

PLANNING COMMISSION STAFF REPORT
VACATION RENTAL CONDITIONAL USE PERMIT
700 E Sheridan Street

HEARING DATE: January 12, 2023

FILE NO: CUP22-0014

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

LOCATION: 700 E Sheridan Street

TAX LOT: R3219AA 01900

APPLICANT/OWNER: Kaydi Paxman

ZONE: R-2 (Medium Density Residential)

PLAN DISTRICT: MDR (Medium Density Residential)

ATTACHMENTS:

Planning Commission Order 2023-02 with:

Exhibit A: Findings

Exhibit B: Conditions of Approval

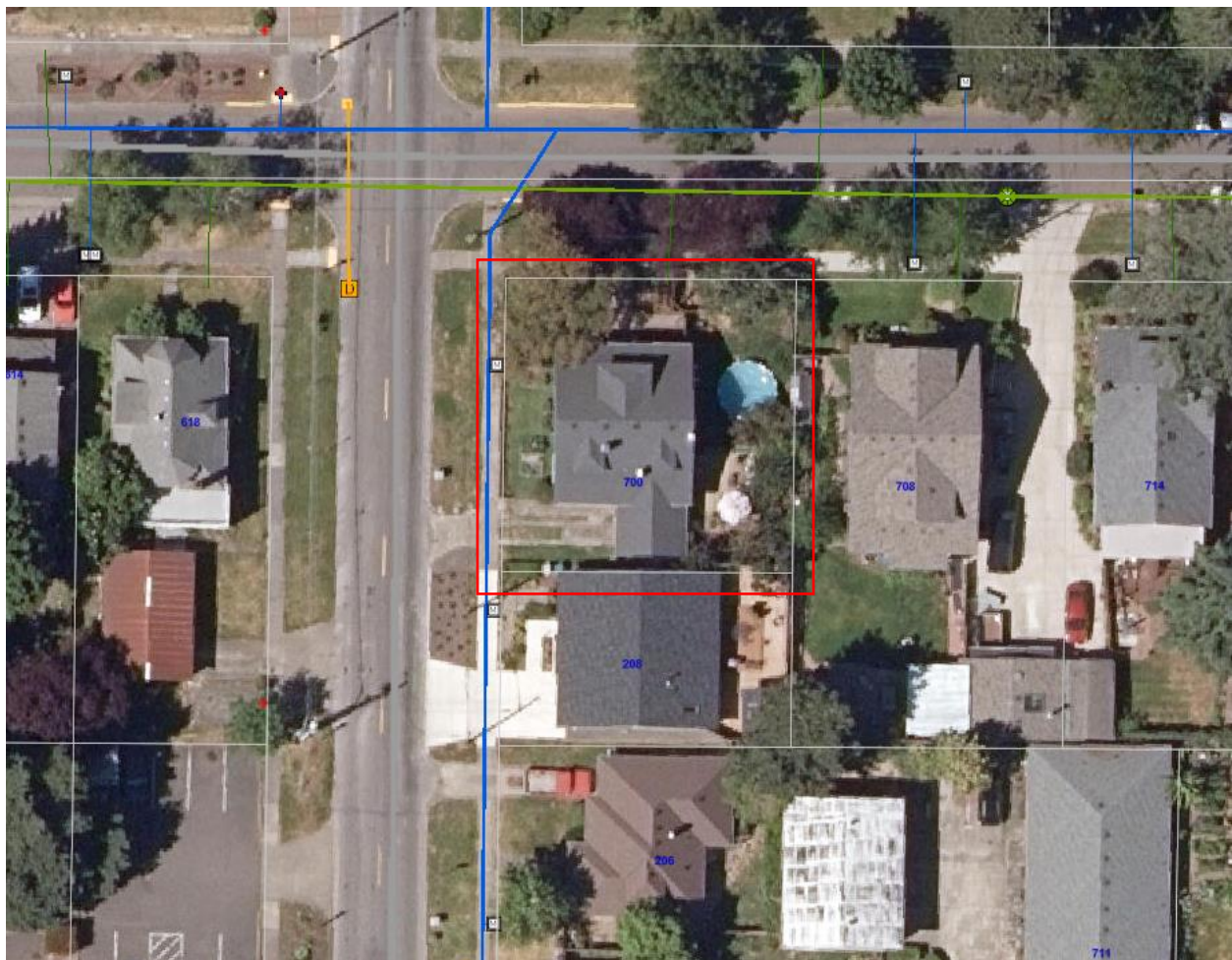
Attachment 1: Application

Attachment 2: Agency Comments

Attachment 3: Public Comments

A. DESCRIPTION OF APPLICATION: The applicant is requesting Conditional Use Permit (CUP) approval to use an existing four-bedroom home as a vacation rental located at 700 E Sheridan Street. 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 for use by short-term tenants. The application has enforced quiet hours. Guest bookings, house cleaning, and yard maintenance will be managed by iTrip vacations. The subject property is zoned R-2 (Medium Density Residential). Attachment 1 contains the submitted application.

B. LOCATION: 700 E Sheridan Street



C. SITE INFORMATION:

1. Location: 700 E Sheridan Street
2. Total Lot Size: 5,649 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-2 (Medium Density Residential)
 - b. South: R-2 (Medium Density Residential)
 - c. East: R-2 (Medium Density Residential)
 - d. West: R-2 (Medium Density Residential)
8. Access and Transportation: Access to the vacation rental will occur via N College Street. N College Street is classified as a minor arterial in the City's Interactive Planning Map. N College Street is a paved road.
9. Utilities:

Water: The City's GIS illustrates a 2-inch water main in the N College Street right-of-way with an existing service lateral to the property.

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

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

Overhead Lines: The property is served by overhead power 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:

- 11/30/22: The Community Development Director deemed the application complete.
- 12/14/22: The applicant mailed notice to the property owners within 500 feet of the site.
- 12/14/22: The applicant posted notice on the site.
- 12/28/22: The *Newberg Graphic* published notice of the Planning Commission hearing and notice was posted in four public places.
- 01/12/23: 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):

1. Building Official: Reviewed, no conflict
2. City Manager: Reviewed, no conflict
3. Community Development Director: Reviewed, no conflict
4. Finance: Reviewed, no conflict
5. Police: Reviewed, no conflict
6. Director of Public Works: Reviewed, no conflict
7. Public Works Maintenance Superintendent: Reviewed, no conflict
8. Public Works Wastewater: Reviewed, no conflict
9. Engineering: Reviewed, no conflict
10. Newberg Waste Management: Reviewed, no conflict.

