

TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)



File #: CUP22-0008

TYPES – PLEASE CHECK ONE:

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

APPLICANT INFORMATION:

APPLICANT: Julie & Steve Fugate
 ADDRESS: 20178 SW Bramblewood Ln, Sherwood OR 97140
 EMAIL ADDRESS: juliefugate@gmail.com
 PHONE: _____ MOBILE: 503-522-1900 FAX: _____
 OWNER (if different from above): _____ PHONE: _____
 ADDRESS: _____
 ENGINEER/SURVEYOR: _____ PHONE: _____
 ADDRESS: _____

GENERAL INFORMATION:

PROJECT NAME: Wine Country Modern PROJECT LOCATION: 1506 E 1st st. Newberg OR 97132
 PROJECT DESCRIPTION/USE: Vacation Rental
 MAP/TAX LOT NO. (i.e. 3200AB-400): R3220BA 02306 ZONE: R2 SITE SIZE: _____ SQ. FT. ACRE
 COMP PLAN DESIGNATION: _____ TOPOGRAPHY: Flat
 CURRENT USE: Single family residential
 SURROUNDING USES:
 NORTH: Commerical grocery and gas station SOUTH: residential
 EAST: Residential WEST: residential

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:

Annexationp. 15
 Comprehensive Plan / Zoning Map Amendment (site specific)p. 19
 Conditional Use Permitp. 21
 Historic Landmark Modification/Alterationp. 23
 Planned Unit Developmentp.26

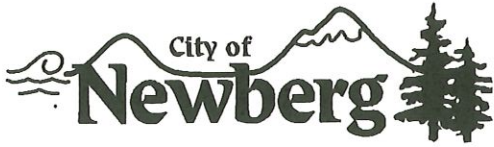
The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

Steve Fugate 5-5-22
 Applicant Signature Date

Julie Fugate 5/5/22
 Owner Signature Date

Steve Fugate
 Print Name

Julie Fugate
 Print Name



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 CONDITIONAL USE PERMIT IN YOUR NEIGHBORHOOD

A property owner in your neighborhood submitted an application to the City of Newberg to operate a short-term rental on the subject property. You are invited to take part in the City's review of this project by sending in your written comments. You also may request that the Planning Commission hold a hearing on the application. For more details about giving comments, please see the back of this sheet.

The development would include a short-term rental with a limit on occupancy to six adults and prohibiting smoking, events or parties. Quiet hours after 9pm. No street parking allowed. No changes to the existing structure or site – and to retain an appearance and consistency with the current neighborhood.

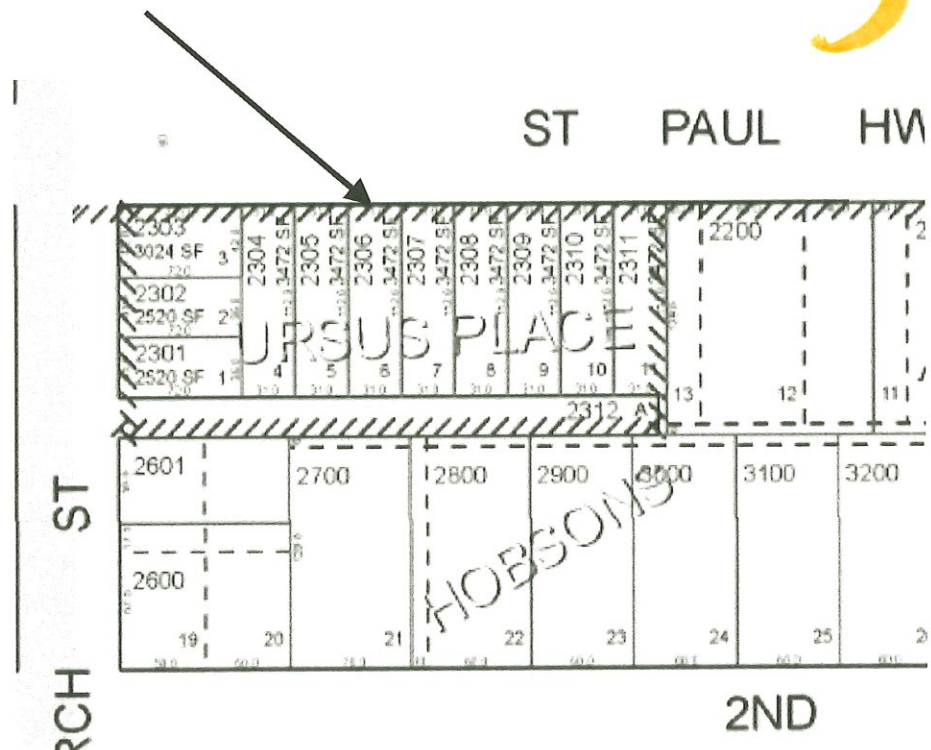
APPLICANT: *Steve & Julie Fugate*
TELEPHONE: *503-522-1900*

