

NOTICE OF DECISION
Type II Design Review for Pickleball Courts
1215 N College ST – File No. DR225-0001

April 21, 2025

Jon Champlin
Jon.champlin@nv5.com
9450 SW Commerce Circle, Suite 300
Wilsonville, OR 97070

The Newberg Community Development Director has approved the proposed design review DR225-0001 for improvements to the parklands at 1215 N College ST, tax lot R3218DB 00400, subject to the conditions listed in the attached report. The decision will become effective on May 6, 2025, unless an appeal is filed.

You may appeal this decision to the Newberg Planning Commission within 14 calendar days of this decision in accordance with Newberg Development Code 15.100.170. All appeals must be in writing on a form provided by the Planning Division. If you wish to appeal, you must submit the written appeal form together with the required fee of \$601 plus 5% Technology Fee to the Planning Division within 14 days of the date of this decision.

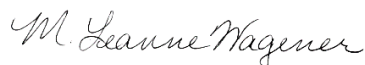
At the conclusion of the appeal period, please remove all notices from the site.

The deadline for filing an appeal is 4:30 pm on May 5, 2025.

Design review approval is only valid for one year from the effective date above. If building or construction permits are not issued within this time period, then design review approval becomes null and void and no construction may take place. If design review approval on your project is approaching its expiration date, contact the Planning Division regarding extension opportunities.

Please note that final building plans submitted for building permit review must comply with the attached conditions. If you have already applied for a building permit then it is your responsibility to make sure that your plans are revised as needed to comply with the attached conditions. **You must comply with all conditions required through the design review process before final occupancy will be granted.**

Sincerely,

A handwritten signature in cursive script that reads "Leanne Wagener".

Leanne Wagener, Assistant Planner
City of Newberg, Community Development Department
leanne.wagener@newbergoregon.gov | 503-554-7768

STAFF REPORT
Type II Design Review for Pickleball Courts
1215 N College ST – File No. DR225-0001

FILE NO: DR225-0001

REQUEST: New pickleball courts

LOCATION: 1215 N College ST

TAX LOT: R3218DB 00400

APPLICANT: Jon Champlin

OWNER: Chehalem Park and Recreation District

ZONE: Low Density Residential (R-1)

OVERLAYS: Airport Conical Surface, Marijuana Exclusion Zone

Section I. Application Description
Section II. Findings
Section III. Conditions of Approval

Attachments:
1. Application Materials
2. Agency Comments
3. Public Comments

SECTION I. APPLICATION DESCRIPTION

Type II Design Review for Pickleball Courts

1215 N College ST – File No. DR225-0001

- A. DESCRIPTION OF APPLICATION:** The Applicant, Jon Champlin, on behalf of Chehalem Park and Recreation District, has requested design review approval for new pickleball courts at Jaquith Park, located at 1215 N College ST. The proposed courts are located at the southern portion of the lot adjacent to the existing tennis courts to the east. The area proposed for the new courts are currently lawn-covered open space. The proposal also specifies a 10' perimeter chain-link fence, benches, trash receptacle, and a vegetative storm facility.
- B. SITE INFORMATION:**
1. Location: 1215 N College ST, Tax Lot R3218DB 00400
 2. Size: 5.34 Acres
 3. Topography: Flat, with no defining landscape features
 4. Current Land Uses: Parkland
 5. Natural Features: Partial tree canopy
 6. Adjacent Land Uses:
 - a. North: Medium Density Residential/ Planned Unit Development (R-2/PD)
 - b. East: Low Density Residential (R-1)
 - c. South: Low Density Residential (R-1) and High Density Residential (R-3)
 - d. West: Low Density Residential (R-1)
 7. Access and Transportation: This portion of Jaquith Park is accessed by N College ST, which is classified as a minor arterial. There is only one vehicular entrance/exit at the northeast corner of the flag lot.
 8. Utilities:
 - a. Sanitary Sewer: There is a twenty-one inch wastewater main running along the west side of N College ST that is not currently connected to the subject site.

- b. Water: The subject property is connected to an eight inch water main running along the west side of N College ST via both a six inch and a $\frac{3}{4}$ inch lateral line.
- c. Storm: There is a 42-inch storm pipe connected to two storm inlets in the north-central portion of the subject lot.
- d. Other: It is assumed that any electrical service to the property is either underground or non-existent.

C. PROCESS: The Design Review request is a Type II application and follows the procedures in Newberg Development Code 15.100.030. Following a 14 day public comment period, the planning director makes a decision on the application based on the criteria listed in the attached findings. The planning director's decision is final unless appealed. Important dates related to this application are as follows:

- 1. 2/24/2025: The planning director deemed the application complete.
- 2. 3/3/2025: The Applicant mailed notice to the property owners within 500 feet
- 3. 3/3/2025: The Applicant posted notice on the site.
- 4. 3/18/2025: The 14-day public comment period ended.
- 5. 4/21/2025: The Director issued a decision on the application.

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

- 1. City Manager: Reviewed; no conflict
- 2. Community Development Director: Reviewed; no conflict
- 3. Finance: Reviewed; no conflict
- 4. Public Works Compliance: Reviewed; no conflict
- 5. Public Works Director: Reviewed; no conflict
- 6. Police Department: Reviewed; no conflict
- 7. ODOT: Reviewed; no conflict

8. PGE: Reviewed; no conflict
9. Waste Management: Reviewed; no conflict
10. Yamhill County: Reviewed; no conflict

E. PUBLIC COMMENTS: As of the writing of this report, the City has received five written public comments, which are included in this staff report as “Attachment 3”. Staff have also received two phone calls, and a walk-in visit from residents expressing concern for the project and were encouraged to write in or email their comments to the Planning Division. The main concern expressed by residents in written and verbal comments to staff were regarding the noise of pickleball combined with the close proximity of the proposed courts to the surrounding residential neighborhood. An accompanying concern is the loss of green open space which is reportedly used by local residents for picnicking, playing with canine companions and children, and sunbathing.

ANALYSIS: The Applicant is seeking to make improvements to the existing parkland at 1215 N College ST. Improvements include six new pickleball courts enclosed by 10’ high chain-link fencing, benches, a trash receptacle, and a vegetative storm facility. These improvements are to be located at the southern portion of the subject lot adjacent to the existing tennis courts to the east. Vehicular access to the site is gained through a dedicated driveway off of College Street at the northeast corner of the flag lot. Pedestrians may enter the site similarly off of College Street or via walkways through the larger portion of the park adjacent to N Main Street.

The intention of the project is to create dedicated pickleball courts for the public, which will remove the only unprogrammed open space within the park. This aspect to the present application has received attention from residents who use the open space for passive recreation. This also reduces the distance between the proposed courts and residential property lines which brings the noise of play closer to residential dwellings, which was the main focus of public comments for the project.

As the City of Newberg does not have code dedicated to the regulation of pickleball court design, it was necessary that staff research appropriate case studies and proven noise mitigation strategies to address residents’ concerns and align the intention of the design review criteria within the Newberg Municipal Code to the present application.

As the majority of research conducted by independent agencies, pickleball product manufacturers, and municipalities demonstrates, distances of at least 500 feet are recommended between courts and residential property lines to avoid noise pollution that is considered annoying. Therefore, some communities require noise abatement for new courts when proposed within 500 feet of residential lots. Noise mitigation strategies typically include the installation of acoustical fencing material (Acoustifence, Acoustiblok), sound absorptive panels, freestanding walls, or berms strategically placed

to shield the most noise-sensitive areas (residences in particular) from the pickleball courts.

The following examples are included as context for how other cities and counties in North America are addressing this issue from a land use and site suitability perspective.

- A study conducted in April 2021 by Spendiarian & Willis Acoustics & Noise Control LLC in Port Moody, BC, Canada stated that, based on their 11 years of experience siting pickleball courts, courts within 350 feet of residential properties usually require “some” noise abatement, and courts within 150 feet of a residential property require “significant noise abatement.” Spendiarian & Willis are cited in numerous sound studies related to pickleball, and much of their literature states that they recommend siting courts at least 500 feet from homes without noise mitigation. The firm also notes that most of the sound from pickleball goes in the direction of play rather than off to the side, which is a consideration for court orientation.
- In Saanich, BC, Canada the Council adopted the Saanich Guidelines for Distances and Mitigation Measures for Pickleball Courts in September 2021. These guidelines prohibit development of pickleball courts within 164 feet (50 meters) of neighboring homes unless “major sound abatement” is installed. Courts within 350 feet of residences would still require “some mitigation measures,” and courts within 600 feet of residences or other noise-sensitive areas may not require sound mitigation but should be reviewed by an acoustics professional during the site selection phase. There are also additional distance requirements for courts developed in a valley, where sound may travel further due to topography.
- In April 2022 the City Council of Park City, Utah approved amendments to the city’s land management code addressing outdoor pickleball courts in residential areas. The amended code requires that pickleball courts with no noise mitigation be set back a minimum of 600 feet from adjacent residential properties. Setbacks may be reduced to a minimum of 150 feet with noise Pickleball Noise: Learning from Other Communities Page 3 of 3 mitigation features identified in a noise study that comply with the city’s noise ordinance. In addition to the distance and mitigation requirements, HOA notification of new courts is required, play time is limited to 8 AM to 8 PM, outdoor lighting is prohibited, on-site parking is required, and additional landscaping is required.
- A Mitigation, Monitoring and Reporting Plan (MMRP) dated March 2021 for the Rincon del Rio Continuing Care Retirement Community development in Nevada County, CA, required that the proposed pickleball courts be located at least 250 feet from existing adjacent residential properties, or that noise barriers at least 6 feet high be installed around the perimeter of the courts. These recommendations came from a Noise & Groundborne Vibration Impact Analysis conducted by AMBIENT Air Quality & Noise Consulting and were also included in the development’s Environmental Impact Report.

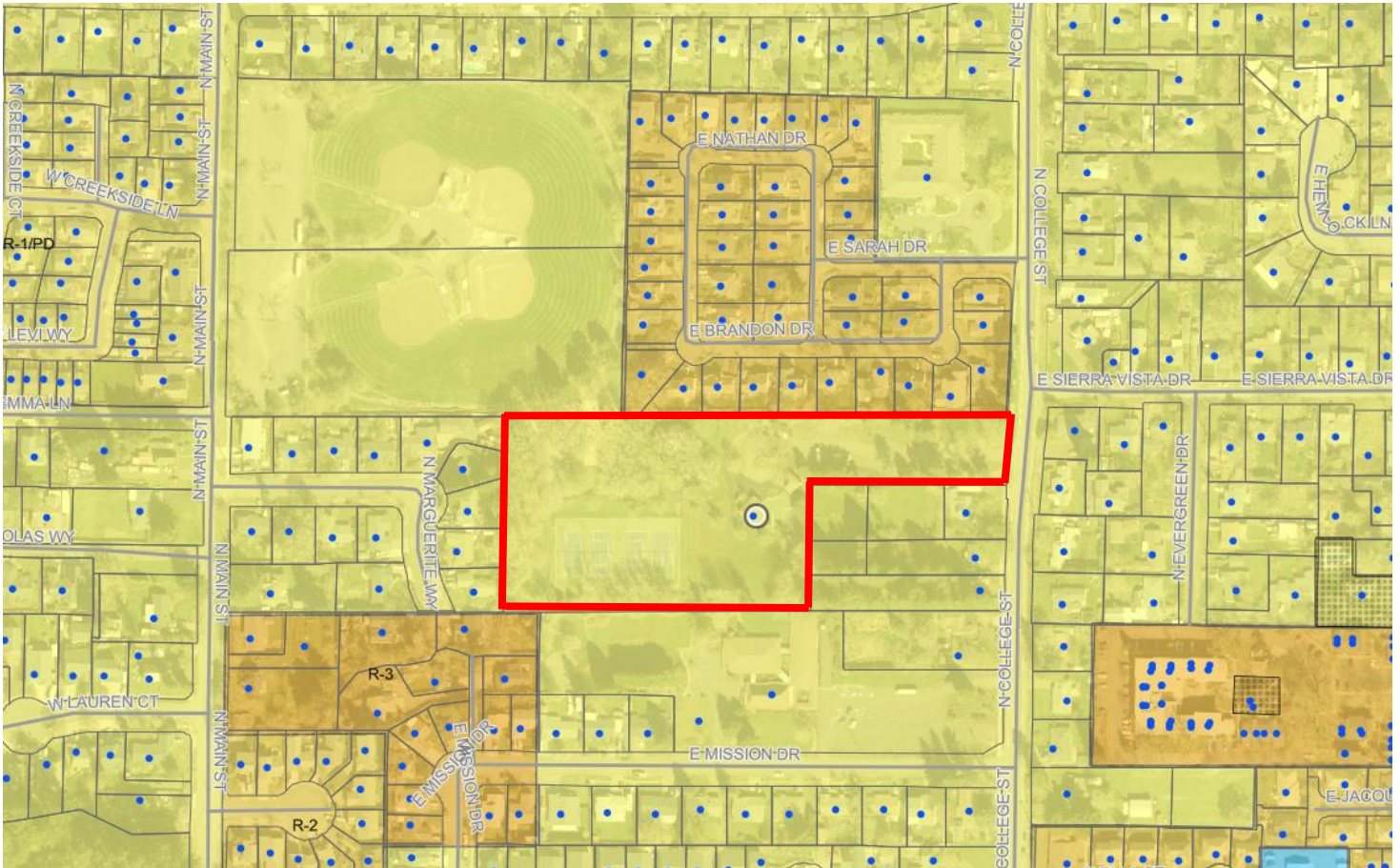
The Following links are also included as example resources from pickleball product manufacturers that include information around recommended distances from courts and tested mitigation materials.

- <https://productiveparks.com/solutions-noisy-pickleball-courts>
- <https://www.paddletek.com/blogs/news/noise-issue-pickleball#:~:text=It's%20a%20good%20idea%20to,coming%20from%20a%20singl,e%20area>
- <https://evstudio.com/pickleball-court-decibel-levels/>
- https://pickletile.com/pickleglass/?gad_source=1&gclid=EAIaIQobChMIzs-1gYfJjAMVNs3CBB1qzCPjEAMYAyAAEgJ7tPD_BwE
- https://acoustiblok.com/pickleblok-quiets-pickleball-noise/?gad_source=1&gclid=EAIaIQobChMIzs-1gYfJjAMVNs3CBB1qzCPjEAAyASAAEgJRYvD_BwE
- <https://sportsurfaces.com/design/pickleball-court-sound-blocking/>

AERIAL VIEW



ZONING MAP



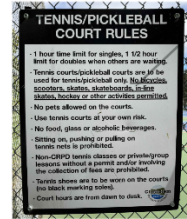
UTILITY MAP



SITE PLAN

COURT RULES SIGN

POSTED AT EACH GATE ENTRANCE TO THE COURTS:

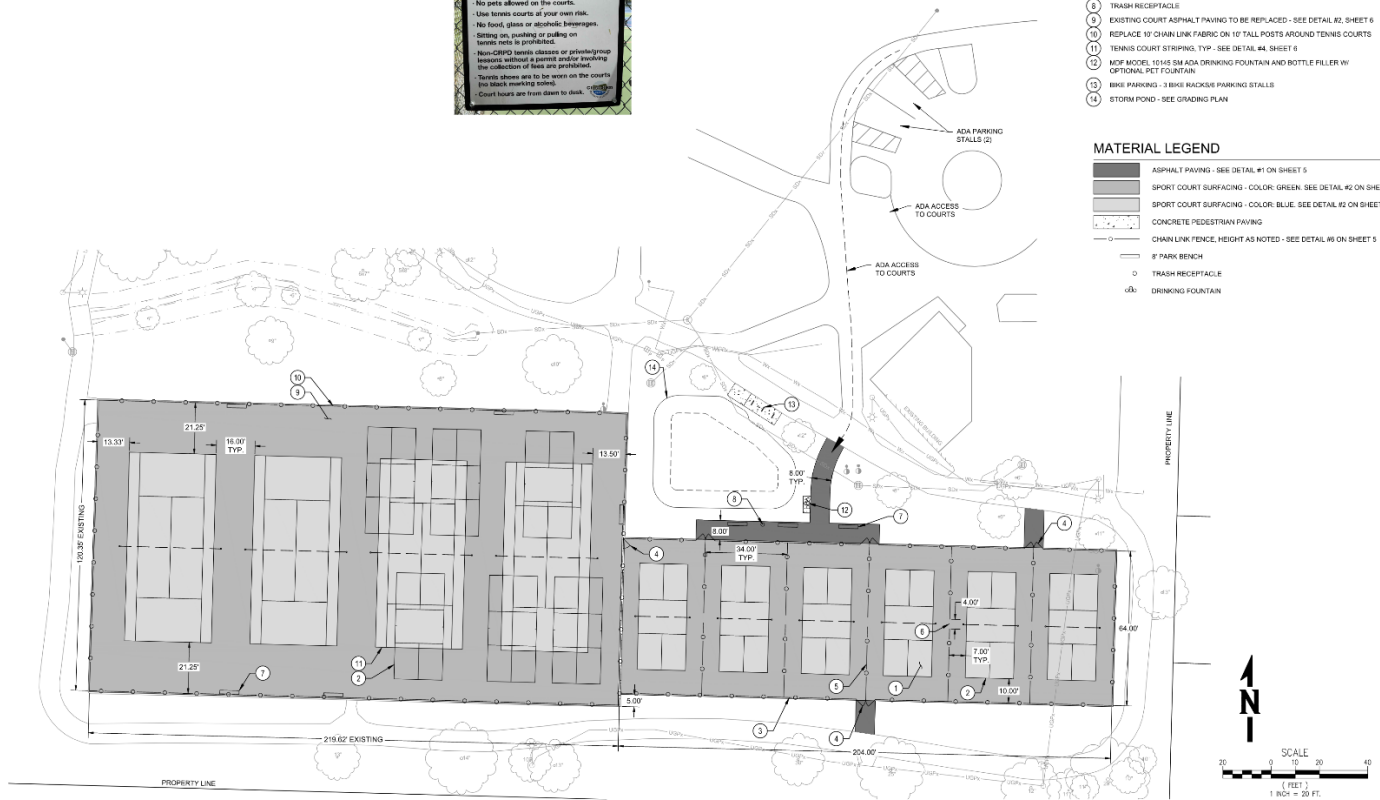


SITE PLAN KEYNOTES

- 1 NEW PICKLEBALL COURTS
- 2 TOTAL NEW PICKLEBALL COURTS, EACH 60' X 30'
- 3 NEW ASPHALT PAVING W/ ACETIC SURFACE - SEE DETAIL #2, SHEET 6
- 4 PICKLEBALL COURT STRIPING, TYP. - SEE DETAIL #3, SHEET 6
- 5 10' TALL PERIMETER CHAIN LINK FENCE, TYP. - SEE DETAIL #6, SHEET 6
- 6 4' WIDE PEDESTRIAN GATE AND RULES SIGN, TYP. - SEE DETAIL #5, SHEET 6
- 7 4' TALL CHAIN LINK FENCE BETWEEN COURTS, TYP. - SEE DETAIL #6, SHEET 6
- 8 4' WIDE OPENING IN CHAIN LINK FENCE, TYP.
- 9 8' PARK BENCH, TYP.
- 10 TRASH RECEPTACLE
- 11 EXISTING COURT ASPHALT PAVING TO BE REPLACED - SEE DETAIL #2, SHEET 6
- 12 REPLACE 10' CHAIN LINK FABRIC ON 10' TALL POSTS AROUND TENNIS COURTS
- 13 TENNIS COURT STRIPING, TYP. - SEE DETAIL #4, SHEET 6
- 14 MPF MODEL 10145 SM ADA DRINKING FOUNTAIN AND BOTTLE FILLER W/ OPTIONAL PCT FOUNTAIN
- 15 BIKE PARKING - 3 BIKE RACKS/6 PARKING STALLS
- 16 STORM POND - SEE GRADING PLAN

MATERIAL LEGEND

- ASPHALT PAVING - SEE DETAIL #1 ON SHEET 5
- SPORT COURT SURFACING - COLOR: GREEN - SEE DETAIL #2 ON SHEET 5
- SPORT COURT SURFACING - COLOR: BLUE - SEE DETAIL #2 ON SHEET 5
- CONCRETE PEDESTRIAN PAVING
- CHAIN LINK FENCE, HEIGHT AS NOTED - SEE DETAIL #6 ON SHEET 5
- 8' PARK BENCH
- TRASH RECEPTACLE
- DRINKING FOUNTAIN



SPORTS COURTS RULES

- Court hours are from 7am to 7pm, subject to Newberg Municipal Code 8.15.150 for noise. Please be respectful of neighbors.
- Use of drugs, alcohol, tobacco products, smoking, and vaping is prohibited.
- 1 hour time limit for singles, 1 1/2 hour limit for doubles when others are waiting.
- Sports courts are to be used for tennis and pickleball only. No bicycles, scooters, skates, skateboards, in-line skates, hockey, or other activities permitted.
- No pets allowed on the courts.
- No food, glass, or alcoholic beverages.
- Sitting on, pushing, or pulling on nets is prohibited.
- Non-CPRD tennis classes or private/group lessons without a permit and/or involving the collection of fees are prohibited.
- Tennis shoes are to be worn on the courts (no black marking soles).
- Use courts at your own risk. In case of emergency, dial 9-1-1. For parks maintenance concerns, dial 971.433.CPRD (2773).

NIV 5

PRELIMINARY

DATE	BY	REVISION

SITE PLAN
CPRD JAQUITH PARK PICKLEBALL COURTS
SE 1/4, SEC 18, T. 3 S., R. 2 W., W.M.
NEWBERG, OR
PROJECT NUMBER: C000191.00
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 01/10/2020
LAST EDIT: 01/10/2020
SCALE: 1"=20'
SHEET NUMBER: 3

SECTION II. FINDINGS

Type II Design Review for Pickleball Courts 1215 N College ST – File No. DR225-0001

The Newberg Municipal Code (NMC) criteria and development standards are written in *italic bold* font and the findings are written in regular font. The NMC criteria will be presented first, followed by the findings of fact.

Findings of fact with underlined font indicate subsequent inclusion into Conditions of Approval.

A. DESIGN REVIEW: CRITERIA THAT APPLY - NMC CHAPTER 15.220

15.220.010 Purpose

These provisions provide for the review and approval process of the design of certain developments and improvements in order to promote functional, safe and innovative site development compatible with the natural and manmade environment. The following provisions are intended to discourage unsightly development, improve the quality of new development in the city, coordinate the site planning process with existing and proposed development, and provide a pleasant working and living environment in the city. Furthermore, these provisions are intended to coordinate the site development process through review of the architecture of the structure(s), signs, landscaping, and other design elements on the site. [Ord. 2451, 12-2-96. Code 2001 § 151.190.]

Finding: The intention of the present application is to provide the public with six new dedicated pickleball courts on parkland at 1215 N College Street. Consistent with the above purpose, and response to public comment and research on the proposed increase in pickleball play at the subject site, the City finds the following conditions necessary to preserve a reasonable level of noise mitigation while understanding the residents of Newberg are losing a valued green space for passive recreation. There is no design review criteria or other NMC provision that regulate the amount of open space within parklands in Newberg. However, the removal of the open space on the subject lot is a contributing factor to the noise pollution that will be generated by the proposal.

Because the application is proposing an addition of new pickleball courts within 500 feet of residential property lines, the Applicant is required to provide a noise mitigation strategy that reduces the typical pickleball decibel output (~65-70dB) by 50% (~12dB) with proven products and interventions, in addition to regulating hours of play at the subject property.

These criteria will be met if the aforementioned condition is adhered to.

15.220.050(B)

1. Design compatibility. The proposed design review request incorporates an architectural design which is compatible with and/or superior to existing or proposed uses and structures in the surrounding area. This shall include, but not be limited to, building architecture, materials, colors, roof design, landscape design, and signage.

Finding: As proposed, the project is not adding any architectural structures to the site other than perimeter chain-link fencing. The addition of a vegetated stormwater facility is proposed that will enhance and soften the green space adjacent to the proposed courts while handling stormwater runoff.

The proposed perimeter fencing shall be consistent with or superior to the existing fencing on site in color and materials except as modified to meet the above condition if part of the noise mitigation strategy. Fencing shall be specified at the time of building permit review.

The Applicant is required to provide final plans and a stormwater report for the management of the stormwater facilities that meet the City of Newberg Public Works Design and Construction Standards with building permit submittals. Likewise, the Applicant is required to provide and record a Private Stormwater Maintenance Agreement for the vegetated storm facility.

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

2. Parking and On-Site Circulation. Parking areas shall meet the requirements of NMC 15.440.010. Parking studies may be required to determine if adequate parking and circulation are provided for uses not specifically identified in NMC 15.440.010. Provisions shall be made to provide efficient and adequate on-site circulation without using the public streets as part of the parking lot circulation pattern. Parking areas shall be designed so that vehicles can efficiently enter and exit the public streets with a minimum impact on the functioning of the public street.

Finding: The proposed courts will be accessed via the existing driveway off of N College ST for vehicular traffic and the inherent circulation pattern dictated by the shape of the parking lot as indicated on the preliminary site plan is sufficient for circulation.

Based on the application materials provided as well as staff observation, Jaquith Park's east parking lot servicing the subject site hosts two ADA parking stalls and 44 standard parking stalls. The Applicant has also provided calculations of increased p.m. peak hour trips to the site based on the increased usage per proposed courts. The increase of 8.42 pm peak hour trips does not meet the threshold for requiring additional parking.

These criteria are met.

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

Finding: The proposed improvements to the subject site are in compliance with the code sections cited above.

These criteria are met.

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

Finding: The proposed improvements did not trigger any of the typical landscape requirements other than the addition of a vegetated stormwater facility.

The Applicant is required to provide final plans and a stormwater report for the management of the stormwater facilities that meet the City of Newberg Public Works Design and Construction Standards with building permit submittals. Likewise, the Applicant is required to provide and record a Private Stormwater Maintenance Agreement for the vegetated storm facility.

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

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

Finding: The present application does not propose any additional signage.

This criterion does not apply.

6. Manufactured Home, Mobile Home and RV Parks. Manufactured home, mobile home, and recreational vehicle parks shall also comply with the standards listed in NMC 15.445.050 et seq. in addition to the other criteria listed in this section.

Finding: The development proposal is not a manufactured home, mobile home, or RV park.

This criterion does not apply.

7. Zoning District Compliance. The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.304.010 through 15.328.040. Through this site review process, the director may make a determination that a use is determined to be similar to those listed in the applicable zoning district, if it is not already specifically listed. In this case, the director shall make a finding that the use

shall not have any different or more detrimental effects upon the adjoining neighborhood area than those specifically listed.

Finding: The site is zoned Low Density Residential (R-1). According to NMC 15.305.020 (Zoning use table – use districts), park and outdoor space is an outright permitted use.

This criterion is met.

8. Subdistrict Compliance. Properties located within subdistricts shall comply with the provisions of those subdistricts located in NMC 15.340.010 through 15.348.060.

Finding: Following compliance with design review conditions listed elsewhere in this report, the project meets the provisions of 15.340.010 through 15.348.060.

This criterion is met.

9. Alternative Circulation, Roadway Frontage Improvements and Utility Improvements. Where applicable, new developments shall provide for access for vehicles and pedestrians to adjacent properties which are currently developed or will be developed in the future. This may be accomplished through the provision of local public streets or private access and utility easements. At the time of development of a parcel, provisions shall be made to develop the adjacent street frontage in accordance with city street standards and the standards contained in the transportation plan. At the discretion of the city, these improvements may be deferred through use of a deferred improvement agreement or other form of security.

Finding: The submitted materials show that the project site is served by existing public improvements. Public improvements were constructed as part of a previous project. New public roadway and utility improvements are not proposed, and none are required.

This criterion is not applicable.

10. Traffic Study Improvements. If a traffic study is required, improvements identified in the traffic study shall be implemented as required by the director.

Finding: Based on the application materials provided, the Applicant has demonstrated an increased p.m. peak hour trips to the site based on the increased usage per proposed courts. The increase of 8.42 pm peak hour trips does not meet the threshold for requiring additional parking.

These criteria are met.

Submitted materials indicate that roughly 15 daily trips will be generated from the proposed development and existing staff would operate the proposed collision repair center. Since the

proposed project will not generate 40 vehicle trips per pm peak hour, a traffic study is not required.

This criterion is not applicable.

CONCLUSION: Based on the above mentioned findings, the project meets the criteria required within the Newberg Development Code, subject to completion of the attached conditions.

B. CRITERIA THAT APPLY FOR PUBLIC IMPROVEMENT STANDARDS (NMC TITLE 15.505)

Chapter 15.505 Public Improvement Standards

15.505.010 Purpose.

This chapter provides standards for public infrastructure and utilities installed with new development, consistent with the policies of the City of Newberg comprehensive plan and adopted city master plans. The standards are intended to minimize disturbance to natural features, promote energy conservation and efficiency, minimize and maintain development impacts on surrounding properties and neighborhoods, and ensure timely completion of adequate public facilities to serve new development. [Ord. 2810 § 2 (Exhs. B, C), 12-19-16.]

15.505.020 Applicability.

The provision and utilization of public facilities and services within the City of Newberg shall apply to all land developments in accordance with this chapter. No development shall be approved unless the following improvements are provided for prior to occupancy or operation, unless future provision is assured in accordance with NMC 15.505.030(E).

Finding: All improvements reviewed under this application are identified in the NMC 15.505 section specific to them and are conditioned to comply with the Public Works Design and Construction Standards in those sections. Findings below are provided only for sections of 15.505.030 that are applicable to this proposed project.

This criterion is met.

A. Public Works Design and Construction Standards. *The design and construction of all improvements within existing and proposed rights-of-way and easements, all improvements to be maintained by the city, and all improvements for which city approval is required shall comply with the requirements of the most recently adopted Newberg public works design and construction standards.*

Finding: The submitted materials show that the project site is served by existing public improvements. Public improvements were constructed as part of a previous project. New public roadway and utility improvements are not proposed, and none are required.

Plans submitted with a permit application for public improvements, if found to be required during the permit plan review process, are to meet the requirements of the current City of Newberg Public Works Design and Construction Standards.

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

B. Street Improvements. All projects subject to a Type II design review, partition, or subdivision approval must construct street improvements necessary to serve the development.

Finding: The submitted materials show that the subject property is served by the existing N College Street frontage. No additional roadway improvements are proposed nor are necessary to serve the proposed development.

This criterion is not applicable.

C. Water. All developments, lots, and parcels within the City of Newberg shall be served by the municipal water system as specified in Chapter 13.15 NMC.

Finding: The City's GIS mapping software indicates that the subject property is connected to an eight inch water main running along the west side of N College ST via both a six inch and a ¾ inch lateral line.

This criterion is met.

D. Wastewater. All developments, lots, and parcels within the City of Newberg shall be served by the municipal wastewater system as specified in Chapter 13.10 NMC.

Finding: The City's GIS mapping software indicates that the subject property could potentially be served by a twenty-one inch wastewater main running along the west side of N College ST that is not currently connected to the subject site. However, no restroom facilities exist or are proposed with the current application, therefore no service connections are required at this time.

This criterion is not applicable.

E. Stormwater. All developments, lots, and parcels within the City of Newberg shall manage stormwater runoff as specified in Chapters 13.20 and 13.25 NMC.

Finding: The City's GIS mapping software indicates that the subject property is connected to a 42-inch storm pipe connected to two storm inlets in the north-central portion of the subject lot. Additionally, as the proposed improvements for the present application require, a vegetated storm facility to the north of the pickleball courts is being provided.

The Applicant is required to provide final plans and a stormwater report for the management of the stormwater facilities that meet the City of Newberg Public Works Design and Construction

Standards with building permit submittals. Likewise, the Applicant is required to provide and record a Private Stormwater Maintenance Agreement for the vegetated storm facility.

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

F. Utility Easements. Utility easements shall be provided as necessary and required by the review body to provide needed facilities for present or future development of the area.

Finding: No easements are proposed, and no necessary easements have been identified.

This criterion is not applicable.

G. City Approval of Public Improvements Required. No building permit may be issued until all required public facility improvements are in place and approved by the director, or are otherwise bonded for in a manner approved by the review authority, in conformance with the provisions of this code and the Newberg Public Works Design and Construction Standards. [Ord. 2810 § 2 (Exhs. B, C), 12-19-16.]

