

TYPE II APPLICATION – LAND USE

File #: _____

TYPES – PLEASE CHECK ONE:

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

APPLICANT INFORMATION:

APPLICANT: Cozad Ventures, LLC (Jerry Bartels, Member)
 ADDRESS: 3077 N Pankratz Ave., Meridian, ID 83646
 EMAIL ADDRESS: jerry@biggrampy.com
 PHONE: _____ MOBILE: 208.989.9714 FAX: _____
 OWNER (if different from above): _____ PHONE: _____
 ADDRESS: _____
 ENGINEER/SURVEYOR: Leonard Rydell, larydell@teleport.com (Engineer) PHONE: 503.538.5700
 ADDRESS: 601 Pinehurst Dr., Newberg, OR 97132-1625

GENERAL INFORMATION:

PROJECT NAME: Cozad Ventures, Partition PROJECT LOCATION: 613 W 1st St., Newberg
 PROJECT DESCRIPTION/USE: Divide one lot into three parcels PROJECT VALUATION: \$100,000
 MAP/TAX LOT NO. (i.e. 3200AB-400): 3219B-1900 ZONE: R-2 SITE SIZE: 14,818 SQ. FT. ACRE
 COMP PLAN DESIGNATION: MDR TOPOGRAPHY: Fairly level
 CURRENT USE: Single family residence
 SURROUNDING USES:
 NORTH: Single family residential SOUTH: 4 way intersection
 EAST: Multi family residential WEST: Single family residential

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

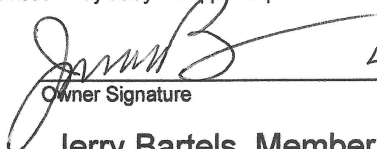
General Checklist: Fees Public Notice Information Current Title Report Written Criteria Response Owner Signature

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.

Applicant Signature _____ Date _____

 4-222
 Owner Signature _____ Date _____
Jerry Bartels, Member
 Print Name _____

Print Name _____

7 March 2022

City of Newberg
P. O. Box 970
Newberg, Oregon 97132

Attn: Doug Rux

Re: "Bartels Partition" - Submission #2

Dear Doug,

Attached, please for your review, please find two copies of the revised submission for the Bartels partition along West First Street in Newberg.

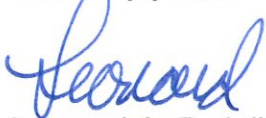
This application has been reviewed to address the recent code changes and to provide a response to several of your concerns.

Please note that there is a preliminary storm report on Page 25. Storm water runoff from the new development will be by rain infiltration gardens and the use of pavers. Should water treatment need to be provided for the street widening, it will be via shallow swales between the curb and the sidewalk.

Should you have an questions or comments, or need additional information, please feel free to contact me.

Thank you.

Sincerely yours,



Leonard A. Rydell, P.E., P.L.S., W.R.E.

LAR/lar

encl: as stated

cc: Jerry Bartels



LEONARD A. RYDELL, P.E., P.L.S., W.R.E. Consulting Civil Engineer - Land Surveyor

601 E. PINEHURST DRIVE, NEWBERG, OREGON 97132-1625
(503) 538-5700 Mobile (503) 781-4138
LARydell@Teleport.com

PARTITION APPLICATION

BARTELS PROPERTY

A Proposed 3 Parcel Partition

City of Newberg

Yamhill County, Oregon

2 February 2022

Revised 4 March 2022

PREPARED FOR:

Cozad Ventures, LLC
3077 North Pankratz Avenue
Meridian, Idaho 83646

Phone: (208) 989-9714
E-Mail: Jerry@biggrampy.com



RENEWAL DATE 12/31/2022

**PLANNED DEVELOPMENTS • RESIDENTIAL SUBDIVISIONS
WATER, SANITARY SEWER AND DRAINAGE SYSTEMS
LAND SURVEYS • WATER RIGHTS**

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EXHIBITS

- Tax Map 3 - 2 - 19BA
- Tentative Plan (Google)
- Tentative Plan (Map)
- Existing Utility Map (Newberg Surveying).

APPLICANT AND SITE INFORMATION

DATE: 4 March 2022

APPLICANT/OWNER: Jerry Bartels, Applicant
JDB Revocable Trust (Owner of Cozad Ventures, LLC)
3077 North Pankratz Avenue
Meridian, Idaho 83646
Phone: (208) 989-9714
E-Mail: Jerry@biggrampy.com

ENGINEER: Leonard A. Rydell, P.E., P. L. S., W. R. E.
601 E. Pinehurst Drive
Newberg, OR 97132-1625
Phone: 503-538-5700
E-Mail: larydell@teleport.com

SURVEYOR: Newberg Surveying
1205 N. E. Evans Street
McMinnville, Oregon 97128
Phone: (971) 237-1956 (Cell)
E-Mail: Newberg@viclink.com

REQUEST: Tentative Plan Approval for a Three Parcel Partition

LEGAL DESCRIPTION: See Exhibits for Legal Description

TAX LOTS Tax Lot 1900, Map No. 3-2-19B

COMPREHENSIVE PLAN: Medium Density Residential (MDR)

ZONING: Medium Density Residential (R-2)

SIZE: 14,818 sq. ft. (0.3402 Acres)

LOCATION: On the North Side of First Street, West of Highway 99W.

SPECIFIC REQUESTS: Tentative Plan Approval for a 3 Parcel Partition

INTRODUCTION & BACKGROUND

The applicant owns a parcel of land fronting West First Street in the City of Newberg. The applicant's son-in-law lives in the house adjoining the North side of the property. The applicant's spouse is disabled and they would like to build a new house next to his son-in-law, daughter and grandchildren.

A total of three parcels is proposed for the property. The property has an existing house, garage and sheds on the property along with an assortment of trees and shrubs. The property is identified as Tax Lot 1900 of Map No. 3-2-19BA. The legal descriptions are metes and bounds descriptions.

The property and area to the North, South, East and West surrounding the site is zoned R-2, Medium Density Residential. The neighborhood is predominantly single family residential.

There is one existing house and a detached garage on the property to be partitioned. The existing house is planned to be retained, but the garage is proposed to be removed.

The two new parcels will be on the North (back) side of the property with the garages orientated towards the West line where there is an existing paved access to West First Street.

Chapter 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).*

Finding: This application is a Type II, partition application for the division of a tract of land into three parcels. The applicant will provide notice (mailing notices and posting two signs) and comply with all other requirements of Chapter 15.100, Land Use Processes and Procedures.

15.235.040 Preliminary plat submission requirements.

Applications for preliminary plat approval shall contain all of the following information:

A. General Submission Requirements.

1. Information required for a Type II application.
2. *Traffic Analysis. A traffic analysis shall be submitted for any project that generates in excess of 40 trips per p.m. peak hour. A traffic analysis may be required for projects below the 40 trips per p.m. peak hour threshold when the development's location or traffic characteristics could affect traffic safety, access management, street capacity or a known traffic problem or deficiency. The traffic analysis shall be scoped in conjunction with the city and any other applicable roadway authority.*

Finding: This project is only for three parcels (two new residences). At ten trips per day, total daily traffic increase for the project would be 20 trips. There are no known problems in the neighborhood.

3. *Public Utilities Analysis. The public facilities analysis shall be scoped with the city, and shall address the impact of the proposed development on the public wastewater and water systems. The analysis shall identify any mitigation or improvements necessary to the public facilities to adequately serve the development per city standards under adopted ordinances and master plans.*

Finding: This project is only for three parcels (only two new residences), and the individual impact to the City of Newberg utilities will be minimal.

4. *Stormwater Analysis. The stormwater analysis shall address the criteria listed in Chapter 13.25 NMC.*

Finding: The project proposes to dispose of all increased runoff by the use of paver driveways, swales and/or rain gardens. Infiltration testing will be performed if required to calculate actual infiltration rates to ensure storage capacity is adequate to ensure no increased storm water runoff, however infiltration tests have been done on a project 570 feet to the North, and the original design may be based on those values.

It should also be noted that existing impervious areas on the site will be removed and replaced with the new residences, therefore, any significant additional runoff would be difficult to determine, document and plan for at this Tentative Plan Stage.

5. *Wetland Delineation Approved by the Department of State Lands (DSL). An approved wetland delineation shall be submitted for any property listed in the National Wetlands Inventory (NWI) or that is located within the city's mapped stream corridor.*

Finding: There are no known wetlands on the property along with no known accumulations of water or no known drainage channels.

