

# TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #: CUP23-0016

**TYPES – PLEASE CHECK ONE:**

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

### APPLICANT INFORMATION:

APPLICANT: 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: 609 E Sheridan St. PROJECT VALUATION: \$ \_\_\_\_\_  
 PROJECT DESCRIPTION/USE: STR  
 MAP/TAX LOT NO. (i.e. 3200AB-400): R3218DD15400 SITE SIZE: 4979 SQ. FT.  ACRE   
 COMP PLAN DESIGNATION: \_\_\_\_\_ CURRENT ZONING: R2  
 CURRENT USE: Long term rental TOPOGRAPY: \_\_\_\_\_  
 SURROUNDING USES:  
 NORTH: \_\_\_\_\_ SOUTH: \_\_\_\_\_  
 EAST: \_\_\_\_\_ WEST: \_\_\_\_\_

### ATTACHED PROJECT CRITERIA AND REQUIREMENTS (check all that is included)

- General Checklist:  Fees  Public Notice Information  Current Title Report  Written Criteria Response  Owner Signature  
 2 -Hard copies of full Application Packet  1 -Digital Copy 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. 11
Comprehensive Plan / Zoning Map Amendment (site specific) .....	p. 18
Conditional Use Permit .....	p. 22
Short Term Rental .....	p. 26
Historic Landmark Modification/Alteration .....	p. 37
Planned Unit Development .....	p. 41

The Application Packet can be submitted to [Planning@newbergoregon.gov](mailto:Planning@newbergoregon.gov) or at 414 E First St., Newberg OR. 97132  
2 physical copies must be mailed or brought into the Community Development Department

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.

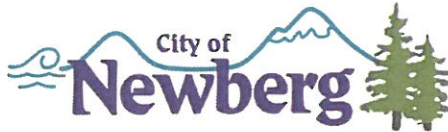
The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief.

[Signature] 9-12-23  
 Applicant Signature Date

[Signature] 9-12-23  
 Owner Signature Date

Christian Petersen  
 Print Name

Christian Petersen  
 Print Name



FILE #: \_\_\_\_\_

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

# VACATION RENTALS CRITERIA FORM

**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](mailto:planning@newbergoregon.gov).

### SITE INFORMATION:

Address: 609 E Sheridan St. Newberg, OR	
Applicant Name: Christian Petersen	
Mailing Address: 1818 N Page Ct. Newberg	State/Zip: OR 97132
Phone: 503-476-6391	Email: <a href="mailto:cpetersen@willcutscompany.com">cpetersen@willcutscompany.com</a>
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.*

609 E Sheridan St. is a SFR consisting of 3 bedrooms and 2 bathrooms built in 1996. This property will be advertised and rented out on Airbnb and VRBO for short term stays less than 30 days with 6 or fewer guests.

**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.

One parking space in single garage and another space located on driveway in front of garage.

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

Trash service will be done by Waste Management on Monday mornings. Bins will be collected from front of house and stored around back gate out of site.

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.

This home consists of 3 conforming bedrooms so will be advertised to sleep 6 guests in total.

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.

This property will be advertised stating no recreational vehicles, trailers, tents or temporary shelters allowed.

**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.

Once this property is converted to a STR, there will be no more than two vehicles at premises at any given time, and it will be occupied less days on average than it is with current 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.

Given it's proximity to George Fox University and downtown Newberg, guests will be encouraged to walk to shopping and dining.

Other/Continued Response Section:

[Empty response box]

