

2023 MANZANITA LIVABILITY SURVEY

COMMENTS ONLY

SEPARATED BY FULL-TIME, PART-TIME, AND SHORT-TERM RENTAL
OWNERS OR MANAGERS

FT RESIDENTS: Have you noticed any change in the STRs near you since the updated STR Ordinance 10-3 went into effect (Fall 2021)? Here's a link to the Ordinance:[Manzanita STR Ordinance 10-3](#)

#	CHANGES NOTICED (PLEASE SPECIFY)	DATE
1	I am a new Manzanita resident so cannot comment on this. I'm extremely concerned about the proposed "hotel" concept the developer has put forward and is currently awaiting his request to appeal the LUBA decision. This will negatively impact our neighborhood immensely.	4/9/2023 11:36 AM
2	One STR, after contacting city, modified outside lighting to point downward (so no longer lights up my home when on all night).	4/5/2023 11:43 AM
3	one STR, directly behind me, modified backyard lighting to point downward (so no longer lights up my house all night).	4/5/2023 10:37 AM
4	I contacted one owner regarding the light trespass & they have altered it satisfactorily. The STR immediately next door has outside light that strongly lights up my property. It is extremely bright & no shielding of the light trespass. Also, the City finally had them put rental sign on front (has been used as STR for many years) but it is illegible from the street.	4/3/2023 6:23 PM
5	Still dealing with unattended barking dogs, excessive daytime noise (can hear them over our TV), number of cars in excess of the number allowed per unit.	4/3/2023 10:00 AM
6	Less noise	3/31/2023 3:19 PM
7	More people, more cars, more noise, more rude people	3/30/2023 5:34 PM
8	Too crowded, too many cars, noise	3/21/2023 4:51 PM
9	one neighbor installed covered exterior lighting (pooled lighting)	3/18/2023 9:29 AM
10	The owner of the next door STR, Sue Danielson, has changed lighting, # of parking spaces.	3/16/2023 6:19 PM
11	licenses are more visible. Being a walker I have noticed homes being bought and remodeled with signs going up with License number and management companies. Evident they are becoming STRs as the white lines for parking spaces are laid out.	3/15/2023 1:36 PM
12	I've witnessed better parking management at one often used str on our street.	3/12/2023 12:18 PM
13	Owners seem to be screening better? Noise issues in past have stopped.	3/11/2023 6:14 PM
14	improved on-stite parking spaces at the STR's	3/11/2023 10:04 AM
15	We moved here in 2022	3/10/2023 9:06 AM
16	It's easier to identify who manages some str's, fewer vehicles trying to park in our yard.	3/10/2023 6:27 AM
17	Hard to tell with Covid- but noise, lots of cars, lights after hours	3/9/2023 7:31 PM
18	increase in number of STR's	3/9/2023 6:46 PM
19	I leveraged the Ordinance lighting guidelines to ensure compliance to exterior lighting requirements	3/9/2023 3:36 PM
20	There are more of them	3/9/2023 11:58 AM
21	Additional STR added	3/9/2023 10:14 AM
22	More companies owning multiple STRs	3/9/2023 9:24 AM
23	more cars	3/9/2023 7:58 AM
24	Busier in summer	3/8/2023 1:26 PM

25	One home can get a bit noisy at times...later in the evening as well	3/7/2023 7:44 PM
26	One home was returned to a non-income producing property, one home was sold and IMMEDIATELY became a new residential motel	
27	Parking has become and issue	3/7/2023 11:30 AM
28	Speeding thru neighborhood	3/7/2023 7:49 AM
29	More cars at str's. Noise. Garbage. Dog poop....	3/7/2023 7:39 AM
30	We thought we were moving from a negative str situation to a neighborhood with few str's. A renter showed a negative hand signal while builder needed to work on street in front of our house. Which forced them to drive around to go up Ironwood that is so bad it isn't drivesble to most cars. Understood why they were upset to have to try to navigate Irinwood, which many on Hemlock can't even use.	3/7/2023 5:48 AM
31	Vacasa took over rentals that were handled by owners	3/6/2023 10:23 PM
32	when spring of this 23 year comes ..we will experience what is happening	3/6/2023 8:24 PM
33	The people across the street from me recently purchased the house and are renting out underneath the table it appears. I don't appreciate them and not following the city rules.	3/6/2023 7:41 PM
34	Exterior lighting better	3/6/2023 6:30 PM
35	More people are coming more often to each house. Vacasa loves to pack in people and dogs. One large house sold to a cash out of state buyer and is rapidly going downhill	3/6/2023 5:09 PM
36	More discreet STRs. Large home construction with "client" rentals mimicking time shares. They fly under the radar of all STR regulations. Guests are disproportionately from out if state.	3/6/2023 3:10 PM
37	They are much more in operation than in the past, often with more people than before. Luckily there have only been a few unpleasant events. One bad enough that someone (not us) called the police who, to their credit, handled things very well.	3/6/2023 2:54 PM
38	Still too many cars, quick turnovers etc	3/6/2023 2:37 PM
39	none of the changes are enforced	3/6/2023 11:51 AM
40	lighting is better, garbage isn't out on the street	3/4/2023 8:45 PM

FT RESIDENTS: Does having an STR near your residence affect your livability?

#	COMMENTS?	DATE
1	Noise sometimes. Excessive traffic on a gravel road. Dogs occasionally invading my property.	4/14/2023 8:07 AM
2	I'm a big believer in the power of community - and certainly as one of the 630-ish full time residents, we have a very strong one here. STR's dilute this significantly and so a balance needs to be struck - I appreciate, very much, the efforts of this survey. Well done to our leadership for asking the questions and listening.	4/9/2023 11:36 AM
3	The only time we experience the impact is when we are in the town center; impacts on accessibility to services and goods. People can be disrespectful and oblivious to how their behaviour affects locals. But that is everywhere in a sense.	4/8/2023 2:05 AM
4	A STR directly across the street is not following the lighting rules, but then there is a fulltime residence a couple lots away that has bright lights on all night every night. So I have given up seeing anything in the night sky.	4/7/2023 3:03 PM
5	Increased traffic, noise, visitor dogs intruding and using property as bathroom, garbage and dog poop bags left on street, criminal activity at STR within last 2 years.	4/6/2023 1:27 PM
6	Extreme weather is good, as renters tend to leave the coast.	4/5/2023 10:37 AM
7	Greatly affected by aforementioned light trespass & particularly in the summer when people spend time outside, they get loud, multiple coming & going (driveway adjacent to my house).	4/3/2023 6:23 PM
8	Tourists treat our town like it's Vegas with cement hotel walls, 24 hour "fun time", and just general disrespect of the town.	4/3/2023 10:00 AM
9	The renters are mostly respectful of the general atmosphere of the street, but there is usually an incident or two each season we need to make a call to the rental agency about. (Noise, Parking, Dogs on the Loose, Etc) The agency maintenance is often noisy with leaf their blowers and rushing about the neighborhoods at normally quiet times.	4/1/2023 9:06 AM
10	Increased traffic and noise sometimes late at night.	3/31/2023 4:01 PM
11	Lights at night, dogs barking Cars/ traffic	3/31/2023 3:19 PM
12	More dogs barking, occasionally teenagers loud in the streets at night. One incident where police came and arrested a drunk man (20ish) in my back yard who was screaming. He was here for a guys weekend.	3/30/2023 7:11 PM
13	Noise, traffic, et cetera	3/30/2023 5:34 PM
14	Traffic on the street and noise level	3/29/2023 8:27 AM
15	Summer is terrible with cars, noise, people	3/21/2023 4:51 PM
16	Density of STRs makes the check-in and check-out times like a busy hotel district. The slamming of car doors, the slamming of front and side doors, the cleaning crews between the next set of renters busy business going on in residential district. Most of the time 4+ families in one single family house so they can afford the high rentals close to the beach. Not just multiple families in one single family house, but every family has one or two dogs - that's a lot of dogs in one single family house.	3/18/2023 10:38 PM
17	I am surrounded by 7 STRs. It is a constant parade of transients. My neighbors are part time residents. There is no sense of neighborhood here which is different from when I first moved here 25 years ago.	3/18/2023 9:29 AM
18	Sometimes up to ten cars at one house.	3/17/2023 11:18 AM
19	The owner next door works very hard to have tenants be quiet, and follow her rules.	3/16/2023 6:19 PM

