

MEMORANDUM

TO: Newberg Planning Commission

FROM: James Dingwall, Assistant Planner

SUBJECT: Supplemental Packet Material: Additional Public Comments for File No. CUP23-0017

DATE: December 12, 2023

Following the publishing of the staff report for File No. CUP23-0017, staff received two additional comments from the public on December 11th, 2023 and one additional comment from the public on December 12th, 2023.

Please review these additional materials and add to your packet.

Attachments:

1. Public Comment from Johnny Burrows
2. Public Comment from Jim and Valerie Brooks
3. Public Comment from Francisco Benetti

James Dingwall

From: PLANNING
Sent: Monday, December 11, 2023 8:11 AM
To: Fe Bates
Cc: James Dingwall
Subject: FW: 312 Chandler Drive Newberg

From: beavers15@comcast.net <beavers15@comcast.net>
Sent: Sunday, December 10, 2023 5:53 PM
To: PLANNING <planning@newbergoregon.gov>
Subject: 312 Chandler Drive Newberg

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission,

I am writing to express my strong opposition to the conditional permit (CUP 23-0017) for a vacation home rental at 312 Chandler Drive in Newberg. My name is Johnny Burrows, and my family and I reside next door to the property in question. There are several concerns and reasons that lead me to oppose the approval of this permit.

Firstly, allowing a vacation home rental on this property sets an unfair precedent for the neighborhood. The city of Newberg explicitly prohibits such practices, and it is not equitable for one property to be granted this privilege while others are not. If we are to maintain the integrity of our neighborhood, it is essential that rules and regulations apply uniformly to all residents.

Furthermore, the owners of the house have already moved to Arizona, leaving the property vacant and creating a lack of communication. This irresponsibility on their part is concerning for the neighborhood, as we have no established means of communication with tenants or a direct line to address potential issues that may arise with the vacation home.

Our primary concern is the potential for increased traffic in our small neighborhood, especially given the property's location at the corner of Chase and Chandler streets. The influx of visitors could lead to disruptions, noise, and safety concerns. Additionally, the

prospect of unwanted adults, potential involvement with drugs and alcohol, and heightened noise levels pose a threat to the overall livability of Chandler Street.

In light of these issues, I kindly request that the planning commission denies the application for CUP 23-0017. The landscape of the residence, coupled with the owners' inability to communicate their intentions and their departure to another state, makes this property a potential liability for our neighborhood. Approving this permit could burden the city of Newberg and its police department with responding to disturbances and challenges arising from the vacation home.

I trust that the Planning Commission will carefully consider these concerns and act in the best interest of our community. Thank you for your attention to this matter.

Sincerely,

Johnny Burrows

Respectfully,

Johnny Burrows

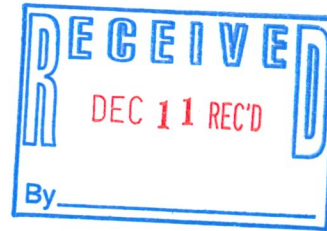
beavers15@comcast.net

503.899.9796

Sent From My HP Desk Top

December 4, 2023

City of Newberg
Community Development Dept
414 E First Street
Newberg, OR 97132



Dear sirs,

I am contacting you in regard to the conditional permit request (# CUP 23-0017) for the property at 312 Chandler Drive, Newberg. The request by the owners is to use it for a vacation home.

We live next door to the property in question at 320 E. Chandler Drive. We knew nothing about this request until we saw the sign in the front yard, notifying the neighborhood of a conditional permit request. I was disappointed that our neighbors, Trevor and Lauren Marugg had not mentioned these plans to us. They have been excellent neighbors, as have the others on our street and nearby Chase and Jones. They have been out of town since the sign went up, so we have been unable to discuss it with them.

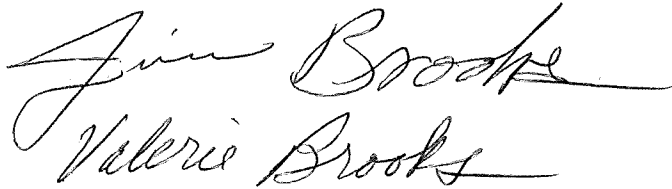
We moved to Newberg from rural property three years ago and chose this neighborhood as it was in excellent condition (new houses), in a good location, and while houses were very close together, looked like a stable neighborhood where people enjoyed that ambience as well. We are within walking distance of Crater Elementary, and have several young families close to us. It was important to us to know our neighbors, so that if any concerns arose, we could easily discuss with them in a mutually beneficial way. We are in our late seventies, and we also keep in mind who we can contact for assistance should we need it.

