

PLANNING DIVISION FILE #: VAR23-0004

CITY OF NEWBERG
AFFIDAVIT OF NOTICING

REFERENCE ATTACHED LIST(S)/NOTICE(S)

I, Luke Nodine, do hereby certify that the attached Notice of Land Use Action was:

- a) mailed to the following list of property owners, by United States mail, postage prepaid on 12/15/2023; (date)
- b) posted on the site according to standards established in Newberg Development Code §15.100.260 on 12/15/2023. (date)

I acknowledge that failure to mail the notice in a timely manner constitutes an agreement by the applicant to defer the 120-day process limit and acknowledge that failure to mail will result in the automatic postponement of a decision on the application 15.100.210.(D)(2) 12/15/2023. (date)

[Signature] 12/15/2023
Signature Date

Luke Nodine
Print name

Land Use Notice

FILE # VAR23-0004

PROPOSAL: Variance to the vision clearance setback requirement at the driveway of 703 N Main Street.

FOR FURTHER INFORMATION, CONTACT:

City of Newberg

Community Development Department

414 E First Street

Phone: 503-537-1240

Resident At	102 E Illinois St.	Newberg, OR 97132
Resident At	103 E Illinois St	Newberg, OR 97132
Resident At	108 E Illinois St.	Newberg, OR 97132
Resident At	111 E Illinois St.	Newberg, OR 97132
Resident At	115 E Illinois St.	Newberg, OR 97132
Resident At	120 E Illinois St.	Newberg, OR 97132
Resident At	122 E Illinois St.	Newberg, OR 97132
Resident At	124 E Illinois St.	Newberg, OR 97132
Resident At	126 E Illinois St.	Newberg, OR 97132
Resident At	130 E Illinois St.	Newberg, OR 97132
Resident At	134 E Illinois St.	Newberg, OR 97132
Resident At	201 E Illinois St.	Newberg, OR 97132
Resident At	204 E Illinois St.	Newberg, OR 97132
Resident At	205 E Illinois St.	Newberg, OR 97132
Resident At	206 E Illinois St.	Newberg, OR 97132
Resident At	208 E Illinois St.	Newberg, OR 97132
Resident At	209 E Illinois St.	Newberg, OR 97132

Resident At	110 W Illinois St.	Newberg, OR 97132
Resident At	112 W Illinois St.	Newberg, OR 97132
Resident At	113 W Illinois St.	Newberg, OR 97132
Resident At	116 W Illinois St.	Newberg, OR 97132
Resident At	117 W Illinois St.	Newberg, OR 97132
Resident At	121 W Illinois St.	Newberg, OR 97132
Resident At	204 W Illinois St.	Newberg, OR 97132
Resident At	208 W Illinois St.	Newberg, OR 97132
Resident At	211 W Illinois St.	Newberg, OR 97132
Resident At	212 W Illinois St.	Newberg, OR 97132
Resident At	215 W Illinois St.	Newberg, OR 97132
Resident At	217 W Illinois St.	Newberg, OR 97132
Resident At	301 W Illinois St.	Newberg, OR 97132
Resident At	304 W Illinois St.	Newberg, OR 97132
Resident At	305 W Illinois St.	Newberg, OR 97132
Resident At	314 W Illinois St.	Newberg, OR 97132

Resident At	500 N Main St.	Newberg, OR 97132
Resident At	602 N Main St.	Newberg, OR 97132
Resident At	608 N Main St.	Newberg, OR 97132
Resident At	611 N Main St.	Newberg, OR 97132
Resident At	612 N Main St.	Newberg, OR 97132
Resident At	614 N Main St.	Newberg, OR 97132
Resident At	616 N Main St.	Newberg, OR 97132
Resident At	625 N Main St.	Newberg, OR 97132

Resident At	613 N Washington St.	Newberg, OR 97132
Resident At	625 N Washington St.	Newberg, OR 97132
Resident At	640 N Morton St.	Newberg, OR 97132
Resident At	644 N Morton St.	Newberg, OR 97132
Resident At	647 N Morton St.	Newberg, OR 97132
Resident At	647 A N Morton St.	Newberg, OR 97132
Resident At	647 B N Morton St.	Newberg, OR 97132
Resident At	648 N Morton St.	Newberg, OR 97132
Resident At	104 Clifford St.	Newberg, OR 97132
Resident At	110 Clifford St.	Newberg, OR 97132
Resident At	116 Clifford St.	Newberg, OR 97132
Resident At	120 Clifford St.	Newberg, OR 97132
Resident At	180 Mission Dr.	Newberg, OR 97132
Resident At	190 Mission Dr.	Newberg, OR 97132
Resident At	979 Mission Dr.	Newberg, OR 97132

Community Development Department

P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

WE WANT YOUR COMMENTS ON A PROPOSED VARIANCE IN YOUR NEIGHBORHOOD

A property owner in your neighborhood submitted an application to the City of Newberg for a variance to the vision clearance setback requirement at 703 N Main Street. You are invited to take part in the City's review of this project by sending in your written comments. For more details about giving comments, please see the back of this sheet.

The proposed project would include the construction of a new detached garage that will replace the existing garage structure and move it within the appropriate setbacks of the property. This applicant has requested a variance to lessen difficulties and physical hardships associated with the City's vision clearance setback requirements that are applicable to the intersection of N Main Street (OR Hwy 240) and the driveway at 703 N Main Street. The homeowners at this address have requested to maintain a hedge to the east of the driveway to maintain the privacy and natural noise barrier currently provided.

APPLICANT: ***LM Nodine General Contracting LLC***
TELEPHONE: ***(503) 277-9000***

PROPERTY OWNER: ***Kate Menninger & Nathan McCoy***

LOCATION: ***703 N Main Street***

TAX LOT NUMBER: ***R3218DC 013000***



Working Together For A Better Community-Serious About Service"

[https://newbergoregon.sharepoint.com/sites/PlanningDepartment/Land Use Application Files/V\(Variance\)/VAR23-0004\(703 N Main\)/Vision Triangle Req/NOTICE/VAR23-0004 - Marked-Up Mailed Notice.doc](https://newbergoregon.sharepoint.com/sites/PlanningDepartment/Land%20Use%20Application%20Files/V(Variance)/VAR23-0004(703%20N%20Main)/Vision%20Triangle%20Req/NOTICE/VAR23-0004%20-%20Marked-Up%20Mailed%20Notice.doc)

We are mailing you information about this project because you own land within 500 feet of the

proposed new project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed.

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

Written Comments: File No. VAR23-0004
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132

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. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

All written comments must be turned in by 4:30 p.m. on **12/29/2023**.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. 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 variance approval is found in Newberg Development Code Section 15.215.040.

The Community Development Director will make a decision at the end of a 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: **12/15/2023**