



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) Special Use - Vacation Rental

APPLICANT INFORMATION:

APPLICANT: Douglas and Lori Petersen
 ADDRESS: 700 NE Camelia Drive
 EMAIL ADDRESS: dl.pete@comcast.net
 PHONE: _____ MOBILE: 503-502-5145 FAX: _____
 OWNER (if different from above): _____ PHONE: _____
 ADDRESS: _____
 ENGINEER/SURVEYOR: Daniel Danicic, PE Yamhill Land Development Services PHONE: 503-476-7702
 ADDRESS: dan.djd@gmail.com

GENERAL INFORMATION:

PROJECT NAME: Petersen Vacation Rental PROJECT LOCATION: 311 N Meridian St. Newberg
 PROJECT DESCRIPTION/USE: Vacation Rental PROJECT VALUATION: \$0.00
 MAP/TAX LOT NO. (i.e. 3200AB-400): 3218DD-13900 ZONE: R3 SITE SIZE: 5001 SQ. FT. ACRE
 COMP PLAN DESIGNATION: Residential TOPOGRAPHY: Flat
 CURRENT USE: Single Family Residential Dwelling
 SURROUNDING USES:
 NORTH: Single Family Residential Dwelling SOUTH: Single Family Residential Dwelling
 EAST: Educational WEST: Single Family Residential Dwelling

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 _____

Print Name _____

Lori Petersen _____ 2.21.2022
 Owner Signature Date
Lori Petersen
 Print Name

Project Overview

Applicant: Douglas and Lori Petersen
700 NE Camellia Drive
Newberg, OR 97132
503-502-5145

Owner: Same

Prepared by: Daniel Danicic, PE
Yamhill Land Development Services LLC

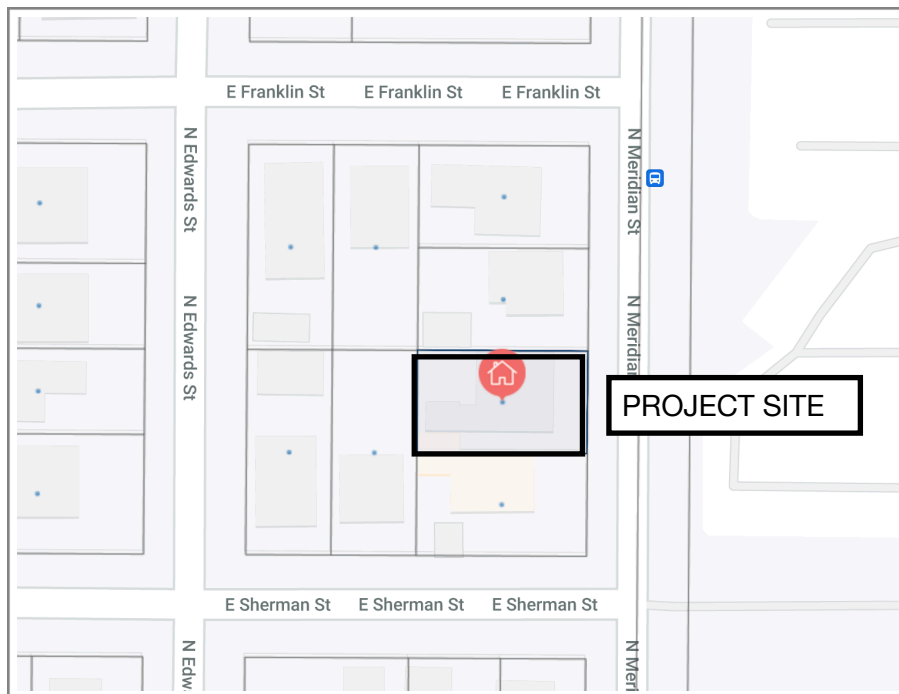
Property Description Tax Lot R3218DD-13900
311 N. Meridian St
Newberg, OR 97132

Zoning R-3

Zoning Use Table Vacation Rental - Special Use Standard

Project Summary

The owners are submitting this application to allow for the use of their existing single family residence as a vacation rental home subject to specific standards as identified in City Code 15.445.300 thru 15.445.35



Article VII. Vacation Rental Homes

15.445.300 Application and purpose.

These standards apply to a single-family dwelling unit that is used, rented or occupied for periods of less than 30 days, or is available, advertised, or listed by an agent as available for use, rent for occupancy for periods of less than 30 days. The purpose is to maintain the peace, quiet, traffic patterns, and property maintenance typical for the residential neighborhood. [Ord. 2763 § 1 (Exh. A § 17), 9-16-13.]