11. Zply Fiber: Reviewed, no conflict.

F. PUBLIC COMMENTS: As of the writing of this report, the City has received no public comments on this proposal.

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 in the house is eight (8) based on the current four 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 2023-02, which approves the requested conditional use permit with the attached conditions of approval in Exhibit “B”.



PLANNING COMMISSION ORDER 2023-02

**AN ORDER APPROVING CONDITIONAL USE PERMIT CUP22-0013 FOR A
VACATION RENTAL HOME AT 700 E SHERIDAN STREET, YAMHILL
COUNTY TAX LOT R3219AA 01900**

RECITALS

1. Kaydi Paxman applied for a conditional use permit for a vacation rental home at 700 E Sheridan Street, Yamhill County Tax Lot R3219AA 01900.
2. After proper notice, the Newberg Planning Commission held a public hearing on January 12, 2023, 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 CUP22-0014 is hereby approved, subject to the conditions contained in Exhibit “B”. Exhibit “B” is hereby adopted and by this reference incorporated.
2. The findings shown in Exhibit “A” are hereby adopted. Exhibit “A” is hereby adopted and by this reference incorporated.
3. This order shall be effective on January 27, 2023, 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 12th day of January 2023.

ATTEST:

Planning Commission Chair

Planning Commission Secretary

List of Exhibits:

Exhibit “A”: Findings

Exhibit “B”: Conditions of Approval

**Exhibit “A” to Planning Commission Order 2023-02
Findings – File CUP22-0014
Vacation Rental at 700 E Sheridan Street**

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

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

Finding: The vacation rental would be in an existing four-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. Bookings, house cleaning, and yard maintenance will be done by iTrip Vacations.

The proposed vacation rental use is similar to a regular residential use in design and operating characteristics. The home has four bedrooms so a maximum of eight renters would be allowed to occupy the home. Two off-street parking spaces are provided in the driveway. Single-family R-2 zoned properties are located to the north, south, west, and east of the subject property. The subject property is zoned R-2. 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 one block to the south. 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-2. The table below is an excerpt from Chapter 15.305 of the NMC, which states vacation rental homes are permitted as a conditional use in the R-2 zone. The owner has applied for conditional use permit approval for the proposed vacation rental home. The structure was previously approved for occupancy as a single-family dwelling unit.

<u>Use</u>	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3
<u>Vacation rental home</u>	C	C	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 four-bedroom single-family dwelling. There are two off-street parking spaces available in the existing driveway. The

applicant will be responsible for providing for regular refuse collection and has indicated that service is currently set up for Wednesday. 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 eight (8). 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: Kaydi Paxman

Phone Number: (503) 956-4279

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

Max Number of Guests: Eight (8)

Trash Pick-Up Day: Wednesday

City of Newberg Vacation Rental Standards:

- Each vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants.
- The applicant shall provide for regular refuse collection.
- The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of 8 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 2023-02
Conditions of Approval – File CUP22-0014
Vacation Rental Home at 700 E Sheridan Street**

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

1. **Transient Lodging Tax:** Prior to the use of the home as a vacation rental the owner or applicant will be required to register the vacation rental home with the City 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: Kaydi Paxman

Phone Number: (503) 956-4279

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

Max Number of Guests: Eight (8)

Trash Pick-Up Day: Wednesday

City of Newberg Vacation Rental Standards:

- Each vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants.
- The applicant shall provide for regular refuse collection.
- The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of 8 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 #: CUP22-0014

TYPES – PLEASE CHECK ONE:

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

APPLICANT INFORMATION:

APPLICANT: Kaydi Paxman
 ADDRESS: 3034 E Presidio St. Mesa, AZ 85213
 EMAIL ADDRESS: kaydirae@gmail.com
 PHONE: (503) 956-4279 MOBILE: _____ FAX: _____
 OWNER (if different from above): _____ PHONE: _____
 ADDRESS: _____
 ENGINEER/SURVEYOR: _____ PHONE: _____
 ADDRESS: _____

GENERAL INFORMATION:

PROJECT NAME: _____ PROJECT LOCATION: 700 E Sheridan St. Newberg, OR
 PROJECT DESCRIPTION/USE: Conditional Use for short-term rental
 MAP/TAX LOT NO. (i.e. 3200AB-400): _____ ZONE: R2 SITE SIZE: _____ SQ. FT. ACRE
 COMP PLAN DESIGNATION: _____ TOPOGRAPHY: _____
 CURRENT USE: Single family home
 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

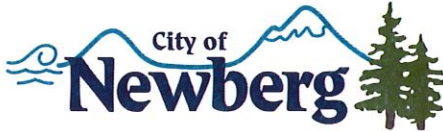
The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application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

Kaydi Paxman 10/25/22
 Applicant Signature Date

Kaydi Paxman 10/25/22
 Owner Signature Date

Kaydi Paxman
 Print Name

Kaydi Paxman
 Print Name



FILE #: _____

COMMUNITY DEVELOPMENT
PLANNING DIVISION
(503) 537-1240
planning@newbergoregon.gov

VACATION RENTALS CRITERIA APPLICATION

NOTE TO APPLICANTS - PROVIDE THIS INFORMATION WITH A TYPE II or TYPE III LAND USE APPLICATION AND A BUSINESS LICENSE APPLICATION.
For questions on this form, please contact the Planning Division at 503-537-1240 or email: planning@newbergoregon.gov.

SITE INFORMATION:

Address: 700 E Sheridan St. Newberg, OR 97132	
Applicant Name: Kaydi Paxman	
Mailing Address: 3034 E Presidio St.	State/Zip: Mesa, AZ 85213
Phone: 503-956-4279	Email: Kaydirae@gmail.com
This is a single-family house: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No House Type: _____	

FUTURE REQUIREMENTS:

Initial to commit to meeting these requirements if the vacation rental application is approved.

 KP I/we will register and pay the transient lodging tax each year.

 KP I/we will post the vacation rental home registration that contains the information listed in the Development Code in [15.445.340](#).

 KP I/we understand the complaint process and revocation of registration listed in the Development Code in [15.445.350](#).

GENERAL INFORMATION:

Provide a brief description of your proposed vacation rental including how it will be rented out.

