



TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #: CWP22-0017

TYPES – PLEASE CHECK ONE:

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

APPLICANT INFORMATION:

APPLICANT: Christian Petersen
 ADDRESS: 1818 N Page Ct. CITY: Newberg STATE: OR ZIP: 97132
 EMAIL ADDRESS: cpetersen@willcutscompany.com PHONE: 503-476-6391 MOBILE: —

OWNER (if different from above): _____ PHONE: _____
 ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

ENGINEER/SURVEYOR: _____ CONTACT: _____
 EMAIL ADDRESS: _____ PHONE: _____ MOBILE: _____

GENERAL INFORMATION:

PROJECT LOCATION: 411 N School St. Newberg PROJECT VALUATION: \$ n/a
 PROJECT DESCRIPTION/USE: Short term rental
 MAP/TAX LOT NO. (i.e. 3200AB-400): R3218DD10400 SITE SIZE: 5798 SQ. FT. ACRE
 COMP PLAN DESIGNATION: SFR CURRENT ZONING: R2
 CURRENT USE: SFR- Long term rental TOPOGRAPY: _____
 SURROUNDING USES:
 NORTH: _____ SOUTH: _____
 EAST: _____ WEST: _____

ATTACHED PROJECT CRITERIA AND REQUIREMENTS (check all that apply)

- General Checklist: Fees Public Notice Information Current Title Report Written Criteria Response Owner Signature
 2 Copies of full Application Packet

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. 24
Planned Unit Development	p. 27

The Application Packet can be submitted to Planning@newbergoregon.gov or at 414 E First St., Newberg OR. 97132
 If the Application is emailed 2 physical copies must be mailed or brought into the Community Development Department

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.

Christian Petersen 12/26/22
 Applicant Signature Date

Christian Petersen 12/26/22
 Owner Signature Date

Christian Petersen
 Print Name

Christian Petersen
 Print Name



First American

First American Title Insurance Company

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

LIMITED LOT BOOK REPORT

Christian Petersen
1818 N Page Ct
Newberg, OR 97132

December 23, 2022
File Number: 1039-4023852

Attn:

Re: 411 N School Street, Newberg, OR 97132

Fee \$125.00

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

Legal Description of the property:

The South 58 feet of Lots 1 and 2, Block 10, CENTRAL ADDITION to the City of Newberg, Yamhill County, Oregon.

and as of December 20, 2022 at 8:00 a.m.

We find that the last deed of record runs to:

Christian Phillip Petersen

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

-NONE-

Recorded voluntary liens and tax information:

- Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Christian Phillip Petersen
Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for Fairway Independent Mortgage Corporation, its successors and assigns
Trustee: First American Title Company of Oregon
Amount: \$183,000.00
Recorded: March 09, 2018
Recording Information: Instrument No. 201803354, Deed and Mortgage Records

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

Tax Amount: \$2,112.03
Map No.: R3218DD 10400

First American Title

Property ID: 45748
Tax Code No.: 29.0

NOTE: The address of the property described herein is:

411 N School Street , Newberg, OR 97132

NOTE: The 2022-2023 tax assessed value for the herein described property is as follows:

