

PLANNING COMMISSION STAFF REPORT
VACATION RENTAL CONDITIONAL USE PERMIT
919 E Henry Road

HEARING DATE: August 11, 2022

FILE NO: CUP22-0007

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

LOCATION: 919 E Henry Road

TAX LOT: R3207DD 03000

APPLICANT/OWNER: Bryce Kurtz

ZONE: R-1 (Low Density Residential)

PLAN DISTRICT: LDR (Low Density Residential)/SP

ATTACHMENTS:

Planning Commission Order 2022-010 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 three-bedroom home as a vacation rental located at 919 E Henry Road. The use as a vacation rental would provide accommodations to families and travelers that want to experience wine country. The applicant has stated that two off-street parking spaces will be available in the driveway with two additional spaces in the garage for use by short-term tenants. The subject property is zoned R-1/SP (Low Density Residential/Northwest Newberg Specific Plan). Attachment 1 contains the submitted application.

B. LOCATION: 919 E Henry Road



C. SITE INFORMATION:

1. Location: 919 E Henry Road
2. Total Lot Size: 5,601 square feet
3. Topography: Flat
4. Current Land Uses: Single family residential
5. Natural Features: Vegetation

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 E Henry Road. E Henry Road is classified as a local residential street in the City's Interactive Planning Map. E Henry Road is a paved road.

9. Utilities:

Water: The City's GIS illustrates an 8-inch water main in E Henry Road with an existing service lateral to the property.

Wastewater: The City's GIS illustrates an 8-inch wastewater line in E Henry Road 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's 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:

6/6/22: The Community Development Director deemed the application

complete.

- 6/15/22: The applicant mailed notice to the property owners within 500 feet of the site.
- 6/15/22: The applicant posted notice on the site.
- 7/27/22: The *Newberg Graphic* published notice of the Planning Commission hearing and notice was posted in four public places.
- 8/11/22: 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):

Building Official: Reviewed, no conflict

City Manager: Reviewed, no conflict

Community Development Director: Reviewed, no conflict

Engineering: Reviewed, no conflict

Finance: Reviewed, no conflict

Police: Reviewed, no conflict

Public Works Director: Reviewed, no conflict

Public Works Maintenance Supervisor: Reviewed, no conflict

Public Works Maintenance Superintendent: Reviewed, no conflict.

Public Works Wastewater Superintendent: Reviewed, no conflict.

Public Works Wastewater: Reviewed, no conflict.

Public Works Water Director: Reviewed, no conflict

Ziply: Reviewed, no conflict

- F. PUBLIC COMMENTS:** As of the writing of this report, the City has received one public comment on the proposal. This public comment is from Cheyenne and Ryan Weese and reads as follows: “To the City of Newberg. For the address of 919 E Henry Road for Bryce Kurtz. My Husband and I just bought our first home in this Neighborhood. We love this Neighborhood because it is quiet & very well kept. We are against having any rentals in this area because of them not being well kept & we all know everyone on the street. We all look after each other. I don’t like the idea because of with it being a rental & Random People coming & going it’s going to be hard for all the close neighbors to watch out for each other & normally if their vacation rentals there maybe noise disturbance & might bring vandilism in to the Neighborhood. We disagree with this owner request at this time.”

Staff Response:

The submitted application for a vacation rental is allowed by Newberg Municipal Code (NMC) 15.445 SPECIAL USE STANDARDS and is consistent with other residential uses in design and operating characteristics.

- G. ANALYSIS:** The proposed vacation rental is compatible with the surrounding residential uses 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, George Fox University, and surrounding tourist attractions to Newberg.

The maximum occupancy is regulated by the number of bedrooms – two guests per bedroom. Therefore, the maximum number of guests is six (6) in the house based on the current 3-bedrooms in the home. There are two off-street parking spaces in the driveway for short term guests 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 after the close of the public hearing. At the time this report was drafted, staff recommends the following motion:

Move to adopt Planning Commission Order 2022-010, which approves the requested conditional use permit with the attached conditions of approval in Exhibit “B”.



PLANNING COMMISSION ORDER 2022-010

**AN ORDER APPROVING CONDITIONAL USE PERMIT CUP22-0007 FOR A
VACATION RENTAL HOME AT 919 E HENRY ROAD, YAMHILL COUNTY
TAX LOT R3207DD 03000**

RECITALS

1. Bryce Kurtz applied for a conditional use permit for a vacation rental home at 919 E Henry Road, Yamhill County Tax Lot R3207DD 03000.
2. After proper notice, the Newberg Planning Commission held a public hearing on August 11, 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 CUP22-0007 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 August 25, 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 11th day of August 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 2022-010
Findings – File CUP22-0007
Vacation Rental at 919 E Henry Road**

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 three-bedroom, single-family dwelling in a neighborhood north of Downtown Newberg. The property owners are planning to use the dwelling as a short-term vacation rental for families and travelers. The site maintenance and management will be managed by a property management group.

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. Two off-street parking spaces are provided on the property with two more available in the garage. 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. The downtown area is just over a mile to the south. The home is well maintained as noted in the application material. 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.

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-1. 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-1 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	S	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 three-bedroom single-family dwelling. There are two off-street parking spaces available on the existing driveway and an

additional two in the garage. The applicant will be responsible for providing for regular refuse collection and has indicated that service is currently set up with Waste Management. 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 three bedrooms; therefore, the maximum number of guests is limited to six (6). Guest contracts shall 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 at least two 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: Bryce Kurtz

Phone Number: (503) 550-4815

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

Max Number of Guests: six (6)

Trash Pick-Up Day: Thursday

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.
- 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 Municipal Code, subject to completion of and adherence to the attached conditions of approval in Exhibit "B".

