

Parr Lumber Company

Type II Land Use Application

Owner Representative: Parr Lumber Company
5630 NE Century Boulevard
Hillsboro, OR 97124

Eric Schmidlin
Facilities Manager
Phone: (503) 614-2500

Applicant: Gallant Construction, Inc.
PO Box 181
Banks, OR 97106

Bob Pardee, Project Manager
(503) 773-5077
Email: Bob.Pardee@GoGallant.com

Site Address: 200 North Elliot Road
Newberg, OR 97123

Tax Lot: Tax Map 03 2W 20AA, Tax Lot 800 & 900

Parcel Size: TL 800 – 4.38 acres
TL 900 – 3.28 acres

Site Size: 7.66 acres

Zoning: C2 – Community Commercial

Summary of Request:

Erect a new covered lumber storage rack at existing Parr Lumber yard in Newberg. Construction includes erecting a single-sided cantilever rack on a new engineered footing. This structure is 220 linear feet long, 13'4" wide and 20' to the eave. There is no expected impact on traffic, parking or egress. This structure will allow for more efficient storage of lumber in covered racks versus open lot storage.

DEVELOPMENT PROPOSAL

This project is located at the existing Parr Lumberyard at 200 North Elliot Road in Newberg, Oregon. All work will take place on existing impervious area used for existing outdoor lumber storage. The project will include construction of a 2,670 square foot pre-engineered steel structure on a concrete slab. The proposed structure is a single-sided cantilevered rack designed to protect lumber from the elements.

This narrative is structured to address criteria regarding Type II design review and also address matters noted in the pre-application meeting that took place September 6, 2023. (PRE23-0020)

'*APPLICANT Response*' notes are clarifying responses from the applicant.

'*CITY Comments*' are taken directly from the Pre-Application meeting notes from the September 6, 2023 meeting.

The following criteria are required to be met in order to approve a Type II or III design review request found in [NMC 15.220.050\(B\)](#):

1. Design Compatibility.

APPLICANT Response – *Architecture, materials, colors, roof design, landscape design, and signage is the same as existing or proposed uses in the surrounding area.*

2. Parking and On-Site Circulation.

APPLICANT Response: *No changes are proposed to existing traffic patterns or parking on the property. This building will replace existing open-storage units of lumber.*

CITY Comment: *Based on the proposed project, a traffic study is not required by the City of Newberg*

3. Setbacks and General Requirements.

APPLICANT Response: *This project does not abut any neighboring properties or create any traffic vision issues. The building height of 20' and building type meets City of Newberg Municipal Code as required above.*

4. Landscaping Requirements.

APPLICANT Response: *Existing landscape improvements and screening efforts are already in place.*

5. [Signs](#).

APPLICANT Response: *This building is located away from public entries and will not require any new or additional signage.*

6. [Manufactured Dwelling](#), [Mobile Home](#) and [RV Parks](#).

APPLICANT Response: *Not Applicable*

7. Zoning District Compliance.

APPLICANT Response: *Both tax lots are zoned C-2 Commercial. (NMC 15.305.020) Uses permitted outright include: Retail Sales – Bulk Outdoor. (NMC 15.303.422)*

8. Subdistrict Compliance.

APPLICANT Response: *Not Applicable*

9. Alternative Circulation, Roadway Frontage Improvements and Utility Improvements.

APPLICANT Response: *There are no utility improvements required for this three sided, covered storage building. No domestic water, no fire sprinklers, no power needs. The property has been developed and in operation for a number of years, with improved sidewalks, landscaping, parking and designated traffic flow already well-established.*

CITY Comment: *There appears to be adequate existing right-of-way along the project site's frontage. Right-of-way dedication is not anticipated. The proposed covered lumber storage rack does not trigger a Transportation SDC.*

10. Traffic Study Improvements. If a traffic study is required, improvements identified in the traffic study shall be implemented as required by the [director](#)

CITY Comment: *Based on the proposed project, a traffic study is not required by the City of Newberg.*

SUPPLEMENTAL INFORMATION

Comments below are supplemental feedback prompted by discussions noted in the Pre-Application meeting notes from September 6, 2023.

TUALATIN VALLEY FIRE & RESCUE:

APPLICANT Response - TVF&R Service Provider Permit issued with no conditions or site visit required. (attachment 2)

ENGINEERING COMMENTS:

The proposed project site has access frontage on N Elliot Road, E Hayes Street and E Hancock Street. N Elliot is classified as Major Collector. E Hayes Street is classified as a Minor Collector. E Hancock is a local commercial street. All are under the jurisdiction of the City of Newberg. All streets are improved along the property frontages.

APPLICANT Response: Sidewalks and curbs around the perimeter of property currently meet City of Newberg standards.

CITY Comment: There appears to be adequate existing right-of-way along the project site's frontage. Right-of-way dedication is not anticipated.

Street Lights:

There are existing streetlights around the perimeter of the property.

CITY Comment: With this project consisting solely of a covered lumber storage rack in an area of existing outside lumber storage it is unlikely that a street lighting analysis would be required.

Traffic Study:

Per Newberg Development Code 15.220.030(B)(14) a traffic study is required or may be required.

CITY Comment: Based on the proposed project, a traffic study is not required by the City of Newberg.

Trip Rates/Transportation SDCs:

CITY Comment: The proposed covered lumber storage rack does not trigger a Transportation SDC.

Wastewater:

CITY Comment: The proposed project does not include new wastewater facilities.

Water: The proposed project does not include new water connections. Fire flows may need to be verified (confirm with TVF&R). Show closest existing fire hydrant on preliminary plans.

APPLICANT Response: Fire hydrants shown on site plan. (attachment 1)

Confirm with the Fire Marshal (TVF&R) if fire flow test results will need to be submitted with permit applications to be reviewed by the Fire Marshall for approval.

APPLICANT Response: No fire flow required per TVF&R. (attachment 3)

Stormwater: The City's GIS mapping shows there are stormwater system inlets on Hayes Street. It appears that the proposed project will likely not include new impervious area.

If the applicant is proposing to create more than 500 square feet of impervious area, the quantity and quality of stormwater will need to be treated in accordance with the Newberg Municipal Code (NMC) and the Public Works Design and Construction Standards (PWDCS).

APPLICANT Response: Existing impervious area used for lumber storage will be used for this storage shed. There is no new disturbance requirement.

Erosion and Sedimentation Control (ESC): A DEQ 1200-C permit will be required if 1-acre or more is disturbed. If less than 1-acre is disturbed the City will require a city issued Erosion Control and Sedimentation Plan/Permit.

APPLICANT Response: The project areas is less than 1 acre and on existing impervious area.

Other Utilities: Any new service connection to the property is required to be undergrounded.

APPLICANT Response: No new services are required.

Mailed and posted notice is required: Mailed notification must be sent to property owners within 500 feet of the subject property, and signs must be placed on each frontage of the site.

APPLICANT Response: Sample notice and mailing list is attached. (attachment 4)

The application will be evaluated under Type II Design Criteria identified in Newberg Municipal Code including:

- *Design compatibility:*

APPLICANT Response: Architecture, materials, colors, roof design, landscape design, and signage is the same as existing or proposed uses in the surrounding area.

- *Parking and On-Site Circulation:*

APPLICANT Response: *This replaces existing outdoor storage on impervious ground. No change to traffic flow on-property or changes to parking are required.*

- *Setbacks and General Requirements:*

- *Height:*

APPLICANT Response: *No limit (the property does not abut a residential zoning district)*

- *Lot Coverage:*

APPLICANT Response: *No limit.*

- *Setbacks: Front – 10 ft., Interior – none (abuts commercial/industrial zoning districts)*

APPLICANT Response: *All set-back requirements are met.*

- *Vision clearance:*

CITY Comment: *Not applicable for the proposed storage structure location.*

- *Landscaping:* Proposed structure does not appear to alter existing landscaping. In the final proposal the site shall still meet the minimum standards in NMC 15.420.

- *Signs:* Any signs on the structure must comply with NMC 15.435.

- *Manufactured Dwellings/Mobile Home/RV Parks:* Not applicable.

- *Zoning Compliance:*

CITY Comment: *The use is considered "Retail Sales: Bulk Outdoor" which is a permitted use in the C-2 zoning district.*

- *Subdistrict Compliance:* Not applicable.

II. CONCLUSION

Applicant requests a favorable review of this Development Review Application and respectfully requests that the City of Newberg approve this Type II Land Use application.