

TYPE I APPLICATION -- 2019 (ADMINISTRATIVE REVIEW)

File #: _____

TYPES – PLEASE CHECK ONE:

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

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

APPLICANT INFORMATION:

APPLICANT: WILLIAM HORNING
 ADDRESS: 608 N. HULET AVE.
 EMAIL ADDRESS: HORNINGW@GMAIL.COM
 PHONE: 503 294 0222 MOBILE: _____ FAX: _____
 OWNER (if different from above): _____ PHONE: _____
 ADDRESS: _____
 ENGINEER/SURVEYOR: A.K.S., STEVE ROBER PHONE: 503 563 6151
 ADDRESS: 12965 SW HERMAN ROAD SUITE 100, TUALATIN, OR 97062

GENERAL INFORMATION:

PROJECT NAME: Accessory Dwelling Unit PROJECT LOCATION: 608 N. HULET AVE.
 PROJECT DESCRIPTION/USE: REPLACEMENT GARAGE W/ADU PROJECT VALUATION: \$52,000.00
 MAP/TAX LOT NO. (i.e. 3200AB-400): T.L. 1500 ZONE: R3 SITE SIZE: 10847 SQ. FT. ACRE
 COMP PLAN DESIGNATION: HOR TOPOGRAPHY: FLAT
 CURRENT USE: SINGLE FAMILY HOME
 SURROUNDING USES:
 NORTH: SINGLE FAMILY SOUTH: SINGLE FAMILY
 EAST: BEST WESTERN MOTEL WEST: SINGLE FAMILY

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

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

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

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

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

Applicant Signature _____ Date _____

William Horning 12/29/20
Owner Signature _____ Date _____

Print Name _____

WILLIAM F. HORNING
Print Name _____



First American

First American Title Insurance Company

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

YAMHILL COUNTY TITLE UNIT

FAX (866)800-7294

Title Officer: Larry Ball
(503)376-7363
lball@firstam.com

LOT BOOK SERVICE

BILL HORNING
3940 N GRACE DRIVE
NEWBERG, OR 97132

Order No.: 1039-3631457
December 10, 2020

Attn:
Phone No.: (503)294-0222 - Fax No.:
Email: HORNINGW@GMAIL.COM

Re:

Fee: \$300.00

We have searched our Tract Indices as to the following described property:

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

and as of December 03, 2020 at 8:00 a.m.

We find that the last deed of record runs to

Heidi S. Horning and William F. Horning, as tenants by the entirety

We find the following apparent encumbrances within ten (10) years prior to the effective date hereof:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

We find the following unpaid taxes and city liens:

1. City liens, if any, of the City of Newberg.

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount:	\$1,863.99
Map No.:	R3217DC 01500
Property ID:	38756
Tax Code No.:	29.0

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.