**Exhibit “B” to Planning Commission Order 2022-010
Conditions of Approval – File CUP22-0007
Vacation Rental Home at 919 E Henry Road**

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 of Newberg 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:** Guest contracts shall 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.
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: Bryce Kurtz

Phone Number: (503) 550-4815

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

Max Number of Guests: Six (6)

Trash Pick-Up Day: Thursday

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.
- 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 #: CUP22-0007

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) Tentative Plans for Vacation Rental

APPLICANT INFORMATION:

APPLICANT: Bryce R Kurtz
 ADDRESS: 2000 Heritage way Newberg OR 97132
 EMAIL ADDRESS: Bryce.kurtz.construction@gmail.com
 PHONE: 503-550-4815 MOBILE: - FAX: -
 OWNER (if different from above): _____ PHONE: _____
 ADDRESS: _____
 ENGINEER/SURVEYOR: _____ PHONE: _____
 ADDRESS: _____

GENERAL INFORMATION:

PROJECT NAME: 919 E Henry Rd PROJECT LOCATION: 919 E Henry Rd Newberg
 PROJECT DESCRIPTION/USE: _____
 MAP/TAX LOT NO. (i.e.3200AB-400): R3207DD03000 ZONE: R1 SITE SIZE: 5602 SQ. FT. ACRE
 COMP PLAN DESIGNATION: SFR TOPOGRAPHY: -
 CURRENT USE: SFR
 SURROUNDING USES:
 NORTH: _____ SOUTH: _____
 EAST: _____ WEST: _____

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.

[Signature] 4-29-22
 Applicant Signature Date

[Signature] 4-29-22
 Owner Signature Date

Bryce Kurtz
 Print Name

Bryce Kurtz
 Print Name

Looking to create a vacation rental for people to stay and enjoy wine country. The House sleeps up to six guests with a one to twenty eight nights per stay. Cleaning services used and professionally managed by air bnb management company which handles all reservations. Driveway can park up to three cars with street parking also available too. City of Newberg quite hours will be required.

919 E Henry Rd

Newberg Or 97132

Written Criteria Response:

City of Newberg Municipal Code 15.225.06

A - Proposed use will be a short-term vacation rental.

-The proposed STR is a STR built in 2002.

-The house is a single story 3-bedroom 2-bathroom SFR on a 5601 sq/ft lot. It has direct neighbors to the north and south.

The STR will be managed by qualified short-term rental property management that will provide professional screening process and 24-hour assistance during the STR occupation. There will be no loud noises outside after 10 pm. There will be an animal policy that will include a requirement that dogs may not be left outside unattended.

-The house has a 2-car garage and a 2-car driveway.

B- The location, design, and site of this proposed STR will provide functional accommodations to the families and travelers that want to experience the loveliness of Oregon wine country. The STR is not expected to generate anymore traffic than a long-term resident as it will not be occupied as much.

C- 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

919 E Henry RD is a single-family home that will be available, advertised, or listed by the agents as available for use, rent for occupancy for periods less than 30 days.

14-445-310 Where allowed

This home is zoned R2 for use as a vacation rental with a conditional permit.

15-445-320- Standards.

A-Provide a minimum of two parking spaces: There are 2 full size parking spaces in the garage as well as 2 full size parking spaces in the driveway.

B-Provide regular refuse pickup: There will be service set up with Waste Management for trash, recycle and yard debris.

C- Occupancy- The STR has 3 conforming bedrooms, so the occupancy limit is expected to be set at 6 people.

D-Premises: The STR will not allow the use of occupied recreational vehicles, trailers tent or temporary shelter during the occupancy.

15.445.340- Registration Postings.

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

A-The name of the operator and telephone number where the operator may be reached.

B- The telephone number to the police department

C- The maximum number of occupants permitted to stay in the dwelling.

D-The standard for rental occupancy.

E- The solid waste collection day.

15.445.350- Complaints revocation of registration.

Owner/manager is fully aware and understands the above code and will make every effort to follow up with complaints



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 construct (*describe what your project is going to be used for*). You are invited to take part in the City's review of this project by sending in your written comments. For more details about giving comments, please see the back of this sheet.

The development would include (*briefly describe what the project is going to look like. Include number and size of buildings, parking spaces, etc.*).

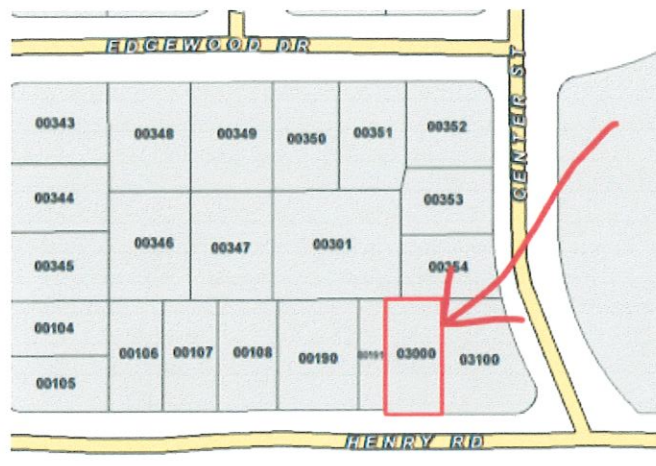
APPLICANT: *Applicant's name: Bryce R. Kurtz*
TELEPHONE: *Applicant's phone number: 503-550-4815*

PROPERTY OWNER: *Property owner name: Bryce R. Kurtz*

LOCATION: *Project Address: 919 Henry Rd. Newberg, OR 97132*

TAX LOT NUMBER: *Yamhill County Tax Map and Lot Number (R3207DD-03000)*

Insert site map with the project location highlighted as shown on the adjacent sample map.



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.

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

Written Comments: File No. CUP22-0007
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

All written comments must be turned in by 4:30 p.m. on **enter date two weeks from date you mailed notice.** 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 design review approval are found in Newberg Development Code 15.220.050(B).