PROPERTY OWNER: *Steve & Julie Fugate*

LOCATION: *1506 E. 1st Street, Newberg, OR 97132*

TAX LOT NUMBER: *Yamhill County Tax Map and Lot Number 3220BA 02306*

Sample



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 also may 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 No. XX **(City staff will give you the file number for
City of Newberg your project at the time of application)**
Community Development Department
PO Box 970
Newberg, OR 97132

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 preliminary subdivision plan approval are found in Newberg Development Code 15.235.060(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 503-537-1240.

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: ***Date notice is mailed***

Sample

478174
R3220BA00301
George Fox University
Attn: Finance 414 N Meridian St Box
602
Newberg OR 97132

515878
R3220BB00101
George Fox University
414 N Meridian St
Newberg OR 97132

56806
R3220BA00200
M & L Douglas LLC
11500 NE Anna Dr
Newberg OR 97132

56842
R3220BA00500
Harold Medici
28005 NE Bell Rd
Newberg OR 97132

56931
R3220BA00800
Pacific Resources Associates LLC
15350 SW Sequoia Pkwy No 300
Portland OR 97224

57100
R3220BA01900
Joseph Willard
PO Box 1113
Sherwood OR 97140

57208
R3220BA02200
Richard Taylor
3920 SW Condor St
Portland OR 97201

57422
R3220BA02700
Joshua Allan
1509 E 2nd St
Newberg OR 97132

57538
R3220BA03000
Simonne Soudan
1521 E 2nd St
Newberg OR 97132

57583
R3220BA03300
David Charlton
13905 NE Quarry Rd
Newberg OR 97132

478977
R3220BA00401
George Fox University
Attn: Finance 414 N Meridian St Box
602
Newberg OR 97132

515902
R3220BA04401
John Laney III
1524 E 2nd St
Newberg OR 97132

56815
R3220BA00300
George Fox University
Attn: Finance 414 N Meridian St Box
602
Newberg OR 97132

56879
R3220BA00600
Circle K Stores Inc
255 E Rincon St Ste 100
Corona CA 92879

56959
R3220BA00900
Newberg City Of
535 NE 5th St
McMinnville OR 97128

57137
R3220BA02000
McBride Insurance Agency Inc
1548 E 1st St
Newberg OR 97132

57351
R3220BA02600
Crystal Lott-Perkins
114 S Church St
Newberg OR 97132

57468
R3220BA02800
Wesley Hall
1517 E 2nd St
Newberg OR 97132

57547
R3220BA03100
Cheryl Zick
1523 E 2nd St
Newberg OR 97132

57592
R3220BA03400
Emily Alimonos
1545 E 2nd St
Newberg OR 97132

495823
R3220BA05601
Mandy Kimmel
1531 E 3rd St
Newberg OR 97132

558874
R3220BB05201
Timothy Ashcroft
Attn: Aa Property Mgmt 3120 NW
Spencer S
Portland OR 97229

56824
R3220BA00400
George Fox University
Attn: Finance 414 N Meridian St Box
602
Newberg OR 97132

56904
R3220BA00700
Pacific Resources Associates LLC
15350 SW Sequoia Pkwy No 300
Portland OR 97224

57075
R3220BA01600
Portland Road Properties LLC
C/O Starpoint Properties 433 N
Camden Dr
Beverly Hills CA 90210

57173
R3220BA02100
Morse Family 1996 Rev Trust
5808 SW Multnomah Blvd
Portland OR 97219

57397
R3220BA02601
Jose Rivera
110 Church St
Newberg OR 97132

57529
R3220BA02900
Sandra Jordan
1519 E 2nd St
Newberg OR 97132

57565
R3220BA03200
Lynn Seward
1525 E 2nd St
Newberg OR 97132

57618
R3220BA03401
Jeffrey Culp
1549 E 2nd St
Newberg OR 97132

57627
R3220BA03500
Leslie Hall
1553 E 2nd St
Newberg OR 97132

57743