RESPONSE: The project site is an existing single family dwelling that is proposed to be used as a vacation rental for periods of less than 30 days.

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. [Ord. 2763 § 1 (Exh. A § 17), 9-16-13.]

RESPONSE: The structure is an existing single family dwelling unit approved for occupancy. Use as a vacation rental is allowed as a special use in the R-3 zone per the Zoning Use Table Section 15.305.20.

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. [Ord. 2763 § 1 (Exh. A § 17), 9-16-13.]

RESPONSE: The owners will register the rental home with the city prior to use or advertising after receiving this Type II 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.

RESPONSE: The property has a 75ft long by 10ft wide concrete driveway along the south side of the house capable of providing more than two parking spaces on the site.

B. The applicant shall provide for regular refuse collection.

RESPONSE: Applicant will arrange for regular refuse collection by Waste Management.

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

RESPONSE: The home has four bedrooms each capable of two occupants for a total maximum of 8 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. [Ord. 2763 § 1 (Exh. A § 17), 9-16-13.]

RESPONSE: No occupied recreational vehicles, trailers, tent or temporary shelter will be allowed on the property.

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.

RESPONSE: The applicant will post the vacation rental registration along with the information outlined in paragraphs A thru E above.

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.

RESPONSE: The applicant will adhere to these code provisions and will endeavor to work with the city on any complaints brought forth by the Code Enforcement Officer.



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

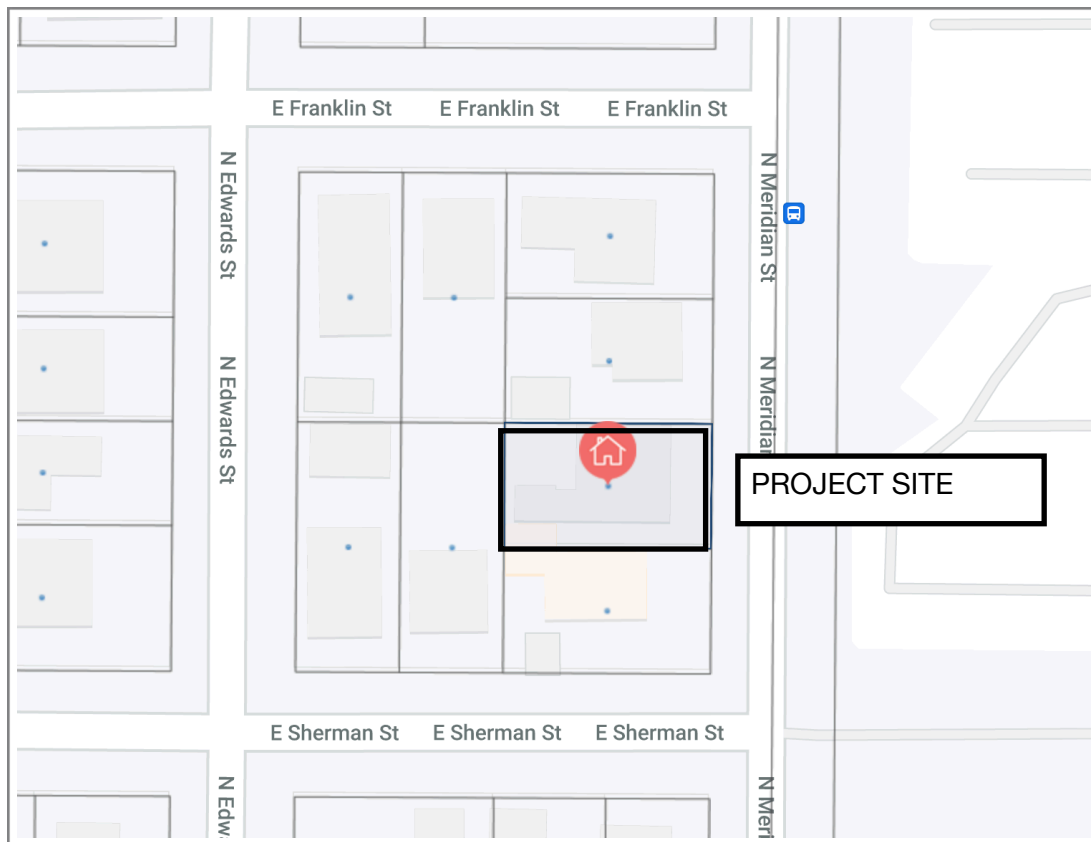
A property owner in your neighborhood submitted an application to the City of Newberg to allow for the use of the home at 311 N. Meridian St as a vacation rental home. You are invited to take part in the City's review of this project by sending in your written comments. The applicable criteria used to make a decision on this application for preliminary partition plat approval are found in Newberg Development Code 15.445.300 - 15.445.350. For more details about giving comments, please see the back of this sheet.