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: ***Date notice is mailed***

**CITY OF NEWBERG
SAMPLE POSTED NOTICE**

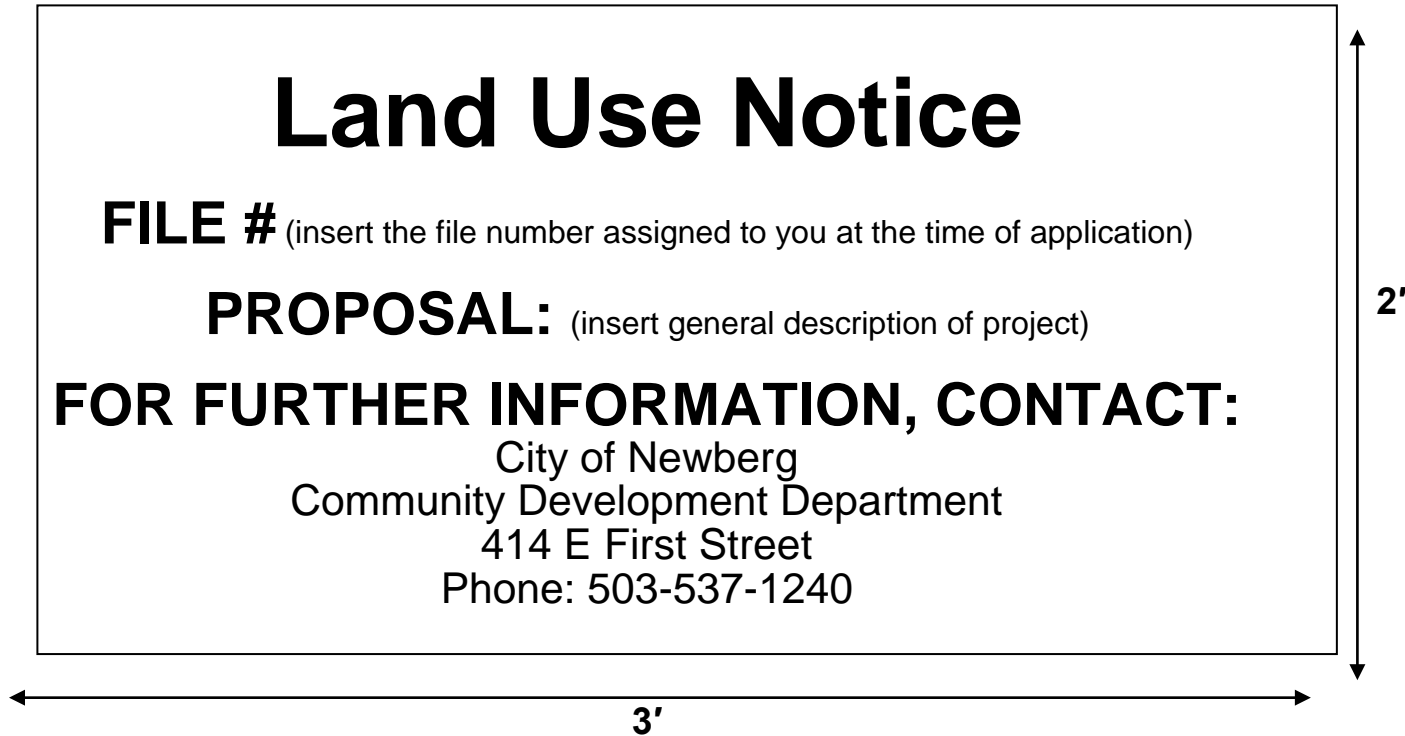
Land Use Notice

FILE # (insert the file number assigned to you at the time of application)

PROPOSAL: (insert general description of project)

FOR FURTHER INFORMATION, CONTACT:

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



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

YAMHILL COUNTY TITLE UNIT
FAX (866)800-7294

Title Officer: Clayton Carter
(503)376-7363
ctcarter@firstam.com

LOT BOOK SERVICE

Tahnee Peterson
12655 SW North Dakota Street
Tigard, OR 97223

Order No.: 1039-3930892
April 19, 2022

Attn:
Phone No.: - Fax No.:
Email: tahnee@foxrealestategroups.com

Re:

Fee: \$300.00

We have searched our Tract Indices as to the following described property:

The land referred to in this report is described in Exhibit A attached hereto.

and as of April 11, 2022 at 8:00 a.m.

We find that the last deed of record runs to

Bryce R. Kurtz

We find the following apparent encumbrances within ten (10) years prior to the effective date hereof:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
2. Easement for public utilities as delineated on said plat.
3. Partition Compliance Agreement and the terms and conditions thereof:
Between: City of Newberg, a municipal corporation in the County of Yamhill, State of Oregon
And: Sunny Ridge Partner's, LLC
Recording Information: November 26, 2002 as Instrument No. 200223456, Deed and Mortgage Records

4. Deed of Trust and the terms and conditions thereof.
- | | |
|------------------------|--|
| Grantor/Trustor: | Bryce R. Kurtz |
| Grantee/Beneficiary: | Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for Willamette Valley Bank dba Bank of Oregon, its successors and assigns |
| Trustee: | First American Title |
| Amount: | \$163,875.00 |
| Recorded: | January 12, 2011 |
| Recording Information: | Instrument No. 201100606, Deed and Mortgage Records |

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

NONE

We find the following unpaid taxes and city liens:

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

Tax Amount:	\$3,337.42
Map No.:	R3207DD 03000
Property ID:	513058
Tax Code No.:	29.0

1. City liens, if any, of the City of Newberg.

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.

Exhibit "A"

Real property in the County of YAMHILL, State of Oregon, described as follows:

PARCEL 1 OF PARTITION PLAT 2002-41, RECORDED NOVEMBER 26, 2002, IN RECORDS OF PLATS FOR YAMHILL COUNTY, OREGON, AS INSTRUMENT NO. 200223455, DEED AND MORTGAGE RECORDS.



First American

First American Title Insurance Company
775 NE Evans Street
McMinville, 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.