20	Our nearby STR owners have been very responsive to issues. And our issues have been minor - outside lighting mostly. Also, the nearby STRs are small, older houses so they don't support many guests.	3/16/2023 12:04 PM
21	If the home owners are responsible and vet their renters, the experience is generally okay. Not great, but okay. But it is hard to have so many people coming in and out of the area for short stays and not having considerate regard for the fact that other people live here full time. People from out of the area don't realize how far sound and light travels here as opposed to in urban settings. They don't often pick up after their dogs, etc. All of these little mundane details add up especially during the summer months when visitors turn over frequently. And that definitely impacts my experience as a full time resident. And I am lucky that the home owners who rent near me are very considerate and responsive when there are issues with renters.	3/15/2023 6:40 PM
22	There are more cars going up and down N 4th street. Some driving too fast! Tourists are often walking and talking on their cell phones and this can get loud! The cell phone is my pet peeve! Thank goodness they aren't smoking!!	3/15/2023 1:36 PM
23	There is much more traffic. Two of the properties across the street from us typically have five or more cars, and people will park in the street halfway on our property. Sometimes, renters will make noise well past 10 pm.	3/14/2023 11:46 AM
24	Noise, traffic, garbage, smoke from fire pits!!! Safety not knowing who's renting.	3/13/2023 7:49 PM
25	When they are vacant, the STR's contribute to the quietness factor which we enjoy. When they are rented though we rarely notice noise issues from the renters. It's more secondary effects like leaving exterior lighting left on for months at a time or one neighbors giant garbage can constantly blowing into the street and littering garbage onto our property.	3/13/2023 8:49 AM
26	On busy weekend, like when people are doing Hood to Coast, or July 4th, it can get busier than I like.	3/12/2023 12:07 PM
27	Constantly people coming and going , multiple new visitors several times a week, and STR visitors cars parked on my property. Lots of. Ouse too.	3/11/2023 11:07 AM
28	Noise is the biggest complaint. People on vacation are here to have a good time - they don't think about the people who live & keep work hours here.	3/10/2023 10:08 PM
29	Would be nice to have more neighborhood community feel.	3/10/2023 1:33 PM
30	Too many cars parked at rental site	3/10/2023 7:33 AM
31	Renters dogs are sometimes extremely aggressive causing our dogs to become agitated.	3/10/2023 6:27 AM
32	TRAFFIC / NOISE	3/10/2023 3:02 AM
33	Traffic, trash cans left out, large RV parked that obscures view	3/9/2023 10:28 PM
34	It is like living in a hotel lobby	3/9/2023 8:13 PM
35	some renters are quiet and mellow; most are enjoying their vacation; some feel entitled to behave as if they were in a party zone, without consideration of being in a neighborhood	3/9/2023 6:46 PM
36	4th of July is noisy and some fireworks are illegal type	3/9/2023 6:31 PM
37	Would prefer to know people who live next door and on the same street.	3/9/2023 6:30 PM
38	guests typically leave exterior lighting on 24/7 and elevated position on house combined with large windows and unshielded extremely bright interior lights that are frequently left of 24/7, light pollution trespasses well beyond property boundaries to light up the entire street. Guest's dogs frequently run through my property and chase my cats.	3/9/2023 3:36 PM
39	Having to listen to a barking dog for two hours while the visitors left the house and the dog penned on the deck. Having to listen to the drunk from our bedroom recently returned from the San Dune at 1 am describe and sing songs from the live band performance.	3/9/2023 2:17 PM
40	Loss of permanent neighbors	3/9/2023 11:32 AM
41	Probably has an effect on tax base	3/9/2023 10:14 AM
42	unlike many, many areas we have considerate home owners and are our friends. They demand more from their renters and rental agencies.	

3/9/2023 7:58 AM

43	Speeding cars. Strangers in neighborhood. Dogs not picked up after. Late night parties	3/8/2023 1:26 PM
44	We have had incidents of loud noise late at night, floodlights inappropriately aimed, occasional dog poop. It's also just a little weird having random strangers next door. They can be loud on their deck. Dogs barking. Before we built a fence, we often had people just walk through our yard. Too many cars. Loud car door slams in early morning. Late arrivals. Noxious weeds that come into our yard.	3/8/2023 12:32 PM
45	How do I get a message to the non-resident owner? That I have no idea who is.	3/8/2023 10:18 AM
46	Constant revolving door of different renters often with new renters arriving late afternoon when other renters left that morning. No longer is the rental market just occasional weekends in season. Unique vehicles, RVs and boats of the renters, parked at the edge of our busy street, complicate the parking and traffic visibility with us encountering numerous near misses trying to back out of our driveway. The property next to us is dog friendly so nearly all the renters have them or several of them, some up to four dogs. Every time we go into our backyard those dogs at the rental property go nuts because they don't know us.	3/8/2023 8:47 AM
47	Fast cars, loose dogs, firework, too many cars parked in front of our property or on narrow streets, restricting emergency vehicles if necessary. Excessive on our street which the City refuses to repair and maintain.	3/7/2023 10:00 PM
48	Usually multiple vehicles at the SRT with dog or dogs - have noticed most barking occurs when the animals are left alone.	3/7/2023 8:23 PM
49	I haven't noticed any changes in noise level nor traffic.	3/7/2023 8:05 PM
50	12 drunk sorority women singing on the way back from the beach at 2 am staying in a house which only allowed 8. The bad LSD birthday party where 1 of our officers, 2 Sheriff Deputies and 1 ambulance was called. Several party goers had guns and at least one was wandering around the neighborhood lost.	3/7/2023 6:10 PM
51	Any thoughts of having a neighborhood watch program are IMPOSSIBLE	3/7/2023 5:12 PM
52	STR enhances livability and brings new interesting people and social opportunities to the neighborhood.	3/7/2023 4:05 PM
53	Strs negatively impact housing for workers reducing long term rentals and driving up rent cost. In that way strs reduce the workforce and affect livability issues.	3/7/2023 3:24 PM
54	Garbage not picked up, occasionally tenants seem at odds with the feeling of neighborhood	3/7/2023 12:33 PM
55	STR's don't care about the property.	3/7/2023 10:44 AM
56	Summer guests next-door tend to be louder and stay up later. Guests are less likely to turn off interior and exterior lights at night (which are noticeable from our living area and bedroom)	3/7/2023 10:34 AM
57	Noise, nine parked cars, dog poop in our yard (vandalism), trespassing (video). Constant calls to the rental agency.	3/7/2023 8:57 AM
58	When there's loud parties	3/7/2023 8:57 AM
59	I am very lucky. The house next door to me has short term occupancy about 2 weekends a month. Owner uses it occasionally. Visitors are always quiet and family oriented.	3/7/2023 8:03 AM
60	Downtown is more crowded in the summer so I don't go downtown in the summer. More strangers walking thru neighborhood.	3/7/2023 7:49 AM
61	My street does not feel like the street we used to have family bbqs...socials. I'm the stranger now.	3/7/2023 7:39 AM
62	It doesn't affect us much at our new address. We moved from Chinook last year primarily because of our many negative experiences in the last several years! When you have residents of homes for 44 years having to move, that speaks volumes. We are not the only residents that have had to move because of the str's!	3/7/2023 5:48 AM
63	Noise - outside lights left on all night - last night several trucks running up & down our street up until 2am	3/6/2023 10:23 PM
64	Stranger Danger	3/6/2023 10:00 PM
65	Additional traffic	3/6/2023 9:10 PM
66	I live on a quiet street, but would feel more secure with only familiar neighbors around.	3/6/2023 8:53 PM