The application would create a vacation rental home at 311 N. Meridian St. Newberg, OR 97132

APPLICANT/OWNERS: Douglas and Lori Peterson
TELEPHONE: 503-939-7873

LOCATION: 311 N. Meridian St
Newberg, OR 97132

TAX LOT NUMBER: Yamhill County Tax Map R3218DD-13900



We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed. You may also request that the Newberg Planning Commission hold a hearing on the application by sending a written request during this 14-day period and identifying the issues you would like the Planning Commission to address.

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

Written Comments: File XXX-XXXX
City of Newberg
Community Development
PO Box 970
Newberg, OR 97132

All written comments must be received by 4:30 p.m. on XXXXX, 2022. 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 preliminary subdivision plan approval are found in Newberg Development Code 15.235.050(A).

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 5033-537-1240.

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, you will be sent information about any decision made by the City relating to this project.

Date Mailed: XXXXX, 2022.



myFirstAm® 3 Line Report

1	Owner : Douglas Petersen & Lori Petersen Site : 311 N Meridian St Newberg 97132 Mail : 311 Meridian St Newberg, OR 97	Parcel Number : 46239 Transfer Date/Price : 09/22/2015 / \$325,000.00 Use : Residential, SFR
2	Owner : Armbrust Greg & Kim Living Trust & Armbrust Greg Trustee Site : 305 N Meridian St Newberg 97132 Mail : 305 N Meridian St Newberg, OR 97132	Parcel Number : 46211 Transfer Date/Price : 03/07/2018 / \$0.00 Use : Residential, SFR
3	Owner : Benjamin J Salisbury Site : 315 N Meridian St Newberg 97132 Mail : 1731 NW 25th Ave Portland, OR 97210	Parcel Number : 46131 Transfer Date/Price : 01/20/2017 / \$280,000.00 Use : Residential, RESIDENTIAL (NEC)
4	Owner : Jane Wilson Site : 808 E Sherman St Newberg 97132 Mail : 808 E Sherman St Newberg, OR 97132	Parcel Number : 46140 Transfer Date/Price : 02/09/2016 / \$195,000.00 Use : Residential, SFR
5	Owner : Stephan R Thornton Site : 301 N Meridian St Newberg 97132 Mail : 301 N Meridian St Newberg, OR 97132	Parcel Number : 46202 Transfer Date/Price : 10/07/1992 / \$0.00 Use : Residential, SFR
6	Owner : David M Wellikoff & Leigh Kane-Wellikoff Site : 312 N Edwards St Newberg 97132 Mail : PO Box 713 Newberg, OR 97132	Parcel Number : 46159 Transfer Date/Price : 08/18/2000 / \$175,000.00 Use : Residential, SFR
7	Owner : Marc A Shelton & Kelly A Shelton Site : 803 E Sheridan St Newberg 97132 Mail : 803 E Sheridan St Newberg, OR 97132	Parcel Number : 46186 Transfer Date/Price : 10/19/2004 / \$203,000.00 Use : Residential, SFR
8	Owner : David Morrison & Nita Morrison Site : 801 E Sheridan St Newberg 97132 Mail : 2661 San Miguel Cir Thousand Oaks, CA 91360	Parcel Number : 46177 Transfer Date/Price : 09/26/2016 / \$425,000.00 Use : Residential, SFR
9	Owner : David M Wellikoff & Leigh A K Wellikoff Site : 401 N Meridian St Newberg 97132 Mail : 401 N Meridian St Newberg, OR 97132	Parcel Number : 46042 Transfer Date/Price : 11/27/1995 / \$0.00 Use : Residential, SFR
10	Owner : Ryan Johnston & Molly Johnston Site : 807 E Sherman St Newberg 97132 Mail : 735 SW Schaeffer Rd West Linn, OR 97068	Parcel Number : 46033 Transfer Date/Price : 08/21/2018 / \$380,000.00 Use : Residential, SFR



