
City of Newberg
Newberg City Council & Planning Commission Joint Meeting
October 28, 2024

Meeting called to order at 5:30 p.m.

Commissioners Present:

Abby Seits (Student)
Jason Dale (Chair)
Layne Quinn
Linda Newton-Curtis (Vice Chair)
Randy Rickert
Bill Rosacker
Glenn Cloyd
Derek Carmon
Peggy Kilburg
Elise Yarnell Hollamon (Arrived at 5:53)
Mike McBride

Staff Present:

City Manager Will Worthey, City Recorder Rachel Thomas, Planning Manager Clay Downing, Community Development Director Scot Seigel, Associate Planner James Dingwall, Administrative Assistant Fe Bates

INTRODUCTIONS

PLEDGE OF ALLEGIANCE

STAFF RECOMMENDATION

City Planner Clay Downing provided a presentation overview of the recommendations for the committee, which is to receive information and provide feedback on the Vacation Rental Regulations Update's proposed Scope of Work, an overview of the RentalScape monitoring software, and an update on vacation rental activity in Newberg. He then provided a background of the efforts related to short-term rentals in Newberg, and future planned events.

James Dingwall then provided an overview of the project scope of work with timelines.

RENTALSCAPE OVERVIEW

Dingwall described the function of RentalsCape, a software solution enabling enhanced monitoring of

vacation rental activity in Newberg. He then demonstrated the software, showing various screens that detail short-term rental activity in Newberg.

DISCUSSION

Downing provided conversation topics around short-term rental policy in Newberg, including questioning the ongoing impacts of vacation rental homes on neighborhoods through Newberg, how the committee can address future challenges, and integrating feedback from the 2024 listening sessions.

Commissioners talked about the livability of a neighborhood with an elevated level of short-term rentals. They debated the balance between tourism and community, and what the right number is to balance those numbers and the density of rentals per houses in the neighborhoods.

Councilor Yarnell Hollamon said she liked the idea of having a cap for short-term rentals but didn't want to jeopardize travel, tourism, and lodging tax dollars that support local initiatives. Councilor McBride said he wasn't concerned if they were sitting empty and expressed the importance of tourism outside of that tax, saying that tourists also spend money in town that contributes to the community. They also expressed a desire to honor property rights.

Mayor Rosacker cited studies from the University of Houston and others, saying that neighborhoods that have more short-term rentals has a negligible effect on crime in a neighborhood. On the inverse, he said he's heard negative stories about neighborhoods that have long term rentals. He said short term rentals can have a positive effect on a house in a neighborhood because houses need to be maintained and sold frequently.

Downing urged commissioners to invite residents to the upcoming open house conversations to engage more with the community and understand more about how the community feels about the short-term housing conversation.

Meeting adjourned at 6:57 p.m.

Rachel C. Thomas

Rachel Thomas, City Recorder

ATTEST:

Bill Rosacker

Bill Rosacker, Mayor