.537.0960	NW UGB
Joni	Fouts	23439 N Hwy 99w				jfouts@verizon.net	x	503.538.2969	GFU NUAMC
Tom	Fox	OR Econ Com I	Salem	OR	97301	tom.j.fox@state.or.us	x		
Sid	Friedman	1000 Friends of	Salem	OR	97301	sid@friends.org	x		
Chet & Pam	Fryjoff	189Liberty St NE, #307A	Newberg	OR	97132	frjyoff@comcast.net	x	503.554.0812	NE
Julie	Fugate	29501 NE Owls Ln	Newberg	OR	97132	juliefugate@kw.com	x		SE
Dennis	Galbler	14500 NE Richard Ln	Wilsonville	OR	97070	dgalbler@centurytel.net	x	503.694.1093	S UGB/URA
Victor	Gamble	7872 SW Edgewater Dr	Newberg	OR	97132	vgamble@provideandtape.com	x	503.538.1231	NE
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David	Grove					intedriveautobody@hotmail.com	x		
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Alan	Halstead	119 Ashley	Newberg	OR	97132	ahalstead@harverco.com	x		
Charles	Harrell	PO Box 1046	Newberg	OR	97132	harrell@gunn-cain.com	x	503.538.8318	NW URA area
Marvin	Hanson					scout45-79@comcast.net	x		
Matson	Haug	1524 Hess Creek Ct	Newberg	OR	97132	matson_haug@mentor.com	x		
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Cristen	Henley	30475 NE Smits Ln	Newberg	OR	97132	crissyj1@net.zero.com	x	503.538.7804	NE
Shelly	Holly	700 NE Multnomah, #1000	Portland	OR	97232	sholly@parametrix.com	x	503.963.7003	NW UGB
Jon	Holt	3723 Jones St	Newberg	OR	97132	jonholt@verizon.net	x	503.538.1471	N Valley UGB
Barry & Kris	Horn	610 E Sheridan	Newberg	OR	97132	bear503@pacifier.com	x		
Joe	Hughes	31205 NE Schaad	Newberg	OR	97132	joehughes@joehughes.com	x	503.624.7100	SE
Fran & Dave	Hunter	30050 NE Benjamin Rd	Newberg	OR	97132	vegas64@comcast.net	x	503.538.4266	NE
Paul	Jellum					pkjellum@verizon.net	x		
Carrie	Jones	13340 NE Roedel Rd	Newberg	OR	97132	cmjstormy72@yahoo.com	x	503.538.2031	NW URA area
Ralph	Jumago					rjumago@msn.com	x		GFU NUAMC
Hal	Kafka	29550 NE David Ln	Newberg	OR	97132	halkafka@compuserve.com	x		
Joe	Keizur	Pacific Lifestyle	Vancouver	WA	98682	ioek@pacificlifestylehomes.com	x	503.758.2631	GFU NUAMC

Cecily
Sheryl
Brian & Beth

Kelly
Kelsh
Keyser

Chehalem Valley Chamber
1400 Hoskins

Newberg OR

cecilyk@aol.com x
sheryl@chehalemvalley.org x
97132 bkeyser777@comcast.net x

Chuck	Kimball					ckimball@callatg.com	x			
Bob & Kathy	Knowles	29655 NE Benjamin Rd	Newberg	OR	97132	robkath@msn.com	x	503.538.5935		NE
Ron	Knox	31152 NE Corral Creed Rd	Newberg	OR	97132	filbertfarm@verizon.net	x	503.538.2506		SE
Gregg	Koskela	1225 NE Chehalem Dr	Newberg	OR	97132	gkoskela@gmail.com	x	503.538.0802		
Mike	Lambert					mlamb@onlinemac.com	x			
Joe	Landes	1213 NE Chehalem	Newberg	OR	97132	landesjoe@yahoo.com	x			
Kim	Lanier	3701 Short Oak St	Newberg	OR	97132	kimandericiainier@yahoo.com	x			
Matt	Larabie	Real Estate Services Group				office@resginc.com	x			
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Paul	Long	29380 NE Owls	Newberg	OR	97132	paul.long@comcast.net	x	503.538.1070		NE
Bruce	Longstroth	2033 NE Chehalem Dr	Newberg	OR	97132	brucelongstroth@hotmail.com	x	503.538.8653		NW UGB
Don	Loving	29265 NE Benjamin Rd	Newberg	OR	97132	oresports@aol.com	x	503.538.0793		NE
John	Lowery	30100 NE Benjamin	Newberg	OR	97132	jpclilla@verizon.net	x	503.538.8063		NE
Erin	Maerz	11220 NE Fettig Ln	Newberg	OR	97132	erinwou@hotmail.com	x			SE
Jay & Bridget	Martin	3870 Morris St	Newberg	OR	97132	gregandgridgetmartin@comcast.net	x	503.538.1471		N Valley UGB
Gary	Martin	22956 NW Turner Creed Rd	Yamhill	OR	97148	mckaymartin@netzero.net	x			
Keith & Valerie	Maxell	23755 NE Dillon Rd	Newberg	OR	97132	kwmaxwell@msn.com	x			
Tami & Stacy	McClellan	14740 NE David Ct	Newberg	OR	97132	stacy_mcclellan@mentor.com	x	503.538.8477		NE
Chas & Ellen	McClure	30295 Hwy 99W	Newberg	OR	97132	chuck@mcclurefarm.com	x	503.538.4106		NW URA area
David	Mehler	402 N School	Newberg	OR	97132	dmeh1808@aol.com	x			
Richard	Meisner	13445 NE Fox Hollow Ln	Newberg	OR	97132	mmsi@easystreet.com	x			
Alan & Barbara	Meyer	4000 N Aspen Way	Newberg	OR	97132	meyer@easystreet.com	x			NE
June	Miller	271 Royal Oak St	Newberg	OR	97132	twinslandlake@yahoo.com	x			
Dave	Monson					monsond@ldcdesign.com	x			
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David	Noren	PO Box 586	Hillsboro	OR	97123	dauidnoren@worldnet.att.net	x			
Mike	Norkitis	3221 N Main St	Newberg	OR	97132	mnorkitis@hotmail.com	x			
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Joe & Jamie	Ohaloran	14495 NE Cullen Rd	Newberg	OR	97132	johallo360@aol.com	x			GFU NUAMC
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Seth	Otto	WRG Design 5415 SW Westgate Dr, #100	Portland	OR	97221	seth.otto@wrgdesign.com	x			
Dick	Patrone	4301 Crestview Dr	Newberg	OR	97132	shami@pacifier.com	x			
Ron	Peddicoord	Newberg Realty 901 N Brutscher, #200	Newberg	OR	97132	RLP@ipns.com	x	503.550.0188		
Luke	Pelz					luke.pelz@ci.newberg.or.us	x			
Geoffrey	Pement	Covenant Properties				geoffrepement@hotmail.com	x			
Ronald	Pepin	5456 Willowick Cir	Anaheim	CA	92807	ronginpep@sbcglobal.net	x			
Alan	Peterson	32500 NE Corral Cr Rd	Newberg	OR	97132	alan@alanpeterson.net	x			
Harry	Peterson	31180 NE Veritas	Newberg	OR	97132	harry@ci.chehalem.wines.com	x			
Betty & Steve	Philes	1205 NE Chehalem Dr	Newberg	OR	97132	sphiles@aol.com	x	503.538.5096		NW URA area
Janice & Dennis	Pierce	30690 Fernwood Rd	Newberg	OR	97132	janmpierce@aol.com	x			SE
Gene	Piros	2700 Haworth Ave #38	Newberg	OR	97132	ghpiros@msn.com	x			
Mike	Proctor	20540 NW Quail Hollow Dr	Portland	OR	97229	mike.proctor@comcast.net	x			
Paula	Radich	705 Ella Ct	Newberg	OR	97132	radichp@newberg.k12.or.us	x			SE
Jack	Reardon	3896 Oak Meadows Lp	Newberg	OR	97132	j.reardon8@comcast.net	x			GFU NUAMC
Merilyn	Reeves	1000 Friends of Yamhill Co				merilynreeves@aol.com	x			
Hadley	Robbins	7090 SW Benham Ct	Portland	OR		robbins4152@msn.com	x			GFU NUAMC
Jeff	Roberts	1800 NW 167th Pl, #150	Beaverton	OR	97006	jeff@crandalgroup.com	x	503.349.5279		
Courtney	Rogers	1408 Coffee Ln	Newberg	OR	97132	newbergbooks@yahoo.com	x			
Rick	Rogers	PO Box 118	Newberg	OR	97132	rlrcrogers@comcast.net	x			
Rob & Dorothy	Roholt	31150 NE Schaad Rd	Newberg	OR	97132	rroholt@verizon.net	x			
Bill	Rourke	4016 N College	Newberg	OR	97132	bybillrourke@hotmail.com	x	503.538.5567		GFU NUAMC
Leonard	Rydel	601 Pinehurst Dr	Newberg	OR	97132	larydel@teleport.com	x			NW UGB
Steve	Rymer	Leathers Oil				steve-leathers@teleport.com	x	503.661.1244		NW URA Area
Todd	Saunders	The Saunders C P.O. Box 536	Dundee	OR	97115	todd@thesaunderscoinc.com	x	503.537.9950	01/11/2007	
Dennis	Scheuermann	281 White Oak St	Newberg	OR	97132	kelsey_2000@msn.com	x			
Eric	Schoenborn	High Meadow H PO Box 966	Newberg	OR	97132	eric.schoenborn@comcast.net	x	503.538.5359		
Gregg	Scholz	31139 NE Corral Creek Rd	Newberg	OR	97132	gscholz@nweng.com	x			
Dave	Scott	24625 NE Humming Bird Ct	Newberg	OR	97132	scottfam777@verizon.net	x	503.538.0204		
Doug	Seeber	PO Box 965	Newberg	OR	97132	seek1973@aol.com	x			
Greg	Seidel	17046 SW Cobblestone Dr	Newberg	OR	97132	gandjseidel@yahoo.com	x	503.925.1829		NE
Michael	Sherwood	Chamber of Com 535 E 5th	McMinnville	OR	97128	michaelsherwood@verizon.net	x			
Bryan	Skits					bryans@iscustomhomes.com	x			
Kelly	Sluman					k.sluman@comcast.net	x			
Phil	Smith	2016 Valeri Dr	Newberg	OR	97132	psmith@georgefox.edu	x			
Robert	Smith	29800 NE Benjamin Rd	Newberg	OR	97132	roberts421@aol.com	x			
Doti & Steve	Smits	30175 NE Smits Ln	Newberg	OR	97132	hadyour5@yahoo.com	x	503.538.4940		NE
Jim	Snell	17863 SW Woodhaven Dr	Sherwood	OR	97140	jim@jmsnell.com	x			NE
Robert	Soppe	709 E Sheridan	Newberg	OR	97132	robert.soppe@ci.newberg.or.us	x			
Juliana	Sowash	31901 NE Corral Crk Rd	Newberg	OR	97132	sowash@oemba.org	x	503.538.9494		SE
Craig	Sowash	31901 Corral Creek Rd	Newberg	OR	97132	ssowash@smerfit.com	x			SE
Phil	Spessard	1600 NE Chehalem Dr	Newberg	OR	97132	ra5vigilante@aol.com	x			
Mary	Stern	535 NE 5th St	McMinnville	OR	97128	sternm@co.yamhill.or.us	x			
Tanya	Strub	1107 S Chehalem St	Newberg	OR	97132	strub@eou.edu	x	503.554.9018		NE
Sturdevant	Mike					trimountain@comcast.net	x	503.538.4300		
Mike & Cathy	Stuhr	31100 NE Fernwood Rd	Newberg	OR	97132	kayak@viclink.com	x	503.538.8703		SE
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Rick & Jeane	Talbott	14250 NE Cullen Rd	Newberg	OR	97132	rtalbott@easystreet.com	x	503.348.9625	NW URA area
Elaine	Taylor					elaine.taylor@ci.newberg.or.l	x		
Kathi	Thelander	212 W First	Newberg	OR	97132	katnnetti@aol.com	x		
Nancy	Thomas					njlthomas2@aol.com	x		
Ron	Thomason	Godsong Com. Church				thomason@integrity.com	x		
Mitt & Sally	Thompson	29275 Putnam Rd	Newberg	OR	97132	mgtsst@juno.com	x	503.538.2774	GFU NUAMC
Mike	Torgeson	8315 Dogridge Rd	Newberg	OR	97132	torgeson_5@msn.com	x	503.969.2014	S UGB/URA
John	Trudel					jtrudel@trudelgroup.com	x	503.538.1169	
Valery	Van Gundy	24495 NE Hwy 240	Newberg	OR	97132	nwrider@teleport.com	x	503.476.7030	NW URA area
Brett	Veatch	PO Box 24	Newberg	OR	97132	coppergoldinc@msn.com	x	503.537.5506	NW URA area
Tony	Visuano	PO Box 86	Willamina	OR	97386	tonyk@prurep.com	x		
Chris	Voigt	32190 N Hwy 99W	Newberg	OR	97132	chris@affinityrealty.net	x	503.939.7481	
Del	Washburn					mail@theomatics.com	x		
Tom	Weber	Overland Develt	12755 SW 69th Ave, #1000	Portland	OR	97223	tom@terra-weber.com	x	
Ken	Wegter	3872 Camisham Ct	Salem	OR	97305	museoriginalmusic@yahoo.c	x		
Shawn	Weichbrodt					sweichbrodt@riversidahomes	x		
Lynn	Weygant	809 W First	Newberg	OR	97132	lynn@windrosecenter.com	x		
Michael	Willcuts	PO Box 490	Newberg	OR	97132	mike@coyotehomesinc.com	x		
Greg	Winterowd	310 SW 4th Ave, #1100	Portland	OR	97204	greg@winterbrookplanning.c	x		
Eugene	Wolf	30003 SW 35th Dr	Wilsonville	OR	97132	gene@wolfnw.com	x	503.704.5262	
Howard	Wood	4100 SW Crestview	Newberg	OR	97132	hwoodca@verizon.net	x	503.472.2009	
Ron	Woodard	5995 SW Cougar Mountain	McMinnville	OR	97128	woodard.appraisal@gmail.c	x		
Dean	Worth					dwerth@pccz.com	x		
Marvin & Ellie	Wycliff	2505 NE Chehalem Dr	Newberg	OR	97132	elliew@teleport.com	x	503.537.9249	NW URA area
Erika						thesportingdog@yahoo.com	x		

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BY:.....

Measure 56 notice

PA-04-07 DOCKET # ID# DUE DATE INITIAL PAGES /

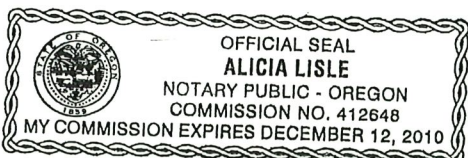
APPLICANT: City of Newberg

APPLICANT:

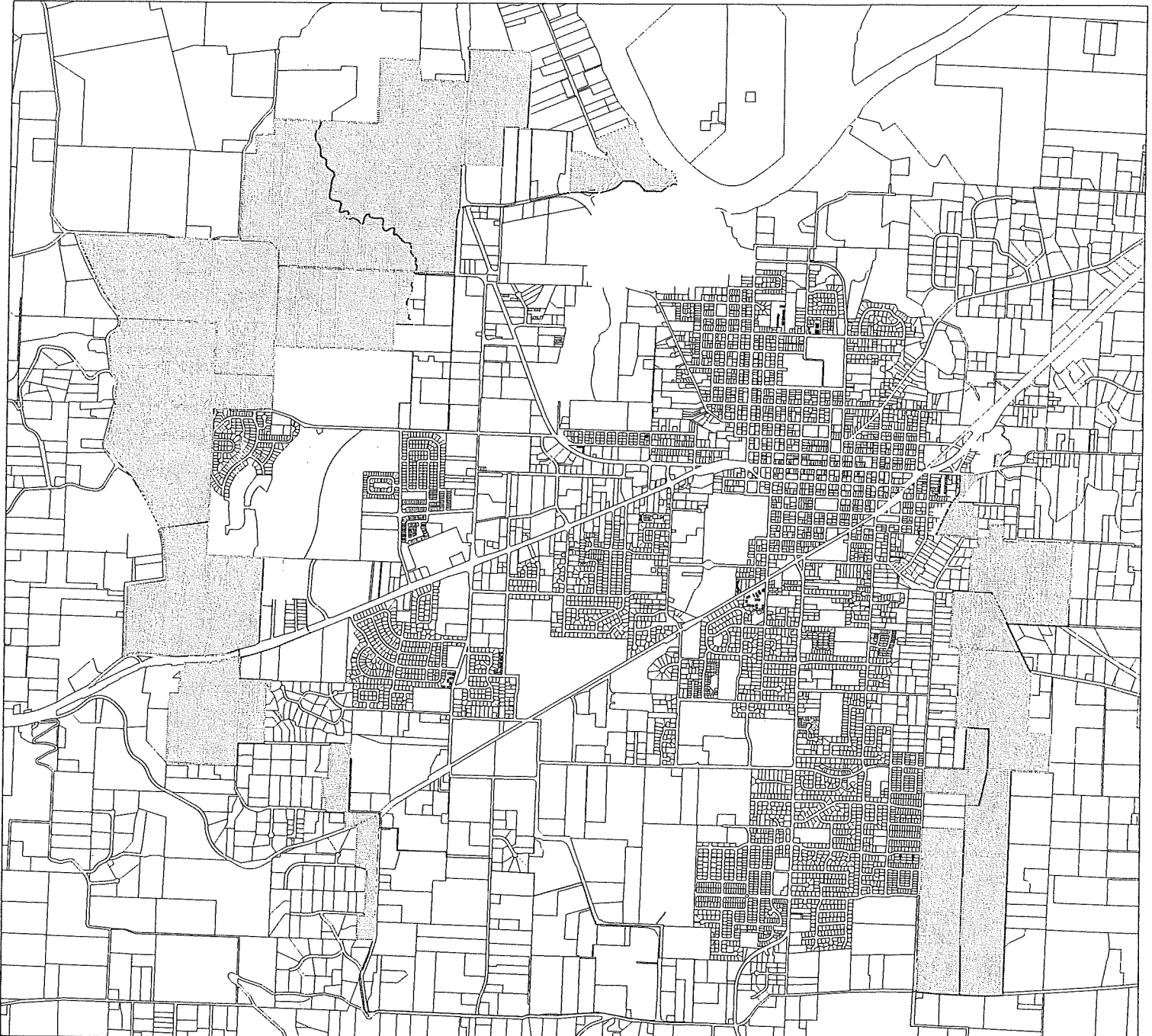
I, Linda Lowe, on the 30th day of March, 2007 sent the attached public notice of Docket No. PA-04-07 to the property owners identified by the PIN numbers listed above, and interested persons listed on this sheet.

STATE OF OREGON
County of Yamhill

The foregoing instrument was acknowledged before me this 30th day of March, 2007 by Linda Lowe.



Alicia Lisle
Notary Public For Oregon
My Commission Expires 12-12-2010



URA - measure 56 notes

(T#: 3313 02901)
PIMENTEL ROBERTO & ESTELLA
24450 NE OLD YAMHILL RD
NEWBERG OR 97132

(T#: 3313 03002)
HOLTZ ROBERT G &
3254 MAGOWAN DR
SANTA ROSA CA 95405

(T#: 3218CC 01102)
VAN HOUTEN ROY C & GLORIA
12465 NE HONEY LN
NEWBERG OR 97132

(T#: 3313 03001)
RASMUSSEN CHRIS & SHAWN
PO BOX 34
NEWBERG OR 97132

(T#: 3228 00302)
PROCTOR MICHAEL D & BARBARA B
20540 NW QUAIL HOLLOW
PORTLAND OR 97229

(T#: 3221 04700)
HARLE INC
22230 SW TAYLORS DRIVE
TUALATIN OR 97062

(T#: 3218 00601)
VANGUNDY VALREY B
24495 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3221 04900)
MUSOLINO JAMES P & ALICIA
PO BOX 3117
NEWBERG OR 97132

(T#:)
0

(T#:)
0

(T#: 3209 03107)
ATZEN TERRY J
29365 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3228 00301)
PROCTOR MICHAEL D & BARBARA B
20540 NW QUAIL HOLLOW
PORTLAND OR 97229

(T#: 3219BB 00200)
CMH PROPERTIES LLC
1102 N SPRINGBROOK RD NO 259
NEWBERG OR 97132

(T#:)
0

(T#:)
0

(T#: 3227 00900)
WALKER DOSS E & CHRISTINE JUDY
9655 NE PARRISH RD
NEWBERG OR 97132

(T#: 3221 05300)
SOVEY LLOYD H & CAROL M
21420 NE SUNNY CREST RD
NEWBERG OR 97132

(T#: 3215 01101)
FOSTER MARY C
PO BOX 208
NEWBERG OR 97132

(T#: 3215 01100)
SUE GHIZZONE TRUST AGREEMENT
30475 NE TRAILS END LN
NEWBERG OR 97132

(T#: 3215 00900)
WADE JUDITH A
42292 SW WITHCOMBIE RD
GASTON OR 97119

(T#: 3215 01000)
KNOX RONALD & LINDA
31152 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3227 01000)
MCCABE MARIE A (HEIR)
15260 SW SCHOLLS DR
SHERWOOD OR 97140

(T#: 3215 01102)
INGRAM PROPERTIES LLC
PO BOX 842
SHERWOOD OR 97140

(T#: 3313 02900)
CALDWELL LIVING TRUST 1/2 &
PO BOX 2381
IDYLLWILD CA 92549

(T#: 3215 00800)
WELLS SHIRLEY M REVOCABLE
LIVING TRUST
30350 NORTH HIGHWAY 99W
NEWBERG OR 97132

(T#: 3228 00600)
FREEMAN PATRICIA A
29410 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3218 00200)
CALDWELL LIVING TRUST 1/2 &
PO BOX 2381
IDYLLWILD CA 92549

(T#: 3228 00300)
PROCTOR MICHAEL D & BARBARA B
20540 NW QUAIL HOLLOW
PORTLAND OR 97229

(T#: 3221 05200)
HAGGERTY ROBERT & LOIS
28740 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 05500)
CRANFILL KERRI A
8466 75TH ST NE
SALEM OR 97305

(T#: 3221 05501)
SLICK LORI A KOHLMAN
29140 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 05502)
SLICK THOMAS B & LORI A
29140 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 05600)
HOLDAHL SHARON W
2015 VALERI DR
NEWBERG OR 97132

(T#: 3227 00700)
ASHTON FAMILY TRUST
9665 NE PARRISH RD
NEWBERG OR 97132

(T#: 3221 05900)
JAQUITH STEPHEN K & LOUISA M
29300 NW WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 05400)
LOZADA JESS & BILLIE
28950 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 06000)
LAWN HEATHER
29500 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 06100)
SVENDSEN WILLIAM C & DEBRA A
29770 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 06201)
KROEMER GORDON J & CHARLOTTE J
29950 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3228 00700)
FERY CRAIG J & KARA
29400 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3227 00800)
BAKER ROBERT L & ANITA R
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NEWBERG OR 97132

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LIVING TRUST
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NEWBERG OR 97132

(T#: 3228 00200)
MITCHELL DAVID K & ANNA L
9655 NE NEUMANN LN
NEWBERG OR 97132

(T#: 3221 05700)
HANSON MARVIN H
29250 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 06200)
GULLEY STEPHEN G & DIANA M
29800 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 05100)
DODGE SHARON A
28915 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3221 04901)
DODGE SHARON A
28915 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3313 03000)
CUDDEFORD KENNETH A & SHALOM E
105 LYNN DR
NEWBERG OR 97132

