

PLANNING COMMISSION STAFF REPORT
VACATION RENTAL CONDITIONAL USE PERMIT
1400 N Hoskins Street

HEARING DATE: January 13, 2022

FILE NO: CUP21-0008

REQUEST: Conditional use permit approval to use a single-family dwelling as a vacation rental home

LOCATION: 1400 N Hoskins Street

TAX LOT: R3217BC 00923

APPLICANT/OWNER: Brian & Beth Keyser

ZONE: R-1 (Low Density Residential)

PLAN DISTRICT: LDR (Low Density Residential)

ATTACHMENTS:

Planning Commission Order 2022-02 with:

Exhibit A: Findings

Exhibit B: Conditions of Approval

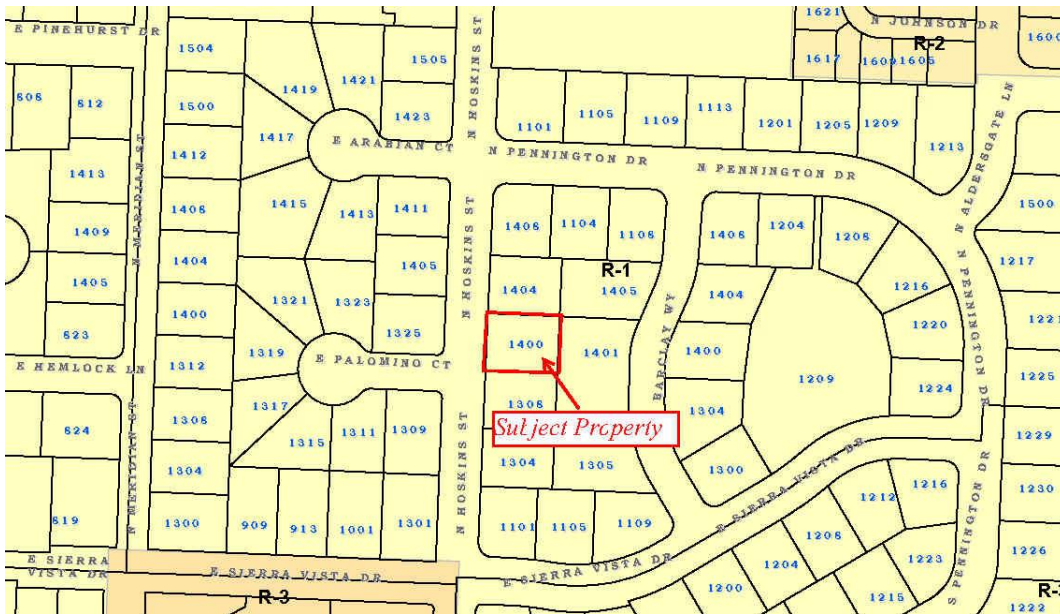
Attachment 1: Application

Attachment 2: Agency Comments

Attachment 3: Public Comments

A. DESCRIPTION OF APPLICATION: The applicant is requesting Conditional Use Permit (CUP) approval to use an existing five-bedroom home as a vacation rental located at 1400 N Hoskins Street. The use as a vacation rental would occur when the owners are not living in the residence. The applicant has stated that three off-street parking spaces will be available for use by short-term tenants and there is one space available in the garage. The subject property is zoned R-1 (Low Density Residential). Attachment 1 contains the submitted application.

B. LOCATION: 1400 N Hoskins Street



C. SITE INFORMATION:

1. Location: 1400 N Hoskins Street
2. Total Lot Size: Approximately 0.18 acres
3. Topography: The subject property is generally flat.
4. Current Land Uses: Single family residential
5. Natural Features: None
6. Adjacent Land Uses:
 - a. North: Single-family residential
 - b. South: Single-family residential

- c. East: Single-family residential
- d. West: Single-family residential

7. Zoning:

- a. North: R-1 (Low Density Residential)
- b. South: R-1 (Low Density Residential)
- c. East: R-1 (Low Density Residential)
- d. West: R-1 (Low Density Residential)

8. Access and Transportation: Access to the vacation rental will occur via N Hoskins Street, which is classified as a local residential street in the City's Transportation System Plan. N Hoskins Street is a paved road.

9. Utilities:

Water: The City's GIS illustrates an 8-inch water line in N Hoskins Street with an existing service lateral to the property.

Wastewater: The City's GIS illustrates an 8-inch wastewater line in N Hoskins Street with an existing service lateral to the property.

Stormwater: The City's GIS illustrates a storm collector system drains into the gutter and then into the City stormwater system.

Overhead Lines: Any new overhead utility connections to the property must be undergrounded. See NMC 15.430.010 for exception provisions.

D. PROCESS: This Conditional Use Permit request is a Type III application and follows the procedures in Newberg Development Code 15.100.050. The Planning Commission will hold a quasi-judicial public hearing on the application. The Commission will make a decision on the application based on the criteria listed in the attached findings. The Planning Commission's decision is final unless appealed. Important dates related to this application are as follows:

12/10/21: The Community Development Director deemed the application complete.

12/15/21: The applicant mailed notice to the property owners within 500 feet of the site.

- 12/15/21: The applicant posted notice on the site.
- 12/29/21: The *Newberg Graphic* published notice of the Planning Commission hearing.
- 01/13/21: The Planning Commission will hold a quasi-judicial public hearing to consider the application.

E. AGENCY COMMENTS: The application was routed to several public agencies and City departments for review and comment. Comments and recommendations from City departments have been incorporated into the findings and conditions of approval. As of the writing of this report, the City received the following responses from the following referral agencies (Attachment 2):

City Manager: Reviewed, no conflict

Public Works Wastewater Treatment Plant: Reviewed, no conflict

Zipty: Reviewed, no conflict

Finance: Reviewed, no conflict

Police: Reviewed, no conflict

Public Works Maintenance: Reviewed, no conflict

Public Works Director: Reviewed, no conflict

Public Works Engineering: Reviewed, no conflict

F. PUBLIC COMMENTS: As of the writing of this report, the City has received one comment on the proposal (Attachment 3). The comment is from Neighbors of 1400 N Hoskins Street. The information in the letter raises the following concerns.

1. Request some strong verbiage and language in the short-term rental listing, with a commitment to ask preliminary questions before a booking. Examples of rules and notes for the rental listing and guests:
 - a. Quiet hours after X PM (8pm, 9pm), no loud music, gatherings, or loud outdoor activities
 - b. No smoking of any kind
 - c. No parties
 - d. Limit # of cars and strict instructions on how to park
 - e. A strict reminder to be sure to turn off any space heaters, or any flammable (like candles) decor or objects, outside fire pits or bbq, etc.

f. Be mindful that this is neighborhood, be mindful the elderly and small children live close by

2. Concerns on following CDC COVID guidelines and travel recommendations.

Staff Response: The applicant notes in their application material that Corey Tigner of iTrip Vacations will manage the vacation rental on behalf of the Keyser's.

The vacation rental criteria do not have any provisions for quiet hours. The Newberg Municipal Code (NMC) does have regulations under Title 8 HEALTH AND SAFETY regarding nuisances under 8.15.150 Unnecessary noise – Permitted exceptions that could apply to noise issues. NMC 15.445.350 outlines the complaint process for vacation rental operations that would be handled by Code Enforcement.