Finding: Any required public improvement permit(s) for this project must be submitted, approved and issued prior to building permits being issued.

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

15.505.030 Street standards.

[...]

T. Street Trees. Street trees shall be provided for all projects subject to Type II design review, partition, or subdivision. Street trees shall be installed in accordance with the provisions of NMC 15.420.010(B)(4).

Finding: The existing site trees meet the requirements for street trees at the subject site.

This criterion is met.

U. Street Lights. All developments shall include underground electric service, light standards, wiring and lamps for street lights according to the specifications and standards of the Newberg public works design and construction standards. The developer shall install all such facilities and make the necessary arrangements with the serving electric utility as approved by the city. Upon the city's acceptance of the public improvements associated with the development, the street lighting system, exclusive of utility-owned service lines, shall be and become property of the city unless otherwise designated by the city through agreement with a private utility.

Finding: The submitted materials show that the project site is served by existing public improvements. Public improvements were constructed as part of a previous project. New public street improvements are not proposed, and none are required. However, it is unclear if existing street lighting along the project site's frontage meets city standards.

The Applicant shall provide a street lighting analysis with permit submittals to determine if street lighting along the project site's frontage meets city standards or if additional PGE Option A streetlights are required. The lighting analysis will need to extend to the centerline of the street along the property frontage. If additional street lighting is needed, plans submitted with permit applications are to include any additional PGE Option A streetlights necessary to meet City standards.

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

SECTION III. CONDITIONS OF APPROVAL
Type II Design Review for Pickleball Courts
1215 N College ST – File No. DR225-0001

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

1. **Permit Submittal:** Submit a building permit application, two (2) complete working drawing sets of the proposed project, two (2) complete electrical plans, and two (2) copies of a revised site plan. Show all the features of the plan approved through design review.
2. **Conditions of Approval:** Either write or otherwise permanently affix the conditions of approval contained within this report onto the first page of the plans submitted for building permit review.
3. **Mitigation:** The Applicant is required to provide a noise mitigation strategy that reduces the typical pickleball decibel output (~65-70dB) by 50% (~12dB) with proven products and interventions, in addition to regulating hours of play at the subject property.
4. **Design Compatibility:** The proposed perimeter fencing shall be consistent with or superior to the existing fencing on site in color and materials except as modified to meet the above condition if part of the noise mitigation strategy. Fencing shall be specified at the time of building permit review.
5. **Stormwater Facilities:** The Applicant is required to provide final plans and a stormwater report for the management of the stormwater facilities that meet the City of Newberg Public Works Design and Construction Standards with building permit submittals. Likewise, the Applicant is required to provide and record a Private Stormwater Maintenance Agreement for the vegetated storm facility.
6. **Public Improvements:** Plans submitted with a permit application for public improvements, if found to be required during the permit plan review process, are to meet the requirements of the current City of Newberg Public Works Design and Construction Standards.
7. **Street Lights:** The Applicant shall provide a street lighting analysis with permit submittals to determine if street lighting along the project site's frontage meets city standards or if additional PGE Option A streetlights are required. The lighting analysis will need to extend to the centerline of the street along the property frontage. If additional street lighting is needed, plans submitted with permit

applications are to include any additional PGE Option A streetlights necessary to meet City standards.

B. THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO OCCUPANCY

1. **Fire Department Requirements:** This project is subject to compliance with all Fire Department standards relating to access and fire protection. Contact the Newberg Fire Department (503-537-1260) to verify that the parking lot design meets fire access standards. “No parking - fire lane” striping and signage may be required on the access road. Signs must meet MUTCD and City of Newberg Standards as to material type and design. If the building will have monitored smoke detection or sprinklers, it will require a knox box.
2. **Design Review Conditions:** Contact the Planning Division (503-537-1240) to verify that all design review conditions have been completed.
3. **Site Inspection:** Contact the Building Division (503-537-1240) for Building, Mechanical, and Plumbing final inspections. Contact the Fire Department (503-537-1260) for Fire Safety final inspections. Contact Yamhill County (503-538-7302) for electrical final inspections. Contact the Planning Division (503-537-1240) for landscaping final inspections.

Attachment 1: Application Materials



TYPE II APPLICATION – LAND USE

125 S Elliot Rd, Newberg, OR
97132

File #: DR225-0001

TYPES – PLEASE CHECK ONE:

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

APPLICANT INFORMATION:

APPLICANT: NV5 Inc. - Jon Champlin
ADDRESS: 9450 SW Commerce Circle, Suite 300, Wilsonville, OR 97070
EMAIL ADDRESS: jon.champlin@nv5.com
PHONE: 503-372-3637 MOBILE: 620-515-3916 FAX: _____
OWNER (if different from above): Chehalem Park & Recreation District - Casey Creighton PHONE: 503-519-6154
ADDRESS: _____
ENGINEER/SURVEYOR: NV5 Inc. PHONE: 503-372-3637
ADDRESS: 9450 SW Commerce Circle, Suite 300, Wilsonville, OR 97070

GENERAL INFORMATION:

PROJECT NAME: Jaquith Park Pickleball Courts PROJECT LOCATION: Jaquith Park, 1215 N. College St
PROJECT DESCRIPTION/USE: 6 new hard-surface pickleball courts PROJECT VALUATION: +/- \$400,000
MAP/TAX LOT NO. (i.e.3200AB-400): _____ ZONE: _____ SITE SIZE: 5.34 SQ. FT. ☐ ACRE ☒
COMP PLAN DESIGNATION: P Parks TOPOGRAPHY: Flat
CURRENT USE: Park.
SURROUNDING USES:
NORTH: _____ SOUTH: _____
EAST: _____ WEST: Residential

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

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

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

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

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

Jon Champlin
Applicant Signature
10/14/2024
Date

Jon Champlin
Print Name

Casey Creighton
Owner Signature
12/26/2024
Date

Casey Creighton
Print Name

SPORTS COURTS RULES



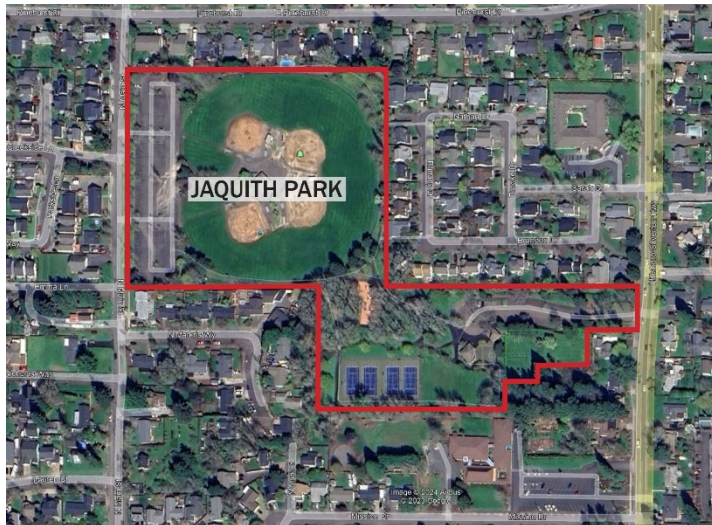
- Court hours are from 7am to 7pm, subject to Newberg Municipal Code 8.15.150 for noise. Please be respectful of neighbors.
- Use of drugs, alcohol, tobacco products, smoking, and vaping is prohibited.
- 1 hour time limit for singles, 1 1/2 hour limit for doubles when others are waiting.
- Sports courts are to be used for tennis and pickleball only. No bicycles, scooters, skates, skateboards, in-line skates, hockey, or other activities permitted.
- No pets allowed on the courts.
- No food, glass, or alcoholic beverages.
- Sitting on, pushing, or pulling on nets is prohibited.
- Non-CPRD tennis classes or private/group lessons without a permit and/or involving the collection of fees are prohibited.
- Tennis shoes are to be worn on the courts (no black marking soles).
- Use courts at your own risk. In case of emergency, dial 9-1-1. For parks maintenance concerns, dial 971.433.CPRD (2773).

Jaquith Park

Pickleball Courts

Land Use Application

**Newberg Community Development Planning Division
Newberg, Oregon**



Prepared For:
**Chehalem Park &
Recreation District**

125 S Elliot Rd
Newberg, OR 97132
Contact: Casey Creighton
Phone: 503.519.6154
Email: ccreighton@cprdnewberg.org

Prepared By:
NV5 Inc.
9450 SW Commerce Circle, Ste #300
Wilsonville, OR 97070
Contact: Jon Champlin
Phone: 503.372.3637
Email: jon.champlin@nv5.com

January, 2025

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- 2 -- Existing Conditions & Demolition Plan
- 3 -- Site Plan
- 4 -- Grading & Erosion Control Plan
- 5 -- Composite Utility Plan
- 6 -- Site Details
- 7 -- Utility Details
- 8 -- Landscape Plan

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Appendix 1	Assessor's Tax Map 3 2 18DB
Appendix 2	US Geologic Survey Soils Map
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Appendix 4	Public Notice Sample
Appendix 5	Preliminary Stormwater Memo
Appendix 6	Land Use Notice Sign
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Appendix 8	Trip Generation Manual 11 th Edition Table

A.

Introduction

1. Development Team Members
2. Property and Zoning Summary
3. Applicants Written Statement
4. Land Use Review Requested
5. Application Fee Calculation

1. Development Team Members:

Listed below is a summary of the development team members for the **Jaquith Park Pickleball Courts** proposal.

Applicant and Owner:

Chehalem Park & Recreation District
125 S Elliot Rd
Newberg, OR 97132
Contact: Casey Creighton
Telephone: 503.519.6154
Email: ccreighton@cprdnewberg.org

Applicants Representative/Landscape Architect:

NV5 Inc.
9450 SW Commerce Circle, Ste #300
Wilsonville, OR 97070
Contact: Jon Champlin, RLA
Telephone: 503.372.3637
Email: jon.champlin@nv5.com

Civil Engineering:

NV5 Inc.
9450 SW Commerce Circle, Ste #300
Wilsonville, OR 97070
Contact: Scott Zelenka, PE
Telephone: 503.968.8787
Email: scott.zelenka@nv5.com

2. Property and Zoning Summary

Legal Description:	Tax Lot: R3218DB 00400
Size:	Approximately 5.34 Acres
Zoning:	R-1 (Low Density Residential)

3. Applicants Written Statement

The applicant is requesting Design Review – Type II approval for new pickleball courts in Jaquith Park. These courts will be located directly east of the existing tennis courts, in an area currently occupied by lawn. The courts will measure a total of 204' x 64', or 13,056 square feet of new asphalt paving area, and will have a 10' perimeter chain link fence, which will match the existing tennis courts. Site furnishings of benches and a trash receptacle will be provided for users.

The table of contents of this application outlines all the application criteria, exhibit drawings and appendices submitted for review and approval. Please refer to the application text and drawings for more detailed information regarding the project.

4. Land Use Reviews Requested

The City of Newberg Zoning Code Standards identify various procedural reviews based upon the type of land use action being requested. For this application, the Applicant is requesting approvals of a Type II Design Review.

Land Use Classifications	Type
Design Review	II

5. Application Fee Calculation:

Based on the City's Fee Schedule (Effective April 1, 2024), the following fees are applicable to the application submittal. The total project construction cost is expected to be roughly \$400,000, and disturbed area is expected to be less than one acre.

Land Use Fees	Fee
Type II Design Review (0.6% of project cost)	\$2,400.00
Engineering Land Use Fees	\$476.60
Technology Fee (5% of Permit Amount)	\$143.83
Total	\$3,020.43

B

Applicable Development Code Standards

The following section responds to the City of Newberg Development Code requirements for the ***Jaquith Park Pickleball Courts*** development proposal.

Code section responses include:

B – Applicable Development Code Standards Section

Division 15.100 Land Use Processes and Procedures	B-1
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Division 15.500 Public Improvement Standards	B-38
15.505 – Public Improvement Standards	B-38

Applicable Development Code Narrative

The following information responds to the City of Newberg Development Code requirements in regards to the proposed ***Jaquith Park Pickleball Courts***. Responses to individual sections are highlighted in bold for each applicable development standard criterion.

Chapter 15 DEVELOPMENT CODE

Division 15.100 Land Use Processes and Procedures

15.100.020 Type I procedure – Administrative decision.

- A. Type I development actions shall be decided by the director without public notice or public hearing. Notice of a decision shall be provided to the applicant.
- B. Type I actions include, but are not limited to:
 - 1. Design review permits for single-family dwellings, duplex dwellings, triplex dwellings, quadplex dwellings, townhouses, cottage cluster projects, additions, accessory dwelling units, accessory structures, or other additions specifically listed in NMC 15.220.020(A)(1).
 - 2. Home occupation permits.
 - 3. Signs, not in conjunction with a new development or major remodel.
 - 4. Adjustments.
 - 5. Processing final land division maps and plats.
 - 6. Determining compliance with the conditions of approval for a land use action processed under a Type II or Type III procedure.
- C. A Type I decision may be appealed by an affected party, Type I, in accordance with NMC 15.100.160 et seq.
- D. The director shall make a decision based on the information presented, and shall issue a development permit if the applicant has complied with all of the relevant requirements of the Newberg comprehensive plan and this code. The director may add conditions to the permit to ensure compliance with all requirements of this code, the comprehensive plan and other relevant policies and regulations.

RESPONSE: The proposed development does not include any of the listed uses, therefore, this Code section does not apply.

15.100.030 Type II procedure.

- A. Type II development actions shall be decided by the director.
- B. Type II actions include, but are not limited to:
 - 1. Site design review.

2. Variances.
 3. Manufactured dwelling parks and mobile home parks.
 4. Partitions.
 5. Subdivisions, except for subdivisions with certain conditions requiring them to be processed using the Type III process, pursuant to NMC 15.235.030(A).
- C. The applicant shall provide notice pursuant to the requirements of NMC 15.100.200 et seq.
 - D. The director shall make a decision based on the information presented and shall issue a development permit if the applicant has complied with all of the relevant requirements of this code. The director may add conditions to the permit to ensure compliance with all requirements of this code.
 - E. Appeals may be made by an affected party, Type II, in accordance with NMC 15.100.160 et seq. All Type II development action appeals shall be heard and decided by the planning commission.
 - F. If the director's decision is appealed as provided in subsection (E) of this section, the hearing shall be conducted pursuant to the Type III quasi-judicial hearing procedures as identified in NMC 15.100.050.
 - G. The decision of the planning commission on any appeal may be further appealed to the city council by an affected party, Type III, in accordance with NMC 15.100.160 et seq. and shall be a review of the record supplemented by written or oral arguments relevant to the record presented by the parties.
 - H. An applicant shall have the option to request at the time the development permit application is submitted that the proposal be reviewed under the Type III procedure.

RESPONSE: This application includes a Design Review, and is, therefore, a Type II application. The Applicant acknowledges that the procedures listed in this section shall apply to this application.

15.100.140 Permit decision - Type II.

- A. The director shall approve or deny the development permit for a Type II action within 60 days of accepting a complete permit application, unless it is a subdivision which has been converted to a Type III process pursuant to NMC 15.235.030(A).
- B. The applicant shall provide notice pursuant to NMC 15.100.200 et seq. together with a 14-day comment period for the submission of written comments prior to the decision.
- C. The decision of the director shall be based upon the application, the evidence, comments from referral agencies, and approvals required by others.
- D. The director shall notify the applicant and others entitled to notice of the disposition of the application. The notice shall indicate the date that the decision will take effect and describe the right of appeal pursuant to NMC 15.100.160 et seq. A decision on a Type II development shall take effect on the fifteenth day following the notice of a decision unless an appeal is filed pursuant to NMC 15.100.160 et seq.

- E. Approval or denial of a Type II development permit application shall be accompanied by written findings that explain the criteria, facts and justification for the decision.
- F. The director shall approve a permit application if applicable approvals by others have been granted and the proposed development or land use request otherwise conforms to the requirements of this code. The director may add conditions to the permit to ensure compliance with all requirements of this code.
- G. The director shall deny the permit application if required approvals are not obtained or the application otherwise fails to comply with code requirements.
- H. Notice of approval or denial of a Type II decision shall be provided to the applicant, parties providing written testimony, or anyone requesting such notice. Notice shall include a description of the item, the decision, conditions that may have been added, and the rights of appeal.
- I. Type II applications are required to be reviewed under the Type III procedures at the request of the applicant, or the application is a subdivision which has been converted to a Type III process pursuant to NMC 15.235.030(A), or through an appeal of the director's decision. Type II development permit applications that require a Type III procedure must conclude the hearing procedure before a land use or construction permit application can be considered to be complete by the director. Upon receiving a final decision by the hearing body on a Type III application, the subsequent review of a permit application may be reviewed by the director as a Type I process.

RESPONSE: This application includes a Design Review, and is, therefore, a Type II application. The Applicant acknowledges that the procedures listed in this section shall apply to this application.

15.100.160 Appeal procedures.

- A. Type I. An appeal of a Type I decision by the director may be appealed within 14 calendar days of the date of the decision by the director. Appeals may be made only by an affected party, Type I (the person or party submitting the application). Appeals of a Type I application are processed as a Type III procedure and proceed to the planning commission.
- B. Type II. An appeal of a Type II decision by the director may be appealed within 14 calendar days of the date of the decision. Appeals may be made only by an affected party, Type II (the applicant, any party entitled to receive notice of the decision, or anyone providing written comments within 14 calendar days prior to the date of the decision). Appeals of a Type II application are processed as a Type III procedure and proceed to the planning commission.
- C. Type III. An appeal of a Type III decision by the planning commission may be appealed within 14 calendar days of the date of the planning commission's written decision. Appeals may be made only by an affected party, Type III.

RESPONSE: This application includes a Design Review, and is, therefore, a Type II application. The Applicant acknowledges that the procedures listed in this section shall apply to this application.

15.100.170 Notice of appeal – Type I, II, and III.

- A. An appeal for Type I, II, and III decisions shall include an identification of the decision sought to be reviewed, the date of the decision and shall be accompanied by a notice of appeal form provided by the planning and building department. The notice of appeal shall be completed by the applicant and shall contain:
 - 1. An identification of the decision sought to be reviewed, including the date of the decision.
 - 2. A statement of the interest of the person seeking review and that they were a party to the initial proceedings.
 - 3. A detailed statement of the specific grounds on which the appeal is filed.
- B. Notice shall be filed with the community development department together with the filing fee and deposit for transcript costs.

RESPONSE: This application includes a Design Review, and is, therefore, a Type II application. The Applicant acknowledges that the procedures listed in this section shall apply to this application.

15.100.200 Compliance required.

Notice on all Type I through Type IV actions, including appeals, shall be conducted in accordance with this article.

15.100.210 Mailed notice.

Mailed notice shall be provided as follows:

- A. Type I Actions. No public notice is required.
- B. Type II and Type III Actions. The applicant shall provide public notice to:
 - 1. The owner of the site for which the application is made; and
 - 2. Owners of property within 500 feet of the entire site for which the application is made. The list shall be compiled from the most recent property tax assessment roll. For purposes of review, this requirement shall be deemed met when the applicant can provide an affidavit or other certification that such notice was deposited in the mail or personally delivered.
 - 3. To the owner of a public use airport, subject to the provisions of ORS 215.416 or 227.175.
- C. The director may request that the applicant provide notice to people other than those required in this section if the director believes they are affected or otherwise represent an interest that may be affected by the proposed development. This includes, but is not limited to, neighborhood associations, other governmental agencies, or other parties the director believes may be affected by the decision.
- D. The director shall provide the applicant with the following information regarding the mailing of notice:
 - 1. The latest date by which the notice must be mailed;
 - 2. An affidavit of mailing (to be signed and returned) certifying that the notice was mailed, acknowledging that a failure to mail the notice in a timely manner

constitutes an agreement by the applicant to defer the 120-day process limit and acknowledging that failure to mail will result in the automatic postponement of a decision on the application; and

3. A sample notice.
- E. The notice of a Type II and Type III development application shall be reasonably calculated to give actual notice and shall:
 1. Set forth the street address or other easily understood geographical reference to the subject property;
 2. List, by commonly used citation, the applicable criteria for the decision;
 3. Include the name and phone number of a local government contact person, the telephone number where additional information may be obtained and where information may be examined;
 4. Explain the nature of the application and the proposed use or uses which could be authorized;
 5. State that a copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at a reasonable cost.
- F. Prior to mailing or posting any notice required by this code, the applicant shall submit a copy of the notice to the director.
- G. The applicant shall mail the notice for Type II actions at least 14 days before a decision is rendered. The applicant shall file with the director an affidavit of mailing as identified in subsection (D) of this section within two business days after notice is mailed.
- H. The applicant shall mail the notice for Type III actions at least 20 days before the first new hearing, or if two or more new hearings are allowed, 10 days before the first new hearing. The applicant shall file with the director an affidavit of mailing as identified in subsection (D) of this section within two business days after notice is mailed.
- I. All public notices shall be deemed to have been provided or received upon the date the notice is deposited in the mail or personally delivered, whichever occurs first. The failure of a property owner to receive notice shall not invalidate an action if a good faith attempt was made to notify all persons entitled to notice. An affidavit of mailing issued by the person conducting the mailing shall be conclusive evidence of a good faith attempt to contact all persons listed in the affidavit.
- J. Failure to mail the notice and affirm that the mailing was completed in conformance with the code shall result in:
 1. Postponement of a decision until the mailing requirements have been met; or
 2. Postponement of the hearing to the next regularly scheduled meeting or to such other meeting as may be available for the hearing; or
 3. The entire process being invalidated; or
 4. Denial of the application.

RESPONSE: The Applicant will provide mailed notice as required by this section, along with the required affidavit. A mailing list (Appendix 3) and sample notice (Appendix 4) are included in this application.

15.100.220 Additional notice procedures of Type II development applications.

In addition to the requirements of NMC 15.100.210, mailed notice for development actions shall also contain the following:

- A. Provide a 14-day period from the date of mailing for the submission of written comments prior to the decision;
- B. State that issues that may provide a basis for appeal must be raised in writing during the comment period;
- C. State that issues must be raised with sufficient specificity to enable the local government to respond to the issue;
- D. State the place, date and time that comments are due;
- E. State that notice of the decision, including an explanation of appeal rights, will be provided to any person who submits comments under subsection (A) of this section;
- F. Briefly summarize the local decision-making process.
- G. Type II notice for subdivisions shall also include a description of how an interested party may request a public hearing before the planning commission.

RESPONSE: The Applicant will provide mailed notice as required by this section. A mailing list and sample notice are included in Appendix 3 and Appendix 4.

15.100.370 Development permit required.

- A. Except as excluded by NMC 15.100.380, no person may engage in or cause to occur a development without first obtaining a development permit through the procedures set forth in this code.
- B. No person shall create a street or dedicate land to the public without first obtaining a development permit.
- C. No land may be divided without first obtaining a development permit.
- D. If a proposed development complies with the requirements of this code, the director shall issue a development permit.
- E. Unless appealed, a decision on a development permit shall be final upon the expiration of the period provided for filing an appeal or, if appealed, upon a decision by the reviewing body.

RESPONSE: The Applicant confirms that no development shall occur without first obtaining a development permit through the procedures set forth in this code.

Division 15.200 Land Use Applications

15.205 Nonconforming Uses and Buildings

15.205.010 Purpose.

- A. Within the zones established by this code, there exist lots, structures, and uses of land and structures which were lawful before this code was passed or amended, but which are now prohibited, regulated, or restricted under the terms of this code and amendments.
- B. It is the intent of this code to permit these nonconformities until they are removed or abandoned, but not to encourage their survival. Such uses are declared by this code to be incompatible with permitted uses in the zones involved. It is further the intent of this code that nonconformities shall not be enlarged upon, significantly modified, expanded, or extended, except as provided for in this code.
- C. To avoid undue hardship, nothing in this code shall be deemed to require changes in plans, construction, or use of any building on which a building permit in accordance with this code has been legally issued prior to the effective date of the ordinance codified in or amendment of this code, except that applications for extension of a building permit shall not be approved to exceed a period of one year from the date of adoption or amendment of this code.

RESPONSE: The existing site is developed as a park, with improvements including sports fields, tennis courts, parking lots, picnic shelters, restrooms, pathways, and furnishings such as benches and picnic tables. There are no nonconforming uses or buildings located on the property, therefore, this Code section does not apply.

15.210 Code Adjustments

15.210.010 Adjustments, powers and duties.

Due to the inherent nature and limitation of the code, it is not possible to encompass all the different situations arising from the various properties treated by this code. The director may grant limited adjustments to the terms of this code when such adjustments are within the limitations and conditions contained in this section. These provisions shall be used sparingly within the purpose and intent of the code and the limitations shall not be exceeded under any circumstances.

RESPONSE: The proposed improvements will not require any adjustments to the Code, therefore, this Code section does not apply.

15.215 Variance Procedures

15.215.010 Purpose.

It is the intent that variances may be granted in order to prevent or to lessen practical difficulties and unnecessary physical hardships inconsistent with the objectives of this code as would result from a strict or literal interpretation of this code.

RESPONSE: The proposed improvements will not require a variance, therefore, this Code section does not apply.

15.220 Site Design Review

15.220.010 Purpose.

These provisions provide for the review and approval process of the design of certain developments and improvements in order to promote functional, safe and innovative site

development compatible with the natural and manmade environment. The following provisions are intended to discourage unsightly development, improve the quality of new development in the city, coordinate the site planning process with existing and proposed development, and provide a pleasant working and living environment in the city. Furthermore, these provisions are intended to coordinate the site development process through review of the architecture of the structure(s), signs, landscaping, and other design elements on the site.

15.220.020 Site design review applicability.

A. Applicability of Requirements. Site design review shall be required prior to issuance of building permits or commencement of work for all improvements noted below. Site design review permits shall be processed as either Type I or Type II, as noted below.

1. Type I.

- a. Single-family dwellings;
- b. Duplex dwellings;
- c. Triplex dwellings;
- d. Quadplex dwellings;
- e. Townhouse dwellings;
- f. Cottage cluster projects;
- g. Institutional, commercial or industrial additions which do not exceed 1,000 square feet in gross floor area;
- h. Multifamily additions which do not exceed 1,000 square feet in gross floor area and do not add any new units, or new construction incidental to the main use on an existing developed site which does not exceed 1,000 square feet in gross floor area and does not add any new units;
- i. Institutional, commercial or industrial interior remodels which do not exceed 25 percent of the assessed valuation of the existing structure;
- j. Multifamily remodels which do not exceed 25 percent of the assessed valuation of the existing structure and do not add any new units;
- k. Signs which are not installed in conjunction with a new development or remodel;
- l. Modifications, paving, landscaping, restriping, or regrading of an existing multifamily, institutional, commercial or industrial parking lot;
- m. Fences and trash enclosures;
- n. Accessory dwelling units.

2. Type II.

- a. Any new development or remodel which is not specifically identified within subsection (A)(1) of this section.
- b. Telecommunications facilities.

3. Exemptions to Type I and Type II Process. The following development activities are exempt from Type I or Type II standards:
 - a. Replacement of an existing item such as a roof, floor, door, window or siding.
 - b. Plumbing and/or mechanical alterations which are completely internal to an existing structure.

RESPONSE: The proposed improvements are not listed in the Type I review use, therefore, Type II site design review will apply for this application.

- B. Development in Accord with Plans. Construction, site development, and landscaping shall be carried out in substantial accord with the plans, drawings, sketches, and other documents approved as part of a final decision on a site design review.
- C. Site Design Review Time Limit. An approved site design review plan intended to be constructed in a single phase shall be valid for one year from the date of the notice of final decision. A building permit must be acquired within this time period or the design review approval shall terminate. The director under a Type I procedure may grant an extension for up to six months if the applicant files a request in writing prior to the expiration of the approval and demonstrates compliance with the following:
 1. The land use designation of the property has not been changed since the initial design review approval; and
 2. The applicable standards in this code which applied to the project have not changed.

RESPONSE: The proposed improvements are intended to be constructed in a single phase, therefore, the time limits of this section will apply for this application.

- D. Phased Design Review Approval. If a site plan is approved to be constructed in phases, completion of each phase shall extend the expiration of the original design review approval by 12 months from the date of its expiration. Prior to the expiration of each phase, the applicant may apply for an extension to the phase which is about to expire through subsection (C) of this section. The extension of a phase under subsection (C) of this section shall also extend any subsequent phases. The total number of extensions shall not extend the original design review approval more than five years from its original approval date. An applicant with a project containing two or more phases may elect to submit a master site development plan, with the following options:
 1. The applicant may provide all of the detailed information for a Type II site design review approval, per the requirements of NMC 15.220.030(B), for all phases of the project. Once the master site development plan is approved:
 - a. Each subsequent phase of development is permitted outright upon a showing that the proposed phase is being constructed in substantial compliance with the approved plan. This review of substantial compliance will be undertaken by means of a Type I procedure. A phase of development will be considered to be within substantial compliance if the actual characteristics of the project, e.g., total gross square feet of development, employees, vehicle trips, parking spaces, are within five percent of those projected in the approved master site development plan; providing, that the project still is in compliance with all

applicable development standards in effect at the time of the approval, or existing applicable development standards, if these are less stringent than the standards in effect at the time of approval. In lieu of minor modifications by the five percent rule established above, the applicant may request minor adjustments through the administrative adjustment provisions in NMC 15.210.010 et seq.

- b. If at the time of construction a subsequent phase of development is not in substantial compliance with the approved plan as defined above, the proposed changes will be subject to review by means of a Type II procedure, including any necessary variances to the applicable development standards in effect at the time of the new application. Those aspects of the phase which do not vary from the approved plan will be reviewed under the provisions of subsection (D)(1)(a) of this section, and not subject to the review required in this subsection.
2. Institutions and other large developments that anticipate significant development over time, but cannot provide detailed information about future projects or phases of development in advance, can develop a concept master site development plan which addresses generic site development and design elements including but not limited to general architectural standards and materials, landscaping standards and materials, on-site vehicular and pedestrian circulation, institutional sign program, and baseline traffic and parking studies and improvement programs. The applicant will be required to undergo Type II site design review, per the requirements of NMC 15.220.030(B), for each project or phase of development at the time of construction, including demonstration of substantial compliance with the generic development and design elements contained within the approved concept master site development plan. The more detailed and comprehensive the generic elements in the concept master site development plan are, the more reduced is the scope of discretionary review at the time of actual construction of a project or phase of development. For purposes of this subsection, “substantial compliance” will be defined as noted in subsection (D)(1)(a) of this section.
3. An applicant that submits a concept master site development plan which meets the requirements of subsection (D)(2) of this section may at the same time submit a master site development plan for one or more of the initial phases contained in the concept master site development plan, which are described in sufficient detail to receive complete design review approval in advance, under the provisions of subsection (D)(1) of this section. The concept master site development plan and master site development plan will be filed as separate applications but reviewed concurrently.
4. The approval(s) granted in this section shall be in effect as follows:
 - a. Once a master site development plan has been approved, completion of each phase shall extend the expiration of the original site design review approval by 12 months from the date of its expiration. Prior to the expiration of each phase, the applicant may apply for an extension to the phase which is about to expire through subsection (C) of this section. The extension of a phase under subsection (C) of this section shall also extend to any subsequent phases. The total number of extensions shall not extend the original site design review approval by more than five years from its original approval date.

- b. Institutions submitting a concept master site development plan shall be held to the same requirement provided in subsection (D)(2)(a) of this section, unless the plan specifically includes an expiration date. In no case shall a concept master site development plan cover a period exceeding 10 years.

RESPONSE: The proposed improvements will not be constructed in different phases, therefore, this Code section does not apply.

15.220.030 Site design review requirements.

- B. Type II. The following information is required to be submitted with all Type II applications for site design review:

- 1. Site Development Plan. A site development plan shall be to scale and shall indicate the following as appropriate to the nature of the use:

- a. Access to site from adjacent right-of-way, streets and arterials;

RESPONSE: Both vehicular and pedestrian access to the site are from N College St, as illustrated on Sheet 2 Existing Conditions and Demolition Plan (Section C).

- b. Parking and circulation areas;

RESPONSE: Parking and circulation areas are illustrated on Sheet 2 Existing Conditions and Demolition Plan (Section C), as well as Appendix 7 Parking Lot Context Map.

- c. Location and design of buildings and signs;

RESPONSE: Existing buildings on site include a restroom building, picnic shelter, and open-air basketball pavilion as shown on Sheet 2 Existing Conditions and Demolition Plan (Section C). No new buildings are proposed as part of this application. Court rules signs will be added at each gated entry to the courts, and are shown on Sheet 3 Site Plan (Section C).