(T#: 3313 03100)
OLSON MELVIN & MARILYN TRUST
61375 BARGER RD
ST HELENS OR 97051

(T#: 3228 00501)
MOXLEY ROBERT M & SUSAN M
9995 NE NEUMANN LN
NEWBERG OR 97132

(T#: 3228 00500)
MOXLEY ROBERT M & SUSAN M
9995 NE NEUMANN LN
NEWBERG OR 97132

(T#: 3215 01400)
SCHAAD WALTER R
31531 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3222 02200)
PALMER DERRIE 50%
10905 NE RENNE RD
NEWBERG OR 97132

(T#: 3228 00800)
HODGDON DONALD E JR
PO BOX 1543
LAKE GROVE OR 97035

(T#: 3222 02900)
BESTWICK THOMAS H & LORETTA D
30575 NE FERNWOOD RD
NEWBERG OR 97132

(T#: 3228 02401)
GRAY DANIEL J & CONSTANCE A
8980 NE ST PAUL HIGHWAY
NEWBERG OR 97132

(T#: 3228 00900)
GAIBLER WALTER C REVOCABLE
LIVING TRUST
1301 FULTON ST NO 130
NEWBERG OR 97132

(T#: 3228 00801)
CHURCH RICK
9690 NE ADOLF RD
NEWBERG OR 97132

(T#: 3228 01900)
HARNER DOUGLAS C
901 N BRUTSCHER ST
NEWBERG OR 97132

(T#: 3228 02000)
MARTINSON IOLA J
8625 NE ST PAUL HIGHWAY
NEWBERG OR 97132

(T#: 3228 00802)
CLAY TIMOTHY A & LAURIE S
10100 NE ADOLF RD
NEWBERG OR 97132

(T#: 3222 02400)
STUHR CATHLEEN & MICHAEL
31100 NE FERNWOOD RD
NEWBERG OR 97132

(T#: 3222 02100)
GAYLORD RONALD A & TERESA A
10695 NE RENNE RD
NEWBERG OR 97132

(T#: 3228 01000)
SCHMIDT CHARLES M LIVING TRUST
1/2 &
9150 NW ST PAUL HWY
NEWBERG OR 97132

(T#: 3207 03800)
KREDER DOROTHY MARIE
1735 NW MEADOWS DR
MCMINNVILLE OR 97128

(T#: 3207 04900)
ROBBINS HADLEY & GAYLE J
7090 SW BENHAM CT
PORTLAND OR 97225

(T#: 3207 04600)
VANHEVELINGEN MELISSA L REV LIV
TRUST 1/2
3121 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3207 04700)
ROTH TRUST
3113 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3207 04800)
PELTIER RANDOLPH G & LISA F
3701 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3218 00100)
LAMBERT KATHY A 4/12 &
470 NE NORTON LN
MCMINNVILLE OR 97128

(T#: 3228 02404)
MONSON DAVID B & LORNA D
8820 NE ST PAUL HWY
NEWBERG OR 97132

(T#: 3207 04400)
ROTH TRUST
3113 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3222 02300)
SOWASH STEVEN C & JULIANNA P
31901 NE CORRAL CREEK RD
NEWBERG OR 97132

(T#: 3207 04200)
TALBOTT JEAN A
14250 NE CULLEN RD
NEWBERG OR 97132

(T#: 3222 03100)
PIERCE JANICE M & JAMES D
30690 NE FERNWOOD RD
NEWBERG OR 97132

(T#: 3215 00700)
LIM JAIME
5424 N MICHIGAN AVE
PORTLAND OR 97217

(T#: 3215 00600)
LIM JAIME
4900 E PORTLAND RD
NEWBERG OR 97132

(T#: 3222 03600)
FLOCH LIVING TRUST
30150 NE FERNWOOD RD
NEWBERG OR 97132

(T#: 3215 00500)
MCCLURE CHARLES J & ELLEN R
TRUST
30295 NORTH HIGHWAY 99W
NEWBERG OR 97132

(T#: 3222 03800)
MAERZ KARL W & KRISTA T
11220 NE FETTIG LN
NEWBERG OR 97132

(T#: 3222 03700)
FLOCH LIVING TRUST
30150 NE FERNWOOD RD
NEWBERG OR 97132

(T#: 3222 03000)
SCHRAGE MICHAEL R & BRENDA L
30410 NE FERNWOOD RD
NEWBERG OR 97132

(T#: 3222 03200)
SHULER GARY C & SANDRA L
30790 NE FERNWOOD RD
NEWBERG OR 97132

(T#: 3207 04301)
VAN HEVELINGEN MELISSA L
TRUSTEE
3121 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3215 01003)
WERTH FAMILY LLC
33180 NE HAUGEN RD
NEWBERG OR 97132

(T#: 3207 04300)
ROTH TRUST
3113 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3207 04500)
VANHEVELINGEN MELISSA L REV LIV
TRUST 1/2
3121 N CHEHALEM DR
NEWBERG OR 97132

(T#: 3222 02700)
SHAAD NEWBERG PROPERTY LLC
11815 NE 99TH ST SUITE 1200
VANCOUVER WA 98682

(T#: 3222 02500)
BESTWICK T HARRY & LORETTA
30575 NE FERNWOOD RD
NEWBERG OR 97132

(T#: 3222 02800)
BESTWICK T HARRY & LORETTA
30575 NE FERNWOOD RD
NEWBERG OR 97132

(T#: 3228 02402)
GRAY DANIEL J & CONSTANCE A
8980 NE ST PAUL HIGHWAY
NEWBERG OR 97132

(T#: 3228 02403)
STEWART MARK
8830 NE ST PAUL HIGHWAY
NEWBERG OR 97132

(T#: 3228 01100)
LAJOIE MERLIN A & SANDRA K
20855 NE WILLIAMSON RD
NEWBERG OR 97132

(T#: 3228 02400)
MARTINSON IOLA 1/2
8625 NE ST PAUL HIGHWAY
NEWBERG OR 97132

(T#: 3227 00901)
STROUP RUSSELL L & GENA I
9630 NE NEUMANN LN
NEWBERG OR 97132

(T#: 3216AA 01600)
SHEPHERD DANIEL D & VICKI L
30230 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3216 01908)
INGRAM GARREN L & BARBARA L
PO BOX 842
SHERWOOD OR 97140

(T#: 3219BA 01700)
WEYGANDT PATSY A TRUST
24401 S MULINO RD
CANBY OR 97103

(T#: 3209 03106)
GREEN NORMA TRUST
29215 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3219BA 01701)
ADAMS SAMUEL M
4800 SW GRIFFITH DR NO 104
BEAVERTON OR 97005

(T#: 3222 03500)
CHEHALEM PARK AND RECREATION
DISTRICT
125 S ELLIOTT RD
NEWBERG OR 97132

(T#: 3221 04800)
HARLE INC
22230 SW TAYLORS DRIVE
TUALATIN OR 97062

(T#: 3221 04701)
HARLE INC
22230 SW TAYLORS DRIVE
TUALATIN OR 97062

(T#: 3221 04601)
DERKACHT KOREY D
PO BOX 27
NEWBERG OR 97132

(T#: 3222 01900)
NEWBERG SCHOOL DISTRICT 29J
714 E 6TH ST
NEWBERG OR 97132

(T#: 3216 01903)
PROVIDENCE HEALTH SYSTEM
% PROVIDENCE PROPERTY
MANAGEMENT
PORTLAND OR 97213

(T#: 3222 02000)
BEAUDRY RICKY A & TERRI L
30800 NE SIEFKEN LN
NEWBERG OR 97132

(T#: 3221 04600)
HARLE INC
22230 SW TAYLORS DRIVE
TUALATIN OR 97062

(T#: 3221 04500)
RONNING JAMES & SUZANNE
29895 NE WILSONVILLE RD
NEWBERG OR 97132

(T#: 3222 03300)
CHEHALEM PARK AND RECREATION
DISTRICT
125 S ELLIOTT RD
NEWBERG OR 97132

(T#: 3222 03400)
CHEHALEM PARK AND RECREATION
DISTRICT
125 S ELLIOTT RD
NEWBERG OR 97132

(T#: 3229 02200)
SOUTHEAST PAPER
MANUFACTURING CO
ATTN LORI MUSCUTT
NEWBERG OR 97132

(T#: 3229 00600)
SOUTHEAST PAPER
MANUFACTURING CO
ATTN LORI MUSCUTT
NEWBERG OR 97132

(T#: 3229 02000)
NEWBERG CITY OF
401 E 3RD ST
NEWBERG OR 97132

(T#: 3229 02100)
SOUTHEAST PAPER
MANUFACTURING CO
ATTN LORI MUSCUTT
NEWBERG OR 97132

(T#: 3219BD 03800)
KELLER JAMES & CAROLYN TRUST
217 OLD HIGHWAY 99W NO 36
NEWBERG OR 97132

(T#: 3219BD 04900)
HAWES ALVIN H & SYLVIA
902 W 1ST ST
NEWBERG OR 97132

(T#: 3219BA 00700)
NAUMAN JOSHUA G & LISA M
605 W SHERMAN ST
NEWBERG OR 97132

(T#: 3219BD 04800)
NWT DEVELOPMENT LLC
PO BOX 490
NEWBERG OR 97132

(T#: 3219BA 01500)
GROVES DONALD E JR & SHANNON J
618 W SHERIDAN ST
NEWBERG OR 97132

(T#: 3219BA 01400)
CARLSON KATHY L & TERRY A
613 W SHERIDAN ST
NEWBERG OR 97132

(T#: 3219BA 00200)
PORTIS-CATHERS DANIEL TRUST
7424 SE INSLEY ST
PORTLAND OR 97206

(T#: 3219BA 00800)
MERRILL BETTY LIVING TRUST
504 W SHERMAN ST
NEWBERG OR 97132

(T#: 3219BA 00300)
MACAULAY LARRY L & SUZANNE
501 N MORTON ST
NEWBERG OR 97132

(T#: 3219BA 00600)
WOOLEN CLAYTON L & SUSAN M
419 MORTON ST
NEWBERG OR 97132

(T#: 3219BA 05203)
NACCARATO EDWARD & EMILIE A
417 N CANYON LN
NEWBERG OR 97132

(T#: 3218 00400)
HOLLAND DONALD L
24315 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3219BA 05200)
ARANA PERRY A
416 NE CANYON LN
NEWBERG OR 97132

(T#: 3218CC 00600)
OFARRELL-BATSCH JANICE
12300 NE HONEY LN
NEWBERG OR 97132

(T#: 3219BA 05204)
STANDRIDGE MIKE & LOVENA R
408 N CANYON LN
NEWBERG OR 97132

(T#: 3219BA 01600)
WEYGANDT PATRICIA L
809 W 1ST ST
NEWBERG OR 97132

(T#: 3218CC 01300)
KRIEBEL ERIKA L
12155 NE HONEY LN
NEWBERG OR 97132

(T#: 3218 00300)
DIEFENBAUGH MEGAN E & SCOTT A
24305 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3218CC 01200)
BARLOW DEAN R
12355 NE HONEY LN
NEWBERG OR 97132

(T#: 3218CC 00200)
TSCHANZ GARY 5% (WROS)
8664 W BEHREND DR
PEORIA AZ 86382

(T#: 3218CC 00500)
BAILEY TOM & BARBARA
901 N BRUTSCHER ST #D240
NEWBERG OR 97132

(T#: 3218CC 00400)
MEAZELL MARITZA E
12420 NE HONEY LN
NEWBERG OR 97132

(T#: 3218CC 00503)
MACARTNEY STEPHANIE & WILLIAM G
12324 NE HONEY LN
NEWBERG OR 97132

(T#: 3218 00700)
BROWN DAVID C & CONSTANCE J
24515 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3218CC 00300)
HARKEMA HOWARD G & LORETTA F
24330 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3218 00500)
MEADOWS LARRY F
24355 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3218CC 00800)
MARONTATE JACK D
12128 NE HONEY LN
NEWBERG OR 97132

(T#: 3219BA 05202)
SALYER JAMES R JR & MILDRED
413 N CANYON LN
NEWBERG OR 97132

(T#: 3219BA 05201)
FINKE ALAN H & MARGARET E
809 W SHERIDAN ST
NEWBERG OR 97132

(T#: 3218 00600)
ANTIS RORY R & LORI K
24495 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3216AA 00104)
KOPROWSKI TIMOTHY L & JANICE S
13700 NE LAKE SHORE DR
NEWBERG OR 97132

(T#: 3209 04704)
BENTLEY JAMES E JR & TRACY J
29080 NE DAVID LN
NEWBERG OR 97132

(T#: 3209 04900)
TEDDER PHILIP SR
251 LEPRECHAUN LN
CORVALLIS OR 97330

(T#: 3313 03200)
RYLANDS GARTH & BELINDA
23755 NE DILLON RD
NEWBERG OR 97132

(T#: 3209 04500)
RUSTRUM DANNY D & KELLEY A
29105 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3209 04707)
THEXTON PHILIP A JR & JANICE S
14630 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3218CC 01000)
DINGMAN RONALD E
12543 NE HONEY LN
NEWBERG OR 97132

(T#: 3209 04706)
LOVEJOY DUANE M & TERESA A
14650 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3218CC 00900)
DINGMAN RONALD E & DEBRA L
12543 NE HONEY LN
NEWBERG OR 97132

(T#: 3209 03101)
MEISSNER RICHARD
13445 NE FOX HOLLOW LN
NEWBERG OR 97132

(T#: 3218CC 00901)
SHAFFER DAVID A & CAROLINE M
24170 NE HIGHWAY 240
NEWBERG OR 97132

(T#: 3209 03100)
WONG GARY Y & ROSANA W
29235 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3209 02800)
WEGTER KENNETH M
3872 CAMISHAUN CT NE
SALEM OR 97305

(T#: 3209 04700)
ROSBACK PETER D & NANCY D
15000 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3209 05100)
SCHULZ PAUL J & WENDY L
15420 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3209 04400)
TAYLOR KEITH W & BABELLE L
29195 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3209 05000)
VAN GORDON DORIS HARTIG
14430 SW 94TH CT
TIGARD OR 97224

(T#: 3209 03104)
THOMPSON MILTON G & SALLY A
29275 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3210 01800)
MCCLURE CHARLES J & ELLEN R
TRUST
30295 NORTH HIGHWAY 99W
NEWBERG OR 97132

(T#: 3209 04901)
HINKLE DUANE L & ANTONINETTE S
PO BOX 445
NEWBERG OR 97132

(T#: 3216AA 00100)
EMERSON JESS & CHRISTY
29980 NE PUTNAM RD
NEWBERG OR 97132

(T#: 3209 04705)
HUGHES MONTE W & ELEANOR M
14780 NE SPRINGBROOK RD
NEWBERG OR 97132

(T#: 3313 03201)
BEELART RONALD J
PO BOX 111
ST PAUL OR 97137

(T#: 3216AA 00200)
SVENDSEN LIVING TRUST
30170 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3216AA 00103)
DAMMAN FAMILY TRUST
30160 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3216AA 00102)
ATTEBERRY BONNIE L
13750 NE LAKESHORE DR
NEWBERG OR 97132

(T#: 3216AA 00101)
BARRONE NANCY E & BRUCE L
30140 NE BENJAMIN RD
NEWBERG OR 97132

(T#: 3218CC 01100)
ELLIS JOHN W & BEVERLY J
24025 NE DILLON RD
NEWBERG OR 97132

(T#: 3218CC 01101)
SMITH JAMES & VICKIE
23995 NE DILLON RD
NEWBERG OR 97132

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

525 NE FOURTH STREET • McMinnville, Oregon 97128

Phone:(503) 434-7516 • Fax:(503)434-7544 • TTY 1-800-735-2900 • Internet Address: <http://www.co.yamhill.or.us/plan/>

NOTICE OF PUBLIC HEARING

April 25, 2007, 7:00 p.m.

Cehalem Senior Center

101 Foothills Drive

Newberg, Oregon

This is to notify you that the City of Newberg has proposed a land use regulation that may affect the permissible uses of your property and other properties.

On April 25, 2007, the NEWBERG URBAN AREA MANAGEMENT COMMISSION will hold a public hearing to consider what properties should be included in the Newberg Urban Reserve Area. The City has submitted an application to Yamhill County identifying what properties are being considered for inclusion but no County ordinance has been drafted. Yamhill County has determined that inclusion of property in the Newberg Urban Reserve Area may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property. The City of Newberg "Justification and Findings Report" which can be found at: <http://ci.newberg.or.us/page.asp?id=39> under Newberg's Future - 2007 URA Expansion. A copy of the report is available for inspection at the Yamhill County Planning Department located at 525 NE 4th Street, McMinnville. A copy of the report is available for purchase at a cost of \$0.25 per page. For additional information you may call the Yamhill County Planning Department at 503-434-7516.

ORS 215.503 requires Yamhill County to state: "Yamhill County has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the use of your property." While no determination has been or is planned to be made as to the effect this proposal may have on the value of your property, inclusion of land in the Urban Reserve Area will result in a restriction on zone changes while the property is in the County jurisdiction. The specific language is found in OAR 660-021-0040(3) which states in part, "... land use regulations shall prohibit zone amendments allowing more intensive uses, including higher residential density, than permitted by acknowledged zoning in effect as of the date of establishment of the urban reserve area. Such regulations shall remain in effect until such time as the land is included in the urban growth boundary."

DOCKET NO.: PA-04-07

REQUEST: To consider a proposal by the City of Newberg to expand the Newberg Urban Reserve Area. (see enclosed map).

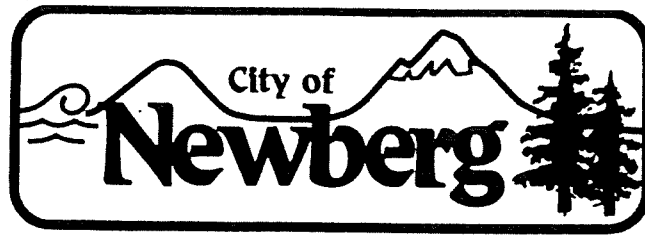
APPLICANT: City of Newberg

LOCATION: Various areas surrounding the City of Newberg. Large blocks are being considered for inclusion to the northwest and southeast of the City.

TAX LOTS: Various

CRITERIA: ORS 197 and 215, Urban Reserve Area rule found in OAR 660-021, Newberg Urban Area Management Agreement, Yamhill Comprehensive Plan Goals and Policies and Section 1207.02 of the Yamhill County Zoning Ordinance.

City of Newberg
414 E. First Street
P.O. Box 970
Newberg, OR 97132



City Manager
(503) 538-9421

(503) 538-5013 FAX

Planning and Building Department Office

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

NOTICE OF PUBLIC HEARING

This is to notify you that the City of Newberg has proposed a land use regulation that may affect the permissible uses of your property and other properties.

On April 25, 2007, at 7:00 PM at the Chehalem Senior Citizen Center, 101 Foothills Dr., Newberg, OR, the Newberg Urban Area Management Commission will hold a public hearing regarding Newberg's "2007 URA Expansion," a proposed amendment of the City's Urban Reserve area. The City has submitted an application to Yamhill County, with a "Justification & Findings Report," but has not yet drafted an ordinance or assigned a City Ordinance Number to this proposal.

APPLICANT: City of Newberg
REQUEST: Expand Newberg Urban Reserve Area
LOCATION: Various areas surrounding the City of Newberg (see map)
FILE NO: URA-05-010
CRITERIA: ORS 197.626; OAR 660-021-0030; Statewide LCDC Goals; Goal 14 Factors; Newberg Urban Area Management Agreement; Newberg Comprehensive Plan Amendment -- Newberg Development Code, Section 151.122; Yamhill County Comprehensive Plan Policies

ORS 227.186 requires the City to print the following sentence: "The City of Newberg has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property." Actually, no determination has been or is expected to be made as to the effect of the proposal on the value of your property.

The "Justification & Findings Report" for the 2007 URA Expansion is available for inspection at the Newberg Planning and Building Office located at 414 E. First Street, Newberg, OR. A summary is available at no cost. A complete copy is \$15.20; partial copies are \$0.25 per page. A copy is also available on the City's web site, www.ci.newberg.or.us, under City Departments – Planning and Building – Planning Division – Newberg's Future – 2007 URA Expansion. For additional information, you may call the City of Newberg Planning Division at (503) 537-1240.

Mailed: _____

By: Barton Brierley, AICP
Planning and Building Director

EXHIBIT "A"

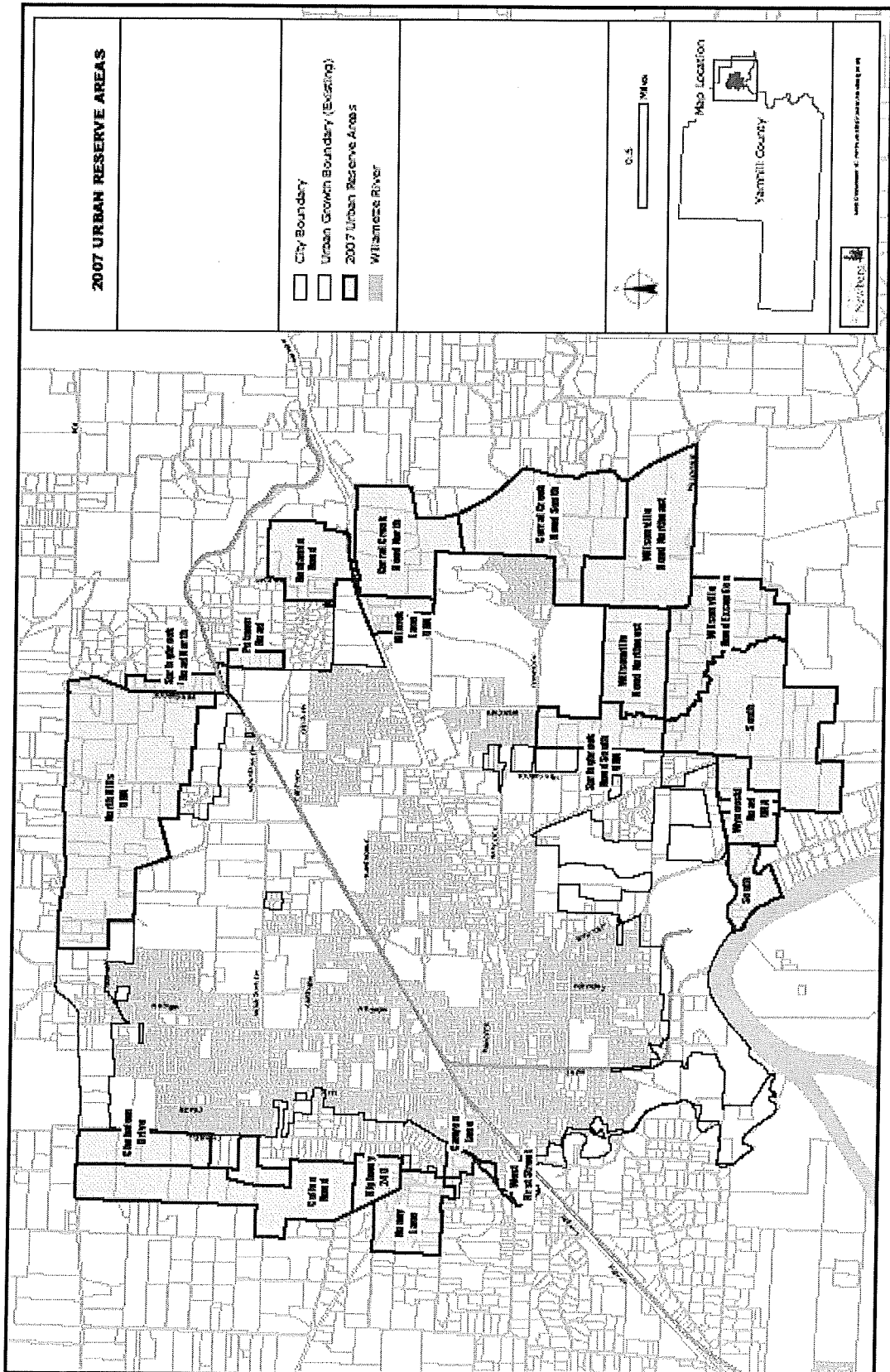


EXHIBIT "B"
LIST OF TAX LOTS
URA 05-010

3207-03800	3218-00100	3221-05100	3228-01100
3207-04200	3218-00200	3221-05200	3228-01900
3207-04300	3218-00300	3221-05300	3228-02000
3207-04301	3218-00400	3221-05400	3228-02400
3207-04400	3218-00500	3221-05500	3228-02401
3207-04500	3218-00600	3221-05501	3228-02402
3207-04600	3218-00601	3221-05502	3228-02403
3207-04700	3218-00700	3221-05600	3228-02404
3207-04800	3218CC 00200	3221-05700	3229-00600
3207-04900	3218CC 00300	3221-05900	3229-02000
3209-02800	3218CC 00400	3221-06000	3229-02100
3209-03100	3218CC 00500	3221-06100	3229-02200
3209-03101	3218CC 00503	3221-06200	3313-02900
3209-03104	3218CC 00600	3221-06201	3313-02901
3209-03106	3218CC 00800	3222-01900	3313-03000
3209-03107	3218CC 00900	3222-02000	3313-03001
3209-04400	3218CC 00901	3222-02100	3313-03002
3209-04500	3218CC 01000	3222-02200	3313-03100
3209-04700	3218CC 01100	3222-02300	3313-03200
3209-04704	3218CC 01101	3222-02400	3313-03201
3209-04705	3218CC 01102	3222-02500	
3209-04706	3218CC 01200	3222-02700	
3209-04707	3218CC 01300	3222-02800	
3209-04900	3219BA 00200	3222-02900	
3209-04901	3219BA 00300	3222-03000	
3209-05000	3219BA 00600	3222-03100	
3209-05100	3219BA 00700	3222-03200	
3210-01800	3219BA 00800	3222-03300	
3215-00500	3219BA 01400	3222-03400	
3215-00600	3219BA 01500	3222-03500	
3215-00700	3219BA 01600	3222-03600	
3215-00800	3219BA 01700	3222-03700	
3215-00900	3219BA 01701	3222-03800	
3215-01000	3219BA 05200	3227-00700	
3215-01003	3219BA 05201	3227-00800	
3215-01100	3219BA 05202	3227-00900	
3215-01101	3219BA 05203	3227-00901	
3215-01102	3219BA 05204	3227-01000	
3215-01400	3219BB 00200	3228-00100	
3216-01903	3219BD 03800	3228-00200	
3216-01908	3219BD 04800	3228-00300	
3216AA 00100	3219BD 04900	3228-00301	
3216AA 00101	3221-04500	3228-00302	
3216AA 00102	3221-04600	3228-00500	
3216AA 00103	3221-04601	3228-00501	
3216AA 00104	3221-04700	3228-00600	
3216AA 00200	3221-04701	3228-00700	
3216AA 01600	3221-04800	3228-00800	
	3221-04900	3228-00801	
	3221-04901	3228-00802	
		3228-00900	
		3228-01000	

Note: Some parcels may be only partially in the amendment area. See maps.

