



TYPE II APPLICATION – LAND USE

File #: VAR - 222 - 0002

TYPES – PLEASE CHECK ONE:

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

APPLICANT INFORMATION:

APPLICANT: Escape Newberg, LLC dba Marriott Fairfield Inn
 ADDRESS: po box 1037, Cannon Beach, OR 97110
 EMAIL ADDRESS: patrick@escapelodging.com
 PHONE: 503.436.2480 MOBILE: 503.738.2884 FAX: 503.436.2490
 OWNER (if different from above): Werth Family, LLC PHONE: 503.704.7881 (Howard)
 ADDRESS: 33180 NE Haugen Road
 ENGINEER/SURVEYOR: AKS Engineering PHONE: 503.563.6151
 ADDRESS: 12965 sw Hermand Rd. # 100, Tualatin, OR 97062

GENERAL INFORMATION:

PROJECT NAME: Marriott Fairfield PROJECT LOCATION: Brutscher and Pacific Highway
 PROJECT DESCRIPTION/USE: Hotel Development PROJECT VALUATION: N/A
 MAP/TAX LOT NO. (i.e. 3200AB-400): Map 3216 Tax Lot 1900 & 2002 ZONE: C-2 SITE SIZE: 1.93 SQ. FT. ACRE
 COMP PLAN DESIGNATION: Commercial TOPOGRAPHY: Flat
 CURRENT USE: Vacant
 SURROUNDING USES:
 NORTH: Columbia Bank and Veterinarian Hospital SOUTH: Argyle Wine Distribution
 EAST: Newberg Ford WEST: Brutscher Street and Crustal Crossroads

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

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

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

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

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

[Signature] 4-16-22
Applicant Signature Date

[Signature] 4/16/22
Owner Signature Date

Patrick Nofield
Print Name

Werth Family, LLC
Print Name

Escape Newberg LLC is seeking a variance for code provisions **15.220.070 and 15.220.070** in relation to the construction and development of a 79 room Marriott Fairfield Inn at N. Brutscher in Newberg, Oregon.

Have you met the criteria for a variance? Use these questions to help you determine whether your application meets the above criteria.

- 1) What code requirement and code section applies to the proposed variance (i.e: setback, lot coverage, height, etc.)? **15.220.070 and 15.220.070.**
- 2) What is the reason for the variance? **Please see applicants written statement below.**
- 3) What difficulty or hardship would result from complying with the standard in the code? **Please see applicants written statement below.**
- 4) How is your situation unique or exceptional and how is this different from other properties that have the same zoning (i.e: unusual lot shape, steep topography, stream on the property, etc.)? **Specific to the use as the development will provide overnight guest lodging.**
- 5) What type of impacts would granting the variance have on the neighboring properties? **There is no impact to neighboring properties.**
- 6) Are you aware of any concerns previously voiced by the neighbors and if so what are they? **None.**
- 7) What can you offer to minimize or mitigate the requested variance (i.e: landscaping, screening, public improvements, etc.)? **Please see applicants written statement below.**

On the following pages please see;

1. The specific provision.
2. The city's findings
3. The applicants written statement

15.220.070 Additional requirements for development in the C-2 zoning district.

The purpose of this section is to ensure that development in the C-2 zoning district is designed to promote pedestrian and bicycle uses and improve aesthetics and compatibility. An applicant for a new development or redevelopment within the C-2 zoning district, which is subject to the site design review process, must demonstrate that the following site and building design elements have been incorporated into the design of the project. Exceptions to these additional development requirements may be granted if the requirements would result in construction that is out of character with surrounding development. Applicants for redevelopment of a designated landmark will not be subject to these additional requirements, except for requirements regarding parking and service drives.

A. Building Entrances. Each building on a lot shall have a primary pedestrian entrance oriented to the primary street. "Oriented to a street" means that the building entrance faces the street or is connected to the street by a direct and convenient pathway not exceeding 60 feet in length. "Primary street" means the street which has the highest estimated volume of pedestrian traffic. This requirement does not apply to buildings that are located behind other buildings on the lot such that 50 percent or more of their building frontage is blocked by the front building, as measured by sight lines that are perpendicular to the street right-of-way. Such rear buildings shall have a primary entrance oriented to an internal sidewalk or pedestrian pathway system which is internally connected and provides a connection to the primary street.

Finding: The proposed hotel has its primary entrance facing N Brutscher Street which is the primary street that meets the requirement. There is no clearly delineated pathway from the building entrance to N Brutscher Street. There is a path on the south side of the south driveway entrance, but the path does not cross the drive aisle. In front of the building there is a path that leads to the main building entrance, Staff's scaling of the site plan indicates that a possible path alignment would be a distance of 140 feet that would extend from N Brutscher Street along the south side of the southern driveway then crossing the drive aisle and connect to the path along the west frontage of the building to the main building entrance. This path alignment exceeds the 60-foot requirement. No variances has been submitted to request a path that exceeds the 60-foot maximum. _____.

Applicant Written Statement: 15.220.070

“The applicant proposes a path alignment that would extend from Brutscher Street along the south side of the southern driveway crossing the drive aisle and connecting to the path along the west frontage of the building to the main building entrance.

This path alignment would be an approximate distance of 140 feet.

The current building site creates a sense of arrival and locating the building closer to N. Brutscher Street to accommodate the 60’ minimum would require us to relocate parking to the rear of the site which would compromise site access and circulation.

There is also existing parking on tax lot 02002 and using the existing improved spaces is ideal.”

15.440.080 Off-street loading.

A. Buildings to be built or substantially altered which receive and distribute materials and merchandise by trucks shall provide and maintain off-street loading berths in sufficient number and size to adequately handle the needs of the particular use.

1. The following standards shall be used in establishing the minimum number of berths required:

Gross Floor Area of the Building in Square Feet	No. of Berths
Up to 10,000	1
10,000 and over	2

Finding: The gross floor area of the building is _____. This is over 10,000 square feet and requires 2 loading berths. One loading berth is proposed in the application material.

2. A loading berth shall contain a space 10 feet wide and 35 feet long and have a vertical clearance of 14 feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required length of these berths shall be increased.

Finding: The one loading berth is 17 feet wide and 35 feet in length. The unobstructed height is 14 feet. The criterion is met. Loading for the hotel will generally be by smaller delivery vehicles and not larger semi-trucks and trailers.

Applicant Written Statement: 15.440.080

“The gross floor area of the first floor of the building is 10,813 SF (outside of Siding) and the gross first floor Interior (inside of GWB) is 10,382 SF

If we were to calculate square footage based on first floor interior 'usable square footage' we would be below 10,000 SF.

With our two other Marriott properties, the 112 room Towneplace Suites in Beaverton and the 80 room Fairfield Inn and Suites in the Dalles; there are no designated loading berths primarily due to the minimum size of delivery vehicles and the infrequency of deliveries.

Most deliveries are via UPS or Fedex and are typical sized delivery vehicles. As the proposed hotel does not have an on-site restaurant there is no need for food deliveries via US Foods or Sysco.

Typical deliveries will consist of cleaning supplies, office supplies, pool supplies, guest room amenities, and other miscellaneous housekeeping and maintenance supplies.

The designated loading berth is more than sufficient to accommodate required deliveries.”