6. *Future Streets Concept Plan. The future streets concept shall show all existing subdivisions, streets, and unsubdivided land surrounding the subject property and show how proposed streets may be extended to connect with existing streets. At a minimum, the plan shall depict future street connections for land within 400 feet of the subject property.*

Finding: The surrounding property is pretty much fully developed and served by existing improvements. The applicant only wants to divide the property into three parcels at this time so that he can build a new house to be near family, have a parcel that can be developed or sold, and the existing house that is currently rented and could be individually conveyed in the future.

B. Preliminary Plat Information. *In addition to the general information described in subsection (A) of this section, the preliminary plat application shall consist of drawings and supplementary written material (i.e., on forms and/or in a written narrative) adequate to provide all of the following information, in quantities required by the director:*

1. *General Information.*

- a. *Name of subdivision (partitions are named by year and file number). This name shall not duplicate the name of another land division in Yamhill County;*

Finding: This is a partition and the plat number will be assigned at the time of recording.

- b. *Date, north arrow, and scale of drawing;*

Finding: The date, north arrow and scale of the drawing are shown. The scale of the full size drawing is 1" = 20" with North up.

- c. *Location of the development sufficient to define its location in the city, boundaries, and a legal description of the site;*

Finding: Maps of the property, the Tax Lot Number, and a copy of the deed to the property is included in this report.

d. *Zoning of tract to be divided, including any overlay zones;*

Finding: The property and its surrounds is zoned R-2, Medium Residential Density.

e. *A title block including the names, addresses and telephone numbers of the owners of the subject property and, as applicable, the name of the engineer and surveyor, and the date of the survey; and*

Finding: The Title Block of the Preliminary Plat has the name of the Applicant/Owner, and the Engineer/Surveyor.

f. *Identification of the drawing as a "preliminary plat."*

Finding: The drawing has been labeled a "Preliminary Partition Plat"

2. *Existing Conditions. Except where the director deems certain information is not relevant, applications for preliminary plat approval shall contain all of the following information on existing conditions of the site:*

a. *Streets. Location, name, and present width of all streets, alleys and rights-of-way on and abutting the site;*

b. *Easements. Width, location and purpose of all existing easements of record on and abutting the site;*

c. *Public Utilities. Location and identity of all public utilities on and abutting the site. If water mains, stormwater mains, and wastewater mains are not on or abutting the site, indicate the direction and distance to the nearest utility line and show how utilities will be brought to standard;*

d. *Private Utilities. Location and identity of all private utilities serving the site, and whether the utilities are above or underground;*

e. *Existing Structures. Show all structures on the project site and adjacent abutting properties;*

f. *Ground elevations shown by contour lines at a minimum two-foot vertical interval for slopes up to 10 percent and five feet for slopes over 10 percent. Show elevations for the subject property and within 100 feet of the subject property. Such ground elevations shall be related to some established benchmark or other datum approved by the county surveyor; the city engineer may waive this standard for partitions when grades, on average, are less than six percent;*

- g. *The location and elevation of the closest benchmark(s) within or adjacent to the site (i.e., for surveying purposes);*
- h. *Wetlands and stream corridors;*
- i. *The base flood elevation, per FEMA Flood Insurance Rate Maps, as applicable;*
- j. *North arrow and scale; and*
- k. *Other information, as deemed necessary by the director for review of the application. The city may require studies or exhibits prepared by qualified professionals to address specific site features and code requirements.*

Finding: The information listed above is shown on the Preliminary Plat and supplemental drawings as applicable to the project. The site is basically level with no major elevation change. The City of Newberg Benchmark No. 36 is located on the top of curb, South side of West First Street, 7' East of the Centerline of Morton Street.

- 3. *Proposed Development. Except where the director deems certain information is not relevant, applications for preliminary plat approval shall contain all of the following information on the proposed development:*
 - a. *Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street centerline grades. All tracts that are being held for private use and all reservations and restrictions relating to such private tracts shall be identified;*

Finding: The proposed Parcel boundaries, bearings and distances are shown on the Preliminary Plat and supplemental drawings for the project

- b. *Easements. Location, width and purpose of all proposed easements;*

Finding: The information listed is shown on the Preliminary Plat and supplemental drawings.as applicable to the project. A ten foot wide access and utility easement will be obtained from Tax Lot 2000, and a 10 foot wide access and utility easement will be created across Parcels 1 and 2 to provide access. It is noted that while City Code requires a 25 foot wide access easement, and that the "legal" access with for this partition will only be 20 feet, emergency vehicle access will be provided by a 30 foot wide access with pavement widths of 20 feet to 35.8 feet thus meeting the intent of City code.

- c. *Lots and private tracts (e.g., private open space, common area, or*

street) with approximate dimensions, area calculation (e.g., in square feet), and identification numbers. Through lots shall be avoided except where necessary to provide separation of residential development from major traffic routes, adjacent nonresidential activities, or to overcome specific issues with topography or orientation;

Finding: The proposed Parcel boundaries, bearings and distances are shown on the Preliminary Plat and supplemental drawings for the project

- d. *Proposed uses of the property, including all existing structures to remain, areas proposed to be dedicated as public right-of-way or preserved as open space for the purpose of stormwater management, recreation, or other use;*

Finding: The proposed use of the property is to construct an additional dwelling under a separate ownership on the property, enable the future sale of the existing house on its own parcel, and to create an additional parcel suitable for an additional residence.

- e. *Proposed grading;*

Finding: No major grading is proposed other than widening of an existing driveway by approximately four feet and constructing a single family dwelling.

- f. *Proposed public street improvements, pursuant to NMC 15.505.030, including street cross sections;*

Finding: A half street improvement is proposed fronting the project and will consist of reconstruction of the street from the centerline to the property line. Improvements to be installed include curb and gutter, two driveway approaches, a 5-foot wide sidewalk fronting the property and, if required, a 16- foot half street improvement to the centerline.

- g. *Information demonstrating that proposed lots can reasonably be accessed and developed without the need for a variance and in conformance with applicable setbacks and lot coverage requirements;*

Finding: As shown by the development plan, reasonable access to the proposed lot can be provided with a minimal impact on existing improvements.

- h. *Preliminary design for extending city water and wastewater service to each lot, per NMC 15.505.040;*

Finding: As shown by the development plan, only one water meter and one sewer lateral will be installed to serve the new residence.

- i. *Proposed method of stormwater drainage and treatment, if required, pursuant to NMC 15.505.050;*

Finding: Due to existing conditions and existing impervious areas on the site (some of which will be removed), additional storm water runoff will be minimal and can be addressed by rain-infiltration gardens and pervious pavers.

- j. *The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable;*

Finding: There is an existing street light on the power pole just West of the driveway to the existing house on the site. An additional street light is not necessary.

- k. *Evidence of compliance with applicable overlay zones; and*

Finding: There are no known overlay zones at this stage of the project.

- i. *Evidence of contact with the applicable road authority for proposed new street connections. [Ord. 2813 § 1 (Exh. A § 7), 9-5-17.]*

Finding: Sufficient information is shown on the Preliminary Plat to show that the project will fit in with existing conditions, will not require excessive grading, will retain most if not all storm water on site, and will be similar to and will fit it with existing developments in the area.

15.235.050 Preliminary plat approval Criteria

A. *Approval Criteria. By means of a Type II procedure for a partition, or a Type II or III procedure for a subdivision per NMC 15.235.030(A), the applicable review body shall approve, approve with conditions, or deny an application for a preliminary plat. The decision shall be based on findings of compliance with all of the following approval criteria:*

1. *The land division application shall conform to the requirements of this chapter;*

Finding: It is the intent of this application to conform to all of the requirements of this chapter.

2. *All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of NMC Division 15.400, Development Standards;*

Finding: It is the intent of this application to conform to all of the requirements of this chapter, and the requirements of Section 15.400 are address later in this report.

3. *Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, wastewater, stormwater, and streets, shall conform to NMC Division 15.500, Public Improvement Standards;*

Finding: It is the intent of this application to conform to all of the requirements of this chapter, and the requirements of Section 15.500 are address later in this report.

4. *The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;*

Finding: This is a Partition Plat, and the Partition Number will be assigned at recording.

5. *The proposed streets, utilities, and storm water facilities conform to city of Newberg adopted master plans and applicable Newberg public works design and construction standards, and allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;*

Finding: The tentative plan shows the proposed street, water, sanitary sewer and storm drainage improvements and the necessary easements for improving First Street and providing a private access to the proposed parcel in the back of the lot.

6. *All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through the appropriate legal instrument;*

Finding: The only improvements that will be required are the public street improvements fronting the project, a water meter and service, a sewer lateral and the widening of an existing private access.

7. *Evidence that any required state and federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and*

Finding: No state and federal permits are anticipated for this project.

8. *Evidence that improvements or conditions required by the city, road authority, Yamhill County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met.*

Finding: No county, state or federal permits are known to be required for this project.

