



# TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #: CUP 21-0008

**TYPES – PLEASE CHECK ONE:**

- Annexation
- Comprehensive Plan Amendment (site specific)
- Zoning Amendment (site specific)
- Historic Landmark Modification/alteration
- Conditional Use Permit
- Type III Major Modification
- Planned Unit Development
- Other: (Explain) \_\_\_\_\_

RECEIVED  
NOV 18 2021  
Initial: \_\_\_\_\_

**APPLICANT INFORMATION:**

APPLICANT: Brian & Beth Keyser

ADDRESS: 1400 N Hoskins St. Newberg, OR 97132

EMAIL ADDRESS: BethLKeyser@gmail.com

PHONE: 503-730-2599 MOBILE: 503-730-2599 FAX: \_\_\_\_\_

OWNER (if different from above): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ENGINEER/SURVEYOR: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**GENERAL INFORMATION:**

PROJECT NAME: Bellagio VRBO PROJECT LOCATION: 1400 N Hoskins St, Newberg

PROJECT DESCRIPTION/USE: Short term Vacation Rental

MAP/TAX LOT NO. (i.e. 3200AB-400): R3217 BC00923 ZONE: R1 SITE SIZE: 7993 SQ. FT.  ACRE

COMP PLAN DESIGNATION: \_\_\_\_\_ TOPOGRAPHY: \_\_\_\_\_

CURRENT USE: SFR

SURROUNDING USES:

NORTH: SFR SOUTH: SFR

EAST: SFR WEST: SFR

**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:

Annexation .....	p. 15
Comprehensive Plan / Zoning Map Amendment (site specific) .....	p. 19
Conditional Use Permit .....	p. 21
Historic Landmark Modification/Alteration .....	p. 23
Planned Unit Development .....	p. 26

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.

Beth L Keyser 10-29-21  
Applicant Signature Date

Brian A Keyser 10-29-21  
Owner Signature Date

Beth L. Keyser  
Print Name

Brian A. Keyser  
Print Name

November 16, 2021

Community Development Director

Doug Rux

City of Newberg  
P.O. Box 970  
414 E. First Street  
Newberg, OR. 97132

RE: Type III Application (Quasi-Judicial Review)

Dear Mr. Rux,

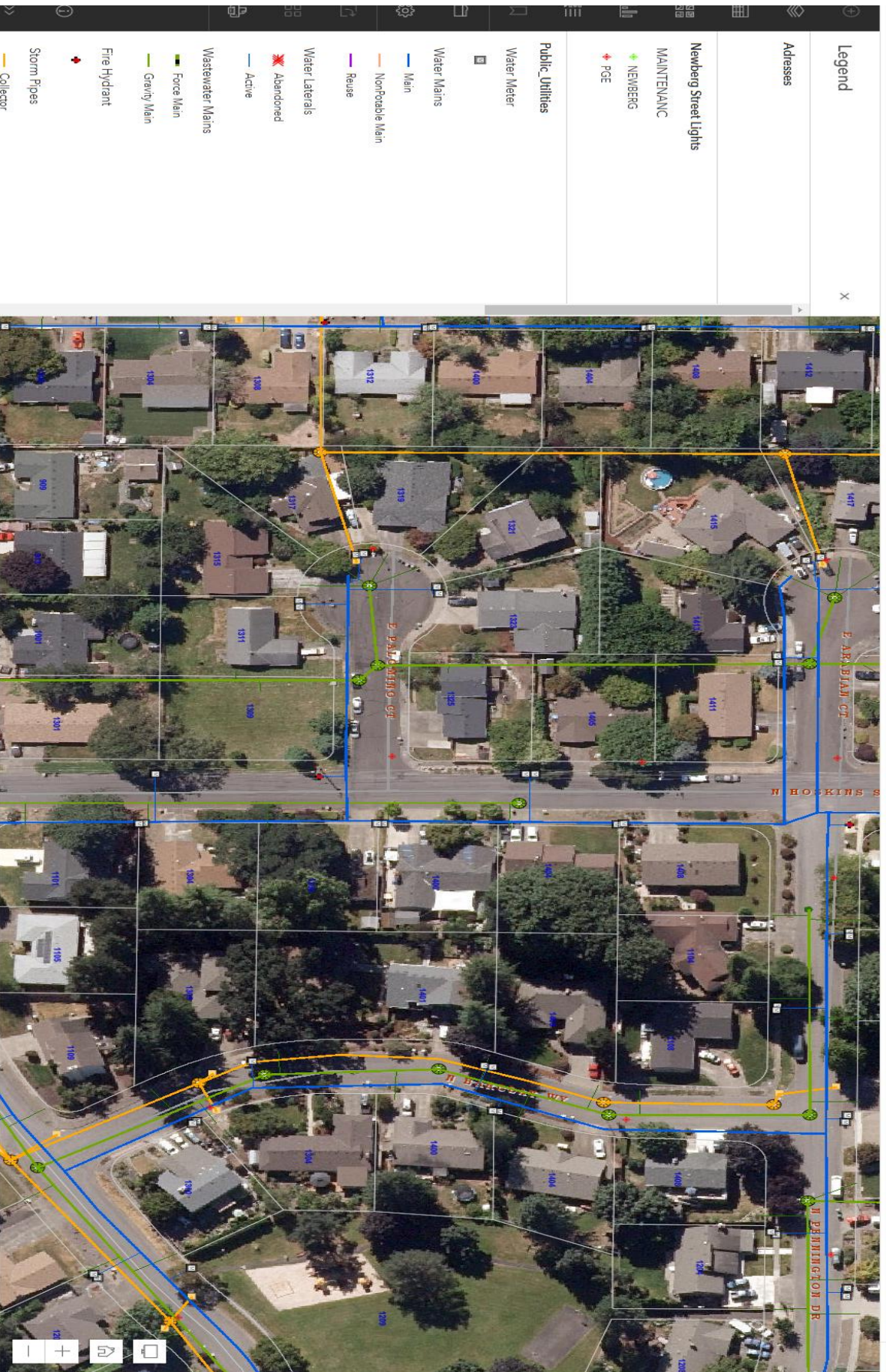
Attached for your review is the application package for 1400 Hoskins st, Newberg, OR. 97132 to become a Vacation Rental by Owner or STR.