This four-bedroom home will be rented to no more than eight guests on a short-term basis. Guest will be able to park in the two off-street parking spaces in the driveway. Guest will access the home through the front and back doors, both of which have key-code locks. Check-in time will be 4pm and check-out at 11am. Guests will have access to the back deck. There will be no smoking allowed both indoors and out. Quiet hours will be strictly enforced between 10pm and 7am. Guest bookings, house cleaning, and yard maintenance will all be professionally managed by iTrip Vacations.

VACATION RENTALS CRITERIA:

Provide a brief response to the criteria listed below from the Newberg Development Code in [15.445.330](#).

1. The vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants. Please state where those parking spaces will be located.

Two off-street parking spaces will be available in the driveway of the home

2. The applicant shall provide for regular refuse collection. Please state the location and collection day.

Location:Collegestreetoffofdriveway.Collectionday:Wednesday.

3. The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of 15 people. Please state how you'll meet this criterion.

There will be no more than two guests per bedroom in the home. The home has four bedrooms, so a max of eight guests will be allowed.

4. The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent or temporary shelter during the rental occupancy. Please state how you'll meet this criterion.

There will not be any occupied recreational vehicle, trailer, tent or temporary shelter during the rental occupancy.

CONDITIONAL USE CRITERIA:

Provide a brief response to the criteria listed below from the Newberg Development Code in [15.225.060](#).

1. The location, size, design and operating characteristics of the vacation rental 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 the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the use.

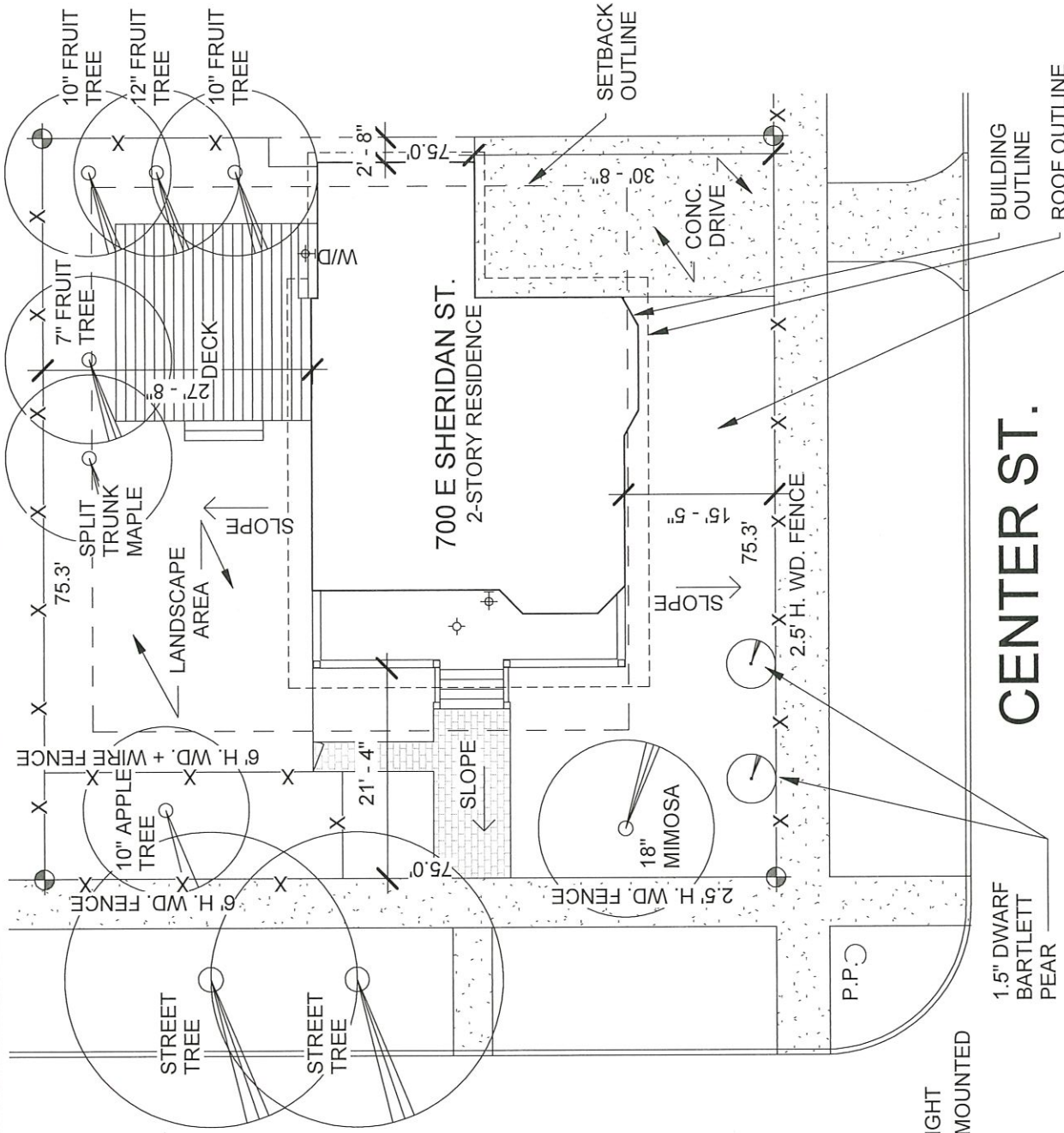
The applicant believes that the location, size, design and operating characteristics of the proposed use are compatible with and have minimal impact on the livability. As there are no more persons in the home than what it was built for, the availability of public facilities, utilities, and street capacity is adequate for this use.

2. The proposed vacation rental 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.

The vacation rental home will continue to be used as a functional living space as a single family home. The home will be rented to single groups or families.

Other/Continued Response Section:

E SHERIDAN ST.



- LEGEND**
- ⊕ SCENCE LIGHT
 - ⊕ SURFACE-MOUNTED LIGHT

PROPERTY INFORMATION:

PROJECT ADDRESS:
 700 E SHERIDAN ST.
 NEWBERG, OR 97132
 R3219AA 01900
 5,648 SF (0.13 AC)
 LANDSCAPED AREA:
 3,220 SF (57%)

1.5" DWARF
 BARTLETT
 PEAR

CENTER ST.