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Exhibit “C”

Please see “City of Newberg and Yamhill County 2007 URA
Expansion: Justification & Findings Report,”
March 7, 2007
(provided as a separately bound document)

Attachment 1: Hearing Notices

Attachment 2: Correspondence Received

OXBERG LAKE HOMEOWNERS ASSOCIATION

April 5, 2007

RECEIVED
APR 06 2007

Barton Brierly
Planning and Development Director
City Of Newberg
414 East First Street P.O Box 970
Newberg, Oregon 97132

BY:.....

Subject: Benjamin Road 2007 Urban Reserve Area

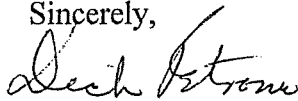
Dear Barton:

In reviewing the Public Notice (3/31/07) for the Proposed Urban Reserve Expansion in Newberg including the accompanying map, it appears as though the property of Daniel and Vicki Shepherd is included in the Benjamin Road 2007 Urban Reserve Area. The address of the property is 30230 NE Benjamin Road. This property is included as Lot 14, Block 1, in Oxberg Lake Estates Division Three.

Since this property is a part of Oxberg Lake Estates and, as Oxberg Lake Estates is excluded from the Urban Reserve Area, we respectfully request that the map illustrating the Benjamin Road 2007 Urban Reserve Area be revised to exclude the Shepherd Property.

If you or your Staff have any questions regarding this request, please call me at 503-538-9435 or send any correspondence to the address below.

Sincerely,



Dick Petrone, President
4301 N.E. Crestview Drive
Newberg, Oregon 97132

C: James Bennett, City Manager, City Of Newberg
Ken Friday, Planning Division Manager, Yamhill County
Commissioner Kathy George, Chair, Yamhill County
Commissioner Leslie Lewis, Yamhill County
Commissioner Mary Stern, Yamhill County
Board of Directors, Oxberg Lake Homeowners Association

Elaine Taylor

From: Ruth Schlachter
Sent: Monday, April 09, 2007 7:54 AM
To: Elaine Taylor; Barton Brierley
Subject: opposition email...

FYI...

Ruth Schlachter
Planning Division Secretary
City of Newberg
503.554.7788
ruth.schlachter@ci.newberg.or.us

From: JP and Priscilla Lowery [mailto:jpcilla@verizon.net]
Sent: Saturday, April 07, 2007 3:19 PM
To: Ruth Schlachter
Subject: Re: Newberg's Future news update

on 4/6/07 1:23 PM, Ruth Schlachter at ruth.schlachter@ci.newberg.or.us wrote:

<<Newsletter Apr-07.doc>>

Attached you will find the latest Newsletter regarding Newberg's Urban Reserve Expansion and meeting dates.

If you have any questions please feel free to call.

Ruth Schlachter
Planning Division Secretary
City of Newberg
503.554.7788
ruth.schlachter@ci.newberg.or.us

Dear Ruth,

My husband and I live on Benjamin road and we strongly oppose this URA expansion. We are extremely opposed to the up and coming annexation of the speakman/Guildner properties that are adjacent to Hwy 99w, as well. We believe that this development is short sighted and will create significant traffic problems for Newberg. There are absolutely no road improvement slated for Benjamin Rd, yet the city planners have pushed ahead with the approval of this development despite our concerns. This new development will have a frontage road that exit onto Benjamin Rd, which is a

04/09/2007

narrow country road served by county services, not city. Bringing more county land into the URA is irresponsible, as it opens the floodgate for future annexations and outside developers who come in without the best interests of the community.

Furthermore, the Speakman/Guildner annexation coming up on the May 15th ballot falls within the perimeter of the land set aside by ODOT for the future bypass. We have studied the traffic survey that was conducted by ODOT and learned that the new 8-way light at Providence receives a projected D rating for the amount of traffic. This D rating was projected using information based on having the Bypass in place!!! We presented this information at city council/New Mac meeting and the information has been ignored. This new development is bad for the citizens of Newberg and without the Bypass, this development is not only unethical, but could prove disastrous to the livability of our beautiful community. There needs to be a more careful study of this issue before the city permits a developer to proceed. Please, consider being a voice for us on this issue.

We have formed the NE Community Alliance, which is made of a group of close to 50 residents who live in this area and oppose having our community become a sprawling strip that slowly creeps toward Sherwood. We moved out here to the county intentionally and fully expect it to stay county land. It is time for Newberg to think out of the box and make this a community unique. I believe bringing new land into the URA and further annexations are short-sided and will destroy the beautiful agricultural scenery that we all have come to love and appreciate in this area. Let's get development focused on the downtown. Redevelop older lots into beautiful, downtown family condos. If there truly is a need for new commercial and retail stores, find a way for them to fit into the downtown areadesigning their storefronts to fit a future vision of what we want that downtown to be.

Please support these efforts by forwarding this letter to anyone you can think of in city leadership who support wise and unique growth for Newberg.

Most sincerely, Priscilla Lowery

A very concerned citizen

URA 05-010
+ UGB 05-015



Oregon

Theodore R. Kulongoski, Governor

Department of Transportation

Region 2

455 Airport Rd. SE, Bldg. B

Salem, Oregon 97301-5395

503-986-2600

FAX 503-986-2630

RECEIVED

APR 02 2007

FILE CODE:

March 28, 2007

Mr. Barton Brierley
Planning and Building Director
City of Newberg
414 E. First Street
Newberg, OR 97132

Dear Mr. Brierley,

Thank you for the opportunity to comment on the Newberg Southeast Land Use and Transportation Plan (file #UGB 05-015, scheduled for NUMAC hearing on 4/11/07) and the Urban Reserve Area (URA) Justification report (file #URA 05-010, scheduled for NUMAC hearing on 4/25/07). As you are aware, the Oregon Department of Transportation (ODOT) has a significant interest in these Plans as we continue to coordinate Newberg Dundee Bypass development issues and the operation and maintenance of the existing state highway system with Newberg's land use planning processes. While we are committed to continue to coordinate with you and support your efforts to craft the foundation for Newberg's future growth, we do have several comments that we would like to get on the record for the hearings referenced above.

1. **Bypass Funding and Compliance with the TPR**- As noted in your existing Comprehensive Plan Policy K (Transportation), Goal 2, the City of Newberg intends to "Establish policies which require concurrent consideration of transportation/land use system impacts." The subsections of this Goal also state that transportation improvements shall be used to guide urban development (sub a.), that zoning and development overlays shall be adopted by manage land uses and access in the vicinity of the bypass interchanges consistent with the function of the bypass to serve through traffic and consistent with the Oregon Highway Plan (sub b.), and that Interchange Area Management Plans (IAMPs) shall be developed to establish a framework for managing land use along major transportation facilities such as the bypass (sub c.).

More specifically, Policy K.4.k. under Goal 4 ("Minimize the impact of regional traffic on the local transportation system") states that the Newberg Dundee Bypass cannot yet be relied upon as a planned facility for purposes of Urban Growth Boundary (UGB) expansion, comprehensive plan amendments, or zone changes.

Until the Design (Tier 2) EIS is granted a build Record of Decision (ROD) by the Federal Highway Administration (FHWA) and a funding plan that is mutually accepted by ODOT, Yamhill County, Newberg, Dundee, and Dayton is developed, ODOT cannot state that it is reasonably likely that the Bypass will be funded and constructed within or beyond the Comprehensive Plan planning horizon.

Implementation of land uses within the new URAs identified in these documents is dependent upon construction of the Bypass in order to meet state highway mobility standards and comply with the Transportation Planning Rule (TPR), Oregon Administrative Rule (OAR) 660-12-0060. We do expect that with the bypass in place, the rest of the current state highway system will be able to acceptably serve the development implied by your URA and, ultimately, UGB expansions by the end of the current planning horizon. We are currently updating our analysis to affirm this expectation. However, there is no doubt that the total sum of this additional growth cannot be adequately served without the bypass.

The TPR requires that the transportation improvements needed to mitigate the impacts associated with plan amendments and zone changes be deemed reasonably likely to be funded and in place at the end of the associated (generally 20 year) planning horizon when the facilities in question currently meet mobility standards. When the facilities in question do not currently meet the standards, the test is to ensure that mitigation sufficient to cause no further degradation of performance is provided when needed. It is the agency that has jurisdictional responsibility for the facilities in question that makes the determination of what is reasonably likely to be funded and, therefore, what projects on its system may be considered as planned facilities.

As stated in the findings of the URA Justification Report, we entered into intergovernmental agreements in 2004 and the City subsequently adopted policies to defer any URA, UGB, plan, or zone changes until IAMPs are completed and adopted for both proposed bypass interchanges. The expectation at that time was that both a funding plan and the IAMPs would be completed by the end of 2007. The current expectation for the IAMPs is that they will be ready for adoption by the Spring of 2008.

Although we are fully committed to continue working to find an acceptable means to fund and construct the bypass, the time frame for completing a funding plan and proceeding to construct is uncertain. None of the tolling strategies developed thus far are capable of providing enough revenue to fund the bypass project and still meet the project purpose and need and gain public acceptance. While we are continuing to investigate this funding potential, there is no time certain when or if this approach will be capable of enabling bypass construction. There is also no certainty that other adequate public funding will become available. Even if we do find an acceptable

funding strategy via tolling or some mix of public funding or some mix of both, completing an acceptable funding strategy will still require that other issues be addressed and resolved before ODOT will be able to regard the bypass as a planned facility for the purpose supporting UGB, comprehensive plan, or zone changes. Chief among these issues are agreement about the timing and responsibility for needed interim improvements, local funding contributions and jurisdictional transfer of bypass facilities. It is reasonable to expect that these issues will take some time to resolve, but ODOT is committed to working through them with you as quickly as possible.

None of these issues would necessarily prevent you from adopting new URAs. However it would trigger Policy K.4.r. under Goal 4 of your Comprehensive Plan which states that the City will not approve URA or UGB expansions until the IAMPs are prepared and adopted by ODOT, Newberg, and Yamhill County. If the City were to adopt the URAs with a provision that their implementation is contingent upon adoption of the IAMPs (one remedy mentioned in your report), ODOT would support this action as a means to move your process forward. Nonetheless, we also need you to be aware that subsequent ODOT support for annexing, planning, zoning and, developing these URAs must be contingent upon development of an adequate and acceptable funding plan and adoption of mutually acceptable IAMPs for both proposed interchanges.

2. **Transportation Impact in Advance of Bypass Completion-** The changes in the location of the URAs and the expected growth in each creates additional safety and operational concerns related to the timing of the bypass construction and safety concerns in advance of the bypass construction. Specifically, the new growth envisioned in the Corral Creek and Wilsonville Northeast areas poses significant interim safety and operational problems that were not of nearly as much concern when the bulk of your future residential growth was targeted for the North Hill URA.

When future growth was primarily assigned to the North Hills URA, the primary access to the existing state highway system for that future growth would have been via the signalized Crestview/Providence intersection with Oregon 99W. Implementation of growth in that area would have caused interim operational degradation at this intersection. However, because it is an established signalized intersection within the City Limits ODOT could implement interim traffic operations measures to mitigate for safety and operational concerns.

The new proposed scenario shifts the growth previously shown in the North Hills URA to the Corral Creek and Wilsonville Road Northeast URA. The resulting shift of residential growth to this area and the extension of the planning horizon from 2025 to 2030 creates a new set of concerns. Our initial assessment of this situation is much like yours in that the intersection of Corral Creek and Oregon 99W would be unable to safely and efficiently handle much, if any increase in traffic volume due to its

existing design and location. While this problem would be addressed by a Corral Creek undercrossing and new frontage road back to the Crestview/Providence intersection as is proposed in conjunction with the construction of the bypass, it is more difficult to address prior to the completion of the bypass and associated improvements.

In your report, you noted four possible remedies to this problem. Of these options, the first listed, a new collector from Corral Creek to Providence, seems to be the most feasible and logical. ODOT would have no objection to this approach, although it would need to be coordinated with the bypass design. The second, a direct connection to the East Newberg interchange, does not work from an operational standpoint and is not technically feasible. This would not be supported by ODOT under any circumstance. It is also dependent on the construction of the bypass and would not be available as a short-term or interim measure, even if it was feasible. The third option, improvements at Corral Creek and Oregon 99W, may hold some limited, short-term, benefit as noted in your report, but it is more likely that ODOT would simply seek to close this connection if traffic increased at this location. The fourth option is the Corral Creek undercrossing that is being proposed with construction of the bypass. Unfortunately, this improvement would not be available until the bypass is constructed and thus is not a short-term or interim measure. ODOT will continue to work with the City to identify possible short-term or interim measures with the expectation that an acceptable funding plan will be developed and such measures will be needed to deal with the impacts that occur prior to bypass construction.

3. **Parrett Mountain Collector Road Issues-** In the Southeast Land Use and Transportation Report, in Table 2, Project CP-1, a proposed rural collector between Corral Creek Road and Parrett Mountain Road is shown with funding responsibility attributed to ODOT. This is incorrect. ODOT has made it clear that it does not consider such a facility as necessary to address impacts created by the bypass. While not necessarily opposed to such a project, we also do not advocate its construction and believe that if it were to be constructed, the responsibility for gaining necessary land use approvals and funding would be that of the initiating local jurisdiction and not ODOT. With respect to land use approvals, it should be noted that as a new transportation facility outside of an UGB it is likely that a goal exception from Yamhill County would be needed to enable construction. Because such a road would primarily be serving urban land uses inside an UGB, it would be necessary to demonstrate that its function could not be served by some other improvements inside the UGB. Given that the Corral Creek to Providence collector would provide similar access to Oregon 99W, it would likely be hard to make that case. The collector to Parrett Mountain would also present numerous constructability problems due to the steep grade of the hillside that it would need to traverse and the rural residential neighborhood that it would go through. If built, in addition to the traffic related impacts to the rural neighborhoods, it would also allow high volumes of traffic to

of access Oregon 99W in a higher speed area (compared to the location of the Providence/Crestview intersection with Oregon 99W where speeds are reduced on the approaches to that signalized intersection). This would be a significant safety concern for ODOT.

4. **IAMP Implications**- With substantial new development potential in the East Newberg interchange area, it will be necessary to consider developing a trip budget similar to that already identified as a management tool for the 219 interchange area as part of the IAMP process. The management overlay boundaries for both interchanges will also need to be adjusted to encompass the expanded URAs and mechanisms will need to be developed to address timing issues associated with eventual annexation of the URAs into the UGB and rezoning. This trip budgeting will be a useful management tool to help correlate new development with the pre-bypass transportation improvement needs.

Summary

ODOT has concerns about the implications of expanding the Newberg URAs, and eventually the UGB, as recommended in the Urban Reserve Area (URA) Justification report and the Newberg Southeast Land Use and Transportation Plan. While we are committed to continue working with you as you plan for your City's future, the transportation system impacts associated with the growth implied by these proposed land use changes is dependent upon construction of the Newberg Dundee Bypass to avoid significant impacts to the state highway system. At this time, we are not able to identify the Newberg Dundee Bypass as a planned facility that is reasonably likely to be funded and constructed within the 20 year planning horizon. If or when we can identify the bypass as a planned and funded transportation facility upon which you could rely to support your proposed comprehensive plan changes, we still have transportation system safety concerns associated with the reassignment of future growth to the URAs adjacent to Corral Creek Road and development of these areas in advance of bypass construction.

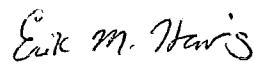
We also want to be clear that the potential new collector road between Corral Creek Road and Parrett Mountain Road (Project CP-1) should not be shown as an ODOT funding responsibility. We do not advocate making such a connection (even if it were possible to construct—a point that is also unclear) and do have significant safety-related concerns when the likely result would be to divert substantial urban area traffic through a rural area to connect with a point on Oregon 99W where providing a safe intersection for that high level of traffic would be problematic. Finally, in response to your URA proposal, we will need to rethink our IAMP strategy, particularly for the East Newberg Interchange, to ensure that the proper tools are developed to monitor and manage the growth that would eventually be expected in this area if or when the bypass is funded and constructed.

ODOT does appreciate the opportunity to comment on these two documents. We appreciate your need to continue to plan for Newberg's future land needs based on your adopted population and employment forecasts. We also appreciate all of the work that

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has gone into this effort thus far and would like to support advancement of this process in coordination with the development of the bypass and the ongoing maintenance of safe operations on Oregon 99W. We look forward to continuing to work with you on these issues over the coming months and would appreciate receiving copies of any decisions made by your City Council regarding these proposed URA or UGB expansions. Please contact me at 503-986-2632 or Terry Cole at 503-986-2674 with any questions that you may have about ODOT's position on this matter.

Sincerely,



Erik M. Havig, P.E.
ODOT Region 2 Planning Manager

CC: Doug Tindall, ODOT Deputy Director
Jerri Bohard, ODOT Transportation Development Division Director
Jeff Scheick, ODOT Region 2 Manager
Tim Potter, ODOT Area 3 Manager
Terry Cole, ODOT Region 2 Lead Planner
Leslie Lewis, Yamhill County Commissioner
Mike Brandt, Yamhill County Planning Director

NUAMC - NEWBERG URBAN AREA MANAGEMENT COMMISSION

MEETING ROLL CALL & MOTIONS RECORDING FORM

DATE: 4/25/07 LOCATION: Newberg Public Safety Building

MOTIONS

✓	ATTENDANCE	<i>Motion #1 Take Vicki Shepherd's property out of NRK proposal.</i>				
✓	DALLAS, Sally	Y				
	<i>arrived after Roll call</i> HALSTEAD, Alan	N				
✓	HAUG, Matson CHAIR	Y				
✓	LEWIS, Leslie	Y				
	PARRISH, Warren					
✓	SHERWOOD, Michael V. CHAIR	Y				
✓	SOPPE, Robert	N				
RESOLUTION #:						
COMMISSIONER THAT MOTIONED: (1 ST & 2ND)		<i>Lewis Halstead</i>				
VOTE ON MOTION:		<i>4 - 2</i>				
CONDITIONS:		<i>No.</i>				

STAFF PRESENT: *Ker Friday, Yamhill Co. Planning*
 Barton Brierley, Planning & Building Director; ~~Steve Olson, Assistant Planner; Jessica Nunley, Assistant Planner; Elaine Taylor, Associate Planner; David King, Recording Secretary.~~ *Ruth Schlachter, Planning Secretary*

OTHERS CITY PERSONNEL PRESENT:

Mike Lebowe

David Jensen

Tommy Cole

Victor Shepherd

Ken Wright

Keith Nakagawa

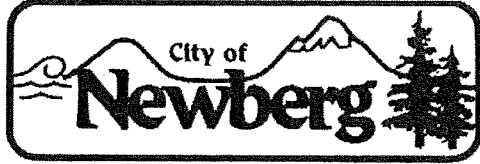
Dick Petrone

Grace Schaad

Tom Mangano

Norma Greiner

Dorothy Smith



CITY OF NEWBERG / YAMHILL COUNTY
NEWBERG URBAN AREA MANAGEMENT COMMISSION AGENDA
Chehalem Senior Center
501 W. Foothills Drive, Newberg
Wednesday, April 25, 2007 at 7:00 PM

I. ROLL CALL

II. COMMUNICATIONS FROM THE FLOOR (5 minute maximum per person)
1. For items not listed on the agenda

III. LEGISLATIVE PUBLIC HEARING

APPLICANT: City of Newberg
REQUEST: Recommend Approval of 2007 URA Expansion
LOCATION: Various Yamhill County Agricultural and Rural Residential Areas
FILE URA-05-010

IV. ITEMS FROM STAFF

1. Next NUAMC Meeting – Monday, May 14, 2007
2. Schedule for future NUAMC Meetings

V. ITEMS FROM COMMISSIONERS

VI. ADJOURN

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

ACCOMMODATION OF PHYSICAL IMPAIRMENTS: Please notify City Administration of any special physical or language 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 Becky Green at (503) 537-1261.