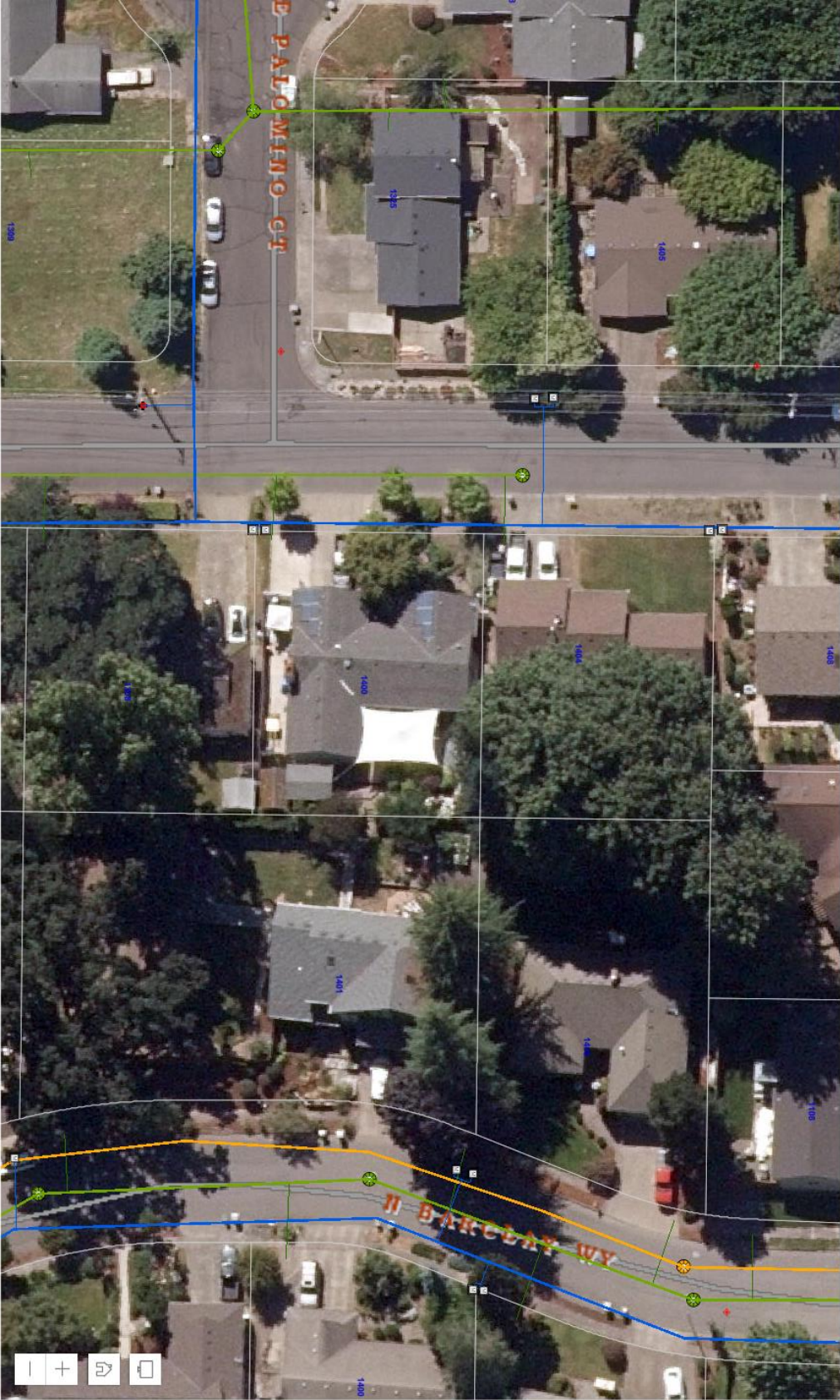
Feel free to let me know if any changes or additions are necessary for our application.