- B. *Conditions of Approval. The city may attach such conditions as are necessary to carry out provisions of this code, and other applicable ordinances and regulations.*

Finding: It is the intent of this application to conform to all City conditions, provisions of the code and other applicable ordinances and regulations.

Chapter 15.405 Lot Requirements

15.405.010 Minimum and maximum lot area.

A. In the following districts, each lot or development site shall have an area as shown below except as otherwise permitted by this code:

1. In the R-1, R-2, R-3, R-P and AR districts, the following minimum lot area standards apply:

Zone	Minimum lot area for single family	Minimum lot area for duplex dwelling	Minimum lot area for triplex dwelling	Minimum lot area for quadplex dwelling	Minimum lot area for townhouse	Minimum lot area for cottage cluster	Minimum lot area per dwelling unit for multifamily
R-1	5,000 SF	5,000 SF	5,000 SF	7,000 SF	1,500 SF	7,000 SF	Per conditional use review
R-2	3,000 SF	3,000 SF	5,000 SF	7,000 SF	1,500 SF	7,000 SF	3,000 SF
R-3	2,500 SF	2,500 SF	4,500 SF	6,000 SF	1,500 SF	6,000 SF	1,500 SF
R-P	3,000 SF	3,000 SF	5,000 SF	7,000 SF	1,500 SF	7,000 SF	3,000 SF
AR	5,000 SF	5,000 SF	5,000 SF	7,000 SF	1,500 SF	7,000 SF	—

Finding: The property is zoned R-2 and the three proposed parcels are larger than 3,000 square feet, so a single family home or duplex could be built on any of the three parcels.

B. Maximum Lot or Development Site Area per Dwelling Unit.

2. In the R-2 and R-P districts, the average size of lots in a subdivision

intended for single-family development shall not exceed 5,000 square feet.

Finding: The property is zoned R-2 and the average area of the three proposed parcels is 4,939 square feet so this proposal meets the requirement. It should also be noted that these calculations are based on gross areas and include the 1,320 square feet of area proposed to be improved for utility easements and access.

3. *In the R-2, AR and R-P districts, lots or development sites in excess of 15,000 square feet used for multiple single-family, duplex, triplex, quadplex, multifamily dwellings or cottage cluster projects shall be developed at a minimum of one dwelling per 5,000 square feet lot area.*

Finding: This section does not apply as the development site is less than 15,000 square feet.

15.405.020 Lot area exceptions.

Finding: This Section Does not apply. No exceptions are needed.

15.405.030 Lot dimensions and frontage.

- A. *Width. Widths of lots shall conform to the standards of this code.*

Finding: It is the intention of this application to conform to this section.

- B. *Depth to Width Ratio. Each lot and parcel shall have an average depth between the front and rear lines of not more than two and one-half times the average width between the side lines. Depths of lots shall conform to the standards of this code. Development of lots under 15,000 square feet are exempt from the lot depth to width ratio requirement.*

Finding: This application conforms to the requirements of this section, but since the lots are under 15,000 square feet, this section does not apply.

- C. *Area. Lot sizes shall conform to standards set forth in this code. Lot area calculations shall not include area contained in public or private streets as defined by this code.*

AREA CALCULATIONS (Square Feet)

AREA	Parcel 1	Parcel 2	Parcel 3
Total	3,760	3,516	7,541
Easement	0	420	450
Net Area	3,760	3,096	7,091

Finding: The three proposed parcels conform to the requirements of this section

D. Frontage.

1. *No lot or development site shall have less than the following lot frontage standards:*
 - a. *Each lot or development site shall have either frontage on a public street for a distance of at least 25 feet or have access to a public street through an easement that is at least 25 feet wide. No new private streets, as defined in NMC 15.05.030, shall be created to provide frontage or access except as allowed by NMC 15.240.020(L)(2).*

Finding: Parcel 3 meets this requirement as it's South line is a public street. Parcels 1 and 2 will have a legal 20-foot access. As a practical consideration, the West 10-feet of the neighbor's share of the access will provide a practical 30 foot wide access that exceeds the requirement. This access will be available for use by emergency vehicles. As a practical consideration, it is unnecessary in this situation for the City to require a full 25 feet obtained by the existing 10 foot right-of-way to be acquired by the applicant's daughter and son in law plus 15 feet of the property to be developed resulting in a total width of both accesses (one driveway) of 35 feet.

The applicant will obtain an easement that is ten feet wide from his son in law which includes half of the existing paved driveway for the two existing houses and will create an additional 10 foot wide access and utility easement across Parcels 2 and 3 to have a 20' wide access and utility easement to Parcel 1. The access is not a "Private Street" as defined by NMC 15.05.030 which states that a "*Private street*" means a private way which affords principal means of access to four or more lots (see also "service drive"). The additional street width will only serve two new parcels for a total of three "lots".

It is the understanding of the applicant that the owner of the second house on the existing private drive does not want to grant an access easement to the applicant, but the total easement with from the proposed additional easement will be 30 feet wide that exceeds the 25 foot wide requirement.

Meeting a strict interpretation of the code would impose unnecessary restrictions on the use of the property and ignores the practical effect of the existing conditions that conforms to the code.

- b. *Each lot in R-2 zone shall have a minimum width of 25 feet at the front building line and R-3 zone shall have a minimum width of 30 feet at the front building line, except that duplex, triplex, quadplex and cottage cluster project lots in the R-3 zone shall have a minimum width of 25 feet at the front building line.*

Finding: This site is zoned R-2 and each proposed parcel meets this requirement

2. *The above standards apply with the following exceptions:*
 - a. *Lots for townhouse dwellings in any zone where they are permitted shall have a minimum frontage on a public street for a distance of at least 20*

feet, shall have a minimum width of 20 feet at the front building line and shall have access meeting the provisions of NMC 15.415.050(B).

- b. Legally created lots of record in existence prior to the effective date of the ordinance codified in this code.*
- c. Lots or development sites which, as a process of their creation, were approved with sub-standard widths in accordance with provisions of this code.*
- d. Existing private streets may not be used for new dwelling units, except private streets that were created prior to March 1, 1999, including paving to fire access roads standards and installation of necessary utilities, and private streets allowed in the airport residential and airport industrial districts. However, existing single-family detached dwellings on existing private streets may be converted to duplex, triplex, or quadplex dwellings.*

Finding: The existing driveway, according to Google Earth imagery, was installed prior to 1994 so the driveway can be used to meet width requirements by this application. The applicant will obtain an easement that is ten feet wide from his son in law which includes half of the existing paved driveway for the two existing houses and will create an additional 10 foot wide access and utility easement across Parcels 2 and 3 to have a 20' wide access and utility easement to Parcel 1. The access is not a "Private Street" as defined by NMC 15.05.030 which states that a "*Private street*" means a private way which affords principal means of access to four or more lots (see also "service drive"). The additional street width will only serve one existing house and two new parcels for a total of three "lots".

It is the understanding of the applicant that the owner of the second house on the existing private drive does not want to grant an access easement to the applicant, but the total easement will be 30 feet wide that exceeds the 25 foot wide requirement.

Meeting a strict interpretation of the code would impose unnecessary restrictions on the use of the property and ignores the practical effect of the existing conditions that conforms to the code.

All three parcels exceed the 25 foot width requirement as follows:

Parcel One	45' (Private Drive)
Parcel Two	42' (Private Drive)
Parcel Three	74' (First Street)

15.405.040 Lot coverage and parking coverage requirements.

- A. Purpose. The lot coverage and parking coverage requirements below are intended to:*
 - 1. Limit the amount of impervious surface and storm drain runoff on residential lots.*

2. *Provide open space and recreational space on the same lot for occupants of that lot.*
 3. *Limit the bulk of residential development to that appropriate in the applicable zone.*
- B. *Residential uses in residential zones shall meet the following maximum lot coverage and parking coverage standards; however, cottage cluster projects shall be exempt from the standards. See the definitions in NMC 15.05.030 and Appendix A, Figure 4.*
1. *Maximum Lot Coverage.*
 - b. *R-2 and RP: 60 percent.*
 2. *Maximum Parking Coverage. R-1, R-2, R-3, and RP: 30 percent.*
 3. *Combined Maximum Lot and Parking Coverage.*
 - a. *R-1, R-2 and RP: 60 percent.*

Finding: Parcels 1 and 2 lot coverage will be determined as part of the building permit. Parcel 3 lot coverages are as follows:

House	912 square feet	12%
Existing Driveway	1,166 square feet	15%
Sidewalk/Porch	199 square feet	3%
Parcels 1-2 Pavement	150 square feet	2%
<u>Undeveloped</u>	<u>5,114 square feet</u>	<u>68%</u>
Total	7,541 square feet	

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. Said yard shall be landscaped and maintained.*

Finding: All front yards will be a minimum of 15 feet and landscaped. Landscaping on Parcels One and Two will be provided during the dwelling construction. Parcel Three is an existing landscaped residence.

