



TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File # **CUP23-0021**

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: Elissa Zavora
 ADDRESS: 1113 E 4th St CITY: Newberg STATE: OR ZIP: 97132
 EMAIL ADDRESS: elissa.zavora@gmail.com PHONE: _____ MOBILE: (907) 209-6059

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

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

GENERAL INFORMATION:

PROJECT LOCATION: 1113 E 4th St, Newberg, OR 97132 PROJECT VALUATION: \$ _____
 PROJECT DESCRIPTION/USE: single family home for short term rental
 MAP/TAX LOT NO. (i.e. 3200AB-400): R3220BC 00802 SITE SIZE: 5220 SQ. FT. ACRE
 COMP PLAN DESIGNATION: _____ CURRENT ZONING: R2
 CURRENT USE: single family home TOPOGRAPY: _____
 SURROUNDING USES:
 NORTH: R2 SOUTH: R2
 EAST: R2 WEST: R2

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 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.

C. Za 11-27-23
 Applicant Signature Date

C. Za 11-27-23
 Owner Signature Date

Elissa Zavora
 Print Name

Elissa Zavora
 Print Name

This is the Project Statement for the proposed use of a short term rental for the single family home located at 1113 E. 4th St, Newberg, OR 97132

The 5 bedroom home was purchased so the owner may be closer to her aging mother. The owner travels for work and is out of town 14-21 nights a month. The intent is to rent the home out as a short term rental for the nights the owner is away at work.

There are a mix of King size beds and twin beds in the 5 bedrooms, allowing for a maximum of 10 people to sleep. There is off street parking for up to 6 cars on the North side of the house in the driveway. The guests will be families traveling to the area to visit friends and/or relatives attending the college as well as vacationers coming to explore, shop, and dine in the Newberg area and wine country.

House rules will prohibit parties and have quiet hours between 10pm and 7am.

Trash and recycling service is picked up on Fridays and bins for these items are located in the driveway and picked up on the East side of the house facing Chehalem Drive.

There is a local contact that is available 24/7 to address any immediate concerns with the house or guests while the owner is away. They will also be responsible to collect mail and ensure the trash and recycling is collected every week. Additionally they will ensure the yard is kept up with mowing and general upkeep of the property.

The owner will manage the short term rental guests personally using airbnb and similar online platforms and has previous experience with this from previous properties. The owner will also be available for concerns 24/7 while home and away.



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.

SITE INFORMATION:

Address: 1113 E 4th St, Newberg, OR 97132	
Applicant Name: Elissa Zavora	
Mailing Address: 8250 Shirdon Place, Paso Robles	State/Zip: CA 93446
Phone: 907-209-6059	Email: elissa.zavora@gmail.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.

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

EZ EZ I/we will post the vacation rental home registration that contains the information listed in the Development Code in 15.445.340.

EZ EZ 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.

I purchased this single family home to be closer to my aging mother. I travel for work and intend to rent it out as a short term vacation rental when I am away for work.

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.

There are a minimum of 2 spots and up to 6 cars that can park on the concrete driveway on the North side of the house.

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

The garbage and recycling is picked up on Fridays. The bins are stored on the North of the house by the driveway. They are picked up on the East side facing Chehalem Street.

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 5 bedrooms, 3 of them have a king bed for 2 adults to sleep in the other 2 rooms have 2 twins beds in each for children or single adults, making a total of 10 sleeping spots for the 5 bedrooms.

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 is no recreational vehicle, trailer, or tent associated with the property and no intent of having one.

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.

The home is located in a residential neighborhood that is walking distance to downtown. Guests using the space will be acting just as a family living in the neighborhood would, meaning they will be spending their free time exploring the area or else lounging around.

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 home is over 100 years old and is kept in the era of its design. It is set up for families to enjoy cooking, socializing, and sleeping comfortably. There is a small study room for reading and a desk for any office duties the traveler may have.