Thank you,

Brian and Beth Keyser  
Homeowners

1400 Hoskins St.  
Newberg, OR 97132  
503-730-2599





Bellagio VRBO  
1400 N. Hoskins St.  
Newberg, OR. 97132

City of Newberg Conditional use Permit

Written Criteria Response:

City of Newberg Municipal Code 15.225.06

- A. Proposed use will be a short-term vacation rental while owners are not in the residence
- The proposed STR is a SFR that was built in 1978 in College Park Subdivision
  - The house is 1 story, 5 bedrooms, 3 full baths on a 7993 SQ FT lot. It has neighbors on all sides.
  - The property will be occupied by the owner part-time. When owner is not in the home it is planned to be used as a STR property. The STR will be managed by iTrip Vacations Corey Tigner 503-799-7341. They provide professional screening, 24- hour local assistance to guests, maintenance, and rule enforcement. They have strict standards for guest behavior.
  - The property has 1 parking space in the 2-car garage and 3 paved parking spaces
  - The location, design, and site of this proposed STR will provide functional accommodations to families, or individuals who have business or pleasure in our area. This type of use will not increase traffic any more than current occupancy
  - The proposed STR use will be consistent with Ord. 2451, 12-2-96. Code 2001 151.210

City of Newberg Municipal code 15.445.300 – 15.445.350

15.445.300 – Application and purpose.

1400 N. Hoskins St. Newberg, OR. 97132 is a single-family home that will be available, advertised, or listed by an agent as available for use, rent for occupancy for periods of less than 30 days.

15.445.310 – Where allowed

This home is zoned R-1 for use as a vacation rental with a conditional permit

15.445.320 – Registration Requirement

In agreement with this application all information will be submitted with the forms and will include the name and contact info for the owner, operator, and local contact

15.445.330 – Standards

- A. Provide a minimum of 2 parking spaces – There is 1 parking spaces in the garage and 3 in the driveway.
- B. Provide regular refuse pick up – Waste Management provides full service of refuse, recycling and yard debris removal for this address.
- C. Occupancy – SFR has 5 conforming bedrooms, so the occupancy limit is expected to be set at 10 people
- D. Premises – This STR will not allow the use of occupied recreational vehicle, trailer, tent or temporary shelter during the rental occupancy.

15.445.340 – Registration Postings

This STR will have a vacation rental home registration adjacent to the front door with the following information:

- The name of the operator and a telephone number where the operator may be reached
- The telephone number of the police
- The maximum number of occupants permitted to stay in the dwelling ( 10 occupants)
- The standards for the rental occupancy
- The solid waste collection day

15.445.350 – Complaints and revocation of registration

The owner is fully aware and understands the above code and will make every effort to follow up with all complaints.



Bellagio VRBO  
1400 N. Hoskins St.  
Newberg, OR. 97132

City of Newberg Conditional use Permit

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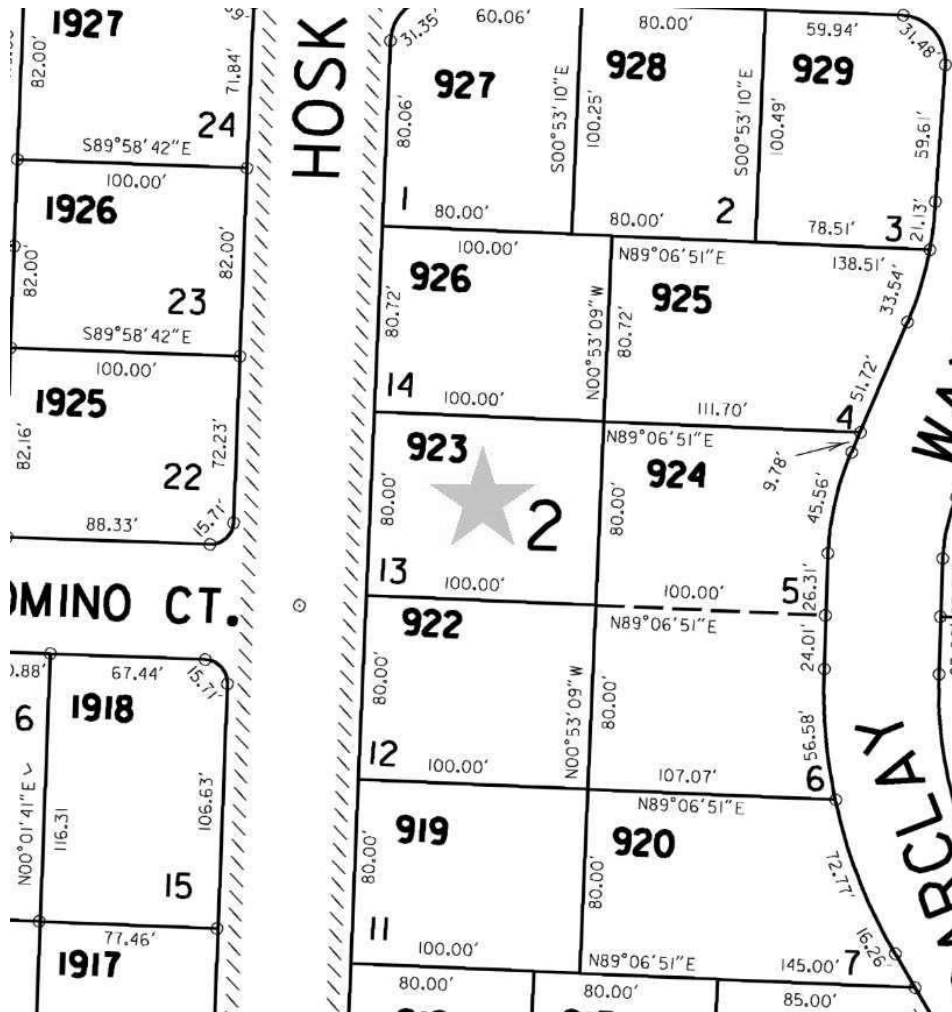
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# Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132