There are no criteria for a vacation rental regarding no smoking.

There are no criteria for a vacation rental regarding no parties. There are regulations for nuisances that address noise as noted above.

The vacation rentals standards address parking and that a minimum of two spaces are required. The application material indicates there are three parking spaces plus an additional space in the garage. There are no specific standards limiting the number of vehicles.

There are no criteria for a vacation rental regarding turning off space heaters, or any flammable (like candles) decor or objects, outside fire pits or barbecues, etc. This is an operational issue for the vacation rental operator.

There are no criteria for a vacation rental regarding being mindful that this is neighborhood and being mindful that elderly and small children live close by. This is an operational issue for the vacation rental operator. There is a criterion under MNC 15.225.060A on compatibility that is addressed in the Findings under Exhibit A.

Finally, the issues raised on following CDC COVID guidelines and travel recommendations have no applicable criteria for a vacation rental in the NMC. This is an operational issue for the vacation rental operator.

The Planning Commission can consider the suggestions based on the submitted comments during its review of the application against the criteria in the NMC and Development Code.

G. ANALYSIS: The proposed vacation rental is compatible with the surrounding residential use and neighborhood due to its size and scope. The characteristics of a vacation rental are not dissimilar to other rented and owned dwellings. The location of the proposed

vacation rental is convenient and attractive for visitors to downtown.

The maximum occupancy is regulated by the number of bedrooms – two guests per bedroom. Therefore, the maximum number of guests is ten six (10) in the house based on the current 5-bedrooms in the home. There are three proposed off-street parking spaces plus one space in the garage for short term tenants provided on the subject property.

- H. PRELIMINARY STAFF RECOMMENDATION:** The preliminary staff recommendation is made in the absence of public hearing testimony and may be modified subsequent to the close of the public hearing. At the time this report was drafted, staff recommends the following motion:

Move to adopt Planning Commission Order 2022-02, which approves the requested conditional use permit with the attached conditions of approval in Exhibit “B”.



PLANNING COMMISSION RESOLUTION 2022-02

**AN ORDER APPROVING CONDITIONAL USE PERMIT CUP21-0008 FOR A
VACATION RENTAL HOME AT 1400 N HOSKINS STREET, YAMHILL
COUNTY TAX LOT R3217BC 00923**

RECITALS

1. Brian & Beth Keyser applied for a conditional use permit for a vacation rental home at 1400 N Hoskins Street, Yamhill County Tax Lot R3217BC 00923.
2. After proper notice, the Newberg Planning Commission held a public hearing on January 13, 2022, to consider the application. The Commission considered testimony and deliberated.
3. The Newberg Planning Commission finds that the application, as conditioned in Exhibit “B”, meets the applicable Newberg Municipal Code criteria as shown in the findings in Exhibit “A”.

The Newberg Planning Commission orders as follows:

1. Conditional Use Permit Application CUP21-0008 is hereby approved, subject to the conditions contained in Exhibit “B”. Exhibit “B” is hereby adopted and by this reference incorporated.
2. The findings shown in Exhibit “A” are hereby adopted. Exhibit “A” is hereby adopted and by this reference incorporated.
3. This order shall be effective on January 27, 2022, unless appealed prior to this date.
4. This order shall expire one year after the effective date above if the applicant does not commence use of the home as a vacation rental unless an extension is granted per Newberg Development Code 15.225.100.

Adopted by the Newberg Planning Commission this 13th day of January 2022.

ATTEST:

Planning Commission Chair

Planning Commission
Secretary

List of Exhibits:

Exhibit “A”: Findings

Exhibit “B”: Conditions of Approval

**Exhibit “A” to Planning Commission Order 2022-02
Findings – File CUP21-0008
Vacation Rental at 1400 N Hoskins Street**

A. Conditional Use Permit Criteria That Apply - Newberg Development Code 15.225.060.

- A. The location, size, design and operating characteristics of the proposed development are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development.*

Finding: The vacation rental would be in an existing five-bedroom, single-family dwelling in a neighborhood north of Downtown Newberg and north of George Fox University. The property owners are planning to use the dwelling as a short-term vacation rental when they are not staying in the home themselves. The site landscaping, maintenance, and management will be managed by the owners and Corey Tigner of iTrip Vacations.

The proposed vacation rental use is similar to a regular residential use in design and operating characteristics. The home has three bedrooms so a maximum of six renters would be allowed to occupy the home. Three off-street parking spaces are provided on the property in addition to one space in the garage. The owner is conditioned to keep at least two off-street parking spaces available for of vacation rental guests. Single-family R-1 zoned properties are located to the north, south, east, and west of the subject property. The subject property is zoned R-1. A vacation rental use is compatible with the surrounding residential neighborhood and would effectively function no differently than the existing residential uses in the surrounding area. This criterion is met.

- B. The location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.*

Finding: The location of the dwelling is attractive for a vacation rental due to its proximity to downtown Newberg and George Fox University. The downtown area is ¾ of a mile away and the university is ¼ of a mile away. The home is well maintained and has recent improvements. A vacation rental is a compatible use with other residential uses because it is similar in size and scope to a long-term rented (longer than 30-days) or owned dwelling. This criterion is met.

- C. The proposed development will be consistent with this code.*

Finding: The vacation rental standards are addressed in findings below; if the development complies with the standards of NMC Section 15.445.300, the application will be consistent with code requirements. The construction of the single-family home was permitted when it was built in 2021, which required demonstrating compliance with applicable NMC design standards.

B. Applicable Criteria - NMC 15.445.300 Vacation Rental Homes

15.445.310 Where allowed.

Vacation rental homes are permitted in areas shown on Chapter 15.305 NMC.

The vacation rental home must be a structure approved for occupancy as a single-family dwelling unit.

Finding: The subject property is zoned R-2. The table below is an excerpt from Chapter 15.305 of the NMC, which states vacation rental homes are permitted as a conditional use in the R-2 zone. The owner has applied for conditional use permit approval for the proposed vacation rental home. The structure was previously approved for occupancy as a single-family dwelling unit.

<u>Use</u>	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3
<u>Vacation rental home</u>	C	C	C	S	S	S(13)	S(13)	S(13)

This criterion is met.

15.445.320 Registration required.

Prior to use or advertising for use of a dwelling as a vacation rental home, the owner or operator shall register the vacation rental home with the city on forms provided by the director. The registration shall include such information required by the director, including the name and contact information for the owner, operator and a local contact.

Finding: As required by NMC 15.445.320, prior to the use of the home as a vacation rental the owner or applicant will be required to register the vacation rental home with the City and will be required to pay the transient lodging tax. This criterion will be met with the adherence to the aforementioned condition of approval.

15.445.330 Standards.

A. The vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants.

B. The applicant shall provide for regular refuse collection.

C. The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of 15 people.

D. The premises of the vacation rental home may not include any

occupied recreational vehicle, trailer, tent or temporary shelter during the rental occupancy.