- d. Orientation of windows and doors;

RESPONSE: No windows or doors are proposed as part of this application, therefore, this Code section does not apply.

- e. Entrances and exits;

RESPONSE: This application does not propose any new entrances and exits to the site. New gated entrances and exits through the proposed 10' tall chain link fence onto the courts are located on Sheet 3 Site Plan (Section C).

- f. Private and shared outdoor recreation spaces;

RESPONSE: There are no private or shared outdoor recreation spaces included in this application. The proposed courts will be open to the public.

- g. Pedestrian circulation;

RESPONSE: Existing pedestrian circulation is shown on Sheet 2 Existing Conditions and Demolition Plan (Section C), while proposed pedestrian circulation is shown on Sheet 3 Site Plan (Section C).

- h. Outdoor play areas;

RESPONSE: *Jaquith Park includes an existing playground, which is north of the proposed courts, as shown on Sheet 2 Existing Conditions and Demolition Plan (Section C).*

- i. Service areas for uses such as mail delivery, trash disposal, above-ground utilities, loading and delivery;

RESPONSE: *Existing service for trash disposal is located near the restroom facility as shown on Sheet 2 Existing Conditions and Demolition Plan (Section C). Existing utilities are also shown on Sheet 2 Existing Conditions and Demolition Plan (Section C).*

- j. Areas to be landscaped;

RESPONSE: *Areas to be landscaped are shown on Sheet 8 Landscape Plan (Section C).*

- k. Exterior lighting;

RESPONSE: *Exterior lighting is not included as part of this application, therefore, this Code section does not apply.*

- l. Special provisions for handicapped persons;

RESPONSE: *Existing ADA parking stalls are provided within the parking lots, as illustrated on Sheet 2 Existing Conditions and Demolition Plan (Section C) and Appendix 7 Parking Lot Context Map. All of the existing paths connecting to these parking stalls and to the public right of way in N College Street are wheelchair accessible. New paths connecting to the proposed courts will also be wheelchair accessible.*

- m. Other site elements and spaces which will assist in the evaluation of site development;

RESPONSE: *Existing site elements are shown on Sheet 2 Existing Conditions and Demolition Plan (Section C), while proposed site elements are shown on Sheet 3 Site Plan (Section C). All existing and proposed site elements are consistent with a community park of this size.*

- n. Proposed grading, slopes, and proposed drainage;

RESPONSE: *Detailed proposed grading, slopes, and proposed drainage are illustrated on Sheet 4 Grading & Erosion Control Plan (Section C), and are consistent with the City of Newberg Public Works Design and Construction Standards Storm Drainage standards.*

- o. Location and access to utilities including hydrant locations; and

RESPONSE: *All existing utilities within the project limits are illustrated on Sheet 2 Existing Conditions and Demolition Plan (Section C).*

- p. Streets, driveways, and sidewalks.

RESPONSE: Streets, driveways, and sidewalks on the project site and within the public right of way on N College Street are shown on Sheet 2 Existing Conditions and Demolition Plan (Section C).

2. Site Analysis Diagram. A site analysis diagram shall be to scale and shall indicate the following characteristics on the site and within 100 feet of the site:

- a. Relationship of adjacent lands;

RESPONSE: Relationship of the subject parcel to adjacent lands is shown in Sheet 2 Existing Conditions & Demolition Plan (Section C).

- b. Location of species of trees greater than four inches in diameter at four feet above ground level;

RESPONSE: The locations of trees greater than four inches were surveyed for the specific project area and are provided in Sheet 2 Existing Conditions & Demolition Plan (Section C).

- c. Existing and proposed topography;

RESPONSE: Existing and proposed topography are provided in Sheet 2 Existing Conditions & Demolition Plan and Sheet 4 Grading & Erosion Control Plan (Section C).

- d. Natural drainage and proposed drainage and grading;

RESPONSE: The natural drainage and proposed drainage and grading are provided in Sheet 2 Existing Conditions & Demolition Plan and Sheet 4 Grading & Erosion Control Plan (Section C).

- e. Natural features and structures having a visual or other significant relationship with the site.

RESPONSE: Natural features and structures impacting the project site are provided on the Plan Sheets (Section C).

3. Architectural Drawings. Architectural drawings shall be prepared which identify floor plans and elevations.

RESPONSE: The proposed improvements do not include buildings, therefore, this Code section does not apply.

4. Landscape Plan. The landscape plan shall indicate:

- a. The size, species and approximate locations of plant materials to be retained or placed on the site together with a statement which indicates the mature size and canopy shape of all plant materials;

RESPONSE: Planting design is provided on Sheet 8 Landscape Plan (Section C), which includes a detailed plant schedule indicating the size, species, and locations of plant material.

- b. Proposed site contouring; and

RESPONSE: Proposed site contouring is shown on Sheet 4 Grading & Erosion Control Plan (Section C).

- c. A calculation of the percentage of the site to be landscaped.

RESPONSE: The percentage of the site to be landscaped is 55.8%, as indicated on Sheet 8 Landscape Plan (Section C).

5. Special Needs for Handicapped. Where appropriate, the design review plan shall indicate compliance with handicapped accessibility requirements including, but not limited to, the location of handicapped parking spaces, the location of accessible routes from the entrance to the public way, and ramps for wheelchairs.

RESPONSE: The new pickleball courts will provide fully accessible routes throughout, as shown on Sheet 3 Site Plan and Sheet 4 Grading Plan (Section C). Furthermore, accessible routes from the existing ADA parking stalls to the new courts are illustrated in Appendix 7, Parking Lot Context Map.

6. Existing Features and Natural Landscape. The plans shall indicate existing landscaping and existing grades. Existing trees or other features intended to be preserved or removed shall be indicated on the plans.

RESPONSE: Existing landscaping, features, and grades are shown on Sheet 2 Existing Conditions and Demolition Plan (Section C).

7. Drives, Parking and Circulation. Proposed vehicular and pedestrian circulation, parking spaces, parking aisles, and the location and number of access points shall be indicated on the plans. Dimensions shall be provided on the plans for parking aisles, back-up areas, and other items as appropriate.

RESPONSE: The existing parking lots at the park and pedestrian circulation are shown on Sheet 2 Existing Conditions and Demolition Plan (Section C) and Appendix 7 Parking Lot Context Map. The parking lots are designed for adequate circulation and access. No new parking is proposed as part of this application.

8. Drainage. The direction and location of on- and off-site drainage shall be indicated on the plans. This shall include, but not be limited to, site drainage, parking lot drainage, size and location of storm drain lines, and any retention or detention facilities necessary for the project.

RESPONSE: Existing drainage patterns are shown on Sheet 2 Existing Conditions and Demolition Plan (Section C) while proposed drainage is illustrated on Sheet 4 Grading & Erosion Control Plan (Section C). The Grading & Erosion Control Plan includes size and location of storm drain lines and a stormwater detention pond.

9. Buffering and Screening. Buffering and screening of areas, structures and facilities for storage, machinery and equipment, services (mail, refuse, utility wires, and the like), loading and parking and similar accessory areas and structures shall be shown on the plans.

RESPONSE: No buffering or screening is proposed for the new courts.

10. Signs and Graphics. The location, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features shall be shown on the plans.

RESPONSE: The only signs to be included as part of this project will be the Court Rules signs that will be posted at each gate entrance to the courts, as shown on Sheet 3 Site Plan (Section C).

11. Exterior Lighting. Exterior lighting within the design review plan shall be indicated on the plans. The direction of the lighting, size and type of fixtures, and an indication of the amount of lighting shall be shown on the plans.

RESPONSE: No exterior lighting is included as part of this project.

12. Trash and Refuse Storage. All trash or refuse storage areas, along with appropriate screening, shall be indicated on the plans. Refuse storage areas must be constructed of brick, concrete block or other similar products as approved by the director.

RESPONSE: No trash or refuse storage areas are included as part of this project.

13. Roadways and Utilities. The proposed plans shall indicate any public improvements that will be constructed as part of the project, including, but not limited to, roadway and utility improvements.

RESPONSE: No improvements to public infrastructure are proposed as part of this project.

14. Traffic Study. A traffic study shall be submitted for any project that generates in excess of 40 trips per p.m. peak hour. This requirement may be waived by the director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the director for projects below 40 trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service. The traffic study shall be conducted according to the City of Newberg design standards.

RESPONSE: The proposed project will not generate in excess of 40 trips per p.m. peak hour. The existing park currently contains a multi-purpose court composed of 4 tennis courts overlaid by 12 pickleball courts. The same number of users will occupy a tennis court during play as will occupy a pickleball court. Therefore, the most courts that can currently be in use at any given time is the 12 pickleball courts.

The proposed project will add 6 standalone pickleball courts, while re-paving the existing courts and striping them with 2 standalone tennis courts and a multi-purpose court composed of 2 tennis courts and 6 pickleball courts. Therefore, the most courts that will be used at any given time will be 12 pickleball courts and 2 tennis courts. This increases the overall usable courts from the existing park by 2 tennis courts.

The Institute of Transportation Engineers (ITE) Trip Generation Handbook, Trip Generation Rates – 11th Edition, shows that tennis courts will generate 4.21 trips

per court during the average p.m. peak hour. The increase of 2 tennis courts will therefore generate 8.42 p.m. peak hour trips more than the existing park. This rate is far below the 40 trips per p.m. peak hour, so a traffic study is not provided with this application. The number of trips per tennis court is shown in Appendix 8, Trip Generation Manual 11th Edition Table.

15.220.050 Criteria for design review.

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

1. Design Compatibility. The proposed design review request incorporates an architectural design which is compatible with and/or superior to existing or proposed uses and structures in the surrounding area. This shall include, but not be limited to, building architecture, materials, colors, roof design, landscape design, and signage.

RESPONSE: The proposed pickleball courts and perimeter fence will be compatible with the material, color, and overall appearance of the existing tennis courts next to them, and are consistent with the aesthetic of the overall park.

2. Parking and On-Site Circulation. Parking areas shall meet the requirements of NMC 15.440.010. Parking studies may be required to determine if adequate parking and circulation are provided for uses not specifically identified in NMC 15.440.010. Provisions shall be made to provide efficient and adequate on-site circulation without using the public streets as part of the parking lot circulation pattern. Parking areas shall be designed so that vehicles can efficiently enter and exit the public streets with a minimum impact on the functioning of the public street.

RESPONSE: The existing park includes two paved parking lots which provide a total of 248 parking spaces, which includes 6 ADA parking stalls and 242 standard parking stalls. The east parking lot is closest to the courts, and includes 2 ADA parking stalls and 44 standard parking stalls. while the west parking lot includes 4 ADA parking stalls and 198 standard parking stalls. These existing parking lots are designed to current requirements and allow vehicles to efficiently enter and exit the public streets. The locations of the parking lots are illustrated in Appendix 7, Parking Lot Context Map. The east parking lot is shown in greater detail on Sheet 2 Existing Conditions and Demolition Plan (Section C).

As discussed previously in this narrative, the proposed improvements will increase the overall sport court count by 2 tennis courts, which will generate up to 8.42 p.m. peak hour trips more than the existing park. Since the existing paved parking lot adequately serves the needs of the existing park, and the proposed improvements will not overly increase parking needs, no new parking is proposed as part of this application.

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

requirements.

RESPONSE: *No buildings are proposed as part of this project. The only proposed structure is the 10' tall chain link perimeter fence around the courts, which is within the building height limitations of NMC 15.415.020. Public access to the courts is provided via frontage of the lot onto N College St, meeting the requirement of NMV 15.415.040. The area of the subject lot is 5.34 acres, meeting the lot area requirements of NMC 15.405.10. The average lot depth is 892' and the average lot width is 352', while the lot frontage onto N College St is 131', which meets the requirement of NMC 15.405.030. The existing parking lot is roughly 27,000 square feet, which is 12% of the lot area, meeting the requirement of NMC 15.405.040. The proposed 10' tall chain link perimeter fence is no closer than 25 feet to any property line, meeting the setback requirements of NMC 15.410.010 through 15.410.040. The proposed improvements are not adjacent to a planned right of way or the existing N College St right of way, therefore, NMC 15.410.050 through NMC 15.410.060 do not apply. No exceptions or intrusions into required yard setbacks are requested as part of this application, therefore, NMC 15.410.070 does not apply.*

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

RESPONSE: *Sheet 8 Landscape Plan (Section C) provides a complete plant schedule with size and species of plant material, along with plant locations, which meets the requirements of section 15.420.010. Landscape area for the lot will be 129,708 square feet, which is approximately 55.8% of the lot, exceeding the required 15% of the lot area requirement. An existing automatic underground irrigation system will be modified to account for the reduction of grass, and sprinkler heads re-located to prevent overspray onto the new court.*

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

RESPONSE: *Court rules signs will be posted at each of the gated entrances onto the court playing surface. The applicant acknowledges that the signs must comply with NMC 15.435.010.*

6. Manufactured Dwelling, Mobile Home and RV Parks. Manufactured dwelling and mobile home parks shall also comply with the standards listed in NMC 15.445.075 through 15.445.100 in addition to the other clear and objective criteria listed in this section. RV parks also shall comply with NMC 15.445.170 in addition to the other criteria listed in this section.

RESPONSE: *The proposed improvements do not include a manufactured dwelling, mobile home, or RV park, therefore, this Code section does not apply.*

7. Zoning District Compliance. The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.305.010 through 15.336.020. Through this site review process, the director may make a determination that a use is determined to be similar to those listed in the applicable zoning district, if it is not already specifically listed. In this case, the director shall make a finding that the use shall not have any different

or more detrimental effects upon the adjoining neighborhood area than those specifically listed.

RESPONSE: This application is for an improvement to the existing Jaquith Park. Per the NMC 15.305.020 Zoning Use Table – Use Districts, Parks are a permitted use in the R-1 Zone.

8. Subdistrict Compliance. Properties located within subdistricts shall comply with the provisions of those subdistricts located in NMC 15.340.010 through 15.348.060.

RESPONSE: The subject property is not located within a subdistrict, therefore, this Code section does not apply.

9. Alternative Circulation, Roadway Frontage Improvements and Utility Improvements. Where applicable, new developments shall provide for access for vehicles and pedestrians to adjacent properties which are currently developed or will be developed in the future. This may be accomplished through the provision of local public streets or private access and utility easements. At the time of development of a parcel, provisions shall be made to develop the adjacent street frontage in accordance with city street standards and the standards contained in the transportation plan. At the discretion of the city, these improvements may be deferred through use of a deferred improvement agreement or other form of security.

RESPONSE: The subject property does not include any street frontage or utility improvements necessary to provide for access for vehicles and pedestrians to adjacent properties which are currently developed or will be developed in the future, and the portion of the property that fronts onto North College Street is improved to city street standards, therefore, this Code section does not apply.

10. Traffic Study Improvements. If a traffic study is required, improvements identified in the traffic study shall be implemented as required by the director.

RESPONSE: The proposed improvements do not require a traffic study as determined in the narrative response to NMC 15.220.030.B.14 above.

Division 15.300 Zoning Districts

15.302 Districts and Their Amendment

15.302.010 Establishment and designation of use districts and subdistricts.

In order to classify, regulate, restrict and segregate the uses of lands and buildings, to regulate and restrict the height and size of buildings, to regulate the area of yards and other open spaces about buildings, and to regulate the density of population, the following classes of use districts and subdistricts are established:

A. Use Districts.

1. R-1 low density residential district.

15.302.032 Purposes of each zoning district.

A. R-1 Low Density Residential District.

1. The purpose of this land use designation is to provide a stable and healthful residential environment together with the full range of urban services. The R-1 zone is intended for low density urban residential uses at an average overall density of 4.4 units per gross buildable acre, and/or middle housing densities consistent with applicable minimum lot sizes, in the district.
2. Typical housing types will include single-family dwellings, duplex dwellings, triplex dwellings, quadplex dwellings, townhouse dwellings, cottage cluster projects, limited multifamily dwellings and planned unit developments. The district also is intended to allow low intensity institutional uses that operate consistent with peaceful enjoyment of residential neighborhoods. The R-1 district is intended to be consistent with the low density residential (LDR) designation of the comprehensive plan.

RESPONSE: The subject property is located within the R-1 low density residential district. The proposed park improvements in this application will serve the peaceful enjoyment of the surrounding residential neighborhoods.

15.303 Use Categories

15.303.342 Park category.

- A. Characteristics. Park uses provide areas for outdoor recreation, whether passive or active. Parks may be privately or publicly operated, but no admission fee is charged.
- B. Accessory Uses. Accessory uses may include pavilions, club houses, maintenance facilities, concessions, caretaker's quarters, and parking.
- C. Examples. Playgrounds, community sports fields, public squares, picnic pavilions.
- D. Exclusions. Commercial recreational uses are a separate category. Open spaces without access or with only trails or observation areas are classified as open space. Recreational facilities accessory to a school, church, or public community center use, regardless of whether admission is charged, are part of the primary use. Golf courses are a separate use.

RESPONSE: The proposed pickleball courts will expand the park's active public recreational opportunities. This use is consistent with the Park category, as defined by this Code section.

15.305 Zoning Use Table

15.305.020 Zoning use table – Use districts.

Newberg Development Code – Zoning Use Table

#	Use	R-1	Notes and Special Use Standards
340	Parks and Open Spaces		
342	Park	P	
Key: P: Permitted use S: Special use – Use requires a special use permit C: Conditional use – Requires a conditional use permit			

X: Prohibited use (#): See notes for limitations Notes: (17) Limited to facilities owned or operated by a public agency.

RESPONSE: Park are a permitted use in the R-1 district.

Division 15.400 Development Standards

15.410 Yard Setback Requirements

15.410.020 Front yard setback.

- A. Residential (see Appendix A, Figure 10).
 - 1. AR, R-1 and R-2 districts shall have a front yard of not less than 15 feet, except that multifamily dwellings with parking to the side or rear shall have a front yard of not less than 10 feet. Said yard shall be landscaped and maintained.

RESPONSE: The Land Use Plan Set (Section C) shows that there are no proposed improvements located within 15 feet of the front yard, which meets the requirements of the R-1 district.

15.410.030 Interior yard setback.

- A. Residential.
 - 1. All lots or development sites in the AR, R-1, R-2, and R-3 district shall have interior yards of not less than 5 feet, except that where a utility easement is recorded adjacent to a side lot line, there shall be a side yard no less than the width of the easement.

RESPONSE: The Land Use Plan Set (Section C) shows that there are no proposed improvements located within 5 feet of the interior side yard, which meets the requirements of the R-1 district.

15.410.060 Vision clearance setback.

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

- A. At the intersection of two streets, including private streets, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 50 feet in length.
- B. At the intersection of a private drive and a street, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 25 feet in length.
- C. Vision clearance triangles shall be kept free of all visual obstructions from two and one-half feet to nine feet above the curb line. Where curbs are absent, the edge of the asphalt or future curb location shall be used as a guide, whichever provides the greatest amount of vision clearance.
- D. There is no vision clearance requirement within the commercial zoning district(s) located within the riverfront (RF) overlay subdistrict.

RESPONSE: The subject property's primary access is from the parking lot that fronts onto North College Street, which does not front onto an intersection of two streets or an intersection of a street and private road. Therefore, there are no vision clearance triangle requirements for this project.

15.410.070 Yard exceptions and permitted intrusions into required yard setbacks.

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

- A. Depressed Areas. In any district, open work fences, hedges, guard railings or other landscaping or architectural devices for safety protection around depressed ramps, stairs or retaining walls may be located in required yards; provided, that such devices are not more than three and one-half feet in height.
- B. Accessory Buildings. In front yards on through lots, where a through lot has a depth of not more than 140 feet, accessory buildings may be located in one of the required front yards; provided, that every portion of such accessory building is not less than 10 feet from the nearest street line.
- C. Projecting Building Features. The following building features may project into the required front yard no more than five feet and into the required interior yards no more than two feet; provided, that such projections are no closer than three feet to any interior lot line:
 - 1. Eaves, cornices, belt courses, sills, awnings, buttresses or other similar features.
 - 2. Chimneys and fireplaces, provided they do not exceed eight feet in width.
 - 3. Porches, platforms or landings which do not extend above the level of the first floor of the building.
 - 4. Mechanical structures (heat pumps, air conditioners, emergency generators and pumps).
- D. Fences and Walls.
 - 1. In the residential district, a fence or wall shall be permitted to be placed at the property line or within a yard setback as follows:
 - a. Not to exceed six feet in height. Located or maintained within the required interior yards. For purposes of fencing only, lots that are corner lots or through lots may select one of the street frontages as a front yard and all other yards shall be considered as interior yards, allowing the placement of a six-foot fence on the property line. In no case may a fence extend into the clear vision zone as defined in NMC 15.410.060.
 - b. Not to exceed four feet in height. Located or maintained within all other front yards.
 - 2. In any commercial, industrial, or mixed employment district, a fence or wall shall be permitted to be placed at the property line or within a yard setback as follows:
 - a. Not to exceed eight feet in height. Located or maintained in any interior yard except where the requirements of vision clearance apply. For purposes of fencing only, lots that are corner lots or through lots may select one of the

street frontages as a front yard and all other yards shall be considered as interior yards, allowing the placement of an eight-foot fence on the property line.

- b. Not to exceed four feet in height. Located or maintained within all other front yards.
 3. If chain link (wire-woven) fences are used, they are manufactured of corrosion-proof materials of at least 11-1/2 gauge.
 4. The requirements of vision clearance shall apply to the placement of fences.
- E. Parking and Service Drives (Also Refer to NMC 15.440.010 through 15.440.080).
 1. In any district, service drives or accessways providing ingress and egress shall be permitted, together with any appropriate traffic control devices in any required yard.
 2. In any residential district, public or private parking areas and parking spaces shall not be permitted in any required yard except as provided herein:
 - a. Required parking spaces shall be permitted on service drives in the required front yard in conjunction with any single-family detached dwelling, duplex dwelling, triplex dwelling, quadplex dwelling, or townhouse dwelling on a single lot.
 - b. Recreational vehicles, boat trailers, camperettes and all other vehicles not in daily use are restricted to parking in the front yard setback for not more than 48 hours; and recreational vehicles, boat trailers, camperettes and all other vehicles not in daily use are permitted to be located in the required interior yards.
 - c. Public or private parking areas, parking spaces or any building or portion of any building intended for parking which have been identified as a use permitted in any residential district shall be permitted in any interior yard that abuts an alley, provided said parking areas, structures or spaces shall comply with NMC 15.440.070, Parking tables and diagrams (Diagrams 1 through 3).
 - d. Public or private parking areas, service drives or parking spaces which have been identified as a use permitted in any residential district shall be permitted in interior yards; provided, that said parking areas, service drives or parking spaces shall comply with other requirements of this code.
 3. In any commercial or industrial district, except C-1, C-4, M-1, and M-E, public or private parking areas or parking spaces shall be permitted in any required yard (see NMC 15.410.030). Parking requirements in the C-4 district and the M-E district within the riverfront overlay subdistrict are described in NMC 15.352.040(H).
 4. In the I district, public or private parking areas or parking spaces may be no closer to a front property line than 20 feet, and no closer to an interior property line than five feet.
- F. Public Telephone Booths and Public Transit Shelters. Public telephone booths and public transit shelters shall be permitted; provided, that vision clearance is maintained for vehicle requirements for vision clearance.

- G. Hangars within the AR airport residential district may be constructed with no yard setbacks to property lines adjacent to other properties within the airport residential or airport industrial districts.

RESPONSE: The subject property does not currently include any of these yard exceptions and intrusions into required yard setbacks, therefore, this Code section does not apply.

15.415 Building and Site Design Standards

15.415.010 Main buildings and uses as accessory buildings.

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

15.415.020 Building height limitations.

- A. Residential.
 - 1. In the R-1 district, no main building shall exceed 30 feet in height, except that townhouse dwellings shall not exceed 35 feet in height.
 - 2. In the R-2, AR, and RP districts, no main building shall exceed 35 feet in height.
 - 3. In the R-3 district, no main building shall exceed 45 feet in height, except, where an R-3 district abuts upon an R-1 district, the maximum permitted building height shall be limited to 30 feet for a distance of 50 feet from the abutting boundary of the aforementioned district.
 - 4. Accessory buildings in the R-1, R-2, R-3, AR, and RP districts are limited to 16 feet in height, except as follows:
 - a. Up to 800 square feet of an accessory building may have a height of up to 24 feet.
 - b. Aircraft hangars in the AR district may be the same height as the main building.
 - 5. No cottage cluster dwelling shall exceed 25 feet in height in any zone where the use is permitted.
 - 6. Single-family dwellings permitted in commercial or industrial districts shall not exceed 35 feet in height, or the maximum height permitted in the zone, whichever is less.
- B. Commercial, Industrial and Mixed Employment.
 - 1. In the C-1 district no main building or accessory building shall exceed 30 feet in height.
 - 2. In the AI, C-2, C-3, M-E, M-1, M-2, and M-3 districts there is no building height limitation, except, where said districts abut upon a residential district, the maximum permitted building height shall not exceed the maximum building height permitted in the abutting residential district for a distance of 50 feet from the abutting boundary.

3. In the C-4 district, building height limitation is described in NMC 15.352.040(J)(1).
 4. In the M-E district within the riverfront overlay subdistrict, building height limitation is described in NMC 15.352.060.
- C. The maximum height of buildings and uses permitted conditionally shall be stated in the conditional use permits.
- D. Institutional. The maximum height of any building or structure will be 75 feet except as follows:
1. Within 50 feet of an interior property line abutting a C-1, R-1, R-2 or R-P district, no main building may exceed 30 feet.
 2. Within 50 feet of an interior property line abutting an R-3 district, no main building may exceed 45 feet.
 3. Within 100 feet of a property line abutting a public street or railroad right-of-way, or within 100 feet of property lines abutting parcels with an R-1, R-2, R-3, R-P, C-1, C-2, C-3, M-1, M-2, or M-3 zoning designation, no main building may exceed 50 feet in height.
 4. To utilize the maximum permitted height standard, at least 80 percent of the building's ground coverage must be beyond the setback area designated in subsection (D)(3) of this section. The maximum encroachment may not exceed 25 feet.
- E. Alternative Building Height Standard. As an alternative to the building height standards above, any project may elect to use the following standard (see Figure 24 in Appendix A). To meet this standard:
1. Each point on the building must be no more than 20 feet higher than the ground level at all points on the property lines, plus one vertical foot for each horizontal foot of distance from that property line; and
 2. Each point on the building must be no more than 20 feet higher than the ground level at a point directly north on a property line, plus one vertical foot for each two horizontal feet of distance between those points. This second limit does not apply if the property directly to the north is a right-of-way, parking lot, protected natural resource, or similar unbuildable property.
- F. Buildings within the airport overlay subdistrict are subject to the height limits of that subdistrict.

RESPONSE: This application includes a 10' tall chain link fence around the pickleball court. The Land Use Plan Set (Section C) shows that the proposed fence is in compliance with the height restrictions defined in this Code section.

15.420 Landscaping and Outdoor Areas

15.420.010 Required minimum standards.

- B. Required Landscaped Area. The following landscape requirements are established for all developments except single-family detached dwellings, duplex dwellings, triplex dwellings, quadplex dwellings, townhouse dwellings and cottage cluster projects:

1. A minimum of 15 percent of the lot area shall be landscaped; provided, however, that computation of this minimum may include areas landscaped under subsection (B)(3) of this section. Development in the C-3 (central business district) zoning district and M-4 (large lot industrial) zoning district is exempt from the 15 percent landscape area requirement of this section. Additional landscaping requirements in the C-4 district are described in NMC 15.352.040(K). In the AI airport industrial district, only a five percent landscaping standard is required with the goal of “softening” the buildings and making the development “green” with plants, where possible. The existence of the runway, taxiway, and approach open areas already provide generally for the 15 percent requirement. Developments in the AI airport industrial district with a public street frontage shall have said minimum landscaping between the front property line and the front of the building.
2. All areas subject to the final design review plan and not otherwise improved shall be landscaped.

RESPONSE: The Land Use Plan Set (Section C) shows that 55.8% of the subject property will remain as landscape area, thus exceeding the requirements of this Code section.

3. The following landscape requirements shall apply to the parking and loading areas:
 - a. A parking or loading area providing 10 or more spaces shall be improved with defined landscaped areas totaling no less than 25 square feet per parking space.
 - b. A parking, loading area, or drive aisle which runs adjacent to a property line shall be separate from any lot line adjacent to a street by a landscaped strip at least 10 feet in interior width or the width of the required yard, whichever is greater, and any other lot line by a landscaped strip of at least five feet in interior width. See subsections (B)(3)(c) and (d) of this section for material to plant within landscape strips.
 - c. A landscaped strip separating a parking area, loading area, or drive aisle from a street shall contain street trees spaced as appropriate to the species, not to exceed 50 feet apart on average, and a combination of shrubs and ground cover, or lawn. This landscaping shall provide partial screening of these areas from the street.
 - d. A landscaped strip separating a parking area, loading area, or drive aisle from an interior lot line shall contain any combination of trees, shrubs, ground cover or lawn. Plant material shall be selected from at least two different plant material groups (example: trees and shrubs, or lawn and shrubs, or lawn and trees and shrubs).
 - e. Landscaping in a parking or loading area shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area.
 - f. Landscaping areas in a parking lot, service drive or loading area shall have an interior width of not less than five feet.
 - g. All multifamily, institutional, commercial, or industrial parking areas, service drives, or loading zones which abut a residential district shall be enclosed with a 75 percent opaque, site-obscuring fence, wall or evergreen hedge along and immediately adjacent to any interior property line which abuts the residential

district. Landscape plantings must be large enough to provide the required minimum screening requirement within 12 months after initial installation. Adequate provisions shall be maintained to protect walls, fences or plant materials from being damaged by vehicles using said parking areas.

- h. An island of landscaped area shall be located to separate blocks of parking spaces. At a minimum, one deciduous shade tree per seven parking spaces shall be planted to create a partial tree canopy over and around the parking area. No more than seven parking spaces may be grouped together without an island separation unless otherwise approved by the director based on the following alternative standards:
 - i. Provision of a continuous landscaped strip, with a five-foot minimum width, which runs perpendicular to the row of parking spaces (see Appendix A, Figure 13).
 - ii. Provision of tree planting landscape islands, each of which is at least 16 square feet in size, and spaced no more than 50 feet apart on average, within areas proposed for back-to-back parking (see Appendix A, Figure 14).

RESPONSE: This application does not include a parking or loading area, therefore, this Code section does not apply.

- 4. Trees, Shrubs and Ground Covers. The species of street trees required under this section shall conform to those authorized by the city council through resolution. The director shall have the responsibility for preparing and updating the street tree species list which shall be adopted in resolution form by the city council.
 - a. Arterial and minor arterial street trees shall have spacing of approximately 50 feet on center. These trees shall have a minimum two-inch caliper tree trunk or stalk at a measurement of two feet up from the base and shall be balled and burlapped or boxed.
 - b. Collector and local street trees shall be spaced approximately 35 to 40 feet on center. These trees shall have a minimum of a one and one-half or one and three-fourths inch tree trunk or stalk and shall be balled and burlapped or boxed.
 - c. Accent Trees. Accent trees are trees such as flowering cherry, flowering plum, crab-apple, Hawthorne and the like. These trees shall have a minimum one and one-half inch caliper tree trunk or stalk and shall be at least eight to 10 feet in height. These trees may be planted bare root or balled and burlapped. The spacing of these trees should be approximately 25 to 30 feet on center.
 - d. All broad-leafed evergreen shrubs and deciduous shrubs shall have a minimum height of 12 to 15 inches and shall be balled and burlapped or come from a two-gallon can. Gallon-can size shrubs will not be allowed except in ground covers. Larger sizes of shrubs may be required in special areas and locations as specified by the design review board. Spacing of these shrubs shall be typical for the variety, three to eight feet, and shall be identified on the landscape planting plan.

- e. Ground Cover Plant Material. Ground cover plant material such as greening juniper, cotoneaster, minor Bowles, English ivy, hypericum and the like shall be one of the following sizes in specified spacing for that size:

Gallon cans	3 feet on center
4" containers	2 feet on center
2-1/4" containers	18" on center
Rooted cuttings	12" on center

RESPONSE: Sheet 8 Landscape Plan (Section C) shows the proposed plant material planned for this project, which includes lawn and stormwater trees, shrubs, and grasses for the stormwater pond. The plant species, sizes, planting locations, and planting densities for the stormwater pond are in accordance with the City of Newberg Public Works Design and Construction Standards Storm Drainage standards, as well as Appendix A Planting Requirements found in the manual.