Other/Continued Response Section:

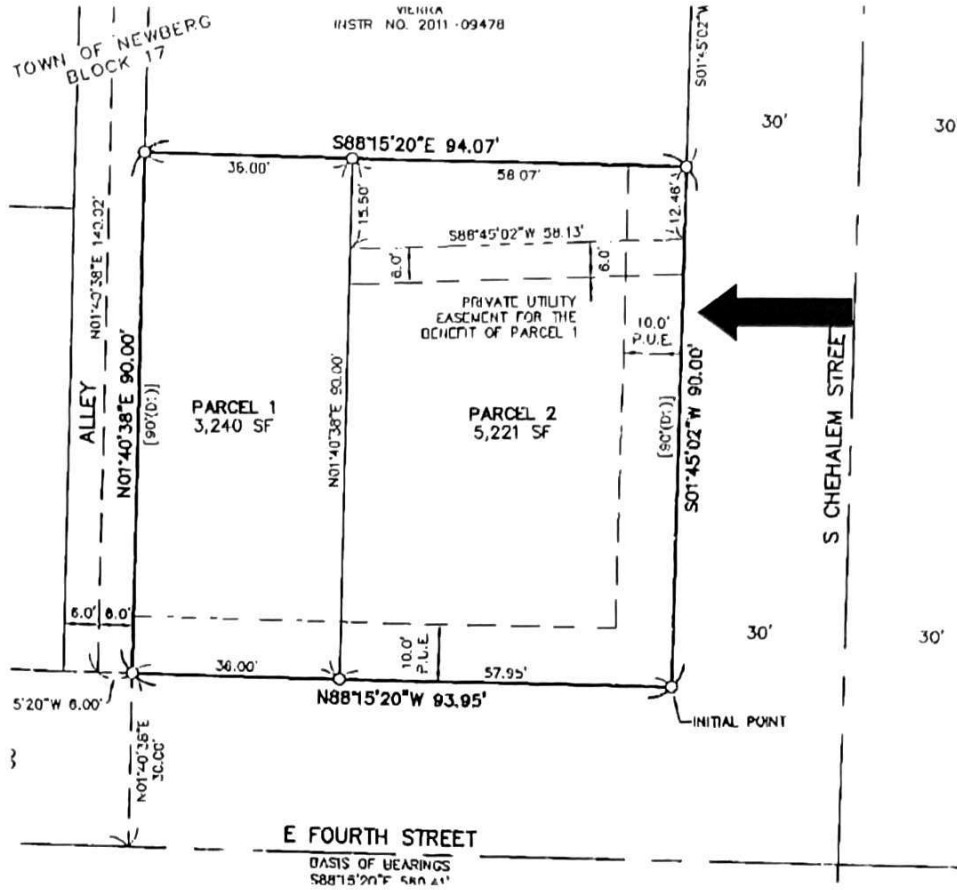
I was attracted to this house in particular for its historical charm. I value older homes and the significance they have on the community. I am investing in improvements and the upkeep of the home to keep it true to character.