R3220BA04300
Adam Perez
4205 NE Riverside Lp
McMinnville OR 97128

57805
R3220BA04600
Donald Paolo
1516 E 2nd St
Newberg OR 97132

57985
R3220BA04900
Matthew Ashcraft
1504 E 2nd St
Newberg OR 97132

58029
R3220BA05200
Paul Riccardi II
214 Church St
Newberg OR 97132

58109
R3220BA05500
Paul Jellum
15925 NE Chehalem Dr
Newberg OR 97132

59340
R3220BB03800
Newberg City Of
PO Box 970
Newberg OR 97132

59411
R3220BB04100
Douglas Baisley
1400 E 1st St
Newberg OR 97132

59698
R3220BB05000
Diane Wright
114 Parkview Dr
Newberg OR 97132

60524
R3220BB05300
Andrew Dufour
109 Church St
Newberg OR 97132

57716
R3220BA04100
Robert Wegner
1544 E 2nd St
Newberg OR 97132

57761
R3220BA04400
Pamela Geary
1522 E 2nd St
Newberg OR 97132

57949
R3220BA04700
Gerald Brickel
1512 E 2nd St
Newberg OR 97132

58001
R3220BA05000
Aberum Fouhy
1500 E 2nd St
Newberg OR 97132

58056
R3220BA05300
Vincent Smith
1511 E 3rd St
Newberg OR 97132

58136
R3220BA05600
Derrick Small
1535 E 3rd St
Newberg OR 97132

59368
R3220BB03900
David Randall
1412 E 1st St
Newberg OR 97132

59420
R3220BB04200
John Kubitz
1318 E 1st St
Newberg OR 97132

59714
R3220BB05100
Brent Wessels
1315 E 2nd St
Newberg OR 97132

60533
R3220BB05400
Asiha Massey
113 S Church St
Newberg OR 97132

57725
R3220BA04200
Karen Williams
1530 E 2nd St
Newberg OR 97132

57789
R3220BA04500
Danny Dawson
690 SW 173rd Ave
Beaverton OR 97006

57958
R3220BA04800
Tananda Queck
1508 E 2nd St
Newberg OR 97132

58010
R3220BA05100
Loretta Hubbell
210 Church St
Newberg OR 97132

58074
R3220BA05400
Joan Rockwell
1515 E 3rd St
Newberg OR 97132

58154
R3220BA05700
Lopez Escobar
1543 E 3rd St
Newberg OR 97132

59386
R3220BB04000
Abraham Salazar
400 Lavender St
Silverton OR 97381

59448
R3220BB04300
Parkview Place Properties LLC
3300 Morris St
Newberg OR 97132

60249
R3220BB05200
Timothy Ashcroft
3120 NW Spencer St
Portland OR 97229

60542
R3220BB05500
Nathan West
115 S Church St
Newberg OR 97132

60588
R3220BB05800
Angela Stutzman
1318 E 2nd St
Newberg OR 97132

60622
R3220BB06300
Amo LLC
PO Box 3471
Portland OR 97208

708862
R3220BA02303
Heinrich Sohler
102 S Church St
Newberg OR 97132

708870
R3220BA02307
Deborah Quinoa
1508 E 1st St
Newberg OR 97132

708876
R3220BA02310
Stephanie Carpenter
1514 E 1st St
Newberg OR 97132

60604
R3220BB06000
Ronald Peterson
1410 E 2nd St
Newberg OR 97132

708858
R3220BA02301
Julie Fugate
PO Box 412
Sherwood OR 97140

708864
R3220BA02304
Tai Harden
1502 E 1st St
Newberg OR 97132

708872
R3220BA02308
Julie Fugate
PO Box 412
Sherwood OR 97140

708878
R3220BA02311
Cindy Stetson
1516 E 1st St
Newberg OR 97132

60613
R3220BB06100
Kipling Group LLC The
Attn: Stephen J Tully 4165 E
Thousand O
Westlake Village CA 91362

708860
R3220BA02302
Julie Fugate
PO Box 412
Sherwood OR 97140

708866
R3220BA02305
Sharon Walker
5007 Longest Dr
Newberg OR 97132

708874
R3220BA02309
Tassy Davis
PO Box 160
Forest Grove OR 97116

708880
R3220BA02312
Den Of Newberg LLC
5105 SW 45th Ave Ste 201
Portland OR 97221



Fidelity National Title
Company of Oregon

900 SW 5th Avenue
(503)796-6616

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Julie Fugate
20178 SW Bramblewood Lane
Sherwood, OR 97140