1 Site Plan
 1/16" = 1'-0"

Site Plan

NE 15th ASTR
 5265 NE 15th Ave.
 Portland, OR 97211
 10/18/2022

aligned DESIGN

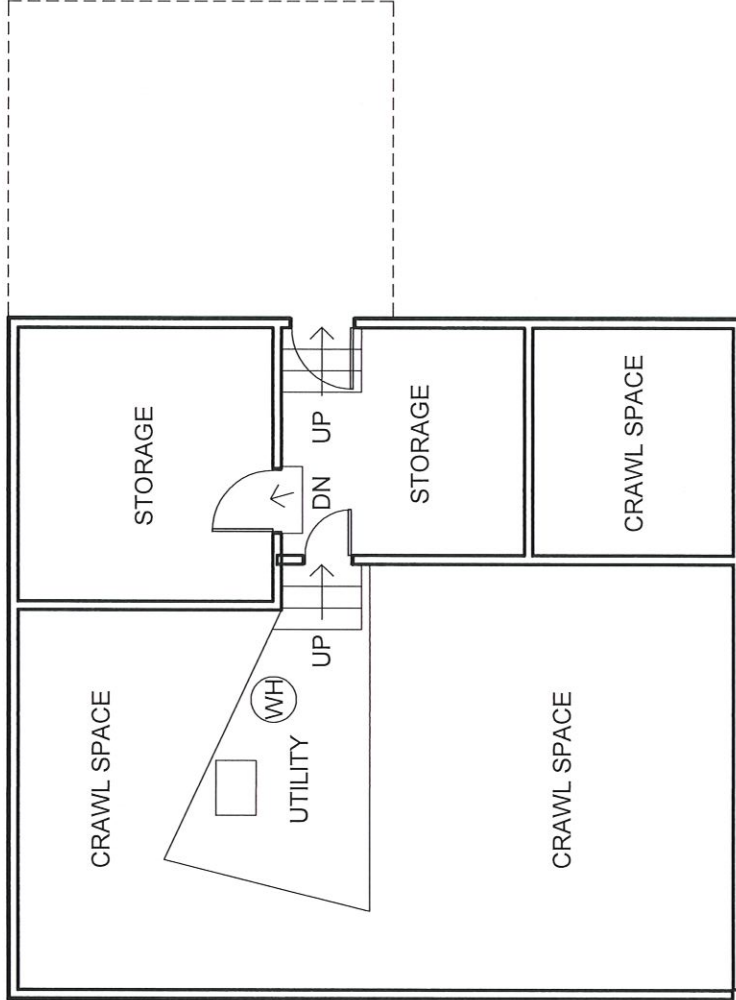
Aligned Design, LLC
 Lindsey Jones, LEED AP
 www.aligneddesignpdx.com
 (503) 606-6100
 hello@aligneddesignpdx.com

Basement Floor Plans

Aligned Design, LLC
Lindsey Jones, LEED AP
www.aligneddesignpdx.com
(503) 606-6100
hello@aligneddesignpdx.com