First American Title

R3207DD 03000
919 E Henry Rd
Newberg, OR 97132



Taxlot



Subject

Taxlot

4/13/2022

First American Title Insurance Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. <https://www.homejunction.com/> School information is copyrighted and provided by GreatSchools.org. <https://www.greatschools.org>

TAXID	Owner Name	Mailing Address
R3207DA 00340	Lukas & Leah Kelly	2900 N Winchester Dr
R3208CB 09300	Richard & Karen Cook	3020 N Center St
R3208CB 09500	Gordon Holt	3040 N Center St
R3207DD 00107	Kevin & Christina Dodge	827 E Henry Rd
R3207DD 00106	Ryan Weese & Cheyenne Baum	821 E Henry Rd
R3207DA 00346	Gregory Dougan	812 E Edgewood Dr
R3207DA 00310	Cheryl Wright	3030 N Meridian St
R3207DA 00305	Robert & Asako Anderson	3029 N Center St
R3207DA 00319	H Eldon & Carla Rose	3029 N Meridian St
R3208CB 09400	Brook & Danielle Jackson	3226 N Antonia Way
R3207DA 00324	Gary & Margaret Brownlee	3030 N Burlington Dr
R3208CB 09100	Kaitlin & Cody Henningsen	3011 N Ivy Dr
R3207DA 00323	Timothy & Sabrina Black	3020 N Burlington Dr
R3207DA 00309	Joseph & Molly Ferris	3020 N Meridian St
R3207DA 00306	Ted & Ling Saufley	3019 N Center St
R3207DA 00311	Garrett & April Cooksey	3040 N Meridian St
R3207DA 00304	Beth Laforce	3039 N Center St
R3207DA 00320	Native Steelhead Llc	3105 N Clearbrook Ct
R3207DA 00318	Victoria Steinmetz	3039 N Meridian St
R3207DA 00322	Thomas & Tamilla Steinbach	6855 SW Nyberg St APT J106
R3207DA 00307	Suzanne & Ronald Kinney	3001 N Center St
R3207DA 00331	Jake & Nicole Toliver	29495 SW Meadows Loop
R3207DA 00308	Timothy & Marcie Meinhart	3000 N Meridian St
R3208CB 09000	James Bailes & Vickie Scott	3033 N Ivy Dr
R3207DA 00348	Paul Burns	806 E Edgewood Dr
R3207DA 00342	Jason Valls	2919 N Burlington Dr
R3207DA 00349	Virginia & Justin Behrens	3030 N Winchester Dr
R3207DA 00344	Michael & Leslie Brittell	2920 N Burlington Dr
R3207DA 00350	Robinson Patricia M Robinson Patricia M Revocable Trust	900 E Edgewood Dr
R3207DA 00352	Trace Richard	2929 N Center St
R3207DA 00339	Tyler & Molly Turnidge	2920 N Winchester Dr
R3208CB 10300	Vera Rapicault	1102 E Edgewood Dr
R3207DA 00343	Stacey Holcombe	2930 N Burlington Dr
R3208CB 09200	Deana Crutchfield & Todd Hill	3010 N Center St
R3207DA 00321	Cody & Nicole Igrisan	3001 N Meridian St
R3207DD 03100	Steven & Elizabeth Comfort	Po Box 263
R3207DD 00400	Dennis Partipilo	816 E Henry Rd
R3207DD 00306	Benjamin & Kathryn Calvert	822 E Henry Rd
R3207DD 00105	Travis Taylor & Taylor Anderson	801 E Henry Rd
R3207DD 00102	Angelo Florez	709 E Henry Rd
R3207DA 00351	Tesky & Darla Baldoni	908 E Edgewood Dr
R3207DD 00403	Kirk Brown	1012 SE 64th Ct
R3207DD 00404	Reynulfo Hernandez & Cecilia Torres	2709 N Arthur Ln
R3207DD 00303	David & Tracy Allen	902 E Henry Rd
R3207DD 00201	Timothy & Anthony Reeves	912 E Henry Rd
R3207DD 00200	Kristina Smith	908 E Henry Rd