5. Automatic, underground irrigation systems shall be provided for all areas required to be planted by this section. The director shall retain the flexibility to allow a combination of irrigated and nonirrigated areas. Landscaping material used within nonirrigated areas must consist of drought- resistant varieties. Provision must be made for alternative irrigation during the first year after initial installation to provide sufficient moisture for plant establishment.

RESPONSE: An existing automatic, underground irrigation system is currently in operation at Jaquith Park. Chehalem Park & Recreation District maintenance staff will modify this existing system to make room for the proposed pickleball courts.

6. Required landscaping shall be continuously maintained.

RESPONSE: The Applicant acknowledges that any installed landscape shall be maintained pursuant to this Code section.

7. Maximum height of tree species shall be considered when planting under overhead utility lines.

RESPONSE: No trees will be planted under overhead utility lines as part of this project.

8. Landscaping requirements and standards for parking and loading areas (subsection (B)(3) of this section) will apply to development proposals unless the institution has addressed the requirements and standards by an approved site development master plan. With an approved site development master plan, the landscape requirements will be reviewed through an administrative Type I review process.

RESPONSE: This application does not include parking and loading areas.

9. In the M-4 zone, landscaping requirements and standards for parking and loading areas (subsection (B)(3) of this section) do not apply unless within 50 feet of a residential district.

RESPONSE: The subject lot is in the R-1 Zone, therefore, this Code section does not apply.

- C. Installation of Landscaping. All landscaping required by these provisions shall be installed prior to the issuance of occupancy permits, unless security equal to 110 percent of the cost of the landscaping as determined by the director is filed with the city, insuring such installation within six months of occupancy. A security – cash, certified check, time certificates of deposit, assignment of a savings account, bond or such other assurance of completion as shall meet with the approval of the city attorney – shall satisfy the security requirements. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the director, the security may be used by the city to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the city shall be returned to the applicant.

RESPONSE: All plantings associated with this project will be installed prior to final completion of the project.

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

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

- A. Pedestrian Space Landscaping. Pedestrian spaces shall include all sidewalks and medians used for pedestrian refuge. Spaces near sidewalks shall provide plant material for cooling and dust control, and street furniture for comfort and safety, such as benches, waste receptacles and pedestrian-scale lighting. These spaces should be designed for short-term as well as long-term use. Elements of pedestrian spaces shall not obstruct sightlines and shall adhere to any other required city safety measures. Medians used for pedestrian refuge shall be designed for short-term use only with plant material for cooling and dust control, and pedestrian-scale lighting. The design of these spaces shall facilitate safe pedestrian crossing with lighting and accent paving to delineate a safe crossing zone visually clear to motorists and pedestrians alike.
1. Street trees planted in pedestrian spaces shall be planted according to NMC 15.420.010(B)(4).
 2. Pedestrian spaces shall have low (two and one-half feet) shrubs and ground covers for safety purposes, enhancing visibility and discouraging criminal activity.
 - a. Plantings shall be 90 percent evergreen year-round, provide seasonal interest with fall color or blooms, and at maturity maintain growth within the planting area (refer to plant material matrix below).
 - b. Plant placement shall also adhere to clear sight line requirements as well as any other relevant city safety measures.
 3. Pedestrian-scale lighting shall be installed along sidewalks and in medians used for pedestrian refuge.

- a. Pole lights as well as bollard lighting may be specified; however, the amount and type of pedestrian activity during evening hours, e.g., transit stops, nighttime service districts, shall ultimately determine the type of fixture chosen.
 - b. Luminaire styles shall match the area/district theme of existing luminaires and shall not conflict with existing building or roadway lights causing glare.
 - c. Lighting heights and styles shall be chosen to prevent glare and to designate a clear and safe path and limit opportunities for vandalism (see Appendix A, Figure 17, Typical Pedestrian Space Layouts).
 - d. Lighting shall be placed near the curb to provide maximum illumination for spaces furthest from building illumination. Spacing shall correspond to that of the street trees to prevent tree foliage from blocking light.
4. Street furniture such as benches and waste receptacles shall be provided for spaces near sidewalks only.
 - a. Furniture should be sited in areas with the heaviest pedestrian activity, such as downtown, shopping districts, and shopping centers.
 - b. Benches should be arranged to facilitate conversation between individuals with L-shaped arrangements and should face the area focal point, such as shops, fountains, plazas, and should divert attention away from nearby traffic.
 5. Paving and curb cuts shall facilitate safe pedestrian crossing and meet all ADA requirements for accessibility.
- B. Planting Strip Landscaping. All planting strips shall be landscaped. Planting strips provide a physical and psychological buffer for pedestrians from traffic with plant material that reduces heat and dust, creating a more comfortable pedestrian environment. Planting strips shall have different arrangements and combinations of plant materials according to the frequency of on-street parking (see Appendix A, Figures 18 and 19).
1. Planting strips which do not have adjacent parking shall have a combination of ground covers, low (two and one-half feet) shrubs and trees. Planting strips adjacent to frequently used on-street parking, as defined by city staff, shall only have trees protected by tree grates, and planting strips adjacent to infrequently used on-street parking shall be planted with ground cover as well as trees (see Appendix A, Figures 18 and 19, Typical Planting Strip Layouts). District themes or corridor themes linking individual districts should be followed utilizing a unifying plant characteristic, e.g., bloom color, habit, or fall color. When specifying thematic plant material, monocultures should be avoided, particularly those species susceptible to disease.
 2. Street trees shall be provided in all planting strips as provided in NMC 15.420.010(B)(4).
 - a. Planting strips without adjacent parking or with infrequent adjacent parking shall have street trees in conjunction with ground covers and/or shrubs.
 - b. Planting strips with adjacent parking used frequently shall have only street trees protected by tree grates.
 3. Shrubs and ground covers shall be provided in planting strips without adjacent parking with low (two and one-half feet) planting masses to enhance visibility,

discourage criminal activity, and provide a physical as well as psychological buffer from passing traffic.

- a. Plantings shall be 90 percent evergreen year-round, provide seasonal interest with fall color or blooms and at maturity maintain growth within the planting area.
- b. Ground cover able to endure infrequent foot traffic shall be used in combination with street trees for planting strips with adjacent occasional parking (refer to plant material matrix below).
- c. All plant placement shall adhere to clear sight line requirements as well as any other relevant city safety measures.

RESPONSE: This application does not include any improvements in public rights-of-way, therefore, this Code section does not apply.

15.425 Exterior Lighting

15.425.010 Purpose.

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

15.425.020 Applicability and exemptions.

- A. Applicability. Outdoor lighting shall be required for safety and personal security in areas of assembly, parking, and traverse, as part of multifamily residential, commercial, industrial, public, recreational and institutional uses. The applicant for any Type I or Type II development permit shall submit, as part of the site plan, evidence that the proposed outdoor lighting plan will comply with this section. This information shall contain but not be limited to the following:
 1. The location, height, make, model, lamp type, wattage, and proposed cutoff angle of each outdoor lighting fixture.
 2. Additional information the director may determine is necessary, including but not limited to illuminance level profiles, hours of business operation, and percentage of site dedicated to parking and access.
 3. If any portion of the site is used after dark for outdoor parking, assembly or traverse, an illumination plan for these areas is required. The plan must address safety and personal security.
- B. Exemptions. The following uses shall be exempt from the provisions of this section:
 1. Public street and airport lighting.
 2. Circus, fair, carnival, or outdoor governmentally sponsored event or festival lighting.
 3. Construction or emergency lighting, provided such lighting is discontinued immediately upon completion of the construction work or abatement of the emergency necessitating said lighting.

4. Temporary Lighting. In addition to the lighting otherwise permitted in this code, a lot may contain temporary lighting during events as listed below:
 - a. Grand Opening Event. A grand opening is an event of up to 30 days in duration within 30 days of issuance of a certificate of occupancy for a new or remodeled structure, or within 30 days of change of business or ownership. No lot may have more than one grand opening event per calendar year. The applicant shall notify the city in writing of the beginning and ending dates prior to the grand opening event.
 - b. Other Events. A lot may have two other events per calendar year. The events may not be more than eight consecutive days in duration, nor less than 30 days apart.
5. Lighting activated by motion sensor devices.
6. Nonconforming lighting in place as of September 5, 2000. Replacement of nonconforming lighting is subject to the requirements of NMC 15.205.010 through 15.205.100.
7. Light Trespass onto Industrial Properties. The lighting trespass standards of NMC 15.425.040 do not apply where the light trespass would be onto an industrially zoned property. [Ord. 2720 § 1(18), 11-2-09; Ord. 2537, 11-6-00. Code 2001 § 151.586.]

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

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

15.425.040 Requirements.

A. General Requirements – All Zoning Districts.

1. Low-level light fixtures include exterior lights which are installed between ground level and six feet tall. Low-level light fixtures are considered nonintrusive and are unrestricted by this code.
2. Medium-level light fixtures include exterior lights which are installed between six feet and 15 feet above ground level. Medium-level light fixtures must either comply with the shielding requirements of subsection (B) of this section, or the applicant shall show that light trespass from a property has been designed not to exceed one-half foot-candle at the property line.
3. High-level light fixtures include exterior lights which are installed 15 feet or more above ground level. High-level light fixtures must comply with the shielding requirements of subsection (B) of this section, and light trespass from a property may not exceed one-half foot-candle at the property line.

B. Table of Shielding Requirements.

Fixture Lamp Type	Shielded
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Low/high pressure sodium, mercury vapor, metal halide and fluorescent over 50 watts	Fully
Incandescent over 160 watts	Fully
Incandescent 160 watts or less	None
Fossil fuel	None
Any light source of 50 watts or less	None
Other sources	As approved by NMC 15.425.030

RESPONSE: Exterior lighting is not included in this project, therefore, this Code section does not apply.

15.430 Underground Utility Installation

- A. All new utility lines, including but not limited to electric, communication, natural gas, and cable television transmission lines, shall be placed underground. This does not include surface-mounted transformers, connections boxes, meter cabinets, service cabinets, temporary facilities during construction, and high-capacity electric lines operating at 50,000 volts or above.
- B. Existing utility lines shall be placed underground when they are relocated, or when an addition or remodel requiring a Type II design review is proposed, or when a developed area is annexed to the city.
- C. The director may make exceptions to the requirement to underground utilities based on one or more of the following criteria:
 - 1. The cost of undergrounding the utility is extraordinarily expensive.
 - 2. There are physical factors that make undergrounding extraordinarily difficult.
 - 3. Existing utility facilities in the area are primarily overhead and are unlikely to be changed. [Ord. 2537, 11-6-00. Code 2001 § 151.589.]

RESPONSE: Utilities included in this project will all be installed underground, in accordance with this Code section, as shown on Sheet 5 Composite Utility Plan.

15.435 Signs

15.435.010 Purpose.

- A. The citizens of Newberg desire a clean, attractive, economically vibrant, and safe community. Well-planned and constructed signs can contribute to the community's success by directing and informing the public about commercial and other activities, and by creating attractive commercial and other neighborhoods. On the other hand, unregulated signage can create clutter, distractions, and hazards.
- B. These regulations are designed:
 - 1. To improve, maintain and preserve Newberg as a pleasing environment so as to improve the quality of life of all residents.

2. To enhance the attractiveness of Newberg as a place to conduct business.
3. To enable the identification of places of residence and business.
4. To allow freedom of expression.
5. To reduce distractions and obstructions from signs which would adversely affect safety.
6. To reduce the hazards from improperly placed or constructed signs. [Ord. 2782 § 1 (Exh. A), 9-8-15; Ord. 2499, 11-2-98. Code 2001 § 151.590.]

15.435.020 Applicability and exemptions.

- A. All signs placed or maintained anywhere within the city shall comply with the standards of this chapter, with the exception of the following:
 1. Public signs.
 2. Signs that are required to be placed by law and that are no more than 50 percent larger than the minimum size required by law or, if there is no minimum size specified, signs with lettering height no more than four inches.
 3. Signs painted on or attached to windows that do not cover more than 50 percent of the surface of that window.
 4. Signs located entirely within a building and not on a window.
 5. Signs not legible from the public right-of-way.
- B. If any of the signs listed above require permits under the current edition of the Oregon Structural Specialty Code, the sign shall be placed only following issuance of such permit.
- C. Nothing in this chapter shall be construed to allow placement of a sign on a property without the authority of the property owner. [Ord. 2782 § 1 (Exh. A § 1), 9-8-15; Ord. 2499, 11-2-98. Code 2001 § 151.591.]

15.435.030 Permit required.

- A. Except as follows, no person or entity shall place any sign within the city without first obtaining a permit from the director.
- B. The following do not require sign permits, but must otherwise comply with the standards of this chapter:
 1. Minor freestanding signs.
 2. Minor attached signs.
 3. Temporary signs.
 4. Portable signs (except as stated in NMC 15.435.105).
 5. Flag display (two allowed on each street frontage, except as authorized by NMC 15.435.100(C)).
 6. If any of the signs listed above require permits under the current edition of the Oregon Structural Specialty Code, the sign shall be placed only following the

issuance of such permit. [Ord. 2897 § 1 (Exh. A § 1), 6-21-22; Ord. 2782 § 1 (Exh. A), 9-8-15; Ord. 2499, 11-2-98. Code 2001 § 151.592.]

15.435.040 General requirements – All signs.

- A. All signs shall comply with the standards contained in the current edition of the Oregon Structural Specialty Code. If the standards of that code and this development code conflict, this development code shall prevail. All signs shall be kept in repair and in a proper state of preservation as required under the current edition of the Oregon Structural Specialty Code.
- B. No sign shall have bright or flashing lights shining on a public way that blind or impair the vision of drivers. No sign shall be constructed such that it may be confused with any traffic sign, signal or device.
- C. In the C-3 zone, animated signs are prohibited.
- D. All signs shall comply with the vision clearance standards of NMC 15.410.060.
- E. Signs located in the airport overlay subdistrict shall comply with the height and visual interference restrictions of that district. [Ord. 2782 § 1 (Exh. A), 9-8-15; Ord. 2731 § 3, 10-18-10; Ord. 2565, 4-1-02; Ord. 2561, 4-1-02; Ord. 2499, 11-2-98. Code 2001 § 151.593.]

Penalty: See NMC 15.05.120.

15.435.050 Major freestanding signs.

A. Number.

- 1. Residential, I, and CF Zones. One major freestanding sign is allowed on each street frontage, plus one sign for each full 600 feet of street frontage. Only one sign on each street frontage may be an animated sign.
- 2. Other Zones. Not more than one major freestanding sign shall be located on any one street frontage.

B. Size.

- 1. Residential Zones. No major freestanding sign shall be larger than 0.2 square feet per foot of street frontage, up to a maximum of 50 square feet. At least six square feet of signage will be allowed. Major freestanding signs are not allowed on lots containing only one single-family dwelling or duplex.
- 2. C-1 and I Zones. No major freestanding sign shall be larger than one-half square foot per foot of street frontage, up to a maximum of 100 square feet. At least 12 square feet of signage will be allowed.
- 3. Other Zones. No major freestanding sign shall be larger than one square foot per foot of street frontage, up to a maximum of 100 square feet. At least 40 square feet of signage will be allowed. For any lot at least 10 acres in size with at least 200 feet of frontage on a street, the one sign on that street may be up to 200 square feet total size.

C. Height and Setbacks. Freestanding signs regulated by this section are not subject to the setback requirements of NMC 15.410.010 through 15.410.070 or the

projecting building features requirements of said sections. Height and setbacks of freestanding signs shall conform to the following requirements:

1. C-3 Zone. No major freestanding signs shall be allowed greater than six feet in height.
2. Other Zones.
 - a. A sign up to three feet in height is not required to be set back from any property line.
 - b. A sign taller than three feet and up to six feet shall be set back at least five feet from any property line.
 - c. A sign taller than six feet and up to eight feet shall be set back at least 10 feet from any front property line and five feet from any interior property line.
 - d. A sign taller than eight feet and up to 15 feet shall be set back at least 15 feet from any front property line and five feet from any interior property line.
 - e. A sign taller than 15 feet and up to 20 feet shall be set back at least 20 feet from the front property line and five feet from any interior property line.
 - f. A sign on a lot that is at least 10 acres in size in a zone other than residential, C-1, or I and that has at least 200 feet of frontage on a street may be up to 30 feet high, provided it is set back at least 20 feet from the front property line and at least 10 feet from any interior property line. [Ord. 2731 § 3, 10-18-10; Ord. 2646, 6-5-06; Ord. 2565, 4-1-02; Ord. 2561, 4-1-02; Ord. 2499, 11-2-98. Code 2001 § 151.594.]

Penalty: See NMC 15.05.120.

15.435.060 Minor freestanding signs.

- A. Number. Not more than two minor freestanding signs shall be located in the front yard on any one street frontage, plus one for each full 100 feet of street frontage. This number limit shall not apply to minor freestanding signs located outside a required front yard and more than 10 feet from the public right-of-way.
- B. Size.
 1. Residential Zones. No minor freestanding sign shall exceed three square feet in area.
 2. Other Zones. No minor freestanding sign shall exceed six square feet in area.
- C. Height. No minor freestanding sign shall exceed three feet in height. [Ord. 2561, 4-1-02; Ord. 2499, 11-2-98. Code 2001 § 151.595.]

Penalty: See NMC 15.05.120.

RESPONSE: The proposed improvements will include court rules signs posted at each gate entrance as shown on Sheet 3 Site Plan (Section C). The signs will each be less than six (6) square feet, and thus meet the requirements of minor freestanding signs.

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

Article I. Off-Street Parking Requirements

15.440.010 Required off-street parking.

- A. Off-street parking shall be provided on the lot or development site for all R-1, C-1, M-1, M-2 and M-3 zones. In all other zones, the required parking shall be on the lot or development site or within 400 feet of the lot or development site which the parking is required to serve. All required parking must be under the same ownership as the lot or development site served except through special covenant agreements as approved by the city attorney, which bind the parking to the lot or development site.
 - 1. In cases where the applicant is proposing off-street parking, refer to subsection (F) of this section for the maximum number of parking spaces.
- B. Off-street parking is required pursuant to NMC 15.440.030 in the C-2 district.
 - 1. In cases where the applicant is proposing off-street parking, refer to subsection (F) of this section for the maximum number of parking spaces.
- C. Off-street parking is not required in the C-3 district, except for:
 - 1. Dwelling units meeting the requirements noted in NMC 15.305.020.
 - 2. New development which is either immediately adjacent to a residential district or separated by nothing but an alley.
 - 3. In cases where the applicant is proposing off-street parking, refer to subsection (F) of this section for the maximum number of parking spaces.
- D. Within the C-4 district, the minimum number of required off-street parking spaces shall be 50 percent of the number required by NMC 15.440.030, except that no reduction is permitted for residential uses. For maximum number of off-street parking spaces refer to subsection (F) of this section.
- E. All commercial, office, or industrial developments that have more than 20 off-street parking spaces and that have designated employee parking must provide at least one preferential carpool/vanpool parking space. The preferential carpool/vanpool parking space(s) must be located close to a building entrance.
- F. Maximum Number of Off-Street Automobile Parking Spaces. The maximum number of off-street automobile parking spaces allowed per site equals the minimum number of required spaces, pursuant to NMC 15.440.030, multiplied by a factor of:
 - 1. One and one-fifth spaces for uses fronting a street with adjacent on-street parking spaces; or
 - 2. One and one-half spaces for uses fronting no street with adjacent on-street parking; or
 - 3. A factor determined according to a parking analysis. [Ord. 2889 § 2 (Exh. B § 35), 12-6-21; Ord. 2862 § 1 (Exh. A § 2), 6-15-20; Ord. 2851 § 1 (Exh. A § 2), 1-21-20; Ord. 2810 § 2 (Exhs. B, C), 12-19-16; Ord. 2763 § 1 (Exh. A § 15), 9-16-13; Ord. 2564, 4-15-02; Ord. 2561, 4-1-02; Ord. 2451, 12-2-96. Code 2001 § 151.610.]

RESPONSE: The existing park includes two paved parking lots which provide 248 total parking spaces, including 6 ADA parking stalls and 242 standard parking stalls. Since the existing parking lots adequately serve the needs of the existing park, and the proposed improvements will not overly increase parking needs, no new parking is proposed as part of this application.

Article II. Bicycle Parking

15.440.090 Purpose.

Cycling is a healthy activity for travel and recreation. In addition, by maximizing bicycle travel, the community can reduce negative effects of automobile travel, such as congestion and pollution. To maximize bicycle travel, developments must provide effective support facilities. At a minimum, developments need to provide a secure place for employees, customers, and residents to park their bicycles.

15.440.100 Facility requirements.

Bicycle parking facilities shall be provided for the uses shown in the following table. Fractional space requirements shall be rounded up to the next whole number.

Use	Minimum Number of Bicycle Parking Spaces Required
Parks	Two bicycle parking spaces within 50 feet of each developed play-ground, ball field, or shelter

RESPONSE: The existing Jaquith Park does not currently include bicycle parking spaces. Tennis, pickleball, or any other type of hard-surface playing courts are not identified by this Code section for minimum bicycle parking facilities. Three (3) bicycle racks, which will provide six (6) bicycle parking spaces, are provided within 50 feet of the new pickleball courts as shown on Sheet 3 Site Plan (Section C). This will provide one (1) bicycle parking space per new pickleball court.

Article III. Private Walkways

15.440.120 Purpose.

Sidewalks and private walkways are part of the city's transportation system. Requiring their construction is part of the city's plan to encourage multimodal travel and to reduce reliance on the automobile. Considerable funds have and will be expended to install sidewalks along the streets in the city. Yet there is little point to this expense if it is not possible for people to walk from the sidewalk to the developments along each side. The following requirements are intended to provide safe and convenient paths for employees, customers, and residents to walk from public sidewalks to development entrances, and to walk between buildings on larger sites.

15.440.130 Where required.

Private walkways shall be constructed as part of any development requiring Type II design review, including mobile home parks. In addition, they may be required as part of conditional use permits or planned unit developments. In the airport industrial (AI) district and residential (AR) district, on-site walks are not required in aircraft operations areas, such as parking aprons, taxiways, and runways.

15.440.140 Private walkway design.

- A. All required private walkways shall meet the applicable building code and Americans with Disabilities Act requirements.

- B. Required private walkways shall be a minimum of four feet wide.
- C. Required private walkways shall be constructed of portland cement concrete or brick.
- D. Crosswalks crossing service drives shall, at a minimum, be painted on the asphalt or clearly marked with contrasting paving materials or humps/raised crossings. If painted striping is used, it should consist of thermoplastic striping or similar type of durable application.
- E. At a minimum, required private walkways shall connect each main pedestrian building entrance to each abutting public street and to each other.
- F. The review body may require on-site walks to connect to development on adjoining sites.
- G. The review body may modify these requirements where, in its opinion, the development provides adequate on-site pedestrian circulation, or where lot dimensions, existing building layout, or topography preclude compliance with these standards.

RESPONSE: The subject property includes an existing system of asphalt paved paths for park users to navigate throughout the park. These paths are generally between six and eight feet wide. The proposed courts and paths to them will be designed and constructed in accordance with the American with Disabilities Act requirements, with a longitudinal slope of less than 5% and a cross slope of less than 2%, as shown on Sheet 4 Grading & Erosion Control Plan (Section C).

Division 15.500 Public Improvement Standards

15.505 Public Improvements Standards

15.505.010 Purpose.

This chapter provides standards for public infrastructure and utilities installed with new development, consistent with the policies of the City of Newberg comprehensive plan and adopted city master plans. The standards are intended to minimize disturbance to natural features, promote energy conservation and efficiency, minimize and maintain development impacts on surrounding properties and neighborhoods, and ensure timely completion of adequate public facilities to serve new development.

15.505.020 Applicability.

The provision and utilization of public facilities and services within the City of Newberg shall apply to all land developments in accordance with this chapter. No development shall be approved unless the following improvements are provided for prior to occupancy or operation, unless future provision is assured in accordance with NMC 15.505.030(E).

- A. **Public Works Design and Construction Standards.** The design and construction of all improvements within existing and proposed rights-of-way and easements, all improvements to be maintained by the city, and all improvements for which city approval is required shall comply with the requirements of the most recently adopted Newberg public works design and construction standards.

RESPONSE: This application does not include any improvements within existing and proposed rights-of-way and easements, therefore, this Code section does not apply.

- B. Street Improvements. All projects subject to a Type II design review, partition, or subdivision approval must construct street improvements necessary to serve the development.

RESPONSE: This application does not include any street improvements necessary to serve the development, therefore, this Code section does not apply.

- C. Water. All developments, lots, and parcels within the City of Newberg shall be served by the municipal water system as specified in Chapter 13.15 NMC.

RESPONSE: This application does not include a new water service as part of the proposed improvements, but does include a water line extension from the existing system to service a new drinking fountain. The water line extension will follow the requirements as set forth in Chapter 13.15 NMC.

- D. Wastewater. All developments, lots, and parcels within the City of Newberg shall be served by the municipal wastewater system as specified in Chapter 13.10 NMC.

RESPONSE: This application does not include a wastewater service as part of the proposed improvements, therefore, this Code section does not apply.

- E. Stormwater. All developments, lots, and parcels within the City of Newberg shall manage stormwater runoff as specified in Chapters 13.20 and 13.25 NMC.

RESPONSE: A Preliminary Stormwater Memo (Appendix 5) is attached, which explains how stormwater runoff will be handled on site and the impacts that the project will have to stormwater runoff. A stormwater pond and outflow structure are also shown on Sheet 5 Composite Utility Plan (Section C), meeting the requirements of NMC 13.20 and 13.25, as well as the City of Newberg Public Works Design and Construction Standards.

- F. Utility Easements. Utility easements shall be provided as necessary and required by the review body to provide needed facilities for present or future development of the area.

RESPONSE: Although not expected for this project, the Applicant acknowledges that utility easements may be required by the review body.

- G. City Approval of Public Improvements Required. No building permit may be issued until all required public facility improvements are in place and approved by the director, or are otherwise bonded for in a manner approved by the review authority, in conformance with the provisions of this code and the Newberg Public Works Design and Construction Standards.

RESPONSE: The Applicant acknowledges that public improvements required for this project will meet requirements of this Code section and the Newberg Public Works Design and Construction Standards.

15.505.050 Stormwater system standards.

- A. Purpose. The purpose of this section is to provide for the drainage of surface water from all development; to minimize erosion; and to reduce degradation of water quality due to sediments and pollutants in stormwater runoff.

RESPONSE: The Applicant acknowledges the purpose of this Code section.

- B. Applicability. The provisions of this section apply to all developments subject to site development review or land division review and to the reconstruction or expansion of such developments that increases the flow or changes the point of discharge to the city stormwater system. Additionally, the provisions of this section shall apply to all drainage facilities that impact any public storm drain system, public right-of-way or public easement, including but not limited to off-street parking and loading areas.

RESPONSE: The Applicant acknowledges that this Code section applies.

- B. General Requirement. All stormwater runoff shall be conveyed to a public storm wastewater or natural drainage channel having adequate capacity to carry the flow without overflowing or otherwise causing damage to public and/or private property. The developer shall pay all costs associated with designing and constructing the facilities necessary to meet this requirement.

RESPONSE: All stormwater runoff from the new pickleball courts will be conveyed into an on-site vegetated stormwater pond for water quality treatment, prior to entering the existing stormwater infrastructure pipe on site, which drains into the ditch which then drains to the west, eventually entering a tributary of Chehalem Creek. This development project will increase the new impervious area by approximately 13,000 square feet. A Preliminary Stormwater Memo is included as Appendix 5.

- D. Plan for Stormwater and Erosion Control. No construction of any facilities in a development included in subsection (B) of this section shall be permitted until an engineer registered in the State of Oregon prepares a stormwater report and erosion control plan for the project. This plan shall contain at a minimum:
 - 1. The methods to be used to minimize the amount of runoff, sedimentation, and pollution created from the development both during and after construction.
 - 2. Plans for the construction of stormwater facilities and any other facilities that depict line sizes, profiles, construction specifications, and other such information as is necessary for the city to review the adequacy of the stormwater plans.
 - 3. Design calculations shall be submitted for all drainage facilities. These drainage calculations shall be included in the stormwater report and shall be stamped by a licensed professional engineer in the State of Oregon. Peak design discharges shall be computed based upon the design criteria outlined in the public works design and construction standards for the city.

RESPONSE: A Preliminary Stormwater Memo (Appendix 5) is provided, which addresses the stormwater approach for this project. Sheet 5 Composite Utility Plan and Sheet 7 Utility Details (Section C) also provide details of the proposed stormwater design. Once the project is approved for land use by the Community Development Department's Planning Division, the design consultant will begin the final design and engineering for the project. After final engineering is completed and prior to construction, a Final Stormwater Report will be developed and submitted to the City for review and approval.

- E. Development Standards. Development subject to this section shall be planned, designed, constructed, and maintained in compliance with the Newberg public works design and construction standards.

RESPONSE: The Land Use Plan Set (Section C) includes plans and details of how this project will meet the design and construction standards outlined by Newberg Public Works. Final engineering of the stormwater system will be provided following land use approval and prior to construction. The Preliminary Stormwater Memo (Appendix 5) is also included.

The following exhibit drawings are intended to meet the plan and graphic requirements for the ***Jaquith Park Pickleball Courts*** development proposal.

Exhibit drawings contained in this section include:

C - Exhibit Drawings Section

- 1 – Cover Sheet
- 2 – Existing Conditions & Demolition Plan
- 3 – Site Plan
- 4 – Grading & Erosion Control Plan
- 5 – Composite Utility Plan
- 6 – Site Details
- 7 – Utility Details
- 8 – Landscape Plan

The following appendices are intended to supplement the narrative responses and exhibit drawings to meet the applicable Development Code Standards and requirements for the ***Jaquith Park Pickleball Courts*** development proposal.