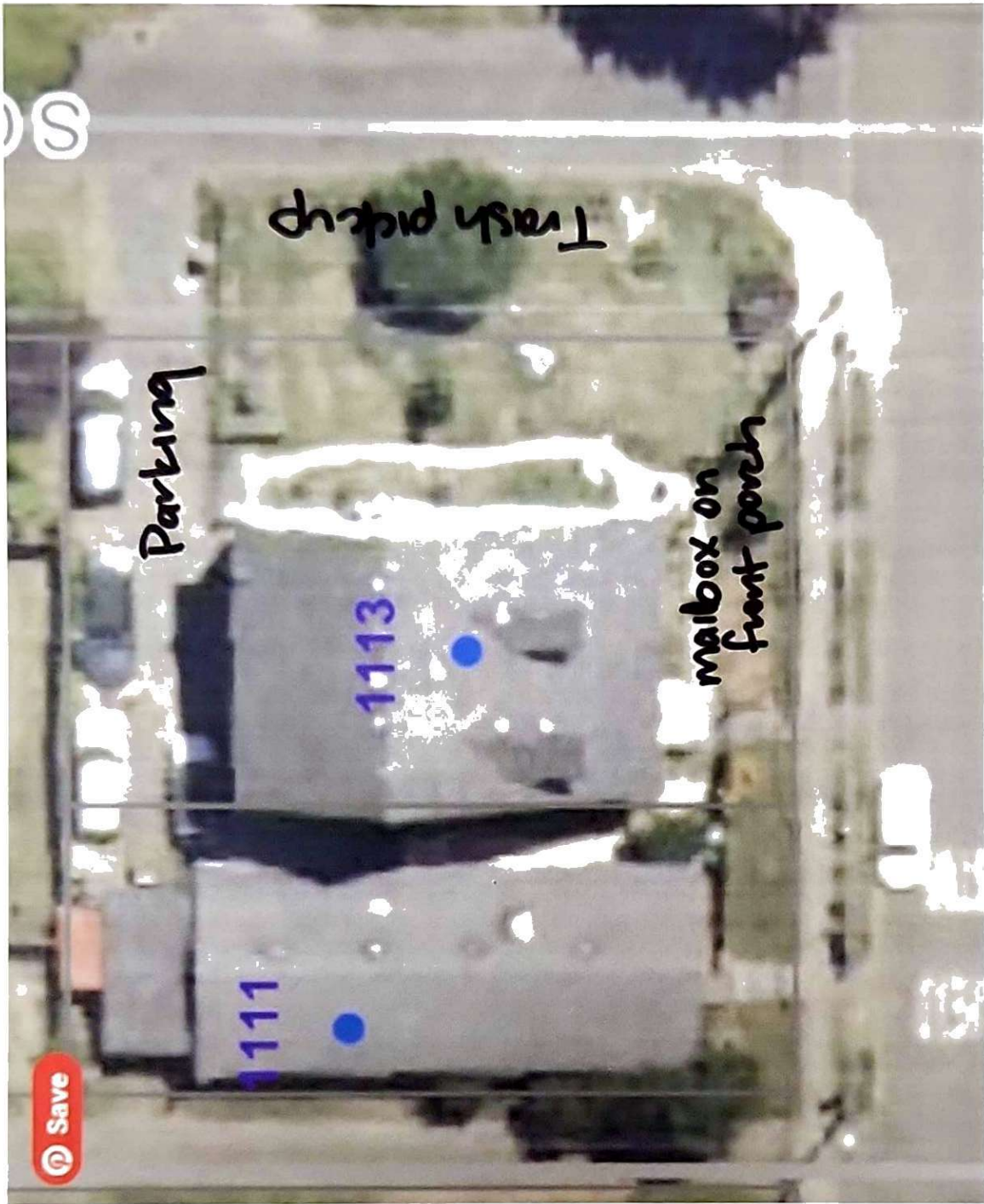


First American



This map is furnished for illustration and to assist in property location. The company assumes no liability for any variation in dimensions by location ascertainable by actual survey





Chelaim St

Save

S

Parking

Trash pickup

1113

mailbox on front porch

1111

4th St



4th St

Chehalm St - trash/recycling pick-up





First American Title™

First American Title Insurance Company

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

Order No.: 1032-4113520
November 08, 2023

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

KEELEY ROBINSON, Escrow Officer/Closer
Phone: (503)538-7361 - Fax: (866)800-7290 - Email: KeeRobinson@firstam.com
First American Title Insurance Company
515 E Hancock, Newberg, OR 97132

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Clayton Carter, Title Officer
Phone: (503)376-7363 - Fax: (866)800-7294 - Email: ctcarter@firstam.com

Preliminary Title Report

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

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.