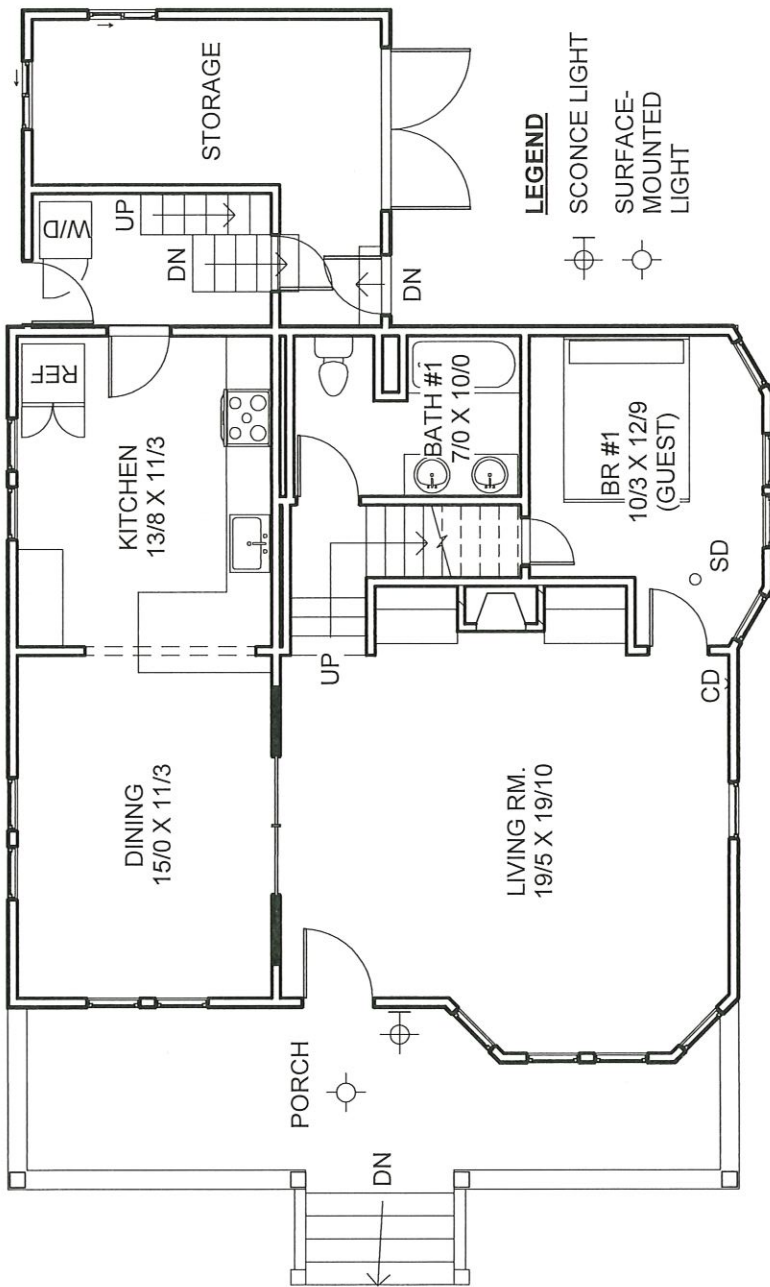
NOTE:
'SD' REFERS TO SMOKE DETECTOR
'CD' REFERS TO CARBON
MONOXIDE DETECTOR



1 Basement Floor Plan
1/8" = 1'-0"

Main Level Floor Plan

NOTE:
 'SD' REFERS TO SMOKE DETECTOR
 'CD' REFERS TO CARBON
 MONOXIDE DETECTOR



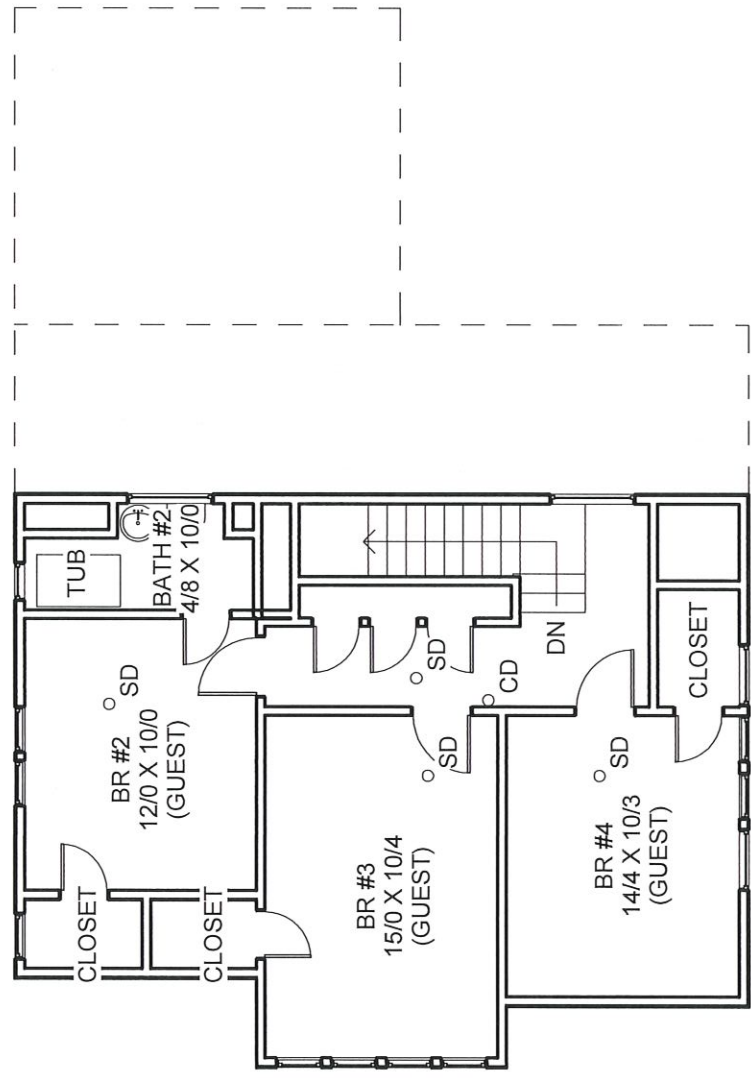
LEGEND
 ○—| SCONCE LIGHT
 ○● SURFACE-MOUNTED LIGHT



1 First Level Floor Plan
 1/8" = 1'-0"

Upper Floor Plan

NOTE:
'SD' REFERS TO SMOKE DETECTOR
'CD' REFERS TO CARBON
MONOXIDE DETECTOR



1 Attic Floor Plan
1/8" = 1'-0"

Community Development Department

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

503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

NOTICE OF PLANNING COMMISSION HEARING ON A CONDITIONAL USE PERMIT

A property owner in your neighborhood submitted an application to the City of Newberg for a conditional use permit to allow *(describe proposed use)*. The Newberg Planning Commission will hold a hearing on *(Date of hearing)* at 7 p.m. at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or by testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

The application would change the land use of this *(describe how many acres)* acre parcel to allow *(describe the proposed use of the land; describe anticipated improvements, and any proposed construction or demolition anticipated on the site)*.

APPLICANT: Kaydi Paxman

TELEPHONE:

(503) 956-4279

PROPERTY OWNER: Kaydi Paxman

LOCATION: 700 E Sheridan St. Newberg, OR 97132

TAX LOT NUMBER: Yamhill County Tax Map and Lot Number R3219AA 01900



We are mailing you information about this project because you own land within 500 feet of the proposed conditional use. We invite you to participate in the land use hearing scheduled before the Planning Commission. If you wish to participate in the hearing, you may do so in person or be represented by someone else. Oral testimony typically is limited to five minutes per speaker.

(City staff will give you the file number for your project at the time of application)

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

Written Comments: File No. **CUP22-0014**

City of Newberg

Community Development Department

PO Box 970

Newberg, OR 97132

All written comments must be turned in by noon on Monday (***enter the date of the Monday before the hearing***). Written information received after this time will be read out loud at the hearing subject to time limits for speakers, and will be included in the record if there are further proceedings.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for a conditional use permit are found in Newberg Development Code Section 15.225.060.

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

If you participate in the public hearing process, either by testifying at the public hearing, or by sending in written comments, 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 # CUP22-0014