Finding: The proposed vacation rental would be in an existing five-bedroom single-family dwelling. There are three off-street parking spaces available on the existing driveway in addition to one space in the garage. The applicant will be responsible for providing for regular refuse collection and has indicated that the existing weekly pickup on Friday will be continued. Prior to the use of the home as a vacation rental, the property must be enrolled in regular weekly refuse collection services, in order to comply with this Section of the NMC. The home has five bedrooms; therefore, the maximum number of guests is limited to 10. Guest contracts will not allow recreational vehicles, trailers, tents, or temporary shelters during the rental occupancy. The owner is conditioned to keep at least two off-street parking spaces available for use of vacation rental guests. The owner has proposed three off-street parking spaces. These criteria are met with the adherence to the aforementioned conditions of approval.

15.445.340 Registration posting.

The applicant shall post the vacation rental home registration within the dwelling adjacent to the front door. At a minimum, the posting will contain the following information:

- A. The name of the operator and a telephone number where the operator may be reached.***
- B. The telephone number for the police department.***
- C. The maximum number of occupants permitted to stay in the dwelling.***
- D. The standards for the rental occupancy.***
- E. The solid waste collection day.***

Finding: The applicant has acknowledged the requirements listed in NMC Section 15.445.340 and has stated that they will comply with these requirements. Prior to the use of the home as a vacation rental and during the use of the home as a vacation rental, the applicant is required to post the required information for NMC 15.445.040(A-E) by the front door of the vacation rental.

Operator Name: Brian & Beth Keyser

Phone Number: (503) 730-2599

In the event of an emergency, call: 911 | Non-Emergency Police #: (503) 538-8321

Max Number of Guests: ten (10)

Trash Pick-Up Day: Wednesday

City of Newberg Vacation Rental Standards:

- Each vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants.
- The applicant shall provide for regular refuse collection.
- The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of 6 people. This rental is

limited to 4 total occupants.

- The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent, or temporary shelter during the rental occupancy.

The requirements of Section 15.445.040 will be met with the adherence to the aforementioned conditions of approval.

15.445.350 Complaints and revocation of registration.

If the city receives two or more written complaints within a one-year period regarding a vacation rental home occupancy, and the issues have not been resolved through the code enforcement officer, the city manager may schedule a hearing to consider revoking the vacation rental home registration. The hearing may be conducted by the city manager, or other such hearings officer as the city manager may appoint for this purpose. The city manager shall notify the owner and operator of the hearing, those submitting written complaints, and may invite others to submit testimony at the hearing. After hearing the facts, the city manager may do any of the following:

A. Revoke the registration for noncompliance with the standards in this section. If this permit is revoked, the premises may not be used as a vacation rental home for a period of two years, or a period of lesser time as determined by the hearings officer.

B. Impose additional conditions necessary to fulfill the purpose of this section.

C. Establish a probationary period to monitor compliance.

D. Dismiss the complaint.

E. Refer the matter to the code enforcement officer for citation in municipal court or other appropriate jurisdiction.

The hearings officer's decision may be appealed to the planning commission by the applicant, owner, or person filing the written complaint within 14 calendar days of the date of the decision in the manner provided in NMC 15.100.170.

Finding: The City will follow the procedures listed above in the event complaints are received about the vacation rental home. The applicant's narrative acknowledges Section 15.445.050 complaints and revocation of registration. The applicants have indicated they understand the potential for an approval to be revoked if the requirements for operating a vacation rental are not adhered to.

C. CONCLUSION:

Based on the above-mentioned findings, the application meets the required criteria within the Newberg Development Code, subject to completion of and adherence to the attached conditions of approval in Exhibit "B".

**Exhibit “B” to Planning Commission Order 2022-02
Conditions of Approval – File CUP21-0008
Vacation Rental Home at 1400 N Hoskins Street**

THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO USE AS A VACATION RENTAL AND ADHERED TO IN ORDER TO CONTINUE THE USE OF A VACATION RENTAL:

1. **Transient Lodging Tax:** Prior to the use of the home as a vacation rental the owner or applicant will be required to register the vacation rental home with the City and will be required to pay the transient lodging tax.
2. **Refuse Collection:** Prior to the use of the home as a vacation rental, the property must be enrolled in regular weekly refuse collection services.
3. **Parking:** The owner is conditioned to keep at two least off-street parking spaces available for use of vacation rental guests.
4. **Posting:** Prior to the use of the home as a vacation rental and during the use of the home as a vacation rental, the applicant is required to post the required information for NMC 15.445.040(A-E) by the front door of the vacation rental.

Operator Name: Brian & Beth Keyser

Phone Number: (503) 730-2599

In the event of an emergency, call: 911 | Non-Emergency Police #: (503) 538-8321

Max Number of Guests: ten (10)

Trash Pick-Up Day: Wednesday

City of Newberg Vacation Rental Standards:

- Each vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants.
- The applicant shall provide for regular refuse collection.
- The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of 6 people. This rental is limited to 4 total occupants.
- The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent, or temporary shelter during the rental occupancy.

Attachment 1: Application



TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #: CUP21-0008

TYPES – PLEASE CHECK ONE:

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Comprehensive Plan Amendment (site specific) | <input type="checkbox"/> Type III Major Modification |
| <input type="checkbox"/> Zoning Amendment (site specific) | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Historic Landmark Modification/alteration | <input type="checkbox"/> 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,

