



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 property as a short-term vacation rental. The Newberg Planning Commission will hold a hearing on **April 13, 2023**, at the Newberg Public Safety Building (401 E Third Street, Newberg) 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 an occupancy limit of to four (4) adults, quiet hours after 10 p.m., no dogs left outside unattended, and no changes to the existing structure or site in order to retain an appearance consistent with the current neighborhood. If approved, the proposal would result in the issuance of a conditional use permit. Therefore, decision regarding the proposal will be presented to the Newberg Planning Commission as a Type III Quasi-Judicial procedure pursuant to Newberg Municipal Code (NMC) Section 15.100.050, Section 15.225.060, and Chapter 15.225.

APPLICANT: Christian Petersen
TELEPHONE: 503-476-6391
PROPERTY OWNER: Christian Petersen
LOCATION: 411 N School St., Newberg, OR 97132
TAX LOT NUMBER: R3218DD-10400



We are mailing you information about this project because you own land within 500 feet of the proposed new project. Written comments may be sent by email to planning@newbergoregon.gov or by mail to the City. If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: CUP22-0017
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 Monday, April 3, 2023. 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/planning/page/cup22-0017-vacation-rental-411-n-school-street>.

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 15.100.050, 15.225.060, and 15.445.330.

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.

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: 3/20, 2023