PROPOSAL: Vacation Rental

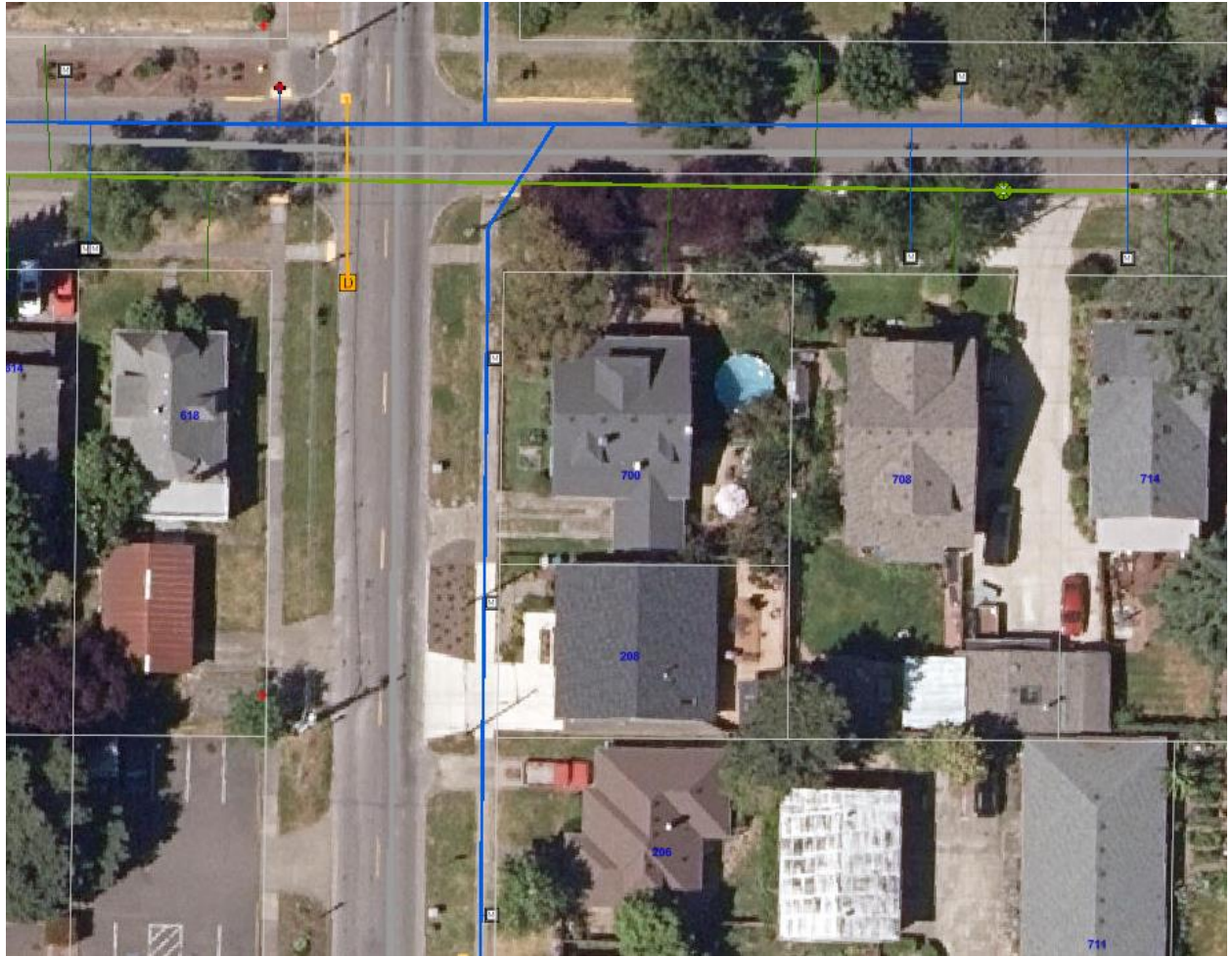
FOR FURTHER INFORMATION, CONTACT:

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.



700 E Sheridan St. - Vacation Rental Application

Addresses for Public Notice – Mailing list of all properties within 500 feet of 700 E Sheridan St.

1. 600 E SHERIDAN ST. NEWBERG, OR 97132
2. 601 E SHERIDAN ST. NEWBERG, OR 97132
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6. 611 E SHERIDAN ST. NEWBERG, OR 97132
7. 614 E SHERIDAN ST. NEWBERG, OR 97132
8. 618 E SHERIDAN ST. NEWBERG, OR 97132
9. 708 E SHERIDAN ST. NEWBERG, OR 97132
10. 709 E SHERIDAN ST. NEWBERG, OR 97132
11. 714 E SHERIDAN ST. NEWBERG, OR 97132
12. 716 E SHERIDAN ST. NEWBERG, OR 97132
13. 717 E SHERIDAN ST. NEWBERG, OR 97132
14. 800 E SHERIDAN ST. NEWBERG, OR 97132
15. 801 E SHERIDAN ST. NEWBERG, OR 97132
16. 803 E SHERIDAN ST. NEWBERG, OR 97132
17. 910 E SHERIDAN ST. NEWBERG, OR 97132

18. 301 N MERIDIAN ST. NEWBERG, OR 97132
19. 305 N MERIDIAN ST. NEWBERG, OR 97132
20. 311 N MERIDIAN ST. NEWBERG, OR 97132
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22. 200 N MERIDIAN ST. NEWBERG, OR 97132
23. 201 N MERIDIAN ST. NEWBERG, OR 97132
24. 211 N MERIDIAN ST. NEWBERG, OR 97132
25. 215 N MERIDIAN ST. NEWBERG, OR 97132
26. 112 N MERIDIAN ST. NEWBERG, OR 97132
27. 111 N MERIDIAN ST. NEWBERG, OR 97132
28. 109 N MERIDIAN ST. NEWBERG, OR 97132

700 E Sheridan St. - Vacation Rental Application

29. 111 N COLLEGE ST. NEWBERG, OR 97132
30. 115 N COLLEGE ST. NEWBERG, OR 97132
31. 202 N COLLEGE ST. NEWBERG, OR 97132
32. 206 N COLLEGE ST. NEWBERG, OR 97132
33. 208 N COLLEGE ST. NEWBERG, OR 97132
34. 301 N COLLEGE ST. NEWBERG, OR 97132
35. 310 N COLLEGE ST. NEWBERG, OR 97132
36. 314 N COLLEGE ST. NEWBERG, OR 97132
37. 315 N COLLEGE ST. NEWBERG, OR 97132
38. 400 N COLLEGE ST. NEWBERG, OR 97132
39. 403 N COLLEGE ST. NEWBERG, OR 97132
40. 409 N COLLEGE ST. NEWBERG, OR 97132
41. 410 N COLLEGE ST. NEWBERG, OR 97132
42. 414 N COLLEGE ST. NEWBERG, OR 97132
43. 415 N COLLEGE ST. NEWBERG, OR 97132

44. 215 N SCHOOL ST. NEWBERG, OR 97132
45. 211 N SCHOOL ST. NEWBERG, OR 97132
46. 210 N SCHOOL ST. NEWBERG, OR 97132
47. 206 N SCHOOL ST. NEWBERG, OR 97132
48. 306 N SCHOOL ST. NEWBERG, OR 97132
49. 310 N SCHOOL ST. NEWBERG, OR 97132
50. 314 N SCHOOL ST. NEWBERG, OR 97132
51. 400 N SCHOOL ST. NEWBERG, OR 97132

52. 403 N EDWARDS ST. NEWBERG, OR 97132
53. 405 N EDWARDS ST. NEWBERG, OR 97132
54. 411 N EDWARDS ST. NEWBERG, OR 97132
55. 415 N EDWARDS ST. NEWBERG, OR 97132
56. 312 N EDWARDS ST. NEWBERG, OR 97132
57. 313 N EDWARDS ST. NEWBERG, OR 97132

700 E Sheridan St. - Vacation Rental Application

- 58. 205 N EDWARDS ST. NEWBERG, OR 97132
- 59. 206 N EDWARDS ST. NEWBERG, OR 97132
- 60. 209 N EDWARDS ST. NEWBERG, OR 97132
- 61. 107 N EDWARDS ST. NEWBERG, OR 97132
- 62. 121 N EDWARDS ST. NEWBERG, OR 97132