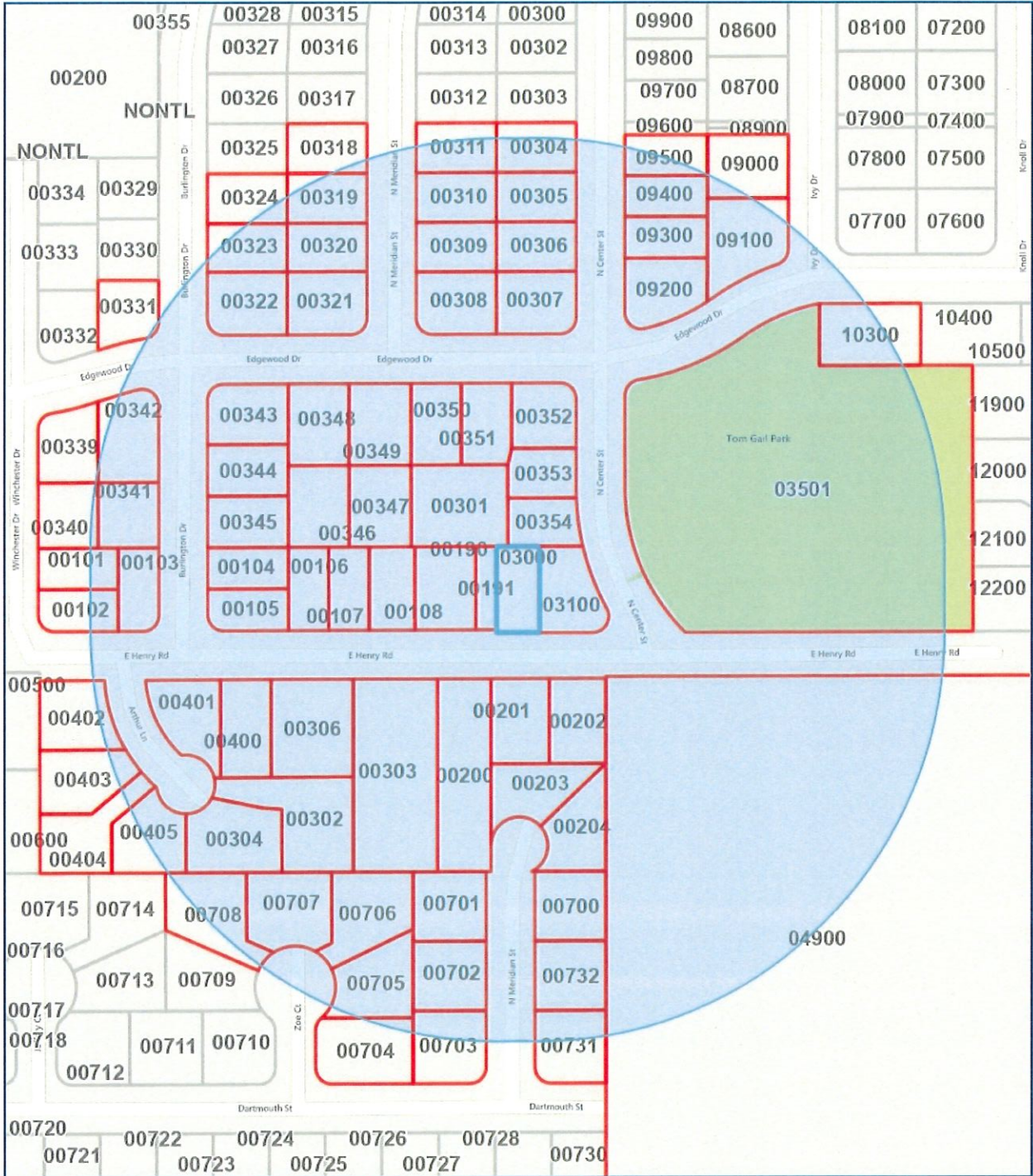
Mail City	Mail State	Mail Zip	Site Address	Site City	Site State	Site Zip
Newberg	OR	97132	2900 N Winchester Dr	Newberg	OR	97132
Newberg	OR	97132	3020 N Center St	Newberg	OR	97132
Newberg	OR	97132	3040 N Center St	Newberg	OR	97132
Newberg	OR	97132	827 E Henry Rd	Newberg	OR	97132
Newberg	OR	97132	821 E Henry Rd	Newberg	OR	97132
Newberg	OR	97132	812 E Edgewood Dr	Newberg	OR	97132
Newberg	OR	97132	3030 N Meridian St	Newberg	OR	97132
Newberg	OR	97132	3029 N Center St	Newberg	OR	97132
Newberg	OR	97132	3029 N Meridian St	Newberg	OR	97132
Newberg	OR	97132	3030 N Center St	Newberg	OR	97132
Newberg	OR	97132	3030 N Burlington Dr	Newberg	OR	97132
Newberg	OR	97132	3011 N Ivy Dr	Newberg	OR	97132
Newberg	OR	97132	3020 N Burlington Dr	Newberg	OR	97132
Newberg	OR	97132	3020 N Meridian St	Newberg	OR	97132
Newberg	OR	97132	3019 N Center St	Newberg	OR	97132
Newberg	OR	97132	3040 N Meridian St	Newberg	OR	97132
Newberg	OR	97132	3039 N Center St	Newberg	OR	97132
Newberg	OR	97132	3019 N Meridian St	Newberg	OR	97132
Newberg	OR	97132	3039 N Meridian St	Newberg	OR	97132
Tualatin	OR	97062	3000 N Burlington Dr	Newberg	OR	97132
Newberg	OR	97132	3001 N Center St	Newberg	OR	97132
Wilsonville	OR	97070	3001 N Burlington Dr	Newberg	OR	97132
Newberg	OR	97132	3000 N Meridian St	Newberg	OR	97132
Newberg	OR	97132	3033 N Ivy Dr	Newberg	OR	97132
Newberg	OR	97132	806 E Edgewood Dr	Newberg	OR	97132
Newberg	OR	97132	2919 N Burlington Dr	Newberg	OR	97132
Newberg	OR	97132	824 E Edgewood Dr	Newberg	OR	97132
Newberg	OR	97132	2920 N Burlington Dr	Newberg	OR	97132
Newberg	OR	97132	900 E Edgewood Dr	Newberg	OR	97132
Newberg	OR	97132	2929 N Center St	Newberg	OR	97132
Newberg	OR	97132	2920 N Winchester Dr	Newberg	OR	97132
Newberg	OR	97132	1102 E Edgewood Dr	Newberg	OR	97132
Newberg	OR	97132	2930 N Burlington Dr	Newberg	OR	97132
Newberg	OR	97132	3010 N Center St	Newberg	OR	97132
Newberg	OR	97132	3001 N Meridian St	Newberg	OR	97132
Newberg	OR	97132	929 E Henry Rd	Newberg	OR	97132
Newberg	OR	97132	816 E Henry Rd	Newberg	OR	97132
Newberg	OR	97132	822 E Henry Rd	Newberg	OR	97132
Newberg	OR	97132	801 E Henry Rd	Newberg	OR	97132
Newberg	OR	97132	709 E Henry Rd	Newberg	OR	97132
Newberg	OR	97132	908 E Edgewood Dr	Newberg	OR	97132
Vancouver	WA	98661	2715 N Arthur Ln	Newberg	OR	97132
Newberg	OR	97132	2709 N Arthur Ln	Newberg	OR	97132
Newberg	OR	97132	902 E Henry Rd	Newberg	OR	97132
Newberg	OR	97132	912 E Henry Rd	Newberg	OR	97132
Newberg	OR	97132	908 E Henry Rd	Newberg	OR	97132