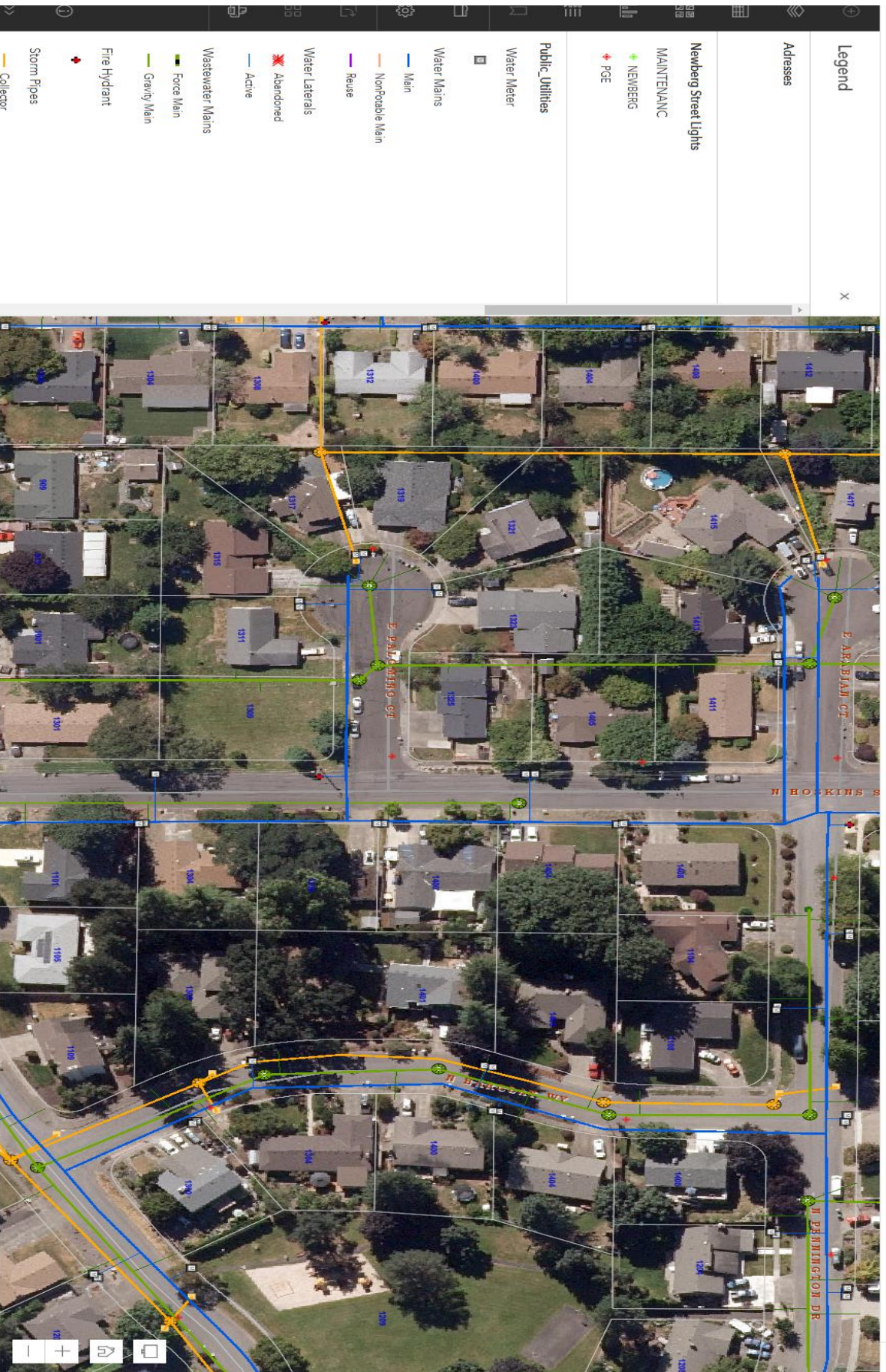
Attached for your review is the application package for 1400 Hoskins st, Newberg, OR. 97132 to become a Vacation Rental by Owner or STR.

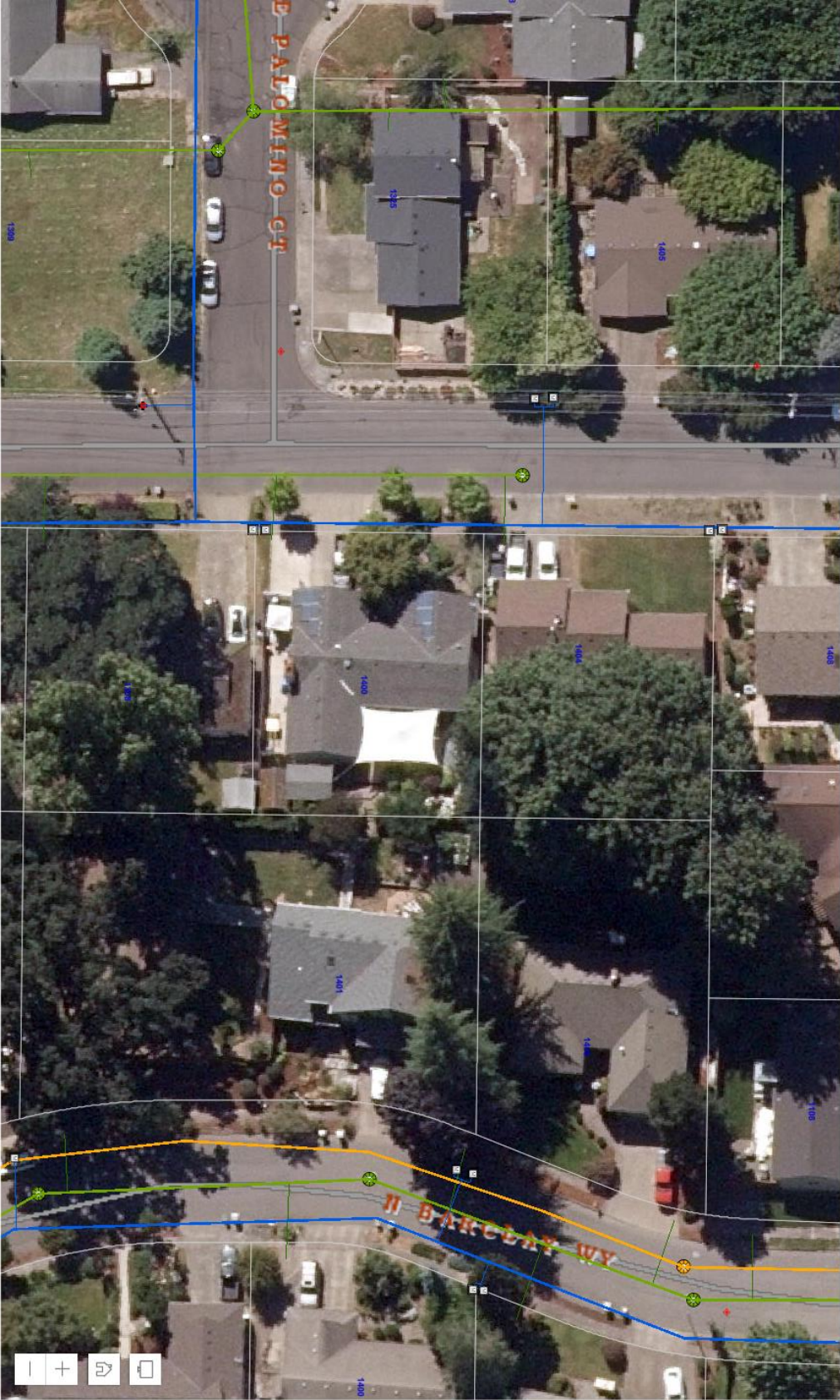
Feel free to let me know if any changes or additions are necessary for our application.

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

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.