Customer Ref.: Fugate
Order No.: WAPR2203423PSR
Effective Date: April 29, 2022 at 08:00 AM
Charge: \$200.00

The information contained in this report is furnished by Fidelity National Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Steven P. Fugate and Julie F. Fugate, as tenants by the entirety

Premises. The Property is:

(a) Street Address:

1506 E 1st Street, Newberg, OR 97132

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

1. Unrecorded municipal, county or service district liens, if any.
2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 9, 1940
Recording No: Book 17, Page 63
3. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance No. 93-2367.

Recording Date: December 13, 1993
Recording No.: Film Volume 299, Page 1279
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Oregon II, Inc.
Purpose: Broadband communications system
Recording Date: May 2, 2016
Recording No: 201606226
Affects: Reference is hereby made to said document for full particulars
5. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Ursus Place
Recording Date: July 26, 2017
Recording No: 201711987
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Utilities
Affects: North 10 feet
7. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$255,250.00
Dated: August 24, 2020
Trustor/Grantor: Steven P. Fugate and Julie F. Fugate, as tenants by the entirety

Fidelity National Title Company of Oregon
Order No. WAPR2203423PSR

Trustee: Fidelity National Title
Beneficiary: Mortgage Electronic Registration Systems, Inc. as nominee for Synergy One Lending, Inc.
Loan No.: 2007S1L36356/ Min No. 1015466-0000267351-9
Recording Date: August 28, 2020
Recording No.: 202015209

NOTE: Based on recitals in the trust deed or an assignment of the trust deed, it appeared that Synergy One Lending, Inc. was the then owner of the indebtedness secured by the trust deed. It may be possible, for a MERS trust deed, to obtain information regarding the current owner of the indebtedness and the servicer, if any, by contacting MERS at 888-679-6377 or through the MERS website.

ADDITIONAL/REQUIREMENTS AND NOTES:

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2021-2022
Amount: \$4,110.05
Levy Code: 29.0
Account No.: 708868
Map No.: R3220BA 02306

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

Note A: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Steven P. Fugate and Julie F. Fugate

DOCUMENTS FOR RECORDING SHOULD BE SENT TO:

Fidelity National Title Company of Oregon
900 SW Fifth Avenue - Mezzanine Level
Portland, OR 97204
PH (503) 796-6628 FAX (503) 229-0615

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Pam Gomes
503-796-6616
Pam.Gomes@fnf.com

Fidelity National Title Company of Oregon
900 SW 5th Avenue
Portland, OR 97204

EXHIBIT "A"
Legal Description

Lot 6, URSUS PLACE, in the City of Newberg, County of Yamhill and State of Oregon, according to the plat thereof, recorded July 26, 2017, as Instrument No. 201711987, Deed and Mortgage Records of Yamhill County, Oregon.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

Wine Country Modern

1506 E 1st Street

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 (STR) while owners are not in the residence.
 - 1. The proposed STR is a SFR that was built in 2018 in the newer Ursus Place subdivision.
 - 2. The house is a 2-story 3 bedroom single family residence on a 3472sf lot. It has a direct neighbor to the east and west. To the north is a gas station and grocery store. To the south is a direct neighbor.
 - 3. The property has a 2-car garage and 2 car parking in the driveway
- B. The location, design and site of this proposed STR will not generate any more traffic than long-term residents would living full time in the home.
- C. The proposed STR use will be consistent with ORD. 2451, 12-2-96. Code 2001 c 151.210

City of Newberg Municipal code 15.445.300 – 15.445-350

15.445.300 – Application and purpose.

1506 E. 1st street is a single family home that will be available, advertised or listed by an agent as available for rent for occupancy for periods of less than 30 days.

15.445.310 Where Allowed.

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

15.445.320 – Registration Required

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

15.445.330 – Standards.

- A. Provide a minimum of 2 parking spaces – There are 2 spaces in the garage and 2 spaces in the driveway.
- B. Provide regular refuse pick up – This is a service currently set up Waste Management for trash, recycling and yard debris.
- C. Occupancy – The SFR has 3 conforming bedrooms so the occupancy limit will be set at 6 people.
- D. Premises – This STR will not allow the use of occupied recreational vehicles, trailers, tents or temporary shelters during the rental occupancy.