County Tax Roll Situs Address: 1113 E 4th St, Newberg, OR 97132

2021 ALTA Owners Standard Coverage	Liability \$	439,000.00	Premium \$	921.00	STR
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$		
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$		
2021 ALTA Lenders Extended Coverage	Liability \$	395,100.00	Premium \$	443.00	
Endorsement 9.10, 22 & 8.1			Premium \$	100.00	
Govt Service Charge			Cost \$	25.00	
Other			Cost \$		

Proposed Insured Lender: Pacific Residential Mortgage, LLC

Proposed Borrower: Elissa Zavora

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of October 19, 2023 at 8:00 a.m., title to the fee simple estate is vested in:

Bellgar Enterprises, LLC, an Oregon limited liability company

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and 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; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. 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, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
7. Taxes for the year 2023-2024

Tax Amount	\$	4,362.63
Unpaid Balance:	\$	4,362.63 , plus interest and penalties, if any
Code No.:		29.0
Map & Tax Lot No.:		R3220BC 00802
Property ID No.:		716204
8. City liens, if any, of the City of Newberg.

Note: There are no liens as of October 24, 2023. All outstanding utility and user fees are not liens and therefore are excluded from coverage.

9. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
10. Easement for public utilities as delineated on said plat.
11. Easement as shown on the recorded plat/partition 2023-11
For: private utility
12. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Evan William Bellingar
Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for Directors Mortgage, Inc., its successors and assigns
Trustee: AmeriTitle
Amount: \$275,000.00
Recorded: July 06, 2023
Recording Information: Instrument No. 202306170, Deed and Mortgage Records
13. Unrecorded leases or periodic tenancies, if any.
14. Any conveyance or encumbrance by Bellingar Enterprises, LLC should be executed pursuant to their Operating Agreement, a copy of which should be submitted to this office for inspection.

- END OF EXCEPTIONS -

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: Statutory Bargain and Sale Deed recorded January 20, 2022 as Instrument No. 202200993, Evan Bellingar to Bellingar Enterprises LLC.

A document recorded July 06, 2023 as Instrument No. 202306169 of Official Records From Bellingar Enterprises, LLC To Evan William Bellingar.

A corrective document recorded July 28, 2023 as Instrument No. 202307041 of Official Records From Bellingar Enterprises, LLC To Evan Bellingar.

A document recorded July 28, 2023 as Instrument No. 202307042 of Official Records From Evan Bellingar To Bellingar Enterprises, LLC.

NOTE: We find no matters of public record against Elissa Zavora that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

Situs Address as disclosed on Yamhill County Tax Roll:

1113 E 4th St, Newberg, OR 97132

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!**

RECORDING INFORMATION

Filing Address: **Yamhill County**
777 Commercial Street SE, Suite 100
Salem, OR 97301

Recording Fees: \$ **81.00** for the first page
 \$ **5.00** for each additional page

- cc: Elissa Zavora
- cc: Bellingar Enterprises, LLC
- cc: Pacific Residential Mortgage, LLC
9400 Beaverton Hillsdale Highway Suite 145, Beaverton, OR 97005
- cc: Amy Pendley, Agri-Business Real Estate Services
4675 Deon LN SE, Salem , OR 97317
- cc: Heidi Thomason, Premiere Property Group, LLC
700 Deborah Road, Suite 200, Newberg, OR 97132

Exhibit "A"

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

Parcel 2 of Partition Plat 2023-11 recorded June 9, 2023 as Instrument No. 202305014, Deed and Mortgage Records, Yamhill County, State of Oregon.



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
 5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 13.b.
 7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
 8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
 9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

ALTA OWNER'S POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

SCHEDULE OF STANDARD EXCEPTIONS

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; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. 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, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien" or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

Rev. 07-01-21



Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2022

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information with the exception that a subsidiary or affiliate has their own privacy policy, that policy governs. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 (“CCPA”). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097

Right of Deletion. You also have a right to request that we delete the personal information we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. To the extent any First American affiliated entity has a different practice, it will be stated in the applicable privacy policy. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of personal information we have collected about California residents over the last 12 months, please see “What Information Do We Collect About You” in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see “How Do We Collect Your Information”, “How Do We Use Your Information”, and “How Do We Share Your Information” in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the personal information of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of personal information we may have disclosed about California residents in the past 12 months, please see “How Do We Use Your Information” and “How Do We Share Your Information” in <https://www.firstam.com/privacy-policy>.