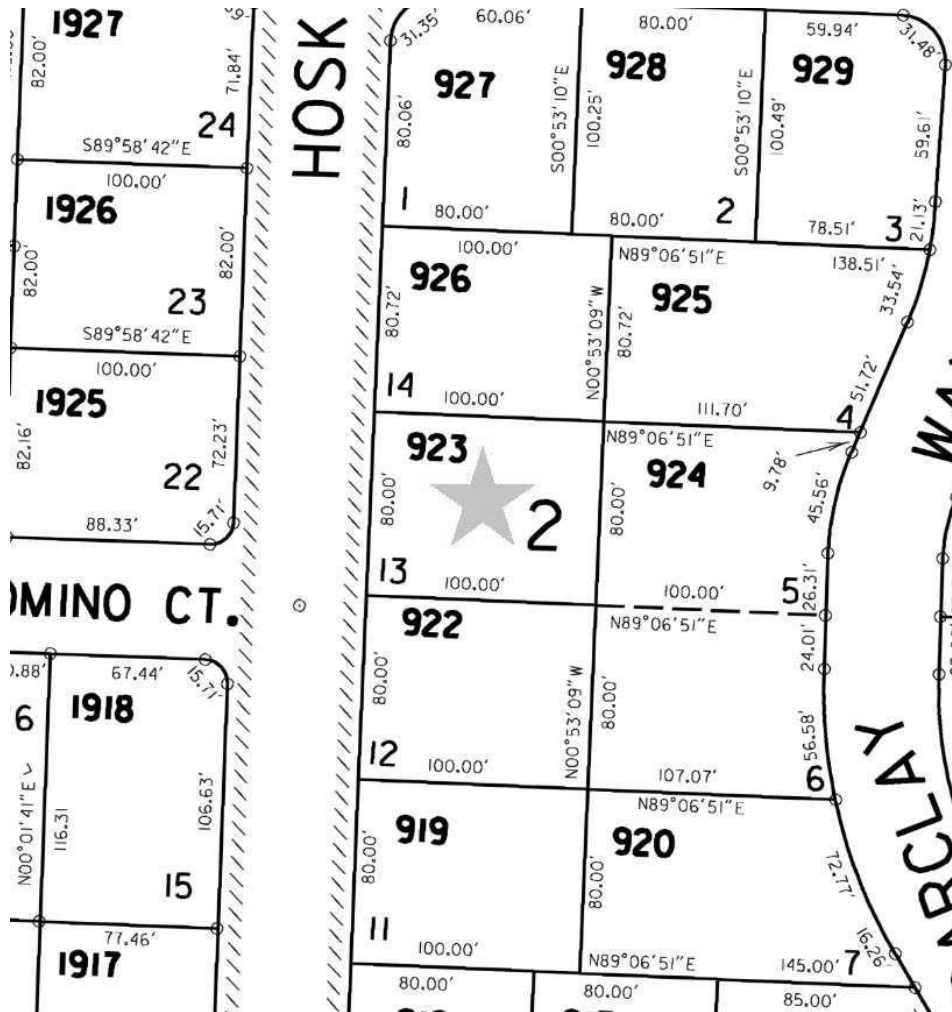
15.445.340 – Registration Postings

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

Comprehensive Plan Map/Zoning Map Amendment

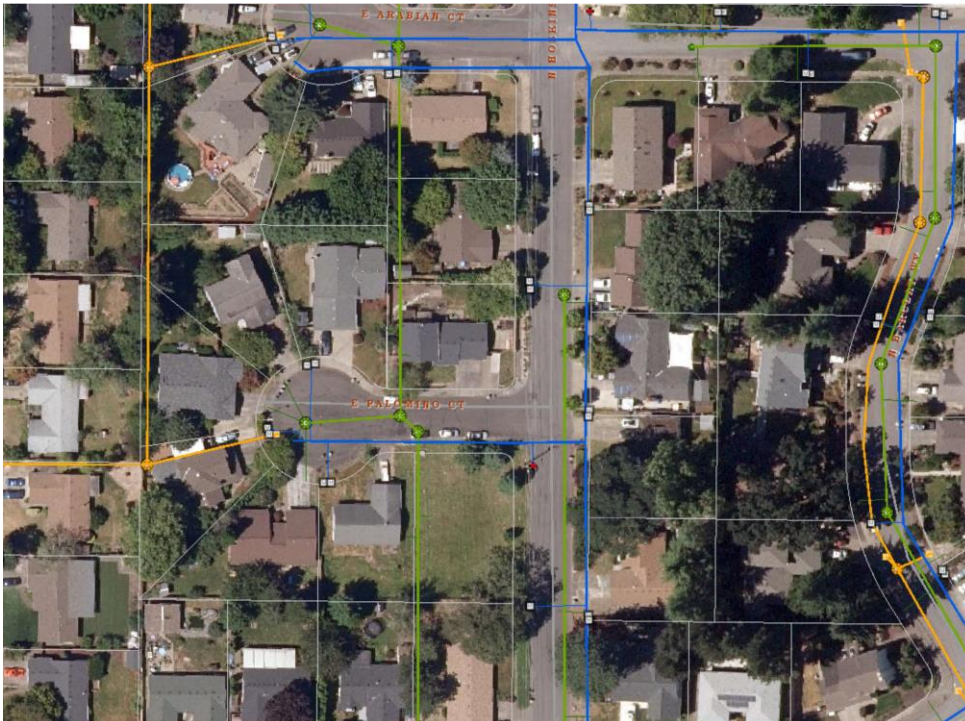
- This home was built in 1978, has been fully remodeled and updated. No changes are necessary
- The yard is drought resistant. Blueberry bushes, maple trees and perennial plantings combined with extensive decking, brick work, and artificial turf, makes for a beautiful yard
- Home is fully fenced and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



First American

First American Title Insurance Company

775 NE Evans Street
McMinnville, OR 97128
Phn - (503)376-7363
Fax - (866)800-7294

LIMITED LOT BOOK REPORT

Beth Keyser
700 Deborah Road, Suite 200
Newberg, OR 97132

November 02, 2021
File Number: 1039-3851919

Attn:

Re: 1400 Hoskins Street, Newberg, OR 97132-1128

Fee \$150.00

According to a search of our tract indices for the following described property, First American Title Insurance Company (hereinafter referred to as "The Company" certifies as follows):

Legal Description of the property:

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

and as of October 28, 2021 at 8:00 a.m.

We find that the last deed of record runs to:

Brian A. Keyser and Beth L. Keyser, as tenants by the entirety

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

-NONE-

Recorded voluntary liens and tax information:

1. Taxes for the year 2021-2022

Tax Amount	\$	4,178.61
Unpaid Balance:	\$	4,178.61, plus interest and penalties, if any
Code No.:		29.0
Map & Tax Lot No.:		R3217BC 00923
Property ID No.:		33886
2. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
3. City liens, if any, of the City of Newberg.

4. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: July 19, 1976 in Film Volume 113, Page 917, Deed and Mortgage Records
5. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Brian A. Keyser and Beth L. Keyser, as tenants by the entirety
Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for LoanCity.com, a California Corporation, its successors and assigns
Trustee: Fidelity National Title
Amount: \$161,600.00
Recorded: August 08, 2003
Recording Information: Instrument No. 200320001, Deed and Mortgage Records
6. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Brian A. Keyser and Beth L. Keyser, husband and wife
Grantee/Beneficiary: U.S. Bank, National Association, N.D.
Trustee: U.S. Bank Trust Company, National Association
Amount: \$140,299.00
Recorded: March 31, 2008
Recording Information: Instrument No. 200805608, Deed and Mortgage Records

Note: This Deed of Trust contains Line of Credit privileges. If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made that the beneficiary will issue a proper request for full reconveyance.

7. Financing Statement, indicating a Security Agreement
Debtor: Brian Keyser
Secured Party: Tesla, Inc.
Recorded: March 18, 2020
Recording Information: Instrument No. 202004426, Deed and Mortgage Records

NOTE: The address of the property described herein is:

1400 Hoskins Street , Newberg, OR 97132-1128

NOTE: The 2021-2022 tax assessed value for the herein described property is as follows:

Land:	\$	203,584.00
Improvements:	\$	220,069.00
Parcel No.:		33886

THIS IS NOT a title report since no examination has been made of the title to the above described property. This report does not purport to show all encumbrances and no representation is made as to the sufficiency of the title of the above parties. Liability of the Company for this lien search is limited to the charge made thereof.