15.445.340 Registration Posting.

This STR will have a vacation rental home registration adjacent to the entry door with 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 (6)
- D. The standards for the rental occupancy.
- E. The solid waste collection day.

15.445.350 – Complaints and revocation of registration

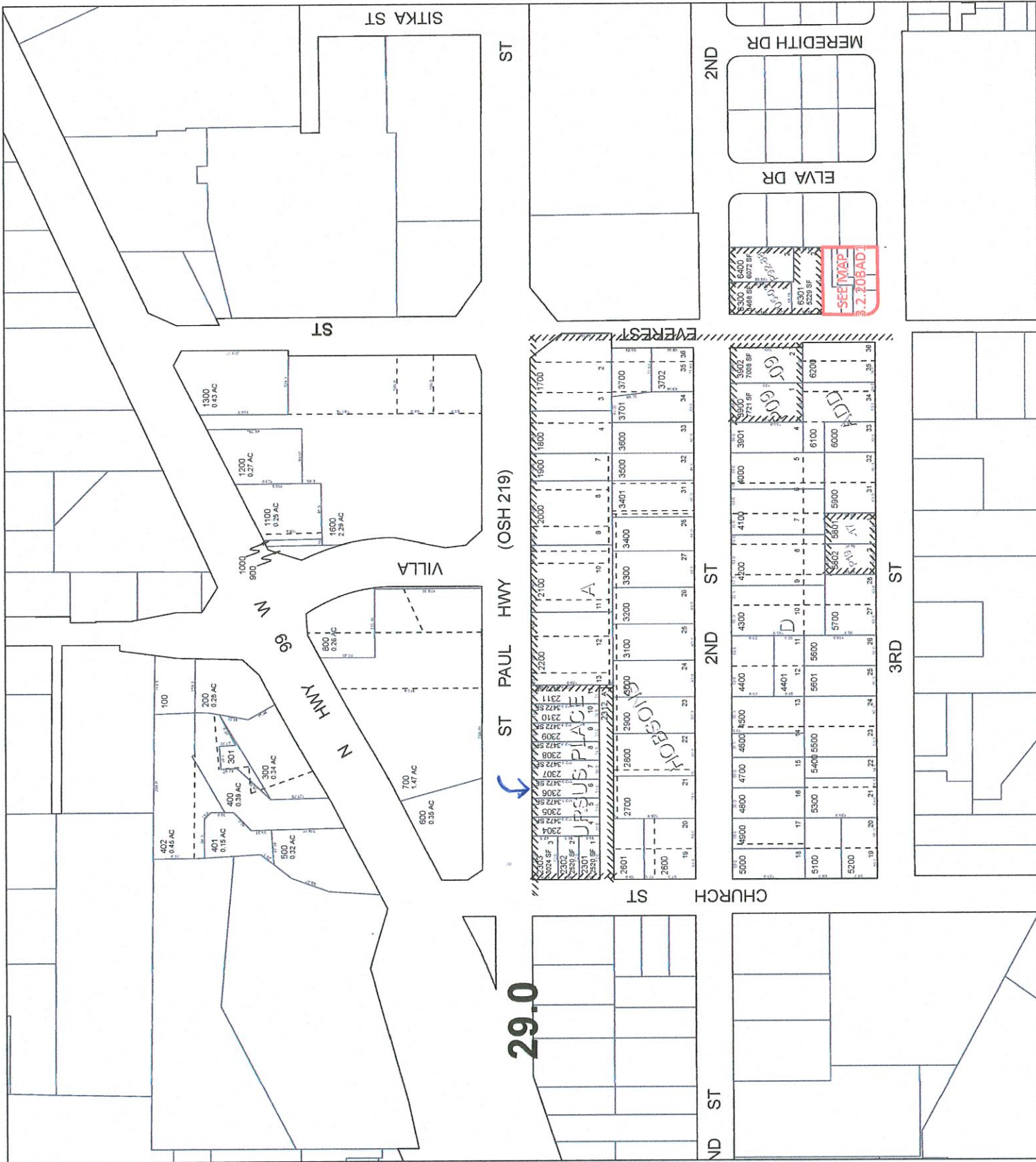
Owner is fully aware and understand the above code and will make every effort to follow up with all complaints.