Exhibits, documents, and reports contained in this section include:

D - Appendices Section

Appendix 1	Assessor's Tax Map 3 2 18DB
Appendix 2	US Geologic Survey Soils Map
Appendix 3	List of property owners within 500 feet of the property
Appendix 4	Public Notice Sample
Appendix 5	Preliminary Stormwater Memo
Appendix 6	Land Use Notice Sign
Appendix 7	Parking Lot Context Map
Appendix 8	Trip Generation Manual 11 th Edition Table



ASSESSMENT & TAX
CARTOGRAPHY

N.W.1/4 S.E.1/4 SEC.18 T.3S. R.2W. W.M.
YAMHILL COUNTY OREGON
1" = 100'

CANCELLED TAXLOTS:
5301
5202
3000
2400
603
500

DATE PRINTED: 7/22/2014

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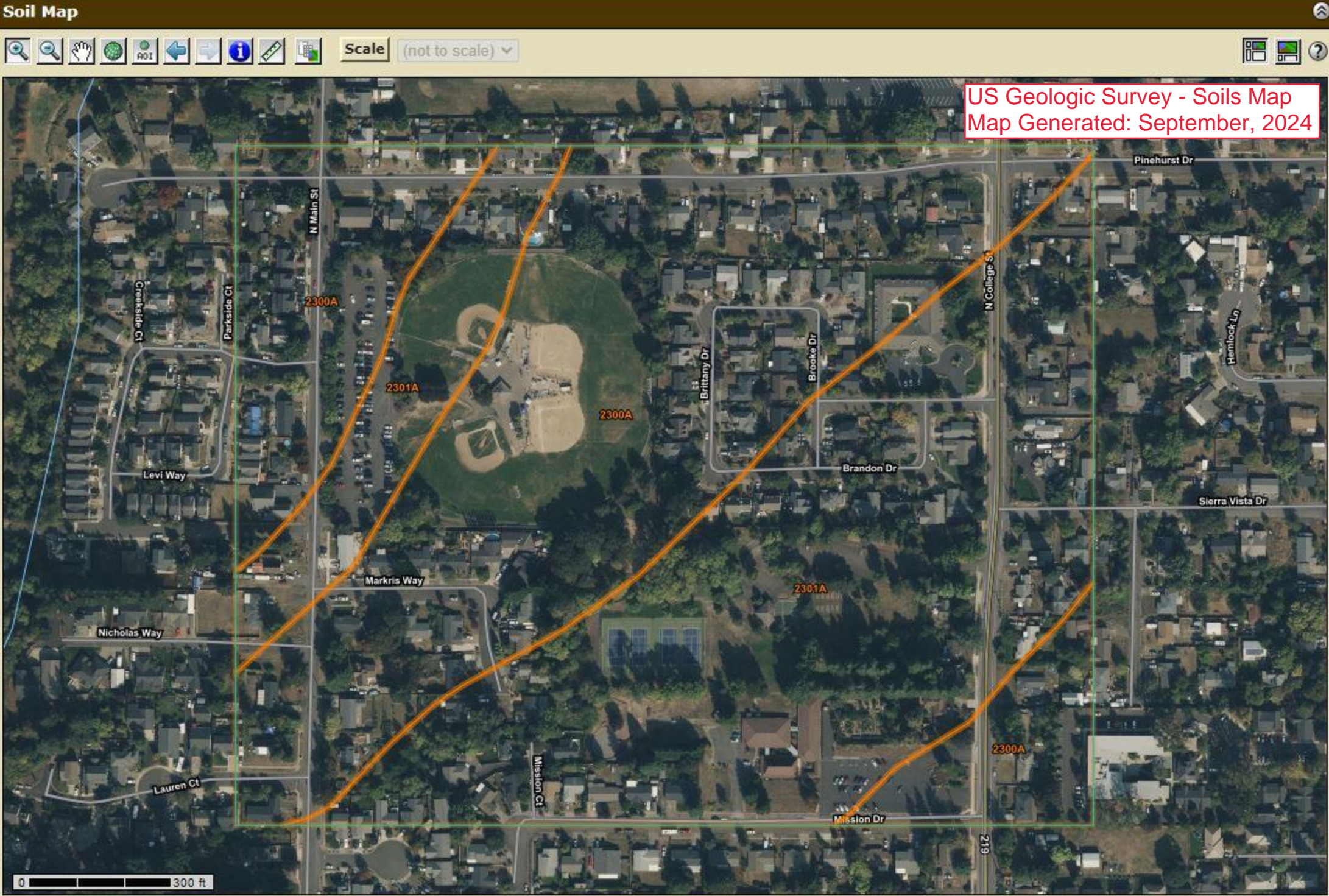
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Map Unit Legend

Yamhill County, Oregon (OR071)

Yamhill County, Oregon (OR071)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2300A	Aloha silt loam, 0 to 3 percent slopes	32.2	53.3%
2301A	Amity silt loam, 0 to 3 percent slopes	28.3	46.7%
Totals for Area of Interest		60.5	100.0%





List of property owners within
500 feet of the property.

Date of Production: 01/06/2025

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R3218AD 06200
Gabriel & Charlotte Louthan
412 N Division St UNIT 1
Pinehurst, ID 83850

R3218AD 06402
Lawrence Mock
1306 N College St
Newberg, OR 97132

R3218AD 06405
Shahin Pourkhesali & Marjan Ramezany
10182 SE HiLLCrest Rd
Happy Valley, OR 97086

R3218AD 06500
Silvia & Eric Hanson
601 E Sierra Vista Dr
Newberg, OR 97132

R3218AD 06502
Thomas Anthony
1304 N College St
Newberg, OR 97132

R3218AD 06600
Joel & Elizabeth McMurrin
809 E Sierra Vista Dr
Newberg, OR 97132

R3218AD 07401
Newberg Alf LLC
15900 SE 82nd Dr
Clackamas, OR 97015

R3218AD 07602
Randall Senz
413 E Nathan Dr
Newberg, OR 97132

R3218AD 07604
Joseph & Leanne Benuche
409 E Nathan Dr
Newberg, OR 97132

R3218AD 07606
Shawn & Lynn Magoon
405 E Nathan Dr
Newberg, OR 97132

R3218AD 07608
Taylor Whitehurst
1321 N Brittany Dr
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R3218AD 07610
Derris & Emily Davis
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R3218AD 07612
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R3218AD 07614
Daniel & Lydia Keuler
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R3218AD 07616
Joey Wiseman
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R3218AD 07618
Teri Vinson
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R3218AD 07620
James & Stefanie Nevins
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R3218AD 07622
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508 E Sarah Dr
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R3218AD 07624
Celia Moreno & April Corrizoza
1307 N Brooke Dr
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R3218AD 07626
Eric & Maria Bell
1309 N Brittany Dr
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R3218AD 07628
Tra Brownfield
424 S Lincoln St
Newberg, OR 97132

R3218AD 07630
Brady & Caitlin Lilienthal
1301 N Brooke Dr
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R3218AD 07632
Michael & Marcy Hainline
509 E Brandon Dr
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R3218AD 07634
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R3218AD 07636
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R3218AD 07638
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R3218AD 07640
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R3218AD 07642
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R3218AD NONTL
County Non-Taxlot
No Mail Address

R3218DA 00600
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R3218DA 00800
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R3218DA 01000
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R3218DA 01101
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R3218DA 01302
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R3218DA 01400
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R3218DA 01600
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R3218DA 01800
Thomas & Kristine Wood
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R3218DA 02000
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1020 N College St
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R3218DA 02200
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R3218AD 06700
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Michael & Alyssa Wegener
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R3218DA 01301
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R3218DA 01303
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R3218DA 01500
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R3218DB 00508
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R3218DB 00510
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R3218DB 00512
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R3218DB 00601
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R3218DB 00608
Jack & Angela May
2220 N Thorne St
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R3218DB 00610
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R3218DB 00612
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R3218DB 00614
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R3218DB 00201
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R3218DB 00505
John & Kathleen Blankenbiller
113 N Markris Way
Newberg, OR 97132

R3218DB 00507
Patricia & Joseph Meuchel
119 N Markris Way
Newberg, OR 97132

R3218DB 00509
Stephen Pokropowicz & Elinor Sexton
1204 N Marguerite Way
Newberg, OR 97132

R3218DB 00511
Eric & Amy Mattoon
1201 N Marguerite Way
Newberg, OR 97132

R3218DB 00513
Gina Luciano
108 N Markris Way
Newberg, OR 97132

R3218DB 00515
Daniel Lane & Breyanna Batiste
100 N Markris Way
Newberg, OR 97132

R3218DB 00602
Raymond & Laura Turchetti
1020 N Main St
Newberg, OR 97132

R3218DB 00605
Michael Wicksted
1121 N Marguerite Way
Newberg, OR 97132

R3218DB 00607
Don & Kathy Dorman
219 E Mission Dr
Newberg, OR 97132

R3218DB 00609
William & Brianna Watt
1110 N Mission Ct
Newberg, OR 97132

R3218DB 00611
Kim Kent
1109 N Mission Ct
Newberg, OR 97132

R3218DB 00613
Colleen Austin
3890 Blanchet Ave NE
Saint Paul, OR 97137

R3218DB 00615
Kenneth Criddle & Andrea Ortega
1019 E Rentfro Way
Newberg, OR 97132

R3218DB 00617
Dawn Wilson
210 E Mission Dr
Newberg, OR 97132

R3218DB 00701
Mylee & James Smith
105 E Clifford Ct
Newberg, OR 97132

R3218DB 00703
Daniel & Joan Schutter
115 E Clifford Ct
Newberg, OR 97132

R3218DB 00705
Mark & Julia Brehm
125 E Clifford Ct
Newberg, OR 97132

R3218DB 00706
Kenneth Waldo
129 E Clifford Ct
Newberg, OR 97132

R3218DB 00708
Tyler & Sonda Martin
126 E Clifford Ct
Newberg, OR 97132

R3218DB 00900
Paul & Miriam Bock
1111 N College St
Newberg, OR 97132

R3218DB 01100
George & Janet Hamel
307 E Mission Dr
Newberg, OR 97132

R3218DB 01300
Boyd & Kari Knight
Po Box 243
Dundee, OR 97115

R3218DB 01500
Patrick & Billie Lahr
310 E Mission Dr
Newberg, OR 97132

R3218DB 01700
Tim Mucciante
406 E Mission Dr
Newberg, OR 97132

R3218DB 01900
Kevin & Sheila Buhning
500 E Mission Dr
Newberg, OR 97132

R3218DB 02100
Zachary & Bethany Olson
508 E Mission Dr
Newberg, OR 97132

R3218DB 02200
Matthew & Julia Zaiger
1003 N College St
Newberg, OR 97132

R3218DB 02301
Lauren Dominguez
Po Box 957
Beaverton, OR 97075

R3218DB 02303
Phillip & Kimberly Anderson
405 E Rentfro Way
Newberg, OR 97132

R3218DB 02305
Richard & Kathy Taibbi
335 E Rentfro Way
Newberg, OR 97132

R3218DB 02307
William & Dorothy Vangessel
315 E Rentfro Way
Newberg, OR 97132

R3218DB 02309
Gabriel Taylor & Kendal Johnson
215 E Rentfro Way
Newberg, OR 97132

R3218DB 02311
Jose Colin & Susana Hernandez
999 E Rentfro Way
Newberg, OR 97132

R3218DB 02320
Robert & Rebecca Luben
500 E Rentfro Way
Newberg, OR 97132

R3218DB NONTL
County Non-Taxlot
No Mail Address

R3218DB 00707
Teresa Hamel
130 E Clifford Ct
Newberg, OR 97132

R3218DB 00800
Presbytery Of The Cascades
501 E Mission Dr
Newberg, OR 97132

R3218DB 01000
Craig & Judith Ehlers
303 E Mission Dr
Newberg, OR 97132

R3218DB 01200
Brenden & Shannon Anderson
309 E Mission Dr
Newberg, OR 97132

R3218DB 01400
Sally Kennedy
Po Box 39
Kapowsin, WA 98344

R3218DB 01600
Jonathan Dykema
400 E Mission Dr
Newberg, OR 97132

R3218DB 01800
Kathleen Willhite
410 E Mission Dr
Newberg, OR 97132

R3218DB 02000
Jennifer Yahn
504 E Mission Dr
Newberg, OR 97132

R3218DB 02101
Ava Chung
Po Box 983
Newberg, OR 97132

R3218DB 02201
Jessica Cain
505 E Rentfro Way
Newberg, OR 97132

R3218DB 02302
Erin Donovan
415 E Rentfro Way
Newberg, OR 97132

R3218DB 02304
Derek & Summer Ramsey
345 E Rentfro Way
Newberg, OR 97132

R3218DB 02306
Vean & Marie-Claude Boman
325 E Rentfro Way
Newberg, OR 97132

R3218DB 02308
Rodney Nelson
305 E Rentfro Way
Newberg, OR 97132

R3218DB 02310
Mark & Tracy Woll
205 E Rentfro Way
Newberg, OR 97132

R3218DB 02312
Judy Friesz
989 E Rentfro Way
Newberg, OR 97132

R3218DB NONTL
County Non-Taxlot
No Mail Address



Ownership

Legal Owner(s): Newberg City Of

Site Address: 1215 N College St Newberg, OR 97132

Mailing Address: 535 NE 5th St McMinnville, OR 97128

Parcel #: R3218DB 00400

APN: 42251

County: Yamhill

Property Characteristics

Bedrooms: 0

Total Bathrooms: 0.00

Full Bathrooms: 0

Half Bathrooms: 0.00

Units: 0

Stories:

Fire Place: N

Air Conditioning:

Heating Type:

Year Built: 0

Building SqFt: 0

First Floor SqFt: 0

Basement SqFt: 0

Basement Type:

Lot SqFt: 233,917

Lot Acres: 5.37

Roof Type:

Roof Shape:

Porch Type:

Building Style:

Garage:

Garage SqFt: 0

Parking Spots: 0

Pool:

Property Information

Land Use: EXEMPT

Improvement Type: City-Municipal-Town-Village Owned

Legal Description: SEE METES & BOUNDS

Zoning: R-1

School District: Newberg School District 29j

Neighborhood:

Subdivision:

Assessor & Taxes

2024 Market Land: \$2,235,104

2024 Market Structure: \$227,097

2024 Market Total: \$2,462,201

2024 Assessed Total: \$1,258,228

2024 Taxes: \$.00

% Improved: 9.09

Levy Code:

Millage Rate:

Sale History

Last Sale Date:

Prior Sale Date:

Doc #:

Prior Doc #:

Last Sale Price: \$

Prior Sale Price: \$

Mortgage

1st Mortgage Date:

1st Mortgage Type:

2nd Mortgage Type:

Doc #:

1st Mortgage Lender:

1st Mortgage Amt: \$

2nd Mortgage Amt: \$



Community Development Department

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

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT IN YOUR NEIGHBORHOOD

A property owner in your neighborhood submitted an application to the City of Newberg to build six new pickleball courts at Jaquith Park. You are invited to take part in the City's review of this project by sending in your written comments. For more details about giving comments, please see the back of this sheet.

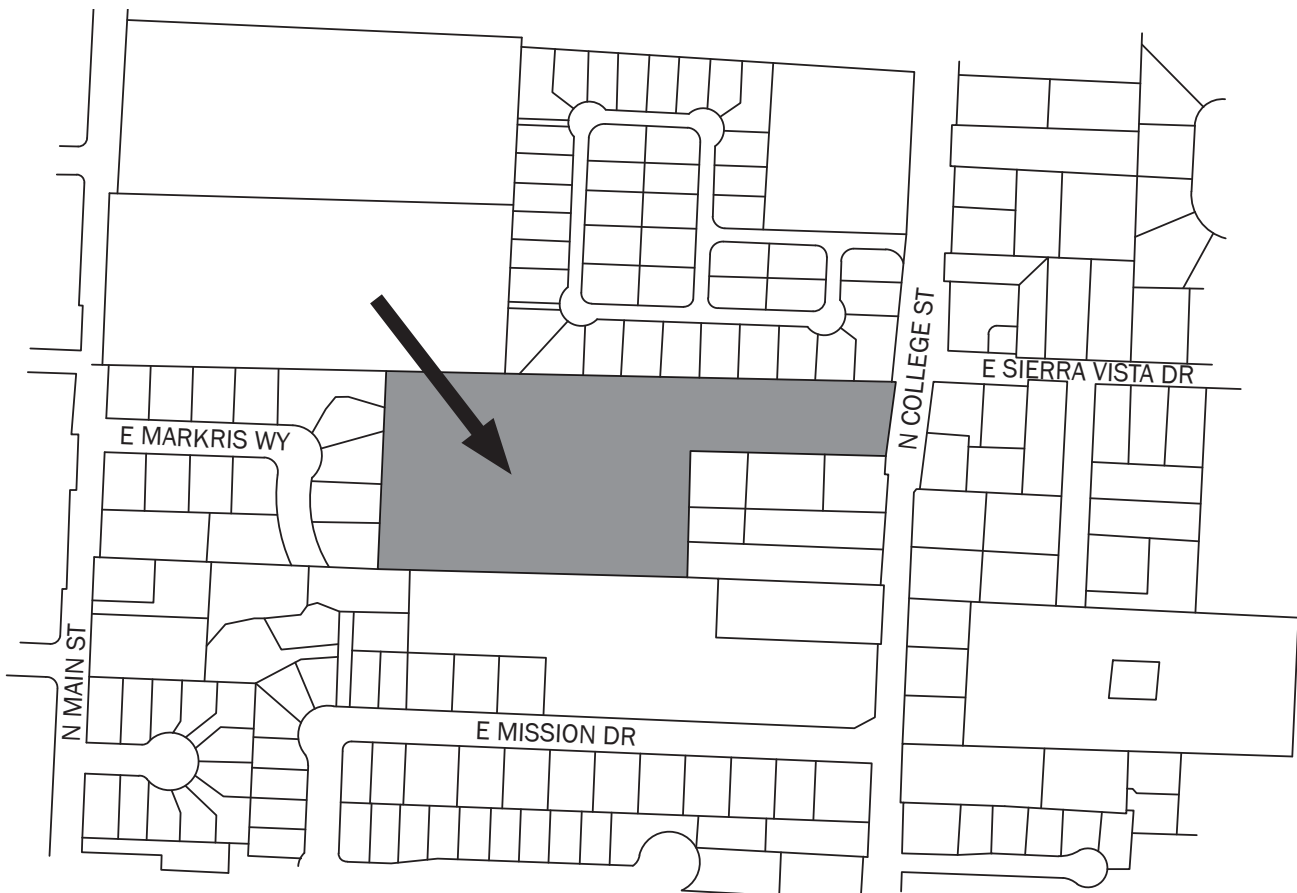
The development would include a two-hundred four (204) foot long by sixty-four (64) foot asphalt court with ten (10) foot tall perimeter chain link fence and site furnishings.

APPLICANT: CHEHALEM PARK & RECREATION DISTRICT
TELEPHONE: 503.537.2909

PROPERTY OWNER: CHEHALEM PARK & RECREATION DISTRICT

LOCATION: JAQUITH PARK - 1215 N COLLEGE ST

TAX LOT NUMBER: YAMHILL COUNTY TAX MAP AND LOT NUMBER R3218DB-00400



We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No. DR###-####
City of Newberg
Community Development
PO Box 970
Newberg, OR 97132

All written comments must be turned in by ____pm on January ##, 2025. Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application are found in the Newberg Development Code 15.220.050 (B), 15.342, and 15.343.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240. You may also view all documents under Current Planning Projects at <https://www.newbergoregon.gov/planning>.

The Community Development Director will make a decision at the end of the 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: January ##, 2025



Preliminary Stormwater Memorandum

To: City of Newberg, Oregon

From: Scott Zelenka, PE

Date: October, 2024

Re: Jaquith Park - Land Use Application
Preliminary Stormwater Memo

Chehalem Parks & Recreation District (CPRD) is adding 6 pickleball courts and repaving the existing tennis courts at Jaquith Park in the City of Newberg (see attached preliminary plan for details). Stormwater runoff from the existing courts drains in a northwesterly direction to existing grassy areas and then into an existing ditch. This ditch drains to the west, eventually entering a tributary of Chehalem creek. Besides the water from the tennis courts, there is a stormwater outlet that enters the east end of the ditch. This outlet receives flow from other areas of the park, including 3 existing catch basins located north of the proposed pickleball courts

The proposed pickleball courts will have an impervious area of approximately 13,000 square feet. Per the City of Newberg stormwater standards, figure 4.4, any project adding over 2877 square feet of net impervious area is required to treat and detain stormwater runoff from that area. We are proposing a vegetated rain garden for this purpose. Using a simplified estimate of 12% of impervious area, the proposed rain garden will be 1560 square feet in area, with the design based on City of Newberg standard drawing 457. Since the soils in this area are somewhat poorly drained, infiltration will not be considered in the design calculations. A perforated pipe will be installed underneath the growing medium in a layer of drain gravel to convey the treated water, providing water quality treatment. Outflow control structures as in standard detail 417 will be installed to detain stormwater and provide overflow for larger storms. The perforated pipe under drain and the outflow control structures will connect to an existing catch basin, with then empties into the ditch mentioned above.

Final design of the rain garden size and conveyance piping will be done with HydroCAD software and will be performed per the requirements set out in the City of Newberg Public Design and Construction Standards, dated August 2015.

LAND USE NOTICE

File Number: DR225-0001

Proposal: Jaquith Park - Pickleball Courts

For Further Information:

City of Newberg
Community Development Department
414 E First Street
503-537-1240



EXISTING PARKING CONTEXT MAP
242 STANDARD STALLS
6 ADA STALLS

WEST PARKING LOT
198 STANDARD STALLS
4 ADA STALLS

2 ADA STALLS

2 ADA STALLS

ADA PATH

EAST PARKING LOT
44 STANDARD STALLS
2 ADA STALLS

2 ADA STALLS

ADA PATH

AREA OF IMPROVEMENT

INSTITUTE OF TRANSPORTATION ENGINEERS
COMMON TRIP GENERATION RATES (AM/PM PEAK HOUR)
(TRIP GENERATION MANUAL, 11TH EDITION)

CODE	DESCRIPTION	UNIT OF MEASURE	TRIPS PER UNIT (AM PEAK HR)	TRIPS PER UNIT (PM PEAK HR)
RESIDENTIAL				
210	Single-Family Detached Housing	Dwelling Units	0.75	0.99
220	Apartment	Dwelling Units	0.47	0.57
221	Low-Rise Apartment	Dwelling Units	0.35	0.39
222	High-Rise Apartment	Dwelling Units	0.33	0.40
230	Residential Condominium/Townhouse	Dwelling Units	0.44	0.39
240	Mobile Home Park	Dwelling Units	0.47	0.65
251	Senior Adult Housing-Detached	Dwelling Units	0.34	0.39
252	Senior Adult Housing-Attached	Dwelling Units	0.29	0.30
253	Congregate Care Facility	Dwelling Units	0.19	0.23
254	Assisted Living	Beds	0.22	0.33
255	Continuing Care Retirement Community	Dwelling Units	0.19	0.25
270	Residential Planned Unit Development	Dwelling Units	0.58	0.72
LODGING				
310	Hotel	Rooms	0.53	0.60
320	Motel	Rooms	0.40	0.41
330	Resort Hotel	Rooms	0.41	0.50
RECREATIONAL				
415	Beach Park	Acres	0.48	0.60
420	Marina	Berths	0.12	0.20
430	Golf Course	Acres	0.33	0.39
CODE	DESCRIPTION	UNIT OF MEASURE	TRIPS PER UNIT (AM PEAK HR)	TRIPS PER UNIT (PM PEAK HR)
RECREATIONAL				
445	Multiplex Movie Theater	Movie Screens		27.11/71.81
480	Amusement Park	Acres	3.16/17.58	4.99/17.58
488	Soccer Complex	Fields	1.77/37.48	16.90/37.48
490	Tennis Courts	Courts	-	4.21
492	Health/Fitness Club	1,000 SF	1.40	3.92
493	Athletic Club	1,000 SF	3.40	6.36/8.60
495	Recreational Community Center	1,000 SF	1.85	2.53
INSTITUTIONAL				
520	Elementary School	Students	0.75	0.45
522	Middle School/Junior High School	Students	0.74	0.36
525	High School	Students	0.51	0.32
532	Private School (k-12)	Students	0.80	0.53
540	Junior/ Community College	Students	0.12	0.13
560	Church	1,000 SF	0.68/10.36	0.80
565	Daycare Center	1,000 SF	11.73	11.82
566	Cemetery	Acres	1.23	1.26
590	Library	1,000 SF	6.25	8.53
MEDICAL				
610	Hospital	1,000 SF	0.86	0.98
620	Nursing Home	1,000 SF	0.65	0.82
630	Clinic	1,000 SF	3.44	4.22

* Users are cautioned to use data with care because of the small sample size.

**Applicable for Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

***Note highest peak generator outside normal peak hours. Use highest generator for initial evaluation.

CHEHALEM PARK & RECREATION DISTRICT JAQUITH PARK PICKLEBALL COURTS LAND USE PLAN SET

A PARCEL OF LAND ALL LOCATED IN SE 1/4, SEC 18, T.3S., R.2W., W.M.
NEWBERG, OREGON
FEBRUARY 2025

AREA MAP
NOT TO SCALE



SHEET INDEX

- 1 COVER SHEET
- 2 EXISTING CONDITIONS & DEMOLITION PLAN
- 3 SITE PLAN
- 4 GRADING & EROSION CONTROL PLAN
- 5 COMPOSITE UTILITY PLAN
- 6 SITE DETAILS
- 7 UTILITY DETAILS
- 8 LANDSCAPE PLAN

PROPERTY OWNER/APPLICANT

CHEHALEM PARK & RECREATION DISTRICT
125 S. ELLIOTT ROAD
NEWBERG, OREGON 97132
CONTACT: CASEY CREIGHTON, ASSISTANT SUPERINTENDENT
PHONE: 503-519-6154
EMAIL: CCREIGHTON@CPRDNEWBERG.ORG

LANDSCAPE ARCHITECT

NV5
9450 SW COMMERCE CIRCLE, SUITE 300
WILSONVILLE, OREGON 97070
CONTACT: JON CHAMPLIN, RLA
PHONE: 503-372-3637
EMAIL: JON.CHAMPLIN@NV5.COM

CIVIL ENGINEER

NV5
9450 SW COMMERCE CIRCLE, SUITE 300
WILSONVILLE, OREGON 97070
CONTACT: SCOTT ZELENKA, PE
PHONE: 503-968-8787
EMAIL: SCOTT.ZELENKA@NV5.COM



POTENTIAL UNDERGROUND
FACILITY OWNERS
"ONE CALL"
UTILITY NOTIFICATION CENTER
1-800-332-2344

ATTENTION:
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED
BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE
RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH
OAR 952-001-0090, YOU MAY OBTAIN COPIES OF THE
RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY
NOTIFICATION CENTER IS 1-800-332-2344 or 811).



PRELIMINARY

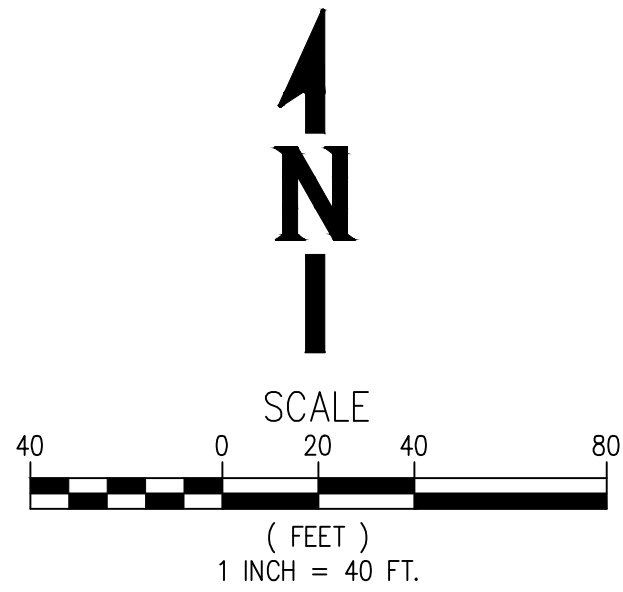
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NO.	BY	DATE	

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DESIGNED	JC	DRAWN	JC
CHECKED	JC	APPROVED	JC
LAST EDIT	2/5/2025	PLOT DATE	2/11/2025
SUBMITTAL			

COVER SHEET		SCALE	
CPRD JAQUITH PARK PICKLEBALL COURTS		NONE	
SE 1/4, SEC 18, T. 3 S., R. 2 W., W.M.			
NEWBERG, OR			
PROJECT NUMBER	C000191.00	DRAWING FILE NAME	C000191.01-JAQUITH L0.00-CS

SHEET NUMBER
1

[DATE: 2/11/2025 8:20 AM] [AUTHOR: jon.champin] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Standard.ctb] [PATH: P:\Chehalem Park and Recreation District\229221-C000191.00\Execution\Drawings\Landscape\C000191.01-JAQUITH L1.00-EX.dwg] [LAYOUT: LAND USE_EXST COND PLAN]



DEMOLITION NOTES

- EXISTING UTILITIES TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.
- IRRIGATION MAINLINE AND CONTROL VALVES TO BE PROTECTED IN PLACE.
- ALL SITE ELEMENTS TO REMAIN IN PLACE, UNLESS SPECIFICALLY NOTED FOR REMOVAL.

DEMOLITION & EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- CLEAR AND GRUB - 21,690 SQUARE FEET (6" DEPTH)
- REMOVE EXISTING ASPHALT, KEEP BASE GRAVEL IN PLACE - 26,830
- 6" CHAIN LINK TEMPORARY CONSTRUCTION SITE SECURITY FENCING LAYOUT
- TREE PROTECTION FENCING
- EROSION CONTROL SILT FENCE
- DRAIN INLET PROTECTION

DEMOLITION KEYNOTES

- REMOVE FABRIC ON 10' TALL CHAIN LINK FENCE - 680LF, PROTECT POSTS IN PLACE (CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF FABRIC)
- PROTECT EXISTING ASPHALT WALKS IN PLACE
- TREE PROTECTION FENCING
- INSTALL BIOFILTER BAG INLET PROTECTION AT EXISTING DRAIN INLET
- REMOVE 24" DBH MAPLE TREE
- INSTALL CONSTRUCTION ENTRANCE PER CITY DETAIL

GENERAL LEGEND

- EXISTING WATER LINE
- EXISTING STORMWATER LINE
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING UNDERGROUND POWER LINE
- EXISTING LIGHT POLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING IRRIGATION VALVE BOX
- EXISTING CHAIN LINK FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

EXISTING CONDITIONS AND DEMOLITION PLAN
CPRD JAQUITH PARK PICKLEBALL COURTS
SE 1/4, SEC 18, T. 3 S., R. 2 W., W.M.
NEWBERG, OR

SHEET NUMBER
2

PROJECT NUMBER
C000191.00

DRAWING FILE NAME
C000191.01-JAQUITH L1.00-EX

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1"=40'

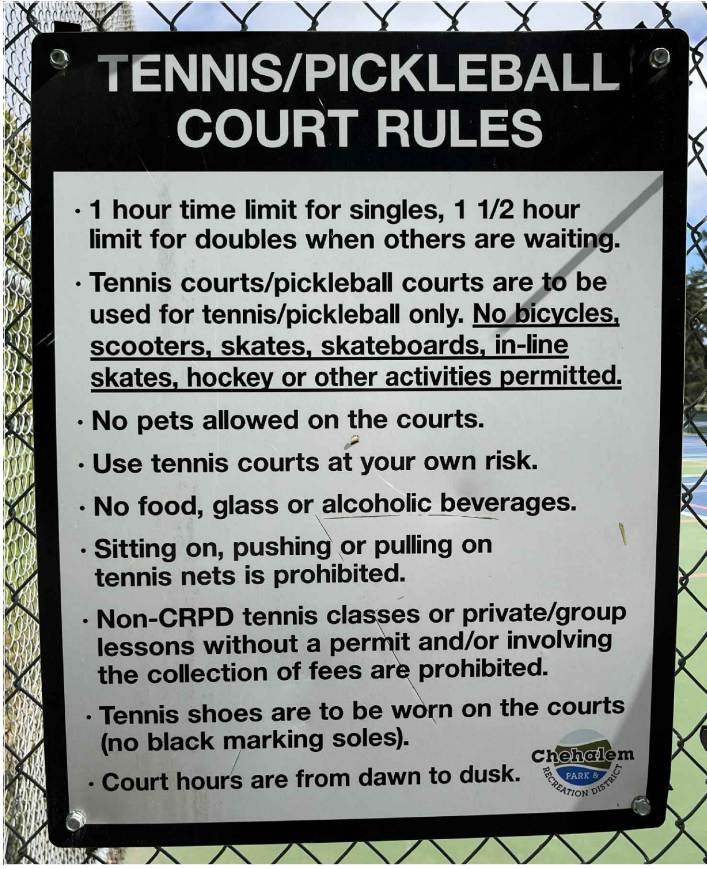
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DESIGNED	JC	NO.	BY
DRAWN	JC	DATE	REMARKS
CHECKED	JC		
APPROVED	JC		
LAST EDIT	JC		
PLOT DATE	2/11/2025		
SUBMITTAL			

PRELIMINARY

NV5
9450 SW Commerce Circle, Ste. 300
Wilsonville, OR 97070
Office 503-568-8787
www.NV5.com

COURT RULES SIGN

POSTED AT EACH GATE ENTRANCE TO THE COURTS:

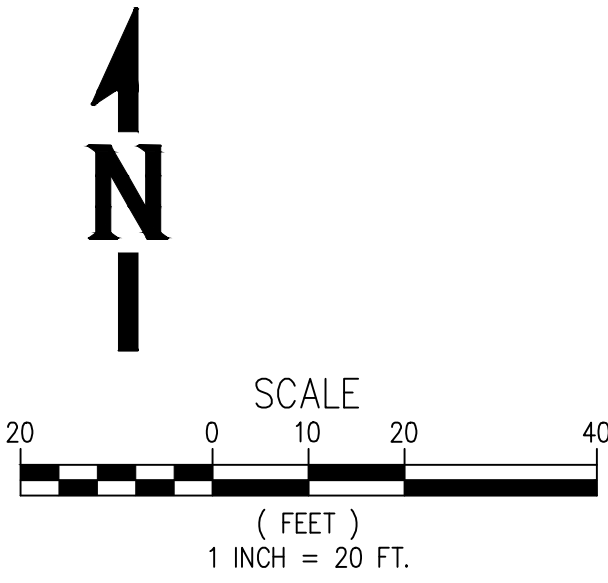
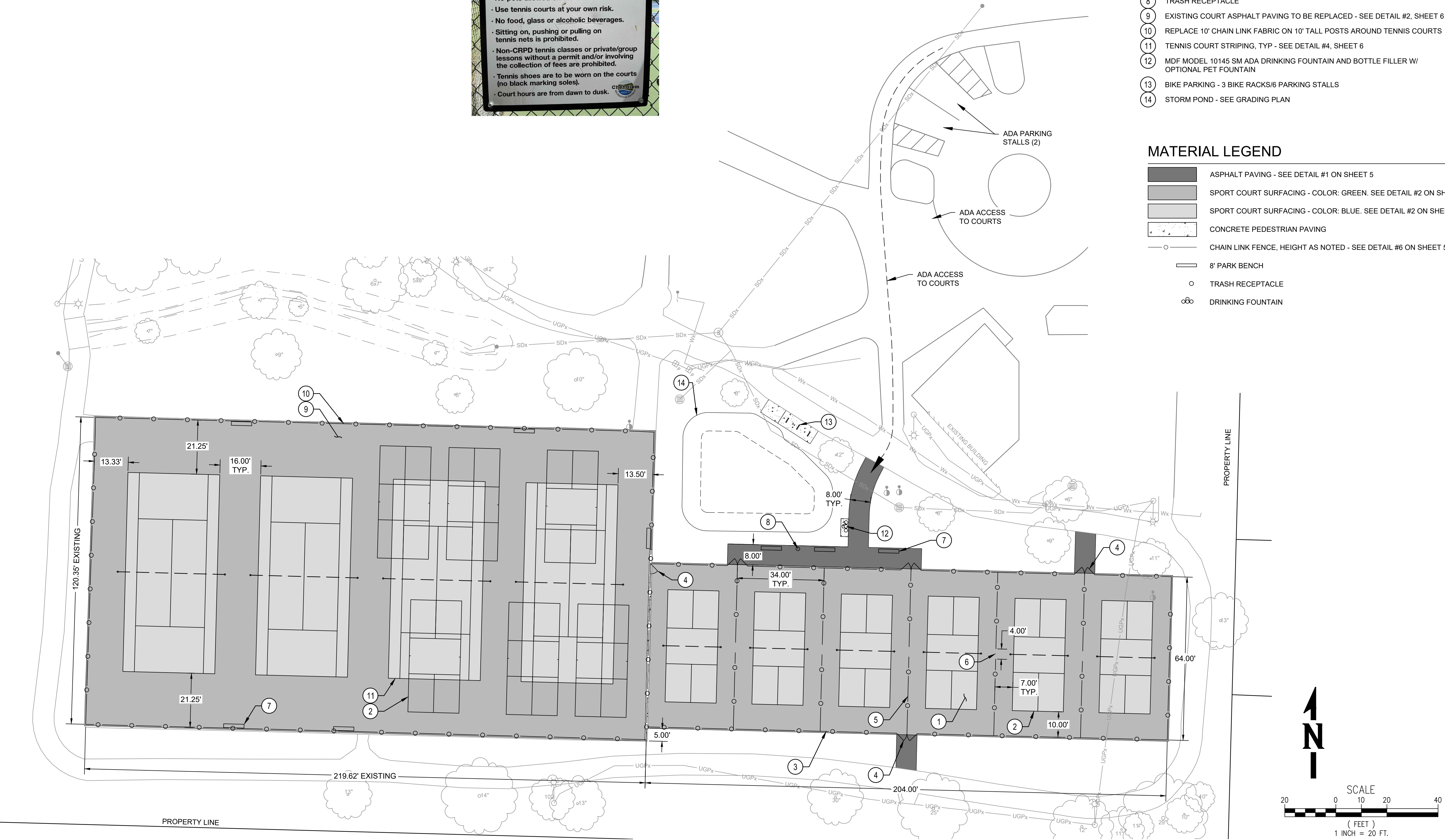


SITE PLAN KEYNOTES

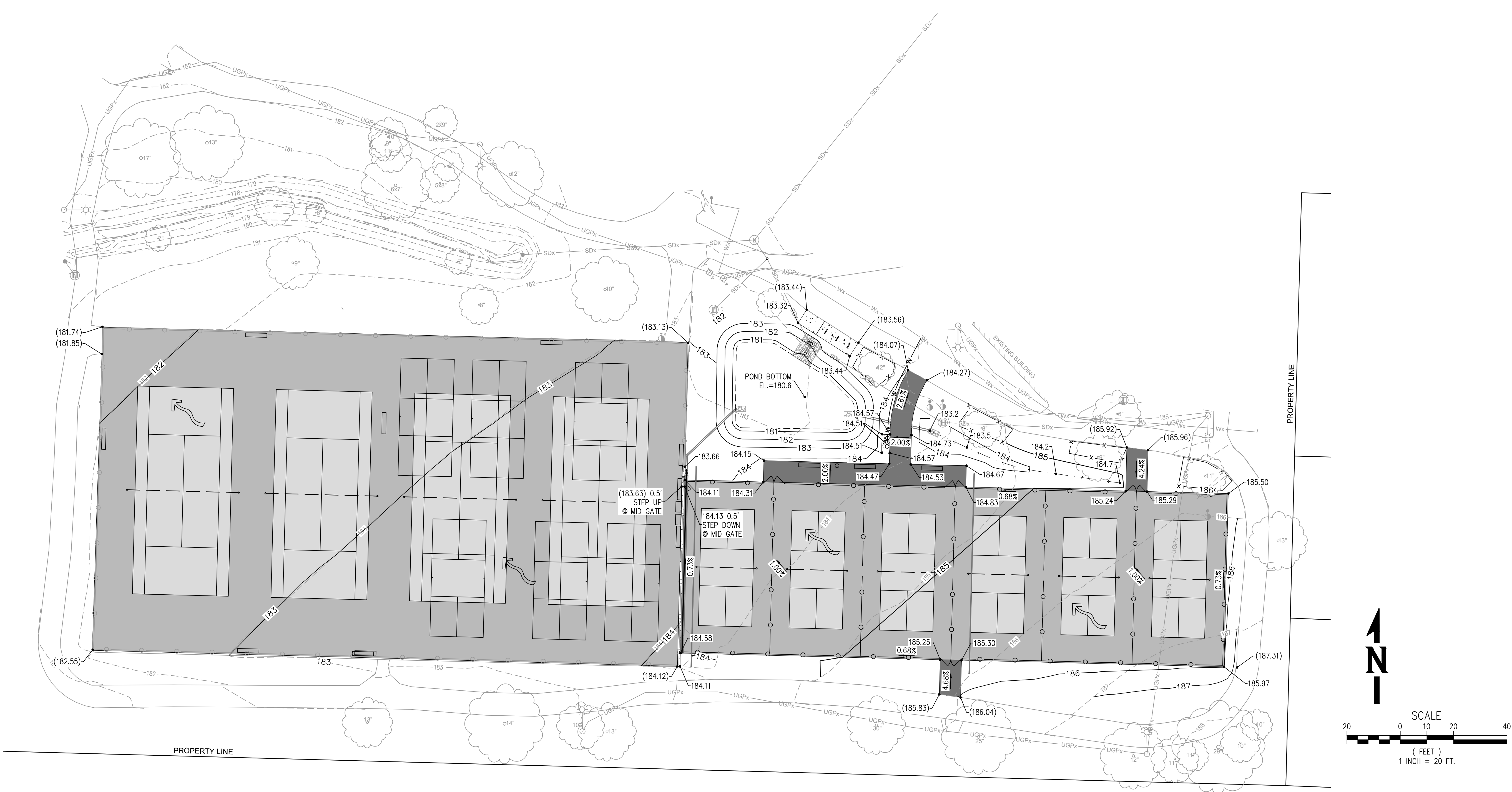
- 1 NEW PICKLEBALL COURTS
- 6 TOTAL NEW PICKLEBALL COURTS, EACH 64' X 34'
- NEW ASPHALT PAVING W/ ACRYLIC SURFACE - SEE DETAIL #2, SHEET 6
- 2 PICKLEBALL COURT STRIPING, TYP - SEE DETAIL #3, SHEET 6
- 3 10' TALL PERIMETER CHAIN LINK FENCE, TYP - SEE DETAIL #6, SHEET 6
- 4 4' WIDE PEDESTRIAN GATE AND RULES SIGN, TYP - SEE DETAIL #5, SHEET 6
- 5 4' TALL CHAIN LINK FENCE BETWEEN COURTS, TYP - SEE DETAIL #6, SHEET 6
- 6 4' WIDE OPENING IN CHAIN LINK FENCE, TYP
- 7 8' PARK BENCH, TYP
- 8 TRASH RECEPTACLE
- 9 EXISTING COURT ASPHALT PAVING TO BE REPLACED - SEE DETAIL #2, SHEET 6
- 10 REPLACE 10' CHAIN LINK FABRIC ON 10' TALL POSTS AROUND TENNIS COURTS
- 11 TENNIS COURT STRIPING, TYP - SEE DETAIL #4, SHEET 6
- 12 MDF MODEL 10145 SM ADA DRINKING FOUNTAIN AND BOTTLE FILLER W/ OPTIONAL PET FOUNTAIN
- 13 BIKE PARKING - 3 BIKE RACKS/6 PARKING STALLS
- 14 STORM POND - SEE GRADING PLAN

MATERIAL LEGEND

- ASPHALT PAVING - SEE DETAIL #1 ON SHEET 5
- SPORT COURT SURFACING - COLOR: GREEN. SEE DETAIL #2 ON SHEET 5
- SPORT COURT SURFACING - COLOR: BLUE. SEE DETAIL #2 ON SHEET 5
- CONCRETE PEDESTRIAN PAVING
- CHAIN LINK FENCE, HEIGHT AS NOTED - SEE DETAIL #6 ON SHEET 5
- 8' PARK BENCH
- TRASH RECEPTACLE
- DRINKING FOUNTAIN



PRELIMINARY



GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- (XX.XX) EXISTING SPOT ELEVATION
- XX.XX PROPOSED SPOT ELEVATION
- XX.XX% SLOPE
- SWALE
- FLOW DIRECTION

Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Site Earthwork Volume	full	1.000	1.000	48579.99	361.45	146.73	214.72<Cut>

9450 SW Commerce Circle, Ste. 300
Wilsonville, OR, 97070
Office 503-568-8787
www.NV5.com

NV5

PRELIMINARY

REVISIONS		REMARKS	
NO.	BY	DATE	

SHEET INFO		DESIGNED		TWO		TWO		SHEET		SHEET		SHEET		SHEET		SHEET	
DESIGNED	TW	DRAWN	TW	CHECKED	SZ	APPROVED	SZ	LAST EDIT	2/6/2025	PLOT DATE	2/11/2025	SUBMITTAL					

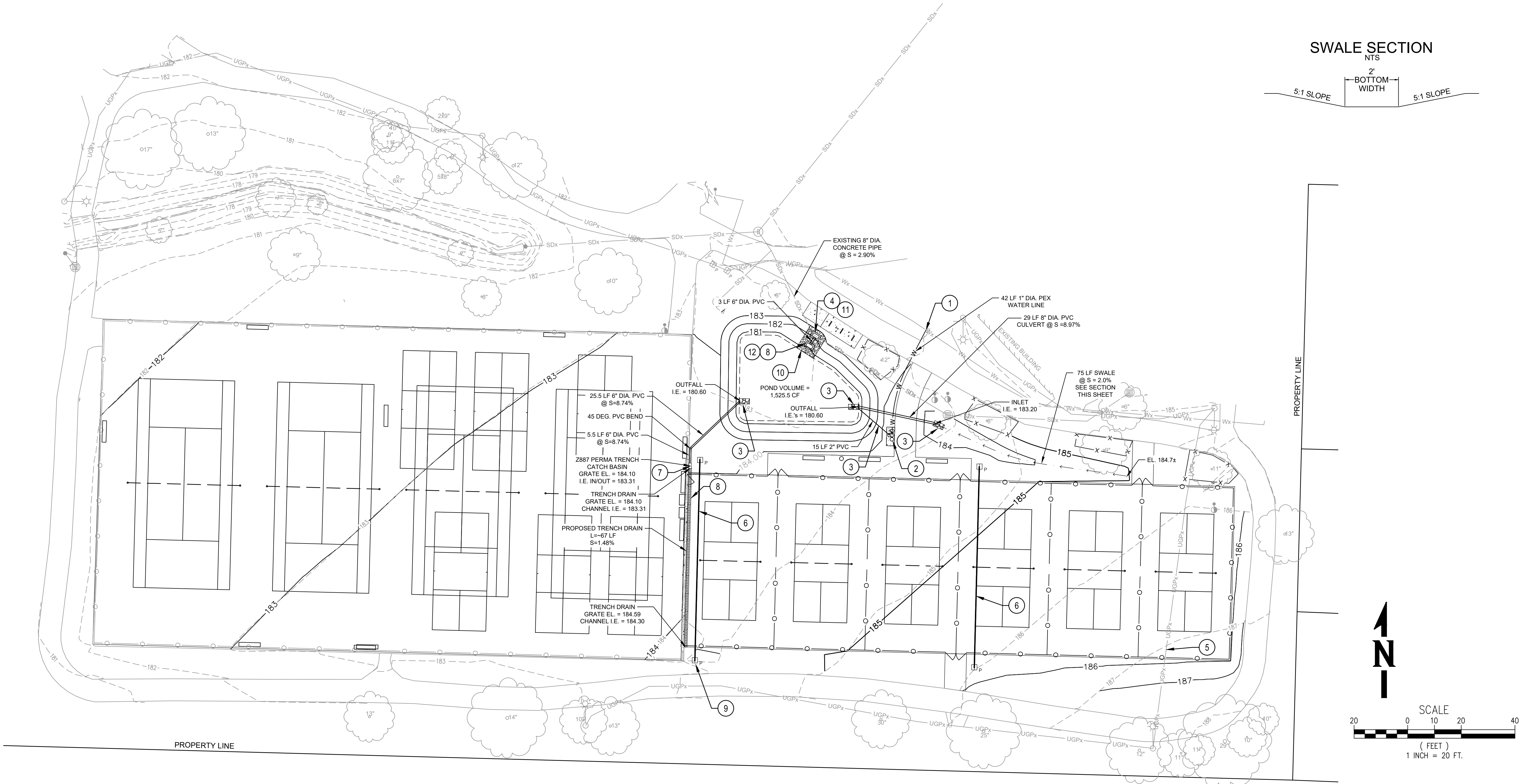
GRADING & EROSION CONTROL PLAN
CPRD JAQUITH PARK PICKLEBALL COURTS
SE 1/4, SEC 18, T. 3 S., R. 2 W., W.M.
NEWBERG, OR

PROJECT NUMBER
C000191.00

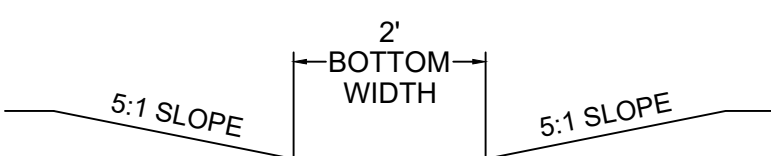
DRAWING FILE NAME
C000191.01-JAQUITH L4.00-GP

SHEET NUMBER
4

SCALE
1"=20'



SWALE SECTION



TRENCH DRAIN INFORMATION

THE PROPOSED TRENCH DRAIN SYSTEM DEPICTED IN PLAN, IS A ZURN FLO-THRU Z886 PERMA-TRENCH HDPE 6" DRAIN SYSTEM. THE COMPONENTS REQUIRED TO ADDRESS THE SITES TRIBUTARY AREA DRAINAGE (CIA=0.36 CFS)NEEDS ARE AS FOLLOWS:

- 10 - 80' MODULAR CHANNEL SECTIONS TRENCH NUMBERS 8601 THRU 8610.
- 1 - Z887 PERMA TRENCH CATCH BASIN BEING 12" x 24" IN SIZE.
- 1 - CLOSED END CAP (E1), AND 1 6" END OUTLET (NH).
- 40 - 20" LONG DECORATIVE (DOG) DUCTILE IRON GRATES (ADA COMPLIANT).
- DESIGN VALUES: C=0.90, I=4.5" 24 hr 25 yr EVENT, A=0.087 ac

UTILITY PLAN KEYNOTES

- TEE CONNECTION TO EXISTING WATER LINE, CONTRACTOR TO VERIFY LOCATION AND PIPE SIZE
- DRINKING FOUNTAIN AS SPECIFIED - SEE DETAIL #2, SHEET 5.20
- CLASS 50 ROCK RIPRAP TO BE USED FOR ALL INLET/OUTLET DRAIN LOCATIONS ROCK PADS TO BE 2'x4'x1' THICK - SEE DETAIL 422, SHEET 5.21
- OUTFLOW CONTROL STRUCTURE - SEE DETAIL 417, SHEET 5.21
- ADJUST DEPTH OF ELECTRICAL LINE TO MINIMUM 18" OF COVER FOR NEW COURTS, IF NECESSARY.
- INSTALL 75'-2" DIAMETER PVC CONDUIT (FUTURE USE) PROVIDE TRACER WIRE
- ZURN - Z886 PERMA -TRENCH HDPE 6" DRAIN SYSTEM, OR APPROVED EQUAL (SEE "TRENCH DRAIN INFORMATION" SUMMARY THIS SHEET)
- DITCH INLET - SEE DETAIL 403, SHEET 5.21
- INSTALL POWER JUNCTION BOX AT ENDS OF PVC CONDUIT RUN (TYP. 4 PLACES)
- RIP RAP - REFER TO NOTE 3, DETAIL 403, SHEET 5.21
- CONSTRUCT OUTFLOW CONTROL STRUCTURE OVER EX. 8" DIA. CONCRETE PIPE LOW GRATE EL.=182.00, INLET IN (SE) & INLET OUT (NW) I.E.'s =179.5+/-, INLET IN (SW) FROM DITCH INLET STRUCTURE I.E.=181.00, SUMP EL.=177.50
- CONSTRUCT DITCH INLET STRUCTURE HAVING LOW GRATE EL.=181.00, INLET OUT (NE) TO OUTLET CONTROL STRUCTURE I.E.=181.00, SUMP EL.=178.83 MINIMUM

UTILITY LEGEND

- PROPOSED WATER LINE
- WATER FOUNTAIN DRAIN LINE
- PVC STORM PIPE - SEE PLAN FOR SIZE
- SWALE
- PVC CONDUIT
- TRENCH DRAIN

UTILITY NOTES

- EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO LOCATE EXISTING UTILITIES IN FIELD.
- INSTALL UTILITIES AT DEPTHS SHOWN IN DETAIL #1, SHEET 5.20.

COMPOSITE UTILITY PLAN
CPRD JAQUITH PARK PICKLEBALL COURTS
SE 1/4, SEC 18, T. 3 S., R. 2 W., W.M.
NEWBERG, OR

SHEET NUMBER

5

PRELIMINARY

REVISIONS

NO. BY DATE REMARKS

SHEET INFO

DESIGNED TW

DRAWN TW

CHECKED SZ

APPROVED SZ

LAST EDIT 2/7/2025

PLOT DATE 2/11/2025

SUBMITTAL

PROJECT NUMBER C000191.00

DRAWING FILE NAME C000191.01-JAQUITH L5.00-UT

SCALE 1"=20'

SHEET NUMBER

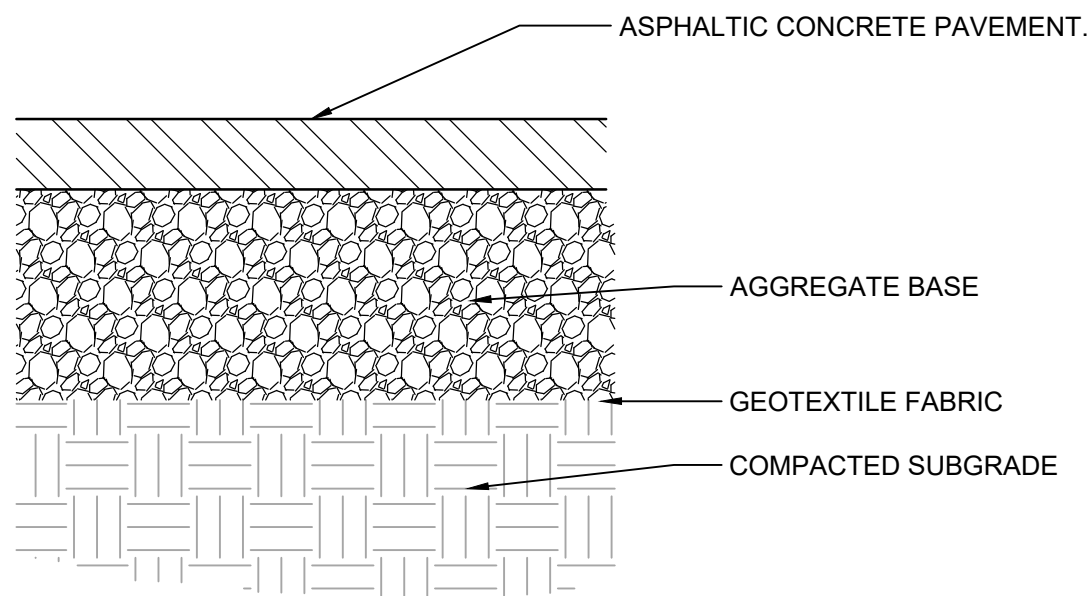
5

NV5

9450 SW Commerce Circle, Ste. 300,
Wilsonville, OR, 97070
Office 503-568-8787
www.NV5.com

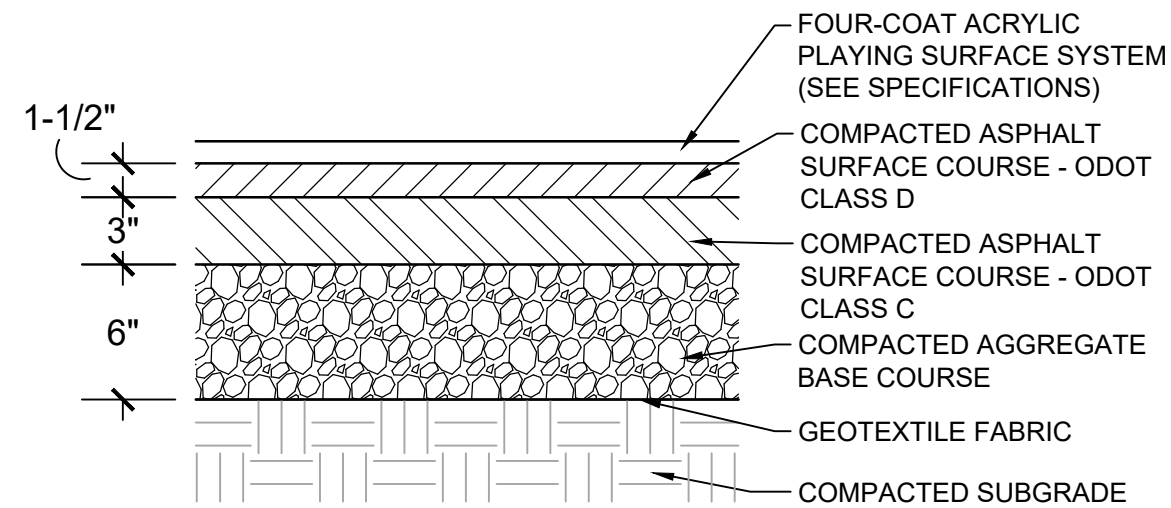
NOTES:

1. PEDESTRIAN PAVING TO BE 3" AC OVER 6" AGGREGATE BASE.
2. AGGREGATE BASE TO BE UNDERLAIN BY GEOTEXTILE FABRIC.



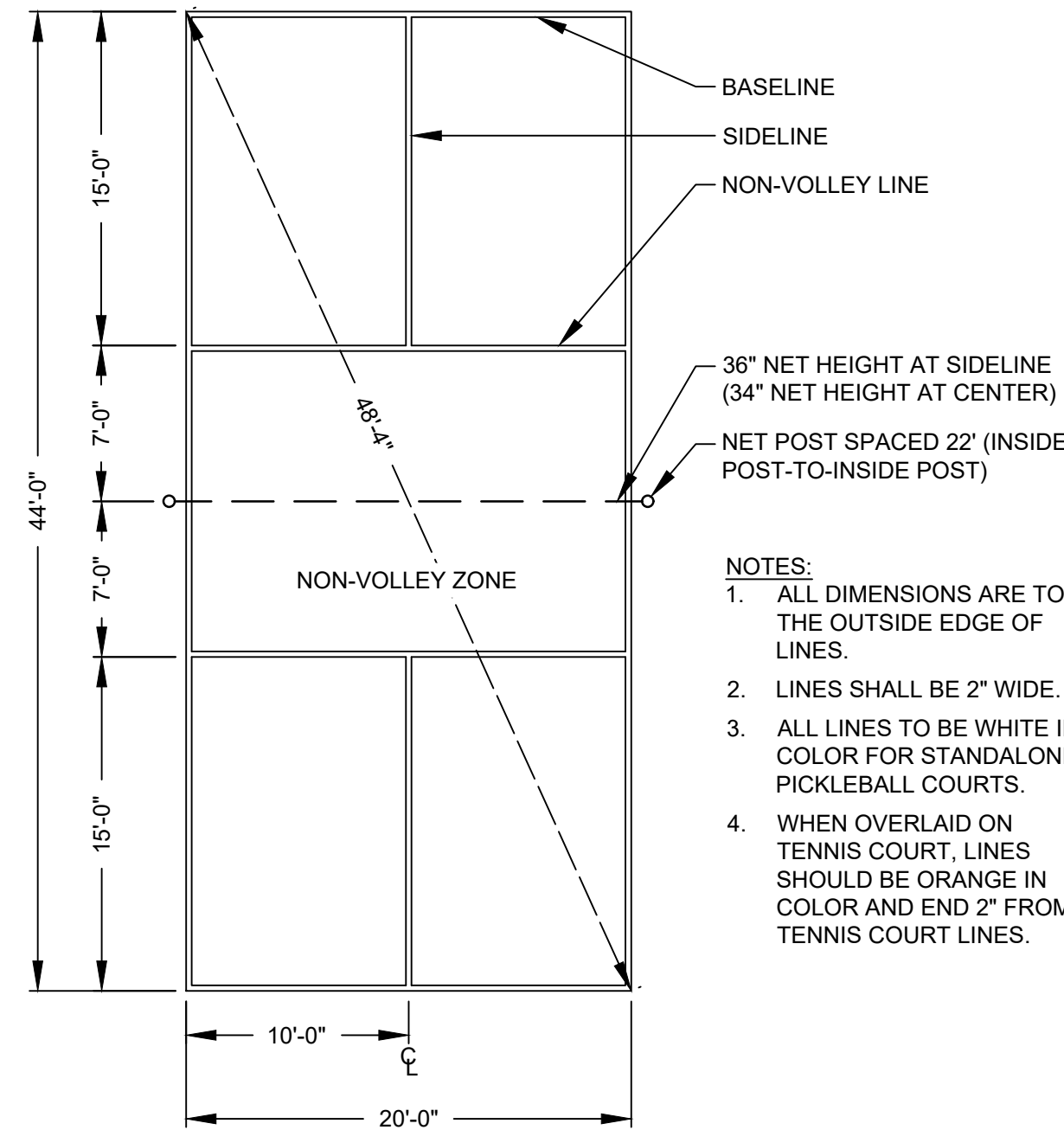
ASPHALT PAVING DETAIL
SCALE: N.T.S.

1



SPORT COURT SURFACING
SCALE: N.T.S.

2

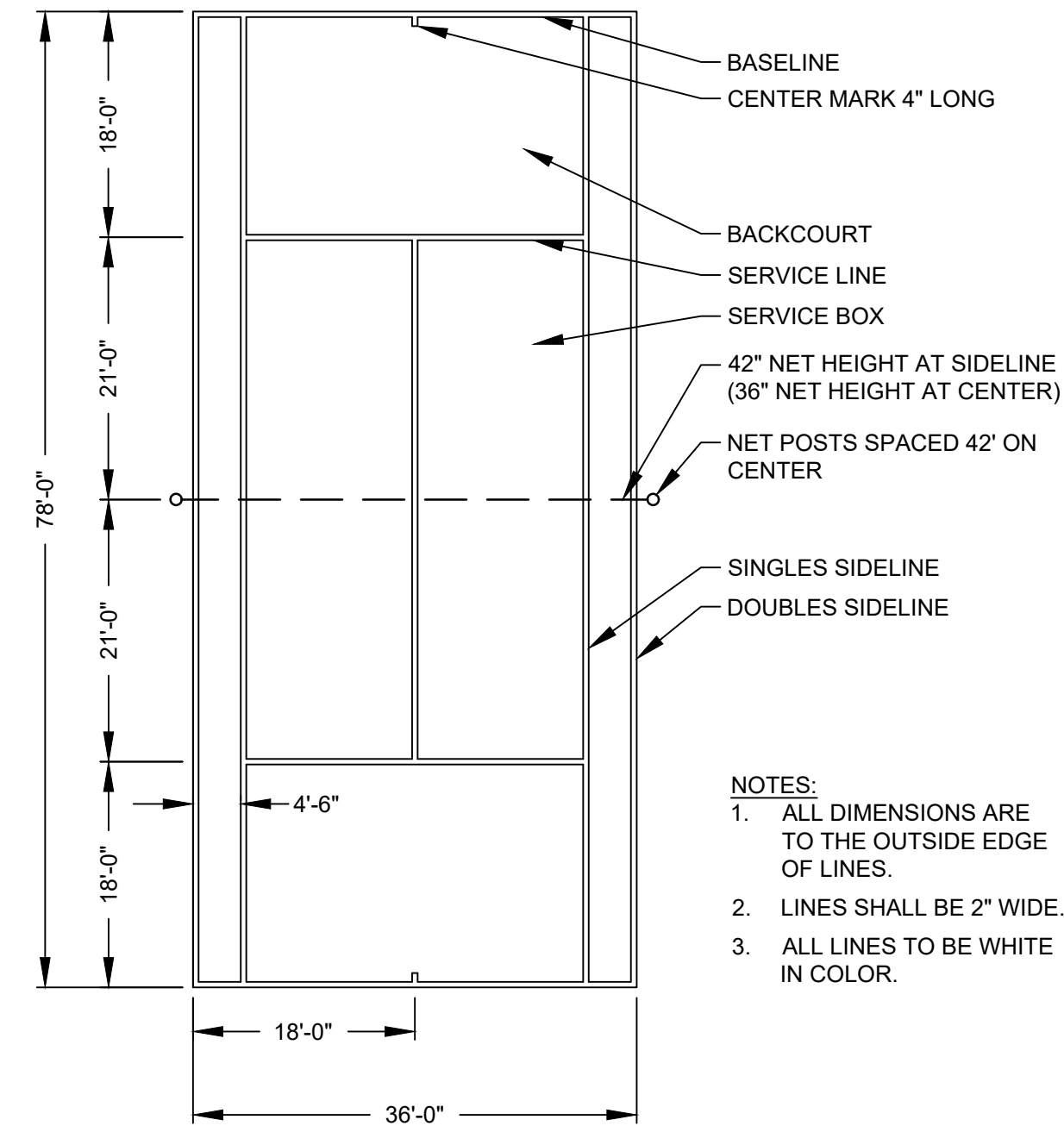


NOTES:

1. ALL DIMENSIONS ARE TO THE OUTSIDE EDGE OF LINES.
2. LINES SHALL BE 2" WIDE.
3. ALL LINES TO BE WHITE IN COLOR FOR STANDALONE PICKLEBALL COURTS.
4. WHEN OVERLAID ON TENNIS COURT, LINES SHOULD BE ORANGE IN COLOR AND END 2" FROM TENNIS COURT LINES.

PICKLEBALL PLAYING LINE LAYOUT
SCALE: N.T.S.