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11	Owner : 215 Meridian Llc Site : 215 N Meridian St Newberg 97132 Mail : 602 NE Joanne Ct Hillsboro, OR 97124	Parcel Number : 48004 Transfer Date/Price : 09/06/2005 / \$0.00 Use : Commercial, COMMERCIAL BUILDING
12	Owner : Oliphant Enterprises Llc & Oliphant Family Trust Site : 407 N Meridian St Newberg 97132 Mail : 11645 SW Lynnridge Ave Portland, OR 97225	Parcel Number : 46060 Transfer Date/Price : 02/05/1999 / \$0.00 Use : Residential, SFR
13	Owner : Jerry Babcock & Melinda Babcock Site : 400 N Edwards St Newberg 97132 Mail : 400 N Edwards St Newberg, OR 97132	Parcel Number : 46024 Transfer Date/Price : 10/02/2002 / \$176,000.00 Use : Residential, SFR
14	Owner : Patricia D Capasso Site : 313 N Edwards St Newberg 97132 Mail : 313 N Edwards St Newberg, OR 97132	Parcel Number : 46257 Transfer Date/Price : 05/17/1994 / \$92,000.00 Use : Residential, SFR
15	Owner : Christopher S Thomas Site : 800 E Sheridan St Newberg 97132 Mail : 221 Navigator Dr Scotts Valley, CA 95066	Parcel Number : 48013 Transfer Date/Price : 04/21/1994 / \$170,000.00 Use : Residential, SFR
16	Owner : Betty M Morrison Site : 717 E Sheridan St Newberg 97132 Mail : 717 E Sheridan St Newberg, OR 97132	Parcel Number : 46337 Transfer Date/Price : 04/19/1991 / \$0.00 Use : Residential, SFR
17	Owner : Arnold E Mitchell & Barbara J Mitchell Site : 413 N Meridian St Newberg 97132 Mail : 2005 N Main St Newberg, OR 97132	Parcel Number : 46097 Transfer Date/Price : 04/07/1993 / \$46,000.00 Use : Residential, RESIDENTIAL (NEC)
18	Owner : John Campbell Site : 712 E Sherman St Newberg 97132 Mail : 712 E Sherman St Newberg, OR 97132	Parcel Number : 46266 Transfer Date/Price : 11/21/2018 / \$287,900.00 Use : Residential, SFR
19	Owner : 211 Meridian Llc Site : 211 N Meridian St Newberg 97132 Mail : 602 NE Joanne Ct Hillsboro, OR 97124	Parcel Number : 47960 Transfer Date/Price : 02/01/1999 / \$0.00 Use : Commercial, COMMERCIAL BUILDING
20	Owner : Crecelius Divonna S Trustee & Crecelius Trust Site : 403 N Edwards St Newberg 97132 Mail : 403 N Edwards St Newberg, OR 97132	Parcel Number : 45944 Transfer Date/Price : 10/25/2016 / \$290,000.00 Use : Residential, SFR



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21	Owner : Dalshi Investments Llc Site : 206 N Edwards St Newberg 97132 Mail : 16872 SW Edy Rd 211 Sherwood, OR 97140	Parcel Number : 48040 Transfer Date/Price : / \$0.00 Use : Residential, RESIDENTIAL (NEC)
22	Owner : Degaje Llc Site : 804 E Franklin St Newberg 97132 Mail : 708 E Sheridan St Newberg, OR 97132	Parcel Number : 46113 Transfer Date/Price : 07/12/2019 / \$280,000.00 Use : Residential, SFR
23	Owner : George Fox University Site : 211 N Center St Newberg 97132 Mail : 414 N Meridian St Newberg, OR 97132	Parcel Number : 47808 Transfer Date/Price : 12/07/1998 / \$125,000.00 Use : Commercial, SCHOOL
24	Owner : Degaje Llc Site : 716 E Sheridan St Newberg 97132 Mail : 708 E Sheridan St Newberg, OR 97132	Parcel Number : 48120 Transfer Date/Price : 12/01/2008 / \$249,425.00 Use : Residential, SFR
25	Owner : Timothy Timmerman Site : 800 E Franklin St Newberg 97132 Mail : 800 E Franklin St Newberg, OR 97132	Parcel Number : 46015 Transfer Date/Price : 07/27/2006 / \$330,000.00 Use : Residential, SFR
26	Owner : Dana M Robinson & Brooks B Lampe Site : 415 N Meridian St Newberg 97132 Mail : 415 N Meridian St Newberg, OR 97132	Parcel Number : 46104 Transfer Date/Price : 09/22/2020 / \$402,000.00 Use : Residential, SFR
27	Owner : Gary R Buhler Site : 405 N Edwards St Newberg 97132 Mail : 405 N Edwards St Newberg, OR 97132	Parcel Number : 45962 Transfer Date/Price : 07/30/2014 / \$222,900.00 Use : Residential, SFR
28	Owner : Scott Winter & Diana Winter Site : 209 N Edwards St Newberg 97132 Mail : 22430 NE Hidden Springs Rd Dundee, OR 97115	Parcel Number : 48102 Transfer Date/Price : 01/11/2021 / \$346,800.00 Use : Residential, SFR
29	Owner : Robert W Caneday & Stephanie M Caneday Site : 310 N College St Newberg 97132 Mail : 310 N College St Newberg, OR 97132	Parcel Number : 46293 Transfer Date/Price : 09/18/2019 / \$525,000.00 Use : Residential, SFR
30	Owner : Rhett F Luedtke & Julie A Luedtke Site : 714 E Sheridan St Newberg 97132 Mail : 714 E Sheridan St Newberg, OR 97132	Parcel Number : 48148 Transfer Date/Price : 07/21/2017 / \$345,000.00 Use : Residential, SFR