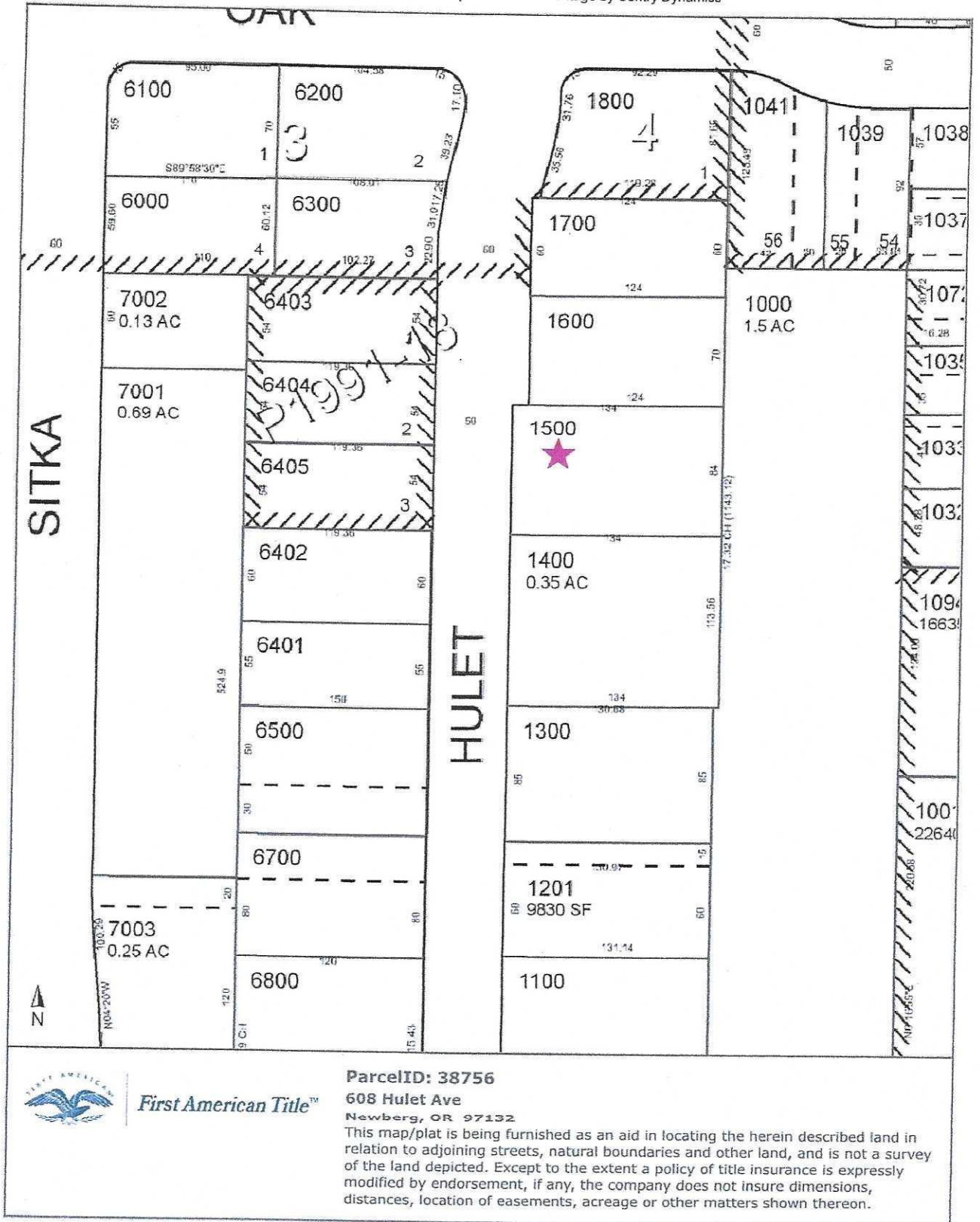


Exhibit "A"

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

A tract of land located in Section 17, Township 3 South, Range 2 West of the Willamette Meridian, in the City of Newberg, County of Yamhill and State of Oregon, being more particularly described as follows:

Beginning at a point 29.85 chains South of the Northwest corner of the Richard Everest Donation Land Claim No. 52, in Section 17, Township 3 South, Range 2 West of the Willamette Meridian, in Yamhill County, Oregon; thence East 579 feet; thence South 964.4 feet to the true point of beginning; thence South 84 feet to the Northeast corner of that tract conveyed by Earl W. Allen and wife to Lynn N. Scherf and wife by deed recorded June 9, 1947 in Book 143, Page 210, Deed Records; thence West 154 feet along the North line of said Scherf tract; thence North 84 feet; thence East 154 feet to the true point of beginning.

TOGETHER WITH that portion conveyed to Joyce J. Sprecher by deed recorded as Instrument No. 201508413, Deed Records.

EXCEPTING THEREFROM that portion of said premises conveyed to the City of Newberg by deed recorded in Film Volume 138, Page 615, Deed Records.

ALSO EXCEPTING THEREFROM that portion conveyed to Virginia G. Wahl by deed recorded as Instrument No. 201508412, Deed Records.

NOTE: This legal description was created prior to January 1, 2008.

608 N. Hulet Avenue

Type I DESIGN REVIEW

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

The submitted Site Plan drawing illustrates the removal and replacement of the existing single car garage. The new extended driveway will provide additional off-street parking for approximately two more cars in addition to the garage.

2. Setbacks and general requirements – the proposal shall comply with 15.415.010 et seq. dealing with height restrictions and public access; and 15.410.010 et seq. dealing with setbacks, coverage, vision clearance, and yard requirements.

15.415.010 - The submitted ADU Site Plan illustrates that a gravel driveway will continue to be used to access the existing home and after removal of the existing garage the new proposed garage/ADU. The submitted Preliminary Floor Plans and Elevations illustrate a building height of 22'-6", under the maximum height of 45'.

15.410.010 – The submitted Site Plan illustrates the proposed garage/ADU is proposed to be located approximately 6' behind the existing home, 37' from the south property, more than 20' south of the north property line and more than 50' from the east property line, all in compliance with current R3 setbacks.

3. Landscape requirements – the proposal shall comply with 15.420.010 dealing with landscape requirements and landscape screening.

There are no landscape buffer requirements associated with this ADU. The property front yard will continue to be landscaped consistent with residences in the neighborhood.

4. Signs – Signs shall comply with 15.435.010 et. Seq. dealing with signs.

No signs are proposed as part of this application.

5. **Zoning District compliance – the proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in 15.304.010 through 15.328.040 of this code.**

The zoning is R-3 and an ADU is a permitted use.

6. **Accessory Dwelling Unit 15.445 Article V limitations:**

- a. **An accessory unit may not exceed 50 percent of the size of the primary unit, up to a maximum of 1000 SF;**

The existing house is 816 SF and the proposed ADU is 308 SF (38%).