Community Development Department

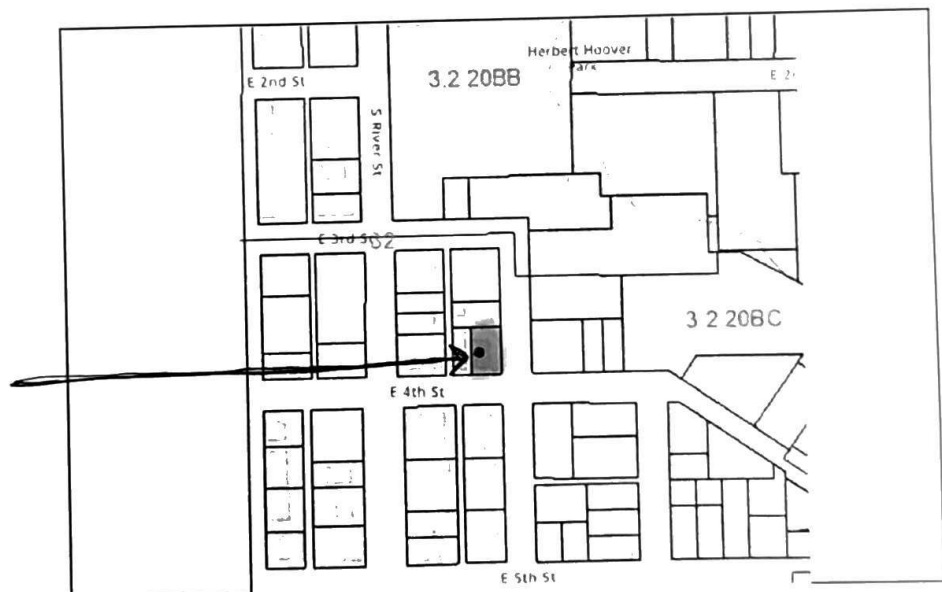
P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
503-537-1240 Fax 503-537-1272 www.newbergoregon.gov

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 (*insert date*) at 7 p.m. at the Newberg Public Safety Building, 401 E Third Street, Newberg OR, 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.

This application would allow for the approval of a conditional use to for a Vacation Rental that will be rented out for the nights the owner is away for work. The owner travels for work and is gone 14-21 nights a month. While away there is a local caretaker available 24/7 to respond to any immediate needs. There are up to 6 off street parking sites in the driveway on the North side of the house. The home sleeps up to 10 people.

APPLICANT: Elissa Zavora
TELEPHONE: 907-209-6059
PROPERTY OWNER: Elissa Zavora
LOCATION: 1113 E. 4th St, Newberg, OR 97132
TAX LOT NUMBER: **R3220BC 00802**



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<https://newbergoregon.sharepoint.com/sites/PlanningDepartment/Shared Documents/Templates/Notices/Applicant Mailed Notice Templates/PC Mailed Notice - VR.doc>

We are mailing you information about this project because you own land within 500 feet of the proposed subdivision. We invite you to participate in the land use hearing scheduled before the Planning Commission. If you wish to participate in the hearing, you may do so in person or be represented by someone else. 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: File No. (staff will provide)
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132

All written comments must be turned in by noon on Monday, (*insert date – Monday prior to hearing*). 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> under the “Current Planning Projects” page.

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 permit are found in Newberg Development Code Section 15.225.060.

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 at 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: *Date notice is mailed*

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the City Recorder at 503-537-1283. For TTY services please dial 711.

Working Together For A Better Community-Serious About Service"

**CITY OF NEWBERG
SAMPLE POSTED NOTICE**

Land Use Notice

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

PROPOSAL: VACATION 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.