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31	Owner : Meridian Street Llc Site : 201 N Meridian St B Newberg 97132 Mail : 201 N Meridian St B Newberg, OR 97132	Parcel Number : 47942 Transfer Date/Price : 03/22/2013 / \$415,000.00 Use : Commercial, COMMERCIAL BUILDING
32	Owner : Robert E Soppe & C Annie Navetta Site : 709 E Sheridan St Newberg 97132 Mail : 709 E Sheridan St Newberg, OR 97132	Parcel Number : 46300 Transfer Date/Price : 04/02/1989 / \$82,000.00 Use : Residential, SFR
33	Owner : Ryan P Forbes & Emily L Forbes Site : 411 N Edwards St Newberg 97132 Mail : 411 N Edwards St Newberg, OR 97132	Parcel Number : 45980 Transfer Date/Price : 07/20/2015 / \$265,000.00 Use : Residential, SFR
34	Owner : James A Curtis & Linda M Newton-Curtis Site : 314 N College St Newberg 97132 Mail : 314 N College St Newberg, OR 97132	Parcel Number : 46284 Transfer Date/Price : 11/30/2016 / \$0.00 Use : Residential, SFR
35	Owner : Whopper Properties Llc Site : 803 E Hancock St Newberg 97132 Mail : 12300 SW Riverview Ln Wilsonville, OR 97070	Parcel Number : 48068 Transfer Date/Price : 01/24/2007 / \$0.00 Use : Commercial, COMMERCIAL BUILDING
36	Owner : Nw Yearly Meeting Of Friends Church Site : 200 N Meridian St Newberg 97132 Mail : 200 N Meridian St Newberg, OR 97132	Parcel Number : 47915 Transfer Date/Price : / \$0.00 Use : Commercial, RELIGIOUS
37	Owner : Pender Michael F Trustee & Pender Heidi S Trustee Site : 708 E Sheridan St Newberg 97132 Mail : 708 E Sheridan St Newberg, OR 97132	Parcel Number : 48157 Transfer Date/Price : 10/13/2005 / \$0.00 Use : Residential, SFR
38	Owner : Traci Sutherland & Richard M Sutherland Site : 400 N College St Newberg 97132 Mail : 400 N College St Newberg, OR 97132	Parcel Number : 45935 Transfer Date/Price : 04/09/2002 / \$0.00 Use : Residential, SFR
39	Owner : Bryan Lynch & Ann Marie Lynch Site : 415 N Edwards St Newberg 97132 Mail : 415 N Edwards St Newberg, OR 97132	Parcel Number : 46006 Transfer Date/Price : 11/01/1990 / \$78,000.00 Use : Residential, SFR
40	Owner : Francis Enterprises Inc Site : 715 E Hancock St Newberg 97132 Mail : ,	Parcel Number : 48086 Transfer Date/Price : / \$0.00 Use : Commercial, COMMERCIAL BUILDING