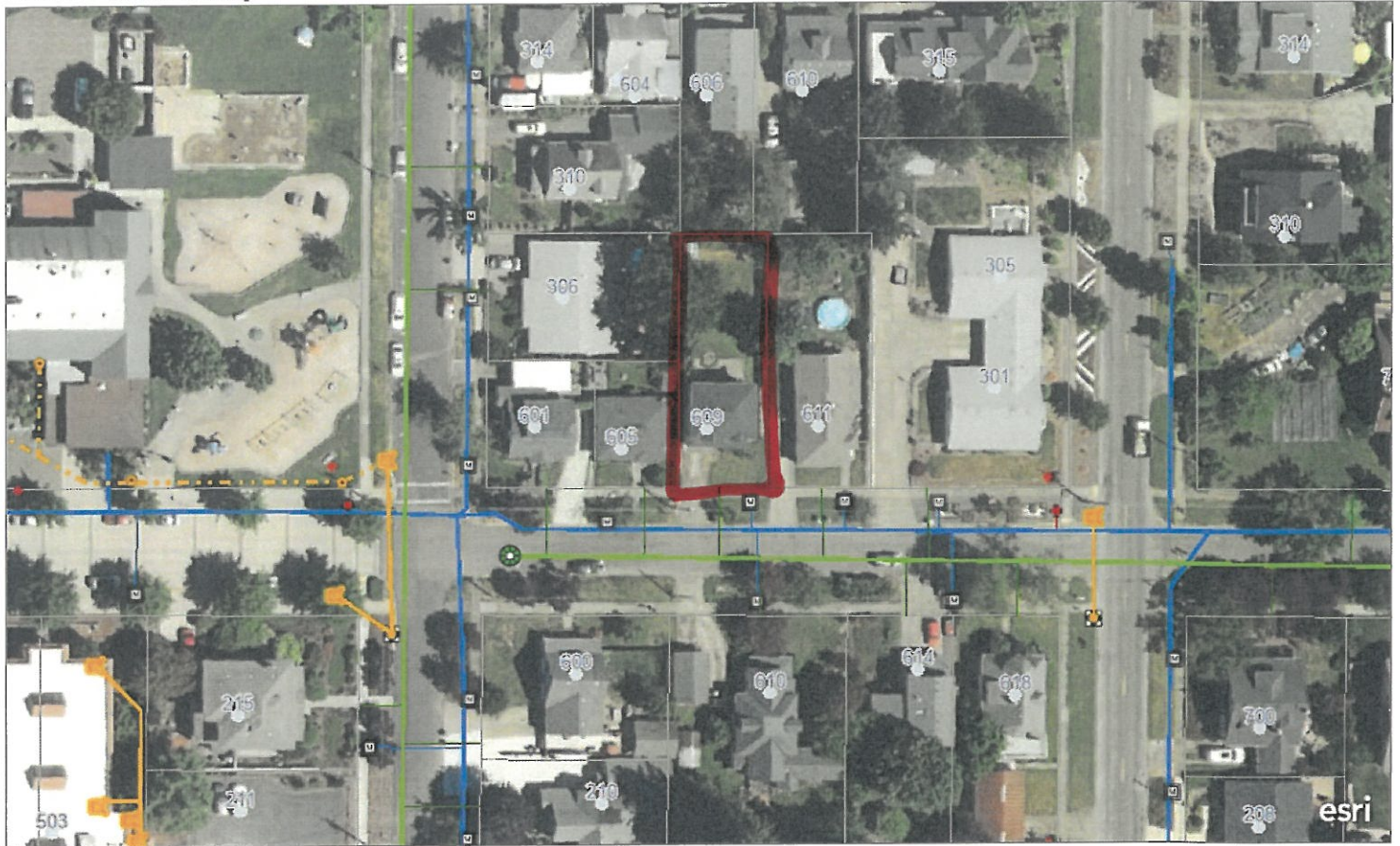
Project Statement:

The proposed use of this property will be a short term rental. I believe that this home will be better suited for STR than it's current use as a long term rental property. I will be able to maintain its appearance and upkeep easier, as well as make cosmetic upgrades so that it is appealing to visitors and neighboring properties. Parking and street use will be less than currently used as it will likely be occupied around 50% of calendar days.

The proposed STR will provide visitors with convenient access to GFU as well as local wineries, downtown businesses, etc.