3

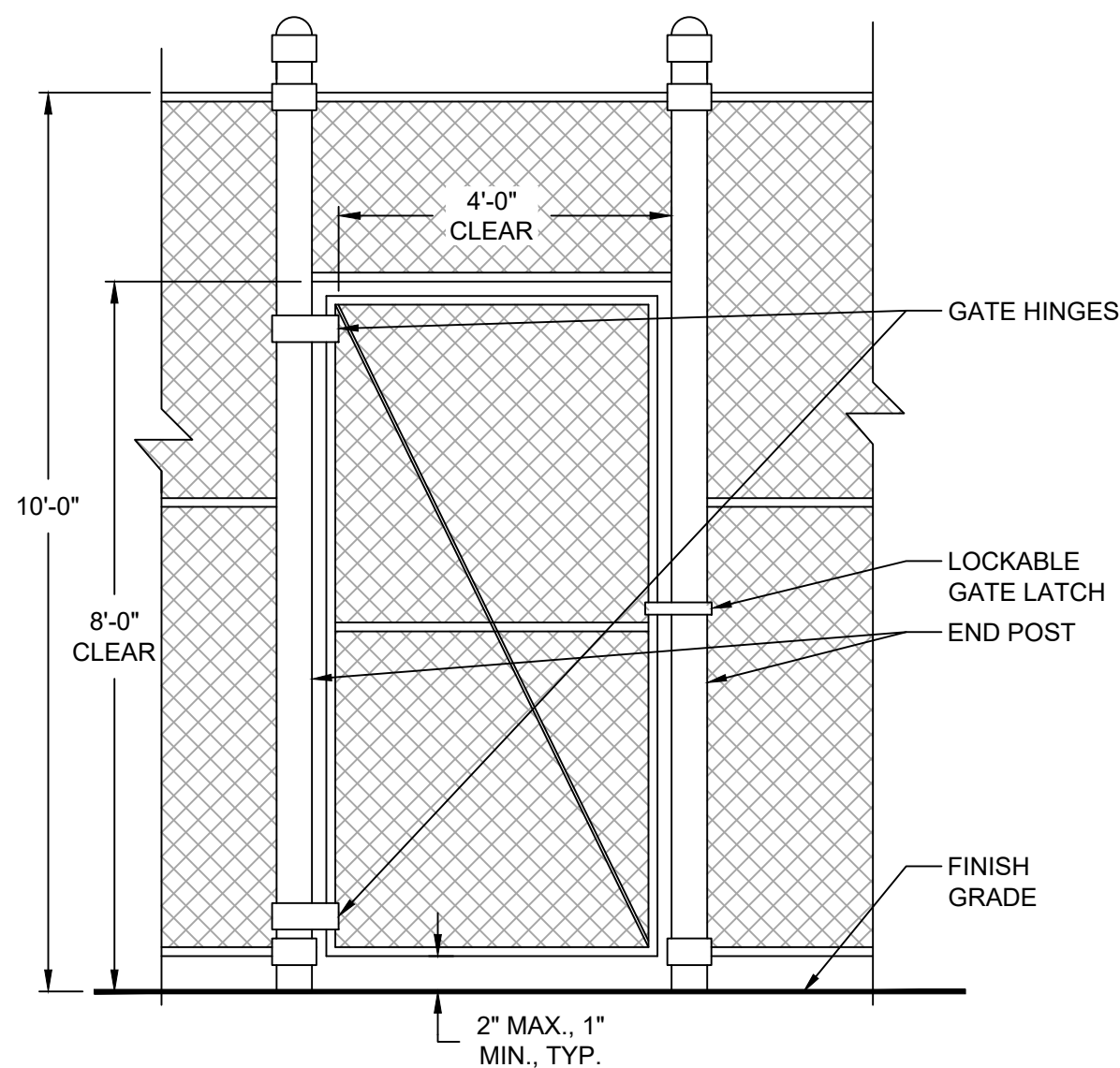


NOTES:

1. ALL DIMENSIONS ARE TO THE OUTSIDE EDGE OF LINES.
2. LINES SHALL BE 2" WIDE.
3. ALL LINES TO BE WHITE IN COLOR.

TENNIS PLAYING LINE LAYOUT
SCALE: N.T.S.

4

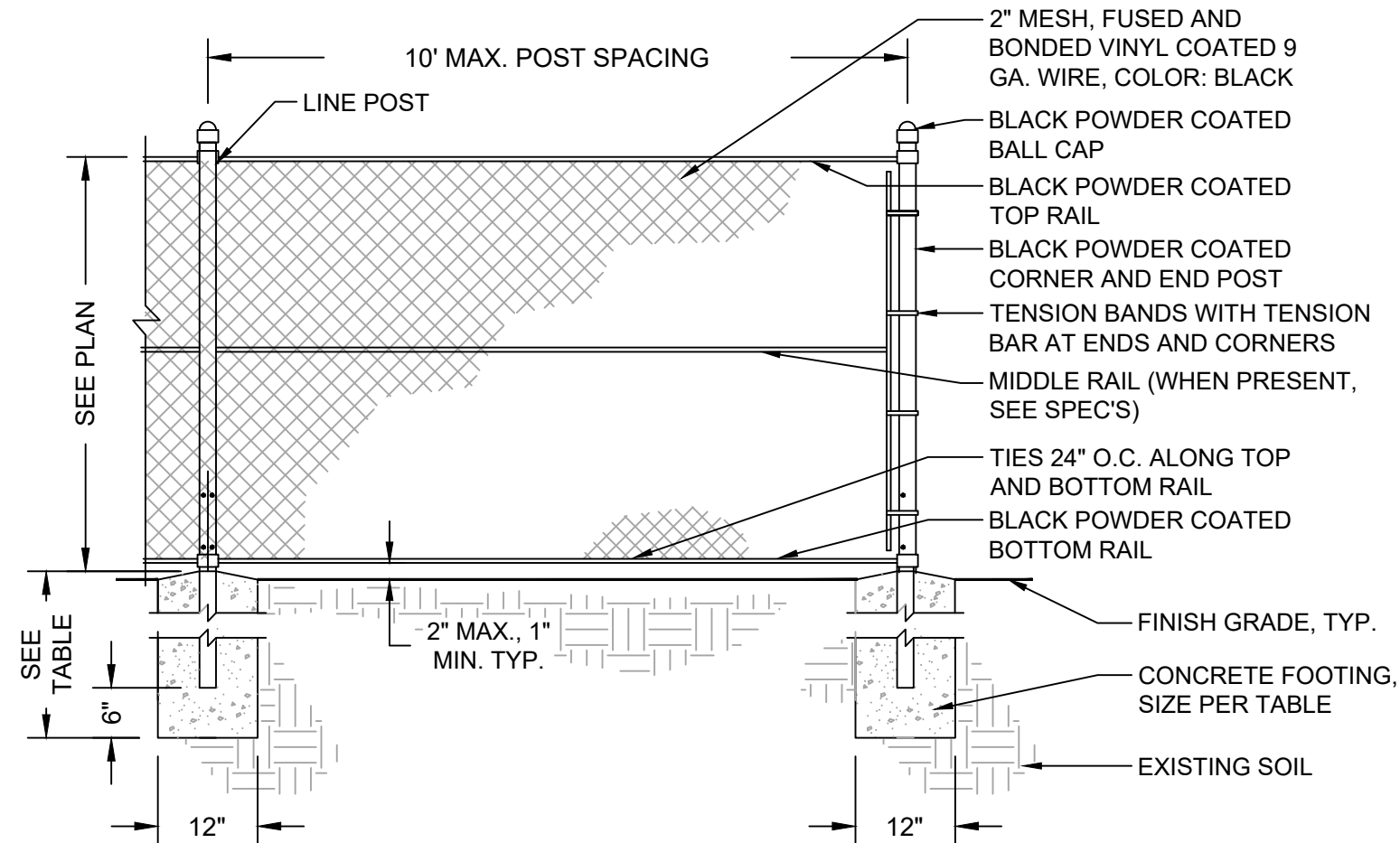


NOTES:

1. LATCH SHALL HAVE HARDWARE FOR PADLOCK.

PEDESTRIAN GATE WITHIN 10' FENCE DETAIL
SCALE: N.T.S.

5



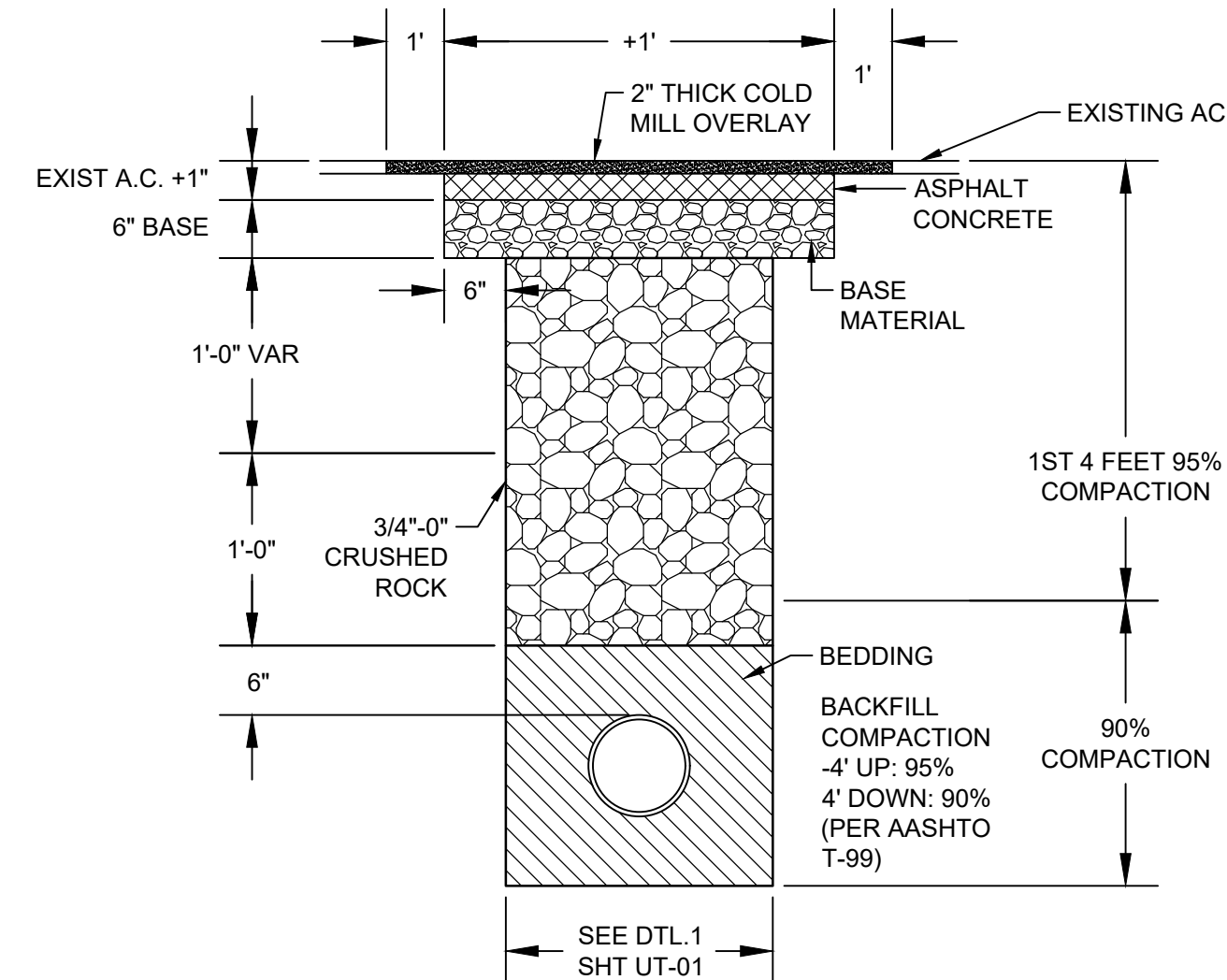
NOTES:

1. ALL POSTS AND FRAMES TO BE BLACK POWDER COAT FINISH, UNLESS OTHERWISE NOTED.
2. SPACE LINE POSTS EQUALLY BETWEEN CORNER POSTS.
3. CONTRACTOR TO SUBMIT PRODUCT INFORMATION, SHOP DRAWINGS, AND COLOR OPTIONS TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

FENCE TABLE					
FENCE HEIGHT, H	LINE POST DIAMETER	END/CORNER POST DIAMETER	FOOTING DIAMETER, F	FOOTING DEPTH, D	MAX. SPACING LENGTH, S
4'-0"	1 7/8"	2 3/8"	1'-0"	3'-0"	10'-0"
10'-0"	2 7/8"	3 1/2"	1'-0"	5'-6"	10'-0"

CHAIN LINK FENCE
SCALE: N.T.S.

6



NOTES:

- T-CUT TO BE DONE AFTER EXCAVATION AND BACKFILL OF TRENCH

T-CUT ASPHALT REPAIR OVER UTILITY TRENCH
SCALE: NTS

7

PRELIMINARY

SITE DETAILS
CPRD JAQUITH PARK PICKLEBALL COURTS
SE 1/4, SEC 18, T. 3 S., R. 2 W., W.M.
NEWBERG, OR

PROJECT NUMBER
C000191.00

DRAWING FILE NAME
C000191.01-JAQUITH SITE PLAN

SCALE
AS NOTED

SHEET NUMBER

6

REVISIONS

NO.

BY

DATE

REMARKS

SHEET INFO

DESIGNED BY

JC

DRAWN

CHECKED

APPROVED

LAST EDIT

PLOT DATE

10/11/2024

10/11/2024

10/11/2024

10/11/2024

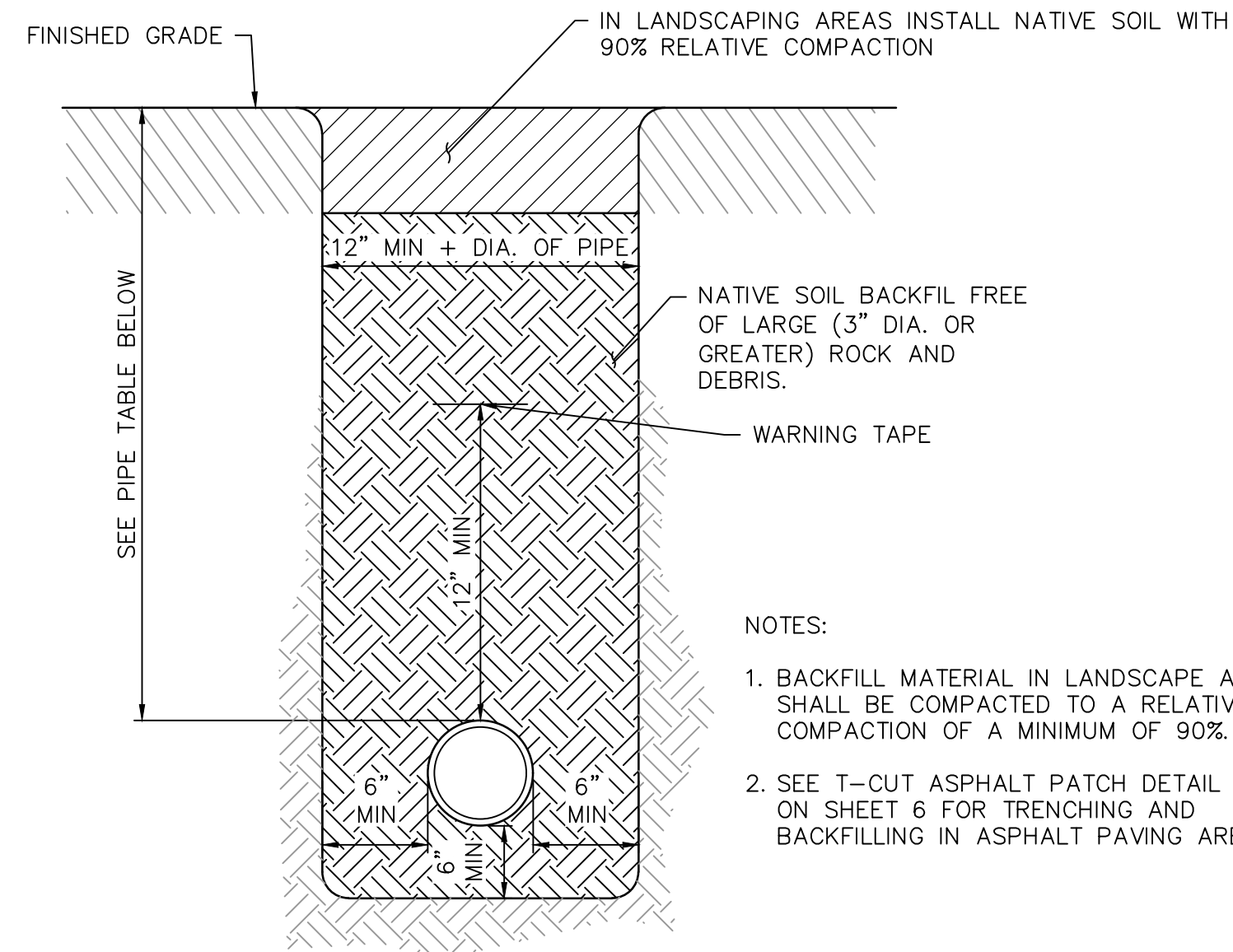
10/11/2024

10/11/2024

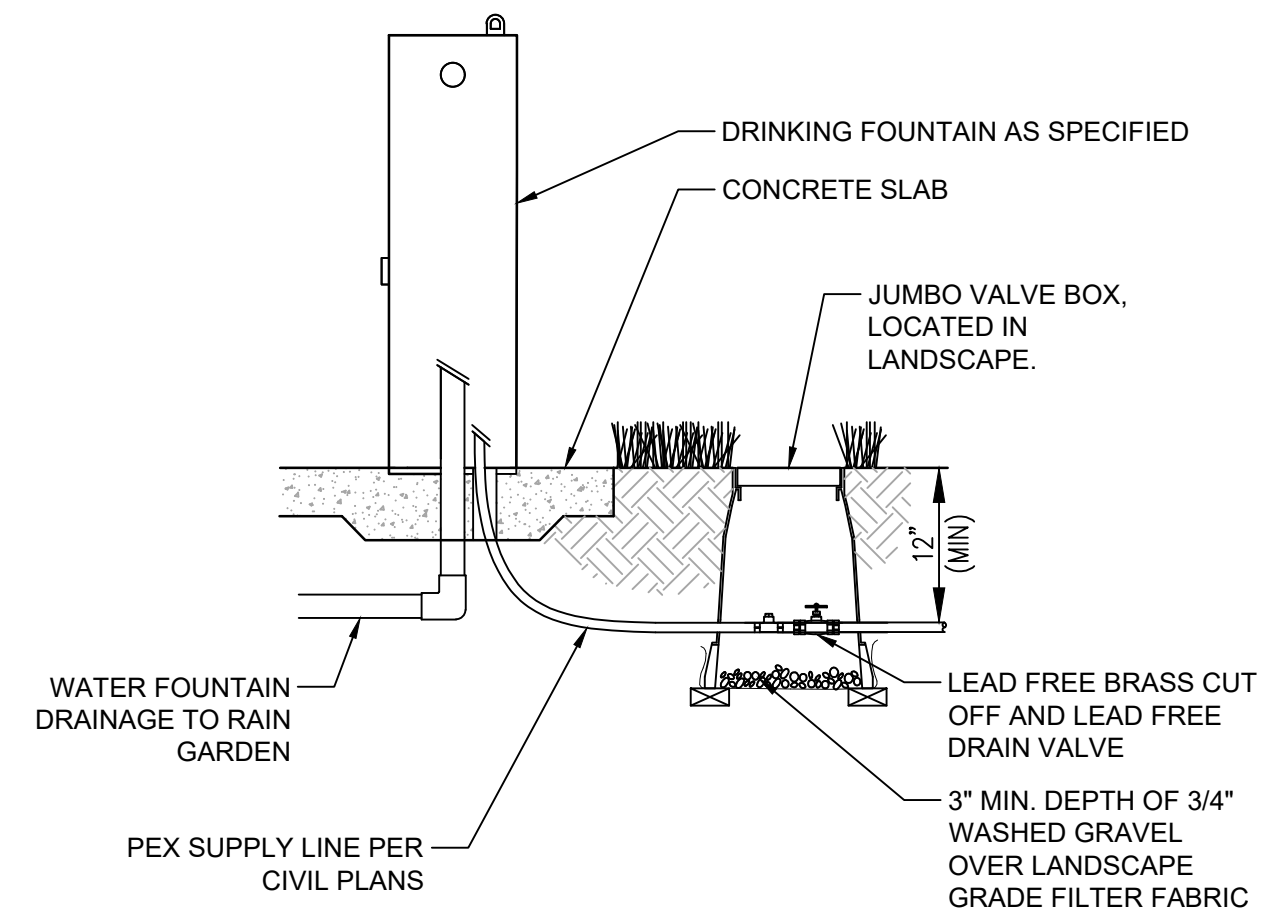
10/11/2024

10/11/2024

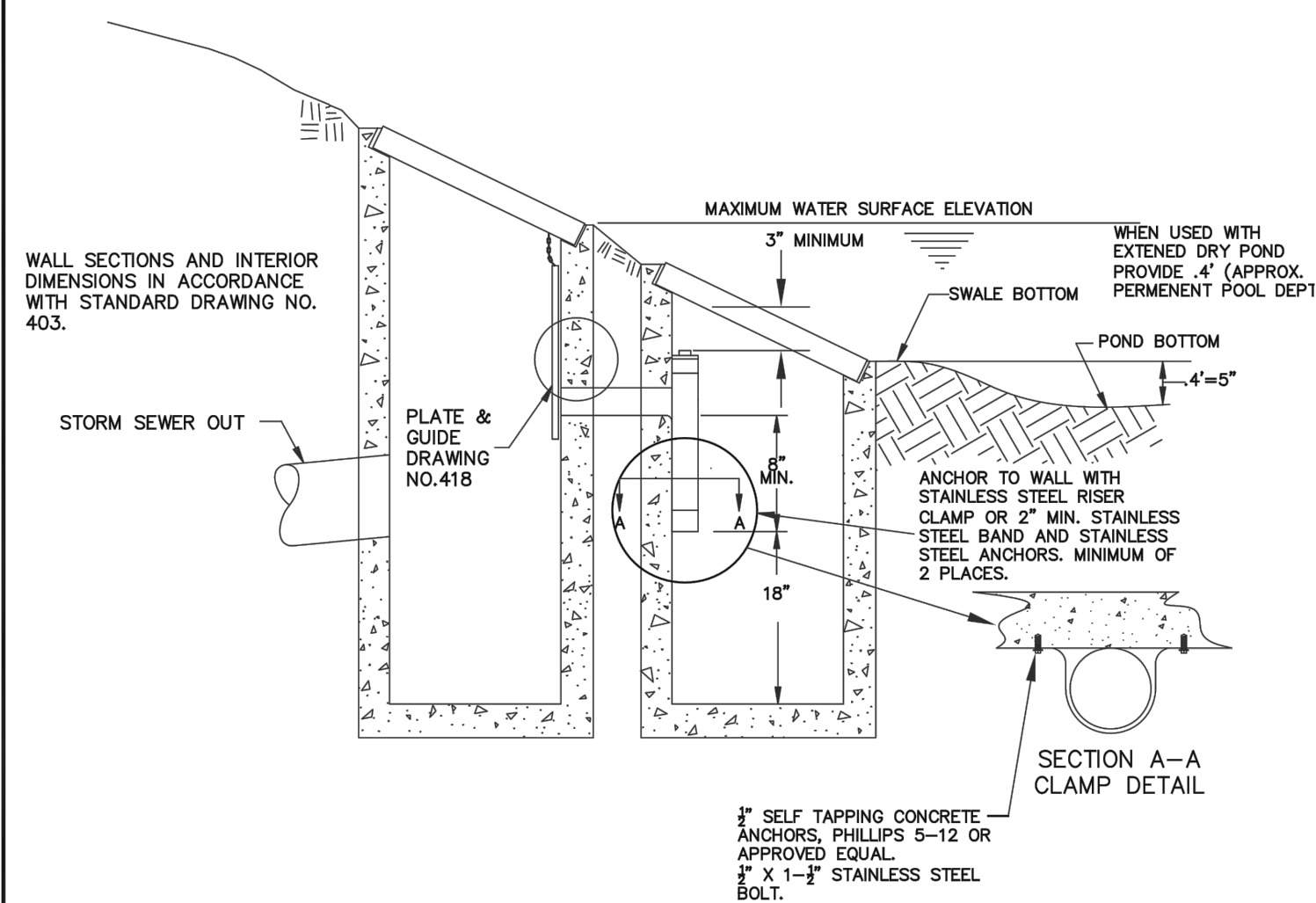
10/11/2024



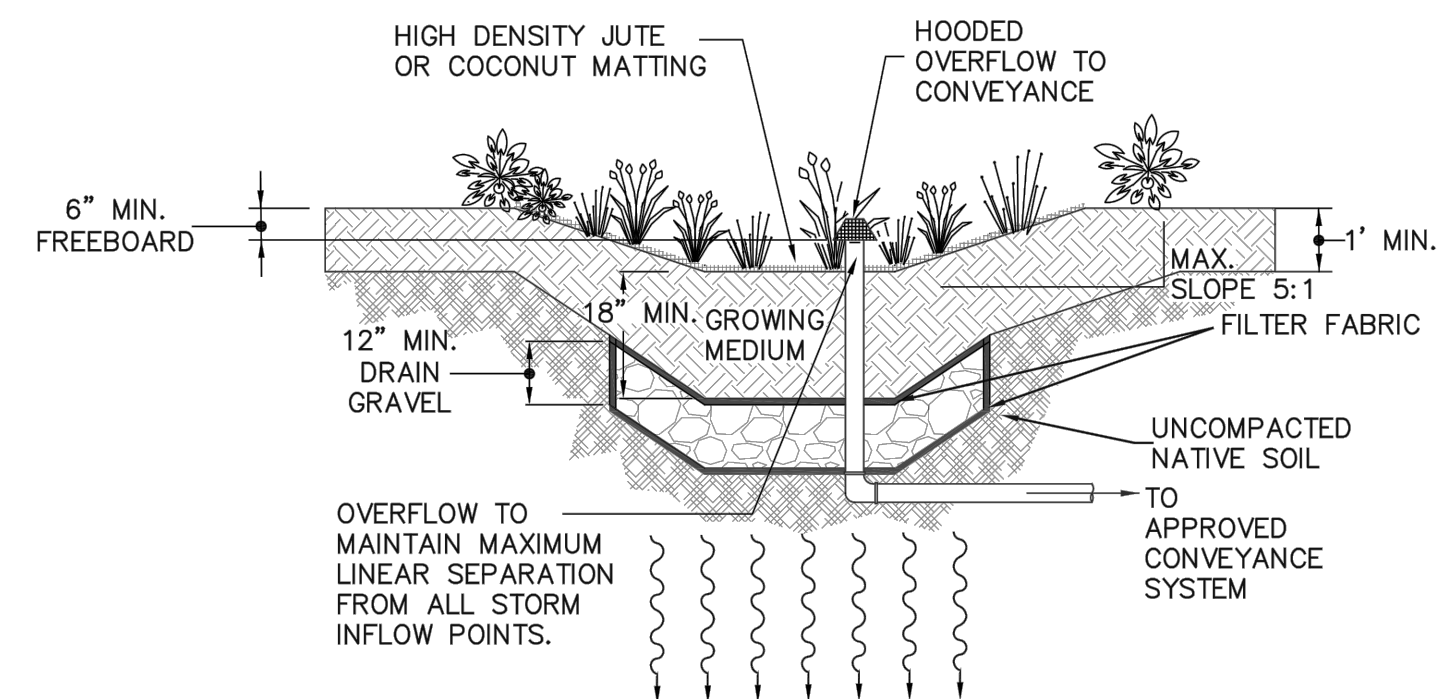
PIPE TRENCHING AND BACKFILL
SCALE: N.T.S.



DRINKING FOUNTAIN WITH BOTTLE FILLER DETAIL
SCALE: N.T.S.

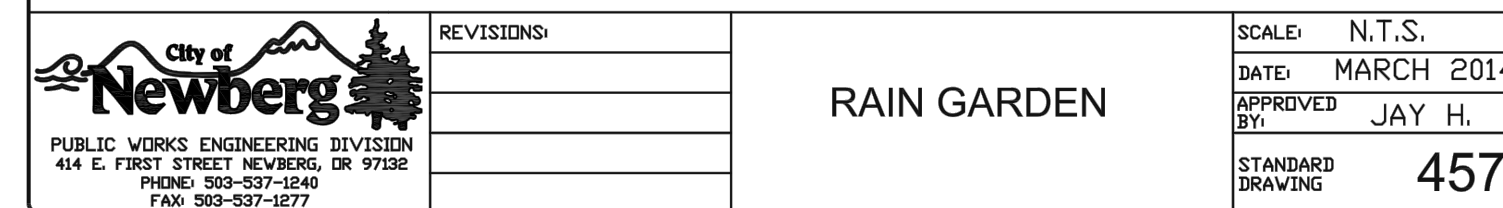
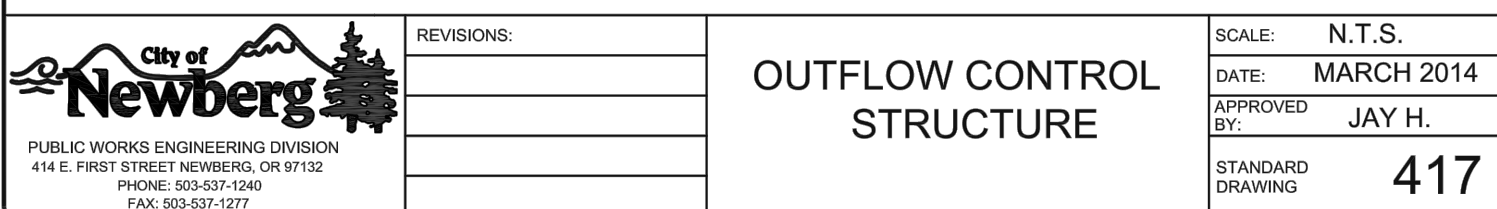


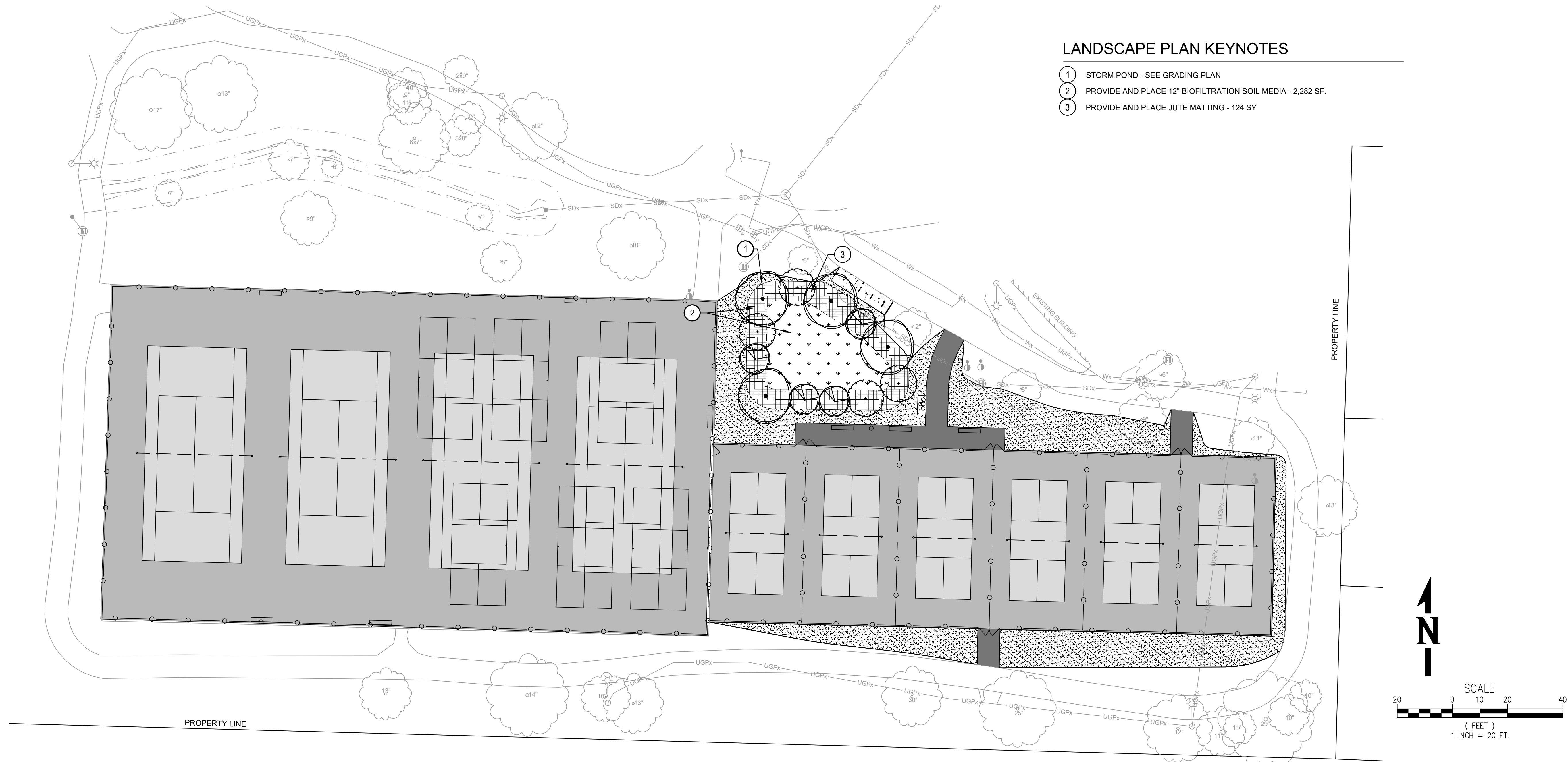
NOTES:



NOTES:

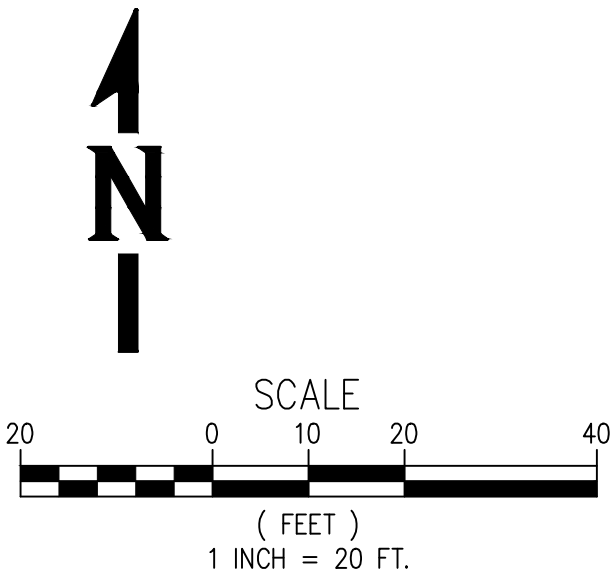
1. PROVIDE OVERFLOW CONVEYANCE SYSTEM, OVERFLOW CONVEYANCE HEIGHT TO ALLOW 6" MAXIMUM PONDING, PIPING TO A MINIMUM OF THE PLUMBING CODE OR CONVEY THE 25 YEAR STORM.
2. FLOW DISSIPATORS SHOULD BE USED IF ENTRY SLOPE TO THE BASIN IS GREATER THAN 5:1.
3. SEPARATION BETWEEN DRAIN GRAVEL AND GROWING MEDIUM SHALL BE PERMEABLE FILTER FABRIC.
4. TREATMENT AREA SHALL HAVE HIGH DENSITY JUTE OR COCONUT MATTING OVER 18" MINIMUM OF GROWING MEDIUM OR BASE STABILIZATION METHOD AS APPROVED BY THE CITY.
5. REFER TO APPENDIX A OF THE STANDARDS DESIGN MANUAL FOR PLANTING REQUIREMENTS.
6. TOP OF BANK OF FACILITY MUST BE LOCATED 10' FROM ANY STRUCTURE AND 3' FROM ADJACENT PROPERTY LINES.