TAXID	Owner Name	Mailing Address
R3220BB 06600	Bethany Darling	1111 E 3rd St
R3220BC 08400	Melissa Zeman	412 S Willamette St
R3220BC 06701	Scott Ferguson	1114 E 5th St
R3220BC 07000	Lai & Miah Donnet	1014 E 5th St
R3220BC 08000	Stacie Vieira	309 S Chehalam St
R3220BC 01500	Zion Lutheran Church	301 S River St
R3220BC 01600	Zion Lutheran Church	301 S River St
R3219AD 00300	Luanne Cadd	509 E Fulton St
R3219AD 00400	Carolyn Phipps	317 S Center St
R3220BC 01400	Us Natl Bank Of Oregon & Zion Lutheran Church	301 S River St
R3220BC 04000	Jake Taasevigen & Jennifer Timmons	409 S Willamette St
R3220BC 04300	B & I Holding LLC	2301 E Willow Dr
R3220BC 04600	Joshua Bullock	1303 E 5th St
R3220BC 02300	Theodore & Ruby Sharman	421 S River St
R3219AD 06800	William & Marilyn Jackson	7960 NE Dog Ridge Rd
R3220BB 06700	City of Newberg	535 NE 5th St
R3220BC 03100	Nathaniel Frazier & Maile Dwyer	1113 E 5th St
R3219AD 00100	Jen & John Torgesen	912 E 3rd St
R3220BC 01000	Joshua & Audrey Smith	1112 E 3rd St
R3219AD 00200	Chris & Laura Sharp	305 S Center St
R3220BC 00600	Sarah Skopil	1073 N Pond Rd
R3220BC 00500	Moises Manon	1610 S Mill St
R3220BC 00800	Bellingar Enterprises LLC	24055 NE North Valley Rd
R3220BC 04700	Mdjr Homes LLC	15070 NW Central Dr APT 506
R3220BB 06500	David & Linda Riffle	1115 E 3rd St
R3220BC 03400	Pamela Terrace LLC	Po Box 4054
R3220BB 07500	Guadalupe Martinez	211 S River St
R3220BC 02600	Zion Lutheran Church	301 S River St
R3220BB 07300	Center Street Apartments LLC	Po Box 4054
R3220BC 00100	Jeffrey & Jeanne Kane	416 S Wynooski St
R3219AD 06600	Brian & Courtney Risse	915 E 5th St
R3220BC 06600	Lindsey Buchanan	1212 E 5th St
R3220BC 01300	Maria & Joshua Dietz	316 S River St
R3220BC 01800	Leslie & Donald Fair	316 S Center St
R3220BC 01900	Horst & Olga Voigt	1000 E 4th St
R3220BB 05700	Ronald & Sharon Hatfield	1306 E 2nd St
R3220BC 02100	John Ream	414 S Center St
R3220BC 02000	Hpa Borrower 2016-2 MI LLC	120 S Riverside Plz STE 2000
R3220BC 05000	Steven & Leslie Guest	22755 Maplewood
R3220BC 03601	Newberg Area Habitat For Humanity	Po Box 118
R3220BC 04500	Ashley Myers & Carlos Bentura	1301 E 5th St
R3220BC 01200	See Tax Records	Mailing Unavailable
R3220BC 03700	Jose & Anthony Perez	4205 NE Riverside Loop
R3220BC 02700	Bruce Alford	1100 E 4th St
R3220BC 02200	Paul & Julia Adelman	420 S Center St
R3220BC 06702	Nadege Petrie	505 S Chehalam St