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

©2018 First American Financial Corporation and/or its affiliates.

All rights reserved. | NYSE: FAF | 39203000418

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

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

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

Transfer Information

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



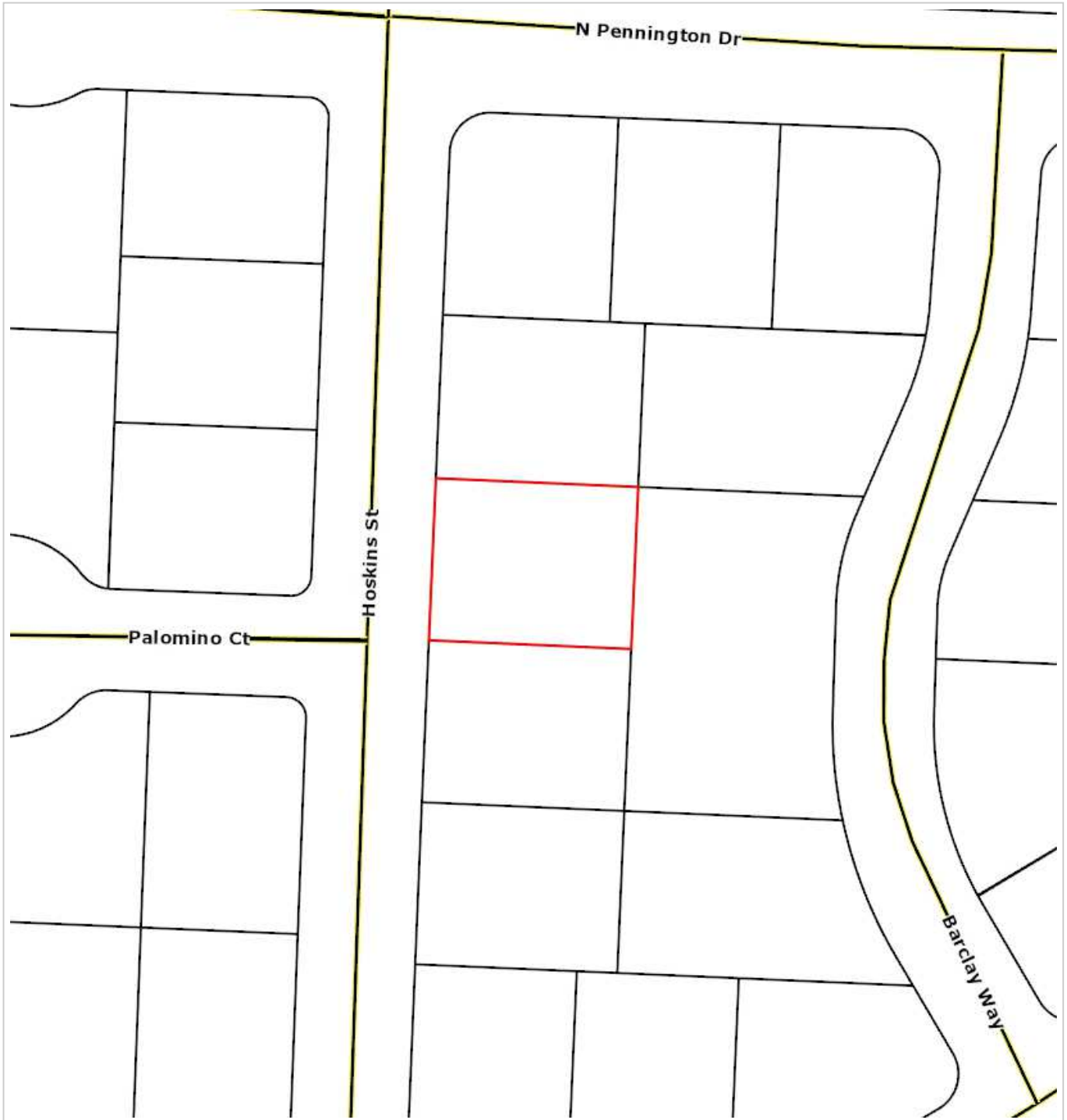
First American Title™

Parcel ID: 33886

Site Address: 1400 Hoskins St

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.

Street Map



First American Title™

Parcel ID: 33886

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.