Z:\NUAMC\AGENDA\AGENDAS 2007\NUAMC AGD 042507.DOC

City of Newberg Division of Planning • 414 E. First Street • Newberg, OR 97132 • (503) 537-1210
Yamhill County Dept. of Planning & Development • 535 E. Fifth Street • McMinnville, OR 97128-4523 • (503) 434-7516

LEGISLATIVE PUBLIC HEARING PROCEDURE

1. OPEN THE PUBLIC HEARING, ANNOUNCE THE PURPOSE, DISCUSS TESTIMONY PROCEDURE, AND TIME ALLOTMENTS¹
2. CALL FOR ABSTENTIONS, CONFLICTS OF INTEREST AND OBJECTIONS TO JURISDICTION
3. STAFF REPORT
 - A. PROJECT SUMMARY AND RECOMMENDATION BY STAFF
 - B. STAFF SUMMARY OF LATE CORRESPONDENCE SUBJECT TO NUAMC (Newberg Urban Area Management Commission) REQUEST²
4. PUBLIC TESTIMONY (SEE "HOW TO TESTIFY" FORM)^{3 4}
 - A. THE NUAMC CHAIR WILL CALL YOUR NAME WHEN IT'S YOUR TURN TO TESTIFY (NOTE: COMMISSIONERS MAY ASK QUESTIONS DURING THE TESTIMONY PERIOD, AT THE DISCRETION OF THE CHAIR)
5. STAFF SUMMARY OF WRITTEN TESTIMONY FROM REGISTRATION FORMS
6. CLOSE OF PUBLIC TESTIMONY PORTION OF HEARING (GAVEL)
7. FINAL COMMENTS FROM STAFF
8. DELIBERATION OF COMMISSION
9. ACTION BY NUAMC

NOTE: No new public hearings will be started after 10:00 p.m. (except by majority vote of the Commission).

¹ The Chair of NUAMC may set time limits on the public testimony portion of the hearing.

² ORS 197.763(3)(j) allows NUAMC to establish procedures for submittal of evidence.

³ Questions by those wishing to testify should be directed to the Chair during the PUBLIC TESTIMONY (Step 4) portion of the public hearing.

⁴ Questions may be asked by the Commissioners thru the chair during the PUBLIC TESTIMONY (Step 4) portion of the public hearing.

**YAMHILL COUNTY STAFF REPORT
NEWBERG URBAN AREA MANAGEMENT COMMISSION**

- HEARING DATE:** April 25, 2007
- DOCKET NO.:** PA-04-07
- REQUEST:** To consider a proposal by the City of Newberg to expand the Newberg Urban Reserve Area.
- APPLICANT:** City of Newberg
- LOCATION:** Various areas surrounding the City of Newberg. Large blocks are being considered for inclusion to the northwest and southeast of the City.
- TAX LOTS:** Various
- CRITERIA:** ORS 197 and 215, Urban Reserve Area rule found in OAR 660-021, Newberg Urban Area Management Agreement, Yamhill Comprehensive Plan Goals and Policies and Section 1207.02 of the Yamhill County Zoning Ordinance.
- COMMENTS:** *Dick Petrone, President of the Oxberg Lake Homeowners Association:* In reviewing the public notice for the Proposed Urban Reserve Expansion in Newberg including the accompanying map, it appears as though the property of Daniel and Vicki Shepherd is included in the Benjamin Road 2007 Urban Reserve Area. The address of the property is 30230 NE Benjamin Road. This property is included as Lot 14, Block 1, in Oxberg Lake Estates Division Three. Since this property is part of Oxberg Lakes Estates and, as Oxberg Lake Estates is excluded from the Urban Reserve Area, we respectfully request that the map illustrating the Benjamin Road 2007 Urban Reserve Area be revised to exclude the Shepherd Property.

FINDINGS:

A. Background Facts

1. The background facts are listed in the report titled *2007 URA Expansion Justification and Findings Report*.
2. Exception Land: "Exception land" is land that has had an exception taken to the farm or forest preservation goals. Exception land includes property zoned AF-10 Agriculture/Forestry Small Holding and VLDR Very Low Density Residential. Exception land does not include property zoned AF-20, AF-40 or AF-80 Agricultural/Forestry or EF-20, EF-40 or EF-80 Exclusive Farm Use zone.
3. Urban Reserve Area (URA): On March 20, 1995 the Newberg City Council adopted Newberg City Ordinance No. 95-2397 and on July 19, 1995 the Board of Commissioners

adopted Ordinance 596 which both identified the Newberg Urban Reserve Area (URA). The Urban Reserve Rule identified property which would eventually be included in the Urban Growth Boundary. The existing URA land was estimated to serve the needs of Newberg to the year 2020. The City is seeking to identify additional URA land to serve the needs of the City to the year 2036.

B. Land Use Restrictions in Urban Reserve Areas and Measure 37

If a property is designated in an Urban Reserve Area it is reserved for future urban development. This means that certain restrictions are placed on the property. Section 2(1) of Resolution 98-12-3-1 states:

(1) As required by OAR 660-021-0040(3):

(a) The County shall prohibit zone amendments allowing more intensive uses, including higher residential density, than permitted at the date of this agreement.

This means that the zoning restrictions are required to remain on the property until and unless land is either taken into the Urban Growth Boundary (UGB) or it is taken out of the Urban Reserve Area. Since the urban reserve is to provide a supply of land suitable for urban development for 30 years, this restriction can be in place for a substantial amount of time.

In addition to the above restriction, Section 2(5) of Resolution 98-12-3-1 contains a less burdensome restriction but a restriction nonetheless. It requires a special notification procedure for land use applications. The procedure requires an applicant to first apply to the City planning department and get their recommendation. The City has up to 60 days to furnish a recommendation to the County. The County then considers these comments when they process the land use request.

Measure 37

Presently, Measure 37 (2004) allows a property owner to claim just compensation if a public entity enacts or enforces a new land use regulation that restricts the use of private real property that has the effect of reducing the fair market value of the property. A demand for compensation is required to be made within two years of the enactment of the land use regulation, or the date the owner of the property submits a land use application in which the land use regulation is applied as criteria, whichever is later. In other words, if the Urban Reserve Area is applied to a property and the owner wishes to have the restriction prohibiting rezoning to a higher density of use removed they would need to apply for relief under Measure 37 within two years. After two years an owner could still make a Measure 37 application but only after a request is denied due to the land use regulation adopted after they became owner of the property. To date, Yamhill County has not paid compensation for the loss of value due to land use regulations. When a loss of value is established, the measure allows the local jurisdiction to remove, modify, or not apply the land use regulations back to when the present owner acquired the property. To date Yamhill County has chosen to “turn the clock back” to the land use regulation in

place (if any) when the present owner acquired the property. This has been done in large part because there has been no money budgeted to pay compensation for the loss of value.

Yamhill County has processed at least four requests that involved properties in the Urban Reserve Area designated in 1995. While none of the applications were solely to remove the URA designation, nonetheless, the URA designation was “not applied” to the subject properties that successfully obtained a Measure 37 waiver. As of the writing of this staff report, applying for relief from land use restrictions under Measure 37 is still an option if the property owner can show a loss of value.¹

C. Urban Reserve Area Amendment Criteria

1. Designation of Urban Reserve Areas is found in Oregon Administrative Rules 660-021-0030. OAR 660-021-0030(1) states:

(1) Urban reserve areas shall include an amount of land estimated to be at least a 10-year supply and no more than a 30-year supply of developable land beyond the 20-year time frame used to establish the urban growth boundary. Local governments designating urban reserves shall adopt findings specifying the particular number of years over which designated urban reserves are intended to provide a supply of land.

As noted above, the timeline for designating URA land must be tied to findings specifying the number of years of developable land the area is intended to supply above those lands found within the UGB. The city is looking at designating enough land for urban development to the year 2036.

2. The direction on where to look for appropriate URA land is found in OAR 660-021-0030(2) which states:

(2) Inclusion of land within an urban reserve area shall be based upon the locational factors of Goal 14 and a demonstration that there are no reasonable alternatives that will require less, or have less effect upon, resource land. Cities and counties cooperatively, and the Metropolitan Service District for the Portland Metropolitan Area Urban Growth Boundary, shall first study lands adjacent to, or nearby, the urban growth boundary for suitability for inclusion within urban reserve areas, as measured by the factors and criteria set forth in this section. Local governments shall then designate for inclusion within urban reserve areas

¹Note: The legislative committee on Land Use Fairness is presently trying to develop legislation that may fundamentally change the Measure 37 process.

*that suitable lands which satisfies the priorities in section (3) of this rule.
(Underline added)*

The above underlined section requires an extensive amount of data to show that there are not reasonable alternatives that will require less or have less effect upon resource land.

3. The priority list for land to include within the URA is found in OAR 660-021-0030(3) which states:

(3) Land found suitable for an urban reserve may be included within an urban reserve area only according to the following priorities:

(a) First priority goes to land adjacent to, or nearby, an urban growth boundary and identified in an acknowledged comprehensive plan as an exception area or nonresource land. First priority may include resource land that is completely surrounded by exception areas unless these are high value crop areas as defined in Goal 8 or prime or unique agricultural lands as defined by the United States Department of Agriculture;

(b) If land of higher priority is inadequate to accommodate the amount of land estimated in section (1) of this rule, second priority goes to land designated as marginal land pursuant to ORS 197.247;

(c) If land of higher priority is inadequate to accommodate the amount of land estimated in section (1) of this rule, third priority goes to land designated in an acknowledged comprehensive plan for agriculture or forestry, or both. Higher priority shall be given to land of lower capability as measured by the capability classification system or by cubic foot site class, whichever is appropriate for the current use.

To include these lower priority lands within the URA the request must be found to satisfy OAR 660-021-0030(4) which states:

(4) Land of lower priority under section (3) of this rule may be included if land of higher priority is found to be inadequate to accommodate the amount of land estimated in section (1) of this rule for one or more of the following reasons:

(a) Future urban services could not reasonably be provided to the higher priority area due to topographical or other physical constraints; or

(b) Maximum efficiency of land uses within a proposed urban reserve area requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.

The City of Newberg has a substantial amount of rural residential exception land surrounding it. As noted above, these are the areas that need to be looked at first for

development. These exception areas and those that are already designated as URA need to be closely evaluated. This should be done so that unnecessary restrictions are not placed on exception land that can not be served and the appropriate exception areas are taken into the URA. Newberg has put together reasons for adding certain areas and excluding others but some of their reasons should be looked at a second time.

For example, the area identified as the North Hills of Newberg was designated in 1995 as URA. At that time it was estimated for inclusion in the city limits by the year 2020. The elevation of this area goes from a low of 280 feet to a high of 560 feet in the northeast corner of this study area. Presently the City has indicated that the water service can serve up to the 300' elevation. The 560 foot elevation appears to be far above what the City is prepared to serve with water in the future. For example, pages 52 through 61 contain the reasons to include/exclude certain exception areas. Page 59 discusses the reasons why the Springbrook Road North was included. Springbrook North is adjacent to the existing North Hills URA. Near the bottom third of page 59 it states, "The Springbrook Road North area was designed to stop at the 450' contour, above which no water service is planned or reasonable." If no water service is planned or reasonable above the 450 foot elevation then the northeast corner of the North Hill URA should be removed. Presently twelve tax lots that make up approximately 70 acres of the North Hills URA are above the 450 foot elevation. (See attached map)

Another example are the reasons given for the Northeast Area. The majority of the Northeast area is exception land but only very small portions are proposed for inclusion in the urban reserve. Some of the reasons given on pages 58 and 59 point to the expense of providing a water system, particularly above the 300 foot contour. Yet nearly all of the North Hills URA is above the 300 foot contour and Newberg has plans to provide water service to this area up to the 450 foot elevation. While cost is always a factor in any development, it is not the standard. Rule 4(a) requires it to be shown that "*Future urban services could not reasonably be provided to the higher priority area due to topographical or other physical constraints.*" Since a long term water system is needed to serve the North Hills URA exception area up to the 450 foot elevation it stands to reason that it could also serve a greater portion of the Springbrook Road North and Putman Road exception areas.

B. Yamhill County Comprehensive Plan

1. In addition to the administrative rules for the Urban Reserve Area, the request must be shown to be in compliance with the Yamhill County Goals and Policies. These goals and policies are important to be used as a guide to aid decision makers. Some of the goals and policies even conflict with one another. When there is a conflict between them it results in a balancing act for the decision maker. They must weigh the evidence and decide which goal or policy the request more closely satisfies.

2. The Yamhill County Comprehensive Plan, Section I.A., Goal 1, directs County:

To encourage the containment of growth within existing urban centers, provide for the orderly, staged, diversified and compatible development of all of the cities of Yamhill County, and assure an efficient transition from rural to urban land use.

The goal of designating URA land is to provide a more efficient transition from rural to urban land use. Therefore, identification of the correct land using the priority list mandated by state law is crucial to assure the efficient transition from rural to urban land.

3. The Yamhill County Comprehensive Plan, Section II.A., Goal 1, Policy a, directs the County:

Yamhill County will provide for the preservation of farm lands through appropriate zoning, recognizing comparative economic returns to agriculture and alternative uses, changing ownership patterns and management practices, changing market conditions for agricultural produce, and various public financial incentives.

4. The Yamhill County Comprehensive Plan, Section II, Goal 1 directs the County:

To conserve Yamhill County's farm lands for the production of crops and livestock and to ensure that the conversion of farm land to urban use where necessary and appropriate occurs in an orderly and economical manner.

The Yamhill County Comprehensive Plan, Section II, Goal 2, Policy a. further states:

Yamhill County will continue to preserve those areas for farm use which exhibit Class I through IV soils as identified in the Capability Classification System of the U.S. Soil Conservation Service.

Even the City's Comprehensive Plan echos the requirement to the best of their ability preserve farmland. Policy C.2 states in part:

Agriculture is a part of our heritage, uniqueness, culture and future.

These goals and policies from both the city and county require careful consideration of the conversion of farmland to urban uses. The City of Newberg staff has identified the relative soils values for property surrounding the City. They have also explained the need for commercial, industrial and institutional uses (schools) to be located on larger, relatively level pieces of ground. Our office agrees with the majority of these findings. The larger, relatively level property is located on the higher value farmland south of town so the higher value farmland appears to be necessary to satisfy these identified needs. However, residential uses are more flexible in their location. The use of the existing rural residential land should be exhausted prior to farmland being designated for urban development.

Other Issues

ORS 197.626 requires cities with 2,500 or more in population to have any amendment to include more than 50 acres in the UGB or URA to submit the amendment to the Land Conservation and Development Commission in the manner provided for under periodic review.

STAFF RECOMMENDATION:

A staff recommendation will be given after the receipt of public testimony.

CITY OF NEWBERG
URBAN GROWTH BOUNDARY AMENDMENT
NEWBERG URBAN AREA MANAGEMENT COMMISSION
STAFF REPORT
April 25, 2007

FILE NO: URA 05-010

REQUEST: Expand urban reserve area to approximately 2063 acres, as shown on Map 1 of *2007 URA Expansion: Justification and Findings Report*.

LOCATION: Northwest, North, East, and South of existing Urban Growth Boundary (see report Map 1)

TAX LOT: Various

APPLICANT: City of Newberg

OWNERS: Various

COMPREHENSIVE PLAN/ZONING: Yamhill County Plan Designations: VLDR (Very Low Density Residential), LDR (Low Density Residential); AFSH (Agricultural/Forestry Small Holding); AFLH Agricultural/Forestry Large Holding); I (Industrial); P (Public Facility). Various zoning district appropriate to these plan designations (see report Map 4).

PREPARED BY: City of Newberg Planning Staff

ATTACHMENTS

NUAMC Reso. 2007-20 with

Exhibit A: Map

Exhibit B: List of Tax Lots

Exhibit C: 2007 URA Justification & Findings Report

1. Notices – attached
2. Correspondence received – attached
3. Newberg Comprehensive Plan - by reference
4. Newberg Development Code - by reference

A. **REQUEST:**-As the applicant, the City of Newberg is requesting an expansion of the City's Urban Reserve area from 507 buildable acres to approximately to approximately 2063 acres, as shown on Map 1 of the 2007 URA Expansion: Justification and Findings Report.

B. **PROCESS:** The applicant's request for approval of an urban reserve area amendment is being processed through the provisions of the Newberg Urban Area Management Agreement, City and County requirements as follows:

March 8, 2007	The Newberg Planning Director determined the application was complete for submittal to Yamhill County.
March 25, 2007	City, County, State and other affected government bodies and agencies were asked to comment on the proposal.
March 29, 2007	Notice was posted in four public locations.
March 30, 2007	Measure 56 notices were mailed to owners of property within the proposed URA. Public notice was mailed to property owners within 500 feet of the site on the City side and 750 feet on the County side for comment, and the site was posted (Attachment 1). All substantive comments received prior to date of mailing to the Newberg Urban Area Management Commission hearing are attached to this report (Attachment 2).
April 6, 2007	The April 25 hearing was noticed through a City newsletter, "News of Newberg's Future," which was mailed or e-mailed to persons who had attended previous meetings and/or expressed an interest in staying involved in the urban expansion process.

C. **CRITERIA:** The Planning staff has determined that the following criteria apply to the subject proposal. NUAMC or other interested parties should direct their comments to the criteria listed or state why they feel other criteria may apply.

Statewide LCDC Goals: Goal 1, Citizen Involvement; Goal 2, Land Use Planning; Goal 3, Agriculture; Goal 5, Natural Resources, Scenic and Historic Areas, and Open Spaces; Goal 6, Air, Water and Land Resources Quality; Goal 7, Areas Subject to Natural Disasters and Hazards; Goal 8, Recreation Needs; Goal 9, Economic Development; Goal 10, Housing; Goal 11, Public Facilities and Services; Goal 12, Transportation; Goal 13, Energy Conservation; and Goal 14, Urbanization. Goals 15, 16, 17, 18 and 19 do not apply in this area.

OAR Standards:

660-021-0030-Determination of Urban Reserve Areas

(1) Urban reserve areas shall include an amount of land estimated to be at least a 10-year supply and no more than a 30-year supply of developable land beyond the 20-year time frame used to establish the urban growth boundary. Local governments designating urban reserves shall adopt findings specifying the particular number of years over which designated urban reserves are intended to provide a supply of land.

(2) Inclusion of land within an urban reserve area shall be based upon the locational factors of Goal 14 and a demonstration that there are no reasonable alternatives that will require less, or have less effect upon, resource land. Cities and counties cooperatively, and the Metropolitan Service District for the Portland Metropolitan Area Urban Growth Boundary, shall first study lands adjacent to, or nearby, the urban growth boundary for suitability for inclusion within urban reserve areas, as measured by the factors and criteria set forth in this section. Local governments shall then designate for inclusion within urban reserve areas that suitable lands which satisfies the priorities in section (3) of this rule.

(3) Land found suitable for an urban reserve may be included within an urban reserve area only according to the following priorities:

(a) First priority goes to land adjacent to, or nearby, an urban growth boundary and identified in an acknowledged comprehensive plan as an exception area or nonresource land. First priority may include resource land that is completely surrounded by exception areas unless these are high value crop areas as defined in Goal 8 or prime or unique agricultural lands as defined by the United States Department of Agriculture;

(b) If land of higher priority is inadequate to accommodate the amount of land estimated in section (1) of this rule, second priority goes to land designated as marginal land pursuant to ORS 197.247;

(c) If land of higher priority is inadequate to accommodate the amount of land estimated in section (1) of this rule, third priority goes to land designated in an acknowledged comprehensive plan for agriculture or forestry, or both. Higher priority shall be given to land of lower capability as measured by the capability classification system or by cubic foot site class, whichever is appropriate for the current use.

(4) Land of lower priority under section (3) of this rule may be included if land of higher priority is found to be inadequate to accommodate the amount of land estimated in section (1) of this rule for one or more of the following reasons:

(a) Future urban services could not reasonably be provided to the higher priority area due to topographical or other physical constraints; or

(b) Maximum efficiency of land uses within a proposed urban reserve area requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.

(5 Findings and conclusions concerning the results of the above consideration shall be adopted by the affected jurisdictions.

Stat. Auth.: ORS 183 & ORS 197

Newberg Urban Area Management Agreement -Urban Growth Boundary Amendment

Criteria: Amendment of the Urban Growth Boundary shall be treated as a map amendment to both City and County Comprehensive Plan maps. Change of the boundary shall be based upon consideration of the following factors:

(a) Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;

- (b) Need for housing, employment opportunities, and livability;
- (c) Orderly and economic provision for public facilities and services;
- (d) Maximum efficiency of land uses within and on the fringe of the existing urban area;
- (e) Environmental, energy, economic and social consequences;
- (f) Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and
- (g) Compatibility of the proposed urban uses with other adjacent uses.

Newberg Comprehensive Plan Amendment - Newberg Development Code, Section § 151.122: The applicant must demonstrate compliance with the following criteria:

- (a) The proposed change is consistent with and promotes the goals and policies of the Newberg Comprehensive Plan and this Code;
- (b) Public facilities and services are or can be reasonably made available to support the uses allowed by the proposed change.
- (c) Compliance with the State Transportation Planning Rule (OAR 660-012-0060) for proposals that significantly affect transportation facilities.

Yamhill County Comprehensive Plan Policies

Section I.A., Goal 1: To encourage the containment of growth within existing urban centers, provide for the orderly, staged, diversified and compatible development of all of the cities of Yamhill County, and assure an efficient transition from rural to urban land uses.

Section II.A., Goal 1, Policy a: Yamhill County will provide for the preservation of farm lands through appropriate zoning, recognizing comparative economic returns to agriculture and alternative uses, changing ownership patterns and management practices.

Section II.A., Goal 1, Policy b: Yamhill County shall provide for the protection of farmland in large blocks through minimum lot sizes of 20, 40 and 80 acres, as appropriate, on the Comprehensive Plan and official zoning maps. Any proposal to reduce the minimum lot size on a farm or farm/forest parcel shall be shown to be appropriate to maintain the existing commercial agricultural enterprise in the area.

Section II, Goal 1. To conserve Yamhill County’s farm lands for the production of crops and livestock and to ensure that the conversion of farm land to urban use where necessary and appropriate occurs in an orderly and economical manner,

Section II, Goal 2, Policy a: Yamhill County will continue to preserve those areas for future farm use which exhibit Class I through IV soils as identified in the Capability Classification System of the U.S. Soil Conservation Service.

D. SITE INFORMATION:

Area	Approximately 2063 acres
Current Comprehensive Plan Designation	Various (see above)
Current Zoning Designation	Various
Overlay Districts or Special Designations	Chehalem Park and Recreation District; Newberg School District. Southeast portion subject to Newberg Southeast Land Use and Transportation Plan. See also “Water,” below.

Existing Use	Rural residential, agricultural, industrial, public facilities.
Surrounding Uses	Chehalem Hills to the north and east (low density residential), agricultural land on the southeast and northwest, the Willamette River and Chehalem Creek on the south and southwest, and some rural exception areas to the west.
Natural Features	See Maps 5, 6 and 9 in “Justification and Findings Report”).
Transportation	Hwy 99W, Hwy 240, Hwy 219; see Map 7 in “Justification and Findings Report.-Planning has been done for other roads in existing Urban Reserve areas and for Southeast area through “Southeast Land Use and Transportation Plan.” At this time, the City is required to consider impacts of land use actions upon the proposed Newberg-Dundee Bypass, and has adopted interchange protection ordinances pending development of Interchange Area Management Plans. ODOT, however, has not authorized the Newberg-Dundee Bypass as a “planned” facility slated for construction within the next 20 years.
Utilities	
Sewer	Sewer is not currently available to the site, but is available nearby. Chehalem Creek would need to be crossed, and areas north of the low east-west ridge in the North Valley area would require pumping.
Water	City water service currently serves or wholesales water to some of the areas in the proposed Urban Reserve Area.
Storm Drainage	Southwest: drainage would be readily provided to most of area; North: May need some detention to prevent downstream flooding; Northeast: Need to extend drainage to connect to Springbrook Ck. East: Need new storm drains to extend to Springbrook Ck. Southeast: Could be directed toward Springbrook Ck.