LANDSCAPE PLAN KEYNOTES

- 1 STORM POND - SEE GRADING PLAN
- 2 PROVIDE AND PLACE 12" BIOFILTRATION SOIL MEDIA - 2,282 SF.
- 3 PROVIDE AND PLACE JUTE MATTING - 124 SY

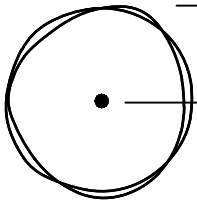
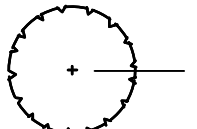
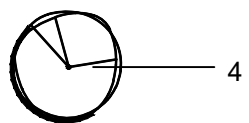


SITE LANDSCAPING AREA		
LOT SIZE = 5.34 ACRES (232,610 SQ. FT.)		
AREAS	LOT COVERAGE*	PERCENTAGE OF LOT
EXISTING SITE IMPROVEMENT AREA (BUILDINGS, PAVING)	88,385 SQ. FT.	38.0%
EXISTING LANDSCAPE AREA	144,225 SQ. FT.	62.0%
PROPOSED SITE IMPROVEMENT AREA (BUILDINGS, PAVING)	102,902 SQ. FT.	44.2%
PROPOSED LANDSCAPE AREA	129,708 SQ. FT.	55.8%

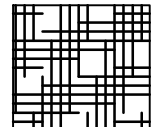

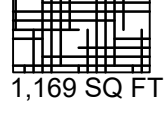
* AREAS SHOWN WERE CALCULATED BY THE TOPOGRAPHY SURVEY FOR THE PROJECT WORK AREA, ALONG WITH AERIAL IMAGERY AND SITE PHOTOS FOR THE REMAINDER OF THE PROPERTY.

PLANTING SCHEDULE

TREES

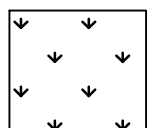
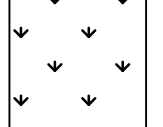
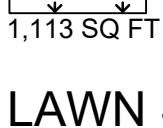
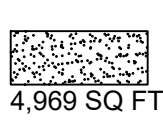

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
	4	ALNUS RUBRA	RED ALDER	1.5" CAL	B&B	AS SHOWN
	4	CORNUS NUTTALII	WESTERN FLOWERING DOGWOOD	1.5" CAL	B&B	AS SHOWN
	4	RHAMNUS PURSHIANA	CASCARA	1.5" CAL	B&B	AS SHOWN

SHRUBS

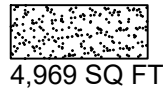
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	8	MAHONIA AQUIFOLIUM	OREGON GRAPE	3 GAL	CONTAINER	GROUPS OF 3 @ 3' O.C.
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	7	SYMPHORICARPOS ALBA	SNOWBERRY	3 GAL	CONTAINER	GROUPS OF 3 @ 3' O.C.

PLANTING SCHEDULE (CONT.)

GRASSES

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
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	257	CAREX DENSA	DENSE SEDGE	1 GAL	CONTAINER	12" O.C.
	257	ELEOCHARIS PALUSTRIS	CREEPING SPIKE RUSH	1 GAL	CONTAINER	12" O.C.
	257	ELYMUS GLAUCUS	BLUE WILD RYE	1 GAL	CONTAINER	12" O.C.
	257	SCIRPUS MICROCARPUS	SMALL FRUITED BULRUSH	1 GAL	CONTAINER	12" O.C.

LAWN SEEDING

 SUNMARK SEEDS: DIAMOND GREEN TURF MIXTURE.
APPLICATION RATE: 8.00 PLS POUNDS PER 1,000 SQUARE FEET.

LANDSCAPE PLAN
CPRD JAQUITH PARK PICKLEBALL COURTS
SE 1/4, SEC 18, T. 3 S., R. 2 W., W.M.
NEWBERG, OR

SHEET NUMBER
8

PROJECT NUMBER
C000191.00

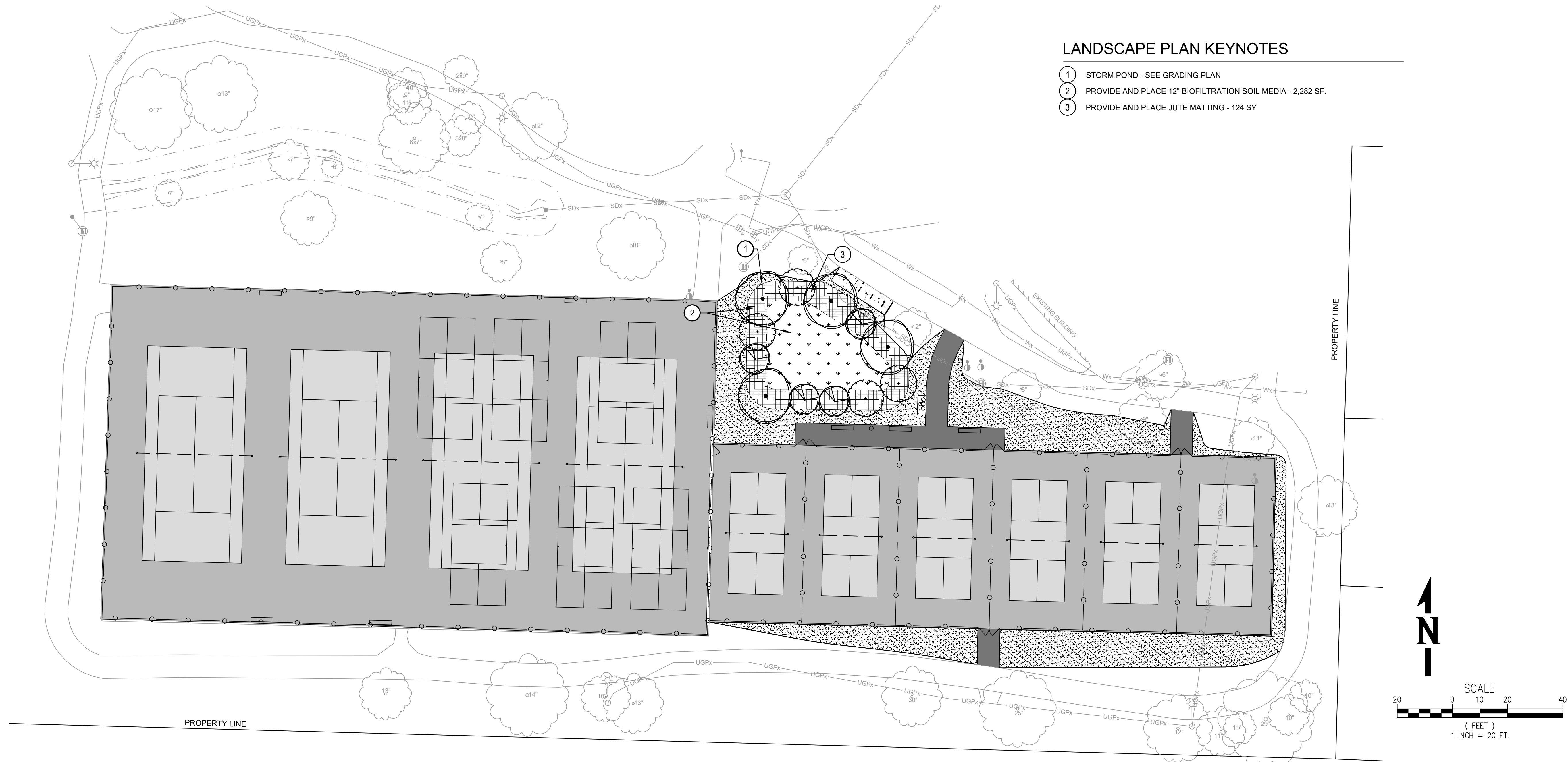
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C000191.01-JAQUITH L3.00-SP

SCALE
1"=20'

SHEET INFO		DESIGNED BY		JC	
DRAWN	JC	CHECKED	JC	APPROVED	JC
LAST EDIT	JC	PLOT DATE	2/11/2025	SUBMITTAL	2/11/2025

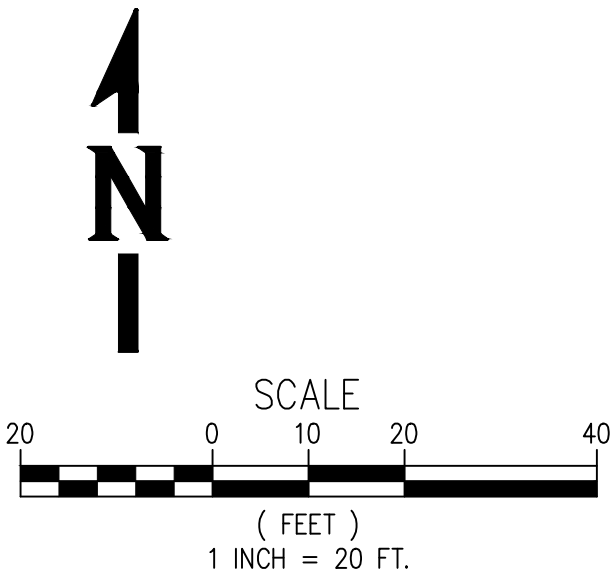
REVISIONS		NO.		BY		DATE		REMARKS	

PRELIMINARY



LANDSCAPE PLAN KEYNOTES

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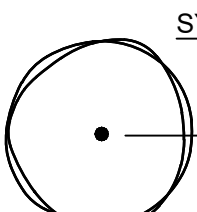
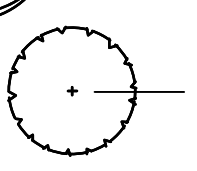
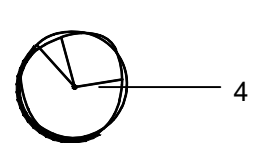


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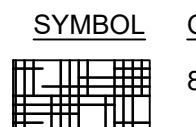


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PLANTING SCHEDULE

TREES

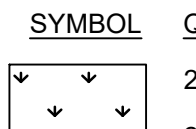

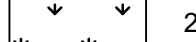


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SHRUBS

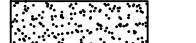
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PLANTING SCHEDULE (CONT.)

GRASSES

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LANDSCAPE PLAN
CPRD JAQUITH PARK PICKLEBALL COURTS
SE 1/4, SEC 18, T. 3 S., R. 2 W., W.M.
NEWBERG, OR

SHEET NUMBER
8

PRELIMINARY

SHEET INFO		REVISIONS		DESIGNED BY		CHECKED		APPROVED		LAST EDIT		PLOT DATE		SUBMITTAL	
DESIGNED BY	JC	NO.	BY	DATE	REMARKS										
DRAWN	JC														
CHECKED	JC														
APPROVED	JC														
LAST EDIT	JC														
PLOT DATE	2/11/2025														
SUBMITTAL															

PROJECT NUMBER	DRAWING FILE NAME	SCALE
C000191.00	C000191.01-JAQUITH L3.00-SP	1"=20'

Attachment 2: Agency Comments



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: March 12, 2025

Please refer questions and comments to: Leanne Wagener

NOTE: Additional information can be viewed on our website at:

APPLICANT: NV5 Inc. on behalf of Chehalem Park & Rec District

REQUEST: 6 new hard-surface pickleball courts-Jaquith Park

SITE ADDRESS: 1215 N COLLEGE ST

LOCATION:

TAX LOT: R3218DB 00400

FILE NO: DR225-0001

ZONE: R-1 (Low Density Residential Zone)

HEARING DATE: N/A

For full Project Information click on the Link Here: [DR225-0001 Full Application](#)

_____ 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)

Reviewed By:

Date:

Organization:



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Require additional information to review. (Please list information required)



Meeting requested.



Comments. (Attach additional pages as needed)

Reviewed By:

02/25/25

Date:

Finance

Organization:

Leanne Wagener

From: SCOTT Brion <Brion.SCOTT@odot.oregon.gov>
Sent: Wednesday, February 26, 2025 12:29 PM
To: Leanne Wagener
Subject: RE: City of Newberg 3- Referral Review Requests:DR225-0001/DR224-0010/ADJC25-0001

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

Thank you, Leanne.

I do not have any comments on the application as submitted. Should something change and College St. (Hillsboro-Silverton Highway) is affected please let me know so I can amend my response to this application.

Brion Scott, PE

Development Review Coordinator
ODOT - Region 2 - Area 3
885 Airport Road SE, Building P Salem, OR 97301
(503) 871-1411
Brion.Scott@odot.oregon.gov

From: Leanne Wagener <Leanne.Wagener@newbergoregon.gov>
Sent: Wednesday, February 26, 2025 12:16 PM
To: SCOTT Brion <Brion.SCOTT@odot.oregon.gov>
Subject: RE: City of Newberg 3- Referral Review Requests:DR225-0001/DR224-0010/ADJC25-0001

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hi Brion,

That does seem to be the case here. Engineering did not have any initial comments regarding street improvements either.

Thanks,

Leanne Wagener

Community Development
Assistant Planner

City of Newberg

City Hall: 503-537-1240

Direct: 503-554-7768





COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: March 12, 2025

Please refer questions and comments to: Leanne Wagener

NOTE: Additional information can be viewed on our website at:

APPLICANT: NV5 Inc. on behalf of Chehalem Park & Rec District

REQUEST: 6 new hard-surface pickleball courts-Jaquith Park

SITE ADDRESS: 1215 N COLLEGE ST

LOCATION:

TAX LOT: R3218DB 00400

FILE NO: DR225-0001

ZONE: R-1 (Low Density Residential Zone)

HEARING DATE: N/A

For full Project Information click on the Link Here: [DR225-0001 Full Application](#)

_____ 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)

Reviewed By:

Date:

Organization:



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Meeting requested.

☐ Comments. (Attach additional pages as needed) **Customer to contact PGE if any existing facilities are in conflict with construction and if a new service is desired.**

Reviewed By: Shelley Eggiman

Date:

2/26/2025

PGE
Organization:



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No conflict provided final plans and stormwater report for the management of stormwater meeting the City of Newberg Public Works Design and Construction are submitted with permit submittals. The proposed rain garden for the management of stormwater will require that the applicant submit, and record, a Private Stormwater Maintenance Agreement.

Leanne Wagener

From: SCOTT Brion <Brion.SCOTT@odot.oregon.gov>
Sent: Monday, March 10, 2025 7:58 AM
To: Fe Bates
Cc: Jeremiah Cromie; Leanne Wagener
Subject: RE: City of Newberg 3- Referral Review Requests:DR225-0001/DR224-0010/ ADJC25-0001

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

I do not have any comments on DR225-0001 or ADJV25-0001.

For DR224-0010: This location is adjacent to Pacific Highway West (OR99W) and under jurisdiction of ODOT. There are no objections to the proposal as submitted. The applicant will need to obtain a permit through District 3 for work on 99W replacing the existing driveway with standard curb, gutter, and sidewalk; they can be contacted at 503-986-2900.

Thanks,

Brion Scott, PE

Development Review Coordinator

ODOT - Region 2 - Area 3

885 Airport Road SE, Building P Salem, OR 97301

(503) 871-1411

Brion.Scott@odot.oregon.gov

From: Fe Bates <Fe.Bates@newbergoregon.gov>
Sent: Tuesday, February 25, 2025 5:54 PM
Cc: Fe Bates <Fe.Bates@newbergoregon.gov>; Jeremiah Cromie <Jeremiah.Cromie@newbergoregon.gov>; Leanne Wagener <Leanne.Wagener@newbergoregon.gov>
Subject: City of Newberg 3- Referral Review Requests:DR225-0001/DR224-0010/ ADJC25-0001

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Good Day,

Attached are three Referrals for your review:

DR225-0001 for a Design Review for new Pickle-ball courts at Jaquith park, Leanne Wagener is the planner reviewing this application.

ADJV25-0001 for a code adjustment for a shed 3.75 feet from the interior property lines (5 feet is normal requirement). Jeremia Cromie is the planner reviewing this application

DR224-0010 for a Design review for a proposed Hawaiian Bros Restaurant at 2512 E Portland Road (Former Roundtable Site) with drive-thru lanes. There are 2 proposed buildings on the lot including a potential restaurant/retail building for the one abutting Elliott Road. Due to the file size, we have to use an external link which is posted below:

 [DR224-0010 Hawaiian Bros Referral Package \(Bookmarked\).pdf](#)

The webpage for the project can be found here:

<https://legacynewbergoregon.teammunicode.com/planning/page/dr224-0010-hawaiian-bros-restaurant-2512-e-portland-rd> (Please note I intend to break out all the individual pieces that are bookmarked in the file for the webpage to view independently but I have not done so yet.). Jeremiah Cromie is the planner reviewing this application and can answer any questions someone might have.

All 3 full applications can be viewed by clicking on the Link located on the Forms. Please fill out the Referral Sign Off sheet and email it back no later than **March 12, 2025** to Planning@newbergoregon.gov.

Thank you,

Please let us know how you feel about our services by filling out this [City Services Customer Satisfaction Survey](#).

Fé Bates

Community Development

Administrative Assistant

City of Newberg

City Hall: 503-537-1240

Direct: 503-554-7788



Always *STRIVE* for Your Best

Want to learn more and get involved? 📍 bit.ly/cityofnewberg

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Attachment 3: Public Comments

March 18th, 2025

City of Newberg: Community Development Department,

This letter pertains to File #DR225-0001, concerning the development of pickleball courts at Jaquith Park. I would like to thank the Chehalem Park and Recreation group for their efforts to enhance our local park spaces; however, I have reservations about implementing additional courts.

As a resident of this area, the noise from the current tennis courts reverberates throughout the neighborhood. Players begin their games early in the morning, often ignoring designated playing hours, and adding more courts would intensify the disruptive sounds coming from the park. Green space is also considered a noise abatement, absorbing noise pollution.

Expanding the tennis courts limits the diversity of use within the park. Removing green space restricts residents' ability to enjoy various recreational options, such as picnics, playing with your pets, and laying in the sun. The addition of courts privileges visitors who drive in to use the courts, rather than the local residents that frequent the park for everyday use. While the courts are often in use, they are also repurposed for activities beyond their intended function, such as using an enclosed area to throw a ball for a dog, indicating that the current space could be adapted to meet additional park needs. As an everyday user of the space, I have also rarely ever seen the courts at full capacity, so I don't see why additional courts are necessary. Further consideration of program diversity seems essential, as the addition of more courts appears to prioritize convenience of location rather than truly addressing community needs.

If funds or time are available towards park updates, I recommend prioritizing existing issues at Jaquith Park. The homeless population in Newberg utilizes the park as shelter, creating unsafe conditions. The covered space, directly next to the play structure for children, is frequently occupied by unhoused individuals. I have turned around while out using the park due to large gatherings under those structures. Crime Prevention Through Environmental Design (CPTED) has established a set of guidelines to promote safety and minimize fear through implemented design strategies and may be a helpful tool. The addition of a covered space will increase loss of visibility through the park, implementing dangerous hidden areas, which is further addressed in the resource given. If a covered space is desired to participate throughout the year, why not cover the existing courts?

I would also like to note, that while looking up information of the project, I followed the link provided, which took me to a "404. Requested URL not found." It would be nice to receive up to date resources. In my research, I came across an article about the park's development, which mentioned that a committee was established in 2021. If a plan has been underway, it's absurd that we're only now being invited to share our opinions on the development. The timeline suggests that our input is unwelcome at this late stage, with decisions likely already made.

I appreciate the efforts made to improve the area, but I believe there needs to be more consideration towards park program. Thank you for opening a platform for community discussion.

Best wishes,

Newberg Residents of Rentfro Way

for any necessary
correspondance :
email @
kendalrjohnson@
gmail.com

Leanne Wagener

From: RussellandPamela Johnson <rejpki@msn.com>
Sent: Wednesday, March 26, 2025 12:44 PM
To: Leanne Wagener
Cc: districtoffice@cprdnewberg.org
Subject: RE: Proposed Pickle Ball Courts - File Number - DR225-0001

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

Hi Leanne,

Please register our very strong opposition to the proposed expansion of pickle ball courts in Jaquith Park. As adjacent residents, we have found pickle ball to be a nuisance due to the obvious noise it produces, often for hours on end. The constant knock-knock-knock-knock of the hard balls hitting hard rackets is not what one wants to hear when relaxing in one's backyard trying to listen to the birds chirping!

We also often find that many players, especially during tournaments, leave a mess and don't respect the park.

Pickle ball may be popular at the moment, but it will ebb over time, just as the empty unused horseshoe courts clearly evidence today. The open area that CPR propose to remove is used by picnickers and children all summer long. The other open area is not as well maintained and has not offered a comparable alternative.

In fact, Chehalem Park & Rec have not maintained Jaquith Park to any acceptable level over many years. The Park is in great need for repaired drainage, shelters, bathrooms, playgrounds and pathways. Paths are flooded out every time it rains. The landscaping is a joke, with weeds, blackberries and dying trees everywhere. CPR seems to only be able to cut down trees and haven't replanted any trees in decades. Serious arborist work is a critical need.

CPR did not give any public notice about the proposed project and how it intends to fund it, given they don't fund maintenance now, beyond mowing the grass and focusing on the ballfields.

We intend to bring our concerns to CPR meetings now that we have been informed by the City of such a waste of taxpayer funds.

Thank you,
Russell & Pamela Johnson
109 Markris Way
Newberg, OR 97132

Kathy North
1140 N Main Street
Newberg, OR 97132
March 7, 2025



Written Comments: File # DR225-0001

City of Newberg
Community Development

PO Box 970
Newberg, OR 97132

Dear City of Newberg Community Development Department,

Subject: Concerns Regarding the Proposed Pickleball County Near My Residence

I hope this letter finds you well. I am writing to express my concerns about the proposal to build a pickleball county near my residence, located at 1140 N Main Street, in Newberg. While I understand the value of recreational spaces for our community, I believe the proposed location is unsuitable due to potential noise disturbances and the negative impact it may have on the value of properties in the surrounding area.

First, I would like to address the issue of noise. Pickleball, while a wonderful sport, can generate significant noise due to the sharp sound of the ball hitting the paddle and the court surface. Given the proximity of the proposed facility to my home, I am concerned that the noise levels, especially during peak hours, will disrupt the tranquility of our neighborhood. This could negatively affect the daily lives of myself and my neighbors, particularly for those who work from home or have children.

Additionally, I am concerned about the potential reduction in the value of my property. As you may know, noise and proximity to high-traffic recreational areas can significantly affect property values. Many prospective homebuyers seek quiet, residential environments, and the addition of a high-traffic pickleball facility could make my property less desirable to potential buyers. This could lead to a decrease in the overall market value of homes in the area.

In light of these concerns, I respectfully urge the City of Newberg to reconsider the location of the proposed pickleball county or to explore ways to mitigate these negative impacts. Options such as soundproofing, landscaping buffers, or even reconsidering the site could help maintain the quality of life for current residents while still providing a space for recreational activities.

I appreciate your attention to this matter and would be grateful for the opportunity to discuss it further. Please feel free to contact me at 503-810-2189 or via email at Kathyleenorth@gmail.com. Thank you for your understanding and for considering my concerns.

Sincerely,

ADDING MORE NONPERMEABLE SURFACE TO THE PARK WILL BE A BIG MISTAKE. HAVING MORE DRAINING INTO THE CREEK WILL CAUSE OUR BANK TO BE ERODED FURTHER AND OVER THE LAST 30 YEARS IT HAS GOTTEN TO THE POINT OF SHRUBS AND TREES FALLING INTO THE CREEK AND IT BECOMES WORSE WITH EVERY PASSING YEAR. I CAME CLOSE TO LOSING MY FOOTING BECAUSE OF THIS YEARS SLOUGHING OFF OF THE BANK.

OUR CYCLONE FENCE HAS BEEN CUT WITH BOLT CUTTERS IN TWO SEPERATE INCIDENTS WHICH WE HAD TO REPAIR. WE HAVE HAD LADDERS, LUMBER, YARD TOOLS, LANDSCAPE CLOTH ETC. STOLEN OVER THE YEARS SINCE THE CHANNEL IS SO MUCH WIDER AND DEEPER ~~IT HAS~~ BECOME VERY EASY TO COME THROUGH THE CREEK AND INTO PEOPLES YARDS. RECENTLY SOMEONE RIPPED THE DOOR OF OUR WOOD SHED (IT WAS IN NEED OF REPAIR)

WE SHOULD BE SOMEWHAT SAFE IN OUR OWN HOMES AND YARDS.

IN CLOSING ANYTHING THAT ADDS TO THE DRAINAGE PROBLEM WILL MAKE A BIG PROBLEM EVEN WORSE.

Elmer Sutton
1204 MARQUERITE WAY
NEW BERRY OR
503 584 2150

ELINOR SEXTON
1204 N MARGUERITE WAY
NEWBERG OR 97132



WRITTEN COMMENTS FILE # DR 225-0001
CITY OF NEWBERG
COMMUNITY
DEVELOPMENT PO BOX 9710
NEWBERG OR 97132

WILLIAM VAN GESSEL
315 E. RENTFRO WAY
NEWBERG, OR 97132
(503) 805-4710

BILLVANGESSEL@ICLOUD.COM

3/13/2025

GREETINGS,

I AM WRITING IN RESPONSE TO THE NOTIFICATION OF THE PROPOSED PROJECT AT JAQUITH PARK TO BUILD SIX NEW PICKLEBALL COURTS. CONSIDERING THE POPULARITY AND APPEAL OF PICKLEBALL, I THINK IT IS A VERY GOOD IDEA FOR THE COMMUNITY AND FOR CITY APPEAL. THIS IS A GOOD OPPORTUNITY TO IMPROVE NEWBERG AND DEMONSTRATE GOOD VISION TO RESIDENTS AND THOSE FROM OUTSIDE THE CITY.

MY ONLY CONCERN ABOUT THIS PROJECT IS THE ISSUE OF THE SOUNDS FROM GAME PLAY RESONATING INTO THE SURROUNDING NEIGHBORHOOD. THIS HAS BEEN ILLUSTRATED IN OTHER CITIES SUCH AS BEAVERTON AND OTHERS AS HAS BEEN REPORTED IN THE LOCAL NEWS. THE PROBLEM OF NOISE IS EASILY SOLVED BY SMART AND PROPER PLANNING AND PRESENTLY AVAILABLE PICKLEBALL NOISE REDUCTION MEASURES BEING USED.

THERE IS FENCE COVERING AVAILABLE THAT IS SPECIFICALLY DESIGNED AND MADE FOR DAMPENING NOISE FOR PICKLEBALL. SOME EXAMPLES CAN BE FOUND AT WWW.ACOUSTIBLOCK.COM AND WWW.FENCESCREEN.COM. THERE ARE PROBABLY MORE EXAMPLES BUT THEY ARE A GOOD EXAMPLE. THE FENCE

SCREENING WOULD ALSO BLOCK THE WIND TO HELP PLAYERS HAVE A BETTER PLAYING EXPERIANCE AND WOULD HELP THE COURTS STAY CLEANER FROM LEAVES AND DEBRIS BLOWING ONTO THE COURTS.

SECONDLY, THERE ARE QUIET PADDLES MADE BY "HUSH PADDLES" AND "OWL" PADDLE COMPANIES AMONG OTHERS. IT WOULD BE GOOD TO REQUIRE PLAYERS TO USE THEM OR AT LEAST RECOMMEND THIS TO THE PLAYERS.

THIRD, THERE ARE SPECIAL COATINGS FOR PICKLEBALL COURTS THAT HELP QUIET THE SOUND OF THE BALL BOUNCING AND CREATE ~~AN~~ A BETTER GRIPPING SURFACE FOR PLAYERS AND THEY LOOK VERY SHARP AND PROFESSIONAL.

FOURTH, I THINK THE HOURS OF PLAY SHOULD BE CONSIDERED, NO PLAY TOO EARLY OR TOO LATE. I HAVE HEARD PEOPLE PLAYING AT THE PARK AS EARLY AS 5:30 AM. DURING SUMMER BECAUSE THE SUN IS ALREADY UP AND THEY WANT TO GET THEIR GAME IN BEFORE ITS TOO HOT.

THIS PROJECT IS A GOOD IDEA AND A GOOD CHANCE FOR NEWBERG TO SHINE AND IF DONE RIGHT, IT COULD ATTRACT MORE ACTIVITY TO NEWBERG WHICH COULD BE VERY HELPFUL FOR OUR LOCAL BUSINRSSES. I HOPE THIS PROJECT WILL BE A WIN WIN ALL THE WAY.

-William Under 3/13/25

315 E. RENTRO WAY
NEWBERG, OR
97132

PORTLAND OR RPDC 972

13 MAR 2025 PM 2 L



CITY OF NEWBERG
COMMUNITY DEVELOPMENT
P.O. BOX 970
NEWBERG, OR
97132

WRITTEN COMMENTS: FILE # DR 225-0001

97132-097070