503-537-1240. Fax 503-537-1272 [www.newbergoregon.gov](http://www.newbergoregon.gov)

## NOTICE OF PLANNING COMMISSION HEARING

### ON A CONDITIONAL USE PERMIT – VACATION RENTAL

A property owner in your neighborhood submitted an application to the City of Newberg for a Conditional Use Permit to *use their home as a short term vacation rental*. The Newberg Planning Commission will hold a public hearing on January 13, 2022, via Zoom to <https://us06web.zoom.us/j/85198816143> to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

The project would include: The home will remain as a residence and will be used to provide short term rental for visitors to our area.

APPLICANT: **Brian and Beth Keyser**  
TELEPHONE: **Beth 503-730-2599**

PROPERTY OWNER: **Brian and Beth Keyser**

LOCATION: **1400 N Hoskins St., Newberg, OR. 97132**

TAX LOT NUMBER: **Yamhill County Tax Map and Lot Number (R. 3219AB-1400)**



*Working Together For A Better Community-Serious About Service"*

We are mailing you information about this project because you own land within 500 feet of the proposed new use. We invite you to send any written comments for or against the proposal within 20 days from the date this notice is mailed. We invite you to participate in the land use hearing before the Planning Commission. If you wish to participate in the hearing, you may do so in person or be represented by someone else. You may also submit written comments. Oral testimony is typically limited to five minutes per speaker.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No.CUP21-0008  
City of Newberg  
Community Development Department  
PO Box 970  
Newberg, OR 97132

All written comments must be turned in by 4:30 p.m. on January 2, 2022. Written information received after this time will be read out loud at the hearing subject to time limits for speakers and will be included in the record if there are further proceedings.

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. Application material can also be accessed at <https://www.newbergoregon.gov/cd/page/cup21-0008-short-term-vacation-rental-1400-n-hoskins-st> . a staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. 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 conditional use and vacation rental approval is found in Newberg Development Code Section 15.225.060 and 15.445.330 - 340.

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments, or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The Planning Commission will make a decision at the end of the public hearing process. If you participate in the public hearing process, either by testifying at the public hearing, or by sending in written comments, we will send you information about any decision made by the City relating to this project.

Date Mailed: December 15, 2021

Bellagio VRBO  
1400 N Hoskins St.  
Newberg, OR 97132

#### Comprehensive Plan Map/Zoning Map Amendment

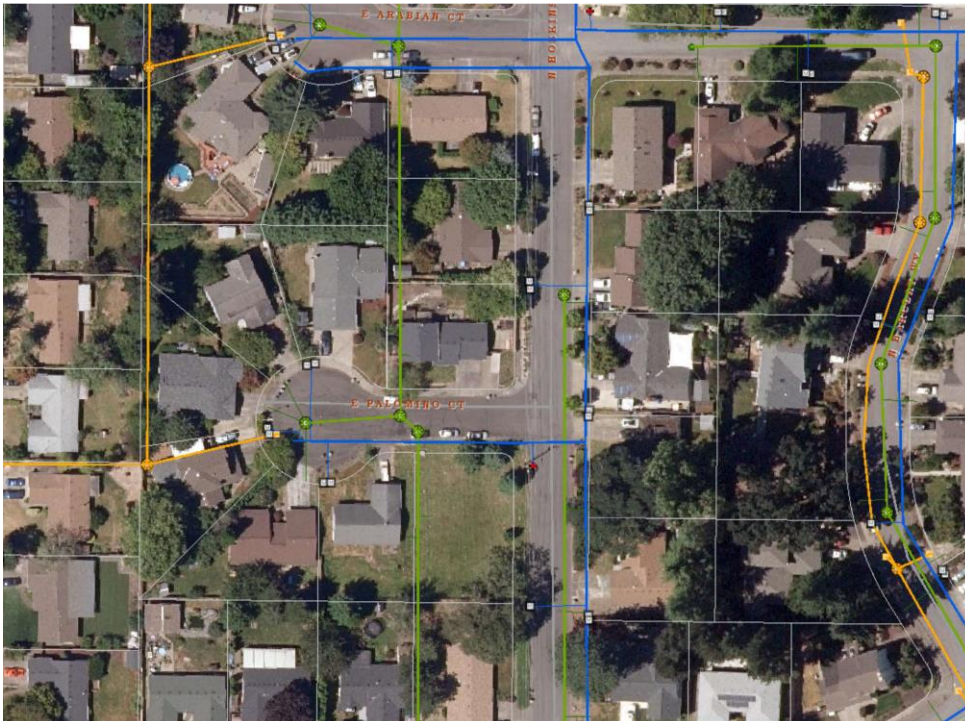
- This home was built in 1978, has been fully remodeled and updated. No changes are necessary
- The yard is drought resistant. Blueberry bushes, maple trees and perennial plantings combined with extensive decking, brick work, and artificial turf, makes for a beautiful yard
- Home is fully fenced and completely paved side yard.