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41	Owner : Page Allen E & Donna M Settlor's Of & Page Allen E & Donna M Living Trust Site : 203 N Center St Newberg 97132 Mail : 16095 SW Wimbledon Ct 16 Portland, OR 97224	Parcel Number : 47791 Transfer Date/Price : / \$0.00 Use : Residential, SFR
42	Owner : George Fox University Site : 205 N River St Newberg 97132 Mail : 414 N Meridian St Newberg, OR 97132	Parcel Number : 58779 Transfer Date/Price : 05/04/1994 / \$195,000.00 Use : Commercial, SCHOOL
43	Owner : George Fox University Site : 1009 E North St Newberg 97132 Mail : 422 N Meridian St Newberg, OR 97132	Parcel Number : 35278 Transfer Date/Price : / \$0.00 Use : Commercial, SCHOOL
44	Owner : Richard A Rohr Site : 410 N College St Newberg 97132 Mail : 410 N College St Newberg, OR 97132	Parcel Number : 45882 Transfer Date/Price : 08/22/2011 / \$0.00 Use : Residential, SFR
45	Owner : Mark F Gaidos Site : 414 N College St Newberg 97132 Mail : 414 N College St Newberg, OR 97132	Parcel Number : 45873 Transfer Date/Price : 03/19/1993 / \$139,500.00 Use : Residential, SFR
46	Owner : George Fox University Site : 701 E Franklin St Newberg 97132 Mail : 414 N Meridian St Newberg, OR 97132	Parcel Number : 46523 Transfer Date/Price : 07/31/2017 / \$676,000.00 Use : Residential, SFR
47	Owner : Richard Rupp & Erin Lynch Site : 709 E Franklin St Newberg 97132 Mail : 709 E Franklin St Newberg, OR 97132	Parcel Number : 46532 Transfer Date/Price : 03/03/2021 / \$555,000.00 Use : Residential, SFR
48	Owner : James Family Investments Llc Site : 501 N Edwards St Newberg 97132 Mail : 20280 SW Seely Ln Sherwood, OR 97140	Parcel Number : 46541 Transfer Date/Price : 04/25/2012 / \$179,900.00 Use : Residential, SFR
49	Owner : Martha A Brown & Denton C Brown Site : 800 E North St Newberg 97132 Mail : 800 E North St Newberg, OR 97132	Parcel Number : 46435 Transfer Date/Price : 09/01/1978 / \$0.00 Use : Residential, SFR
50	Owner : Forsyth Timothy L Trustee & Forsyth Karen L Trustee Site : 511 N Meridian St Newberg 97132 Mail : 511 N Meridian St Newberg, OR 97132	Parcel Number : 46426 Transfer Date/Price : 08/06/2013 / \$0.00 Use : Residential, SFR