- b. **The primary residence shall provide parking per NMC 15.440.030. The accessory dwelling unit does not require on-site parking.**

The existing single-family home has two bedrooms. The site plan illustrates a replacement single car garage and parking for at least 2 additional cars in the gravel driveway.

First Completeness Check items (01/20/21) and additional considerations:

- A. Public improvements and right-of-way dedication.**

The applicant's revised plans (sheet 2 & 3, dated 2/09/21) illustrate the requested 8' of right-of way dedication for N. Hulet Avenue. These sheets also show the addition of a curb separated sidewalk and a new driveway apron to serve the site. These proposed improvements are consistent with the TSP cross-section for a local residential street.

- B. Impervious Area.**

Sheet 3 illustrates the existing site impervious area and the proposed site impervious area after new driveway and garage/ADU construction and the dedication and frontage improvements. The net new impervious gravel area is 264 square feet (1344-1080).

C. ADU sewer and water connection.

Sheet 2 of the revised plan set indicates that the ADU will be served with sewer from the existing clean out on the east side of the existing home. Water will be sub-metered from the existing house water meter.

D. Additional Considerations:

The property to the north has the curb separated sidewalk that this property will match with its' right of way improvements and dedication. The property to south has not yet dedicated the balance of the right of way for Hulet Avenue but does have a curb attached hard surface sidewalk area.

As indicated in the Pre-Application Conference notes of 02/19/2020 the applicant plans to submit an application to divide this parcel into two legal R3 lots. The partition application request will follow this ADU application and is anticipated for Spring/Summer 2021. Geotechnical services are now being secured. According to the pre-application the future easterly R3 lot will require a 25' wide access flag or easement that is to provide a minimum 20' wide fire access. This ADU application with the city's requirement to dedicate and improve the Hulet Avenue frontage is most efficiently implemented by providing with the ADU the soon to be required 20' wide driveway apron. Extending of new sewer and water connections to the property line for the future multi-family lot would also be most efficient.

This ADU application is proposing an interim on-site gravel driveway from the new driveway apron to the proposed garage/ADU. Using an interim gravel driveway will avoid having to tear out and remove any new pavement to accommodate the planned future 20' wide driveway utilizing this same lot area (see sheet 3).

Discussion with the city engineering staff has confirmed that the future partition application will have to justify the applicant's plan to provide a "low impact" solution for this fire truck access to the proposed back lot. Work with the applicant's civil engineer has identified that the likely solution for storm water on this site will require the use of filtration planters at any future multi-family building and the use of porous paving and storm water chambers to address the limited city storm drainage facilities in Hulet Avenue. These improvements will not allow the extension of new water and sewer connections to the ADU without having future construction conflicts with the storm water chambers and porous paving and for this reason the ADU is proposed to be connected to the existing home's sewer and water services.