R3207DA 00354	Rachel Edwards	2901 N Center St
R3207DA 00345	Dennis & Melissa Lemen	2900 N Burlington Dr
R3207DD 00302	Stephen & Shirley Lebeda	2700 N Arthur Ln
R3207DD 00405	Mark & Catherine Martin	2705 N Arthur Ln
R3207DD 00304	Aaron & Sarah Olson	2701 N Arthur Ln
R3207DA 00341	Michael Ellington	2901 N Burlington Dr
R3207DD 00702	Michael & Natalie Bochart	2705 N Meridian St
R3207DD 00707	Tammy Harper	817 N Zoe Ct
R3207DD 00703	Joseph Pemberton	2701 N Meridian St
R3207DD 00705	Jesse & Delia Edwards	821 N Zoe Ct
R3207DD 00704	Exxie Wechensky	901 E Dartmouth St
R3207DD 00190	Gayle Bingham	905 E Henry Rd
R3207DD 03000	Bryce Kurtz	919 E Henry Rd
R3207DD 00103	Cory Barnett	715 E Henry Rd
R3207DA 00347	John & Danae Moore	818 E Edgewood Dr
R3207DA 00353	Rodney Brummett	2919 N Center St
R3207DD 00108	Ellen Mcchesney	831 E Henry Rd
R3207DD 00104	Joseph & Leonora Wood	2830 N Burlington Dr
R3207DD 00191	Mary Ashcraft	913 E Henry Rd
R3207DD 00101	Chad & Kristen Tollefson	2830 N Winchester Dr
R3207DA 00301	Mary Ashcraft	913 E Henry Rd
R3207DD 00402	Brenda & John Braxmeyer	2809 N Arthur Ln
R3207DD 00401	Matthew & Megan Burg	2808 N Arthur Ln
R3207DD 00732	Jonah & Jennifer Harkema	2704 N Meridian St
R3207DD 00700	Richard & Charlene Lefebvre	2708 N Meridian St
R3207DD 00731	Kathryn Seelye	2700 N Meridian St
R3207DD 00203	Roger Allen	2715 N Meridian St
R3207DD 00701	V Kay & Scott Sunnes	2709 N Meridian St
R3207DD 00202	Ralph & Debra Alton	920 E Henry Rd
R3207DD 00204	Lawrence Moran & Elizabeth Bennett-Moran	2714 N Meridian St
R3207DD 00706	Daniela Hernandez & Sergio Hernandez-Soto	1907 N College St APT 11
R3208 03501	Chehalem Park And Recreation District	1802 E Haworth Ave
R3207DD 00708	Lawrence & Lucille Osborn	815 N Zoe Ct
R3208 04900	Aspen Way West Llc	3113 E Crestview Dr



500 ft Buffer

919 E Henry Rd, Newberg, OR 97132
 Report Generated: 4/13/2022



The present data and maps are intended for informational purposes only. Some information has been procured from third-party sources and has not been independently verified. Individual parts are owned by their respective copyright owners and not by First American. First American Title Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions.

Tax Report
Tax ID: 513058

4/13/2022 10:30AM

Yamhill County, OR:

Prop Addr: 919 E HENRY RD
NEWBERG, OR 97132-9138

Latest Listing ID: 6078432**County:** Yamhill**Carrier Rt:** R006**Owner Information:**

Owner Name: KURTZ BRYCE R
Owner Addr: 919 E HENRY RD
NEWBERG, OR 97132-9138

Phone:**Carrier Rt:** R006**Land Information:****Lot SqFt:** 5602**Acreage:** 0.13**Building Information:**

Year Built: 2002
Stories: 1
Living SF: 1380
Bldg SF Ind: LIVING
Bsmnt SF:
of Bldgs: 1
Bldg Code:
Fireplace:

Bedrooms:
Bathrooms: 2
Parking SF: 440
Garage: UNFINISHED ATTACHED
Mobile Home:
Foundation: CONCRETE
Heat Method: FORCED AIR
Floor Cover:
Roof Cover: COMPOSITION SHINGLE
Exterior Finish: MASONITE

Legal Information:

Alt Prop ID: R3207DD03000
Account Num: 513058
Map Code: 3S-2W-07-SE-SE
Township: 03S
Range: 02W
Section: 07
Qtr Section: SE
Legal Desc: TOWNSHIP 3S RANGE 2W SECTION 07 QTR D QQTR D TAXLOT 03000

16th Section: SE
Nbrhd Code: A26
School Dist: S.D. 29J-NEWBERG Prop
Class: SINGLE FAMILY RESIDENCE /
TOWNHOUSE

Land Use: SFR
Subdivision:

Census Tract: 301025014
Census Block:
Lot: 1
Zoning: R1/SP
Tax Area Code: 29.0
Tax Rate: 17.522

Sales Information:

Title Co: FIRST AMERICAN TITLE
Loan Type: CONVENTIONAL

Lender: OWNIT MTG SOLUTIONS INC
Loan Amt: \$256,000

Current Deed Type:
DEED OF TRUST
Current Sale Date:
11/29/2006
Current Sale Price:
\$320,000
Current Document No:
000000027448

Prior Deed Type:
DEED OF TRUST
Prior Sale Date:
7/31/2003
Prior Sale Price:
\$185,000
Prior Document No:
000000019559

Tax Information:

Tax Year: 2021
Tax Period: 21-22
Market Land: \$176,149
Market Impv: \$179,665
Market Total: \$355,814

Tax Amt: \$3,337.42
Assessed Land: \$0
Assessed Impv: \$0
Assessed Total: \$202,880



First American

First American Title Insurance Company

775 NE Evans Street

McMinnville, OR 97128

Phone: (503)376-7363 / Fax: (866)800-7294

PR: NWEST

Ofc: 1039 (3917)

Final Invoice

To: Tahnee Peterson
12655 SW North Dakota Street
Tigard, OR 97223

Invoice No.: 3917 - 103914371

Date: 04/19/2022

Our File No.: 1039-3930892

Title Officer: Clayton Carter

Escrow Officer:

Customer ID: RA1020770

Attention:

Your Ref.:

Liability Amounts

RE: Property:
919 Henry Road, Newberg, OR 97132

Buyers:

Sellers: Bryce Kurtz, Kurtz

Description of Charge	Invoice Amount
Report: Lot Book	\$300.00

INVOICE TOTAL

\$300.00

Comments:

Thank you for your business!