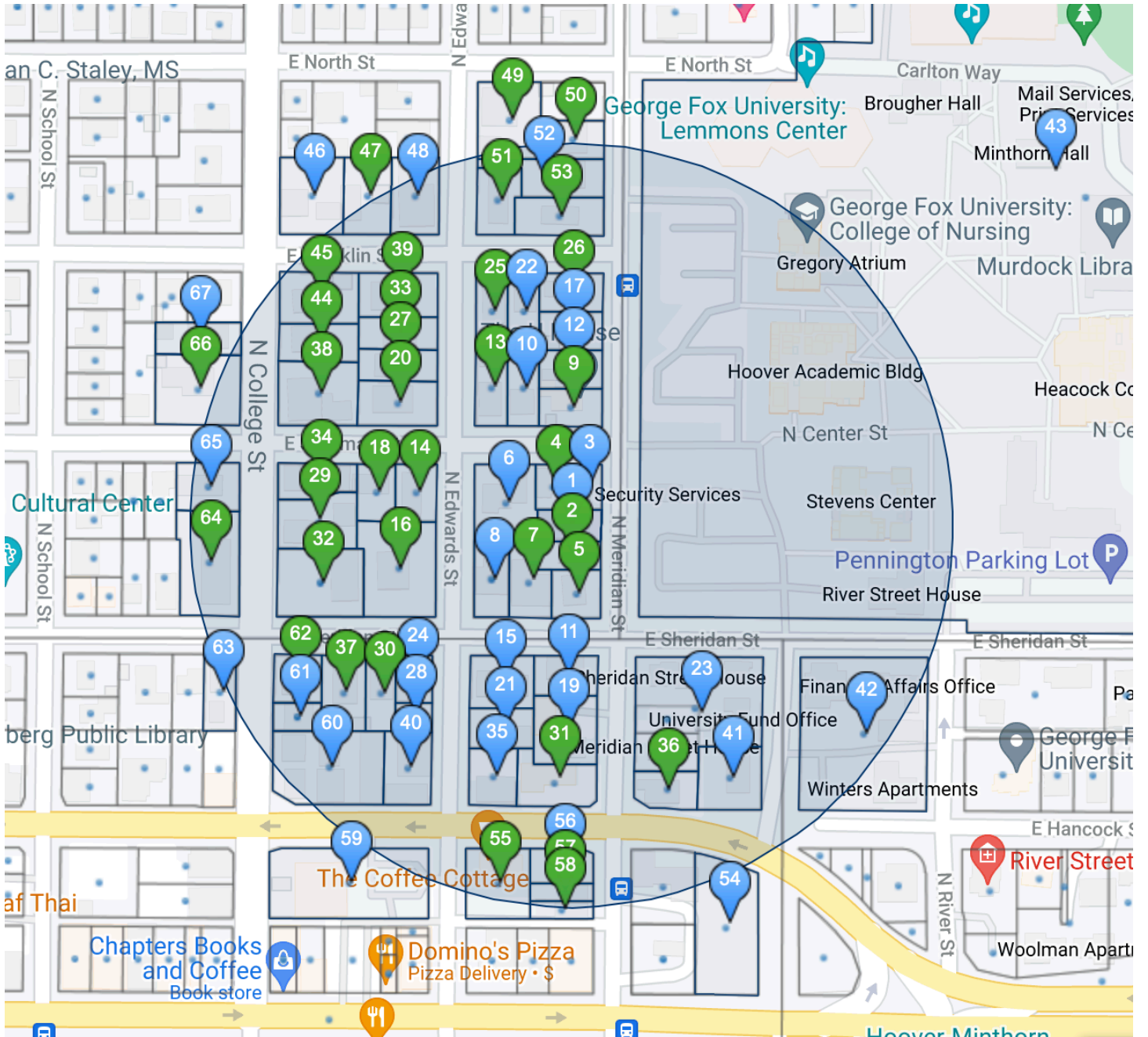


myFirstAm® 3 Line Report

51	Owner : Adam S Carpenter & Rebecca M Carpenter Site : 508 N Edwards St Newberg 97132 Mail : 508 N Edwards St Newberg, OR 97132	Parcel Number : 46453 Transfer Date/Price : 03/04/2020 / \$435,000.00 Use : Residential, SFR
52	Owner : Bellingar Enterprises Llc Site : 507 N Meridian St Newberg 97132 Mail : 24055 NE North Valley Rd Newberg, OR 97132	Parcel Number : 46444 Transfer Date/Price : 07/17/2014 / \$0.00 Use : Residential, RESIDENTIAL (NEC)
53	Owner : Cheryl Widme Howard Site : 501 N Meridian St Newberg 97132 Mail : 501 N Meridian St Newberg, OR 97132	Parcel Number : 46462 Transfer Date/Price : 01/06/2006 / \$0.00 Use : Residential, SFR
54	Owner : Sasi Real Estate Holdings Llc Site : 915 E 1st St Newberg 97132 Mail : 817 E 1st St Newberg, OR 97132	Parcel Number : 49094 Transfer Date/Price : 08/24/2020 / \$300,000.00 Use : Commercial, COMMERCIAL ACREAGE
55	Owner : David C Mehler & Sally A Mehler Site : 808 E Hancock St Newberg 97132 Mail : 808 E Hancock St Newberg, OR 97132	Parcel Number : 48861 Transfer Date/Price : 12/29/1997 / \$0.00 Use : Commercial, COMMERCIAL BUILDING
56	Owner : North Villa Llc Site : 814 E Hancock St Newberg 97132 Mail : 201 N Meridian St B Newberg, OR 97132	Parcel Number : 48996 Transfer Date/Price : 09/13/2021 / \$500,000.00 Use : Commercial, COMMERCIAL BUILDING
57	Owner : Nicholas John Mehler & Sarah Nicole Mehler Site : 111 N Meridian St Newberg 97132 Mail : 111 N Meridian St Newberg, OR 97132	Parcel Number : 48978 Transfer Date/Price : 11/19/2021 / \$275,000.00 Use : Residential, RESIDENTIAL (NEC)
58	Owner : David B Hegeman & Marjorie S Hegeman Site : 109 N Meridian St Newberg 97132 Mail : 109 N Meridian St Newberg, OR 97132	Parcel Number : 48941 Transfer Date/Price : 06/03/2003 / \$112,000.00 Use : Residential, RESIDENTIAL (NEC)
59	Owner : First Federal Savings & Loan Assoc Site : 121 N Edwards St Newberg 97132 Mail : PO Box 239 McMinnville, OR 97128	Parcel Number : 48754 Transfer Date/Price : 07/28/2000 / \$14,700.00 Use : Commercial, COMMERCIAL BUILDING
60	Owner : Francis Enterprises Inc Site : 202 N College St Newberg 97132 Mail : ,	Parcel Number : 48200 Transfer Date/Price : / \$0.00 Use : Residential, MULTI FAMILY DWELLING