3. *The entrance to a garage or carport, whether or not attached to a dwelling, shall be set back at least 20 feet from the nearest property. line of the street to which access will be provided. However, the foregoing setback requirement shall not apply where the garage or carport will be provided with access to an alley only.*

Finding: Parcels One and Two will comply with the requirement when the new dwelling is constructed. Parcel Three already complies with the requirement, and should a new garage be constructed, it will also meet the requirement and verified at the building permit stage.

15.410.030 Interior yard setback

A. *Residential.*

1. *All lots or development sites in the AR, R-1, R-2 and R-3 districts shall have interior yards of not less than five 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.*

Finding: All interior yards are five feet or greater.

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.*

Finding: This section does not apply to this project as it is an intersection of a private drive (see Section B below) with a street.

- 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.*

Finding: Clear vision triangles (25' legs) are shown on the site plan at the intersection of the private drive and First Street.

- 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.*

Finding: A clear vision triangle (25' legs) is shown on the site plan at the intersection of the private drive and First Street. The area consists mostly of the private drive, a property line sidewalk in the public right of way on the East side of the driveway, and existing pavement and grass landscaping on the West side of the driveway, the existing and proposed clear vision triangle relatively free of obstructions and is provided.

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).*

Finding: Conformance to this requirement for Parcel One will be determined at the time of issuance of building permits. Parcel Three is occupied by an existing residence.

15.430.010 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.*

Finding: All new utilities (water, sewer, phone, TV and Internet) to serve Parcels One and Two will be placed underground in a public utility easement.

15.440.030 Parking Spaces required

Residential Types

Three- and four-bedroom unit

Minimum Parking Spaces Required

2 per dwelling unit

Finding: The proposed residences on Parcels 1 and 2 will likely have a two car garage and a driveway in front of the garage which will provide 4 parking spaces per dwelling, however, conformance to this section will be determined at the time of building permit application.

15.440.060 Parking area and service drive improvements

All public or private parking areas, outdoor vehicle sales areas, and service drives shall be improved according to the following:

- A. *All parking areas and service drives shall have surfacing of asphaltic concrete or Portland cement concrete or other hard surfacing such as brick or concrete pavers. Other durable and dust-free surfacing materials may be approved by the director for infrequently used parking areas. All parking areas and service drives shall be graded so as not to drain storm water over the public sidewalk or onto any abutting public or private property.*

Finding: All access routes and driveways are proposed to be hard surfaced with pavement or concrete pavers.

- B. *All parking areas shall be designed not to encroach on public streets, alleys, and other rights-of-way. Parking areas shall not be placed in the area between the curb and sidewalk or, if there is no sidewalk, in the public right-of-way between the curb and the property line. The director may issue a permit for exceptions for unusual circumstances where the design maintains safety and aesthetics.*

Finding: Conformance to this section for Parcel One will be determined at the time of building permit. Parcel Three is already developed, but will conform to the requirement at such time when a building permit for a garage is obtained.

- G. *Parking areas for residential uses shall not be located in a required front yard, except as follows:*
 - 1. *Attached or detached single-family or two-family: parking is authorized in a front yard on a service drive which provides access to an improved parking area outside the front yard.*

Finding: The proposed partition and development plans conform to this requirement, and will be verified at the time of application for a building permit.

Chapter 15.505 PUBLIC IMPROVEMENTS STANDARDS

15.505.030 Street standards.

- E. *Improvements to Existing Streets.*
 - 1. *All projects subject to partition, subdivision, or Type II design review*

approval shall dedicate right-of-way sufficient to improve the street to the width specified in subsection (G) of this section.

Finding: West First Street has an existing right-of-width of 60 feet so no additional right-of-way is necessary.

2. *All projects subject to partition, subdivision, or Type II design review approval must construct a minimum of a three-quarter street improvement to all existing streets adjacent to, within, or necessary to serve the development. The director may waive or modify this requirement where the applicant demonstrates that the condition of existing streets to serve the development meets city standards and is in satisfactory condition to handle the projected traffic loads from the development. Where a development has frontage on both sides of an existing street, full street improvements are required.*

Finding: The existing street right-of-way for First Street is 60 feet. There is a development of 28 houses 94 feet East of the project that constructed a **half** street improvement including curb and gutter, a five foot sidewalk and a half street improvement of 16 feet over 124 feet of property frontage. That improvement serves 18 residences.

The immediate property to the East that joins this site appears to have been improved **without** any street or sidewalk improvements.

This application will allow only two additional residences, but obviously, with 84 feet of street frontage, the cost of a 3/4 street improvement plus the cost of relocating the existing fire hydrant and constructing two new driveway approaches, the street improvement costs will be excessive and out of proportion of what is fair and equitable for just two additional houses. This project's street frontage of 84 feet would result in over nine times the cost per residence than the development to the East.

In reviewing the site, the following was noted:

- a. It was noted that the existing sewer trench is a relatively new installation and is in excellent condition.
- b. The condition of the street surface on the South side of the sewer trench is in fair condition.
- c. The street improvements to the East were only half (not 3/4) street improvements.
- d. In that this site is a four way intersection, design, construction and traffic control for a three quarter street improvement would be a major complication and expense.

- e. There are existing, but old, sidewalks across the street.
- f. The applicant only wants to build a house for his family.

Finding: In conclusion, it is fair and equitable that the required street improvements be limited to:

- Curb and gutter fronting the property, ending at the existing catch basin.
- Sidewalk fronting the property ending at the property lines.
- A new concrete driveway approach for the existing house
- A 9-foot wide street reconstruction from the face of curb to the North (near) side of the existing sewer trench patch
- Leaving overhead utilities overhead

3. *In lieu of the street improvement requirements outlined in NMC 15.505.040(B), the review authority may elect to accept from the applicant monies to be placed in a fund dedicated to the future reconstruction of the subject street(s). The amount of money deposited with the city shall be 100 percent of the estimated cost of the required street improvements (including any associated utility improvements), and 10 percent of the estimated cost for inflation. Cost estimates used for this purpose shall be based on preliminary design of the constructed street provided by the applicant's engineer and shall be approved by the director.*

Finding: The proposed improvements in the above findings are proportional to the development being considered by this application, so no additional improvement requirements and bonding costs are requested.

- F. *Improvements Relating to Impacts. Improvements required as a condition of development approval shall be roughly proportional to the impact of the development on public facilities and services. The review body must make findings in the development approval that indicate how the required improvements are roughly proportional to the impact. Development may not occur until required transportation facilities are in place or guaranteed, in conformance with the provisions of this code. If required transportation facilities cannot be put in place or be guaranteed, then the review body shall deny the requested land use application.*

Finding: This Partition application will allow the construction of two additional infill residences, however, the applicant is only planning on building a new residence at this time. The applicant agrees that the improvements proposed (curb, sidewalk and 9 feet of gutter and pavement to the edge of the sewer trench is proportional to the development impact, but that a full 3/4 street reconstruction is not.

7. *Sidewalks. Sidewalks shall be provided on both sides of all public streets. Minimum width is five feet.*

Finding: A five foot wide sidewalk fronting the is proposed and shown on the Preliminary Partition Plat.

8. *Planter Strips. Except where infeasible, a planter strip shall be provided between the sidewalk and the curb line, with a minimum width of five feet. This strip shall be landscaped in accordance with the standards in NMC 15.420.020. Curb-side sidewalks may be allowed on limited residential streets. Where curb-side sidewalks are allowed, the following shall be provided:*

Finding: 6.50 foot wide planter strips from the back of curb to the front of the 5' wide sidewalk is are proposed fronting West First Street.

9. *Slope Easements. Slope easements shall be provided adjacent to the street where required to maintain the stability of the street.*

Finding: Since the property is relatively level, slope easements will not be required.

10. *Intersections and Street Design. The street design standards in the Newberg public works design and construction standards shall apply to all public streets, alleys, bike facilities, and sidewalks in the city.*

Finding: Sidewalk, curbs and a driveway approach for the existing house will be installed in accordance with the City of Newberg Design Standards, and engineering plans will be submitted to the City of Newberg for approval prior to construction.

11. *The planning commission may approve modifications to street standards for the purpose of ingress or egress to a minimum of three and a maximum of six lots through a conditional use permit.*

Finding: This application will allow infill construction of two additional houses. The two new residences (only one is planned at this time) will use an existing private access. While the proposed access easement is proposed to be 30 feet, it is likely that the easement for the West ten feet will not be obtained. While legal use of this ten feet by the applicant will not be obtained, use of the easement by emergency vehicles will not be limited. Therefore, a modification of the required easement width of 25 feet be reduce to 20 feet available for use by the applicant.