To assure proper credit, please send a copy of this Invoice and Payment to:

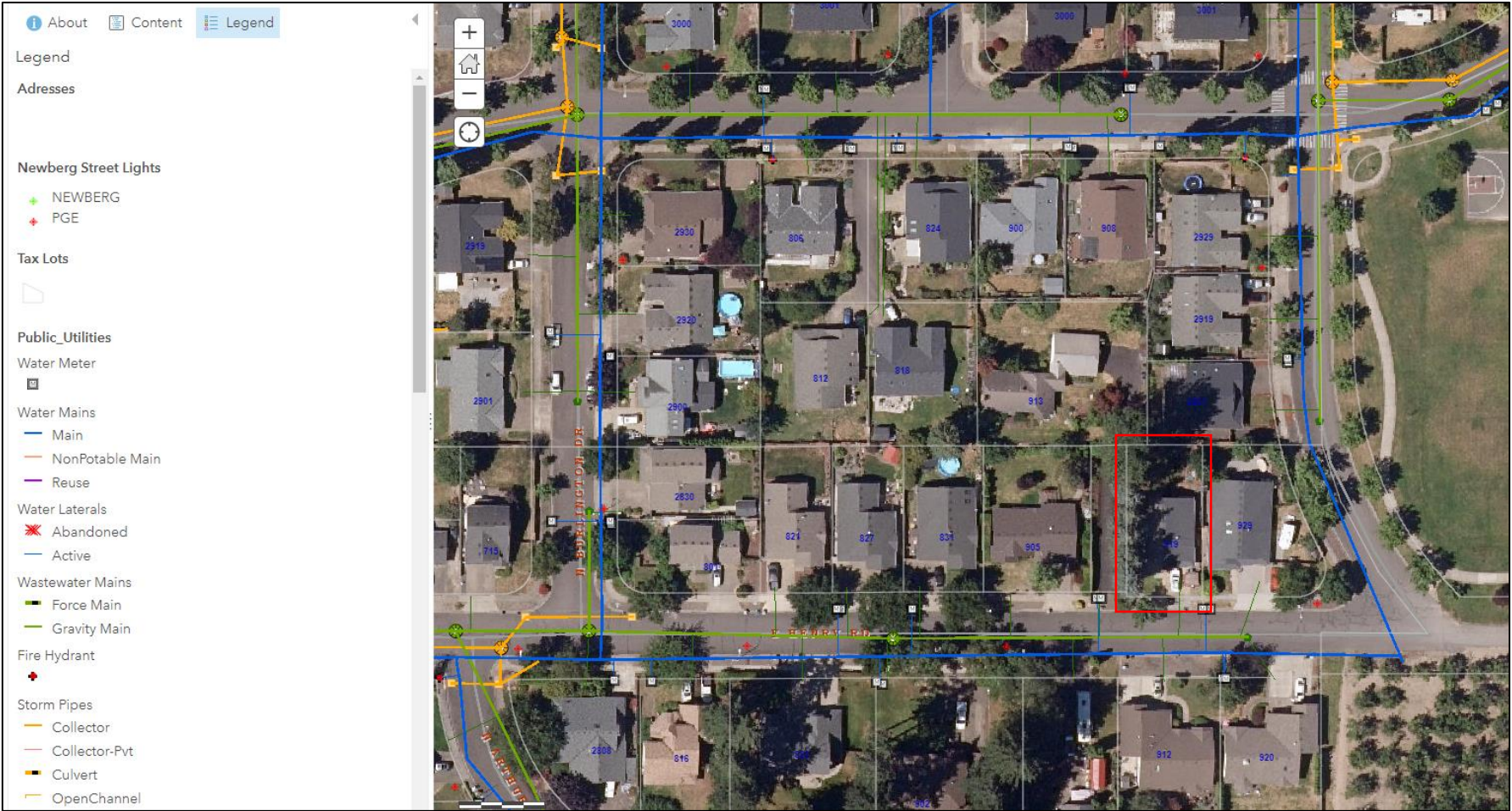
Attention: Accounts Receivable Department

To pay electronically, go to www.versapay.com/firstam, or mail check to PO Box 31001-2281

Pasadena, CA 91110-2281







Attachment 2: Agency Comments



COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

REFERRAL TO: Building Official: Brooks Bateman

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: June 29, 2022. Please refer questions and comments to Sam Gudmestad.

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

APPLICANT: Bryce R Kurtz
REQUEST: Conditional Use approval for Vacation Rental
SITE ADDRESS: 919 E Henry Rd
LOCATION: N/A
TAX LOT: R3207DD 03000
FILE NO: CUP22-0007
ZONE: R-1 (Low Density Residential)/ SP(Specific Plan Subdistrict)
HEARING DATE: N/A



The Information is attached

- 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:

6-10-22

 Date:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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TAX LOT: R3207DD 03000
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ZONE: R-1 (Low Density Residential)/ SP(Specific Plan Subdistrict)
HEARING DATE: N/A



Project Information is Attached

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- Reviewed; recommend denial for the following reasons:
- Require additional information to review. (Please list information required)
- Meeting requested.
- Comments. (Attach additional pages as needed)

Digitally signed by Will
DN: c=US, ou=Worthey, o=City of Newberg, cn=Will
E=will.worthey@newbergoregon.gov
Reason: I am the author of this document
Location: your signing location here
Date: 2022.06.14 14:44:16-0700
Foxit PhantomPDF Version: 10.1.7

6/14/22

Reviewed By:

Date:

Will Worthey CM

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

REFERRAL TO: Community Development Director: Doug Rux

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: June 29, 2022. Please refer questions and comments to Sam Gudmestad.

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APPLICANT: Bryce R Kurtz
REQUEST: Conditional Use approval for Vacation Rental
SITE ADDRESS: 919 E Henry Rd
LOCATION: N/A
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ZONE: R-1 (Low Density Residential)/ SP(Specific Plan Subdistrict)
HEARING DATE: N/A



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- Meeting requested.
- Comments. (Attach additional pages as needed)

Doug Rux
Reviewed By:

6/15/22
Date:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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APPLICANT: Bryce R Kurtz
REQUEST: Conditional Use approval for Vacation Rental
SITE ADDRESS: 919 E Henry Rd
LOCATION: N/A
TAX LOT: R3207DD 03000
FILE NO: CUP22-0007
ZONE: R-1 (Low Density Residential)/ SP(Specific Plan Subdistrict)
HEARING DATE: N/A

Project Information is Attached



- Reviewed, no conflict.
- Reviewed; recommend denial for the following reasons:
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- Meeting requested.
- Comments. (Attach additional pages as needed)

Brett Musick

Reviewed By:

CON PW-Engineering

Organization:

6/24/22

Date:

Fe Bates

From: Barbara Davis
Sent: Tuesday, June 14, 2022 1:52 PM
To: Fe Bates
Cc: Sam Gudmestad
Subject: RE: City of Newberg Community Development Land Use Application Referral-CUP22-0007

No City liens on file

From: Fe Bates <Fe.Bates@newbergoregon.gov>
Sent: Tuesday, June 14, 2022 12:50 PM
Cc: Fe Bates <Fe.Bates@newbergoregon.gov>; Sam Gudmestad <Sam.Gudmestad@newbergoregon.gov>
Subject: City of Newberg Community Development Land Use Application Referral- CUP22-0007

Good Day,

I am sending you a Land Use Application Referral sheet for a project proposal that was submitted to the City of Newberg.