67	Live in new neighborhood with no STR's	3/6/2023 8:43 PM
68	cost of staying in a short term renting is pretty high , so multiple families ,with multiple cars , can be an issue .	3/6/2023 8:24 PM
69	Increased noise, traffic, transitory traffic, and reducing sense of community. More garbage, more parties, and inconsiderate weekenders who don't care about the town or maintaining the beauty and peace.	3/6/2023 7:41 PM
70	One frequent STR renter leaves howling dog outside on deck. Yuck.	3/6/2023 7:35 PM
71	the dog is still barking while tied up outside the unit though there is a noise ordinance	3/6/2023 7:26 PM
72	I consider the STRs a part of living in any coastal community. Before I owned my own home in Manzanita, I rented STRs.	3/6/2023 6:32 PM
73	Constant stream of renters...different ones every week. I'd rather know my neighbors	3/6/2023 6:30 PM
74	While the renters themselves are generally polite, we grow weary of Visitors, cleaning crews and maintenance folks always coming and going. Too many cars. Too much noise. It feels like we live next to a hotel rather than on a block of single family homes. There are also safety concerns as there was drug activity with one group of renters. We are however grateful for the owners of the rental who have listened to our concerns and reduced occupancy from 14 to 8.	3/6/2023 6:10 PM
75	In the past I had an STR next door to me and across the street from me. There were problems at both of those houses that required me calling the rental companies. Neither of those two houses is now an STR.	3/6/2023 5:25 PM
76	Except when it does, for example meth users, fast drivers, loud gatherings late	3/6/2023 5:21 PM
77	Honestly, I have 0 real neighbors, it's lonely, it can be creepy, I feel like can't relax sometimes in my home.	3/6/2023 5:16 PM
78	So here is where the STR Committee has it wrong. The citizens of Manzanita are not saying that if all the vacationers are polite people who go to bed at 8 PM that all is dandy. The problem is that what makes a town a town is knowing who lives next door to you, chatting with your neighbors, borrowing a cup of sugar, etc. If you just live next door to a rotating group of people that feeling doesn't exist, it creates loneliness and isolation. There needs to be less STRs in total. And increase the coffers by making the businesses that own these STRs pay more fees, etc. And think of new ways to make money. You don't have to reinvent the wheel..desirable cities and towns are struggling with this everywhere. Google the issue and read what they have come up with. No one wants to live (or visit for that matter) a town that has no real residents. And, I'm sorry, but these businesses can have their say but the people who live here fulltime should make the rules (unlike the STR committee which does not include fulltime residents who don't own STRs..in fact the fulltime residents should be the majority on the committee).	3/6/2023 5:16 PM
79	We have only one STR on our cup de sac. I suspect my answer would be different if there were more.	3/6/2023 5:15 PM
80	Manzanita has taken the NEIGHBOR out of our neighborhood. I need neighbors including second homeowners and long term renters that I know and call by name. Strangers day in and day out are not neighbors. I do not enjoy the kennel nor the daycare center next door. My street has family homes designed for 4 or 5 people plus a pet, but STRs pack in 12 people and 6 dogs at times. Stop commercialization of our neighborhoods.	3/6/2023 5:09 PM
81	I love them. Can I have more?	3/6/2023 4:58 PM
82	Oceancrest Lane is a dead end street, with renters they drive down the street and turn around in our driveways with no concern for the properties they are using. Even the fire trucks have to back out of our street. The problem could be solved by unblocking Sitka Lane which years ago was open so people could make the loop back to Necarney Blvd. Also people with trailered boats or large RVs utilize everybody's property to turn those vehicles around.	3/6/2023 4:09 PM
83	We don't know of any official, STR in the neighborhood as of yet, but yes, I believe it would affect the fulltime residences here, leaving the garbage cans outside (the smell, rodents) noise, cars parked all over, loud cars, motorcycles. some of the new homeowners already want to rent without any regard for their neighbor. They say it's friends or family. We did not build in Cannon beach just for the reason of so many rentals. Please don't turn this lovely town into a STR town.	3/6/2023 4:04 PM

84	Summer is not a fun time on our street.	3/6/2023 3:49 PM
85	Increase in parked cars	3/6/2023 3:41 PM
86	Drunk people late night partying, being loud, driving fast, litter	3/6/2023 3:41 PM
87	When entire blocks of your neighborhood flip to STRs there is ZERO sense of community or neighborhood welfare. There is also disregard for the health of our beaches and dunes- come to the insane pollution during fourth of july and the argument to safely manage the volume of non-residents is obvious. When small communities build a model that favors profit over livability it's a short sighted recipe for disaster.	3/6/2023 3:10 PM
88	These are not neighbors. They are people on vacation. It is totally destructive to any attempts to build community and makes it even harder for people looking for permanent homes in our town. It's an elitist policy that benefits a tiny segment of the population at the expense of everyone else who wants to build a life in Manzanita.	3/6/2023 3:05 PM
89	There has recently been a lot of new residential construction on my street and the street parallel to mine, and I've heard that several of these new owners intend to turn their houses into STRs at some point, so livability will/might decline in the future if that happens.	3/6/2023 3:04 PM
90	While not unduly bad, the problems with noise, blockage of the street, and out of control pets have noticeably increased.	3/6/2023 2:54 PM
91	Parking issues - more than two vehicles. Noise more so in summer than other months.	3/6/2023 2:44 PM
92	One of the houses attracts a lot of large groups of noisy tenants who have loud parties	3/6/2023 2:43 PM
93	Often noisy. Have had to call to complain about after hours noise multiple times. Often numerous cars parked in the street.	3/6/2023 2:41 PM
94	Meridith vacation rentals are the worst. The house right next to us was occupied 365 days a year with short term stays (1 night to 7 nights). That is a lot of people coming and going, at night car doors slamming, light pollution (Meridith turns all lights on for each new visitor who then leave them on).	3/6/2023 2:40 PM
95	Lots of cars and the fact that voices carry along ways here at the coast. In the summer it feels like living in the city	3/6/2023 2:37 PM
96	We have five STRs in our neighborhood (each within four houses of ours). Not knowing who your neighbors are going to be from one day to another is stressful and can feel unsafe at times. The collective total number of occupants among the rentals is 60. Each of the occupants seems to bring their car, creating a lot of extra traffic on our dead-end street, which can be quite a nuisance. And all 60 of these people are on vacation and aren't in the mindset that they are in a neighborhood where people "live." Second homeowners don't have this same mindset. They are respectful and treat it like a neighborhood because, essentially, it is their home away from home and they want it to be livable too.	3/6/2023 2:01 PM
97	STRs are the death of our community	3/6/2023 11:51 AM

FT RESIDENTS: How would you define “Livability”?

	The best neighborhoods are stable not subject to huge variations as str visitors arrive you don't respect the Manzanita quiet neighborhoods.	4/14/2023 12:00 PM
3	Respect Property Rights	4/14/2023 11:52 AM
4	Mostly peace and quite.	4/14/2023 8:07 AM
5	Safe streets to walk on, knowing your neighbors, having services needed by residents available, a sense of belonging/community, respect for a small town quiet life. Elected officials who represent residents needs and control sprawl/density, congestion, and the impact of tourism.	4/13/2023 6:03 PM
6	Feeling a sense of due diligent and neighborly safety as is adhered to by others who don't own the temporarily inhabited property.	4/9/2023 5:23 PM
7	Knowing your neighbors is important, knowing your community leadership is important, general respect for the community (reasonable noise levels, lack of disruption, knowledgeable residents regarding community affairs, connectedness through shared community experiences/commerce as examples), regular and varied community events (Farmer's Market, Charity Events, July 4th celebration, etc.), and excellent communications about what is happening in our community.	4/9/2023 11:36 AM
8	Able to enjoy peace in our home and in the community, and nature. Cleanliness and low impact to our community and nature is key; this includes how animals impact our space. Safety both personally and with regard to property is important. Ability to access local establishments, goods and services. General respect for others, both local from outside the community. Friendliness and sensitivity to all people.	4/8/2023 2:05 AM
9	People respect each other and pitch-in when needed	4/8/2023 1:53 AM
10	Small town, quiet neighborhoods, micro mobility (walking, biking, light electric personal transportation) encouraged, adequate local business, friendly people, and low stress levels.	4/7/2023 3:03 PM
11	This is a residential neighborhood. Livability is having neighbors who work together to address issues and maintain quality of life for all. Livability is not enhanced by having short term visitors coming in and out who do not have a stake in the neighborhood or care about quality of life issues. Also, STR house owners are operating a business in the residential neighborhood and their primary interest is related to that business, not to maintaining quality of life for residents.	4/6/2023 1:27 PM
12	describes the frame conditions of a decent life for all inhabitants of cities, regions and communities including their physical and mental wellbeing. Liveability is based on the principle of sustainability and smart and thus is sensitive to nature and the protection of its resource.	4/6/2023 9:50 AM
13	Having neighbors that are permanent residence provides support and security.	4/5/2023 4:33 PM
14	In the context of STRs, Neighborhood Livability is right to live at home without ongoing disturbance from outsiders that evoke significant periods of disruption (such as noise, bright lights shining in windows throughout night).	4/5/2023 11:43 AM
15	Neighborhood livability is to be home without ongoing disturbance from outsiders that evoke significant periods of disruption (such as noise, bright lights shining in windows throughout night).	4/5/2023 10:37 AM
16	Ability to come and go safely, enjoy my outdoor area without interference, noise being moderate, pleasant interactions with neighbors and STR renters	4/4/2023 7:15 PM
17	Not constant speeding on road from renters and cleaning service	4/3/2023 6:26 PM
18	Livability - I chose a neighborhood where it is quiet & you know the neighbors. I consider STR's in 'neighborhoods' to be a distinct violation to my comfort. If I wanted a 'motel' next door I would live downtown in or near the commercial district or beachfront areas. Traffic is more concerning on holidays & summer.	4/3/2023 6:23 PM

19	I should not be exposed to trash and/or visual clutter in yard or driveway, loud music/dog barking/sounds, parking in front of my home on a frequent basis.	4/3/2023 3:37 PM
20	Mutual respect of fellow residents and peace.	4/3/2023 10:00 AM
21	Maintaining the normal vibe of the neighborhood regarding noise, parking and privacy.	4/1/2023 9:06 AM
22	Living in a community that is safe and accepting of diversity.	3/31/2023 5:53 PM
23	Peaceful and quiet especially after 9pm. And minimal traffic noise. We live in a cul de sac and expected it to be quiet traffic wise but we were unaware that there was a STR at the end of it.	3/31/2023 4:01 PM
24	A quite street, little light & noise pollution. Low crime, dogs & children under supervision.	3/31/2023 3:19 PM
25	Peaceful quiet town with spurts of loud, abusive visitors	3/30/2023 5:34 PM
26	A peaceful neighborhood with friendly/considerate people who look out for each other	3/29/2023 8:27 AM
27	Safety, security, well maintained roads, peaceful and friendly community.	3/23/2023 10:12 PM
28	A livable residence is free from excessive noise, traffic, parking, and crime.	3/22/2023 3:00 PM
29	Ability to go about my day without being bothered.	3/22/2023 10:44 AM
30	What Manzanita used to be like was a lot better	3/21/2023 4:51 PM
31	Living in an area of a city where single families live and can become friends and neighbors. Protecting the character, look, and feel of a neighborhood, supporting compatible development, and promoting quality of life while definitely not having commercial STRs all around your private home.	3/18/2023 10:38 PM
32	walking safely to activities	3/18/2023 4:04 PM
33	1. Respect for property boundaries. (e.g., no walking through from another street; use of private trash cans for dog excrement). 2. Minimal noise level during evening hours, especially fireworks. 3. Infrequent party atmosphere ---some okay---but not on a consistent basis. 4. Safe streets traffic wise for children. 5. Visitors need to follow traffic and crossing the street regulations 5. No parking of trailers on neighborhood streets.	3/18/2023 1:56 PM
34	Knowing my neighbors, having backyard chats about city activities. Keeping up on ordinary comings and goings of each other, Getting together for coffee and current events and shared information about our families. Having a degree of predictability about my neighbors in order to be aware of something unusual going on, ie safety awareness. Knowing my neighbors in order to offer support in times of distress. Experiencing the joy of the spontaneous interaction and recognition of a familiar face.	3/18/2023 9:29 AM
35	Ability to enjoy our neighborhood.	3/17/2023 11:18 AM
36	We can be comfortable, in a quiet setting, without loud parties or cars. We share a love of Manzanita with str guests to keep it the above.	3/16/2023 6:19 PM
37	Affordable and diverse housing. Engaged, supportive community. Vibrant businesses. Ability to live a reduced-CO2 life style.	3/16/2023 12:04 PM
38	A community that is safe and affordable that offers community activities, recreation, entertainment with a focus on sustainability and the environment with multiple economic opportunities to residents	3/16/2023 11:50 AM
39	Peaceful enjoyment	3/16/2023 2:54 AM
40	The ability to maintain a fairly consistent quality of life	3/15/2023 6:40 PM
41	Quiet within reason and cars driving slowly. No smoking which we can't control and are lucky we don't attract much of it. We avoid going into town on the weekends and can live with that!	3/15/2023 1:36 PM
42	Relative quiet. Being able to eat at a local restaurant without waiting an hour or more.	3/14/2023 11:46 AM
43	Ability to enjoy living in my home, neighborhood, community	3/14/2023 9:41 AM
44	Knowing who my neighbors are not living by motels (str)	3/13/2023 7:49 PM
45	Noise, traffic, general busy-ness are moderated. Walking to and within town feels safe from traffic.	3/13/2023 9:54 AM

46	Livability is a measure of how closely our home environment matches our ideal or preferred home environment. As such with regard for STR's, our "livability" is just somewhat impacted. More annoyances than actual problems.	3/13/2023 8:49 AM
47	Livability is a council that works together with our super experienced City Manager to solve problems. Having a mayor that lacks experience and leadership and the ability to work with other council members and staff is the biggest threat to livability. We have solid public processes that include the most people possible. The mayor is going off course to dismantle trust in the process. The mayor is promoting misinformation and she lacks the skills necessary to move our community forward towards a healthy and financially viable community.	
48	Having considerate neighbors who value peace and quiet.	3/12/2023 12:18 PM
49	Ability to live out my hopes, dreams, aspirations on my property.	3/12/2023 12:07 PM
50	being able to sleep & enjoy my neighborhood w/o tourists impacting our ability to do so	3/11/2023 9:03 PM
51	Lack of noise, congestion, uncontrolled pets	3/11/2023 8:02 PM
52	Enjoyment and comfort in my neighborhood and throughout the whole town. Availability of stores and restaurants in town.	3/11/2023 6:14 PM
53	Ability to enjoy our house and neighborhood in peace and quiet. STRs bring noise and traffic to the area that is supposed to be residential, not a commercial zone.	3/11/2023 1:52 PM
54	Knowing your neighbors. Not having a constant feeling of intrusiveness by strangers coming and going constantly. Not having cars coming and going constantly all day long. Not having large groups having a party in the house across the street from you.	3/11/2023 11:07 AM
55	quiet enjoyment of my neighborhood. The STR owners seem to have improved their selection of visitors and the loud parties we had a few years ago seem to have stopped.	3/11/2023 10:04 AM
56	Livability is a friendly and inviting neighborhood and town. A town should offer amenities for every day life. It's a place to enjoy the outdoors, participate in cultural events, etc.	3/11/2023 7:21 AM
57	A livable community is one in which people know and can rely on their neighbors; where needed services are nearby (library banks, churches, groceries, etc.); government is responsive to citizens.	3/10/2023 10:08 PM
58	Observing quiet times	3/10/2023 9:47 PM
59	Noise lights	3/10/2023 7:14 PM
60	Affordable, diverse, community connection	3/10/2023 1:33 PM
61	Manzanita as it used to be in the 80's and 90's when ordinary people could afford to live here. Now I cringe when I hear people brag we're a wealthy community.	3/10/2023 9:07 AM
62	Clean, safe neighborhood, good safe walking (incl designated paths/sidewalks along roadways), quality grocery stores, library, recreation, community.	3/10/2023 9:06 AM
63	Affordability is a much overlooked component of livability. This is a very expensive place to live from the price of groceries to the price of restaurant meals to the price of propane. I would like to see more businesses give breaks to locals like Wanda's and The Little Apple do. Being able to walk outside and enjoy the beauty of the natural environment are also big factors in livability. Too bad sidewalks are not available to make walking safer for everyone. Thriving cities have pedestrian zones and bicycle paths.	3/10/2023 8:51 AM
64	vibrant activity in town with tourists enjoying our resort destination	3/10/2023 8:02 AM
65	Cost of rent/ownership; noise; sense of community	3/10/2023 7:59 AM
66	People act as if it was their home. Kind, quiet after 10pm till 7am, no dogs off leach. Normal respect for your neighbors.	3/10/2023 7:33 AM
67	lack of noise.....partyless real homeowners who reside here	3/10/2023 3:02 AM
68	Affordable, community, safe, cared for surroundings, resources/amenities	3/9/2023 9:08 PM
69	Where people are not running a business next door and I know who lives in my neighborhood.	3/9/2023 8:13 PM
70	Traffic, noise, neighborhood feel, lights late at night. Too many cars at rental. We don't feel safe any longer.	3/9/2023 7:31 PM

71	A quiet, friendly, safe, neighborhood.	3/9/2023 6:51 PM
72	Living among people who love and respect Manzanita, sharing conversations, helping with problems, feeling safe	3/9/2023 6:46 PM
73	Peaceful coexistence, no daily conflicts with neighbors or people passing by	3/9/2023 6:31 PM
74	Feeling connected to a neighborhood, knowing my neighbors	3/9/2023 6:30 PM
75	Livability is peaceful enjoyment of my home without light or noise trespass of STR property boundary.	3/9/2023 3:36 PM
76	My ability to live and not be impacted by neighbors.	3/9/2023 2:38 PM
77	Knowing who lives either full time or part time in my neighborhood and not having to guess who just showed up to stay in an str.	3/9/2023 2:17 PM
78	As it relates to STR, any noticeable change in lifestyle, traffic or property value	3/9/2023 11:58 AM
79	Good neighbors and friends living together in a community.	3/9/2023 11:32 AM
80	Living in my home without interruptions, noise or incidents from STR	3/9/2023 10:14 AM
81	Disrupting normal daily living. Less parking, loud music, strangers every weekend in your neighborhood. Safety of children jeopardized	3/9/2023 9:24 AM
82	quiet, safe, convenient - considerate of others	3/9/2023 7:58 AM
83	Knowing neighbors. Lack of fear.	3/8/2023 1:26 PM
84	Not having a motel next to me in a residential neighborhood	3/8/2023 12:36 PM
85	Relative quiet, especially after 10 pm. Feeling safe...that's pretty vague, but comes with knowing your neighbors. Clean. Community.	3/8/2023 12:32 PM
86	The answer is relative: 1 personal needs and housing. 2 neighborhood is accommodating to what I want to feel welcome and comfortable 3 local government is fair and just 4 government is serving the needs of its citizens	3/8/2023 10:18 AM
87	Ability to enjoy the natural surroundings without disruption caused by loud noises, excessive traffic, unruly pets, and litter.	3/8/2023 9:33 AM
88	Enjoying our property/community without having neighboring properties that are rented out impacting how we go about our lives.	3/8/2023 8:47 AM
89	Generally quiet, ease of access to my home, neighbors I've gotten to know	3/8/2023 8:04 AM
90	The peaceful enjoyment of our home	3/7/2023 10:00 PM
91	Living in and by maintained homes and having a sense of neighborhood community with nearby homes.	3/7/2023 8:23 PM
92	The degree to where a person or persons are able to live their day to day lives in a dwelling without external interferences.	3/7/2023 8:05 PM
93	Quality of life....little or no noise. Less traffic. People managing their dogs, and themselves....including not walking by in the later evenings and speaking LOUD!	3/7/2023 7:44 PM
94	I am very happy living here.	3/7/2023 6:49 PM
95	Living in a community where I know the majority of my neighbors and mutual respect of the norms of neighborhood living are observed and do not have to be enforced.	3/7/2023 6:10 PM
96	SECURITY IN KNOWING MY NEIGHBORS and PEACE and QUIET VS. CONSTANTLY HEARING CAR DOORS & TRUNKS SLAMMING, LOUD CONVERSATIONS, NO REGARD FOR RESIDENTS	3/7/2023 5:12 PM
97	Enhanced interactions and diversity with interesting people from other places and experiences.	3/7/2023 4:05 PM
98	Normal daily life	3/7/2023 4:01 PM
99	I'd use HUDs definition. Strs negatively impact each of the 6 principles of livability.	3/7/2023 3:24 PM
100	Quite neighborhood, peaceful with no light pollution. Free from noise/light pollution.	3/7/2023 1:53 PM

101	Safety & security first, then peaceful enjoyment, then access to services.	3/7/2023 1:37 PM
102	Safe, clean, friendly neighborhood	3/7/2023 12:33 PM
103	Peaceful streets without parking or noise problems. Knowing our neighbors. Community spirit.	3/7/2023 10:55 AM
104	Safe, good neighbors, effective city services, access to health care and everyday goods and services, cultural and recreational opportunities.	3/7/2023 10:44 AM
105	The ability to go about your daily routines and family life without consistent or prolonged disruption to your wellbeing or comfort. The ability to afford to live in the community where you live and work.	3/7/2023 10:34 AM
106	The ability to live our normal lives as we like.	3/7/2023 9:03 AM
107	Peace and quiet without having a small unregulated business next store.	3/7/2023 8:57 AM
108	Being able to safely live in my home	3/7/2023 8:57 AM
109	quiet, with no large groups	3/7/2023 8:46 AM
110	Quiet enjoyment of my property. Few loud parties not lasting past 10-11 o'clock. No smoky fires and no bright lighting.	3/7/2023 8:03 AM
111	Whether I like living here	3/7/2023 7:49 AM
112	Livability is where you feel comfortable in your own home.	3/7/2023 7:39 AM
113	Having friendly and respectful neighbors	3/7/2023 6:26 AM
114	Livability is the process of being able to function on a daily basis in a community and atmosphere that is consistent with our values and goals.	3/7/2023 6:00 AM
115	Neighbors that are respectful of one another defines livability. Most of our answers deal with our experiences prior to moving to new home in Sept 2022.	3/7/2023 5:48 AM
116	Ability to live in peace and harmony without disturbances or negative impact of others in my surroundings	3/7/2023 2:01 AM
117	Ability to enjoy ur home in a comfortable quiet setting	3/6/2023 10:23 PM
118	Being able to live with mutual respect for each other and our surroundings	3/6/2023 10:15 PM
119	Not having to worry about who is next door.	3/6/2023 10:00 PM
120	Having what you need and enjoying it	3/6/2023 9:10 PM
121	Livability would improve here with more businesses and resources for residents as well as transient visitors. Since 2020 several of my second home owner neighbors have been here more often. This has made me realize the enjoyment and security of actually having neighbors I know and interact with. Yet also, in recent years, many of the amenities I once counted on as adding to my quality of life have disappeared, such as simple and affordable restaurants where I could meet friends, CartM, classes and concerts at the Hoffman Center, Salt and Paper for supplies and copies. These places were resources for visitors and residents alike. They have now been replaced with more limited (t-shirts and arcades) and high-end options that I do not need or want on a regular basis. I feel more isolated than before in this respect and have to go farther away to get what I need.	3/6/2023 8:53 PM
122	Assume you mean in terms of a neighborhood or town. Inclusive, ample open space, can safely walk to stores/businesses, can safely bicycle, generally quiet, neighbors you know and trust, and enough rules to keep things equitable.	3/6/2023 8:43 PM
123	Able to live peacefully and happily in my home	3/6/2023 8:32 PM
124	noise, parking, dogs	3/6/2023 8:26 PM
125	We still do not know what is going to happen when weather gets warmer...	3/6/2023 8:24 PM
126	The ability to eat, sleep, and walk in/around/just outside your home.	3/6/2023 8:22 PM
127	Quiet, friendly, community oriented, less automobile traffic, less dog crap on the beach, less partying by college age kids, and an infrastructure that is not strained by all the tourist.	3/6/2023 7:41 PM

128	Walking to post office, library, grocery, and beach. Breathing fresh air. Not driving for many days on end. Knowing people to call friends regardless of their politics or mine.	3/6/2023 7:35 PM
129	having neighbors I know and count on is very important being able to walk to ocean, grocery, library, post office is extremely important and I am grateful to have this	3/6/2023 7:26 PM
130	Able to enjoy my property with little interference from outsiders.	3/6/2023 7:07 PM
131	Clean and safe, promote social inclusion and sociability, well served by parks, playgrounds, easily walkable.	3/6/2023 6:32 PM
132	Living in a neighborhood with others who you recognize, share meals and activities with, have pets that don't bark a lot, have less car traffic, less cars parked, lights out at reasonable time, quiet...not loud boisterous vacationers, new group every week.	3/6/2023 6:30 PM
133	It's all about building and maintaining a sense of community, knowing your neighbors, their stories, their concerns, helping when and where you can.	3/6/2023 6:10 PM
134	Lack of noise, especially in the evening. Less activity (cars coming and going). Dark at night (no outdoor lights).	3/6/2023 5:50 PM
135	On the human side: Comfortable interactions with people coming in and out. No noises, dogs, or parking problems outside the usual of having neighbors. No incidents of racism or sexism for me or other residents. On the environmental side: Walkability of town, trees and birds and other natural elements visible and lovely. A variety of useful services (like groceries and medical persons and public works and our wonderful police force). Probably more, but that will do for now.	3/6/2023 5:27 PM
136	With regard to STR's, "livability" is a minimum of noise (preferable very little additional noise from people, pets, and vehicles), absence of congestion caused by parked vehicles, and absence of disturbances at night.	3/6/2023 5:25 PM
137	In my neighborhood I define it as: More walkers than cars. ; friendly or at least Cordial exchanges when encountering nearby neighbors. A Balance of trees and houses (recent construction is wiping out old trees and they don't seem to replace them.) streets in good repair.	3/6/2023 5:21 PM
138	Usually pretty nice, but once in a while it gets a little noisy.	3/6/2023 5:16 PM
139	Livability is having a town that is walkable (without huge trucks pushing you off the sidewalk- less streets), that has a good infrastructure, that has lots of green space and natural beauty and cares about the environment (does anyone listen to the news? we are in a climate crisis but here we are cutting down trees and allowing huge developments with huge mansions to be built!!) and where you know your neighbors and store clerks and post mistress and are able to greet and talk to these neighbors and help them if they need help and turn to them for help if you have a problem.	3/6/2023 5:16 PM
140	The ability for everyone to live in harmony. A place in synch with its environment and alive with community and enrichment.	3/6/2023 5:15 PM
141	A street with homes rather than mini motels. livability is having a neighbor I can call by name and someone willing to help me in an emergency, someone to water my plants or walk my dog when I'm away. Friends to party with and grow old with.	3/6/2023 5:09 PM
142	for Manzanita, Livability means maintenance of village atmosphere with careful planning and oversight of necessary growth and development	3/6/2023 4:17 PM
143	It would be peace and quiet in the immediate neighborhood rather than the late night arrivals slamming car doors and unloading their cars, voices in the night and those who bring their dogs and stand in the street and yell and yell for the dogs to come back to them. Not peaceful!	3/6/2023 4:09 PM
144	Peace and happiness	3/6/2023 4:08 PM
145	Not on Vacation mentality, fortunate to retired to a beautiful town, and when there are tourist's so many of them are so rude to the wait staff in town. Respect for others, pride, cleanliness, kindness, peace, happiness!!	3/6/2023 4:04 PM
146	The ability to live my daily life without interruption due to visitors like noise, garbage, traffic, parking. The ability for people working here to live close by or in town providing goods and services to the community.	3/6/2023 3:49 PM
147	the sum of the factors that add up to a community's quality of life	3/6/2023 3:46 PM

148	Very good with the exception of crowds in town. I tend to avoid going to town at the busiest time.	
149	Safe, secure, supportive community, outdoor recreation,	3/6/2023 3:41 PM
150	Being able to get out of driveway, noise, smoke, TRAFFIC, parking	3/6/2023 3:40 PM
151	Promoting the conditions for a decent life for all inhabitants of a city and surrounding communities.	3/6/2023 3:35 PM
152	If the renters are quiet and respectful it is fine. If they let their dogs bark or run un-leased it is not. If they respect us and close the party down at a reasonable hour then it is fine.	3/6/2023 3:27 PM
153	Quality of life	3/6/2023 3:25 PM
154	I would define it as difficulty parking (not affected) or loud noise at night (not noticing any)	3/6/2023 3:22 PM
155	Enjoyment of my home and town	3/6/2023 3:22 PM
156	Able to sleep (noise) available parking,	3/6/2023 3:11 PM
157	Similar to congeniality or efforts made to not disrupt the flow of what happens on a daily basis	3/6/2023 3:10 PM
158	Livability is having a well balanced community that includes long term residences, local businesses and affordable housing options to support our tourism employees. Livability is making sure an infrastructure is thoughtfully put in place to prioritize our ecology and manage a slow growth approach to new home construction. Once the charm of Manzanita is lost- it's lost forever. STRs have their place but they absolutely need to be limited and capped.	3/6/2023 3:10 PM
159	Safe roads - cars speed down our street and cross street (Necarney) Quiet neighborhood - no loud parties, barking dogs late at night	3/6/2023 3:09 PM
160	Safe, effective community services including health care, recreation, policing, public spaces and events, volunteer opportunities, emphasis on caring for the natural environment, transparent and responsive city hall, excellent schools and affordable housing to name a few.	3/6/2023 3:05 PM
161	peace & quiet, cars driving slowly	3/6/2023 3:04 PM
162	Quiet neighborhood, convenient access to services (walkable), wide range of housing choices, safe streets to walk/ride bikes, traffic that is respectful of neighborhood, clean streets, no litter	3/6/2023 2:58 PM
163	To realize that we do live in a town, not a party venue or general playground.	3/6/2023 2:54 PM
164	Full time neighbors that have invested and interest in the community	3/6/2023 2:48 PM
165	quality of neighborhood life, including neighbors knowing and helping each other, as well as the neighborhood not being unduly impacted by excessive noise, trash, traffic, etc.	3/6/2023 2:44 PM
166	Knowing your neighbors who is full time, partime, attractive homes and property, walkable streets, feeling safe, quiet neighborhood	3/6/2023 2:44 PM
167	Ability to enjoy our home with a minimum of extraneous noise after 8 PM	3/6/2023 2:43 PM
168	Peaceful and quiet, especially after hours. Being able to know your neighbors and have a relationship. Able to enjoy the amenities of the town without overcrowding.	3/6/2023 2:41 PM
169	Either knowing your neighbors or if they are tourists, no noise and no light pollution.	3/6/2023 2:40 PM
170	Not having loud renters driving too fast	3/6/2023 2:37 PM
171	When I moved o the coast it was a nice place where you met locals and visitors. Back then visitors came here to get away from the touristy towns and enjoy the coast. Now you do not see many locals and the tourists have become needy and loud	3/6/2023 2:37 PM
172	Enjoy a quiet quality of life. Free from noise and light pollution.	3/6/2023 2:33 PM
173	Ability to live with the privacy and lack of noise or other disruptions that can occur from neighbors.	3/6/2023 2:30 PM
174	having peace and quiet, free from vandalism	3/6/2023 2:25 PM
175	Noise, cars	3/6/2023 2:21 PM
176	A residential/commercial area where one can "live" and visit without excess noise, pollution, dangerous traffic or bright lights shining overnight.	

3/6/2023 2:19 PM

177	Livability is about creating neighborhoods within the community where people feel safe and connected to each other. For a neighborhood to be livable, safety and security are key. People need to feel safe and secure in their homes, in their neighborhoods, on the streets, and in public spaces. This means knowing who your neighbor is—that they are not a group of new strangers on any given day or week.	3/6/2023 2:01 PM
178	being able to afford to live somewhere.	3/6/2023 11:51 AM
179	Not disrupting my peace and quiet.	3/6/2023 10:31 AM
180	level of enjoyment in living in the neighborhood	3/4/2023 8:45 PM

FT RESIDENTS: If you have concerns about neighboring STR homes, identify any troubling aspects.

#	COMMENTS	DATE
1	Deciding who to call regarding issues with str residents without calling our overworked police officers	4/14/2023 12:06 PM
2	We do need local owner or local management to handle problems without our off duty polic having to put on a uniform drive in, handle a simple noise problem.	4/14/2023 12:00 PM
3	Lighting...as pertained to a guest's EV which suddenly set off intermittently flashing head lights straight into a bedroom throughout the night and more seriously, a (now former) flame table on a wooden deck that was turned on, then eventually walked away from (left unattended).	4/9/2023 5:23 PM
4	All of these answers are not based on experience, they are based on whether Vito Cerelli's project ultimately goes through.	4/9/2023 11:36 AM
5	The rating scale is uneven - what distinguishes 'rarely' from very occasionally'? If this is intended as a 5-pt scale, the labeling is misleading.	4/5/2023 11:43 AM
6	The rating scale is uneven - what distinguishes 'rarely' from'very occasionally'? If this is intended as a 5-pt scale, the labeling is misleading.	4/5/2023 10:37 AM
7	We once had a renter fly a drone into our "private" backyard, hovering about while we watched in horror from our previously secluded yard.	4/1/2023 9:06 AM
8	Especially during spring break and when kids are out of school someone consistently sets off very loud fireworks very close to my home.	3/31/2023 5:53 PM
9	Hot tubs are fine. It's just the loud obnoxious humans	3/30/2023 5:34 PM
10	Mini hotels in residential areas need to be density control. single digit percentage is specified in federal reports and the livability reports by experts for STRs	3/18/2023 10:38 PM
11	Visitors walking their dogs think that it is okay to use a private refuse can for placing their dog feces. It smells up the can in the worst way possible.	3/18/2023 1:56 PM
12	I have lived in Manzanita for over 3 years in multiple locations. I have not experienced negative STR activities that were out of bounds for a recreational vacation destination community	
13	STR is at just far enough away from my home that it is seldom a livability issue for me. I am aware that STR is an issue for those on my block that live within 2 houses of the STR. I am very concerned if additional homes in the neighborhood become STRs.	3/14/2023 9:41 AM
14	Upkeep. 1 of the 3 STR's very close to our home is in disrepair.	3/13/2023 8:49 AM
15	I am surrounded by second home owners who are mostly fine. They are not mostly uninvolved. I don't have "neighbors" because they only use their homes only a few days out of the year. I am excited to see and hear people enjoying their time here and getting to know them for the brief time they are here. If they are noisy (or I am noisy as a full time resident) we simply communicate and solve any issues like adults. I am not sure why everyone can't do this. We are not children. We can speak respectfully and resolve issues accordingly.	3/12/2023 9:41 PM
16	Regarding noise: fireworks continue to be an issue and, unfortunately not confined to the Fourth of July. Bust the miscreants and impose meaningful penalties! For example, put the convicted violators in stocks on Laneda for at least 24 hours.	3/12/2023 12:18 PM

17	There is more traffic on our one block, located off of Ocean, but this is due to lots of visitors to the area, drawn to the ocean beach. We have an overwhelming number of Manzanita homeowners who come primarily in the nicer months of the year, increasing traffic flow. I would say that there is far more second homeowners at any given time than STR rental visitors in town.	3/11/2023 7:21 AM
18	More disrespectful tourists equals less peace and sense of community	3/10/2023 7:59 AM
19	people who don't control their dogs, letting them bark from decks at all pasersby, letting them run loose in the neighborhood, and not picking up the poop	3/9/2023 6:46 PM
20	Fireworks without regard	3/9/2023 11:58 AM
21	Loud Music	3/8/2023 1:26 PM
22	Barking dogs	3/8/2023 8:47 AM
23	Manzanita used to be hands off with dogs, Now its all about CONTROL	3/7/2023 5:12 PM
24	The underlying and more pressing problem isn't addressed in this survey. STRs have a negative long term impact because they reduce work force housing limit goods and services by creating high rents and limited housing stock. We had no doctor for 3weeks last December because there was no place for them to rent. We've created an unsustainable system.	3/7/2023 3:24 PM
25	Some guest allow their pets off the leash on the street. This goes against city ordinance.	3/7/2023 1:53 PM
26	There should be a category between very occasionally and often. For us, it is occasionally (meaning in the summer mostly)	3/7/2023 10:34 AM
27	Crowds, parties at 1am	3/7/2023 8:57 AM
28	Loud parties all night. Broken glass in street. Loud yelling. Parking in front when we can't get out of gate. Parking to block driveway.	3/7/2023 5:48 AM
29	No STRs in neighborhood	3/6/2023 8:43 PM
30	Not a lot of noise or parking impacts, but garbage cans not taken in, dog waste not being picked up, and dogs left out on deck or in yard to howl & bark for hours.	3/6/2023 8:38 PM
31	Warmer weather is going to bring lots of people , comparing to the quiet very cold winter we just had..	3/6/2023 8:24 PM
32	Speeding on neighborhood streets - bigger issue than overall traffic on my street in the list.	3/6/2023 8:22 PM
33	E-Bikes and the idiots who ride too fast around pedestrians. Dumb tourist who don't realize this is a community with people who have homes here. They treat the town like its a playground for their entertainment.	3/6/2023 7:41 PM
34	Note: most of the homes surrounding my full time residence are secondary homes-not STRs. I do have issues with the lighting when they are away.	3/6/2023 7:07 PM
35	Too many strangers...uncomfortable for us	3/6/2023 6:30 PM
36	The traffic and pet concerns are a result of a noticeable increase in traffic on weekends and in the summers from STR's in the surrounding blocks that result in more traffic on Ocean Avenue, Poysky, and Epoh.	
37	Again, you're missing the boat. Read the other comment. It's not just the noise, etc it's the lack of community, the lack of neighbors.	3/6/2023 5:16 PM
38	I don't know their names, where their from, or anything about them. They don't act like neighbors. They are in vacation mode as a vacationer should be. Whereas, I live here here, sleep here, work here. And there are so many of them per house and only two of us. Even my old dog is constantly outnumbered.	3/6/2023 5:09 PM
39	even the new property owner on our street let their two large dogs out which race down the street to the fenced yard where the neighbor has three little dogs and bark at the little dogs and try to climb the 5 foot fence. They are three houses down the street and they stand in the middle of the street and yell for their dogs.	3/6/2023 4:09 PM
40	So far, we do not have any STR's in our neighborhood, but if we did, I am sure I would be checking all the circles being highly concerned at one time or another.	3/6/2023 4:04 PM
41	People from out of town generally drive too fast.	3/6/2023 3:41 PM

42	Although only one STR in immediate area, the noise and parking infractions are annoying. Not so much that I have registered complaints to the City. I have contacted the property owner and received their interest in making things better.	3/6/2023 3:10 PM
43	Fireworks! All summer! It's OUT OF CONTROL on 4th of July. We live a couple houses back from the sand and it's unreal the amount of fireworks that fly towards the homes and are being fired up in the street. Massive amounts of trash left behind.	3/6/2023 3:10 PM
44	Packing a STR with people (and their cars) is a recipe for problems. Any STR that doesn't have adequate parking should have occupancy limits.	3/6/2023 2:54 PM
45	Traffic on street is not all STR - more traffic in summer but neighborhood is busier with full and part time owners.	3/6/2023 2:44 PM
46	Fire pits, especially those close to our trees and garage.	3/6/2023 2:41 PM
47	When the people leave on garbage days many times the raccoons get to the garbage before the garbage truck	3/6/2023 2:37 PM
48	Unleashed dogs	3/6/2023 2:33 PM
49	Using driveway as turn around to find STR Usually looking for 3rdSt S	3/6/2023 2:27 PM
50	We moved to this neighborhood in July of last year. There are no STR in this neighborhood, so have no concerns. Our previous house on Dorcas Lane had STR behind and on the side. The question above was answered with that in mind.	