61	Owner : Degaje Llc Site : 208 N College St Newberg 97132 Mail : 708 E Sheridan St Newberg, OR 97132	Parcel Number : 48184 Transfer Date/Price : 07/05/2006 / \$189,000.00 Use : Residential, SFR
62	Owner : Jillian L Sokso & James M Sokso Site : 700 E Sheridan St Newberg 97132 Mail : 700 E Sheridan St Newberg, OR 97132	Parcel Number : 48175 Transfer Date/Price : 05/27/2016 / \$329,900.00 Use : Residential, SFR
63	Owner : Matt W Meyer & Melissa S Meyer Site : 618 E Sheridan St Newberg 97132 Mail : 1600 E 2nd St Newberg, OR 97132	Parcel Number : 488644 Transfer Date/Price : 06/29/2007 / \$0.00 Use : Residential, SFR
64	Owner : Larry C Hindman & Anna L Hindman Site : 301 N College St Newberg 97132 Mail : 301 N College St Newberg, OR 97132	Parcel Number : 46783 Transfer Date/Price : / \$0.00 Use : Residential, RESIDENTIAL (NEC)
65	Owner : Llp Properties Llc Site : 315 N College St Newberg 97132 Mail : PO Box 1060 Newberg, OR 97132	Parcel Number : 46355 Transfer Date/Price : 10/11/2005 / \$0.00 Use : Residential, SFR
66	Owner : Antonio Russo & Constance K Russo Site : 403 N College St Newberg 97132 Mail : 403 N College St Newberg, OR 97132	Parcel Number : 45828 Transfer Date/Price : 08/01/1979 / \$79,500.00 Use : Residential, SFR
67	Owner : Betsy B Bingham Site : 409 N College St Newberg 97132 Mail : 12544 NW Hartford St Portland, OR 97229	Parcel Number : 45837 Transfer Date/Price : 12/15/2017 / \$489,500.00 Use : Residential, SFR



POSTED NOTICE

Land Use Notice

FILE # XXX-XXXX

PROPOSAL: Vacation Rental at 311 N. Meridian St

FOR FURTHER INFORMATION, CONTACT:

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

2'

3'

Notice must be white with black letters, and must be landscape orientation, as shown above.
The notice must be lettered using block printing or a "sans-serif" font, such as Arial.



First American

First American Title Insurance Company

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

**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF:

Lori Petersen
2504 Portland Road
Newberg, OR 97132
Phone: (503)538-0700
Fax:

Date Prepared : March 01, 2022
Effective Date : 8:00 A.M on February 25, 2022
Order No. : 1039-3905019
Subdivision : 311 N Meridian St.

The information contained in this report is furnished by First American Title Insurance Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Yamhill, State of Oregon, and is described as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
(Land Description Map Tax and Account)

THE SOUTH 50 FEET OF LOTS 1 AND 2, BLOCK 9, DESKINS SECOND ADDITION, TO THE CITY OF
NEWBERG, YAMHILL COUNTY, OREGON.

Map No.: R3218DD 13900
Tax Account No.: 46239

EXHIBIT "B"
(Vesting)

Douglas Petersen and Lori Petersen, as tenants by the entirety

EXHIBIT "C"
(Liens and Encumbrances)

1. City liens, if any, of the City of Newberg.
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. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Douglas Petersen and Lori Petersen, as tenants by the entirety
Grantee/Beneficiary: Columbia State Bank
Trustee: Ticor Title company of Oregon
Amount: \$303,450.00
Recorded: May 31, 2016
Recording Information: Instrument No. 201607706, 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.

NOTE: Taxes for the year 2021-2022 PAID IN FULL

Tax Amount:	\$4,225.09
Map No.:	R3218DD 13900
Property ID:	46239
Tax Code No.:	29.0

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.

2. **Liability of the Company.**
 - (a) 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. 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.
 - (b) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (c) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.

3. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.



First American

First American Title Insurance Company
775 NE Evans Street
McMinnville, OR 97128

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.