Public Works Design and Construction Standards - City of Newberg 2015

Section 4 Storm Drainage

4.0 General Design Requirements

The City's Public Works Design and Construction Standards define the requirements for development to treat and detain stormwater runoff. Stormwater is the runoff from impervious surfaces such as streets, roofs and parking lots that flows to storm drains, ditches and culverts, and then to the nearest river, stream or wetland. When it rains, stormwater runoff may pick up oil, sediment, bacteria, grease and chemicals that can pollute local waterways.

4.1 Performance Standards

All storm drain system designs shall make adequate provisions for collecting, treating, detaining and conveying all storm water runoff. The system shall accommodate all runoff from upstream tributary areas whether or not such areas are within the proposed development. The amount of runoff to be accommodated shall be based upon ultimate development of all upstream tributary areas. New or modified existing storm drain systems shall not adversely impact any inadequate downstream system. Utility infrastructure may not be placed within one foot of a survey monument location noted on a subdivision or partition plat, per ORS 92.044 (7).

Storm drainage design shall comply with the required ESC Measures (see City of Newberg Erosion and Sediment Control Manual). The development area must include provisions to adequately control runoff from all public and private streets and the roof, footing, and area drains of residential, multi-family, commercial, or industrial buildings. The design must ensure future extension of the drainage system to the entire drainage basin in conformance with the adopted Storm Drainage Master Plans and these Public Works Design and Construction Standards. These provisions include:

- I. Surface and/or subsurface drainage, caused or affected by the alteration of the natural grade, removal of natural ground cover/vegetation, or placement of impervious surfaces, shall not be allowed to flow over adjacent public or private property in a volume, velocity or location materially different from that which existed before development occurred. Surface and/or subsurface drainage shall be managed, treated, and infiltrated or collected, and conveyed in an approved manner, to an approved point of discharge.*
- II. Surface water entering the subject property shall be received at the naturally occurring locations and surface water exiting the subject property shall be discharged at the natural locations with adequate flow control and energy dissipation, to prevent adverse impacts from flooding, erosion, or*

sedimentation.

- III. *Approved points of discharge for storm water may include but not be limited to a storm drain, existing open channel, creek, low impact development approach facility, detention pond, or retention pond, as approved by the City Engineer. Acceptance of suggested facilities will depend upon the prevailing site conditions, capacity of existing downstream facilities, and feasibility of alternate designs. Curb weep hole drainage systems shall only be utilized for single home developments.*
- IV. *A drainage report with the required analysis of downstream system conditions is required with all plan submittals. Planning applications shall include a draft\ preliminary report.*
- V. *When private property must be crossed in order to reach an approved point of disposal, it shall be the developer's responsibility to acquire a recorded public drainage easement on city form prior to commencement of construction. The drainage facility installed must be a closed conduit system. Temporary drainage ditch facilities, when approved, must be engineered to contain the storm water without causing erosion or other adverse effects to the public and/ or private property.*
- VI. *Drainage from roofs, footings, and downspouts may drain directly to a street through the curb under the following circumstances:*
 - a. *The building pad ground elevation is at least 12 inches above the existing street curb.*
 - b. *The existing street is adequately crowned to avoid sheet flow across the street.*
 - c. *Storm water quantity and quality facility provisions have been satisfactorily addressed.*
 - d. *Springs/ sump pumps shall connect to a piping system, unless approved by the City Engineer.*

Finding: *It is the intent of this application to conform to the requirements of this section. Storm water management will be via rain gardens and/or paver driveways for the proposed residence on Parcel One.*

4.5 Drainage Report

A final drainage report containing the information listed below shall be submitted at the time of initial construction plan review by the City. An abbreviated preliminary drainage report shall be prepared and submitted during the land use approval process that is an outline/draft form of the final report requirements listed below. The City may waive some or all of these report requirements for single-family residential partition projects

and projects where post-development impervious surfaces constitute less than 25% of the parcel. In order to apply for a waiver, the applicant must submit a written request to the City and the applicant or applicant's Engineer must participate in a pre-design meeting to discuss the proposed project and its stormwater impacts prior to the land use approval process submittal.

Finding: This site is basically already “developed” as shown by the existing structures on the Google Earth image. Replacing these structures with a new residence will not significantly increase storm water runoff from the site. Following, is a Drainage Report for the application:

Introduction

The site is located in an existing developed area. The property slopes slightly from North to South and from East to West. Existing storm drain improvements front the property.

The applicant proposes to maintain all storm water created by the development on site by the use pavers, rain gardens or swales. The final design will be based on impervious areas, the City of Newberg Design Storm Events and measured infiltration rates. As infiltration testing has been performed on another project 400'± feet to then north and the soils are similar, those infiltrations rates may be used. Those infiltration rates ranged from 0.7 to 3.0 inches per hour. The Reduction Factor used for design purposes is 0.31 to 1.55 inches per hour.

Based on the lowest infiltration rate of 0.31 inches per hour, a 1,400 square foot house would require a rain garden of 63 square feet. This area can be met through the use of pavers and rain gardens.

Flow from the East: The site is bordered on the East by a developed site and appears to have little contributory drainage.

Roof Drainage: Roof and gutter drainage from the two additional proposed dwellings will be collected by rain drains and discharged into individual rain gardens connected hydraulically with paver driveways..

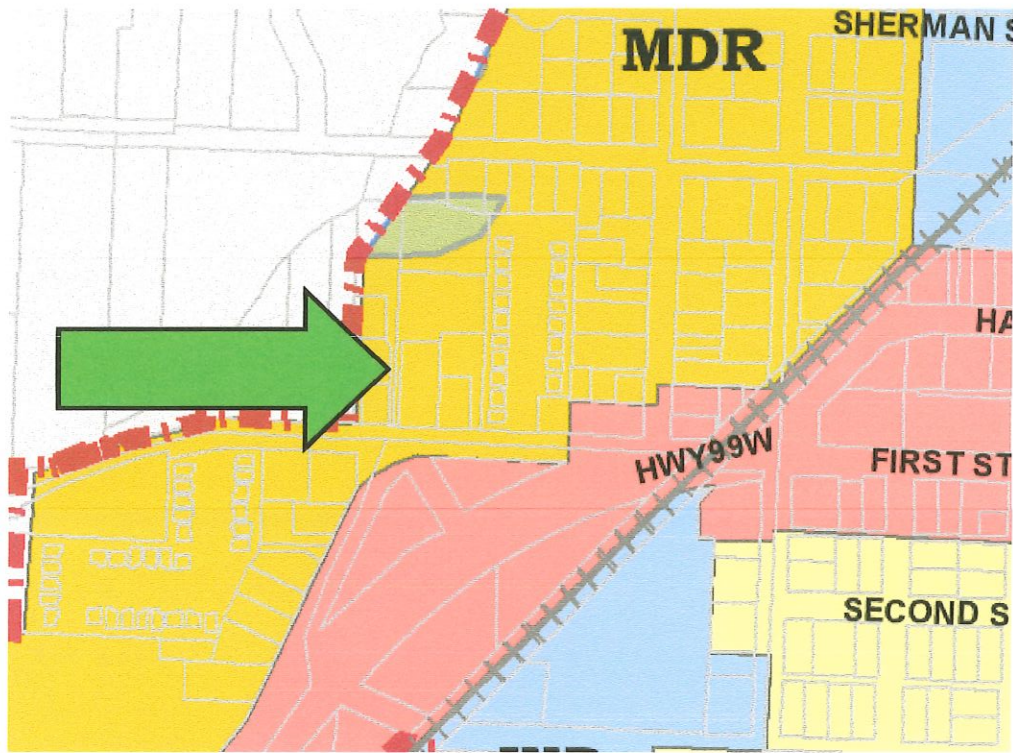
Location and sizes of the rain gardens will be approved by the building permit process.