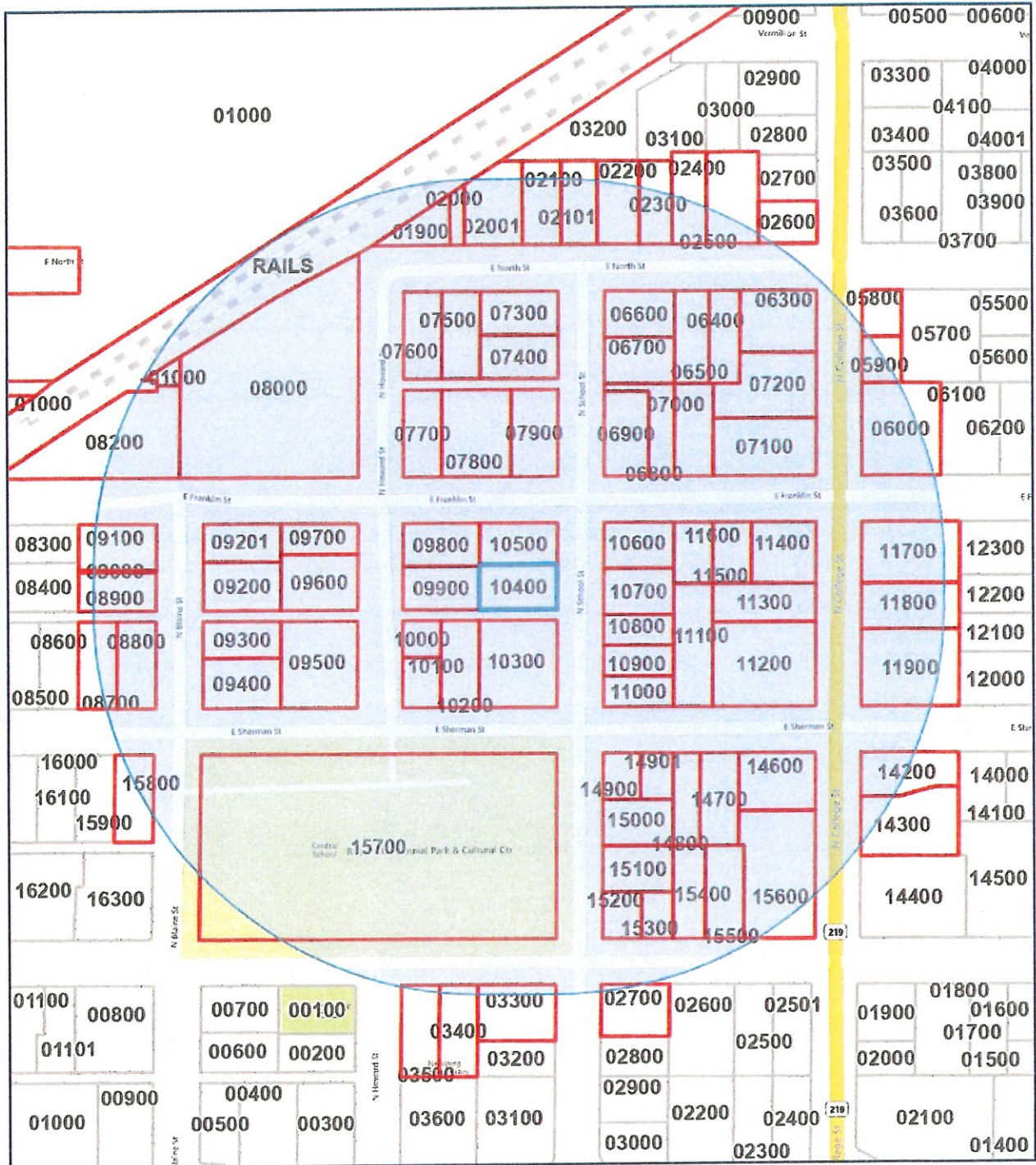
Land:	\$	191,790.00
Improvements:	\$	103,504.00
Parcel No.:		45748

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



500 ft Buffer

411 N School St, Newberg, OR 97132
 Report Generated: 12/22/2022



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



After recording return to:
Christian Petersen
411 North School Street
Newberg OR 97132

Until a change is requested all tax
statements shall be sent to the
following address:
No change

File No.: 1032-3004943 (jg)
Date: February 13, 2018

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records **201803353**
DMR-DDMR
Stn=3 SUTTONS **03/09/2018 10:11:00 AM**
2Pgs \$10.00 \$11.00 \$5.00 \$20.00 **\$46.00**

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.

Brian Van Bergen - County Clerk

3004943

FIRST AMERICAN TITLE

STATUTORY BARGAIN AND SALE DEED

C. Petersen Rental LLC, an Oregon limited liability company, Grantor, conveys to **Christian Phillip Petersen**, Grantee, the following described real property:

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

The South 58 feet of Lots 1 and 2, Block 10, CENTRAL ADDITION to the City of Newberg, Yamhill County, Oregon.

The true consideration for this conveyance is **\$Correct Vesting**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

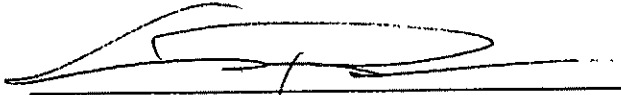
APN: 45748

Bargain and Sale Deed
- continued

File No.: 1032-3004943 (jg)
Date: 02/13/2018

Dated this 5th day of March, 2018.