E. ISSUES:

1. **Land Need.** The acknowledged Newberg Comprehensive Plan identifies future population and buildable land needs through the year 2040. The Newberg Urban Growth Boundary (UGB) contains 888 buildable acres of land, which is roughly sufficient to meet land needs through 2019. The acknowledged plan determined that 1,988 acres of buildable land beyond that land already in the Urban Growth Boundary will be needed through 2040. The 2007 URA provides 1,564 acres of buildable land, which is sufficient to extend the buildable land supply by approximately 17 years, or roughly through 2036.
2. **Land Suitability.** Newberg’s UGB is bordered by the Chehalem Hills to the north and east, agricultural land on the southeast and northwest, the Willametter River and Chehalem Creek on the south and southwest, and some exception areas to the west. Consistent with the Urban Reserve Rule (OAR 660-021-0030), the City evaluated lands in the vicinity of the UGB for inclusion in the Urban Reserve, applying the priorities for Urban Reserves. Newberg first examined the capacity of rural exception areas to meet urban reserve land needs. After careful analysis, City staff identified 1.9 square miles (1,197 acres) of exception land as suitable for inclusion within the 2007 URA

because it can meet identified needs for residential or small-lot industrial land and can reasonably be provided with urban services. Of this area, about one square mile (642 acres) is buildable, leaving about 1.4 square miles (922 acres) of unmet need through 2036. Other nearby exception areas are inadequate to accommodate land needs within the acknowledged plan because future urban services cannot reasonably be provided due to topographical and physical constraints.

To meet the remaining need, the City was forced to include agricultural land. The City first included those with lower soil capability classes, which occur within the east and Benjamin Road areas, followed by the south and northwest areas. The Wilsonville Road Southeast area was also considered, but was excluded due to inclusions of relatively high quality Class I agricultural soils.

Approximately 1.25 square miles (767 acres) of agricultural land are also needed to meet the specific siting requirements of targeted employment, parks and schools. Locations for these uses were found in the Northwest and Southeast Study Areas.

Newberg Comprehensive Plan Policy J.2.e. states that “Measures should be taken to prevent having areas east and southeast of the proposed bypass isolated from the rest of the City. Substantial development of complete neighborhoods should occur on both sides of the proposed bypass.” Additional agricultural land is needed to achieve the livability objectives of the Southeast Newberg Land Use and Transportation Plan.

Added together, these areas were sufficient to extend the buildable land supply through 2036.

3. **Public Utility Availability.** Statewide Planning Goal 11 calls for consideration of the cost and efficiency of providing public facilities to an area when considering alternatives. The City of Newberg Planning & Building Department and Public Works Department developed cost estimates for providing water, sewer, and storm drainage services for each of the six study areas and their subareas considered in developing the 2007 URA. Where existing plans were used to estimate costs, the cost estimates are as of the dates of the referenced plans and have not been adjusted to current dollars. In evaluating efficiency, the total cost to serve the area was divided by the number of buildable acres served to estimate a service cost per acre. That cost ranged from a low of \$12,000 per acre in Southeast C to a high a \$57,000 per acre in East B.

Water. Water service needs and costs were based on the City’s 2004 water plan. Where the cost did not show trunk lines serving an area, trunk lines were assumed to be needed within the collector or arteria streets, and the unit costs in the water plan were used to estimate those costs, adding 50% to account for contingency, engineering, and permitting (which were not included in the water plan’s unit costs).

The cost to bring water to the various areas ranged from a low of \$360,000 for Southeast Area C to a high of \$16,075,000 for East Area B. Water service is a major issue for North Area B, since the entire area is above the existing water service level. A higher level (zone 2-3) reservoir is already planned to serve the areas within the existing URA, but the majority of North Area B is even higher than this reservoir would

serve, so a new zone 4 reservoir would be needed for areas above 460 feet, and a zone 5 reservoir or pump station may even be needed. The cost of creating this storage to serve a relatively small amount of buildable land makes extending water service prohibitively expensive. East Area B would require a series of pump stations and reservoirs to fully serve the area, and that would also be cost-prohibitive given the relative lack of buildable land. The Northeast area would need a new reservoir to serve areas above 460 feet, which would likely be cost-prohibitive.

Sewer. City Planning and Public Works staff met and considered the sewer needs for each study area, taking into account the existing sewer system and the topography of each drainage basin, and drafted a potential sewer system to serve each study area. Based on this draft, staff estimated length of sewer line and type of pump stations needed. Unit costs were taken from a 2001 LID study that included costs for gravity sewer lines, force mains, and a lift station.

The Southwest Area is not currently served by the City sewer system, and is largely separated from the City by the Chehalem Creek canyon. Sanitary sewer pump stations would be required to serve most of the area. Also, most of the area would drain toward the Dayton Avenue pump station, which already has capacity issues. Since most of the area is rural residential subdivisions with existing septic systems, it would be very challenging to effectively extend sewer service to developing properties in the area. One exception would be a small area in the Honey Lane/Highway 240 area. Some of that area could be served by the same pump station needed to serve the Chehalem Drive area, with reasonable costs.

The entire Northwest area would require sanitary sewer pump stations to connect into the City's system. Some of the area could connect to the planned Highway 240 pump station that would serve the Chehalem Drive area. Sewers in the North and Northeast Areas would generally flow toward existing sewer lines, although downstream capacity issues would need to be addressed. A sewage pump station would be needed to serve the Putnam Road area.

The East Area A would require sanitary sewer pump stations to serve most of the area. Some could be served by the existing Fernwood Road pump station, with upgrades. A new pump station on Wilsonville Road would be needed to serve areas that could not gravity flow to the Fernwood Road station. East Area B sewers would gravity flow toward Corral Creek Road. From there, the sewer would have to be connected to new pumped systems.

Southeast Area A (Dog Ridge Road) sewers would need to flow north to a new pump station within the Hess Creek Canyon, and would need to be pumped from there to the sewage treatment plant. Southeast Area B could be served by a new pump station along Highway 219. A new force main would be needed to tie into the sewage treatment plant. Southeast Area C would require connection to a new pump station on Wilsonville Road. A new pump station would also be needed along Neumann Lane.

Storm Drainage. Storm drainage costs were estimated using the unit costs within the 2001 City of Newberg Drainage Master Plan Update. Where that plan does not show

new facilities that would be needed, trunk lines were assumed to convey water to the appropriate facility.

Storm drainage can be readily provided to most areas, with some exceptions. The Northwest area and North Area A largely drain to fairly level and shallow branches of Chehalem Creek. Storm drainage will need to include detention facilities to alleviate local overflows. North Area B would drain to the south through existing canyons, and may need some detention to prevent downstream flooding. In East Area B, storm drainage would generally flow to the west to Corral Creek Road. New storm drain systems would need to be installed to extend to Springbrook Creek.

4. **Public Service Provisions.** Police services are provided to the area by Yamhill County. Newberg Rural Fire District provides fire service. Newberg School District provides education service. These services are expected to remain unchanged as a result of the proposed amendment. They would need to be addressed at annexation. All of these service providers were asked to review the proposed amendment, and either did not respond or responded “No Comment.”
5. **Transportation.** Creation of the 2007 URA will provide a very useful and effective tool to coordinate land use and transportation planning. By creating the URA as a first step, Newberg can create land use assumptions that can be the basis for transportation modeling. With that modeling, Newberg will be able to make decisions on future Urban Growth Boundary amendments, comprehensive plan map changes, and zone changes that ultimately will affect the transportation network. The *Southeast Newberg Land Use and Transportation Plan* provides detailed information regarding the planned arterial and collector street system, improvement needs and potential funding mechanisms for needed improvements in that plan area. That plan will be considered in conjunction with the 2007 URA.

Both the City and the County have adopted ordinances that apply an Interchange Overlay District to land surrounding the two proposed Newberg interchanges for the Newberg-Dundee bypass. Within that district, neither the City nor the County will approve UGB expansions until Interchange Area Management Plans (IAMPs) have been adopted for the land around the interchanges. The current proposal, creation of the 2007 URA, is not an urban growth boundary amendment or zone change, and thus is not prohibited by any City or County policies. Designation of urban reserves will begin to provide land use information to be incorporated into the final interchange plans.

6. **Future Development Potential.** While part of the proposed 2007 URA is already within the Urban Reserve area, most of the land is currently either agricultural or exception areas. The proposed Urban Reserve amendment will have no immediate effect on the existing zoning of each parcel. While the property remains in the Urban Reserve area, however, it will be subject to the conditions of the Newberg Urban Area Management Agreement. That agreement

F. AGENCY COMMENTS

The proposal was referred to the following public agencies: City Manager, Planning and Building Director, Public Works Director, Building Official, Finance, Police, Fire Department, Newberg Rural Fire Protection District, Maintenance, Legal (info only), NW Natural Gas, Newberg School District (29JT) PGE, Comcast, Verizon, Newberg Garbage Service, Newberg Rural Fire District, Chehalem Park and Recreation, Yamhill County Planning, Yamhill County Roads, Yamhill County Sheriff, Southern Pacific Transportation Company, Oregon Department of Transportation, State Historic Preservation Office, Sportsman Airpark, and Division of State Lands.

The following agency comments were received:

Newberg Director of Public Works

Newberg Public Works: Maintenance Superintendent

Newberg Garbage Service – Reviewed; no conflict.

Newberg Fire Department – Reviewed; no conflict.

Newberg Police Department – Reviewed; no conflict.

Newberg Building Official – Reviewed; no conflict.

Newberg Finance – Reviewed, no conflict.

Oregon Department of Transportation – See letter of 3/28/07

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, the staff recommends the following motion:

- Move to adopt NUAMC Resolution 2007-20 which recommends that the Newberg City Council and Yamhill County Board of Commissioners:
 1. Approve the proposed urban reserve area amendment, as shown in Exhibit A.

NUAMC RESOLUTION NO. 2007-20

A RESOLUTION OF THE NEWBERG URBAN AREA MANAGEMENT COMMISSION RECOMMENDING APPROVAL OF FILE UGB 05-010, AN URBAN RESERVE AREA AMENDMENT.

1. On July 21, 2005, the Newberg City Council adopted Resolution 2005-2590, initiating amendments to the Newberg Comprehensive Plan and Development Code, generally as described in the recommendations of the Ad Hoc Committee on Newberg's Future, and directed City staff to undertake the activities needed to initiate and support a number of actions for the City to consider these amendments.
2. Consistent with Paragraph 2.d. of Resolution 2005-2590, City staff held neighborhood meetings in each general area that the Committee had recommended for addition to the Urban Reserve area to define specific boundaries, and is proceeding with the hearings process to create a new Urban Reserve Area.
3. On March 30, 2007, notice of this proposed urban reserve area amendment was mailed to owners of record as identified in Yamhill County Assessor's Office of all properties within the proposed amendment area and all adjoining property owners within a distance of 500 feet on the City side and 750 feet on the County side.
4. Notice was published in the Newberg *Graphic* newspaper on March 31, 2007, which is at least ten days prior to the public hearing before the Newberg Urban Area Management Commission on April 25, 2007, and on March 29, 2007, notice of the Newberg Urban Area Management Commission meeting was posted at four public places to comply with Oregon Revised Statute requirements.
5. On April 25, 2007, a hearing was held by the Newberg Urban Area Management Commission.

NOW THEREFORE, BE IT RESOLVED by the Newberg Urban Area Management Commission that it recommends to the City Council and Yamhill County Board of Commissioners approval of the requested urban reserve area amendment shown on the attached map and list of tax lots in Exhibit A.

This recommendation is based on the staff report, findings and testimony.

DATED this ___ day of _____, 2007.

AYES: NAYS: ABSTAIN: ABSENT:

ATTEST:

David King, Recording Secretary

Matson Haug, NUAMC Chair

Exhibits to be forwarded to City Council and Yamhill County Board of Commissioners as part of an adoption ordinance:

Exhibit A, Map, 2007 Urban Reserve Areas

Exhibit B, List of Tax Lots

Exhibit C, "City of Newberg and Yamhill County 2007 URA Expansion: Justification & Findings Report"

**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM**

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING
(Agendas available at entrance)

Agenda Item No.: _____ FILE No.: _____ Meeting Date: 4-25-07

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. Agenda item numbers and project names are on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

If you fail to complete this form, you may jeopardize your right, or ability to appeal the decision made on the application in question.

If you submit written testimony **OR** if you complete this card and testify at the hearing, you will receive written notice of the decision made following this hearing with regard to the application in question.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

I would like to be put in the reserve - my property borders a filbert orchard on 2 sides Reedel Rd on the west and a neighbor on the south side it would make sense to me to put into the reserve its approximately 4 acres

Please print legibly:

Name Dorothy C. Smith Phone Number 503-319-8089
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) 13510 NE Reedel Rd

Dorothy C. Smith
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Committee Members in determining time limits if there are many residents present.

TO BE READ

**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM**

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING
(Agendas available at entrance)

Agenda Item No.: _____

FILE No.: _____

Meeting Date: 4/25/07

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. Agenda item numbers and project names are on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

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Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

I OWN A LOT OF 2.3 ACRES. I AM FOR INCLUSION
OF THIS LOT WITHIN THE URA AND HOPEFULLY THIS URB
IN 2008.

Please print legibly:

Name RICHARD MEISSNER

Phone Number 503-538-0926

Professional Standing (if representing someone) _____

Mailing Address (including Zip Code) 13445 N.E. FOX HOLLOW LANE
NEWBERG

Richard Meissner
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Committee Members in determining time limits if there are many residents present.

please enter in no minutes
speaker has list

80

**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM**

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING
(Agendas available at entrance)

Agenda Item No.: _____ **FILE No.:** _____ **Meeting Date:** _____

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. Agenda item numbers and project names are on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

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If you submit written testimony **OR** if you complete this card and testify at the hearing, you will receive written notice of the decision made following this hearing with regard to the application in question.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

What is the procedure for septic approval
when a subdivision such as McClure
propos has so many acre or less lots?

You mentioned new reservoirs. Are there plans for add ll
sewage treatment plants

Please print legibly:

Name Judy Guy **Phone Number** (503) 628-1690
Professional Standing (if representing someone) daughter of Frances Svendsen
Mailing Address (including Zip Code) 28925 SW Fernhollow Benjamin Rd
Hillsboro OR 97123

Judith A Guy
Signature

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Had to leave

**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM**

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING
(Agendas available at entrance)

Agenda Item No.: 111 **FILE No.:** URA-05-010 **Meeting Date:** 4-25-07

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. Agenda item numbers and project names are on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

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If you submit written testimony **OR** if you complete this card and testify at the hearing, you will receive written notice of the decision made following this hearing with regard to the application in question.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name NORMA Green **Phone Number** 503 538-3793
Professional Standing *(if representing someone)* _____
Mailing Address *(including Zip Code)* 29215 NE Benjamin Rd
Newberg Or. 97132

Norma J. Green
(Signature)

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**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM**

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Agenda Item No.: TII FILE No.: _____ Meeting Date: 4/25/07

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Please check one:

- PROPONENT (For)
 OPPONENT (Against)
 UNDECIDED (Testify during either Proponent or Opponent testimony)
 WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name Jon Mangis Phone Number 503-507-4981
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) 920 Sang Lee Ct SE, Salem, 97306

Jon Mangis
Signature

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**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM**

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Agenda Item No.: URA Expansion FILE No.: 2007-20 Meeting Date: 25 Apr 07

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. Agenda item numbers and project names are on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

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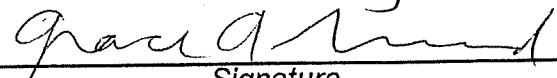
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Please check one:

- PROponent (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name Grace Schaad Phone Number 503 538-2066
Professional Standing *(if representing someone)* _____
Mailing Address *(including Zip Code)* 31525 NE Schaad Rd
Newberg


Signature

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**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM**

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Agenda Item No.: T11 FILE No.: URA-05-010 Meeting Date: 2/1/25

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Please check one:

- PROPONENT (For)
- OPPONENT (Against) - *Portion of UGB Expansion*
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name DICK PATRONK Phone Number 503-538-9435
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) 4301 N.E. CRESTVIEW DR
NEWBERG, OR 97132

Dick Patronk
Signature

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**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM**

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Agenda Item No.: 3 Docket #
FILE No.: PA-04-07 Meeting Date: 4-25-07

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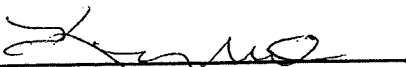
Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Letter turned into Elaine Taylor

Please print legibly:

Name Ken Wegter Phone Number 503-581-3831
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) 3872 Commissioner NE Salem OR 97301
29366 Putnam Rd Newberg OR 97132


Signature

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**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
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Agenda Item No.: 3 FILE No.: UR 05010 Meeting Date: 4-25-07

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- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name Vicki Shepherd Phone Number 503-538-9466
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) 30230 NE Benjamin Rd.
Newberg, OR 97132
Vicki Shepherd
Signature

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**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
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Agenda Item No.: 3 FILE No.: UR-05-010 Meeting Date: 4-25-07

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- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

I am available for questions if any arise,
otherwise our testimony is in the record and
I am just observing.

Please print legibly:

Name Terry Cole Phone Number 503 986 2674
Professional Standing (if representing someone) OR. Dept. of Transportation
Mailing Address (including Zip Code) 455 Airport Rd SE Salem 97301

Terry D. Cole
Signature

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**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM**

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Agenda Item No.: 3 FILE No.: U11A05010 Meeting Date: 4/25/07

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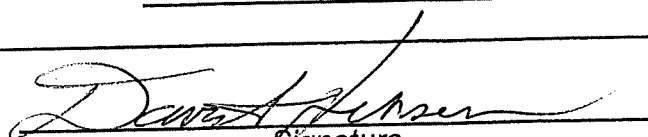
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Please check one:

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- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name DAVID JENSEN Phone Number 503-538-2257
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) _____


Signature

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**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM**

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Agenda Item No.: 1 **FILE No.:** URA-05-010 **Meeting Date:** 4.25.07

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Please check one:

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- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name Michael ~~Carbone~~ Carbone **Phone Number** (503) 419-2500
Professional Standing (if representing someone) Land Use Planner
Mailing Address (including Zip Code) 5415 SW WESTBURY DR.
POOTHILL OR 97221


Signature

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**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
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Agenda Item No.: II FILE No.: URA 05010 Meeting Date: 4/25/07

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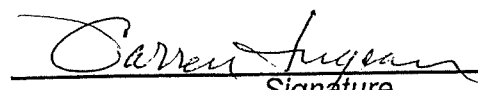
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Please check one:

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- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name GARREN INGRAM Phone Number 503-692-0229
Professional Standing (if representing someone)
Mailing Address (including Zip Code) P.O. BOX 842 BOX 842
SHERWOOD, OR 97140


Signature

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NUAMC MEETING
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Agenda Item No.: 111 FILE No.: ORA-05-010 Meeting Date: 4/25/07

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- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name MILTON THOMPSON Phone Number 503 538-2779
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) 29275 NE PETMAH RD
NEWBERG OR 97132


Signature

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NUAMC MEETING
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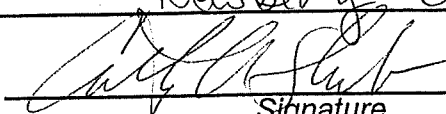
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- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name Cathy Stuhr Phone Number 503-702-4974
Professional Standing *(if representing someone)* _____
Mailing Address *(including Zip Code)* 3100 NE Fernwood Rd
Newberg, OR 97132

Signature _____

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**CITY OF NEWBERG / YAMHILL COUNTY
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- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name JACK MARONTATE Phone Number 538 8645
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) 12128 HONEY LANE
NEWBERG 97132



Signature

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**CITY OF NEWBERG / YAMHILL COUNTY
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- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name Fran Hunter Phone Number 503-538-4266
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) 30050 NE Benjamin Rd
Newberg, OR 97132



Signature

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**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
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PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING
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Agenda Item No.: 3 FILE No.: WRA-05-010 Meeting Date: 4-25-07

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Please check one:

- PROPONENT (For)
 OPPONENT (Against)
 UNDECIDED (Testify during either Proponent or Opponent testimony)
 WRITTEN COMMENT (oral testimony not required)

See Attached.

Please print legibly:

Name Frank Dennis Phone Number 503 538 0622
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) 29550 NE Putnam Rd
Newberg OR 97132

Frank Dennis
Signature

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**CITY OF NEWBERG / YAMHILL COUNTY
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Please check one:

- PROponent (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name Ellen McClure Phone Number 503-598-4606
Professional Standing (if representing someone) Springbrook Farm
Mailing Address (including Zip Code) 30295 N. 14th Ave, NEWBERG OR 97192

Ellen McClure
Signature

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To the commissioners:

I recently submitted comments to the Newberg Graphic editorial page about the number of annexations that are being proposed in and around Newberg. I have attached them for your consideration.

I stand by my concerns about what looks like a rush to develop and/ or annex new property into Newberg. I fear that this rush will leave our communities *not* more livable, *not* better off, and *not* in the end what is best for the common good of Newberg or its citizens.

Newberg's population is currently about the size of Portland State's student body population. It is comfortable enough to feel some space, yet maintain a nice, small, "rural" town feel. Why in the world does there seem to be a rush to change that?

I understand the rights of property owners to develop, but isn't it also local government's responsibility to ensure that such development doesn't run over other citizen's rights to live comfortably in the communities they have chosen? In most of the plans I have seen so far, I haven't even seen compromises in the form of ensuring green spaces are specifically protected or considered. And parks do not even seem to be penciled in.

Please – slow down and consider expansion more carefully...

Frank Dennis
29550 NE Putnam
Newberg, OR 97132

Another election is soon upon us allowing the opportunity to tell our representatives how we feel about them and other issues offered for our consideration. Another annexation or two will be on the ballot for Newberg residents to vote on. *Again*. Does anyone, other than me, notice how often annexations are on the ballot? Does anyone else feel there is an explosion of annexations in the County and in and around Newberg? More importantly ... do we really *want* Newberg to grow this fast? Faster than many think is well beyond what we actually need to support our population growth and common good? Shouldn't annexations be considered more slowly and with greater care?

I for one *like* Newberg being a "sleepy bedroom community" – distinguished against the likes of busy, sprawling, congested cities like Beaverton and Hillsboro. No disrespect intended, but Newberg is *different*, and I suspect the majority of our citizens enjoy the reprieve from the rat race.

Many of us probably vote no on many annexations because of our concern over expansion for expansion's sake. So the concern over the NewB annexation at the base of Rex Hill may seem like nothing new. Yet – this particular annexation is unique. It will yield problems that will affect all residents traveling west into and through Newberg. It will likely cause significant Dundee-like problems beginning at the base of Rex Hill. In fact, according to the traffic study that was filed with the **Developer's Proposal**, "A weekday total of 8,306 trips are expected with half entering and half exiting." Imagine what it will be like trying to get into Newberg if 8000 more cars are moving through the intersection at the new Providence Hospital.

Proponents of the annexation say never fear. When pressed about the integration into the bypass plans, they claim that the development will be built with consideration of the bypass. When confronted with the possibility that the bypass may be years down the road or in fact may never be built at all, the response has been words to the effect: 'It doesn't matter – it will still work out'.

We have all heard the "All is OK" comment before from government or developers having different ideas or goals than many of the people living in or around new development. In the case of the NewB annexation and its proposed development, the potential for "unintended consequences" exist (Dundee-like traffic jams is just one) that the developers themselves, of course, won't have to live with.

However, Newberg residents, as well as all travelers on 99W, will have to deal with the added traffic. The NewB annexation may have greater effects if developed at this time as opposed to slowing down, taking a deep breath, and incorporating the annexation and development into a bigger plan when definitive action is taken on the bypass. I hope voters will consider this when voting on this unique annexation: the "NewB" annexation. And I hope voters will consider all annexations carefully.

Newberg doesn't need to grow just for growth's sake.