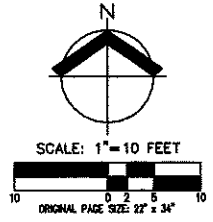
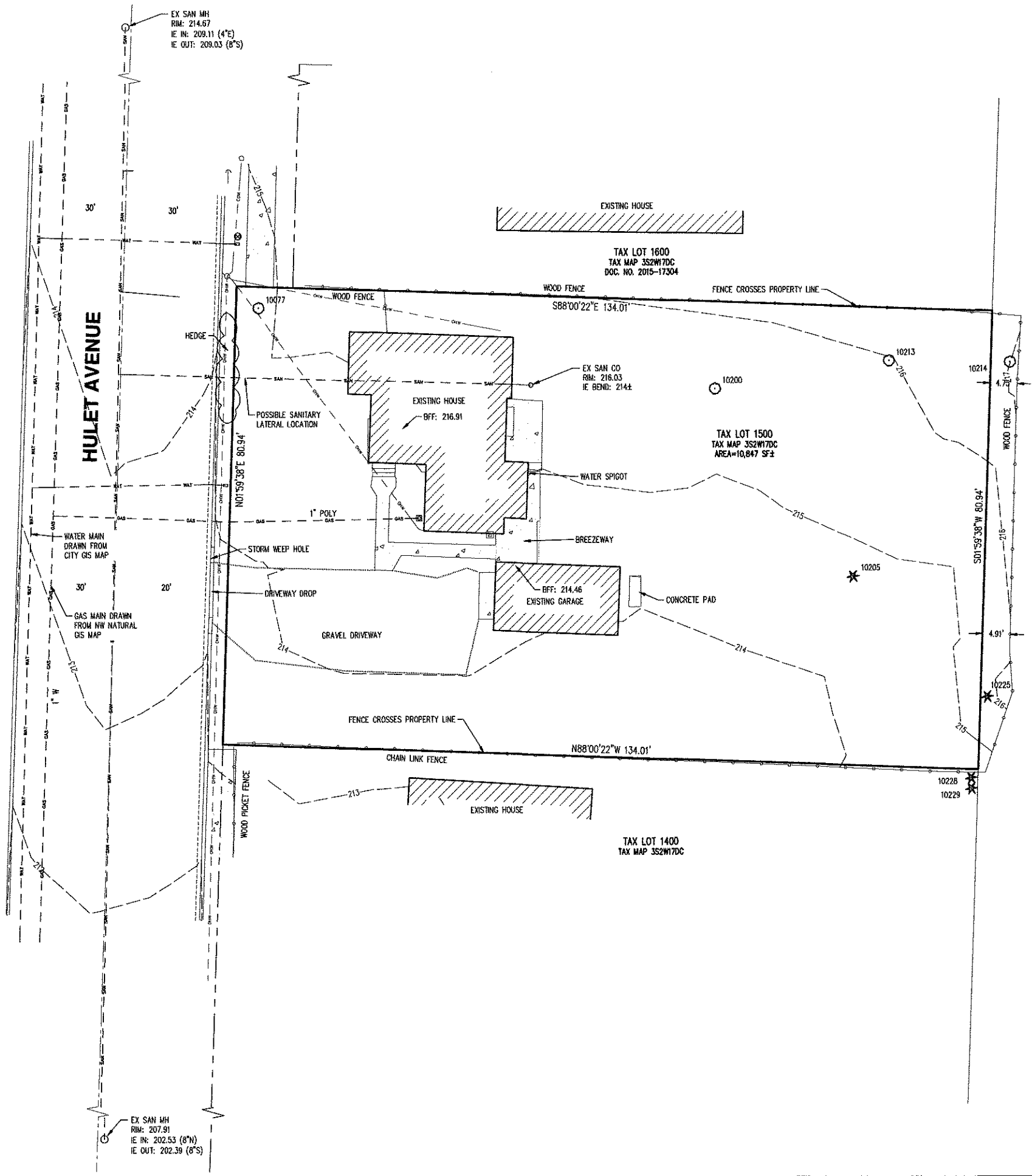
The applicant does not have to extend the sewer and water to the property line with the new driveway drop but it seems wasteful to install and then tear up the driveway apron for these utilities that will be required for the planned partition and/or a future R3 multi-family building application meeting the city's minimum density requirements.

One solution to these conditions is to provide a new 20' wide drop curb with a gravel driveway apron for access to the ADU until the partition or a building permit is approved and utilities can be extended into the site. Under this alternative, the applicant is willing to guarantee the installation of a concrete driveway apron will be constructed to city standard within the next 12 months, in case the soon to be applied for partition/building permit is not approved in this time frame.

Alternatively, if the city would permit extending the utilities to the property line in conjunction with the Sheet 3 frontage improvements, including a concrete driveway apron, the applicant is willing to sign a document that would insure the city that the extension of these utilities into the site will not take place until a permit is approved for a new multi-family building on this site.

Finally, the applicant is requesting that the public right of way improvements illustrated on sheet 3 be allowed to be permitted through the building permit process. The applicant is prepared to execute a right of way dedication to the city when requested.

AKS DRAWING FILE: 77532COND.DWG | LAYOUT: SHEET 01



- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 19280349. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED OCTOBER 16-17, 2019.
 - VERTICAL DATUM: ELEVATIONS ARE BASED ON TRIMBLE NOW NETWORK OBSERVATIONS (NAVDB8) AND CHECKED AGAINST YAMHILL COUNTY STATION NO.22 LOCATED AT THE NORTHERLY RIGHT-OF-WAY LINE OF DOUGLAS AVENUE AND ON THE CENTERLINE OF SPRINGBROOK WAY. ELEVATION = 223.403 FEET (NAVD 88).
 - HORIZONTAL DATUM: A LOCAL DATUM PLAN DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83(2011) EPOCH: 2010.0000 BY MULTIPLYING BY A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.0001094228 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL FOOT STATE PLANE GRID COORDINATES 4506773.3080 47569856.4750 AND A MERIDIAN CONVERGENCE ANGLE OF -144.36" STATE PLANE COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.
 - THIS IS NOT A BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
 - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - CONTOUR INTERVAL IS 1 FOOT.
 - TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10077	DECIDUOUS	18
10200	DECIDUOUS	9
10205	CONIFEROUS	29
10213	DECIDUOUS	12
10214	DECIDUOUS	13
10225	CONIFEROUS	59
10228	CONIFEROUS	14
10229	CONIFEROUS	16