Aerial Map

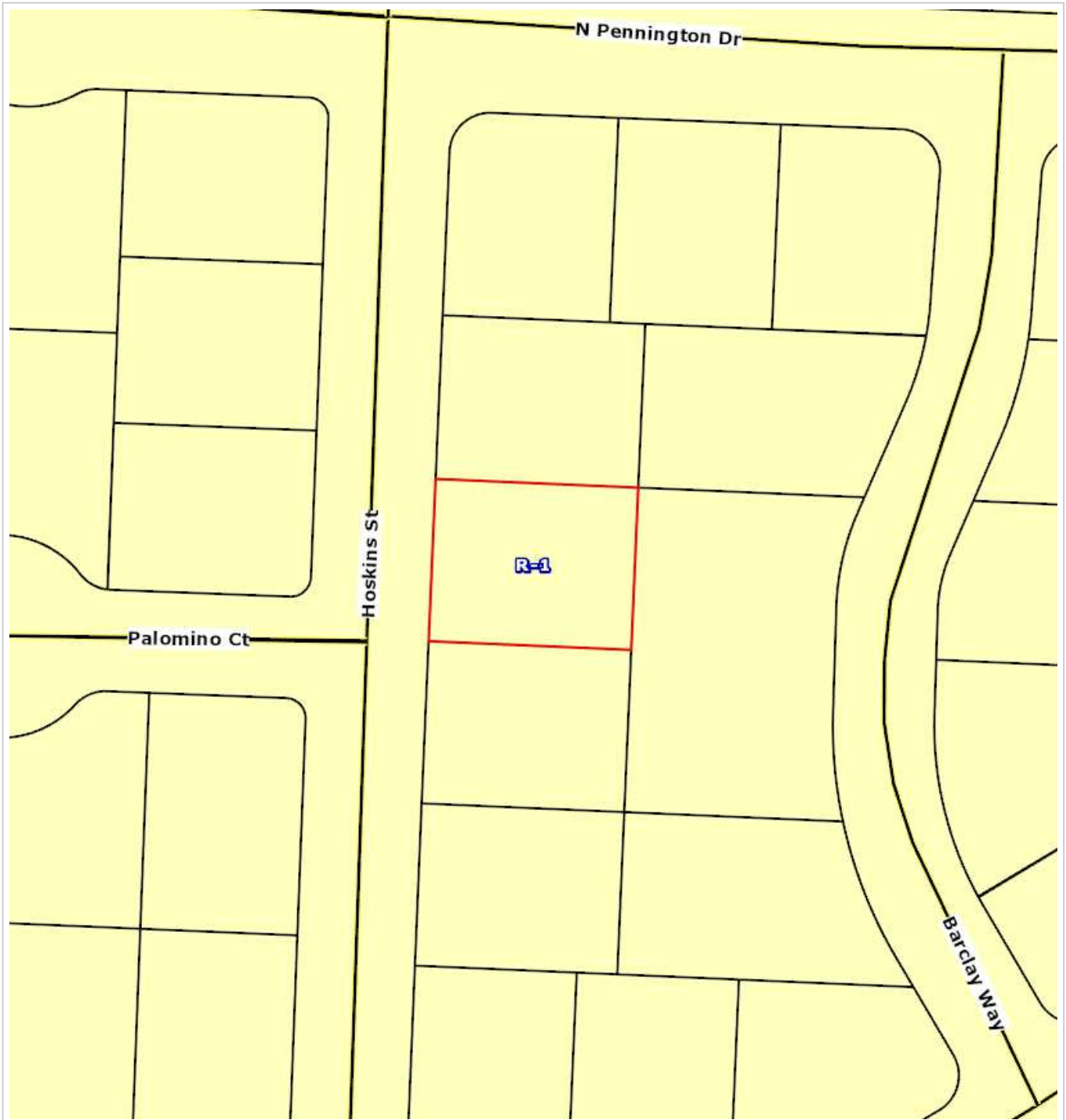


First American Title™

Parcel ID: 33886

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.

Zoning Map

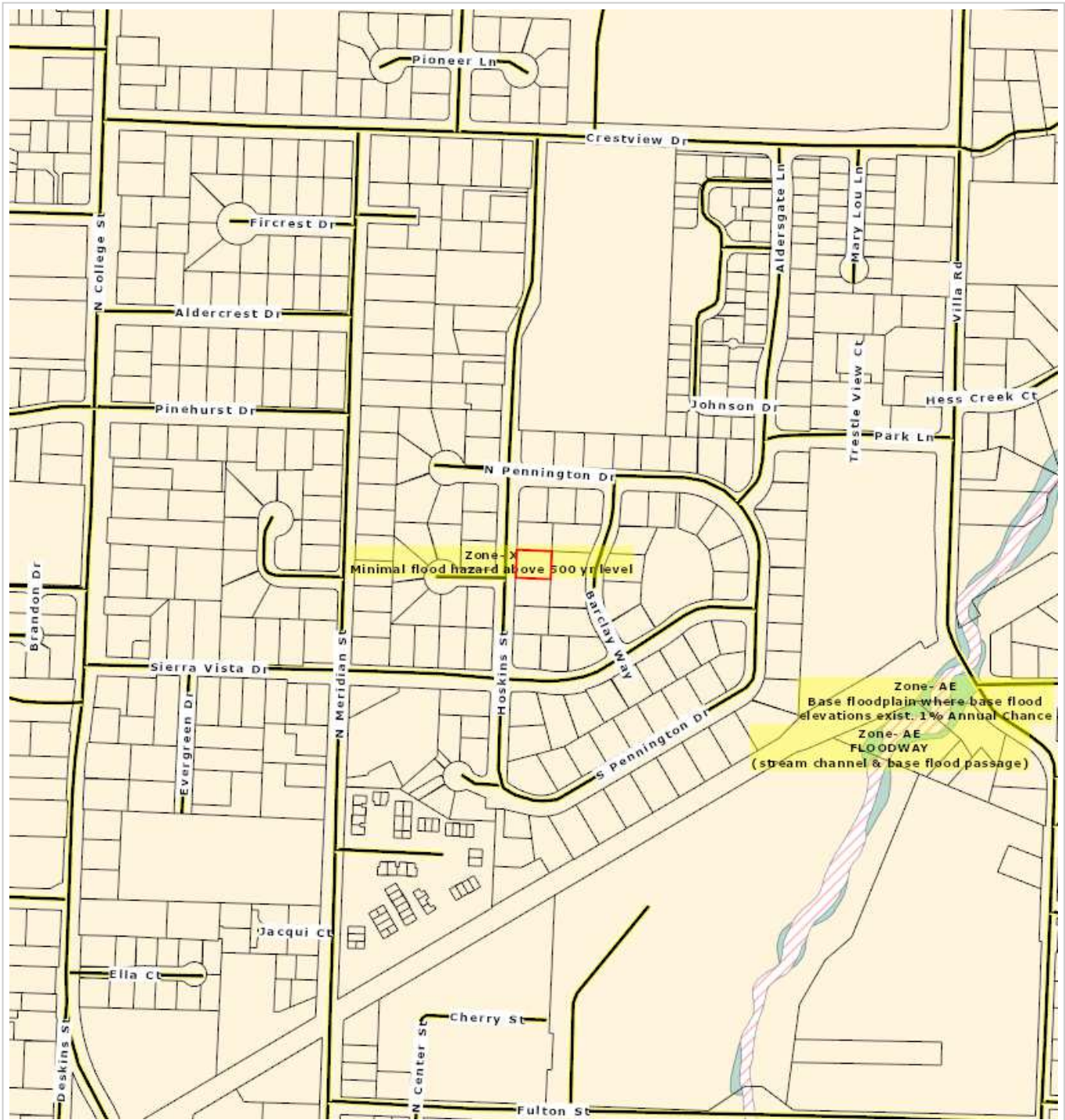


First American Title™

Parcel ID: 33886

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.

Flood Map



First American Title™

Parcel ID: 33886

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.



Northwest Title Company

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

199719739 12:03pm 11/26/97

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

001 056662 09 05 000200
1 0 D09 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

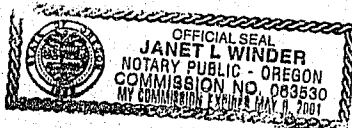
The true consideration for this conveyance is \$ 134,500.00

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

NORTHWEST TITLE COMPANY

11-26-97

Attachment 2: Agency Comments



Community Development Planning Division
Land Use Application Referral

REFERRAL TO: City Manager , Will Worthey

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: December 30, 2021. Please refer questions and comments to Doug Rux.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Brian & Beth Keyser
REQUEST: Short Term Vacation Home Rental
SITE ADDRESS: 1400 N Hoskins Street
LOCATION: Newberg, OR
TAX LOT: R3217BC 00923
FILE NO: CUP21-0008
ZONE: R-1

RECEIVED

DEC 17 2021

Initial: _____

HEARING DATE: January 13, 2022

-
- Reviewed, no conflict.
 - Reviewed; recommend denial for the following reasons:
 - Require additional information to review. (Please list information required)
 - Meeting requested.
 - Comments. (Attach additional pages as needed)

Will CM P/T
WORTHLEY - WE *[Signature]*

Reviewed By:

12/16/21

Date:



Community Development Planning Division
Land Use Application Referral

REFERRAL TO: Finance,

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: December 30, 2021. Please refer questions and comments to Doug Rux.


NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Brian & Beth Keyser
REQUEST: Short Term Vacation Home Rental
SITE ADDRESS: 1400 N Hoskins Street
LOCATION: Newberg, OR
TAX LOT: R3217BC 00923
FILE NO: CUP21-0008
ZONE: R-1

HEARING DATE: January 13, 2022

RECEIVED
DEC 16 2021
Initial: _____

-
- Reviewed, no conflict. *no city liens*
 - Reviewed; recommend denial for the following reasons:
 - Require additional information to review. (Please list information required)
 - Meeting requested.
 - Comments. (Attach additional pages as needed)



Reviewed By:

12/16/21
Date:



Community Development Planning Division
Land Use Application Referral

REFERRAL TO: PWM Supervisor, Carl Ramseyer

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: December 30, 2021. Please refer questions and comments to Doug Rux.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Brian & Beth Keyser
REQUEST: Short Term Vacation Home Rental
SITE ADDRESS: 1400 N Hoskins Street
LOCATION: Newberg, OR
TAX LOT: R3217BC 00923
FILE NO: CUP21-0008
ZONE: R-1



HEARING DATE: January 13, 2022

-
- Reviewed, no conflict.
 - Reviewed; recommend denial for the following reasons:
 - Require additional information to review. (Please list information required)
 - Meeting requested.
 - Comments. (Attach additional pages as needed)

Carl Ramseyer
Reviewed By:

12/17/2021
Date:



Community Development Planning Division
Land Use Application Referral

REFERRAL TO: Director of Public Works, Russ Thomas

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: December 30, 2021. Please refer questions and comments to Doug Rux.

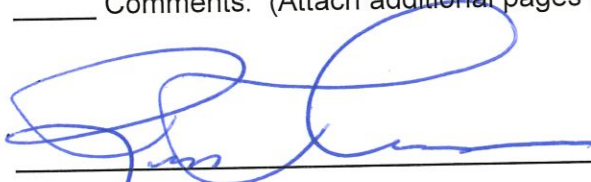
NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Brian & Beth Keyser
REQUEST: Short Term Vacation Home Rental
SITE ADDRESS: 1400 N Hoskins Street
LOCATION: Newberg, OR
TAX LOT: R3217BC 00923
FILE NO: CUP21-0008
ZONE: R-1

HEARING DATE: January 13, 2022

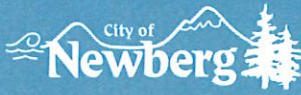


-
- Reviewed, no conflict.
 - Reviewed; recommend denial for the following reasons:
 - Require additional information to review. (Please list information required)
 - Meeting requested.
 - Comments. (Attach additional pages as needed)



Reviewed By:

12/17/2021
Date:



Community Development Planning Division
Land Use Application Referral

REFERRAL TO: Public Works: Waste Water Plant, April Catan

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: December 30, 2021. Please refer questions and comments to Doug Rux.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Brian & Beth Keyser
REQUEST: Short Term Vacation Home Rental
SITE ADDRESS: 1400 N Hoskins Street
LOCATION: Newberg, OR
TAX LOT: R3217BC 00923
FILE NO: CUP21-0008
ZONE: R-1

HEARING DATE: January 13, 2022

-
- Reviewed, no conflict.
 Reviewed; recommend denial for the following reasons:
 Require additional information to review. (Please list information required)
 Meeting requested.
 Comments. (Attach additional pages as needed)


Reviewed By:

12/15/21
Date:



Community Development Planning Division
Land Use Application Referral

REFERRAL TO: Police Department, Chief Jeff Kosmicki

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: December 30, 2021. Please refer questions and comments to Doug Rux.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Brian & Beth Keyser
REQUEST: Short Term Vacation Home Rental
SITE ADDRESS: 1400 N Hoskins Street
LOCATION: Newberg, OR
TAX LOT: R3217BC 00923
FILE NO: CUP21-0008
ZONE: R-1

HEARING DATE: January 13, 2022

-
- Reviewed, no conflict.
 Reviewed; recommend denial for the following reasons:
 Require additional information to review. (Please list information required)
 Meeting requested.
 Comments. (Attach additional pages as needed)



Reviewed By:

12-21-2021

Date:



Community Development Planning Division
Land Use Application Referral

REFERRAL TO: Ziplly Fiber, Attn: Engineering

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: December 30, 2021. Please refer questions and comments to Doug Rux.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Brian & Beth Keyser
REQUEST: Short Term Vacation Home Rental
SITE ADDRESS: 1400 N Hoskins Street
LOCATION: Newberg, OR
TAX LOT: R3217BC 00923
FILE NO: CUP21-0008
ZONE: R-1

HEARING DATE: January 13, 2022

-
- Reviewed, no conflict.
 - Reviewed; recommend denial for the following reasons:
 - Require additional information to review. (Please list information required)
 - Meeting requested.
 - Comments. (Attach additional pages as needed)



12/20/21

Reviewed By:

Date:



Community Development Planning Division
Land Use Application Referral

REFERRAL TO: Enginneering , Brett Musick

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: December 30, 2021. Please refer questions and comments to Doug Rux.

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Brian & Beth Keyser
REQUEST: Short Term Vacation Home Rental
SITE ADDRESS: 1400 N Hoskins Street
LOCATION: Newberg, OR
TAX LOT: R3217BC 00923
FILE NO: CUP21-0008
ZONE: R-1

HEARING DATE: January 13, 2022

-
- Reviewed, no conflict.
 Reviewed; recommend denial for the following reasons:
 Require additional information to review. (Please list information required)
 Meeting requested.
 Comments. (Attach additional pages as needed)

Karyn G. Hanson

Dev. 26, 2021

Reviewed By:

Date:

Attachment 3: Public Comments

Dec 26, 2021

Written Comments: File No. CUP21-0008

Permit regarding: 1400 N Hoskins Street, Newberg OR 97132



Dear City of Newberg,

Although we won't give our opinion as a definite "NO" to the Kyser's permit for a short-term rental, we do have our concerns and hope their short-term listing will be managed with strict supervision.

Living in Newberg, there is a sense of safety, security, and quietness. We appreciate knowing our neighbors, knowing it is safe, and knowing there will **not** be any loud parties or music. We also see quite a few younger families moving in recently with young children, whom after speaking with, the whole reason **why** they moved to the suburbs was for stability, for the quiet.

With experienced knowledge from those who've been managers and ran vacation rentals in the Portland area, we know that even after asking preliminary questions to booking requests, there are still incidents that go array. We'd request some strong verbiage and language in the short-term rental listing, with a **commitment** to ask preliminary questions before a booking. Examples of rules and notes for the rental listing and guests:

- quiet hours after X PM (8pm, 9pm) no loud music, gatherings, or loud outdoor activities
- No smoking of any kind
- No parties
- Limit # of cars and strict instructions on how to park
- A strict reminder to be sure to turn off any space heaters, or any flammable (like candles) decor or objects, outside fire pits or bbq, etc
- Be mindful that this is neighborhood, be mindful the elderly and small children live close by

Lastly, with the owners of 1400 N Hoskins Street having an outspoken and well-known opposition to the Covid-19 vaccine and the pandemic safety measures in general, we have strong doubts that they would take in any consideration to travel or vaccine suggestions made by the CDC, and our doubtful they would reinforce any CDC travel recommendation or guidelines to keep our community and neighborhood safe.

With that said, with the large elderly population in Newberg, we'd like to require a strong commitment to adhering to CDC guidelines in regard to the pandemic as we as a community are striving to keep our local businesses open, and residents of Newberg safe.

Thank you for taking your time to consider our concerns,

The Neighbors of 1400 N Hoskins Street