C. Petersen Rental LLC, an Oregon limited liability company



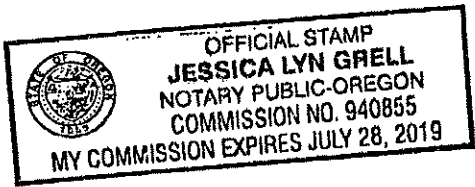
Christian P. Petersen, Member

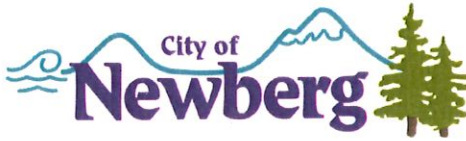
STATE OF Oregon)
County of Yamhill)ss.
)

This instrument was acknowledged before me on this 5th day of March, 2018
by **Christian P. Petersen.**



Notary Public for Oregon
My commission expires: 7/28/19





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: 411 N School St. Newberg, Or	
Applicant Name: Christian Petersen	
Mailing Address: 1818 N Page Ct. Newberg	State/Zip: OR 97132
Phone: 503-476-6391	Email: cpetersen@willcutscompany.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.

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

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

CP _____ 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.

411 N School St. vacation rental will cater towards visiting parents of GFU students, and out of state wine tourists. It is within walking distance of GFU and downtown businesses. This STR will be managed by a qualified STR management company that will provide professional screening process and 24-hour assistance during STR occupancy.

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.

Driveway parking available up to 2 cars with additional parking in the garage and on street.

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

Service will be provided by Waste Management for trash, recycling, and yard debris.

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 are two conforming bedrooms so the occupancy limit is expected to be set at 4 people.

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 allowance for recreational vehicles, trailers, tents or temporary shelters. This will be clearly stated in the advertisements for property and regularly monitored by myself and professional STR management company.

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.

Proposed use will be a short-term vacation rental.

The proposed STR was built in 1945. It is a single story home consisting of two bedrooms and one bathroom. 820 square foot residence on a 5,798 square foot lot.

There will be a no pet policy in place.

10pm noise restriction will be adhered to.

Given the size of the home and occupancy limit, there is expected to be a maximum of four cars at residence during occupancy. It is within walking distance of downtown and GFU. Traffic will likely be decreased from current use as long term rental, as it will not be occupied year-round.

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.

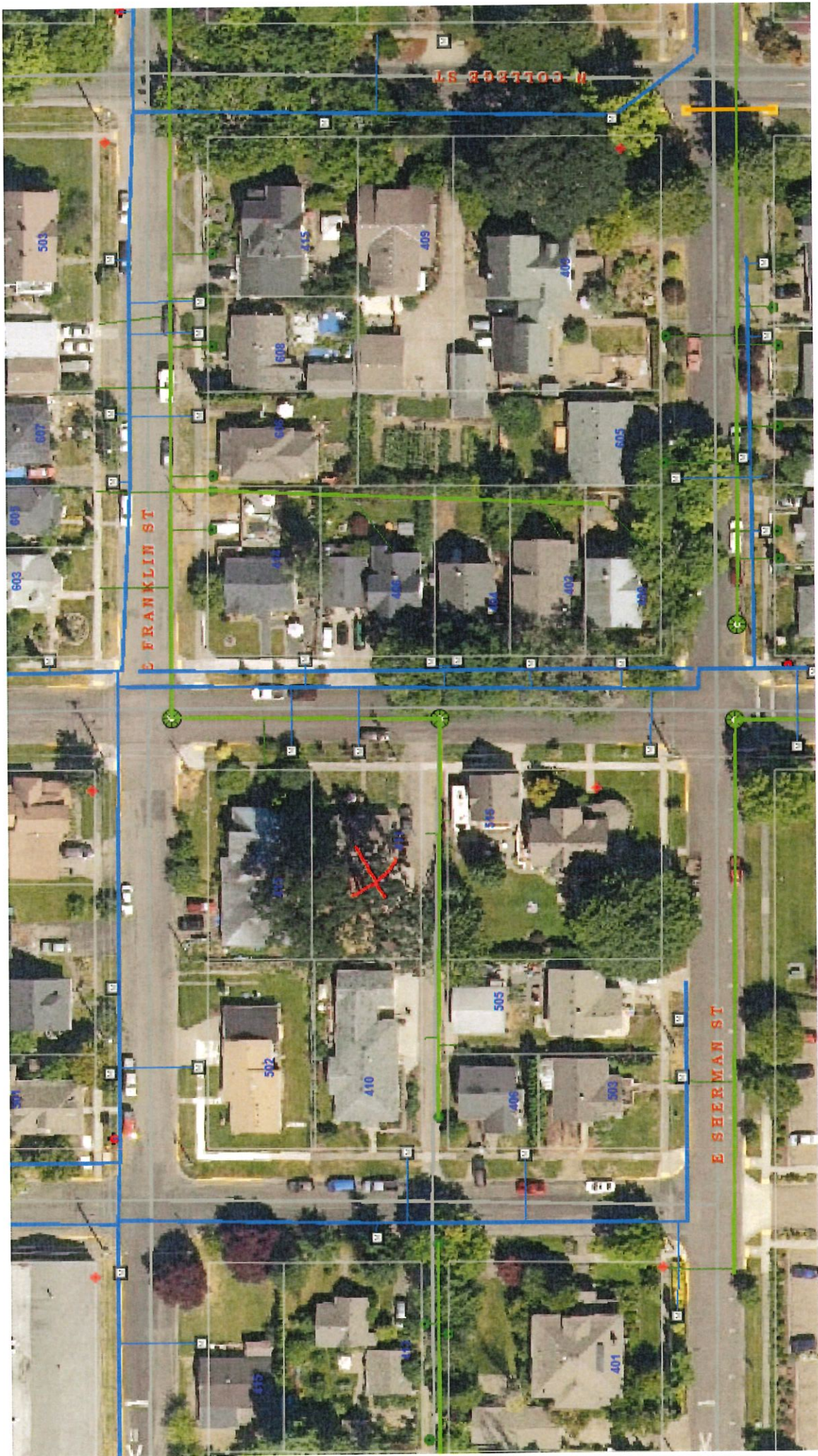
The proposed STR will provide visitors convenient access to GFU, as well as local wineries and other businesses. It is within walking distance of downtown Newberg, and GFU.

