



**City Council
Short Term Rental Listening Session Minutes
August 22, 2024
Newberg Public Safety Building 401 E. Third Street
Denise Bacon Community Room**

1. CALL TO ORDER

The meeting was called to order at 7:05pm.

2. ROLL CALL

Councilors Present: Mayor Bill Rosacker, Elise Yarnell Hollamon, Robyn Wheatly, Derek Carmon

Staff Present: Will Worthey, Rachel Thomas, Emily Salisbury

3. PLEDGE OF ALLEGIANCE

4. INTRODUCTION OF TOPIC

City Manager Worthey introduced the topic including the current state of short-term rentals in the city, regulations, and statistics about existing rentals.

5. PUBLIC COMMENTS

Public comments were received in writing and verbally. The following is a summary of the verbal comments.

Michelle Lipka

Homeowner responsibility is not to create affordable housing or college housing.

There is a need for tourism.

Short-term rental hosts have a stake in the community and provide more connection to visitors/tourists to keep economic interest vested in the community.

Mid-term vs Short term rental, consider all of them.

Jeri Turgusen

Parking creates issue for other residents, illegal parking.
House parties create a change from the norm in keeping peace on the street.
Transient neighborhood, less connection.

John Laney

Short term rental owner.

Short term rentals create options for people who are regularly stopping into Newberg but aren't at home all the time.

Elizabeth Gann

Sees Airbnb's popping up all over the place. Neighbors aren't bad when they're there, but the neighborhood doesn't feel like a community anymore.

Density of Airbnb's pushes out the community feel that Newberg has, especially on specific street (Sherman and College).

Protect livability.

Unnamed

Lives in hot zone.

Surrounded by rentals.

Taxes? TLT vs property taxes, people who aren't running under compliance should be.

Owns a short-term rental.

Numbers are out of date.

Andrew Turner- Valley wine merchants

Short-term Rental owner on First Street.

Rule followers want more enforcement for regulations.

Host responsibility important.

Provide custom experience to renters.

Balance is key.

Elise Prayzitch

Resident of Friendsview.

Not a short-term rental owner.

Where does the workforce live? Workforce housing is being affected by short-term rentals.

Megan Carda

Lifestyle Properties Vacation rentals.

Proponent of regulations.

Grew up in Dundee but deeply connected to Newberg.

Worked at Izzy's.

The Allison changed everything for the hospitality industry, helps keep people in Newberg instead of going to Portland.

Spill over from the Allison comes to vacation rentals, create great consistent jobs.

Regulations need to be balanced, they can kill the industry if they are too strict.

Deaneen Zackson

Short-term rental owner.

Restrictions on number of rentals owned in a community by one individual or restrictions on length of time something can be a rental. Concerned about affordable housing. Concerned with non- locals buying up property for this purpose.

Stan Smith

Owens short term rental outside of city limits.

We drive business to the city.

Challenges in neighborhoods might need oversight.

Mid-term rentals should be considered.

Jake Keister

What is the actual data behind these feelings? Occupancy rates? Percentage of housing?

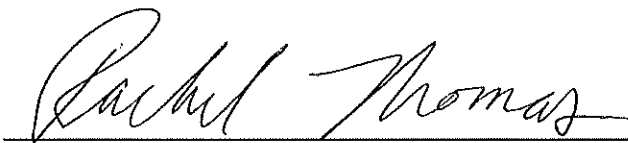
Job creation from short term rentals. Compliance with taxes.

We need transparency on regulations, want to make sure owners right to prosperity isn't affected by regulations.

Announcement from Rachel Thomas that Board, Committee, and Commission recruitment is beginning soon.

6. ADJOURNMENT

The meeting was adjourned at 8:07.



Rachel Thomas, City Recorder

Attested to on 9/19/2024
(date)



Bill Rosacker, Mayor

Attested to on 9/19/2024
(date)