#### Drainage and Grading

- The home sits on top of a slight incline, drainage is ample

#### Utilities

- City of Newberg Public utilities map is attached



- No Public improvements are required

#### Access, Parking and Circulation:

- Parking will take place in the three-car paved driveway
- There will be no bicycle parking
- Foot traffic will be at will, there will be no increase to the neighborhood

#### Site Features

- No site features will be altered

### Exterior Lighting Plan

- There is an exterior light at the front door of the residence

### Landscape Plan

- Front yard consists of mature trees and bushes, one seasonal flower bed. Bark dust and river rock as ground covering
- Back fully fenced yard consists of artificial turf, two decks, brick path and brick BBQ enclosure. Plantings include perennial flowers, maple tree and blue berry bushes, as well as bark dust as grown cover.



# Taxlot



Subject



Taxlot

THIS SPACE RESERVED FOR RECORDER'S USE

Title Order No. 65423  
Escrow No. 20465

After Recording Return to:

BRIAN A. KEYSER and BETH L. KEYSER  
1400 Hoskins Street  
Newberg, OR 97132

Recorded in Yamhill County, Oregon  
CHARLES STERN, COUNTY CLERK  
35.00

Until a change is requested all tax statements  
shall be sent to the following address:

BRIAN A. KEYSER and BETH L. KEYSER  
1400 Hoskins Street  
Newberg, OR 97132

199719739 12:03pm 11/26/97  
001 058062 09 05 000200  
1 0 D08 1 5.00 10.00 20.00 0.00 0.00 0.00

\*\*\*\*\*  
**STATUTORY WARRANTY DEED**  
\*\*\*\*\*

VIRGINIA L. PARKER, Grantor, conveys and warrants to, BRIAN A. KEYSER and BETH L. KEYSER,  
Husband and Wife Grantee, the following described property free of liens and encumbrances, except as  
specifically set forth herein:

Lot 13, Block 2, COLLEGE PARK ADDITION, in the City of Newberg, Yamhill County,  
Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN  
VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS  
INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO  
DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS  
30.930.

This property is free of liens and encumbrances, EXCEPT: Rights of the public to roads and highways;  
Conditions and Restrictions recorded 7/19/76 in FV 113 Page 917

The true consideration for this conveyance is \$ 134,500.00

Dated this 20th day of November, 1997

Virginia Parker  
VIRGINIA L. PARKER

STATE OF OREGON, COUNTY OF YAMHILL )ss.

The foregoing instrument was acknowledged before me this 20 day of November, 1997 by VIRGINIA L.  
PARKER




Janet Winder  
Notary Public for Oregon  
My Commission Expires: 5/6/01

NORTHWEST TITLE COMPANY

Assessor Map





**First American Title™**

**Parcel ID: 33886**

**Site Address: 1400 Hoskins St**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

# FIRST AMERICAN TITLE Property Research Report

**SUBJECT PROPERTY**

1400 Hoskins St  
33886  
R3217BC00923  
Yamhill

**OWNER**

Keyser, Brian A  
Keyser, Beth L

**DATE PREPARED**

10/29/2021

**PREPARED BY**

kdriscoll@firstam.com



*First American Title*

Customer Service 503.219.8746  
cs.oregon@firstam.com

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**Yamhill County Parcel Information**



**First American Title™**

**Parcel Information**

**Parcel #:** 33886  
**Account:** R3217BC00923  
**Related:**  
**Site Address:** 1400 Hoskins St  
 Newberg OR 97132 - 1128  
**Owner:** Keyser, Brian A  
**Owner2:** Keyser, Beth L  
**Owner Address:** 1400 Hoskins St  
 Newberg OR 97132 - 1128  
**TwN/Range/Section:** 03S / 02W / 17 / NW  
**Parcel Size:** 0.18 Acres (7,993 SqFt)  
**Plat/Subdivision:** College Park  
**Lot:** 13  
**Block:** 2  
**Map Page/Grid:** 713-C6  
**Census Tract/Block:** 030102 / 3060  
**Waterfront:**

**Assessment Information**

**Market Value Land:** \$208,263.00  
**Market Value Impr:** \$189,034.00  
**Market Value Total:** \$397,297.00  
**Assessed Value:** \$254,016.00