Other/Continued Response Section:

I believe that this home will be better suited for a STR than it is for it's current use as a long term rental property. I will be able to maintain it's appearance and upkeep simpler, as well as make necessary cosmetic upgrades so that it is appealing to vistors. Parking and street use will likely be less than it currently is.

TAXID	Owner Name	Mailing Address	Mail City	Mail State	Mail Zip	Site Address	Site City	Site State	Site Zip
R3218DD 09200	Gwen Marvin	412 N Blaine St	Newberg	OR	97132	412 N Blaine St	Newberg	OR	97132
R3218DD 07100	Janet Romasco	2361 NW Anthony Ct	Mcminnville	OR	97128	503 N College St	Newberg	OR	97132
R3218DD 01900	Holly Wilson	503 E North St	Newberg	OR	97132	503 E North St	Newberg	OR	97132
R3218DD 06800	Nobor & Maria Pereda	615 N Meridian St	Newberg	OR	97132	605 E Franklin St	Newberg	OR	97132
R3218DD 07800	Cindy Corum	505 E Franklin St	Newberg	OR	97132	505 E Franklin St	Newberg	OR	97132
R3218DD 10500	Bruce & Teresa Arnold	415 N School St	Newberg	OR	97132	415 N School St	Newberg	OR	97132
R3219AA 03300	Sharon Bowman	215 N School St	Newberg	OR	97132	215 N School St	Newberg	OR	97132
R3219AA 02700	John Hynes & Georgina Bryant-Hynes	600 E Sheridan St	Newberg	OR	97132	600 E Sheridan St	Newberg	OR	97132
R3218DD 08000	Slate Properties LLC	Po Box 532	Newberg	OR	97132	501 N Howard St STE B	Newberg	OR	97132
R3218DD 15200	Amid 601 LLC	1632 NW Wild Rye Cir	Bend	OR	97703	601 E Sheridan St	Newberg	OR	97132
R3218DD 09900	Charles & Mary Dittman	410 N Howard St	Newberg	OR	97132	410 N Howard St	Newberg	OR	97132
R3218DD 11700	Mark Gaidos	414 N College St	Newberg	OR	97132	414 N College St	Newberg	OR	97132
R3218DD 08700	Kevin Garlough	311 E Sherman St	Newberg	OR	97132	311 E Sherman St	Newberg	OR	97132
R3218DD 07500	Nicole Dauray	504 E North St	Newberg	OR	97132	504 E North St	Newberg	OR	97132
R3218DD 14901	Conrado Pereda	11980 NE Worden Hill Rd	Newberg	OR	97132	604 E Sherman St	Newberg	OR	97132
R3218DD 10600	Tamara Jones	414 N School St	Newberg	OR	97132	414 N School St	Newberg	OR	97132
R3218DD 15600	Larry & Anna Hindman	301 N College St	Newberg	OR	97132	301 N College St	Newberg	OR	97132
R3218DD 06300	Ryan & Emily Forbes	511 N College St	Newberg	OR	97132	511 N College St	Newberg	OR	97132
R3218DD 02400	Craig Reichelt	607 E North St	Newberg	OR	97132	607 E North St	Newberg	OR	97132
R3218DD 06700	William & Ana Effingham	510 N School St	Newberg	OR	97132	510 N School St	Newberg	OR	97132
