



Type I Application (Administrative Review)

File #: **ADJC123-0002**

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: SCOTT HOLDEN

ADDRESS: 100 S. GARFIELD

CITY: NEWBERG

STATE: OR

ZIP: 97132

EMAIL ADDRESS: SCOTTHOLDEN2007@OUTLOOK.COM

PHONE: 5035028006

MOBILE: _____

OWNER (if different from above): SAME

ADDRESS: _____

PHONE: _____

CITY: _____

STATE: _____

ZIP: _____

ENGINEER/SURVEYOR: FIRWOOD DESIGN GROUP

CONTACT: KELLI GROVER

EMAIL ADDRESS: KG@FIRWOODDESIGN.COM

PHONE: 5036683737

MOBILE: _____

GENERAL INFORMATION:

PROJECT LOCATION: 100 S. GARFIELD ST.

PROJECT VALUATION: \$ A LOT OF MONEY

PROJECT DESCRIPTION/USE: CREATE A 12 LOT SUBDIVISION

MAP/TAX LOT NO. (i.e. 3200AB-400): R3219DB 04690

SITE SIZE: 1.95 SQ. FT. ACRE

COMP PLAN DESIGNATION: _____

CURRENT ZONING: R-2

CURRENT USE: CURRENTLY ON DUPLEX OCCUPIES A PORTION OF THE PROPERTY

SURROUNDING USES:

NORTH: OPEN AREA/ WATER RESOURCE

SOUTH: RESIDENTIAL

EAST: BUSINESS

WEST: RESIDENTIAL/ OPEN AREA

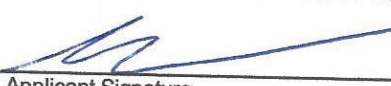
ATTACHED PROJECT CRITERIA AND REQUIREMENTS (check all that apply)

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.

 2/23/23
Applicant Signature Date

Owner Signature Date

SCOTT HOLDEN
Print Name

SAME AS APPLICANT
Print Name

Type I Application Narrative

Project Name: **Garfield St. Newberg Partition**

Site Address: 100 S Garfield St., Newberg, OR 97132

Prepared By:



359 E. Historic Columbia River Highway
Troutdale, OR 97060
503.668.3737- fax 503.668.3788

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I. Executive Summary

Location:

100 S Garfield St., Newberg, OR

Zoning:

R-2 Medium Density Residential

Site Size:

±1.95 acres

Legal Description:

3.2.19DB Tax Lot 4690

Applicant:

Scott Holden
100 S Garfield St., Newberg, OR 97132
Scottholden2007@outlook.com

Applicants Consultant:

Firwood Design Group LLC
359 E Historic Columbia River Hwy
Troutdale, OR 97060

Contact: Kelli Grover
Email: kg@firwooddesign.com
Phone: 503-668-3737

The applicant requests approval from the City of Newberg to divide the subject property into 12 lots with residential dwelling units. A preliminary plat and preliminary civil plans are provided that illustrate the proposed lot configurations, driveway approaches, utilities, stormwater management features, etc. The proposed improvements include extending S. Garfield Street with a full width section for 240 feet +/- and terminating in a modified cul-de-sac.

This written narrative includes responses to the approval criteria for a Type I Application request for a variance to the garage setback. The information presented herein provides the City with the supporting documentation to allow for approval of the application with conditions.

II. Site Description/ Setting :

The subject site for this proposed subdivision is located at 100 S Garfield St., Newberg, OR 97132. It is tax lot 4690 on assessors map T3.R2.Sectio19 DB and ± 1.95 acres in total size. The lot is located north of E 8th St., east of S Garfield St., south and west of E 7th St.

The property includes an existing duplex, unpaved road and driveway, open grass area, mature trees, and a stream. There are mature trees and stream to the north, a residence directly to the west of the property, a business to the east, and residential properties to the south.

The proposed land division will retain the existing duplex and construct a new public street that will border the north and west sides of the lot that will contain the existing duplex. In order to meet road design criteria, avoid the existing resource overlay and match with the proposed future through road location, the alignment of the new road is limited. With the proposed alignment the existing garages for the existing duplex do not meet the required 20ft set back. Therefore this application requests a 25% reduction in the setback requirement to allow the duplex building to remain in the location as proposed. The setback is requested to be reduced by 5ft to a 15ft setback.

III. Applicable Review Criteria:

15.210.020 Type I adjustments and approval criteria.

The director may authorize adjustments from the following requirements through a Type I procedure subject to the following:

A. Yard Setback Dimensions, Lot Area, Percentage of Lot Coverage, Lot Dimensions.

1. The director may approve adjustments to:

a. Setbacks/Street Trees. Maximum adjustment of 25 percent of the dimensional standards for front yard setback requirements and the spacing of street trees.

2. Approval Criteria. Approval of an adjustment shall be based on written findings. The director shall find that approval will result in:

a. More efficient use of the site.

RESPONSE: With the proposed alignment of the public street and the existing buildings the proposed layout is the most efficient use of the site. This criteria is satisfied.

b. Preservation of natural features, where appropriate.

RESPONSE: With the proposed alignment of the public street will not impact the stream overlay and the natural features within this overall area are preserved. This criteria is satisfied.

c. Adequate provisions of light, air and privacy to adjoining properties.

RESPONSE: The proposed public street alignment and location of the existing duplex structure do not impede existing conditions for adequate light, air and privacy to adjoining properties. This criteria is satisfied.

d. Adequate emergency access.

RESPONSE: The proposed public street alignment provides adequate emergency access and has been reviewed and accepted by Tualatin Valley Fire District. This criteria is satisfied.

e. The adjustment is consistent with the setbacks, lot area, and/or coverage of buildings or structures previously existing in the immediate vicinity

RESPONSE: The adjustment is consistent with the zoning lot area requirements for a duplex building meeting the minimum 3000 sq. ft. area.

Additionally the reduced set back allows for one off street parking as the existing garages for the duplex units meets the single car garage required dimension of 10ft x 20ft. the existing garages are 11ft x 24ft.