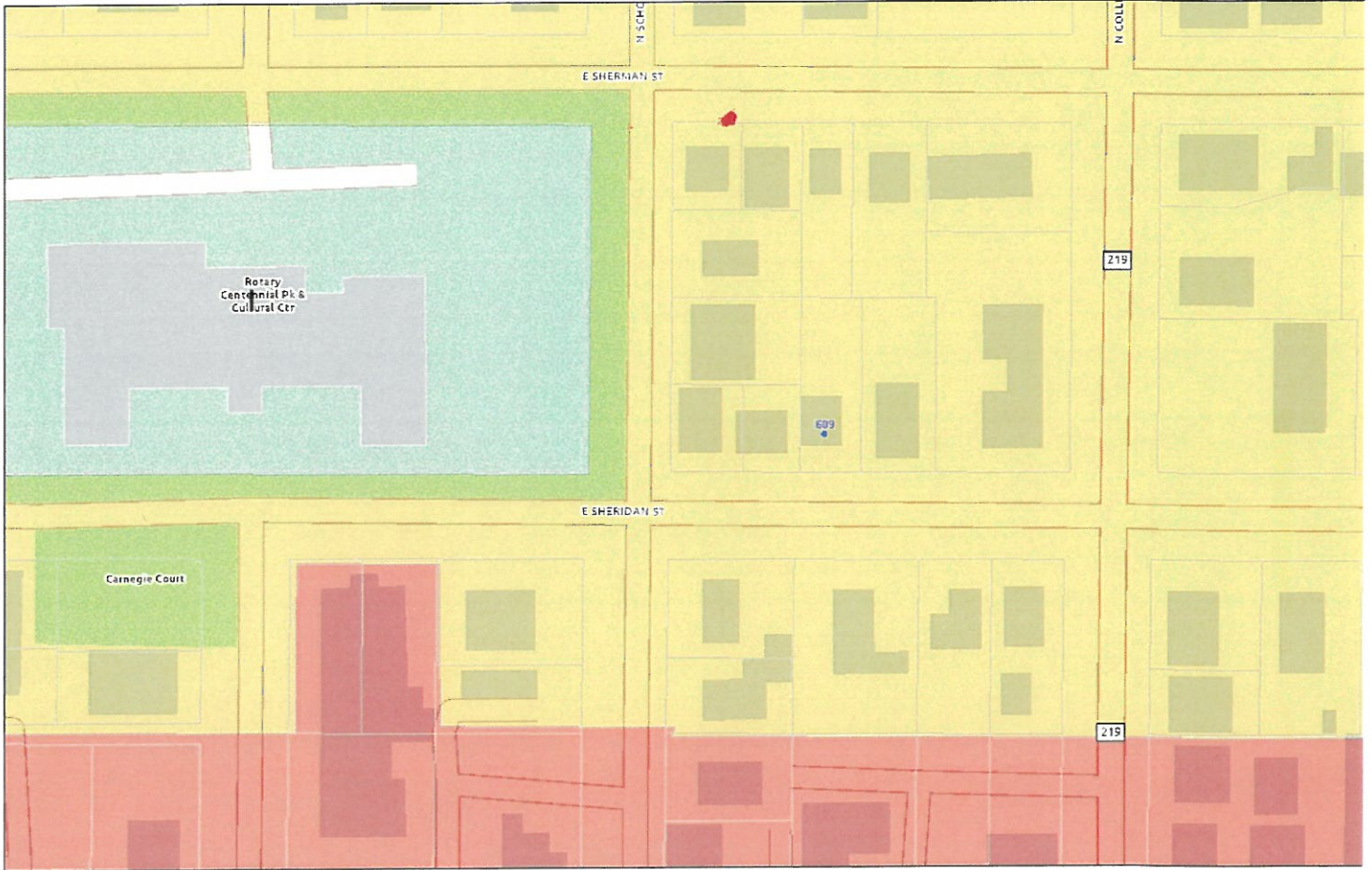
As to not cause disturbance to neighboring homes, this property will be monitored while occupied and visitors will be screened prior to booking their reservations through the vetting process of airbnb/vrbo.

# Public Utilities Map



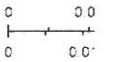
City of Newberg, Oregon Metro, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Originally created by Jan Wolf 2007-present

# Newberg Interactive Planning Map



10/2/2023, 11:50:11 AM

- Addresses
- Newberg Boundaries
- City Limit
- UGB
- URA
- Dundee City Limits
- Dundee UGB
- Yamhill County Assessor Tax Lots
- Newberg Zoning
- C-3 Central Business District
- I Institutional
- R-2 Medium Density Residential
- R-3 High Density Residential



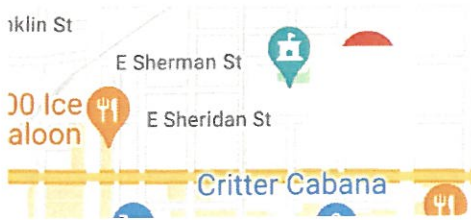
Ear  
Ore  
GE  
Saf

Google Maps 605 E Sheridan St



Newberg, Oregon  
 Google Street View  
 Jul 2023 See more dates

Image capture: Jul 2023 © 2023 Google







**First American Title™**

**First American Title Insurance Company**

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

**PUBLIC RECORD REPORT  
FOR NEW SUBDIVISION OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF:

Christian Petersen  
115 Old Hwy 99W  
Newberg, OR 97132  
Phone: (503)476-6391  
Fax:

Date Prepared : September 12, 2023  
Effective Date : 8:00 A.M on August 31, 2023  
Order No. : 1039-4102230  
Subdivision :

The information contained in this report is furnished by First American Title Insurance Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

**REPORT**

- A. The Land referred to in this report is located in the County of Yamhill, State of Oregon, and is described as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

**EXHIBIT "A"**  
**(Land Description Map Tax and Account)**

Lot 5, and the West 7 feet of Lot 6, Block 7, DESKIN'S SECOND ADDITION to the City of Newberg,  
Yamhill County, Oregon.

Map No.: R3218DD 15400

Tax Account No.: 46765

**EXHIBIT "B"**  
**(Vesting)**

Christian P. Petersen

**EXHIBIT "C"**  
**(Liens and Encumbrances)**

1. Taxes for the fiscal year 2023-2024 a lien due, but not yet payable.
2. City liens, if any, of the City of Newberg.

Note: There are no liens as of September 11, 2023. All outstanding utility and user fees are not liens and therefore are excluded from coverage.

3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

4. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor:	Christian P Petersen
Grantee/Beneficiary:	Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for Guild Mortgage Company, a California Corporation, its successors and assigns
Trustee:	Northwest Trustee Services, Inc.
Amount:	\$150,000.00
Recorded:	March 20, 2017
Recording Information:	Instrument No. 201704443

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

Tax Amount:	\$2,566.16
Map No.:	R3218DD 15400
Property ID:	46765
Tax Code No.:	29.0

## DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
  - (a) "Customer": The person or persons named or shown as the addressee of this report.
  - (b) "Effective Date": The effective date stated in this report.
  - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
  - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
  
2. **Liability of the Company.**
  - (a) THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.
  - (b) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
  - (c) In any event, the Company assumes no liability for loss or damage by reason of 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.
    - (2) Any 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, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
    - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
    - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
    - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
    - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
    - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
    - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
  
3. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.



*First American Title*<sup>™</sup>

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.



After recording return to:  
Christian P. Petersen  
9355 NE Glen Hollow Dr  
Newberg, OR 97132

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Same as above

File No.: 1032-2507898 (jg)  
Date: August 25, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records		<b>201513849</b>
DMR-DDMR		<b>08/31/2015 03:31:36 PM</b>
Stn=4 MILLSA		<b>\$46.00</b>
2Pgs	\$10.00 \$11.00 \$5.00 \$20.00	

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

### STATUTORY BARGAIN AND SALE DEED

**PCH Properties LLC, an Oregon Limited Liability Company**, Grantor, conveys to **Christian P. Petersen**, Grantee, the following described real property:

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

**Lot 5, and the West 7 feet of Lot 6, Block 7, DESKIN'S SECOND ADDITION to the City of Newberg, Yamhill County, Oregon.**

The true consideration for this conveyance is **\$175,000.00**. (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.

FIRST AMERICAN TITLE 2507898

APN: 46765

Bargain and Sale Deed  
- continued

File No.: 1032-2507898 (jg)  
Date: 08/25/2015

Dated this 27<sup>th</sup> day of August, 2015.

**PCH Properties LLC**

By: \_\_\_\_\_

**Doug Petersen, Member**

By: \_\_\_\_\_

**Lori Petersen, Member**

STATE OF Oregon )

)ss.

County of Yamhill )

This instrument was acknowledged before me on this 27<sup>th</sup> day of Aug, 2015  
by **Doug Petersen and Lori Petersen as Members of PCH Properties LLC**



\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 3-30-19





First American Title™

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 9/11/2023

## Ownership

Legal Owner(s): Christian Petersen  
Site Address: 609 E Sheridan St Newberg, OR 97132  
Mailing Address: 115 W Old Highway 99w Newberg, OR 97132