NUMAC Meeting
April 25, 2007

Vicki Shepherd
30230 NE Benjamin Rd
Newberg, Oregon 97132
Oxberg Lake Homeowner

So many of you already know who I am and I'm sure you are wondering what wise words of wisdom I might impart upon you this evening. You have asked me here to voice my comments but as Leslie Lewis stated in a recent news article you have planned the Benjamin area since the mid 1990's. Why then I might ask have you sent me another letter stating "WE WANT YOUR COMMENTS", when in fact you have already made up your minds.

You are a committee of seven who are making decisions on a home I pay the taxes on and the mortgage payments that my husband and I work for every day. How dare you not listen to this community. We told you one year ago on May 30, 2006 we were not interested in being in the URA but yet again you and we are here at another meeting. You may have had a VISION for my neighborhood but it is not my VISION nor is it the vision of most of my rural neighbors.

This is an area with a large EF 20 prime agricultural zone, which has been filed under a measure 37 claim. I have spoken with the State of Oregon's agricultural department they have a very grave concern for our future. If we keep building on our farmland with increased population who is going to feed our children and grand children. As they have told me we are already in crisis with our oil consumption and now import most of our needs. They are already seeing an increase in the importing of our food supplies. If you continue giving away our farmland you leave nothing for our future generations. Do you not see this VISION?????????

I have also testified in front of the three Yamhill County Commissioners about the dangers of Benjamin Road. I suggested a guardrail along Benjamin to protect people from going into McClure's pond as has happened in the past. Unfortunately John Bridges told the commissioners ODOT would be responsible for payment of the guardrail. I've talked to

ODOT their only concern is with Highway 99W. Their response to me was - city roads are the city's responsibility and county roads are the responsibility of the county. Now I will ask you who is going to pay for the road improvements to Benjamin? With increased traffic from the looming developments this road becomes ever more dangerous.

If this NUMAC committee continues on the path of destruction it is on this entire area will be raped of its natural resources, beauty and wildlife.

I ask you this evening to cast your votes in front of this community of people. Do not hide behind another late night meeting, or an ice storm, do not plan a meeting for the up coming holiday weekend, when your accountability will be less visual. Stand, as we must stand and be held accountable for your actions in front of this group.

I believe we live in America and the majority rules but apparently in Newberg it does not, money rules.

I urge you to VOTE NO on this northeast inclusion into the URA.

Vicki Shepherd

April 23, 2007

J.A. Mangis
920 Sahalee Ct SE
Salem, or 97306

City of Newberg
City of Newberg Planning Department
City of Newberg Planning Commission

Tax Lots:

3218-00200 This is a 4.78 acre property that has been in the Urban Reserve Area and recently approved by the City Council and the Yamhill Board of Commissioners to be moved into the Urban Growth Boundary. It is now, I believe, awaiting review by LCDC.

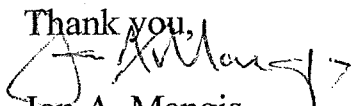
3218-00100. This is a 88.40 acre property that is being proposed to be part of the new Urban Reserve Area.

3207-6000 ., This is a 10.3 acre property that is not currently part of your consideration for the URA.

I have in the past requested that consideration be given to 3207-6000 for inclusion in the new proposed URA. We have never heard anything so I am assuming that it is not part of your planning. **I would once again , formally, like to request that you include this tax lot in your new URA.** If you look at the Assessor's tax lot map, you will notice that all of the above mentioned lots are contiguous and are farmed as one piece. They just happen to be separate tax lots. It makes no sense to us to ignore 3207-6000 as if it does not exist.

I will be pleased to sit with your urban planners to discuss this issue. Small to you, big to us.

Thank you,


Jon A. Mangis
503-507-4981 (cell)

re April 25, 2007

Newberg Urban Area Management Commission
c/o Barton Brierley, Planning & Building Director
414 E. First Street
Newberg, Oregon 97132

RE: **Newberg Urban Reserve Expansion URA-05-010**
Comments from Willamette Builders Group

Dear Commissioners,

Please accept this formal correspondence prepared on behalf of Willamette Builders Group in consideration as you review the proposed amendments to the Newberg Urban Reserve Area (URA-05-010). WRG Design is working with the Willamette Builders Group and a group of property owners in the north end of the Southeast Newberg district currently under review for addition to the Newberg Urban Reserve.

We understand the community's desire to have an adequate supply of land for development to meet the City's long range needs and commend the City for working towards that goal. Our team has reviewed the *Draft City of Newberg and Yamhill County 2007 URA Expansion Justification and Findings Report* and would like to take this opportunity show our support for the conclusions and recommendations contained within that document as well as the *Draft Newberg Southeast Land Use & Transportation Plan*.

Newberg is a beautiful community that is framed by the Chehalem Mountains to the north and the Willamette River to the south. These wonderful natural features that contribute to Newberg's picturesque setting also limit the choices of how and where the community will grow. The presence of the Willamette River to the south presents a practical barrier due to the cost to develop in the area. Likewise expansion to the north is limited due to the topography and the practical difficulty in providing urban services. Portions of the Southeast Study area are capable of being served with water and sewer service that currently exists today and the *Draft Newberg Southeast Land Use & Transportation Plan* provides options to for how to improve the transportation system in that area to support urban levels of development.

The *Newberg Urban Reserve Expansion Study Areas Public Utilities Cost Estimates* supports the inclusion of the Southeast Newberg Study Area. This area is estimated to cost approximately \$16,000 per acre to service with water, sanitary sewer and storm drainage. According to this report this area is the second most economical area to serve with these services. This translates into the efficient provision of public services to the area and builds a strong case for inclusion of the area in the Urban Reserve Area.

We understand there are some concerns about the inclusion of the Southeast Study Area into the Urban Reserve Area and would like to take a moment to convey why we believe this is a logical place to expand the Urban Reserve Area into, and eventually, the Urban Growth Boundary. The *Draft Newberg Southeast Land Use & Transportation Plan* provides options for addressing the transportation concerns of the area through the provision of a planned transportation system that provides for connectivity with the existing system and corrects some existing deficiencies in the system. Examples of these improvements include, but are not limited to the straightening of both Fernwood Road and Wilsonville Road, improvements to the Corral Creek-Highway 99W intersection, intersection improvements and the provision of a new north-south collector in the area.



DEVELOPMENT
SERVICES



LAND
PLANNING



CIVIL
ENGINEERING



LANDSCAPE
ARCHITECTURE



LAND
SURVEY

5415 SW Westgate Dr.
Suite 100
Portland, OR
97221

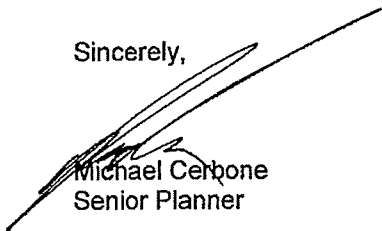
PH 503/419-2500
FX 503/419-2600

www.wrgd.com

The Newberg City Council created the Ad Hoc Committee on Newberg's Future to provide a forum for citizen involvement in planning for Newberg's future land use patterns. Inclusion of this area is consistent with the recommendations set forth to the Newberg City Council on July 21, 2005 by the Ad Hoc Committee. The inclusion of the Southeast Study Area will assist Newberg in supplying the necessary land supply to meet the future needs of the community including, low-, medium- and high-density residential land, commercial land, institutional land for future school sites and park land.

We appreciate the opportunity to be involved in this decision and hope that you will take our comments into consideration as you plan for the long term needs of the community.

Sincerely,



Michael Cerbone
Senior Planner

- c: File
- Brent Keys, Willamette Builders Group
- Mike Robinson, Perkins Coie
- Keith Nakayama, Prime Properties
- Mimi Doukas, WRG Design

Subject: DOCKET PA-04-07, a request by City of Newberg to consider a proposal by the City of Newberg to expand the Newberg Urban Reserve Area, The request is in various areas surrounding the City of Newberg. Large blocks are being considered for inclusion to the northwest and southeast of the City. The hearing body's decision will be based on criteria in ORS 197 and 215, Urban Reserve Area rule found in OAR 660-021, Newberg Urban Area Management Agreement, Yamhill Comprehensive Plan Goals and Policies and Section 1207.02 of the Yamhill County Zoning Ordinance.

Response: I, Kenneth M. Wegter, 3872 Camishaun ct NE Salem, Oregon 97305, have the following response to the Docket PA-04-07 request by the city of Newberg mailed to me via the USPS. I have four points to make based on the following:

1. I have owned property on Putnam road in Yamhill county since 1994. I was born in Newberg in the 1950's and have lived in Newberg ,or just outside of Newberg for more then 45 years.
2. Currently when you come into Yamhill county down Rex hill, you see beautiful green farm lands surrounded by mountains to the North and green valleys to the south. I maintain that the majority of first time visitors to Yamhill county get their first glimpse of Yamhill county via 99w that runs into Newberg by coming down Rex Hill. I believe by giving more property on the east side of the current Newberg city limits to this requested Newberg URA, Yamhill county is leading down the path that Washington county did for Tigard with regards to Bull mountain and it is not in the best intrest of Yamhill county for Parrot and Chehalem mountains to look like the eyesore that is Bull mountain. By the current conceptual plans such as the Oxberg Pavillion, this will most likely happen and it is this commissions obligation to see that for all the first time visitors to Yamhill County that we never let them get an eyeful of boxes on a hill side surrounded by asphalt and concrete. We need to keep this vision of Yamhill county as green and healthy as possible so wanted and planned growth can happen to the West of Newberg and not impact the beauty which draws most business and home owners to the Yamhill county area.
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Thank you,

Kenneth M. Wegter
4-25-2007



RECEIVED
APR 24 2007
BY:.....

April 24, 2007

*Barton Brierley
read into hearing*

Mr. Barton Brierley
Planning and Building Director
City of Newberg Planning and Building Dept.
P.O. Box 970
Newberg, OR 97132

RE: City of Newberg Planning Division File Number URA-05-010
Yamhill County Docket No. PA-04-07

Dear Barton:

I am unable to attend the April 25 NUMAC public hearing regarding the expansion of Newberg's Urban Reserve Areas. I am writing this letter in hopes that 1) it can be read at the hearing as my testimony or 2) copied and given to all members of the commission (or both).

My property is located at 809 West First Street and my parents own the adjacent property just east of mine (my parking lot). I am writing on behalf of both properties. We do not want to be included in the current proposed plan of the new Urban Reserve Area. Reasons for this are:

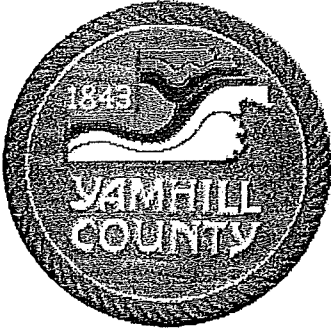
1. Contour of the property prohibits any additional buildings or development. No additional residential houses can be built on the properties as there is a very steep decline toward the creek in the back. The parking lot area also has this steep canyon in the back.
2. My property and business (Windrose Conference and Meeting Center) is on an expanded septic system. Hooking up to a sewer system means having to put in a pump station only for these 2 properties, which would be very expensive.
3. I attended the planning meetings that were provided for the property owners and Elaine did a great job in explaining the process and what the ideas were. We were given colored dots to place on our particular property location on a map. The red dots depicted that we did not want to be included in the new Urban Reserve Area plan. I put red dots on both my property and my parents' property (parking lot). We were still included in the plan though, and I'm not sure why.

Again, I am appreciative of being able to give our input on the Urban Reserve Areas. I know that Newberg needs to expand, but I don't think that including our 2 properties in the new plan would add much economic value vs. the expense it would cost just for these 2 properties. Thank you for considering my 'opt out'.

Sincerely,

Lynn Weygandt
Lynn Weygandt
Owner and Manager

Raymond A. Weygandt
Raymond A. Weygandt
LLC Member



Yamhill County Public Works Department

2060 Lafayette Avenue, McMinnville, OR 97128
Ph. 503.434.7515 Fax 503.472.4068 E-mail pubwork@co.yamhill.or.us

William A. Gille, P.E.
Director

Susan Mundy
Road Master

Russ Heath
Fleet Supervisor

RECEIVED
APR 23 2007

BY:.....

MEMORANDUM

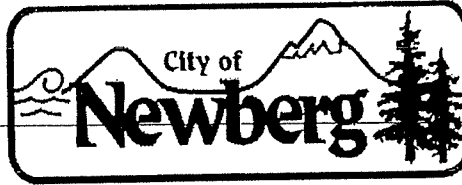
April 19, 2007

To: Newberg Planning & Building Department
From: William A. Gille, YC Director of Public Works
Re: PL05-00096 URA 05-010

Several county roads are within the lands proposed in this URA. These roads need to be transitioned from rural country roads to urban roads as these surrounding lands are urbanized. The City and County need to work together in recognizing this need and agree to work to have developers include in their plans to upgrade these roads to urban standards that serve the City's needs and are not a financial burden to either jurisdiction.

Specific improvement plans should be agreed to between the two agencies at or before the time of UGB amendment and certainly before annexation for each area.

City of Newberg
414 E. First Street
P.O. Box 970
Newberg, OR 97132



City Manager
(503) 538-9421
(503) 538-5013 Fax

Planning & Building Department - Planning Division
P.O. Box 970 - 414 E. First Street - Newberg, Oregon 97132 - (503) 537-1240 - Fax (503) 537-1272

March 25, 2007

REFERRAL TO: Yamhill Co. Roads Dept.

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Planning and Building Department prior to April 5, 2007. Please refer questions and comments to ELAINE TAYLOR

APPLICANT: ELAINE TAYLOR
REQUEST: Creation of new urban reserve area
SITE ADDRESS: Various - See map
LOCATION: URBAN RESERVE AREA AMENDMENT
TAX LOT: Various
FILE NO: PL05-00096 URA 05-010
ZONE: Various Yamhill County Agricultural and Rural Residential zones
HEARING DATE: 04/25/2007

RECEIVED
MAR 27 2007
YAMHILL COUNTY
ROAD DEPARTMENT

Reviewed; no conflict.

Reviewed; recommend denial for the following reasons:

Require additional information to review. (Please list information required)

Meeting requested.

Comments. (Attach additional pages as needed)

William A. Eille

Reviewed By:

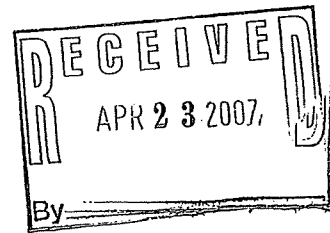
Date:

Director

Yamhill Co. Roads Dept.

Johnna Haffner
31181 NE Corral Creek Rd.
Newberg, OR 97132

City of Newberg
Planning and Building Dept.
PO Box 970
Newberg, OR 97132



April 10, 2007

RE: Public Hearing on proposed Urban Reserve Expansion in Newberg

Dear Dept. of Planning,

I am in **favor** of expanding the urban reserve area in the North and South Corral Creek areas. I live at 31181 NE Corral Creek Rd. The urban reserve expansion will be virtually across the street from my property. I understand that the area is growing and we need to provide more land for homes, schools, churches and parks. Continued growth of the area is economically healthy for this community. I am in favor of moving this process along as quickly as possible.

Sincerely,

A handwritten signature in black ink, appearing to read "Johnna Haffner". The signature is fluid and cursive, extending to the right with a long horizontal stroke.

Johnna Haffner
Local Property Owner

RECEIVED
APR 23 2007

April,19,2007

BY:.....

To:Newberg Urban Management Commission
Re: City of Newberg Planning Division File Number URA-05-01

Dear Commission Members:

My husband and I have lived at 30690 NE Fernwood Rd since 1981. We have seen a lot of changes in Newberg over the last 35 years. We have attended most of the meetings concerning expansion in our area. We agree that this would be an economical and very desirable area for the city to expand into. We are very much in favor of the proposed zone change to bring our property into the Urban Reserve Area.

I was talking to a friend the other day who had grown up in Newberg but had moved out of town after college around 35 years ago. It seems like a lot of young people have done that, including our own two children.

This friend was telling me that a very successful couple that he knows had sold their home in Lake Oswego and were moving to Newberg to live by the golf course. He was totally amazed that someone would want to move here.

We are excited about the changes that are happening in our area and look forward to the future.

Thank you for your time.

Sincerley,

Janice and Dennis Pierce
30690 NE Fernwood Rd
Newberg, Or



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

FAX (503) 378-5518

Web Address: <http://www.lcd.state.or.us>

April 20, 2007

Elaine Taylor, AICP
City of Newberg
PO Box 970
Newberg, OR 97132

Subject: Proposed URA Expansion

Dear Elaine,

The Department of Land Conservation and Development appreciates the opportunity to review and comment on this proposed Urban Reserve Area amendment. As I stated at our meeting, we have the following general comments regarding the proposal:

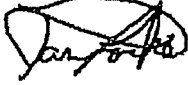
- 1) There appear to be numerous inconsistencies in the locational analysis that the City uses as a basis for exclusion of exception land such as the exclusion of areas that contain 10% to 20% slopes and the different water service elevations as pointed out by the Yamhill County staff report.
- 2) The City has included hundreds of acres of lower priority high capability farmland in the proposed URA containing both Class I and Class II soils while excluding hundreds of acres of high priority exception lands that could accommodate a significant portion of the identified needs. The highest priority lands must be included prior to looking at lower priority lands. In order to include lower priority resource land, there must be a "demonstration that there are no reasonable alternatives that will require less, or have less effect upon, resource land (OAR 660-021-0030[2]).
- 3) The City states in the findings that they have "no choice" but to include large, flat farm parcels for school, industrial, commercial institutional, and to some extent, residential needs. The department does not agree with these assertions, given that most of these needs, except perhaps industrial land, can be located on existing exception lands.

Thank you for the opportunity to comment at this time. We will be submitting more detailed comments for consideration by NUAMC once our thorough review of the proposal is complete.

We request that this letter be entered into the record of the proceedings. If additional information is submitted, and/or a staff report is prepared, we would appreciate receiving a copy of those submittals. Files submitted via email can speed our review.

Thank you again for the opportunity to comment on this proposed URA amendment. If you have any questions, please do not hesitate to contact me at (503) 373-0050 ex. 289 or by e-mail at jason.locke@state.or.us

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Locke", written over a faint, illegible printed name.

Jason Locke
Mid-Willamette Valley Regional Representative

Subject: DOCKET PA-04-07, a request by City of Newberg to consider a proposal by the City of Newberg to expand the Newberg Urban Reserve Area, The request is in various areas surrounding the City of Newberg. Large blocks are being considered for inclusion to the northwest and southeast of the City. The hearing body's decision will be based on criteria in ORS 197 and 215, Urban Reserve Area rule found in OAR 660-021, Newberg Urban Area Management Agreement, Yamhill Comprehensive Plan Goals and Policies and Section 1207.02 of the Yamhill County Zoning Ordinance.

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Thank you,

Kenneth M. Wegter
4-25-2007



RECEIVED
APR 24 2007
BY:.....

April 24, 2007

*Barton Brierley
read into hearing*

Mr. Barton Brierley
Planning and Building Director
City of Newberg Planning and Building Dept.
P.O. Box 970
Newberg, OR 97132

RE: City of Newberg Planning Division File Number URA-05-010
Yamhill County Docket No. PA-04-07

Dear Barton:

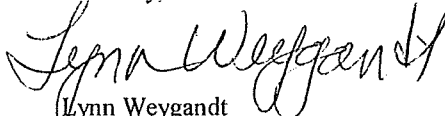
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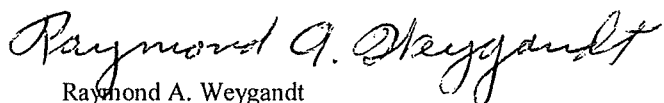
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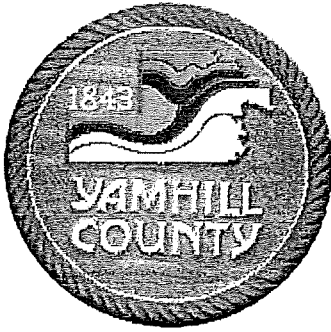
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Sincerely,


Lynn Weygandt
Owner and Manager


Raymond A. Weygandt
LLC Member



Yamhill County
Public Works Department
2060 Lafayette Avenue, McMinnville, OR 97128
Ph. 503.434.7515 Fax 503.472.4068 E-mail pubwork@co.yamhill.or.us

William A. Gille, P.E.
Director

Susan Mundy
Road Master

Russ Heath
Fleet Supervisor

RECEIVED
APR 23 2007

MEMORANDUM

April 19, 2007

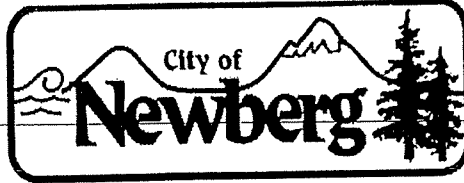
BY:.....

To: Newberg Planning & Building Department
From: William A. Gille, YC Director of Public Works
Re: PL05-00096 URA 05-010

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City of Newberg
414 E. First Street
P.O. Box 970
Newberg, OR 97132



City Manager
(503) 538-9421
(503) 538-5013 Fax

Planning & Building Department - Planning Division
P.O. Box 970 - 414 E. First Street - Newberg, Oregon 97132 - (503) 537-1240 - Fax (503) 537-1272

March 25, 2007

REFERRAL TO: Yamhill Co. Roads Dept.

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Planning and Building Department prior to April 5, 2007. Please refer questions and comments to ELAINE TAYLOR

APPLICANT: ELAINE TAYLOR
REQUEST: Creation of new urban reserve area
SITE ADDRESS: Various -- See map
LOCATION: URBAN RESERVE AREA AMENDMENT
TAX LOT: Various
FILE NO: PL05-00096 URA 05-010
ZONE: Various Yamhill County Agricultural and Rural Residential zones
HEARING DATE: 04/25/2007

RECEIVED
MAR 27 2007
YAMHILL COUNTY
ROAD DEPARTMENT

Reviewed; no conflict.

Reviewed; recommend denial for the following reasons:

Require additional information to review. (Please list information required)

Meeting requested.

Comments. (Attach additional pages as needed)

William A. Eille

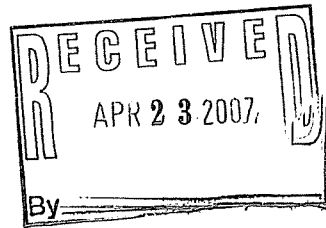
Reviewed By:

Date:

Director

Yamhill Co. Roads Dept.

Johnna Haffner
31181 NE Corral Creek Rd.
Newberg, OR 97132



City of Newberg
Planning and Building Dept.
PO Box 970
Newberg, OR 97132

April 10, 2007

RE: Public Hearing on proposed Urban Reserve Expansion in Newberg

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Johnna Haffner
Local Property Owner

RECEIVED
APR 23 2007

April,19,2007

BY:.....

To:Newberg Urban Management Commission
Re: City of Newberg Planning Division File Number URA-05-01

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Thank you for your time.

Sincerley,

Janice and Dennis Pierce
30690 NE Fernwood Rd
Newberg, Or



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

FAX (503) 378-5518

Web Address: <http://www.lcd.state.or.us>

April 20, 2007

Elaine Taylor, AICP
City of Newberg
PO Box 970
Newberg, OR 97132

Subject: Proposed URA Expansion

Dear Elaine,

The Department of Land Conservation and Development appreciates the opportunity to review and comment on this proposed Urban Reserve Area amendment. As I stated at our meeting, we have the following general comments regarding the proposal:

- 1) There appear to be numerous inconsistencies in the locational analysis that the City uses as a basis for exclusion of exception land such as the exclusion of areas that contain 10% to 20% slopes and the different water service elevations as pointed out by the Yamhill County staff report.
- 2) The City has included hundreds of acres of lower priority high capability farmland in the proposed URA containing both Class I and Class II soils while excluding hundreds of acres of high priority exception lands that could accommodate a significant portion of the identified needs. The highest priority lands must be included prior to looking at lower priority lands. In order to include lower priority resource land, there must be a "demonstration that there are no reasonable alternatives that will require less, or have less effect upon, resource land (OAR 660-021-0030[2]).
- 3) The City states in the findings that they have "no choice" but to include large, flat farm parcels for school, industrial, commercial institutional, and to some extent, residential needs. The department does not agree with these assertions, given that most of these needs, except perhaps industrial land, can be located on existing exception lands.