Conclusion

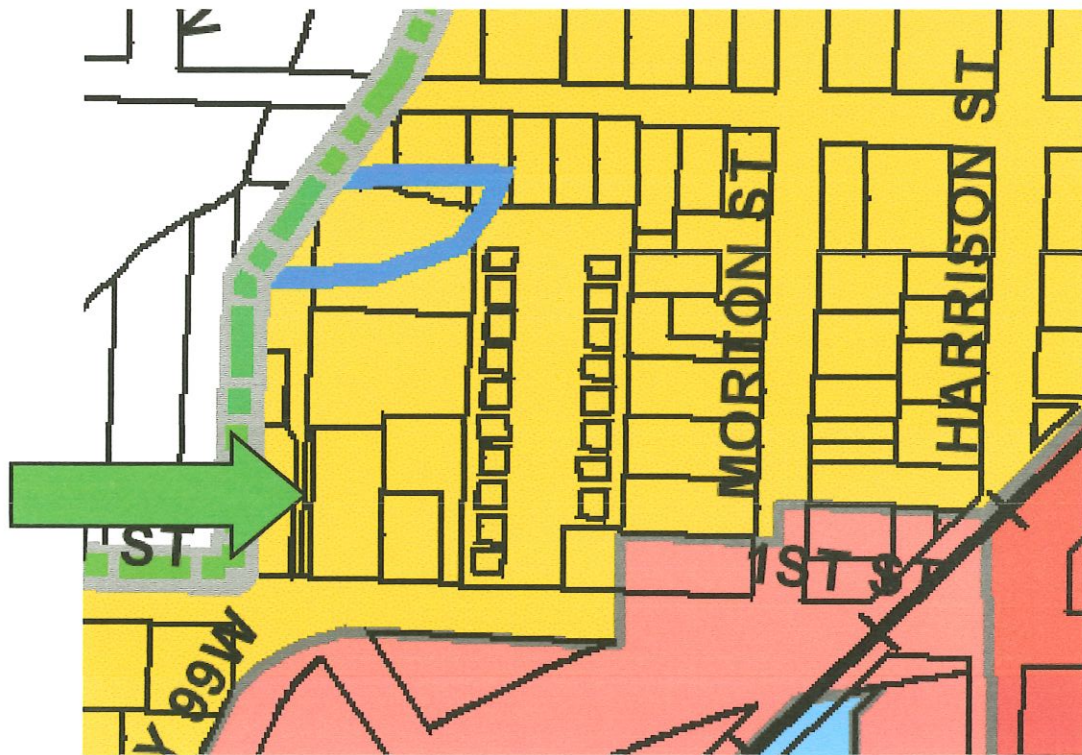
This development is an urban infill site that can be developed in accordance with the affordable housing and density goals of the R-2 site zoning

The applicant would like to build a new house on his property.

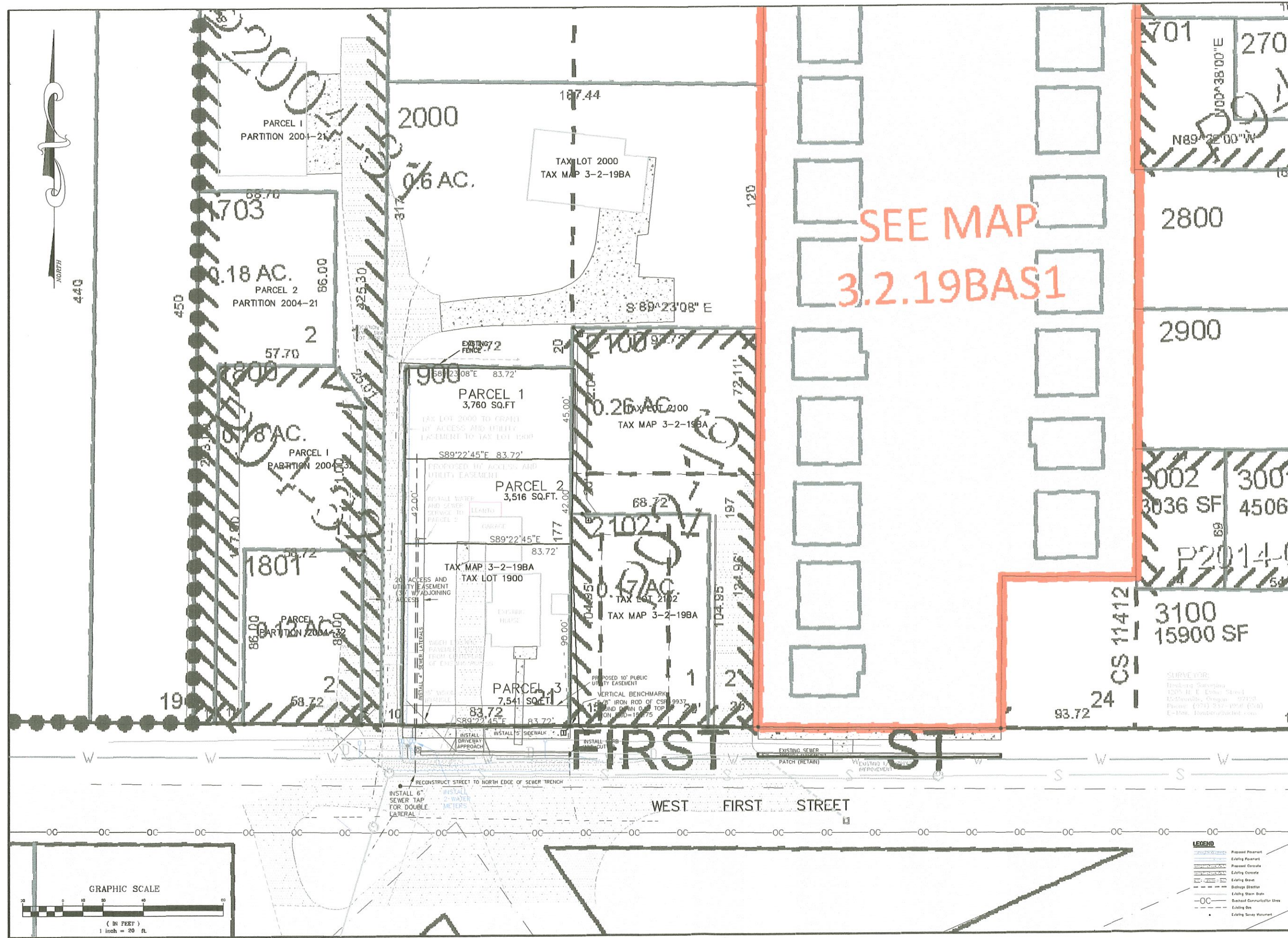
Approval of Partition Plat for three parcels to allow one additional single family home and one additional building site under a Type II review is hereby requested.



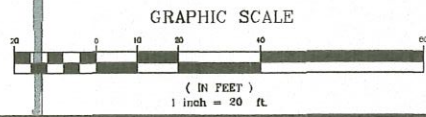
NEWBERG COMPREHENSIVE PLAN



NEWBERG ZONING MAP



SEE MAP
3.2.19BAS1



LEGEND

	Proposed Placement
	Existing Placement
	Proposed Easement
	Existing Easement
	Proposed Conduit
	Existing Conduit
	Proposed Sewer
	Existing Sewer
	Proposed Storm Drain
	Existing Storm Drain
	Proposed Conduit/Storm Drain
	Existing Conduit/Storm Drain
	Existing Survey Monument

LEONARD A. RYDELL, P.E., P.L.S.
 601 Phalaris Drive, Newberg, Oregon 97132-1625
 Phone: (503) 538-5700
 Mobile: (503) 781-4136
 Lary@leopardsurvey.com
 Consulting Civil Engineer - Land Surveyor - W.R.E.
 RENEWAL DATE: 12/31/2022

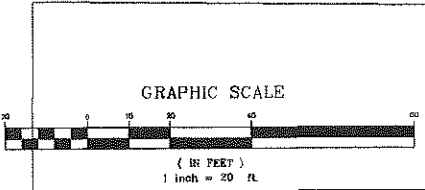
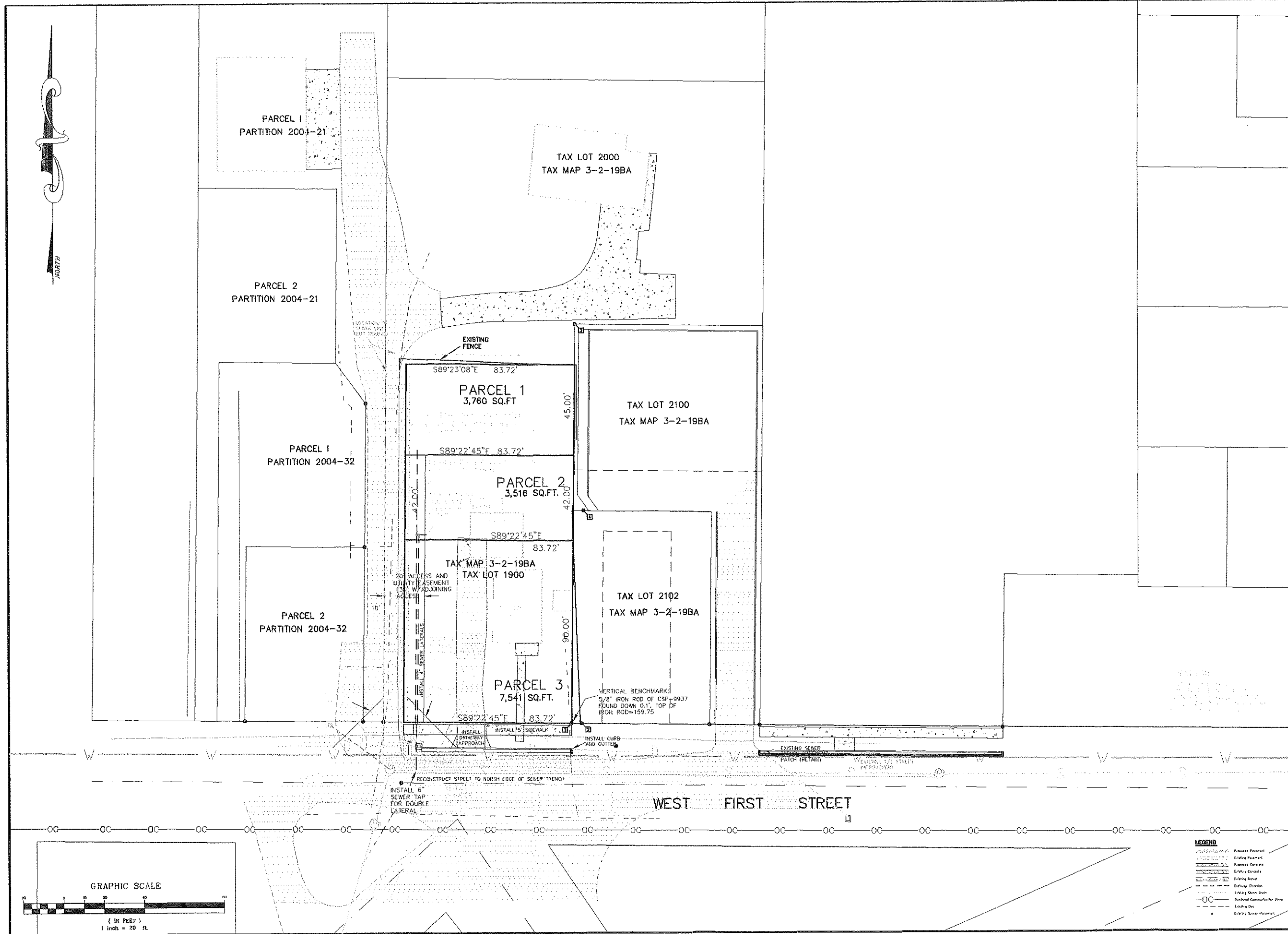
TAX-MAP
BARTELS PROPERTY
 Located in the Northeast Quarter of the Northwest Quarter Section 19
 Township 3 South, Range 2 West of the Willamette Meridian
 City of Newberg, Yamhill County, Oregon

Prepared for:
 Cozad Ventures, LLC
 3077 N. Pankratz Avenue
 Meridian, Idaho, 83646
 Phone: (208) 989-9714
 E-Mail: Jerry@biggrampy.com

W.O. No. 2105
 Design: [Signature]
 Drawn: [Signature]
 Date: 26 January 2022
 Dwg: 2105CNTL.DWG

Sheet
1 of 1

REVISIONS			
No.	Description/Date	By	
1	T-PLAN 3/7/22 LAR		



LEGEND

	Private Easement
	Existing Easement
	Existing Concrete
	Existing Street
	Driveway Easement
	Existing Storm Drain
	Proposed Communication Lines
	Existing Gas
	Existing Survey Monument

LEONARD A. RYDELL P.E., P.L.S.
 601 Prospect Drive, Newberg, Oregon 97132-1823
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 LAR@rydellengineering.com
 rydell.com
 Consulting Civil Engineer - Land Surveyor - U.R.E.

PRELIMINARY PARTITION PLAT
BARTELS PROPERTY
 Located in the Northeast Quarter of the Northwest Quarter Section 19
 Township 3 South, Range 2 West of the Willamette Meridian
 City of Newberg, Yamhill County, Oregon

Prepared for:
 Cozad Ventures, LLC
 3077 N. Pankratz Avenue
 Meridian, Idaho, 83646
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W.D. No. 2105
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 Date: 26 January 2022
 Dwg: 2105CNFL.DWG

Sheet
1 of 1

REVISIONS			
No.	Description	Date	By
1	T-PLAN	3/7/22	LAR



LEGEND

- MONUMENT FOUND, FLUSH TO 0.2' DOWN
- EXISTING BOLLARD
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING 3 PORT HYDRANT
- EXISTING COMMUNICATIONS RISER
- EXISTING NATURAL GAS METER
- EXISTING UTILITY POLE WITH TRANSFORMER
- EXISTING UTILITY POLE WITH LUMINAIRE
- EXISTING COMMUNICATIONS UTILITY POLE
- EXISTING UTILITY POLE ANCHOR
- EXISTING SPOT ELEVATION
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING STOP SIGN
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING WATER LINES PER UTILITY LOCATES
- EXISTING NATURAL GAS PER UTILITY LOCATES
- EXISTING UNDERGROUND COMMUNICATIONS PER UTILITY LOCATES
- EXISTING STORM DRAIN LINES PER UTILITY LOCATES
- EXISTING GRAVITY SANITARY SEWER LINES PER UTILITY LOCATES
- EXISTING OVERHEAD POWER (MAY ALSO HAVE COMMUNICATIONS)
- EXISTING UNDERGROUND POWER PER UTILITY LOCATES
- EXISTING WOOD OR WIRE FENCE
- EXISTING FRUIT TREE (SCALED TO DRIP LINE)
- EXISTING MAPLE TREE (SCALED TO DRIP LINE)

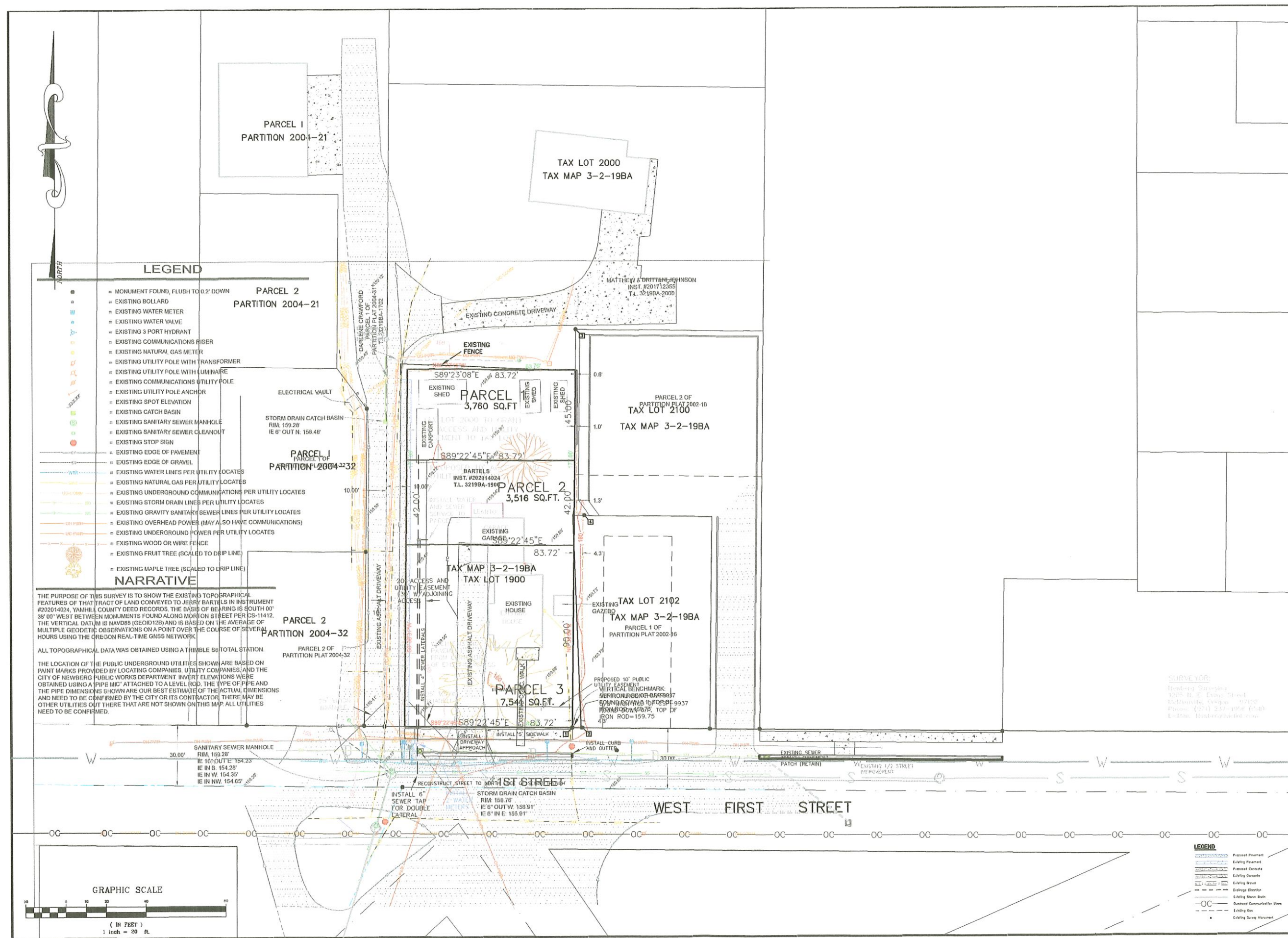
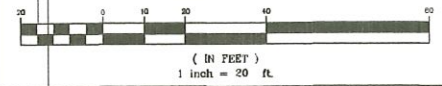
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING TOPOGRAPHICAL FEATURES OF THAT TRACT OF LAND CONVEYED TO JERRY BARTELS IN INSTRUMENT #202014024, YAMHILL COUNTY DEED RECORDS. THE BASIS OF BEARING IS SOUTH 00° 38' 00" WEST BETWEEN MONUMENTS FOUND ALONG MORTON STREET PER CS-11412. THE VERTICAL DATUM IS NAVD83 (GEOID12B) AND IS BASED ON THE AVERAGE OF MULTIPLE GEODETIC OBSERVATIONS ON A POINT OVER THE COURSE OF SEVERAL HOURS USING THE OREGON REAL-TIME GNSS NETWORK.

ALL TOPOGRAPHICAL DATA WAS OBTAINED USING A TRIMBLE S6 TOTAL STATION.

THE LOCATION OF THE PUBLIC UNDERGROUND UTILITIES SHOWN ARE BASED ON PAINT MARKS PROVIDED BY LOCATING COMPANIES, UTILITY COMPANIES, AND THE CITY OF NEWBERG PUBLIC WORKS DEPARTMENT. INVERT ELEVATIONS WERE OBTAINED USING A 'PIPE MIC' ATTACHED TO A LEVEL ROD. THE TYPE OF PIPE AND THE PIPE DIMENSIONS SHOWN ARE OUR BEST ESTIMATE OF THE ACTUAL DIMENSIONS AND NEED TO BE CONFIRMED BY THE CITY OR ITS CONTRACTOR. THERE MAY BE OTHER UTILITIES OUT THERE THAT ARE NOT SHOWN ON THIS MAP. ALL UTILITIES NEED TO BE CONFIRMED.

GRAPHIC SCALE



LEONARD A. RYDELL, P.E., P.L.S.
 801 Pinehurst Drive, Newberg, Oregon 97132-1623
 Mobile (503) 538-5700
 Fax (503) 781-4136
 LAR@rydellreport.com
 Consulting Civil Engineer - Land Surveyor - W.R.E.



UTILITY SURVEY
BARTELS PROPERTY
 Located in the Northeast Quarter of the Northwest Quarter Section 19
 Township 3 South, Range 2 West of the Willamette Meridian
 City of Newberg, Yamhill County, Oregon

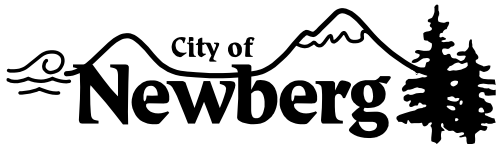
Prepared for:
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 3077 N. Pankratz Avenue
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 Phone: (208) 988-9714
 E-Mail: Jerry@biggrampy.com

W.O. No. 2105
 Design [Signature]
 Draw [Signature]
 Date 26 January 2022
 Dwg 2105CNTL.DWG

Sheet
 1 of 1

REVISIONS			
No.	Description	Date	By
1	T-PLAN	3/7/22	LAR

- LEGEND**
- Proposed Monument
 - Existing Monument
 - Proposed Concrete
 - Existing Concrete
 - Existing Gravel
 - Existing Gravel
 - Existing Elevation
 - Existing Storm Drain
 - Overhead Communication Lines
 - Existing Gas
 - Existing Survey Monument



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 divide one lot into *three* parcels. 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 application would create three lots: An infill development creating two new single family residential lots and the existing front residence on one lot. All parcels would be accessed by existing private drives, with increased width for the back two lots. Lots are planned to be 3,760 square feet (Parcel 1), 3,760 square feet (Parcel 2) and 7,091 square feet (Parcel 3). It is anticipated that several small storage buildings and a small garage will be removed and eventually, two new single-family residences would be constructed.

APPLICANT: Jerry Bartels, Applicant

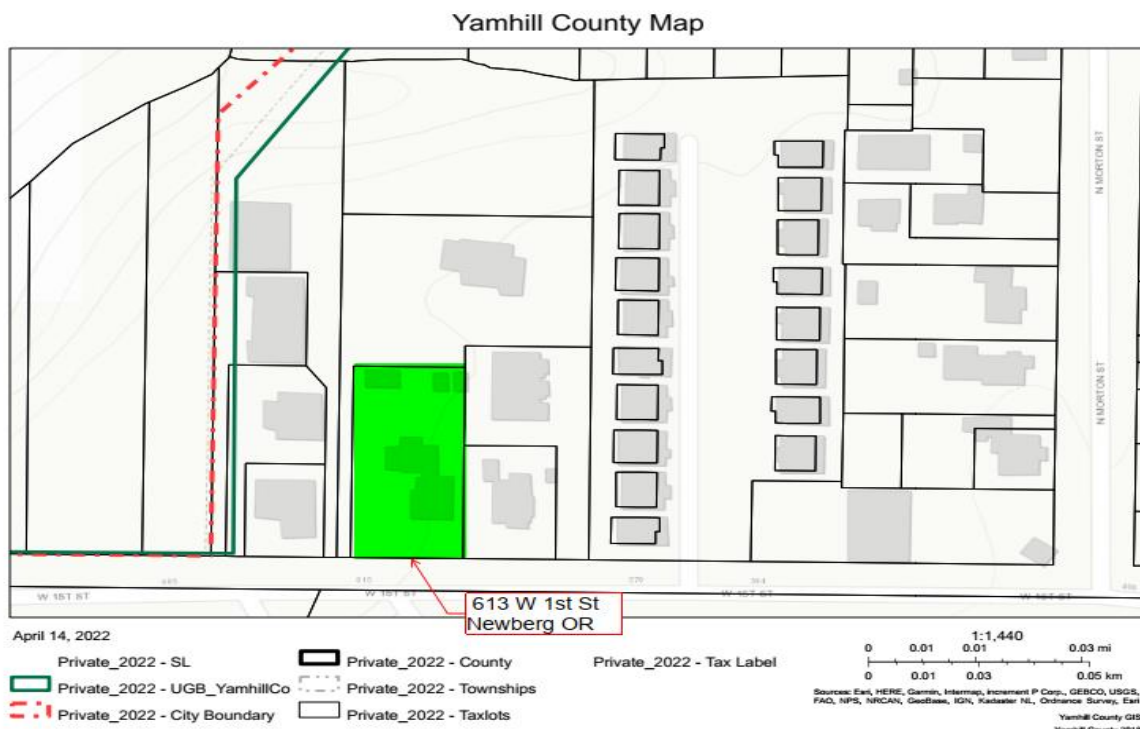
JDB Revocable Trust

TELEPHONE: 208-989-9714

PROPERTY OWNER: Cozad Ventures, LLC

LOCATION: 613 W 1st St., Newberg, OR

TAX LOT NUMBER: Yamhill County: Tax Map No. 3-2-19B and Lot Number 1900



Working Together For A Better Community-Serious About Service™

Z:\WPFILES\FILES.P (Partitions)\2022\PAR22-0002 613 W First St\Application\Newberg type_ii_mailed_notice_-_partition_2017.docx

We are mailing you information about this project because you own land within 500 feet of the proposed new lots. 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. XX **(City staff will give you the file number for
City of Newberg your project at the time of application)**
Community Development Department
PO Box 970
Newberg, OR 97132

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.

All written comments must be turned in by 4:30 p.m. on _____ **(enter date two weeks from date mailed).**

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 for a tentative partition plan is found in Newberg Development Code Section 15.235.040.

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

Date Mailed: _____ **(date notice is mailed)**

Land Use Notice

FILE NO: PAR22-0002

PROPOSAL: Tentative Plat Approval for a
3 Parcel Partition

FOR FURTHER INFORMATION, CONTACT:

City of Newberg
Community Development Department
414 E. First Street
Phone: (503) 537-1240