R3218DD 02300	Richard Pierce II & Marisa Mach	603 E North St	Newberg	OR	97132	603 E North St	Newberg	OR	97132
R3218DD 09000	Donna Mourer	Po Box 4	Woodburn	OR	97071	0 N Blaine St	Newberg	OR	
R3218DD 14600	Sean & Elizabeth Gann	315 N College St	Newberg	OR	97132	315 N College St	Newberg	OR	97132
R3218DD 10400	Christian Petersen	1818 N Page Ct	Newberg	OR	97132	411 N School St	Newberg	OR	97132
R3218DD 02000	Holly Wilson	503 E North St	Newberg	OR	97132	No Site Address		OR	
R3218DD 09400	Bellingar Enterprises LLC	24055 NE North Valley Rd	Newberg	OR	97132	400 N Blaine St	Newberg	OR	97132
R3218DD 11400	Martin & Laurie Troiani	180 Canyon Lakes Way	San Ramon	CA	94582	415 N College St	Newberg	OR	97132
R3218DD 10000	Francis Enterprises Inc	2950 N Crater Ln	Newberg	OR	97132	406 N Howard St	Newberg	OR	97132
R3218DD 09500	Lip Properties LLC	Po Box 1060	Newberg	OR	97132	401 N Howard St	Newberg	OR	97132
R3218DD 07900	Richard Dupont	4860 Dona Ln	Minneapolis	MN	55422	515 E Franklin St	Newberg	OR	97132
R3218DD 09201	Nellie Wise	400 E Franklin St	Newberg	OR	97132	400 E Franklin St	Newberg	OR	97132
R3218DD 09100	Joseph & Heather Mcdaniel	415 N Blaine St	Newberg	OR	97132	415 N Blaine St	Newberg	OR	97132
R3218DD RAILS	Railroad					No Site Address	Newberg	OR	
R3218DD 09700	Andrea Wilson	Po Box 470 # ST	Salem	OR	97308	415 N Howard St	Newberg	OR	97132
R3218DD 10800	Colleen Mccombs	8150 SW 191st Pl	Beaverton	OR	97007	404 N School St	Newberg	OR	97132
R3218DD 09600	Christopher Laarman	413 N Howard St	Newberg	OR	97132	413 N Howard St	Newberg	OR	97132
R3218DD 11900	Traci & Richard Sutherland	400 N College St	Newberg	OR	97132	400 N College St	Newberg	OR	97132
R3218DD 15800	Bellingar Enterprises LLC	24055 NE North Valley Rd	Newberg	OR	97132	314 E Sherman St	Newberg	OR	97132
R3218DD 09800	Patricia Macintyre	502 E Franklin St	Newberg	OR	97132	502 E Franklin St	Newberg	OR	97132
R3218DD 07700	Holly Hoover	501 E Franklin St	Newberg	OR	97132	501 E Franklin St	Newberg	OR	97132
R3218DD 06600	James Family Investments LLC	20280 SW Seely Ln	Sherwood	OR	97140	514 N School St	Newberg	OR	97132
R3218DD 06500	Nabor & Maria Pereda	615 N Meridian St	Newberg	OR	97132	606 E North St	Newberg	OR	97132
R3218DD 07300	Tiffany Putman	515 N School St	Newberg	OR	97132	515 N School St	Newberg	OR	97132
R3218DD 15300	Amid 605 LLC	1632 NW Wild Rye Cir	Bend	OR	97703	605 E Sheridan St	Newberg	OR	97132
R3218DD 14700	Rachael Kubik & Caleb Bonnett	610 E Sherman St	Newberg	OR	97132	610 E Sherman St	Newberg	OR	97132