Parcel #: R3218DD 15400  
APN: 46765  
County: Yamhill

## Property Characteristics

Bedrooms: 3	Year Built: 1996	Lot SqFt: 4979
Total Bathrooms: 1.5	Building SqFt: 1138	Lot Acres: 0.11
Full Bathrooms: 1	First Floor SqFt: 480	Roof Type: Composition
Half Bathrooms: 0	Basement Sqft: 0	Roof Shape: HIP
Units: 1	Basment Type:	Porch Type:
Stories: 2.00		Building Style:
Fire Place: N		Garage: Attached Garage
Air Conditioning:		Garage SqFt: 240
Heating Type: Baseboard		Parking Spots: 1
Electric Type:		Pool:

## Property Information

Land Use: RESIDENTIAL  
Improvement Type: Single Family Residential  
Legal Description: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT  
15400 LOT 5 BLOCK 7 SUBDIVISIONNAME DESKINS SECOND  
ADDITION

Zoning: R-2  
School District: Newberg School  
Neighborhood:  
Subdivision: Deskins Second  
Addition

## Assessor & Tax

2022 Market Land: \$191,055  
2022 Market Total: \$385,298  
2022 Market Structure: \$194,243  
2022 Assessed Total: \$161,016

2022 Taxes \$2,566.16  
% Improved: 47  
Levy Code: 29  
Millage Rate:

## Sale History

Last Sale Date: 8/31/2015  
Prior Sale Date: 6/5/2015

Doc #: 201513849  
Prior Doc #: 201507771

Last Sale Price: \$175,000  
Prior Sale Price: \$175,000

## Mortgage

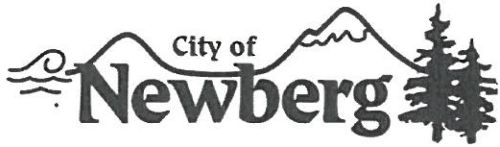
1st Mortgage Date: 8/31/2015  
1st Mortgage Type:  
2nd Mortgage Type:

Doc #: 201513850  
1st Mortgage Lender: Donald E Iverson  
Etal

1st Mortgage: \$0  
2nd Mortgage: \$0

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<https://www.homejunction.com/> School information is copyrighted and provided by GreatSchools.org. <https://www.greatschools.org>



# Community Development Department

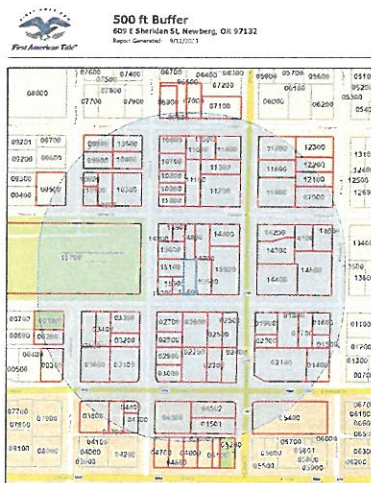
P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132  
503-537-1240. Fax 503-537-1272 [www.newbergoregon.gov](http://www.newbergoregon.gov)

## 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 \_\_\_\_\_, 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 six (6) 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: 609 E Sheridan St., Newberg, OR 97132  
TAX LOT NUMBER: R3218DD-15400



The present date and map are intended for informational purposes only. Some information has been gathered from third party sources and has not been independently verified. Individual parcels are subject to their respective copyright owners and not by First American or First American Title Company, neither is implied or expressed warranty, including but not limited to, information preparation and assumed responsibility for errors or omissions.

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](mailto: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 \_\_\_\_\_, 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: [To be added by applicant], 2023