- 63. 905 E 1ST ST. NEWBERG, OR 97132
- 64. 811 E 1ST ST. NEWBERG, OR 97132
- 65. 807 E 1ST ST. NEWBERG, OR 97132
- 66. 817 E 1ST ST. NEWBERG, OR 97132
- 67. 801 E 1ST ST. NEWBERG, OR 97132
- 68. 719 E 1ST ST. NEWBERG, OR 97132
- 69. 717 E 1ST ST. NEWBERG, OR 97132
- 70. 707 E 1ST ST. NEWBERG, OR 97132
- 71. 701 E 1ST ST. NEWBERG, OR 97132
- 72. 601 E 1ST ST. NEWBERG, OR 97132
- 73. 603 E 1ST ST. NEWBERG, OR 97132
- 74. 611 E 1ST ST. NEWBERG, OR 97132
- 75. 613 E 1ST ST. NEWBERG, OR 97132
- 76. 615 E 1ST ST. NEWBERG, OR 97132
- 77. 621 E 1ST ST. NEWBERG, OR 97132
- 78. 625 E 1ST ST. NEWBERG, OR 97132

- 79. 814 E HANCOCK ST. NEWBERG, OR 97132
- 80. 808 E HANCOCK ST. NEWBERG, OR 97132
- 81. 803 E HANCOCK ST. NEWBERG, OR 97132
- 82. 707 E HANCOCK ST. NEWBERG, OR 97132
- 83. 711 E HANCOCK ST. NEWBERG, OR 97132
- 84. 713 E HANCOCK ST. NEWBERG, OR 97132
- 85. 715 E HANCOCK ST. NEWBERG, OR 97132
- 86. 503 E HANCOCK ST. NEWBERG, OR 97132

700 E Sheridan St. - Vacation Rental Application

87. 515 E HANCOCK ST. NEWBERG, OR 97132

88. 601 E HANCOCK ST. NEWBERG, OR 97132

89. 611 E HANCOCK ST. NEWBERG, OR 97132

90. 619 E HANCOCK ST. NEWBERG, OR 97132

91. 604 E SHERMAN ST. NEWBERG, OR 97132

92. 605 E SHERMAN ST. NEWBERG, OR 97132

93. 606 E SHERMAN ST. NEWBERG, OR 97132

94. 610 E SHERMAN ST. NEWBERG, OR 97132

95. 712 E SHERMAN ST. NEWBERG, OR 97132

96. 808 E SHERMAN ST. NEWBERG, OR 97132



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

Jon Paxman
700 E Sheridan St.
Newberg, OR 97132

Order No.: 1032-3951298
November 29, 2022

Attn:
Phone No.: - Fax No.:
Email:

Re:

Fee: \$85.00

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

Lot 5 and the West Half (W 1/2) of Lot 4, Block 11, DESKINS' SECOND ADDITION, in the City of Newberg, Yamhill County, Oregon.

EXCEPT the South 44.7 feet conveyed to Etna Campbell by Deed recorded September 21, 1951 in Book 163, Page 78, Deed Records of Yamhill County, Oregon.

and as of November 23, 2022 at 8:00 a.m.

We find that the last deed of record runs to

John Scott Paxman and Kaydi Paxman, as tenants by the entirety

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

NONE

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 Agreement, including terms and provisions thereof.
Recorded: July 23, 2018, Instrument No. 201810415, Deed and Mortgage Records

3. Said property lies within the boundaries of the City of Newberg Urban Renewal Plan and is subject to the terms and provisions thereof, as disclosed by Ordinance No. 2022-2896,
 Recorded: May 18, 2022 as Instrument No. 202207169, Deed and Mortgage Records

4. Deed of Trust and the terms and conditions thereof.
 Grantor/Trustor: John Scott Paxman and Kaydi Paxman, as tenants by the entirety
 Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Barrett Financial Group, LLC
 Trustee: Krista L. White
 Amount: \$489,600.00
 Dated: June 17, 2022
 Recorded: June 23, 2022
 Recording Information: 202208721, 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: NONE

NOTE: Taxes for the year 2022-2023 PAID IN FULL

Tax Amount:	\$2,561.98
Map No.:	R3219AA 01900
Property ID:	48175
Tax Code No.:	29.0

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.



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.



First American

First American Title Insurance Company

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

Order No.: 1032-3951298
May 26, 2022

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

KEELEY DRISCOLL, Escrow Officer/Closer
Phone: (503)538-7361 - Fax: (866)800-7290 - Email: kdriscoll@firstam.com
First American Title Insurance Company
515 E Hancock, Newberg, OR 97132

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Clayton Carter, Title Officer
Phone: (503)376-7363 - Fax: (866)800-7294 - Email: ctcarter@firstam.com

Preliminary Title Report

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

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.

County Tax Roll Situs Address: 700 E Sheridan Street, Newberg, OR 97132

2021 ALTA Owners Standard Coverage	Liability \$	612,000.00	Premium \$	1,518.00
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$	489,600.00	Premium \$	499.00
Endorsement 9.10, 22 & 8.1			Premium \$	100.00
Govt Service Charge			Cost \$	25.00
Other			Cost \$	

Proposed Insured Lender: Barrett Financial Group, LLC

Proposed Borrower: John Scott Paxman and Kaydi Paxman

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

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

and as of May 18, 2022 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

James M. Sokso and Jillian L. Sokso

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and 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; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. 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, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
7. City liens, if any, of the City of Newberg.

Note: There are no liens as of May 25, 2022. All outstanding utility and user fees are not liens and therefore are excluded from coverage.
8. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
9. Easement Agreement, including terms and provisions thereof.