R3219AA 03500	City of Newberg	414 E 1st St	Newberg	OR	97132	503 E Sheridan St	Newberg	OR	97132
R3218DD 01000	Newberg Industrial Park LLC	23500 SW Scholls Ferry Rd	Hillsboro	OR	97123	500 E Illinois St	Newberg	OR	97132
R3218DD 14200	James Curtis & Linda Newton-Curtis	314 N College St	Newberg	OR	97132	314 N College St	Newberg	OR	97132
R3218DD 10700	Amy & Nathan Macy	406 N School St	Newberg	OR	97132	406 N School St	Newberg	OR	97132
R3218DD 06000	George Fox University	414 N Meridian St	Newberg	OR	97132	701 E Franklin St	Newberg	OR	97132
R3218DD 07600	Sari & Fred Davey	415 N Howard St	Newberg	OR	97132	500 E North St	Newberg	OR	97132
R3218DD 10100	Francis Enterprises Inc	2950 Crater Ln	Newberg	OR	97132	503 E Sherman St	Newberg	OR	97132
R3218DD 07000	Janet Land	607 E Franklin St	Newberg	OR	97132	607 E Franklin St	Newberg	OR	97132
R3218DD 14300	Robert & Stephanie Caneday	310 N College St	Newberg	OR	97132	310 N College St	Newberg	OR	97132
R3218DD 02500	Elizabeth Breen	609 E North St	Newberg	OR	97132	609 E North St	Newberg	OR	97132
R3218DD 02600	Lisa Carlson	601 N College St	Newberg	OR	97132	601 N College St	Newberg	OR	97132
R3218DD 07400	Nancy Navejas	511 N School St	Newberg	OR	97132	511 N School St	Newberg	OR	97132
R3218DD 11000	Martin & Emily Chlumak	400 N School St	Newberg	OR	97132	400 N School St	Newberg	OR	97132
R3218DD 15400	Christian Petersen	115 W Old Highway 99w	Newberg	OR	97132	609 E Sheridan St	Newberg	OR	97132
R3218DD 15100	Matthew & Rachael Fosket	306 N School St	Newberg	OR	97132	306 N School St	Newberg	OR	97132
R3218DD 02101	Jeffrey & Margart Hunkins	420 203rd Ave NE	Sammamish	WA	98074	517 E North St	Newberg	OR	97132
R3218DD 05800	Stacie Athon & Cody Willis	23605 SW Brittany Ln	Sherwood	OR	97140	514 N College St	Newberg	OR	97132
R3218DD 11600	Brett Tallman & Maryanne Samples	606 E Franklin St	Newberg	OR	97132	606 E Franklin St	Newberg	OR	97132
R3218DD 11100	Antonio & Connie Russo	403 N College St	Newberg	OR	97132	605 E Sherman St	Newberg	OR	97132
R3218DD 11300	Betsy Bingham	12544 NW Hartford St	Portland	OR	97229	409 N College St	Newberg	OR	97132
R3218DD 10900	David & Sally Mehler	402 N School St	Newberg	OR	97132	402 N School St	Newberg	OR	97132
R3218DD 06900	Gary & Shane Harker	429 S Lincoln St	Newberg	OR	97132	603 E Franklin St	Newberg	OR	97132
R3218DD 15700	Chehalem Park & Recreation Dis	535 NE 5th St	Mcminnville	OR	97128	415 E Sheridan St	Newberg	OR	97132
R3218DD 14800	Kathleen Holman	606 E Sherman St	Newberg	OR	97132	606 E Sherman St	Newberg	OR	97132
R3218DD 06400	Nabor & Maria Pereda	615 N Meridian St	Newberg	OR	97132	610 E North St	Newberg	OR	97132
R3218DD 02001	Troy Rose	509 E North St	Newberg	OR	97132	509 E North St	Newberg	OR	97132
R3218DD 02200	Timothy Forbes	601 E North St	Newberg	OR	97132	601 E North St	Newberg	OR	97132
R3218DD 05900	Jose Vargas	510 N College St	Newberg	OR	97132	510 N College St	Newberg	OR	97132
R3218DD 08200	Makerspace Properties LLC	19325 NE Williamson Rd	Newberg	OR	97132	315 E Franklin St	Newberg	OR	97132
R3218DD 11500	Patricia Fitzgerald	608 E Franklin St	Newberg	OR	97132	608 E Franklin St	Newberg	OR	97132
R3218DD 07200	Thomas & Christine Irwin	507 N College St	Newberg	OR	97132	507 N College St	Newberg	OR	97132
R3218DD 08800	Elizabeth & Ryan Hannafor	315 E Sherman St	Newberg	OR	97132	315 E Sherman St	Newberg	OR	97132
R3218DD 15000	Merbirds House LLC	Marcia J K Peters	Portland	OR	97239	310 N School St	Newberg	OR	97132
R3218DD 02100	Ariana & Mitchell Ware	515 E North St	Newberg	OR	97132	515 E North St	Newberg	OR	97132
R3219AA 03400	City of Newberg	414 E 1st St	Newberg	OR	97132	503 E Hancock St	Newberg	OR	97132
R3218DD 10300	Roger Gentry	515 E Sherman St	Newberg	OR	97132	515 E Sherman St	Newberg	OR	97132
R3218DD 10200	Marcia Artajo	Po Box 3236	Newberg	OR	97132	505 E Sherman St	Newberg	OR	97132
R3218DD 11200	Antonio & Constance Russo	403 N College St	Newberg	OR	97132	403 N College St	Newberg	OR	97132
R3218DD 11800	Richard & Donna Rohr	410 N College St	Newberg	OR	97132	410 N College St	Newberg	OR	97132
R3218DD 08900	Jacquelin Mourer	Po Box 4	Woodburn	OR	97071	411 N Blaine St	Newberg	OR	97132
R3218DD 09300	Megan Markel	406 N Blaine St	Newberg	OR	97132	406 N Blaine St	Newberg	OR	97132
R3218DD 14900	Nancy Fox	20805 NE Highway 240	Newberg	OR	97132	314 N School St	Newberg	OR	97132
R3218DD 15500	Adam & Amy Long	611 E Sheridan St	Newberg	OR	97132	611 E Sheridan St	Newberg	OR	97132