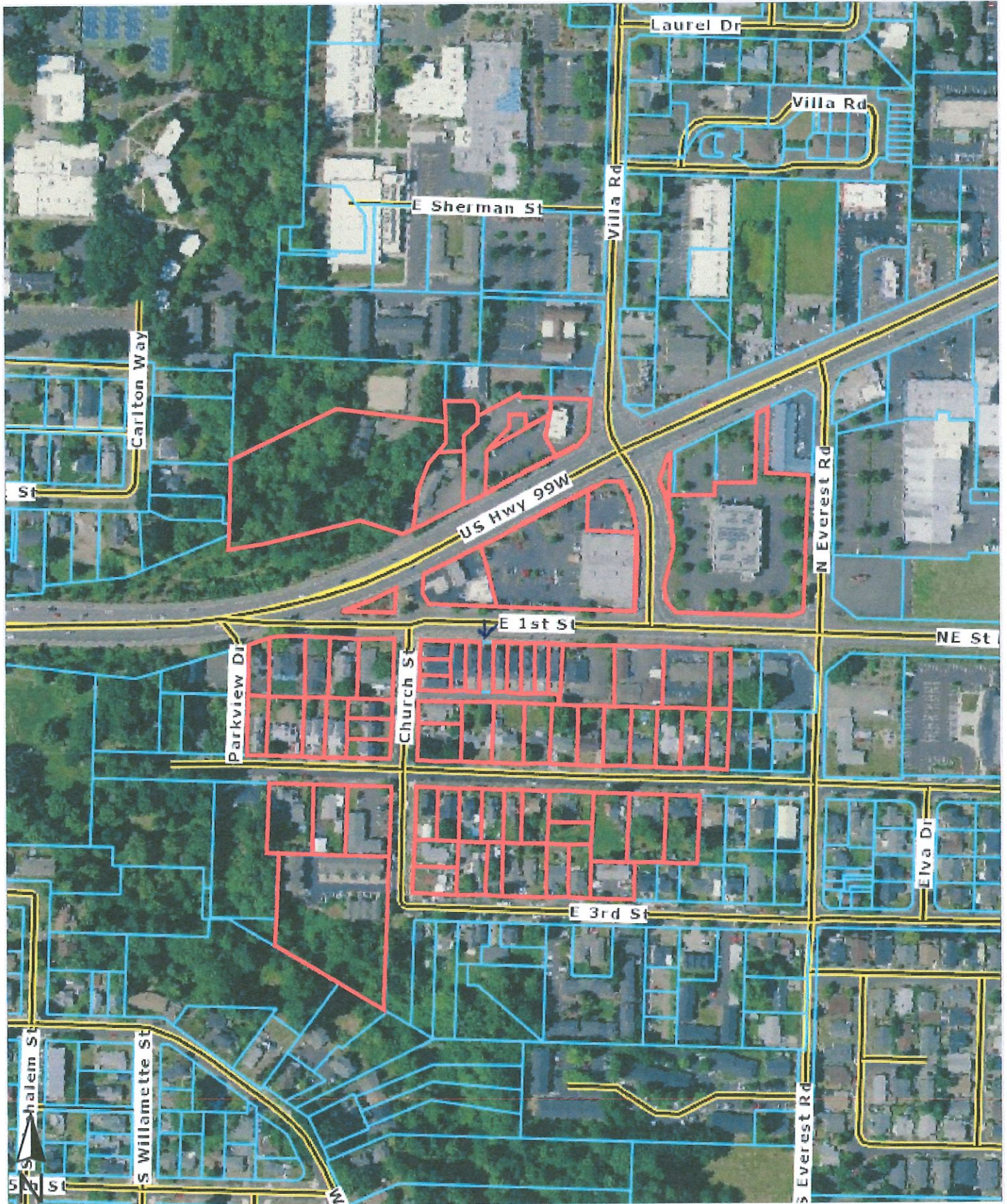
ASSESSMENT & TAX
CARTOGRAPHY

N.E. 1/4 N.W. 1/4 SEC. 20 T. 3S. R. 2W. W.M.
YAMHILL COUNTY OREGON
1" = 100'



CANCELLED TAXLOTS:
3600
1500
1400
2300
2400
2500
5800

SEE MAP
3.2.20BAD



1506 E 1st St - 500ft Radius

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.