Mail City	Mail State	Mail Zip	Site Address	Site City	Site State	Site Zip
Newberg	OR	97132	1111 E 3rd St	Newberg	OR	97132
Newberg	OR	97132	No Site Address	Newberg	OR	97132
Newberg	OR	97132	1114 E 5th St	Newberg	OR	97132
Newberg	OR	97132	1014 E 5th St	Newberg	OR	97132
Newberg	OR	97132	309 S Chehalem St	Newberg	OR	97132
Newberg	OR	97132	301 S River St	Newberg	OR	97132
Newberg	OR	97132	0 S Center St	Newberg	OR	97132
Newberg	OR	97132	313 S Center St	Newberg	OR	97132
Newberg	OR	97132	317 S Center St	Newberg	OR	97132
Newberg	OR	97132	317 S River St	Newberg	OR	97132
Newberg	OR	97132	409 S Willamette St	Newberg	OR	97132
Newberg	OR	97132	408 S Willamette St	Newberg	OR	97132
Newberg	OR	97132	1303 E 5th St	Newberg	OR	97132
Newberg	OR	97132	421 S River St	Newberg	OR	97132
Newberg	OR	97132	912 E 4th St	Newberg	OR	97132
Mcminnville	OR	97128	114 S River St	Newberg	OR	97132
Newberg	OR	97132	1113 E 5th St	Newberg	OR	97132
Newberg	OR	97132	912 E 3rd St	Newberg	OR	97132
Newberg	OR	97132	1112 E 3rd St	Newberg	OR	97132
Newberg	OR	97132	305 S Center St	Newberg	OR	97132
Eugene	OR	97401	314 S Chehalem St	Newberg	OR	97132
Milton Freewater	OR	97862	1209 E 4th St	Newberg	OR	97132
Newberg	OR	97132	1113 E 4th St	Newberg	OR	97132
Portland	OR	97229	1307 E 5th St	Newberg	OR	97132
Newberg	OR	97132	1115 E 3rd St	Newberg	OR	97132
Hillsboro	OR	97123	1200 E 4th St APT 1	Newberg	OR	97132
Newberg	OR	97132	211 S River St	Newberg	OR	97132
Newberg	OR	97132	403 S River St	Newberg	OR	97132
Hillsboro	OR	97123	200 S Center St	Newberg	OR	97132
Newberg	OR	97132	416 S Wynooski St	Newberg	OR	97132
Newberg	OR	97132	915 E 5th St	Newberg	OR	97132
Newberg	OR	97132	1212 E 5th St	Newberg	OR	97132
Newberg	OR	97132	316 S River St	Newberg	OR	97132
Newberg	OR	97132	316 S Center St	Newberg	OR	97132
Newberg	OR	97132	1000 E 4th St	Newberg	OR	97132
Newberg	OR	97132	1306 E 2nd St	Newberg	OR	97132
Newberg	OR	97132	414 S Center St	Newberg	OR	97132
Chicago	IL	60606	408 S Center St	Newberg	OR	97132
Mission Viejo	CA	92692	No Site Address	Newberg	OR	97132
Newberg	OR	97132	1205 E 5th St	Newberg	OR	97132
Newberg	OR	97132	1301 E 5th St	Newberg	OR	97132
			No Site Address	Newberg	OR	97132
Mcminnville	OR	97128	421 S Willamette St	Newberg	OR	97132
Newberg	OR	97132	1100 E 4th St	Newberg	OR	97132
Newberg	OR	97132	420 S Center St	Newberg	OR	97132
Newberg	OR	97132	505 S Chehalem St	Newberg	OR	97132