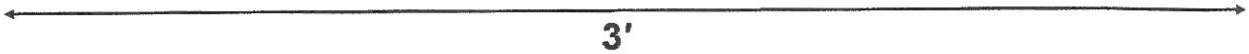
**POSTED NOTICE**

**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



**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.

**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.



First American Title™

# 500 ft Buffer

609 E Sheridan St, Newberg, OR 97132

Report Generated: 9/11/2023



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TAXID	Owner Name	Mailing Address	Mail City	Mail State	Mail Zip	Site Address	Site City	Site State	Site Zip
R3218DD 07100	Janet Romasco	2361 NW Anthony Ct	Mcminnville	OR	97128	503 N College St	Newberg	OR	97132
R3218DD 06800	Nobor & Maria Pereda	Po Box 382	Newberg	OR	97132	605 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 04800	Daniel Corrigan	1833 NW Saint Andrews Dr	Mcminnville	OR	97128	603 E 1st St	Newberg	OR	97132
R3219AA 05000	Vicente & Maria Gonzalez	23501 NE Sunnycrest Rd	Newberg	OR	97132	615 E 1st St	Newberg	OR	97132
R3219AA 04900	Pch Properties LLC	311 N Meridian St	Newberg	OR	97132	611 E 1st St	Newberg	OR	97132
R3219AA 02800	Mary Clark	210 N School St	Newberg	OR	97132	210 N School St	Newberg	OR	97132
R3219AB 00200	City of Newberg	414 E 1st St	Newberg	OR	97132	211 N Howard 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 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
R3219AA 02000	Degale LLC	708 E Sheridan St	Newberg	OR	97132	208 N College St	Newberg	OR	97132
R3219AA 01800	Michael & Heidi Pender	708 E Sheridan St	Newberg	OR	97132	708 E Sheridan St	Newberg	OR	97132
R3219AA 02400	Salmon LLC	606 S Corinne Dr	Newberg	OR	97132	619 E Hancock St	Newberg	OR	97132
R3218DD 12300	Bryan & Ann Lynch	415 N Edwards St	Newberg	OR	97132	415 N Edwards St	Newberg	OR	97132
R3218DD 11700	Mark Gaidos	414 N College St	Newberg	OR	97132	414 N College St	Newberg	OR	97132
R3219AA 04700	First Interstate Bank ATTN: Thomson Property Tax Services	PO BIX 2609	Carlsbad	CA	92018	601 E 1st 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
R3219AA 04501	Mark & Lorie Stevens	19155 NE Herring Ln	Newberg	OR	97132	111 N College St	Newberg	OR	97132
R3219AA 02900	Beverly & Brian Tate	206 N School St	Newberg	OR	97132	206 N School St	Newberg	OR	97132
R3218DD 12200	Ryan & Emily Forbes	411 N Edwards St	Newberg	OR	97132	411 N Edwards St	Newberg	OR	97132
R3218DD 14901	Conrado Pereda	Po Box 382	Newberg	OR	97132	604 E Sherman St	Newberg	OR	97132
R3219AA 02500	Gary & Janice Allen	614 E Sheridan St	Newberg	OR	97132	614 E Sheridan St	Newberg	OR	97132
R3218DD 14600	Sean & Elizabeth Gann	315 N College St	Newberg	OR	97132	315 N College St	Newberg	OR	97132
R3219AA 02501	Matt & Melissa Meyer	1600 E 2nd St	Newberg	OR	97132	618 E Sheridan St	Newberg	OR	97132
R3218DD 10400	Christian Petersen	1818 N Page Ct	Newberg	OR	97132	411 N School 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 12000	Divonna Crecellus	403 N Edwards St	Newberg	OR	97132	403 N Edwards St	Newberg	OR	97132
R3218DD 10800	Colleen Mccombs	8150 SW 191st Pl	Beaverton	OR	97007	404 N School St	Newberg	OR	97132
R3218DD 14500	Betty Morrison	717 E Sheridan St	Newberg	OR	97132	717 E Sheridan St	Newberg	OR	97132
R3219AA 02600	Andrew & Madelyn White	610 E Sheridan St	Newberg	OR	97132	610 E Sheridan St	Newberg	OR	97132
R3218DD 14000	Patricia Capasso	313 N Edwards St	Newberg	OR	97132	313 N Edwards St	Newberg	OR	97132
R3219AA 01600	Degale LLC	708 E Sheridan St	Newberg	OR	97132	716 E Sheridan St	Newberg	OR	97132
R3218DD 11900	Traci & Richard Sutherland	400 N College St	Newberg	OR	97132	400 N College St	Newberg	OR	97132
R3218DD 09800	Patricia Macinlyre	502 E Franklin St	Newberg	OR	97132	502 E Franklin 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 03800	Eagle Newspapers Inc	Po Box 12008	Salem	OR	97309	No Site Address	Newberg	OR	97132
R3219AA 03500	City of Newberg	414 E 1st St	Newberg	OR	97132	503 E Sheridan St	Newberg	OR	97132
R3218DD 14400	Robert & Annie Soppe	709 E Sheridan St	Newberg	OR	97132	709 E Sheridan St	Newberg	OR	97132

