

MEMORANDUM

TO: Newberg Planning Commission

FROM: James Dingwall, Assistant Planner

SUBJECT: Supplemental Packet Material: Additional Public Comments for File No. CUP23-0014

DATE: October 11, 2023

Following publication of the staff report for File No. CUP23-0014, staff received three additional written comments from the public on October 9, 2023.

Please review these additional materials and add to your packet.

Attachments:

1. Public Comment from Robert Davis
2. Public Comment from Gloria R Davis
3. Public Comment from Sarah Barber

Written Comments: File No. CUP23-0014
City of Newberg
Community Development Department



October 9, 2023

Hand Delivered before noon, October 9, 2023

RE: File No. CUP23-0014, Vacation Rental Home (Short-term Rental)

Dear Planning Commission,

Granting this Conditional use permit could reduce the livability and safety of our neighborhood. It could also have a negative effect on property values. Seven homes border Shelly Ct. and in four of the homes there are retired couples. A business should not be allowed to operate in a residential area.

Neighborhood Livability:

Additional people and cars in this small cul-de-sac will increase the noise level, reduce public safety, and create parking problems. The street area is so small the garbage trucks are not able to complete their pick-ups without backing up several times.

Neighborhood Traffic Safety:

There are 3 intersections within approximately 250 to 300 feet of Shelly Ct. with no stop signs. With the addition of 100 homes in recent years north of Shelly Ct. there has been an increase in the traffic at these intersections. People using the vacation rental will not be familiar with these intersections and assume cross streets must have stop signs. The intersection of Natalie and Morris would most likely be used by the short-term renters to access Shelly Ct. from College St./Hwy 219 and is a four-way intersection with no stop signs.

Neighborhood Child Safety:

Natalie Dr. is the cross street for access to Shelly Ct. and it is used by the children in the surrounding area to walk to the nearby Grade and Middle Schools. Jones St. is 300 feet west of Shelly Ct. and on Jones St. there is a paved path to the school property. Because of the path many children use Natalie Dr. to go to and from school. Many times I have seen groups of children actually walking in the roadway of Natalie Dr. With strangers continually in the neighborhood there will be an increased level of concern for crimes against children in addition to traffic accidents.

I encourage the Planning Commission to deny the request for a Conditional Use Permit to keep our neighborhood safe and livable.

Sincerely,

Robert Davis Landline (971) 832-8725 (no text)
3824 N. Shelly Ct.
Newberg, OR 97132



Re: Application for permit for Vacation Rental Home at
3841 N. Shelly Ct, Newberg OR 97132

File No. CUP23-0014

I very strongly object to allowing a conditional use permit for a vacation rental home at this address for these reasons:

- 1) You're asking to put a mini-hotel into a neighborhood of invested homeowners with families and children. When we moved here we did not plan to be next to a mini-hotel with strangers coming and going. It wasn't zoned that way.
- 2) Strangers coming here to enjoy the wine-tasting of our area have no concern about our lives here. They're only interested in vacationing.
- 3) This address is on our small cul-de-sac where our neighborhood children are regularly outside playing. It is only a few blocks from an elementary school and a middle school, and the children regularly walk to school here.
- 4) There is very scarce parking on our cul-de-sac. Although the proposed rental would advise the strangers to park only in their garage and driveway, they would still have every legal right to park on the street also. We have only 5 parking spots on our cul-de-sac for the six houses here now. Where do our friends and relatives park then?
- 5) There is an increasing shortage of homes for families to live in now, everywhere, making home prices go up, and in the long run, homelessness. Do not turn another home for a family into a mini-hotel. People who visit our area can spend their money on all the other existing hotels.
- 6) Do not betray the trust of the people in our cul-de-sac who purchased their homes in good faith, expecting to live among other permanent neighbors and make life-long friends.

Gloria R. Davis

Gloria R. Davis
3824 N. Shelly Ct.
Newberg OR 97132
971-732-0086

Written Comments: File No. CUP23-0014
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132



To Newberg Planning Commission:

Re: Notice of Conditional Use Permit Vacation Rental proposed at 3841 Shelly Ct.

Here are my thoughts on Julie Foster Giffin's Proposal:

- If approved, this home will be removed from the housing market permanently; which means this house will never have a resident again. This seems to go against the goals of the State of Oregon, as outlined in Governor Kotek's Executive order No. 23-04 on affordable housing.
- Newberg just expanded the Homeless shelter. Removing housing from the market is one way to drive up cost of the rest of housing left in the market, not just the cost of houses, but also the cost of rental homes and apartments. Increased housing costs will increase the homeless population as detailed in the beginning of Executive order No. 23-04.
- 3841 Shelly Ct. is located close to a home that contains Stepping Stones Daycare and the Antonia Crater Elementary School/Chehalem Valley Middle School/Chehalem Senior Center/Darnell Wright Softball Complex (Google map included on page 2). Do you really want a party house that close to schools and a daycare? We all know that is what these vacation houses are used for.

I understand Newberg would like to increase tourism, but the better path would be to PLAN THEN BUILD the hotels and vacation homes needed, requiring these vacation companies to actually INVEST in Newberg, instead of STEALING homes from the existing housing market. Oregon will need 443,566 homes over the next 20 years, and stealing homes from the market is only going to increase that need.

Thank you,
Sarah Barber