Thank you for the opportunity to comment at this time. We will be submitting more detailed comments for consideration by NUAMC once our thorough review of the proposal is complete.

We request that this letter be entered into the record of the proceedings. If additional information is submitted, and/or a staff report is prepared, we would appreciate receiving a copy of those submittals. Files submitted via email can speed our review.

re
April 25, 2007

Newberg Urban Area Management Commission
c/o Barton Brierley, Planning & Building Director
414 E. First Street
Newberg, Oregon 97132

**RE: Newberg Urban Reserve Expansion URA-05-010
Comments from Willamette Builders Group**

Dear Commissioners,

Please accept this formal correspondence prepared on behalf of Willamette Builders Group in consideration as you review the proposed amendments to the Newberg Urban Reserve Area (URA-05-010). WRG Design is working with the Willamette Builders Group and a group of property owners in the north end of the Southeast Newberg district currently under review for addition to the Newberg Urban Reserve.

We understand the community's desire to have an adequate supply of land for development to meet the City's long range needs and commend the City for working towards that goal. Our team has reviewed the *Draft City of Newberg and Yamhill County 2007 URA Expansion Justification and Findings Report* and would like to take this opportunity show our support for the conclusions and recommendations contained within that document as well as the *Draft Newberg Southeast Land Use & Transportation Plan*.

Newberg is a beautiful community that is framed by the Chehalem Mountains to the north and the Willamette River to the south. These wonderful natural features that contribute to Newberg's picturesque setting also limit the choices of how and where the community will grow. The presence of the Willamette River to the south presents a practical barrier due to the cost to develop in the area. Likewise expansion to the north is limited due to the topography and the practical difficulty in providing urban services. Portions of the Southeast Study area are capable of being served with water and sewer service that currently exists today and the *Draft Newberg Southeast Land Use & Transportation Plan* provides options to for how to improve the transportation system in that area to support urban levels of development.

The *Newberg Urban Reserve Expansion Study Areas Public Utilities Cost Estimates* supports the inclusion of the Southeast Newberg Study Area. This area is estimated to cost approximately \$16,000 per acre to service with water, sanitary sewer and storm drainage. According to this report this area is the second most economical area to serve with these services. This translates into the efficient provision of public services to the area and builds a strong case for inclusion of the area in the Urban Reserve Area.

We understand there are some concerns about the inclusion of the Southeast Study Area into the Urban Reserve Area and would like to take a moment to convey why we believe this is a logical place to expand the Urban Reserve Area into, and eventually, the Urban Growth Boundary. The *Draft Newberg Southeast Land Use & Transportation Plan* provides options for addressing the transportation concerns of the area through the provision of a planned transportation system that provides for connectivity with the existing system and corrects some existing deficiencies in the system. Examples of these improvements include, but are not limited to the straightening of both Fernwood Road and Wilsonville Road, improvements to the Corral Creek-Highway 99W intersection, intersection improvements and the provision of a new north-south collector in the area.



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ARCHITECTURE



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SURVEY

5415 SW Westgate Dr.
Suite 100
Portland, OR
97221


PH 503/419-2500
FX 503/419-2600

www.wrgd.com

The Newberg City Council created the Ad Hoc Committee on Newberg's Future to provide a forum for citizen involvement in planning for Newberg's future land use patterns. Inclusion of this area is consistent with the recommendations set forth to the Newberg City Council on July 21, 2005 by the Ad Hoc Committee. The inclusion of the Southeast Study Area will assist Newberg in supplying the necessary land supply to meet the future needs of the community including, low-, medium- and high-density residential land, commercial land, institutional land for future school sites and park land.

We appreciate the opportunity to be involved in this decision and hope that you will take our comments into consideration as you plan for the long term needs of the community.

Sincerely,



Michael Cerbone
Senior Planner

- c: File
Brent Keys, Willamette Builders Group
Mike Robinson, Perkins Coie
Keith Nakayama, Prime Properties
Mimi Doukas, WRG Design

NUMAC Meeting
April 25, 2007

Vicki Shepherd
30230 NE Benjamin Rd
Newberg, Oregon 97132
Oxberg Lake Homeowner

So many of you already know who I am and I'm sure you are wondering what wise words of wisdom I might impart upon you this evening. You have asked me here to voice my comments but as Leslie Lewis stated in a recent news article you have planned the Benjamin area since the mid 1990's. Why then I might ask have you sent me another letter stating "WE WANT YOUR COMMENTS", when in fact you have already made up your minds.

You are a committee of seven who are making decisions on a home I pay the taxes on and the mortgage payments that my husband and I work for every day. How dare you not listen to this community. We told you one year ago on May 30, 2006 we were not interested in being in the URA but yet again you and we are here at another meeting. You may have had a VISION for my neighborhood but it is not my VISION nor is it the vision of most of my rural neighbors.

This is an area with a large EF 20 prime agricultural zone, which has been filed under a measure 37 claim. I have spoken with the State of Oregon's agricultural department they have a very grave concern for our future. If we keep building on our farmland with increased population who is going to feed our children and grand children. As they have told me we are already in crisis with our oil consumption and now import most of our needs. They are already seeing an increase in the importing of our food supplies. If you continue giving away our farmland you leave nothing for our future generations. Do you not see this VISION?????????

I have also testified in front of the three Yamhill County Commissioners about the dangers of Benjamin Road. I suggested a guardrail along Benjamin to protect people from going into McClure's pond as has happened in the past. Unfortunately John Bridges told the commissioners ODOT would be responsible for payment of the guardrail. I've talked to

ODOT their only concern is with Highway 99W. Their response to me was - city roads are the city's responsibility and county roads are the responsibility of the county. Now I will ask you who is going to pay for the road improvements to Benjamin? With increased traffic from the looming developments this road becomes ever more dangerous.

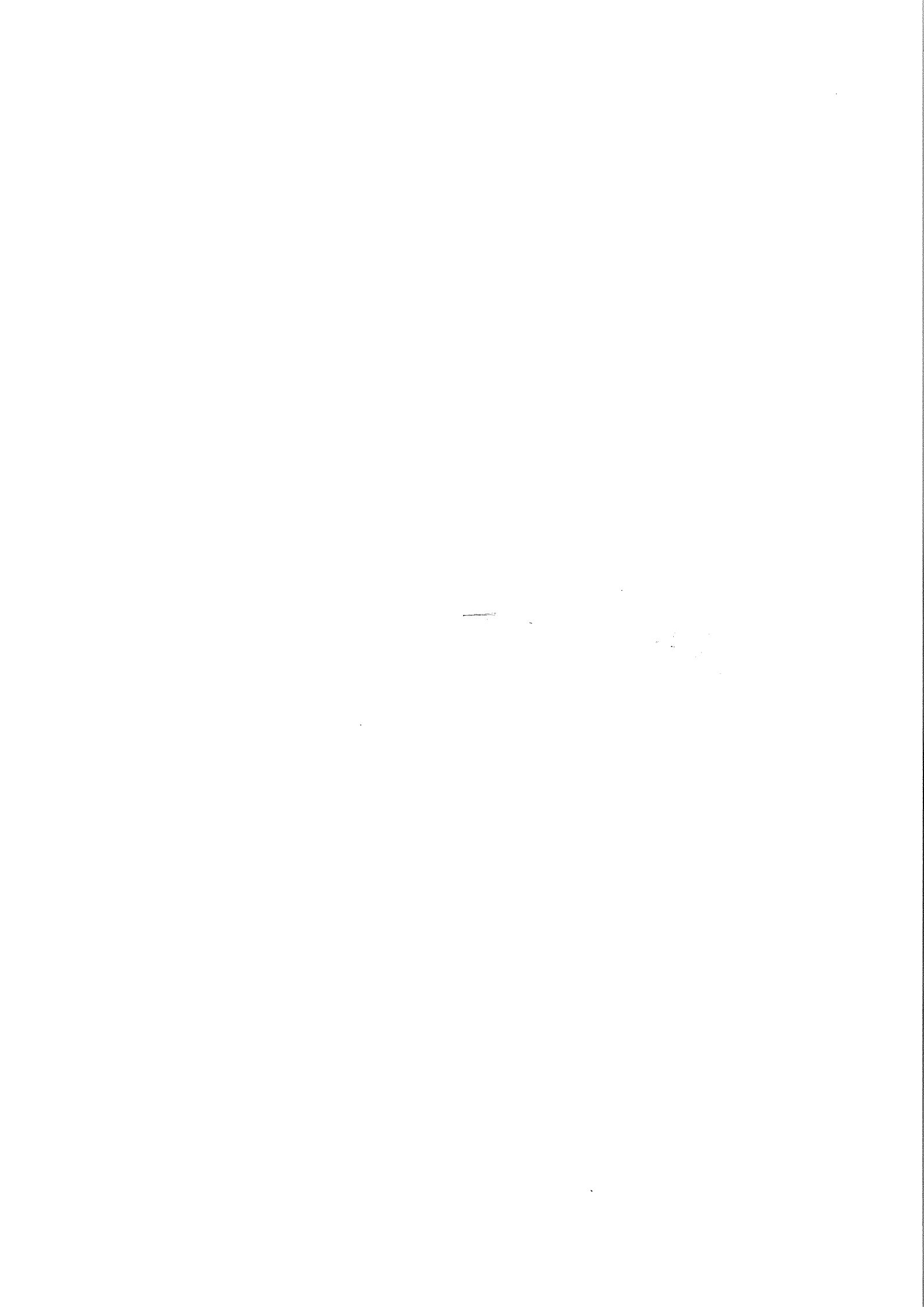
If this NUMAC committee continues on the path of destruction it is on this entire area will be raped of its natural resources, beauty and wildlife.

I ask you this evening to cast your votes in front of this community of people. Do not hide behind another late night meeting, or an ice storm, do not plan a meeting for the up coming holiday weekend, when your accountability will be less visual. Stand, as we must stand and be held accountable for your actions in front of this group.

I believe we live in America and the majority rules but apparently in Newberg it does not, money rules.

I urge you to VOTE NO on this northeast inclusion into the URA.

Vicki Shepherd



April 23, 2007

City of Newberg
City of Newberg Planning Department
City of Newberg Planning Commission

J.A. Mangis
920 Sahalee Ct SE
Salem, or 97306

Tax Lots:

3218-00200 This is a 4.78 acre property that has been in the Urban Reserve Area and recently approved by the City Council and the Yamhill Board of Commissioners to be moved into the Urban Growth Boundary. It is now, I believe, awaiting review by LCDC.

3218-00100.. This is a 88.40 acre property that is being proposed to be part of the new Urban Reserve Area.

3207-6000 .. This is a 10.3 acre property that is not currently part of your consideration for the URA.

I have in the past requested that consideration be given to 3207-6000 for inclusion in the new proposed URA. We have never heard anything so I am assuming that it is not part of your planning. **I would once again , formally, like to request that you include this tax lot in your new URA.** If you look at the Assessor's tax lot map, you will notice that all of the above mentioned lots are contiguous and are farmed as one piece. They just happen to be separate tax lots. It makes no sense to us to ignore 3207-6000 as if it does not exist.

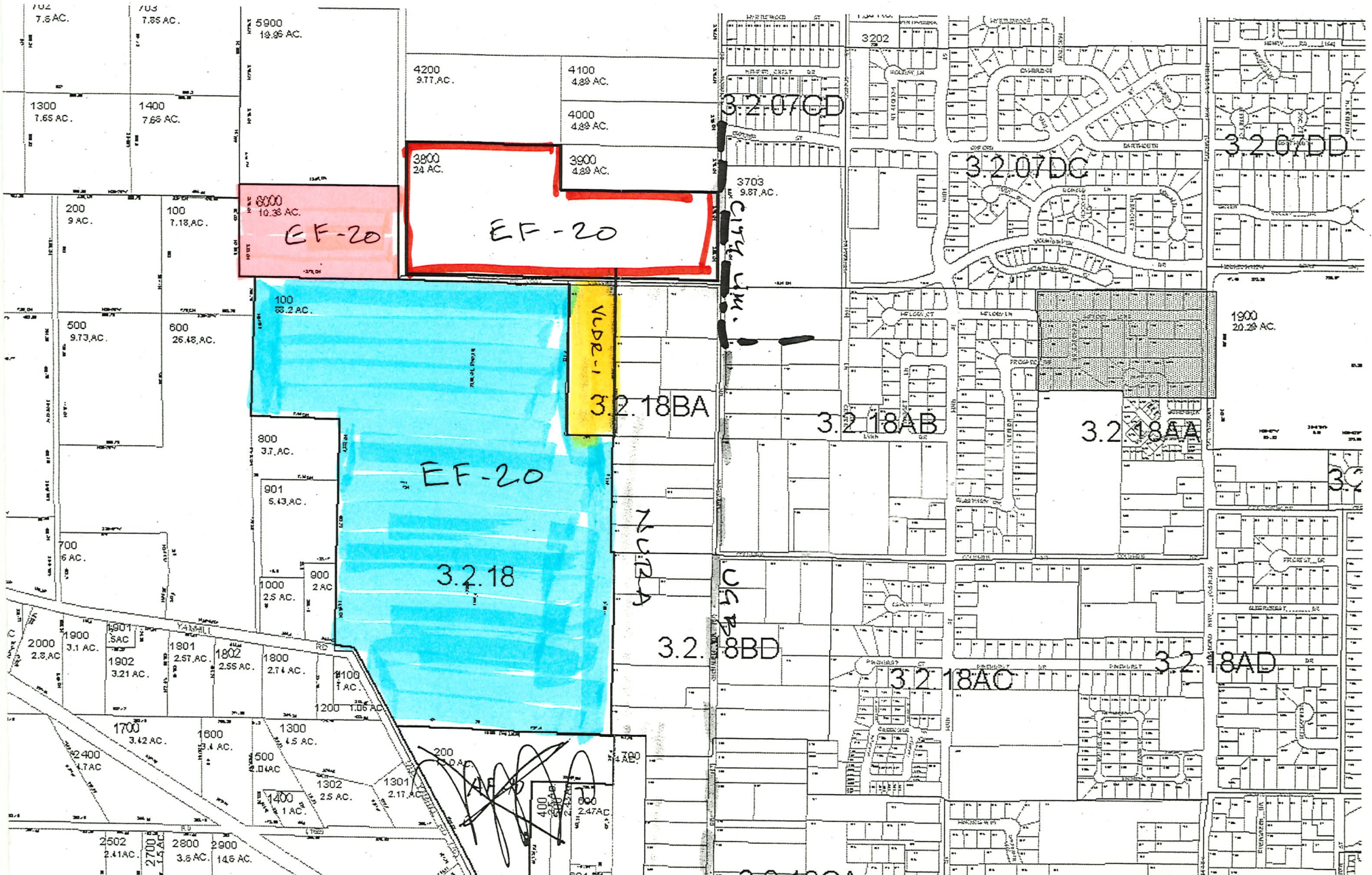
I will be pleased to sit with your urban planners to discuss this issue. Small to you, big to us.

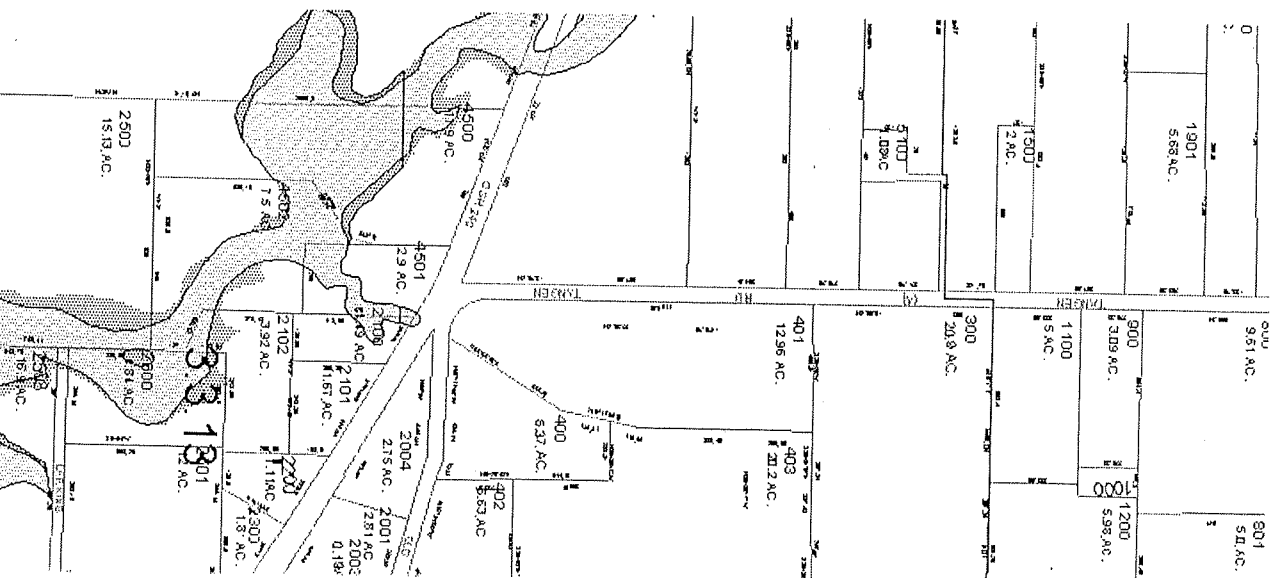
Thank you,


Jon A. Mangis

503-507-4981 (cell)

Tax Assessor's Map





To the commissioners:

I recently submitted comments to the Newberg Graphic editorial page about the number of annexations that are being proposed in and around Newberg. I have attached them for your consideration.

I stand by my concerns about what looks like a rush to develop and/ or annex new property into Newberg. I fear that this rush will leave our communities *not* more livable, *not* better off, and *not* in the end what is best for the common good of Newberg or its citizens.

Newberg's population is currently about the size of Portland State's student body population. It is comfortable enough to feel some space, yet maintain a nice, small, "rural" town feel. Why in the world does there seem to be a rush to change that?

I understand the rights of property owners to develop, but isn't it also local government's responsibility to ensure that such development doesn't run over other citizen's rights to live comfortably in the communities they have chosen? In most of the plans I have seen so far, I haven't even seen compromises in the form of ensuring green spaces are specifically protected or considered. And parks do not even seem to be penciled in.

Please – slow down and consider expansion more carefully...

**Frank Dennis
29550 NE Putnam
Newberg, OR 97132**

Another election is soon upon us allowing the opportunity to tell our representatives how we feel about them and other issues offered for our consideration. Another annexation or two will be on the ballot for Newberg residents to vote on. *Again*. Does anyone, other than me, notice how often annexations are on the ballot? Does anyone else feel there is an explosion of annexations in the County and in and around Newberg? More importantly ... do we really *want* Newberg to grow this fast? Faster than many think is well beyond what we actually need to support our population growth and common good? Shouldn't annexations be considered more slowly and with greater care?

I for one *like* Newberg being a "sleepy bedroom community" – distinguished against the likes of busy, sprawling, congested cities like Beaverton and Hillsboro. No disrespect intended, but Newberg is *different*, and I suspect the majority of our citizens enjoy the reprieve from the rat race.

Many of us probably vote no on many annexations because of our concern over expansion for expansion's sake. So the concern over the NewB annexation at the base of Rex Hill may seem like nothing new. Yet – this particular annexation is unique. It will yield problems that will affect all residents traveling west into and through Newberg. It will likely cause significant Dundee-like problems beginning at the base of Rex Hill. In fact, according to the traffic study that was filed with the Developer's Proposal, "A weekday total of 8,306 trips are expected with half entering and half exiting." Imagine what it will be like trying to get into Newberg if 8000 more cars are moving through the intersection at the new Providence Hospital.

Proponents of the annexation say never fear. When pressed about the integration into the bypass plans, they claim that the development will be built with consideration of the bypass. When confronted with the possibility that the bypass may be years down the road or in fact may never be built at all, the response has been words to the effect: 'It doesn't matter – it will still work out'.

We have all heard the "All is OK" comment before from government or developers having different ideas or goals than many of the people living in or around new development. In the case of the NewB annexation and its proposed development, the potential for "unintended consequences" exist (Dundee-like traffic jams is just one) that the developers themselves, of course, won't have to live with.

However, Newberg residents, as well as all travelers on 99W, will have to deal with the added traffic. The NewB annexation may have greater effects if developed at this time as opposed to slowing down, taking a deep breath, and incorporating the annexation and development into a bigger plan when definitive action is taken on the bypass. I hope voters will consider this when voting on this unique annexation: the "NewB" annexation. And I hope voters will consider all annexations carefully.

Newberg doesn't need to grow just for growth's sake.

**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM**

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING
(Agendas available at entrance)

Agenda Item No.: _____ FILE No.: _____ Meeting Date: 4-25-07

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. Agenda item numbers and project names are on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

If you fail to complete this form, you may jeopardize your right, or ability to appeal the decision made on the application in question.

If you submit written testimony **OR** if you complete this card and testify at the hearing, you will receive written notice of the decision made following this hearing with regard to the application in question.

Please check one:

- PROPONENT (For)
 OPPONENT (Against)
 UNDECIDED (Testify during either Proponent or Opponent testimony)
 WRITTEN COMMENT (oral testimony not required)

I would like to be put in the reserve - my property borders a filbert orchard on 2 sides Roedel Rd on the west and a neighbor on the south side it would make sense to me to put into the reserve its approximately 4 acres

Please print legibly:

Name Dorothy C. Smith Phone Number 503-319-8089
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) 13510 NE Roedel Rd

Dorothy C. Smith
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Committee Members in determining time limits if there are many residents present.

TO BE READ

**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
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Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

I OWN A LOT OF 2.3 ACRES. I AM FOR INCLUSION
OF THIS LOT WITHIN THE URA AND HOPEFULLY THIS URB
IN 2008.

Please print legibly:

Name RICHARD MEISSNER Phone Number 503-538-0926

Professional Standing (if representing someone) _____

Mailing Address (including Zip Code) 13445 N.E. FOX HOLLOW LANE
NEWBERG

Richard Meissner
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Committee Members in determining time limits if there are many residents present.

also enter who minutes
Speaker has left

80

**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
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Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

What is the procedure for septic approval
when a subdivision such as McClure's
property has so many 1-acre or less lots?

You mentioned new reservoirs. Are there plans for additional
sewage treatment plants?

Please print legibly:

Name Judy Guy **Phone Number** (503) 628-1690
Professional Standing (if representing someone) daughter of Frances Srendsen
Mailing Address (including Zip Code) 28925 SW Fernhollow Benjamin Rd
Hillsboro OR 97123

Judith A Guy
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Committee Members in determining time limits if there are many residents present.

Had to leave

Grace Schard - Sewers & water in report

Streets

Road / Should be included

\$16,000 please

Dick Petron

Shepherd Home on Benjamin near Oberglake Es
wash loadstone has measurable water height

Ruth McKinnon
Coral Creek x

7000000

Kath Wexler (SP)

**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
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Agenda Item No.: 3 Docket # _____
FILE No.: PA-04-07 Meeting Date: 4-25-07

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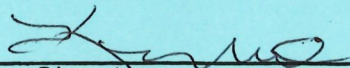
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Please check one:

- PROPONENT (For)
 OPPONENT (Against)
 UNDECIDED (Testify during either Proponent or Opponent testimony)
 WRITTEN COMMENT (oral testimony not required)

Letter turned into Elaine Taylor

Please print legibly:

Name Ken Wegter Phone Number 503-581-3831
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) 3872 Commissioner NE Salem OR 97305
29366 Putnam Rd Newberg OR 97132

Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Committee Members in determining time limits if there are many residents present.