Recorded: July 23, 2018, Instrument No. [201810415](#), Deed and Mortgage Records
10. Said property lies within the boundaries of the City of Newberg Urban Renewal Plan and is subject to the terms and provisions thereof, as disclosed by Ordinance No. 2022-2896,

Recorded: May 18, 2022 as Instrument No. [202207169](#), Deed and Mortgage Records

11. Deed of Trust and the terms and conditions thereof.
- | | |
|------------------------|---|
| Grantor/Trustor: | Jillian L. Sokso and James M. Sokso |
| Grantee/Beneficiary: | Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for Sierra Pacific Mortgage Company, Inc., a California Corporation NMLS: 1788, its successors and assigns |
| Trustee: | First American Title Company - McMinnville |
| Amount: | \$267,100.00 |
| Recorded: | April 26, 2017 |
| Recording Information: | Instrument No. 201706822 , Deed and Mortgage Records |

- END OF EXCEPTIONS -

NOTE: We find no matters of public record against John Scott Paxman and Kaydi Paxman that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

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

Tax Amount:	\$2,492.64
Map No.:	R3219AA 01900
Property ID:	48175
Tax Code No.:	29.0

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

Situs Address as disclosed on Yamhill County Tax Roll:

700 E Sheridan Street, Newberg, OR 97132

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!**

RECORDING INFORMATION

Filing Address: **Yamhill County**
777 Commercial Street SE, Suite 100
Salem, OR 97301

Recording Fees: \$ **81.00** for the first page
 \$ **5.00** for each additional page

- cc: John Scott Paxman and Kaydi Paxman
- cc: James M. Sokso and Jillian L. Sokso
- cc: Barrett Financial Group, LLC
 2314 S. Val Vista Drive, Gilbert, AZ 85295
- cc: Linsey Macy, Premiere Property Group, LLC
 700 Deborah Road, Newberg, OR 97132
- cc: Ann Reed, eXp Realty, LLC
 3200 N Lombard Street, Portland, OR 97217

Exhibit "A"

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

Lot 5 and the West Half (W 1/2) of Lot 4, Block 11, DESKINS' SECOND ADDITION, in the City of Newberg, Yamhill County, Oregon.

EXCEPT the South 44.7 feet conveyed to Etna Campbell by Deed recorded September 21, 1951 in Book 163, Page 78, Deed Records of Yamhill County, Oregon.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

ALTA OWNER'S POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE OF STANDARD EXCEPTIONS

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; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. 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, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08



Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2022

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information with the exception that a subsidiary or affiliate has their own privacy policy, that policy governs. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097

Right of Deletion. You also have a right to request that we delete the personal information we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. To the extent any First American affiliated entity has a different practice, it will be stated in the applicable privacy policy. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of personal information we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the personal information of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of personal information we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.



First American Title

R3219AA 01900
700 E Sheridan St
Newberg, OR 97132



Taxlot



Subject



Taxlot

5/24/2022

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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: Dec 30, 2022. Please refer questions and comments to Sam Gudmestad.


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

APPLICANT: Kaydi Paxman
REQUEST: Vacation Rental
SITE ADDRESS: 700 E Sheridan St
LOCATION: N/A
TAX LOT: R3219AA - 01900
FILE NO: CUP22-0014
ZONE: R-2 (Medium Density Residential)
HEARING DATE: 1/12/2023



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:

12-22-22
Date:



COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

REFERRAL TO: Community Development Director: Doug Rux

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12/19/22

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- Comments. (Attach additional pages as needed)

Digitally signed by Will Worthey, DN: cn=US, ou=Worthey, o=City of Newberg, cn=Will, e=will.worthey@newbergoregon.gov
Reason: I am the author of this document
Location:
Date: 2022.12.16 14:13:39-08'00'
Font: PDF Editor Version: 12.0.0

12/16/22

Reviewed By:

Date:

Will Worthey CM

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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Brett Musick

Reviewed By:

CON PW-Engineering

Organization:

12/20/22

Date:

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ZONE:
HEARING DATE: 1/12/2023



Project Information is Attached

- Reviewed, no conflict. *no city liens - UB Balance 77.41*
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- Meeting requested.
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A handwritten signature in blue ink, appearing to be "K. Paxman", written over a horizontal line.

Reviewed By:

12/15/22

Date:

Finance

Organization:

City of Newberg Interest In Real Property

**Internal Municipality Use Only,
Not Valid for Commercial Title Search**

This document serves as constructive notice of the
City of Newberg's interest in the real property identified below.

Property Address	700 E SHERIDAN ST
Zone	R-2
Maptaxlot Number	03S02W19AA01900

Search performed by **Barbara Davis** of **City of Newberg** on Dec 15, 2022 at 01:21:19 P.M. PST

Tracking Number: 2189661

Access PIN: 24264

No items found for this property



Fe Bates

From: Barbara Davis
Sent: Thursday, December 15, 2022 1:25 PM
To: Fe Bates
Subject: RE: City of Newberg Community Development Land Use Application Referral- CUP22-0014
Attachments: scan.pdf

No city liens, current on UB owing 77.00

Barb

From: Fe Bates <Fe.Bates@newbergoregon.gov>
Sent: Thursday, December 15, 2022 12:50 PM
Cc: Fe Bates <Fe.Bates@newbergoregon.gov>; Sam Gudmestad <Sam.Gudmestad@newbergoregon.gov>
Subject: FW: City of Newberg Community Development Land Use Application Referral- CUP22-0014

Good Day,

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

A link to the referral and project information is below.

 [Referral -CUP22-0014.pdf](#)

Hopefully utilizing the link will eliminate the issue of the attachment not opening, you may need to download the document for the fillable option to appear.

Please fill out the linked Referral Sign Off sheet and email it back no later than **December 30, 2022** to Planning@newbergoregon.gov.

Please reach out if you have any questions or have any issues with the link..

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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Jeff Kosmicki Digitally signed by Jeff Kosmicki
DN: O=Chief of Police, CN=Jeff Kosmicki, E=jeff.kosmicki@newbergoregon.gov
Reason: I am the author of this document
Location:
Date: 2022.12.19 14:36:48-08'00'
Foxit PDF Editor Version: 12.0.0

12/19/22

Reviewed By:

Date:

Newberg-Dundee Police Dept.

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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April Catan

Digitally signed by April Catan
DN: cn=US, ou=Operations, o=City of Newberg, cn=April Catan, e=april.catan@newbergoregon.gov
Reason: I am the author of this document
Location:
Date: 2022.12.15 14:00:48-08'00'
Font: PDF Editor Version: 12.0.0

12/15/22

Reviewed By:

Date:

City of Newberg

Organization:



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Reviewed By:

Date:

Organization:



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Reviewed By:
Maintenance

12-19-22

Date:

Organization:



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Daniel L Wilson

Reviewed By:

city of newberg - operations

Organization:

12/15/22

Date:



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Gary M Nelson Digitally signed by Gary M Nelson
Date: 2022.12.16 09:30:39 -08'00'

12/16/22

Reviewed By:

Date:

Waste Management of Newberg

Organization:



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Reviewed By:

Zipty Fiber Scott Albert-Network Engineer

Organization:

12/15/22

Date: