

**NOTICE OF DECISION**  
**MISC123-0023: Extension of SUB221-0001 Heritage Meadows No. 3**

July 19, 2023

Ron Manning  
POX 605  
Newberg, OR 97123

by email – [ron@loneoakbuilders.com](mailto:ron@loneoakbuilders.com)

Re: MISC23-0023 - Extension request for Heritage Meadows No. 3, SUB221-0001

The Newberg Community Development Director has approved the extension request MISC123-0023, that extends the subdivision approval for Heritage Meadows No. 3 to from September 25, 2023 to September 25, 2024.

All persons entitled to notice or anyone providing written comments within 14 calendar days prior to the date of the decision may appeal this decision to the Newberg Planning Commission in accordance with Newberg Development Code 15.100.170. All appeals must be in writing on a form provided by the Planning Division. Anyone wishing to appeal must submit the written appeal form together with the required fee of \$582 plus a 5% Technology Fee to the Planning Division within 14 days of the date of this decision.

**The deadline for filing an appeal is 4:30 pm on August 1, 2023**

Feel free to contact me if you have any further questions at 503-537-1212 or [doug.rux@newbergoregon.gov](mailto:doug.rux@newbergoregon.gov)

Sincerely,

A handwritten signature in blue ink that reads "Doug Rux".

Douglas R. Rux, AICP  
Community Development Director

**Section I: Findings – File MISC123-0023  
Extension SUB221-0001**

*15.235.030 Preliminary plat approval process.*

*C. Extensions. The original approval body may, upon written request by the applicant and payment of the required fee, grant a one-time extension of the approval period for an additional one year. Extension approval will require written findings to the following criteria:*

- 1. The applicant has submitted written intent to file a final plat within the one-year extension period;*
- 2. An extension of time will not prevent the lawful development of abutting properties;*
- 3. There have been no changes to the applicable code provisions on which the approval was based. If such changes have occurred, a new preliminary plat application shall be required; and*
- 4. The extension request is made before expiration of the original approved plan.*

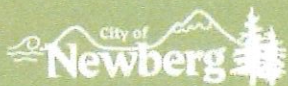
**Finding:** The applicant has submitted a written intent to file a final plat within 1-year of the extension period and the criterion is met.

Extension of the subdivision approval will not prevent the lawful development of abutting properties as land to the north, south, west, and east are already developed by Josie’s Meadow, Heritage Meadows, Josie’s Meadow II, and a large lot with a single-family home, respectively. The criterion is met.

There have been no changes to the applicable code provisions on which the approval was based on the approval of SUB221-0001 and the criterion is met.

The extension request was made before the expiration date of September 25, 2023, of the original SUB221-0001 approval and the criterion is met.

Attachments: Application Extension Request



# Type I Application (Administrative Review)

File #: 50R221-0001/MISC128-0023

**TYPES - PLEASE CHECK ONE:**

- Code Adjustment
- Final Plat
- Minor Design Review
- Property Line Adjustment
- ADU or Cottage Cluster Design Review
- Property Line Consolidation
- Type I Extension or Type I Minor/Major Modification
- Type II or Type III Extension or Minor Modification
- Other: (Explain) \_\_\_\_\_

## APPLICANT INFORMATION:

APPLICANT: RON MANNING  
 ADDRESS: PO BOX 605 CITY: NEWBERG STATE: OR ZIP: 97132  
 EMAIL ADDRESS: RON@LONGOAKBUILDERS.COM PHONE: \_\_\_\_\_ MOBILE: 503-798-7222

OWNER (if different from above): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

ENGINEER/SURVEYOR: LEONARD RYDELL CONTACT: LEONARD  
 EMAIL ADDRESS: LRYDELL@TELEPOST.COM PHONE: 503-538-5700 MOBILE: 503-798-7222

## GENERAL INFORMATION:

PROJECT LOCATION: N HERITAGE WAY NEWBERG PROJECT VALUATION: \$ \_\_\_\_\_  
 PROJECT DESCRIPTION/USE: \_\_\_\_\_  
 MAP/TAX LOT NO. (i.e. 3200AB-400): R3218 AB - 906-1000-1100 SITE SIZE: \_\_\_\_\_ SQ. FT.  ACRE   
 COMP PLAN DESIGNATION: B-2 CURRENT ZONING: R-2  
 CURRENT USE: VACANT  
 SURROUNDING USES:  
 NORTH: Res SOUTH: Res  
 EAST: Res WEST: Res

## ATTACHED PROJECT CRITERIA AND REQUIREMENTS (check all that apply)

- General Checklist:  Fees  Current Title Report  Written Criteria Response  Owner Signature  2 Copies of full Application Packet
- 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.

Ron Manning 7/11/23  
 Applicant Signature Date  
Ron Manning  
 Print Name

Ron Manning 7/11/23  
 Owner Signature Date  
Ron Manning  
 Print Name

July 18, 2023

Doug Rux, AICP  
Community Development Director  
City of Newberg  
PO Box 970  
Newberg, OR 97132

RE: SUB221-0001 Heritage Meadows 3 Extension

This is my written intent to file a final plat within the one-year extension period.

I understand that an extension of time will not prevent the lawful development of abutting properties.

There have been no changes to the applicable code provisions on which the approval was based and I understand that if such changes have occurred, a new preliminary plat application shall be required.

The extension request is being made before expiration of the original approved plan.

Sincerely,

A handwritten signature in black ink that reads "Ronald Manning". The signature is written in a cursive style.

Ron Manning  
PO Box 605  
Newberg, OR 97132  
[ron@loneoakbuilders.com](mailto:ron@loneoakbuilders.com)  
(503) 793-7222