Our concerns are that if the permit is granted, we will never know who is living in the house next door. Different people will come and go, and their interests will be in recreation rather than any responsibility for the neighborhood. This could mean unwelcome noise, obnoxious behavior, extra traffic, and even people who present risks to our vulnerable residents. We value the residential nature of the area as opposed to the commercial coming and going. At this point, we do not even know who or

how we would contact someone in charge if we have concerns—unless it is the police, who would not be interested unless a crime is committed.

At our last property, an acreage, an Air BnB opened in the house next to us when it sold. We never knew who was there. At times there were loud parties, and on the 4th of July, they used illegal, really loud fireworks until at least 1 am in the morning. This was in a forested area, when the summer was really dry and it posed a fire risk. So that experience heightens our concerns.

Thanks for considering our thoughts on this matter. If you have questions you may reach Valerie at 971-645-1556 or valbrooks1216@gmail.com.

The image shows two handwritten signatures in cursive. The top signature is 'Jim Brooks' and the bottom signature is 'Valerie Brooks'. Both are written in black ink.

Jim and Valerie Brooks
320 E. Chandler Drive
Newberg, OR 97132

Subject: Strong Opposition to Conditional Permit Application (File #CUP 23-0017) for 312 Chandler Drive Newberg, Oregon 97132

Dear Members of the Planning Commission,

I am writing to express my strong opposition to the conditional permit application (File #CUP 23-0017) for the vacation home located at 312 Chandler Drive in the Dutchman Ridge neighborhood.

The proximity of 312 Chandler Drive to Crater Elementary, approximately 500 feet away, raises significant concerns for our community. Allowing a vacation home business in this location may lead to various adverse effects, impacting the safety, well-being, and overall livability of our neighborhood.

One major concern is the potential increase in traffic and the presence of unknown adults, posing a heightened risk of illicit activities such as drugs and alcohol in our vicinity. The landscape of the property features limited parking with no street parking. The sidewalk ramp illustrated in **exhibit A**, designed for children and handicapped individuals, could be obstructed by tenants' parking, violating their rights to access the street.



Exhibit A



Moreover, the location of the property at the corner of Chandler and Chase streets, as depicted in **exhibit B**, presents a challenge if cars are parked on the street in front of the resident, potentially obstructing the view for drivers in both directions.



Exhibit B

I am not alone in these concerns, a community poll conducted during the first week in December through our community Facebook social media app revealed that 90% of residents on Chandler Drive oppose the establishment of a vacation home in our street. These residents share common concerns, such as:

- 1) Noise and Disturbance: The proximity of less than 15 feet on each side of the resident (see **Exhibit C**) affects the peace and quiet of the neighbors.
- 2) Property Values: There is concern that property values may be impacted by declining values of the street properties.
- 3) Community Livability: The potential alteration of the community livability, especially if vacation rentals lead to a high turnover of visitors.

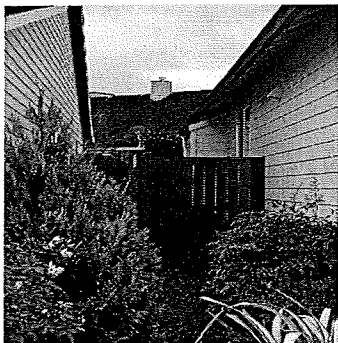


Exhibit C

It has come to our attention that the property owners of 312 Chandler Drive have left the neighborhood without providing any notification to residents of their intention to apply for a vacation home permit. Furthermore, we have learned that the owners have relocated to Prescott, Arizona. This move has presented significant challenges for the street community, especially in addressing and resolving issues related to the property.

Residents on Chandler Drive are currently facing difficulties in alerting the proper authorities and contacting the property owners regarding various concerns, including potential vandalizing, landscaping issues, and noise disturbances in the residence. The lack of communication and the absence of property owners make it nearly impossible for our residents to address these issues effectively if the home is approved for a vacation home.

This situation raises serious questions about the responsibility and accountability of property owners who seek to establish vacation homes within our street. Without a local point of contact, it becomes challenging for residents to maintain the quality of life in our neighborhood and to ensure the well-being of our residents.

I kindly request the Planning Commission to consider denying the conditional permit for 312 Chandler Drive given the unique circumstances surrounding the property owners' departure, relocation and the potential alteration of our street livability mentioned in this letter. It is crucial to address the potential challenges our residents may face in communicating with the absent property owners.

Additionally, I urge the commission to implement measures that ensure property owners maintain a local point of contact or designate a representative who can address concerns and issues raised by the street residents. This step is essential to uphold the standards of safety, community engagement, and accountability in our neighborhood.

Thank you for your attention to this matter. I trust that the Planning Commission will carefully evaluate the implications of the conditional permit application in light of these concerns and work towards a resolution that prioritizes the well-being and livability of our community.

Sincerely,

Francisco L Benetti- resident at 245 E. Chandler Drive, Newberg