**Tax Information**

**Levy Code Area:** 29.0  
**Levy Rate:** 14.8131  
**Tax Year:** 2020  
**Annual Tax:** \$3,762.76

**Exemption Description:**

**Legal**

Township 3S Range 2W Section 17 Qtr B QQtr C TaxLot 00923 Lot 13 Block 2 SubdivisionName COLLEGE PARK

**Land**

**Cnty Land Use:** 101 - Residential - Improved (typical of class)  
**Land Use Std:** RSFR - Single Family Residence  
**Neighborhood:** Newberg General  
**Watershed:** Chehalem Creek-Willamette River  
**Primary School:** JOAN AUSTIN ES  
**High School:** NEWBERG HS

**Cnty Bldg Use:** 11 - 1 Story  
**Zoning:** R-1 - Low Density Residential  
**Recreation:**  
**School District:** 29J Newberg School District  
**Middle School:** MOUNTAINVIEW MS

**Improvement**

<b>Year Built:</b> 1978	<b>Attic Fin/Unfin:</b>	<b>Fireplace:</b> 1
<b>Bedrooms:</b> 4	<b>Total Baths:</b> 3	<b>Full/Half Baths:</b> 3 / 0
<b>Total Area:</b> 1,880 SqFt	<b>Bsmt Fin/Unfin:</b>	<b>Garage:</b> 528 SqFt
<b>Bldg Fin:</b> 1,880 SqFt	<b>1st Floor:</b> 1,880 SqFt	<b>2nd Floor:</b>

**Transfer Information**

<b>Loan Date:</b> 03/31/2008	<b>Loan Amt:</b> \$140,299.00	<b>Doc Num:</b> 5608	<b>Doc Type:</b> Deed Of Trust
<b>Loan Type:</b>	<b>Finance Type:</b> Conventional	<b>Lender:</b> US BK NA/ND	
<b>Rec. Date:</b> 11/26/1997	<b>Sale Price:</b> \$134,500.00	<b>Doc Num:</b> 1997-19739	<b>Doc Type:</b> Deed
<b>Owner:</b> Brian A Keyser		<b>Grantor:</b> PARKER VIRGINIA L	
<b>Orig. Loan Amt:</b> \$121,050.00		<b>Title Co:</b>	
<b>Finance Type:</b> FIX	<b>Loan Type:</b> Conventional	<b>Lender:</b> NEW AMERICA FIN'L LP	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



