

I represent the original Short-Term Rental Workgroup, a temporary group which met for the first time in October 2019 and continued to meet through 2021. I would like to give you a little background about the group's work, and ask you to consider this resolution that would form the STR Committee for the future.

The Council asked us to identify potential neighborhood livability problems caused by STRs and to recommend ordinance changes to fix those problems. The workgroup began by examining Ordinance 10-3 and developed a procedure by which the public could recommend changes.

Then came Covid, and the need for Covid-19 protocols and cleaning guidelines. We pivoted. (the newest 2021 word) The Workgroup developed rigorous standards which were subsequently used by many cities and towns throughout the state.

Back to the original intent, the Workgroup conducted an on-line survey to provide a broader community perspective, and held public meetings via Zoom to better understand the desires of the full and part-time residents; the rental industry-and-rental owners; and visitors to the community.

The changes to Ordinance 10-3 were adopted by the City Council in 2021.

The changes included what became a city-wide restriction on noise levels; a limit of overnight on-street parking to no more than one vehicle; light fixture changes to limit outdoor lighting pollution; changes to garbage storage; and stricter occupancy limits. The revised ordinance also now requires a visible sign with contact information on each STR. It requires owners or agents to make contact within 20 minutes of a complaint with the renter by phone or physical visit if necessary. Remedies for violations, include license revocation, were also added.

We feel that these changes will have a significant impact on livability in our city.

The Workgroup also recommended some additional future additions to increase livability. To that end, the Council charged the Workgroup to present a plan for a STR Committee going forward. The requested resolution would form that committee.

The initial goals of the committee will be to:

Consider additional amendments to Ordinance 10-03 in order to enhance livability issues between short-term rental properties and other Manzanita properties; to promote and publicize the current procedures; and to find options for future STR livability opportunities.

As directed by Council in 2021, the initial focus will be already identified issues.

1. **a code enforcement person.** Currently, the City's ability to follow up on both complaints and infraction of Short-Term rules and regulations is often compromised by the lack of city resources in the field. The Workgroup feels strongly that the presence of an employee in the field would be helpful in easing tensions in the community concerning the impact of Short-Term rentals.

2. **A single source phone number for complaints**, The Workgroup felt a missing component of the city's response to STR issues is the lack of a consistent and identifiable way to notify officials or STR owners of complaints or concerns. It was the recommendation of the Workgroup that the City ultimately engage contractual arrangements for a 24-hour complaint hotline. Often the police are called on the non-emergency line to handle an issue that needed to be addressed by the owner/manager. Since the Manzanita STR program maintains detailed and accurate contact information, a service could easily take calls 24 hours a day and transmit the complaint to the primary contact person for that particular property.
3. **A pay to park area for overflow parking**. The workgroup felt that finding potential areas to create pay-to-park lots would relieve congested parking throughout the city and create a revenue source
4. **Emergency supplies**. The workgroup did not come to consensus about the make-up of emergency supplies. All members agreed that it would be beneficial to the entire community to have supplies for str occupants in the event of a natural disaster. However, the components and storage locations of these supplies remains an outstanding issue.
5. **Density**. The group determined that the current cap of 17.5% may not be the only tool that can used to help lessen the neighborhood impacts of STR's. Discussions included limiting the numbers of STR's in a highly-concentrated area (density) via a distancing-criteria (STRs must be a certain distance from each other). Another method of reducing density involved a zonal approach of limiting STR's to 17.5% in prescribed neighborhood zones. This issue will require citizen input with any permanent changes occurring through the Planning Commission.

In all cases, the committee will not make binding decisions. The committee, if it would like to see change, will make recommendations to Council.

Another important function of the committee will be to publicize and promote the current ordinances. The more people know the details of the ordinances, the better chance of them being followed. Likewise, the more people who know the procedure to resolve a complaint, the more complaints will be resolved.

The proposed resolution does not address the make-up of the committee. It simply establishes the group. If Council choses to adopt this resolution, the next step will be to set parameters for the members, then the City will accept applications to fill the slots. The workgroup has suggestions for the committee makeup as well, which I would be happy to discuss following the vote on the resolution.

Suggested committee makeup:

The Committee shall consist of seven members, selected through an open application process. Two additional ex-officio City officers or employees may also serve as non-voting members.

1. One member shall be an STR owner or agent of any currently licensed home within the City of Manzanita.
2. One member shall be an STR owner of a currently licensed home within the City of Manzanita who self-manages their property.
3. One member shall be a non-STR owner with a home within a highly dense\* block of STR properties in Manzanita.
4. One member shall be a non-STR owner with a home within a lower dense\* block of STR properties in Manzanita.
5. One member shall be a non-STR owner with a home within any area of Manzanita.
6. A representative of the Planning Commission shall serve as a **non-voting ex-officio liaison**.
7. The North County representative of the Tillamook County STR Committee shall serve as a **non-voting ex-officio liaison**.

\*For this purpose, highly dense STR neighborhoods are defined as those with at least 4 STRs in one block.

City Officers or Employees:

The City Staff member responsible for STR compliance shall also attend the meetings in an ex-officio capacity.

The Mayor may appoint a City Council member to act as a non-voting liaison.