**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM**

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING
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Agenda Item No.: 3 FILE No.: URAD05-010 Meeting Date: 4-25-07

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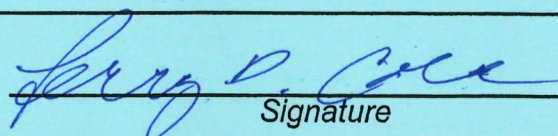
Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

I am available for questions if any arise,
otherwise our testimony is in the record and
I am just observing.

Please print legibly:

Name Terry Cole Phone Number 503 986 2674
Professional Standing (if representing someone) OR. Dept. of Transportation
Mailing Address (including Zip Code) 455 Airport Rd SE Salem 97301


Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Committee Members in determining time limits if there are many residents present.

**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM**

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Agenda Item No.: 3 FILE No.: WRA-05-010 Meeting Date: 4-25-07

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Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

See Attached.

Please print legibly:

Name Frank Dennis Phone Number 503 538 0622

Professional Standing (if representing someone) _____

Mailing Address (including Zip Code) 29550 NE Putnam Rd
Newberg OR 97132

Frank Dennis
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Committee Members in determining time limits if there are many residents present.

**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM**

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING
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Agenda Item No.: 111 FILE No.: URA-05-010 Meeting Date: 4-25-07

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Please check one:

- PROPONENT (For)
 OPPONENT (Against)
 UNDECIDED (Testify during either Proponent or Opponent testimony)
 WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name NORMA Green Phone Number 503 538-3793

Professional Standing (if representing someone)

Mailing Address (including Zip Code) 29215 NE Benjamin Rd
Newberg Or. 97132

Norma J Green
(Signature)

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Committee Members in determining time limits if there are many residents present.

**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
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Agenda Item No.: URA Expansion FILE No.: 2007-20 Meeting Date: 25 April 2007

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. Agenda item numbers and project names are on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

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Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name Grace Schaad Phone Number 503 538-2006
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) 31525 NE Schaad Rd
Newberg
Grace Schaad
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Committee Members in determining time limits if there are many residents present.

**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM**

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING
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Agenda Item No.: T11 FILE No.: URA-05-010 Meeting Date: 2/25

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. Agenda item numbers and project names are on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

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If you submit written testimony **OR** if you complete this card and testify at the hearing, you will receive written notice of the decision made following this hearing with regard to the application in question.

Please check one:

- PROPONENT (For)
- OPPONENT (Against) - *Portion of UGB Expansion*
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name DICK PATRONK Phone Number 503-538-9435
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) 4301 N.E. CRESTVIEW DR
NEWBERG, OR 97132

Dick Patronk
Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Committee Members in determining time limits if there are many residents present.

**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
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PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING
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Agenda Item No.: TT FILE No.: URA 05010 Meeting Date: 2/25/07

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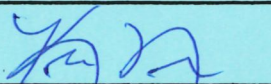
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Please check one:

- PROPONENT (For)
 OPPONENT (Against)
 UNDECIDED (Testify during either Proponent or Opponent testimony)
 WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name KEITH NAKAYAMA Phone Number 503 651 9556
Professional Standing (if representing someone) REAL ESTATE BROKER
Mailing Address (including Zip Code) 5390 SE Bayton Dr, PORT OR 97137


Signature

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**CITY OF NEWBERG / YAMHILL COUNTY
NUAMC MEETING
PUBLIC COMMENT REGISTRATION FORM**

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Agenda Item No.: 3 FILE No.: UR 05010 Meeting Date: 4-25-07

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- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name Vicki Shepherd Phone Number 503-538-9466
Professional Standing *(if representing someone)* _____
Mailing Address *(including Zip Code)* 30230 NE Benjamin Rd.
Newberg, OR 97132
Vicki Shepherd
Signature

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Agenda Item No.: 3 FILE No.: UNA05010 Meeting Date: 4/25/07

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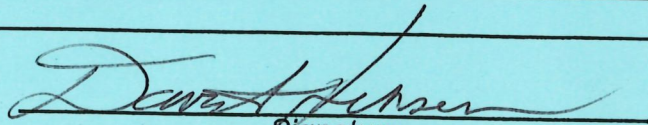
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Please print legibly:

Name DAVID JENSEN Phone Number 503-538-2252
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) _____


Signature

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Agenda Item No.: 1 FILE No.: URA-05-010 Meeting Date: 4-25-07

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- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name Michael ~~Carbone~~ Carbone Phone Number (503) 419-2500
Professional Standing (if representing someone) Land Use Planner
Mailing Address (including Zip Code) 5415 SW WESTGATE DR.
POOTHILL, OR 97221

[Signature]
Signature

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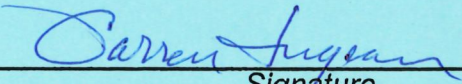
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Please print legibly:

Name GARREN INGRAM Phone Number 503-692-0229
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) P.O. BOX ~~842~~ Box 842
SHERWOOD, OR 97140


Signature

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Agenda Item No.: 111

FILE No.: URA-05-010

Meeting Date: 4/25/07

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 UNDECIDED (Testify during either Proponent or Opponent testimony)
 WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name MILTON THOMPSON

Phone Number 503 538-2774

Professional Standing (if representing someone)

Mailing Address (including Zip Code) 29275 NE POTNAM RD
NEWBERG OR 97132

Milton Thompson
Signature

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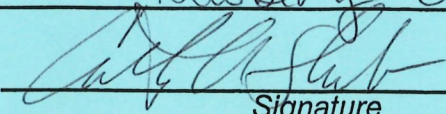
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 WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name Cathy Stuhr Phone Number 503-702-4974
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) 31100 NE Fernwood Rd
Newberg OR 97132

Signature _____

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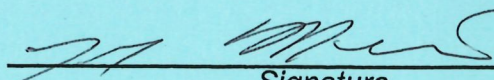
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- WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name JACK MARONTATE Phone Number 538 8645
Professional Standing (if representing someone) _____
Mailing Address (including Zip Code) 12128 HONEY LANE
NEWBERG 97132



Signature

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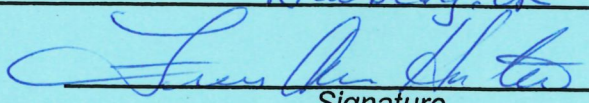
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Please print legibly:

Name Fran Hunter **Phone Number** 503-538-4266
Professional Standing *(if representing someone)* _____
Mailing Address *(including Zip Code)* 30050 NE Benjamin Rd
Newberg, OR 97132


Signature

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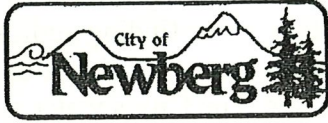
- PROPONENT (For)
 OPPONENT (Against)
 UNDECIDED (Testify during either Proponent or Opponent testimony)
 WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name Ellen McClure Phone Number 503-538-4606
Professional Standing (if representing someone) Springbrook Farm
Mailing Address (including Zip Code) 30295 N. Hwy 99W, Newberg OR 97132

Ellen McClure
Signature

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MEETING MINUTES

**CITY OF NEWBERG / YAMHILL COUNTY
NEWBERG URBAN AREA MANAGEMENT COMMISSION
Senior Center - 101 W. Foothills Dr., Newberg, OR
Wednesday, April 25, 2007, 7:00 PM**

I. ROLL CALL

Sally Dallas Matson Haug Alan Halstead (Arrived at 7:05)
Leslie Lewis Michael Sherwood Robert Soppe
Absent: Warren Parrish

Staff Present:

Barton Brierley, City of Newberg Planning and Building Director
Elaine Taylor, Associate Planner
Ken Friday, Yamhill County Planning
Ruth Schlachter, Planning Secretary

The meeting was called to order by Chair Haug at 7:00 pm.

II. COMMUNICATIONS FROM THE FLOOR (5 minute maximum per person)

Fifty seven citizens were present at the beginning of the meeting, and they were offered the chance to speak on issues not on the agenda. No additional items were brought forth.

III. LEGISLATIVE PUBLIC HEARING

APPLICANT: City of Newberg
REQUEST: Recommend Approval of 2007 URA Expansion
LOCATION: Various Yamhill County Agricultural and Rural Residential Areas
FILE: URA-05-010

Staff report was given by Elaine Taylor. She explained what the urban reserve area is and how it is identified. Ms. Taylor explained the background of Newberg's urban reserve area expansion process. The Southeast area needs to be adequately supported by a road system to support the development of this area. The Southeast transportation system plan is in the process of being defined. Elaine defined a 3 step process of bringing land into the URA and then into the new UGB by November 2008. We are now in step 2. We reviewed buildable land needs and supply and identified additional lands. The buildable lands need chart (shown) defines 2886 acres needed from 2007-2040. The unmet need for land is 1644 acres.

A draft map has been developed of the suggested URA expansion areas. Individual preferences were taken into consideration when suggesting areas. Topographical and physical restraints limited some areas from being recommended into the URA areas.

Ms. Taylor explained the State priorities for adding land into the URA. The proposal we're looking at tonight will meet our land needs through 2036, instead of through 2040, since finding additional land was so difficult. The land needs are divided into general need, large site need, and livability need. Total buildable areas in the suggested URA expansion equal 1564 acres. The City's water system can service up to the elevation of 300 feet. To access any higher we would need another water reservoir. Map 9 of the Justification & Findings Report shows study areas and where current buildings are already located. The proposed map of the URA includes land that is agricultural resource, current URA land, and future industrial development land. Comparing unmet land needs with buildable acres in the potential URA, we have a deficit of 434 acres through the year 2040. This would meet our needs through the year 2036, however.

A schedule of future meetings was listed. The proposed time frame for adopting the expanded URA is 2008.

Questions for Staff:

Commissioner Sherwood on p.94 correction: in paragraph 2, last sentence should read the intersection of 'Renne' and Wilsonville Rd., not 'Schaad Rd.' and Wilsonville Rd. Mr. Sherwood asked what area was added by staff after the Ad Hoc Committee on Newberg's Future's proposal. **Ms. Taylor** said that the area along Hwy 240 was added to help meet the land needs up to year 2036.

Commissioner Haug asked what is the status of the UGB expansion. **Ms. Taylor** showed areas on the map which have been added to the UGB (200 acres). This has been sent to DLCD.

Commissioner Soppe asked for a map. **Mr. Brierley** said there are more copies here tonight.

Commissioner Soppe asked if the City Council adopted our need which was selected – only 10 yrs worth in the URA. **Ms. Taylor** answered that the council did adopt the population projection and land needs.

Commissioner Lewis asked which areas were taken out of the URA. **Mr. Brierley** answered none of the current URA has been taken out.

Commissioner Lewis stated concern that this proposal recommends adding too much resource land. The law reads that we need to take exception land in first. **Mr. Brierley** said this report follows the legal requirement. First included is exception land - excluding constrained areas. Then the north area and west area were taken out because of constraints. Everywhere we could reasonably select exception land, we selected that land first.

Commissioner Lewis asked if DLCD has been included in this process. **Mr. Brierley** said yes.

Ken Friday clarified that property which is designated as within the URA cannot be up-zoned while in the URA. There may be a land use restriction placed on the property. In that case the land owner can apply for Measure 37 relief.

Discussion was held regarding late correspondence. The conclusion was that it will be addressed after public testimony is heard.

Public Comment:

Norma Green, 29215 NE Benjamin Rd., Newberg opposes having her property included in the URA. She enjoys the rural feel and sees no reason to include Putnam Rd. into the URA or change her zoning. Ms. Green identified her home site on the overhead map.

Jon Mangis, 920 Sahalee Ct. SE, Salem, represents his wife, two sisters, and his mother-in-law. They farm just off Cullen Rd. Their three properties combined create one farm/business. If this proposal is approved, one of their parcels would be left out, while the other 2 would be included in the URA. Mr. Mangis would like all three properties to be considered together, as one unit, not separately. **Commissioner Haug** asked if he talked about this with staff. **Mr. Mangis** said yes. He spoke to Mr. Brierley and to NUAMC. The issue has been left unanswered. **Mr. Brierley** stated that since it is farm land it's lower priority to be brought into the URA. **Commissioner Lewis** said we're going to have difficulties with DLCDC anyway. We may as well include Mr. Mangis's 10 acres along with his other 88 acres. **Mr. Brierley** said the commissioners can chose to add that parcel.

Grace Schaad 31525 NE Schaad Rd., Newberg questioned the summary of public utilities cost estimate on p.8. Ms. Schaad suggested including the cost of constraints in the estimate of street and road improvement costs, to have a realistic cost estimate. The costs printed only include sewer and water; they do not include transportation costs.

Dick Petrone 4301 NE Crestview Dr., Newberg represents Oxford Lake Homeowners Association. Mr. Petrone states concern that one home from Oxberg Lake Estates is included in the URA expansion area. The association would like it excluded, like the rest of Oxberg Lake Estates. This would to keep all the home owners association together.

Keith Nakayama 5390 SE Byron Dr., Portland, represents owners of property in the Corral Creek area, in the vicinity of Corral Creek and 99W. Mr. Nakayama stated that they have great interest in being included in the proposed URA expansion. This area is growing, the URA is a 30 year program, our properties will be impacted by the bypass when it happens. Our developer will be doing improvements to this area which will be the gateway to the SE Newberg area because of its access to Hwy 99W. Being included in the URA does not mean you *need* to develop. You can choose not to develop. We're in favor of this plan. **Commissioner Lewis** pointed to the location on the map and asked what the soil types are in that area. **Mr. Nakayama** said there is no farming happening now. Most property owners own 10 acres or less.

Keith Wegter Salem, said he never received a notice about the neighborhood meetings. He has owned property on Putnam Rd. since 1994. Mr. Wegter expressed concern about Newberg heading down the same path as Bull Mt. (saying that is an eyesore). This URA expansion would create more traffic on 99W, which is not safe. Keep the green scene which greets visitors to Yamhill Co. when they approach Newberg. Mr. Wegter opposes this request. He also said the information on bringing water service east of Springbrook Creek, near Putnam Rd., is not correct. Providing water service to this area would be much more costly than the report states. **Commissioner Soppe** asked what changes Mr. Wegter would like to see in the plan. **Mr. Wegter** said to remove Benjamin Rd, Putnam Rd and Springbrook Rd. **Commissioner Soppe** asked if he could suggest other acres. **Mr. Wegter** said the gentleman who just spoke offered to have his property included.

Vicki Shepherd, 30230 NE Benjamin Rd, is an Oxberg Lake Estates homeowner. Ms. Shepherd asked why her comments are requested if the committee has already made up its mind. Our area is prime agricultural zone. If we build on our farm land, who will feed our children? She suggested a guardrail near Benjamin for safety and asked who will pay for road improvements to Benjamin Rd. Ms. Shepherd stated this entire area will be raped of its beautiful, natural resources - urged everyone to vote no. She stated the process is too lengthy and the meetings are too long for some citizens to attend the entire meeting.

Commissioner Soppe assured Ms. Shepherd that her property will be discussed. He said this commission has not made up our minds. Typically the developers pay for improvements to roads. We're trying not to use farm land. What are our other options? **Ms. Shepherd** said Newberg doesn't need to grow as quickly as is stated.

Commissioner Sherwood, who is also on Yamhill County Planning Commission, said the commissioners struggle to make decisions. Our minds are not made up already. **Commissioner Lewis** stated this commission is just a recommending body. We recommend to City Council and Board of Commissioners. The elected officials routinely make more decisions, and sometimes do overrule the recommending body. This is not a fast process. If we look at all input it is a long process.

Terry Cole ODOT, 455 Airport Rd SE, Salem, said his testimony was submitted at the last hearing. He is available as a resource tonight.

David Jenson David Ct, Newberg, has lived for 14 yrs in this community. He stated Highways 240, 219, & 99W are all already overloaded and under maintained. Every addition to the UGB and URA adds to traffic volume. Mr. Jenson asked what our solution is to the traffic problems. He stated that it is your responsibility to restrict growth until a traffic solution is in place and working.

Mike Cerbone WRG Design, representing Willamette Builders Group, who are proponents of the URA expansion and transportation system plan for the SE area. Mr. Cerbone stated this plan will help meet Newberg's need for land.

Garren Ingram, PO Box 842, Sherwood, owns 10 acres at end of Trails End Lane. He appreciates the work done on this issue. People in his area are interested in developing their area. He collected signatures and gave them to Ad Hoc Committee. They have formed a group of property owners and have a developer working with them to help develop their lands. We know growth is inevitable. We see it happening in our area. We don't wish to be left out.

Milton Thompson 29275 NE Putnam Rd, stated he does not want any part of Newberg expansion plans. The Austins' plans will provide Newberg plenty of growth. Say 'NO' to the state.

*** 5 min break****

Cathy Stuhr, 31100 NE Fernwood Rd, Newberg, was a member of the Ad Hoc Committee who made a recommendation to the Newberg City Council of which areas should be brought into the URA. If Newberg is going to grow, the resource land is going to have to be included - what are the other options? Ms. Stuhr is in support of this plan.

Tape 2

Jack Marontate, 12128 Honey Lane, Newberg, has lived here for 33 yrs. When he first moved in his neighbor knocked on his door and told him about a bypass, which is still not built. Honey Lane is a narrow country road, not fit for more traffic. When the city begins to grow, they should look for developable land. Mr. Marontate said his area already has homes on it. Maybe you should tell the state you don't wish to grow. I don't wish to live in a suburb of Portland. Mr. Marontate opposes this URA expansion. **Commissioner Soppe** encouraged Mr. Marontate to get his neighbors to come out and speak at the meetings so that the commission hears more than one voice for that entire area.

Dorothy Smits, 30175 NE Smits Ln, moved to Newberg in 1977 and has seen a lot of growth. Ms. Smith stated that driving down 99W, entering Newberg for the first time, from Rex Hill, they fell in love with this area. Her family all love the green area with all the trees. We've seen development; now it is faster. If more homes and more businesses develop in Newberg, there is going to be an even larger traffic problem. Our area needs a bypass. Ms. Smits would like to see growth slow down, get something in place to help with traffic first before this fast growth. She urged others to vote no on this growth.

Richard Meissner, 13445 NE Fox Hollow Lane, Newberg submitted a letter which was read to the Committee and audience. Mr. Meissner wishes to be included in the URA expansion.

Fran Hunter, 30050 NE Benjamin Rd, Newberg, is a school teacher. She said until measure 37 passed she trusted the land use commission. Ms. Hunter would like the growth to slow down; developers are pushing for quick growth. Many crummy things have been done in the name of growth. Ms. Hunter asked where people will want to be moving to in 50 years. Newberg needs farm land to feed our children, and recreation land. She urged thoughtful consideration on this growth.

Judy Guy, 28925 SW Fernhollow, Hillsboro is the daughter of a resident on Benjamin Rd, Frances Svendsen. A letter was read into the hearing. Her concerns were about an additional sewage treatment plant and about septic approval for new subdivisions were stated.

Frank Dennis, 29550 NE Putnam Rd, Newberg. A letter was read stating concern about a rush to develop and annex land quickly. He likes Newberg's small town feel. He urges the Commissioners to slow down and thoughtfully consider this expansion.

Ellen McClure, 30295 N Hwy 99, Newberg, is the owner of Springbrook Farm. Ms. McClure stated a plan to develop their farm. They have taken great care in developing plans for their site which will match the surrounding area. The McClures would like to be part of the city of Newberg. Their development will be beautiful, a nice view for travelers driving down Rex Hill into Newberg. It will remain one acre density. Asked for staff's opinion, **Mr. Brierley** said staff realized this is unique property with unique opportunities. The desire is to develop the property to take advantage of the natural features and provide an attractive entrance to property and the city. The McClures have a unique vision for their property. The city staff has worked with them. We're happy with their plans this far and support their development.

Chair closed public testimony.

Mr. Brierley thanked everyone for their time and input in this process. Staff has looked at the big picture for what is good for the community as a whole. We wanted to start with the big view. This is one part of a lot of other planning that has taken place. Staff has tried hard to balance the Ad Hoc Committee recommendation, the feedback from property owners, and requirements of state law. Balancing those has been a tricky procedure. We believe what you see is the best solution to meet the

need of the whole community. Staff recommends that you support the proposal. If minor changes need to be made, those can be incorporated.

Ken Friday, Yamhill County, recommended including 10.3 acres that Jon Mangis requested be included with the rest of his property. Keep those lots together. In his staff report, Mr. Friday identified about 10 other lots currently in the URA which should be taken out of the URA because of their high elevation.

Commissioner Lewis asked why Warren Parrish's property is not included. He is located south of Wilsonville Rd. **Mr. Brierley** said that area was discussed a lot. The Ad Hoc Committee did recommend including the property in the URA. However, it has class one farm soils, which is why it was removed. Also, there needs to be compatibility with adjacent farm land. But that is something he suggested the commission should deliberate on.

Commissioner Lewis stated concern about too much farm land being included in this recommendation. Would like to take Vicki Shepherd's property and Putnam Rd. area out, and consider bringing in Warren Parrish land.

Discussion was held regarding how the Honey Lane land owners might be given some type of agreement that their property will not be rushed into development.

Commissioner Dallas would like Oxberg Lake Estates property taken out. Property on Cullen Rd. should be included.

Commissioner Soppe would like the Shepherd property excluded, Mangis property on Cullen included. Mr. Soppe has concerns about the IAMP area and he would like more information about the Parrish property. He believes the annexation phase is the time to slow down growth, and not this phase.

Commissioner Haug would like to see a planning mechanism to prevent URA from sliding into UGB and then immediately into annexation.

Commissioner Sherwood asked if there is an agreement with Dundee about encroachment towards town. **Commissioner Lewis** said an agreement was established in the 1990's so there is a buffer of county land. Discussion was held regarding this agreement

Commissioner Sherwood said Newberg is lucky to have a URA. He would like to remove Putnam Rd. Area and bring in Mangis property. The Parrish property needs thought.

Commissioner Halstead would like the Shepherd property excluded, Mangis property included. The Parrish property needs good documentation before inclusion.

Discussion was held regarding what to ask of staff.

Mr. Brierley said at the next meeting we can list issues which were discussed. Staff will provide the requested information to help this decision.

<p>Motion #1 Lewis/Halstead to take Vicki Shepherd's property out of the proposed URA. (4 yes/ 2 no)</p>

Mr. Brierley read letters from:

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Lynn Weygandt, Windrose Conference Center on West First Street, wishes to be excluded from the URA expansion.

Johanna Haffner, Corral Creek Rd., is in favor of URA expansion.

Janice & Dennis Pierce, on Fernwood Rd, are in favor of inclusion.

Commissioner Haug said the next NUAMC meeting is on May 14, 2007. May 31, 2007 is the continuation of this hearing. Chair Haug will not be available to attend on May 14th.

IV. ITEMS FROM STAFF:

None

V. ITEMS FROM COMMISSIONERS

None

VI. ADJOURN

Chair Haug adjourned the meeting at 10:45 PM.

Passed by the Newberg Urban Area Management Commission this ____ day of _____, 2007.

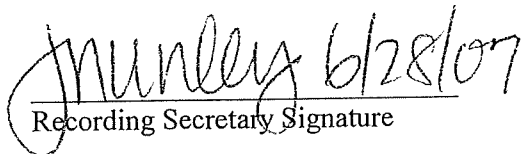
AYES:

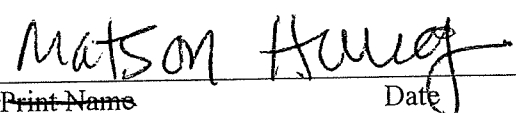
NO:

ABSTAIN:
(list names)

ABSENT:

ATTEST:


Recording Secretary Signature


Print Name
Chair

Date

6-28-07