15 2337703 W

FRANKLIN ST

ESHERMAN ST

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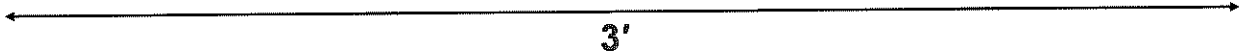
POSTED NOTICE

Land Use Notice

FILE # XXX

**PROPOSAL: Short Term Rental
FOR FURTHER INFORMATION, CONTACT:**

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



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

**CITY OF NEWBERG
SAMPLE POSTED NOTICE**

Land Use Notice

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

PROPOSAL: (insert general description of project)

FOR FURTHER INFORMATION, CONTACT:

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

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.



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 – VACATION RENTAL

A property owner in your neighborhood submitted an application to the City of Newberg for a conditional use permit to *use their home as a short-term vacation rental*. The Newberg Planning Commission will hold a hearing on _____, via. Zoom ([https://us06web-zoom.us/j/82551426456](https://us06web.zoom.us/j/82551426456)) 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 development would include a short-term rental with a limit on occupancy to six adults. Quiet hours after 10 p.m. No dogs left outside unattended. No changes to the existing structure or site to retain an appearance consistent with the current neighborhood.

APPLICANT: Christian Petersen
TELEPHONE: 503-476-6391
PROPERTY OWNER: Christian Petersen
LOCATION: 411 N School St., Newberg, OR 97132
TAX LOT NUMBER: R3218DD10400



We are mailing you information about this project because you own land within 500 feet of the proposed conditional use. We invite you to send any written comments for or against the proposal within 20 days from the date this notice is mailed. We invite you to participate in the land use hearing scheduled before the Planning Commission. If you wish to participate in the hearing, you or a representative may do so by video conference. Oral testimony typically is limited to five minutes per speaker.

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

Written Comments: CUP22-0007
 City of Newberg
 Community Development Department
 PO Box 970
 Newberg, OR 97132

All written comments must be turned in by 4:30 p.m. on , 2022. 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. Application material can also be accessed at <https://www.newbergoregon.gov/cd/page/cup22-0007-vacation-rental-919-e-henry-road>. 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 and a vacation rental approval are found in Newberg Development Code Sections 15.225.060 and 15.445.330 – 340.

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.

The Planning Commission will make a decision at the end of the public hearing process. If you participate in the public hearing process, either by testifying during 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:

Google Maps 406 N School St



Newberg, Oregon
Google
Street View - Jun 2012

Google

Image capture: Jun 2012 © 2022 Google