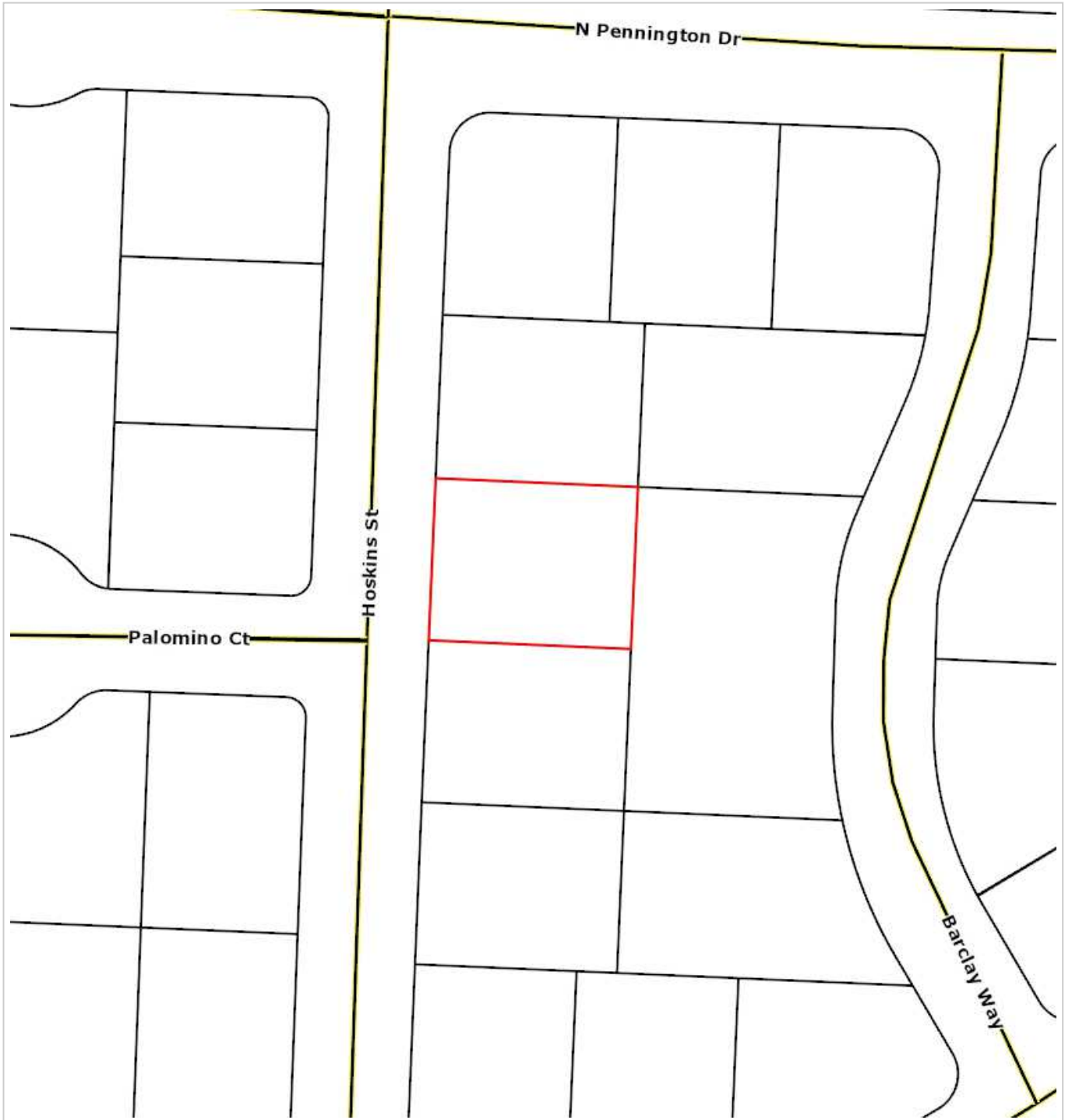
**First American Title™**

Parcel ID: 33886

Site Address: 1400 Hoskins St

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Street Map



**First American Title™**

**Parcel ID: 33886**

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Aerial Map

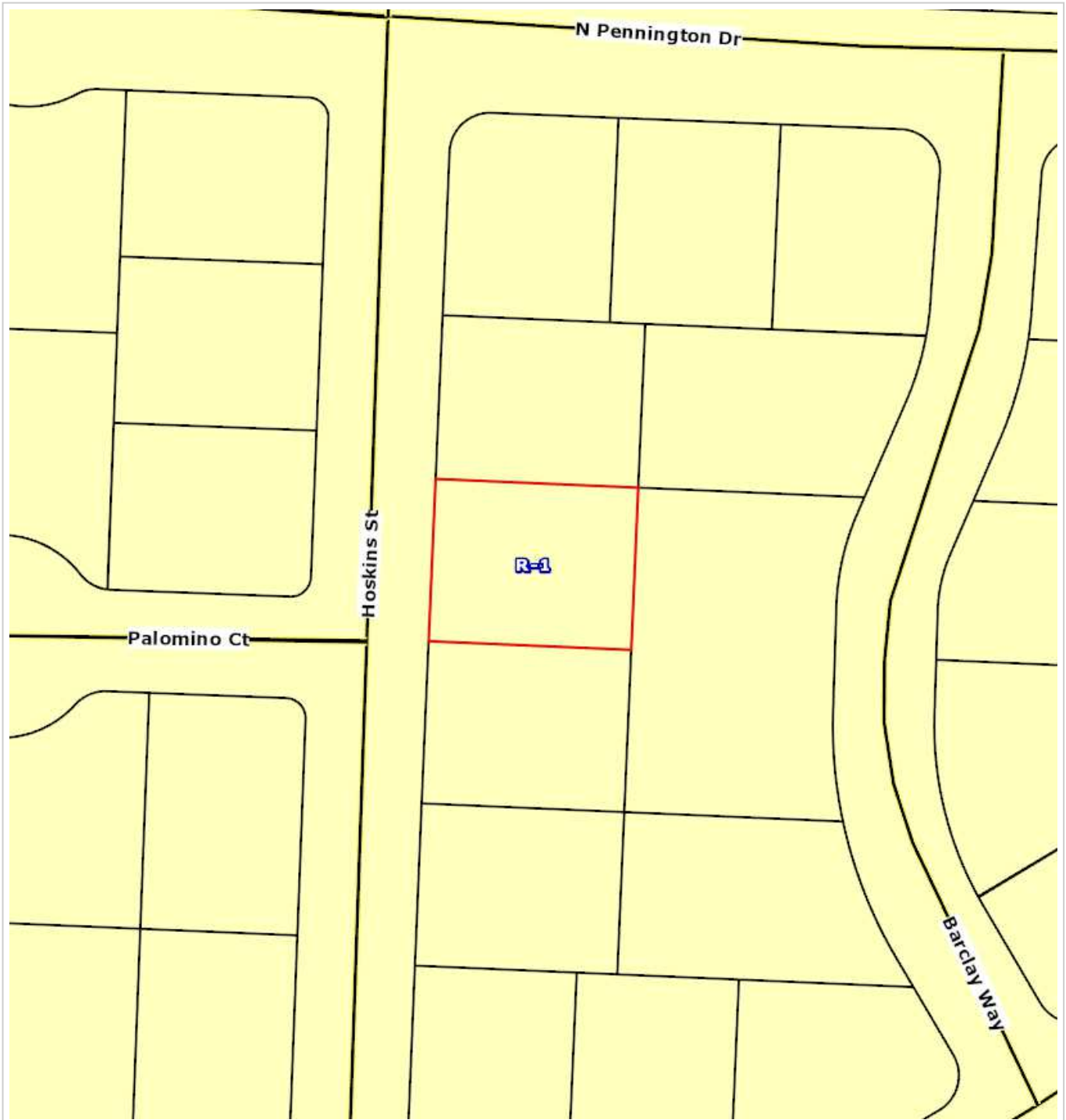


*First American Title*™

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Zoning Map

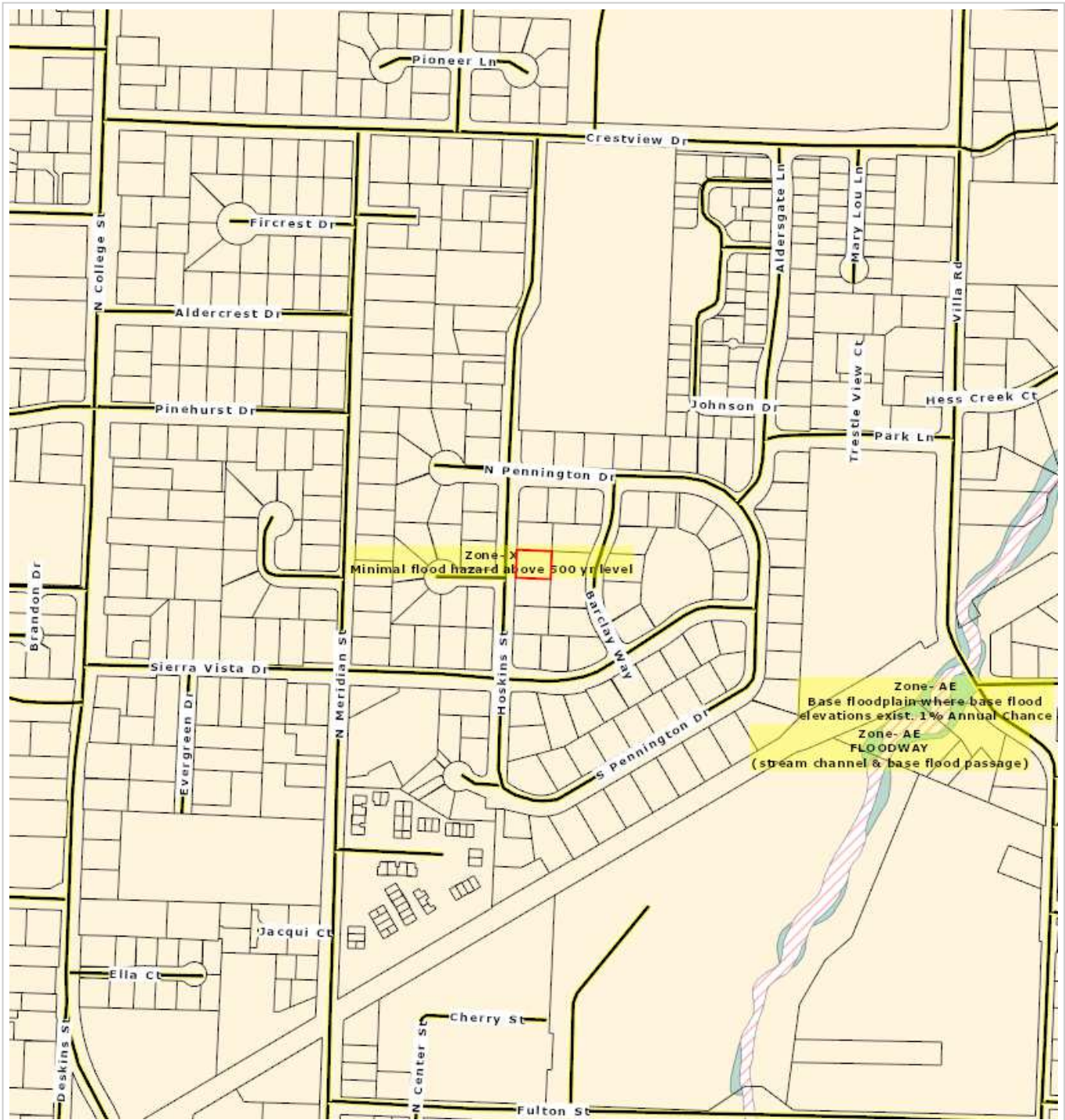


**First American Title™**

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Flood Map



Parcel ID: 33886

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First American Title™



Northwest Title Company

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199719739 12:03pm 11/26/97

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001 056662 09 05 000200  
1 0 D09 1 5.00 10.00 20.00 0.00 0.00 0.00

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This property is free of liens and encumbrances, EXCEPT: Rights of the public to roads and highways; Conditions and Restrictions recorded 7/19/76 in FV 113 Page 917

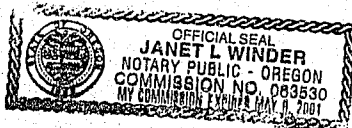
The true consideration for this conveyance is \$ 134,500.00

Dated this 20th day of November, 1997

Virginia Parker  
VIRGINIA L. PARKER

STATE OF OREGON, COUNTY OF YAMHILL )ss.

The foregoing instrument was acknowledged before me this 20 day of November, 1997 by VIRGINIA L. PARKER



Janet L. Winder  
Notary Public for Oregon  
My Commission Expires: 5/8/01

NORTHWEST TITLE COMPANY

11-26-97