Please fill out the attached Referral Sign Off sheet and email it back no later than **June 29, 2022** to Planning@newbergoregon.gov .

Please reach out if you have any questions.

Thank you,

Fe Bates
Office Assistant II
City of Newberg
City Hall: 503-537-1240
Direct: 503-554-7788





COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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APPLICANT: Bryce R Kurtz
REQUEST: Conditional Use approval for Vacation Rental
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LOCATION: N/A
TAX LOT: R3207DD 03000
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ZONE: R-1 (Low Density Residential)/ SP(Specific Plan Subdistrict)
HEARING DATE: N/A



Project Information is Attached

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- Meeting requested.
- Comments. (Attach additional pages as needed)

Jeff Kosmicki
Digitally signed by Jeff Kosmicki
DN: CN=Jeff Kosmicki, E=jeff.kosmicki@newbergoregon.gov
Reason: I have reviewed this document
Location: your signing location here
Date: 2022.06.14 15:12:35-0700
Foxit PhantomPDF Version: 10.1.7

6/14/22

Reviewed By:

Jeff Kosmicki, Newberg-Dundee Police Department
Organization:

Date:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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ZONE: R-1 (Low Density Residential)/ SP(Specific Plan Subdistrict)
HEARING DATE: N/A



Project Information is Attached

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- Comments. (Attach additional pages as needed)

Russ Thomas
Digitally signed by Russ Thomas
DN: c=US, ou=Public Works Director, o=City of Newberg, cn=Russ Thomas,
email=russ.thomas@newbergoregon.gov
Reason: I am approving this document
Location: your signing location here
Date: 2022.06.14 15:31:41-0700
Foxit PhantomPDF Version: 10.1.7

6/14/22

Reviewed By:
Public Works Director, City of Newberg
Organization:

Date:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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: June 29,2022
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APPLICANT: Bryce R Kurtz
REQUEST: Conditional Use approval for Vacation Rental
SITE ADDRESS: 919 E Henry Rd
LOCATION: N/A
TAX LOT: R3207DD 03000
FILE NO: CUP22-0007
ZONE: R-1 (Low Density Residential)/ SP(Specific Plan Subdistrict)
HEARING DATE: N/A

RECEIVED

6/14/2022

batesf

Project Information is Attached

- 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:

6/14/22

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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APPLICANT: Bryce R Kurtz
REQUEST: Conditional Use approval for Vacation Rental
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LOCATION: N/A
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ZONE: R-1 (Low Density Residential)/ SP(Specific Plan Subdistrict)
HEARING DATE: N/A



Project Information is Attached

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- Reviewed; recommend denial for the following reasons:
- Require additional information to review. (Please list information required)
- Meeting requested.
- Comments. (Attach additional pages as needed)

Vance Barton

Reviewed By:

6/14/22

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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REQUEST: Conditional Use approval for Vacation Rental
SITE ADDRESS: 919 E Henry Rd
LOCATION: N/A
TAX LOT: R3207DD 03000
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ZONE: R-1 (Low Density Residential)/ SP(Specific Plan Subdistrict)
HEARING DATE: N/A



Project Information is Attached

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- Comments. (Attach additional pages as needed)

April Catan

Digitally signed by April Catan
DN: c=US, ou=Operations, o=City of Newberg, cn=April Catan,
E=april.catan@newbergoregon.gov
Reason: I am the author of this document
Location: your signing location here
Date: 2022.06.15 13:33:55-0700
Foxit PhantomPDF Version: 10.1.7

6/15/22

Reviewed By:

Date:

City of Newberg

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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LOCATION: N/A
TAX LOT: R3207DD 03000
FILE NO: CUP22-0007
ZONE: R-1 (Low Density Residential)/ SP(Specific Plan Subdistrict)
HEARING DATE: N/A

RECEIVED

6/14/2022

batesf

Project Information is Attached

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- Meeting requested.
- Comments. (Attach additional pages as needed)



Reviewed By: *Sam Gudmestad*

6/14/22

Date:

City of Newberg

Organization:



COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

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Please refer questions and comments to: Sam Gudmestad.

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APPLICANT: Bryce R Kurtz
REQUEST: Conditional Use approval for Vacation Rental
SITE ADDRESS: 919 E Henry Rd
LOCATION: N/A
TAX LOT: R3207DD 03000
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ZONE: R-1 (Low Density Residential)/ SP(Specific Plan Subdistrict)
HEARING DATE: N/A



Project Information is Attached

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- Meeting requested.
- Comments. (Attach additional pages as needed)



Reviewed By:

6/14/22
Date:

City of Newberg - Operations

Organization:



COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

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TAX LOT: R3207DD 03000
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ZONE: R-1 (Low Density Residential)/ SP(Specific Plan Subdistrict)
HEARING DATE: N/A



Project Information is Attached

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- Meeting requested.
- Comments. (Attach additional pages as needed)



Reviewed By:

Zipty Fiber

Organization:

6/16/22

Date:

Attachment 3: Public Comments

To the City of Newberg.

For the address of 919 E Henry RD. for Bryce Kurtz.

My Husband & I just bought our first home in this neighborhood.

We love this neighborhood because it is quiet & very well kept.

We are against having any rentals in this area because of them not being well kept & we all love knowing everyone on the street we all look after each other. I don't like the idea because with it being a rental & random people coming & going it's going to be hard for all the close neighbors to watch out for each other & normally if their vacation rentals there maybe noise disturbance & might bring vandalism in to the neighborhood.

We disagree with this owner request at this time

- Cheyenne & Ryan Weese
at 821 E Henry RD