LEGEND

<p>EXISTING</p> <ul style="list-style-type: none"> DECIDUOUS TREE CONIFEROUS TREE FIRE HYDRANT WATER BLOWOFF WATER METER WATER VALVE DOUBLE CHECK VALVE AIR RELEASE VALVE SANITARY SEWER CLEAN OUT SANITARY SEWER MANHOLE SIGN STREET LIGHT MAILBOX 	<p>EXISTING</p> <ul style="list-style-type: none"> STORM DRAIN CLEAN OUT STORM DRAIN CATCH BASIN STORM DRAIN AREA DRAIN STORM DRAIN MANHOLE GAS METER GAS VALVE GUY WIRE ANCHOR UTILITY POLE POWER VAULT POWER JUNCTION BOX POWER PEDESTAL COMMUNICATIONS VAULT COMMUNICATIONS JUNCTION BOX COMMUNICATIONS RISER
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EXISTING

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- PROPERTY LINE
- CENTERLINE
- DITCH
- CURB
- EDGE OF PAVEMENT
- EASEMENT
- FENCE LINE
- GRAVEL EDGE
- POWER LINE
- OVERHEAD WIRE
- COMMUNICATIONS LINE
- FIBER OPTIC LINE
- GAS LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE

AKS
 AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151
 WWW.AKS-ENG.COM

608 HULET AVE
NEWBERG
 OREGON
 TAX MAP: 352W17DC
 TAX LOT: 1500

EXISTING CONDITIONS
PLAN

DESIGNED BY: ---
 DRAWN BY: CTH
 MANAGED BY: NSW
 CHECKED BY: NSW
 DATE: 11/11/2019

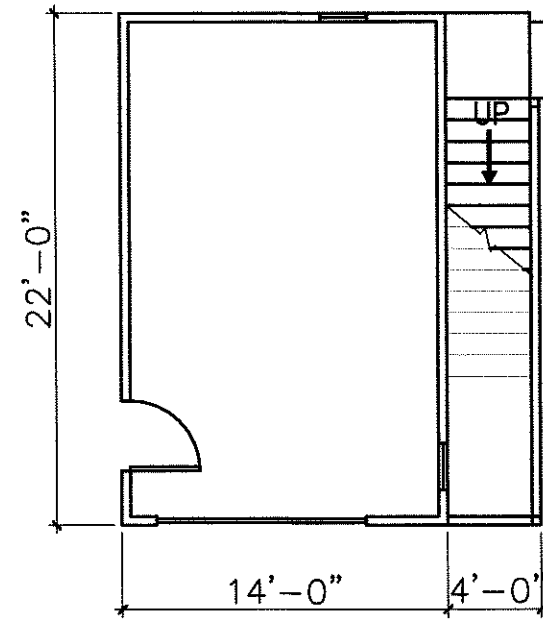
REGISTERED PROFESSIONAL LAND SURVEYOR

REVIEW

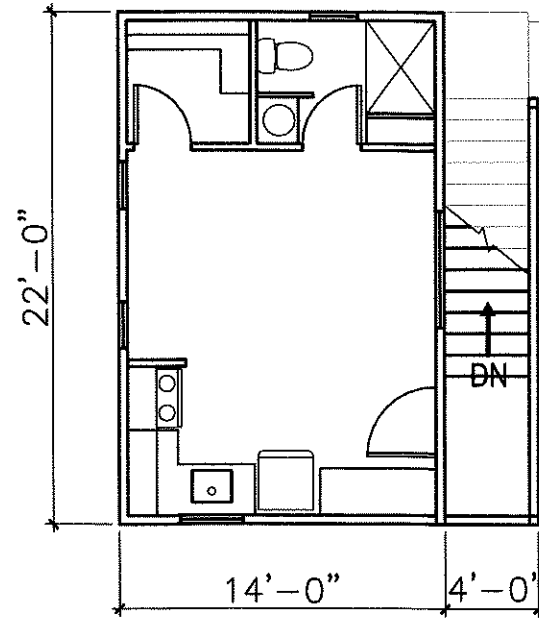
NICK WHITE
 78652LS
 LICENSE# 67392/20

REVISIONS: _____

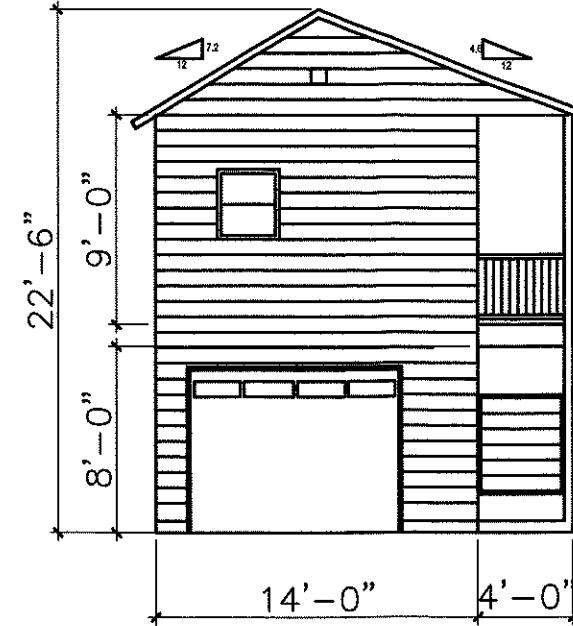
JOB NUMBER: 7753
 SHEET: 01



GARAGE PLAN
1/4" = 1'-0"