R3220BB 05690	Yamhill County	434 NE Evans St
R3220BC 03900	Eli Goldman-Armstrong & Stephanie Armstrong	12789 NW Meadow Lake Rd
R3220BC 02900	Cody & Emily Swanson	418 S River St
R3220BC 03600	Charlie & Elaine Harris	19400 NE Jaquith Rd
R3220BC 06900	Rivercrest Apartments Fee Owner LLC	Po Box 6545
R3220BC 03800	Craig Johnson	600 E Melody Ln
R3220BC 01700	G.M. & A.N. Fisher	312 S Center St
R3220BC 00400	Andrew Turner & Michelle Lipka	1213 E 4th St
R3220BB 05600	City of Newberg	535 NE 5th St
R3220BC 03000	Christopher & Lorrie Childs	420 S River St
R3220BC 02400	Corins Custom Homes LLC	10695 NE Renne Rd
R3220BC 00200	Elijah & Lori Dickson	410 S Wynooski St
R3220BC 03200	Michael & Whitney Montemurro	409 S Chehalem St
R3220BC 01100	Jacob & Katelyn Hiester	300 S River St
R3220BC 03300	Mark & Annette Janigian	1112 E 4th St
R3220BC 04200	Jonathon & Jessica Cavada	401 S Wynooski St
R3220BC 04100	Jacquelin Mourer	Po Box 4
R3220BB 07400	Barbara Vivanco & Robert Swift	715 E 3rd St
R3219AA 15400	Aaron & Sarah Olson	712 E 5th St
R3219AD 06700	Seth & Diana Stilwell	405 S Center St
R3220BB 07600	April Snow	1015 E 3rd St
R3220BC 02500	David & Marilyn Vangrunsven	411 S River St
R3220BC 03500	Susan & Adam Perez	4205 NE Riverside Loop
R3220BC 05800	Penny Rogers	501 S Willamette St
R3220BC 06500	Richard Dillingham	1200 E 5th St
R3220BC 00700	Keith & Deborah Wells	306 S Chehalem St
R3220BC 02800	Donna & Clifford Hoff	22762 SW Cochran Dr
R3220BC 04402	Melissa Zeman	412 S Willamette St
R3220BB 06400	Philip & Sharil Vanleave	12027 SW Wilton Ave
R3220BC 00300	Spencer & Stephenie Dixon	1215 E 4th St

Mcminnville	OR	97128	0 S River St	Newberg	OR	97132
Carlton	OR	97111	413 S Willamette St	Newberg	OR	97132
Newberg	OR	97132	418 S River St	Newberg	OR	97132
Newberg	OR	97132	1201 E 5th St	Newberg	OR	97132
Orange	CA	92863	500 S River St APT 1	Newberg	OR	97132
Newberg	OR	97132	417 S Willamette St	Newberg	OR	97132
Newberg	OR	97132	312 S Center St	Newberg	OR	97132
Newberg	OR	97132	1213 E 4th St	Newberg	OR	97132
Mcminnville	OR	97128	0 S River St	Newberg	OR	97132
Newberg	OR	97132	420 S River St	Newberg	OR	97132
Newberg	OR	97132	415 S River St	Newberg	OR	97132
Newberg	OR	97132	410 S Wynooski St	Newberg	OR	97132
Newberg	OR	97132	409 S Chehalem St	Newberg	OR	97132
Newberg	OR	97132	300 S River St	Newberg	OR	97132
Newberg	OR	97132	1112 E 4th St	Newberg	OR	97132
Newberg	OR	97132	401 S Wynooski St	Newberg	OR	97132
Woodburn	OR	97071	1214 E 4th St	Newberg	OR	97132
Newberg	OR	97132	203 S River St	Newberg	OR	97132
Newberg	OR	97132	911 E 3rd St	Newberg	OR	97132
Newberg	OR	97132	405 S Center St	Newberg	OR	97132
Newberg	OR	97132	1015 E 3rd St	Newberg	OR	97132
Newberg	OR	97132	411 S River St	Newberg	OR	97132
Mcminnville	OR	97128	410 S Chehalem St	Newberg	OR	97132
Newberg	OR	97132	501 S Willamette St	Newberg	OR	97132
Newberg	OR	97132	1200 E 5th St	Newberg	OR	97132
Newberg	OR	97132	306 S Chehalem St	Newberg	OR	97132
Sherwood	OR	97140	412 S River St	Newberg	OR	97132
Newberg	OR	97132	412 S Willamette St	Newberg	OR	97132
Portland	OR	97223	300 S Chehalem St	Newberg	OR	97132
Newberg	OR	97132	1215 E 4th St	Newberg	OR	97132