R3219AA 01500	Scott & Diana Winter	22430 NE Hidden Springs Rd	Durdee	OR	97115	209 N Edwards St	Newberg	OR	97132
R3218DD 14100	Delany Kriz & Andrew Halstead	712 E Sherman St	Newberg	OR	97132	712 E Sherman St	Newberg	OR	97132
R3218DD 14200	Linda Newton-Curtis	314 N College St	Newberg	OR	97132	314 N College St	Newberg	OR	97132
R3219AA 04400	Eagle Newspapers Inc	Po Box 12008	Salem	OR	97309	115 N School St	Newberg	OR	97132
R3218DD 10700	Amy & Nathan Macy	406 N School St	Newberg	OR	97132	406 N School St	Newberg	OR	97132
R3219AA 03600	Newberg Public Library	503 E Hancock St	Newberg	OR	97132	503 E Hancock St	Newberg	OR	97132
R3219AB 00300	Lip Properties LLC	Po Box 1060	Newberg	OR	97132	415 E Hancock St	Newberg	OR	97132
R3219AA 03100	Quinby Construction LLC	515 E Hancock St	Newberg	OR	97132	515 E Hancock 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 Caneaday	310 N College St	Newberg	OR	97132	310 N College St	Newberg	OR	97132
R3219AA 03200	City of Newberg	Po Box 970	Newberg	OR	97132	211 N School St	Newberg	OR	97132
R3219AA 04500	First Interstate Bank ATTN: Thomson Property Tax Services	Po Box 2609	Carlsbad	CA	92018	114 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
R3219AA 01900	John & Kaydi Paxman	700 E Sheridan St	Newberg	OR	97132	700 E Sheridan St	Newberg	OR	97132
R3219AA 02100	Francis Enterprises Inc	2950 Crater Ln	Newberg	OR	97132	202 N College St	Newberg	OR	97132
R3219AA 01400	Francis Enterprises Inc	2950 Crater Ln	Newberg	OR	97132	715 E Hancock St	Newberg	OR	97132
R3219AA 02200	James Cain	27775 NW Williams Canyon Rd	Gaston	OR	97119	611 E Hancock St	Newberg	OR	97132
R3219AA 03000	Gmb Investors LLC	1118 Northshore Rd	Lake Oswego	OR	97034	601 E Hancock St	Newberg	OR	97132
R3219AA 02300	James Cain	27775 NW Williams Canyon Rd	Gaston	OR	97119	615 E Hancock St	Newberg	OR	97132
R3219AA 05400	First Federal Savings & Loan	Po Box 239	Mcminnville	OR	97128	121 N Edwards 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 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	Chehalam Park & Recreation Dis	535 NE 5th St	Mcminnville	OR	97128	415 E Sheridan St	Newberg	OR	97132
R3219AA 05100	Wala Properties LLC	4695 Raybell Rd NE	Saint Paul	OR	97137	621 E 1st St	Newberg	OR	97132
R3219AB 00100	Williamette Education Service	2045 SW Highway 18	Mcminnville	OR	97128	213 N Howard St	Newberg	OR	97132
R3219AA 04502	Slpd Properties LLC	115 N College St # 3	Newberg	OR	97132	115 N College St # 3	Newberg	OR	97132
R3218DD 11300	Betsy Bingham	Po Box 280	Gaston	OR	97119	409 N College St	Newberg	OR	97132
R3218DD 14800	Kathleen Holman	Po Box 845	Newberg	OR	97132	606 E Sherman St	Newberg	OR	97132
R3219AA 04300	Eagle Newspapers Inc	Po Box 12008	Salem	OR	97309	109 N School St	Newberg	OR	97132
R3219AA 03700	Eagle Newspapers Inc	Po Box 12008	Salem	OR	97309	500 E Hancock St	Newberg	OR	97132
R3219AA 01700	Lames & Louise Broadwell	714 E Sheridan St	Newberg	OR	97132	714 E Sheridan St	Newberg	OR	97132
R3218DD 11500	Patricia Fitzgerald	608 E Franklin St	Newberg	OR	97132	608 E Franklin St	Newberg	OR	97132
R3218DD 15000	Merbirds House LLC	310 N School St	Newberg	OR	97132	310 N School St	Newberg	OR	97132
R3219AA 05200	City of Newberg	414 E 1st St	Newberg	OR	97132	625 E 1st St	Yarhill	OR	97148
R3218DD 12100	Gary Buhler	405 N Edwards St	Newberg	OR	97132	405 N Edwards 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 Rohr	410 N College St	Newberg	OR	97132	410 N College St	Newberg	OR	97132



R3218DD 14900	Narcy 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