ADU FLOOR PLAN
1/4" = 1'-0"

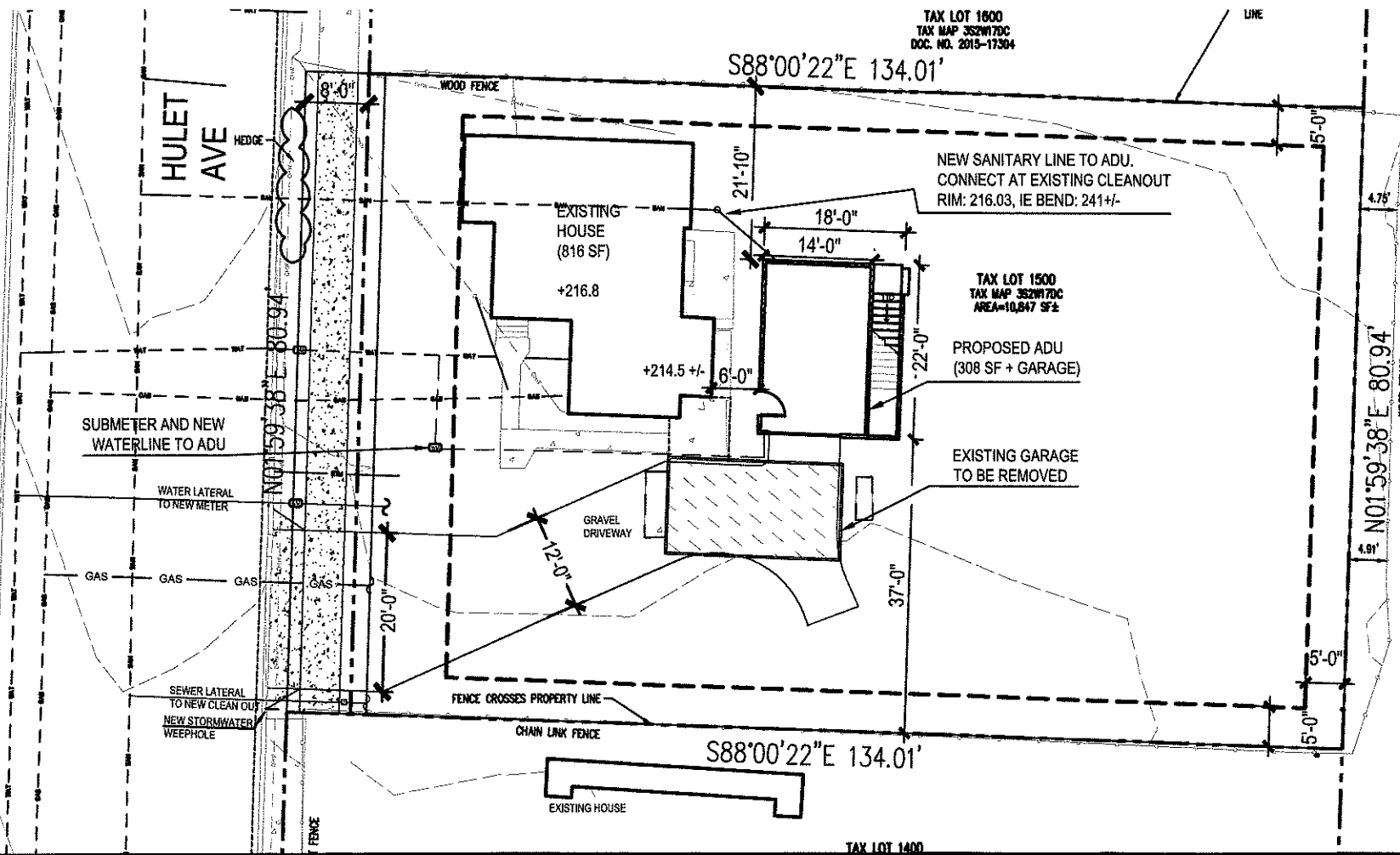


ADU SOUTH ELEVATION
1/4" = 1'-0"

608 Hulet Ave.,
Newberg, OR
97132

2/09/21

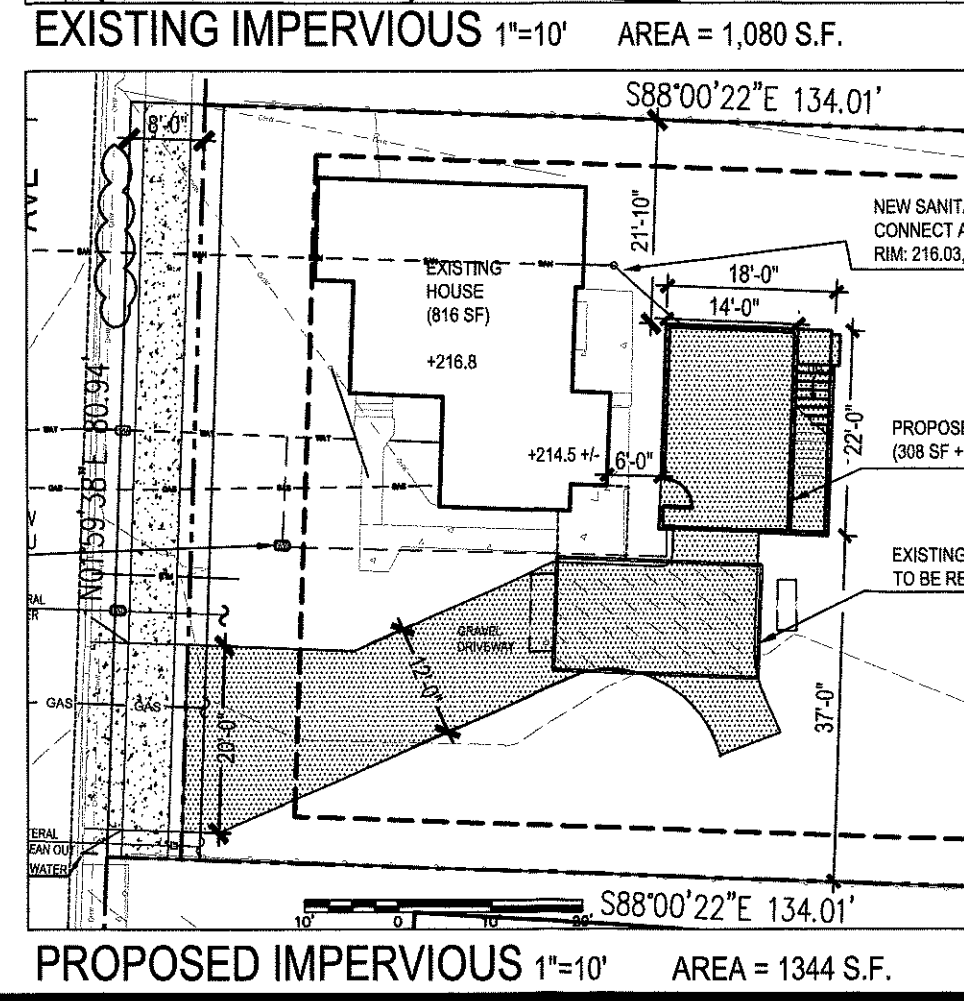
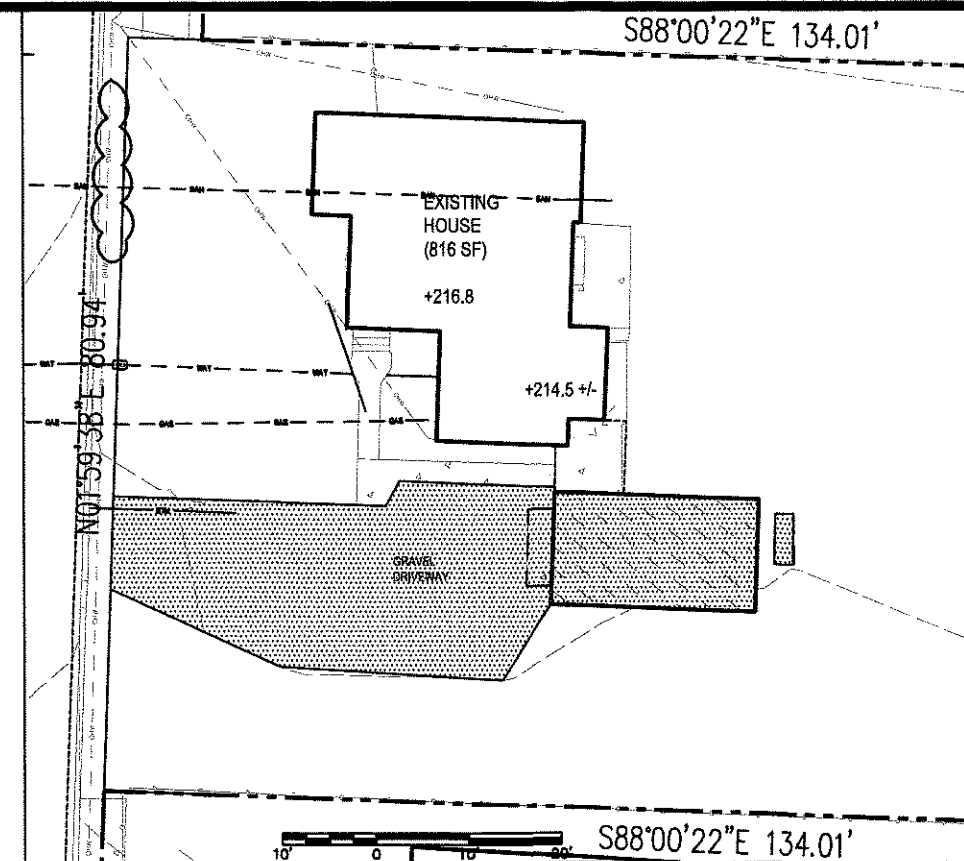
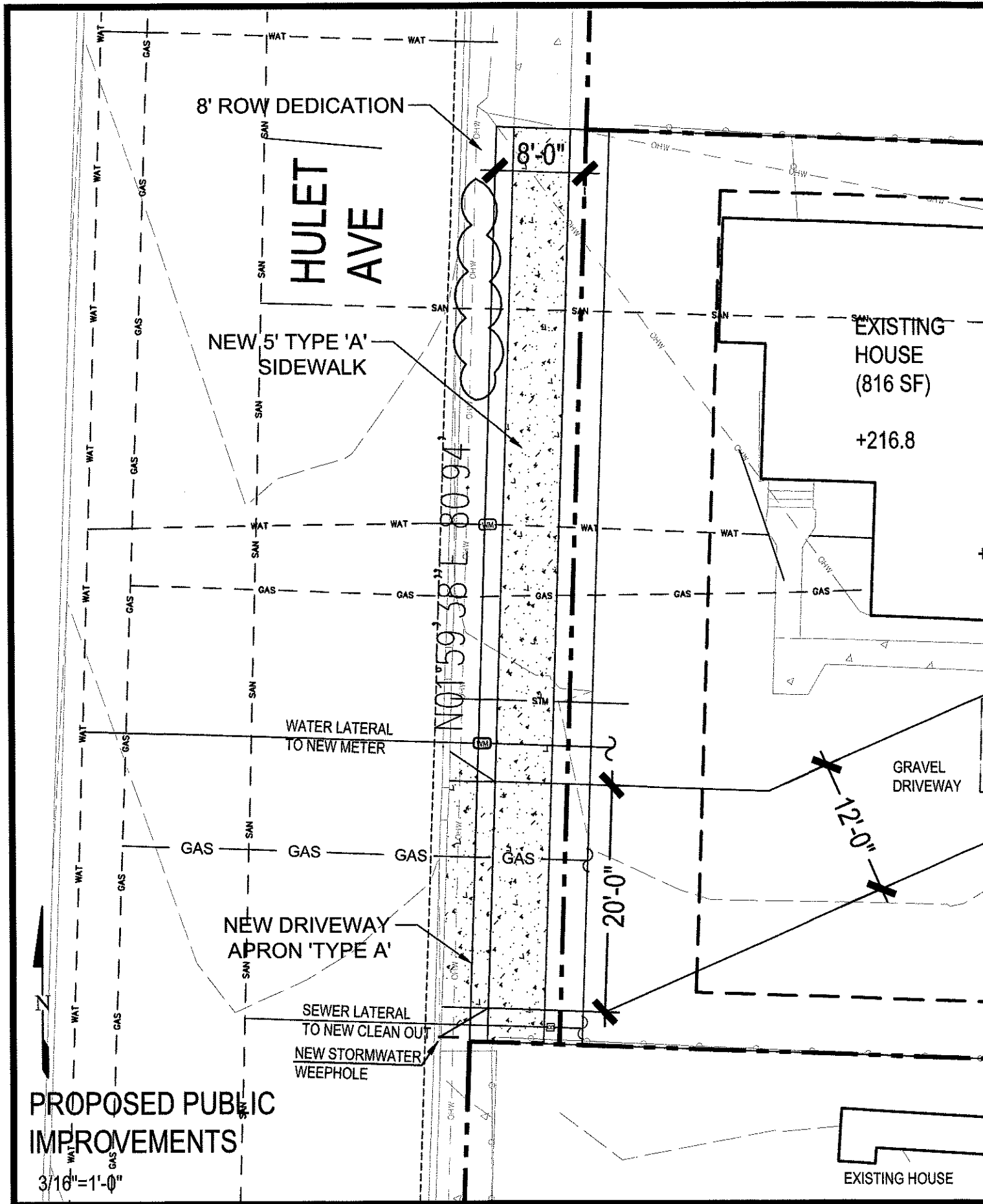
**ADU/GARAGE
SITE PLAN, FLOOR PLANS AND
ELEVATION**



SITE PLAN

1"=10'





608 Hulet Ave.,
Newberg, OR
97132

2/09/21

ADU/GARAGE
PUBLIC IMPROVEMENTS PLAN