FT RESIDENTS:

Do you experience

similar issues to the ones above from non-STR homes?

#	(PLEASE SPECIFY)	DATE
1	Need more lighting	4/14/2023 12:06 PM
2	Recently, some second home owners converted to STRs, recognized when the associated parking spot was tripled in size.	4/5/2023 11:43 AM
3	Same	4/4/2023 7:15 PM
4	New houses being built on our street	3/29/2023 8:27 AM
5	All four of my direct neighbors have INTRUSIVE lights that stay on all night.	3/22/2023 10:44 AM
6	permanent neighbors are fine	3/21/2023 4:51 PM
7	Dogs barking a little	3/16/2023 6:19 PM
8	no	3/14/2023 9:41 AM
9	My only bad experience is a local homeowners children disrespecting the rules for the brief time they are in town. They say they live here but their family simply owns an STR and then they are loud and disrespectful when they are using the home. The visitors are better.	3/12/2023 9:41 PM
10	those who live here respect their neighbors	3/9/2023 6:46 PM
11	Regular neighbors are friendly	3/8/2023 1:26 PM
12	Not securing trash cans.	3/8/2023 12:32 PM
13	Same as previous question, they allow pets off leash on street. Dogs from the part time neighbors have come in to our yard and pooped.	3/7/2023 1:53 PM
14	Smell from marijuana use. Burning of weeds on bark-dusted landscape creating fire danger. New houses with fancy outdoor lighting shining in my windows and obscuring the stars. New houses that live no trees standing on their lots, or space to plant new ones-stressing habitat for wildlife.	3/6/2023 8:53 PM
15	When we do have traffic it is not STRs -- we have neighbors (residents) with lots of cars who like firecrackers -- I have more concern about firecrackers (throughout year) than STRS	3/6/2023 8:32 PM
16	Spring Summer ...we will experience a change in population and cars	3/6/2023 8:24 PM
17	Not only do STR vacationers create traffic jams, but so all the maids, cleaners, repair people	
18	We have a small street and everyone knows everyone else, in direct opposition to STR's who could care .	3/6/2023 2:54 PM
19	why ask this? does the city have the same kind of regulatory authority over private homes not operating as businesses?	3/6/2023 2:44 PM
20	My full time neighbors have 3 dogs that bark day and night outside and think that is ok.	3/6/2023 2:40 PM
21	We moved to this neighborhood in July of last year. There are no STR in this neighborhood, so have no concerns. Our previous house on Dorcas Lane had STR behind and on the side. The question above was answered with that in mind.	3/6/2023 2:21 PM
22	This question seems out of place. I thought this survey was to gather information about be about STRs and and the people who occupy them.	

FT RESIDENTS: If you have concerns about an STR home, who would you be most likely to contact?

#	OTHER (PLEASE SPECIFY)	DATE
1	So far, I have had immediate response from both the STR owner and local Agent for same.	4/9/2023 5:23 PM
2	Police if necessary, City for action to be taken, Owner for their awareness and creating a historic record of problems	4/9/2023 11:36 AM
3	I'm grateful to city's responsiveness. Safety concerns preclude contacting STR guests. Contacting the STR owner is difficult, as (for me) required asking several neighbors for contact information; when contacted, owners were very defensive. Past experiences contacting STR agents were unpleasant.	4/5/2023 11:43 AM
4	STR owner contact information is not available to me; safety concerns preclude contacting STR guests.	4/5/2023 10:37 AM
5	I don't want to negatively impact anyone's vacation visit. They paid. Why ruin it for them.	3/30/2023 5:34 PM
6	It is difficult to complain about the use of trash cans as these folks tend to do it when you are not looking. I solved the problem by having Recology pick up my trash from the side of the house. Worth the extra \$.	3/18/2023 1:56 PM
7	The one time (in many years) I had to call about an overturned garbage can I ph0ned the property manager whose number was posted on the house	3/17/2023 4:25 AM
8	I tried calling Vacasa to complain and it was very difficult to talk to anyone other than sales persons. It'd be great if there was a dedicated help line for neighborhood complaints. Maybe that could be a hard requirement for STR permits?	3/13/2023 8:49 AM
9	I have had great success contacting visitors and less success contacting the home owners family that are loud and disrespectful.	3/12/2023 9:41 PM
10	More powerful political figures (i.e. state governor and senators)	3/10/2023 7:59 AM
11	The reporting is confusing and there are so many we are out numbered	3/9/2023 8:13 PM
12	With the environment s it is today, I would still well clear of any renters. @70M people voted for a lunatic.	3/7/2023 7:44 PM
13	Many call the str company but never receive any help.	3/7/2023 5:48 AM
14	str committee	3/6/2023 5:09 PM
15	I have written letters to the owner which goes unanswered.	3/6/2023 4:09 PM
16	The problems with STR occupant's should not fall into the laps of primary residences to solve. This can create bad feelings with the neighbors because of disagreements. STR's can cause a lot of problems, such a gamble.s	3/6/2023 4:04 PM
17	Depends on the issue - rowdy/drunken behavior call the police. Lights/parking may say something to owner if see them or do nothing.	3/6/2023 2:44 PM
18	It shouldn't be a resident's responsibility to have to contact someone about concerns. It puts the resident in an awkward position—a position they should never have to be in as a resident of their neighborhood. STR owners and the agent/managers should ensure their occupants are respectful.	

FT RESIDENTS: If you have had problems when contacting an owner or agent about a complaint, identify the more troubling aspects of this:

#	OTHER (PLEASE SPECIFY)	DATE
1	police had to be notified (costly overtime and inconvenience)	4/14/2023 12:06 PM
2	agent handled issues. Did a good job.	4/14/2023 11:52 AM
3	NA	4/9/2023 5:23 PM
4	I have never made a complaint	4/9/2023 11:36 AM
5	the problem was against a neighbor, not myself	4/7/2023 3:03 PM
6	Past experiences contacting STR agents were unpleasant, with tense conversations. It also required significant research to identify agent and contact information, so problem festered.	4/5/2023 11:43 AM
7	in one case, the issue was not addressed by STR manager until city intervened.	4/5/2023 10:37 AM
8	STR agent and homeowner are always kind and understanding. But they can't control the disrespectful nature of the tenant 24/7/365.	4/3/2023 10:00 AM
9	I haven't had to call an owner this far but my neighbor who lives closer to the STR has had significant issues trying to get help.	3/31/2023 4:01 PM
10	I would never say a negative thing, except through this anonymous medium	3/30/2023 5:34 PM
11	I doubt anything would be done	3/21/2023 4:51 PM
12	We know the owner and have contact information.	3/14/2023 9:41 AM
13	When I finally go through to Vacasa, a former Sunset Vacation Rental employee eventually showed up. We had a good conversation but it was clear that they weren't motivated to solve the problem.	3/13/2023 8:49 AM
14	I have contacted both the owner and the STR company (manzanita vacation rentals) about the family members that are using the space. I got better response from the rental company that the homeowner as they are unwilling to acknowledge that their family members are the biggest problem,	3/12/2023 9:41 PM
15	Filed complaints with Tillamook County. Little to no response.	3/11/2023 1:52 PM
16	Issue is not individual STRs, its systemic	3/10/2023 7:59 AM
17	A tree on str property fell on our house; took 4 days to get a reply from str management	3/10/2023 6:27 AM
18	fireworks at any time, but often at their pleasure	3/9/2023 6:46 PM
19	It was a VACaSa operator who didn't care	3/9/2023 9:24 AM
20	resolved with home owners	3/9/2023 7:58 AM
21	I should not have needed to call anyone	3/8/2023 12:36 PM
22	The answering service knew nothing about the area or homes.	3/8/2023 12:32 PM
23	Agent was completely uncooperative and told me to call the police.	3/7/2023 10:00 PM
24	Contact with agent and issues were resolved.	3/7/2023 8:23 PM
25	Some of these questions are worded in a biased way.	3/7/2023 3:24 PM
26	Property mgr addressed problems	3/6/2023 10:23 PM
27	Not knowing who our neighbors are , who is coming each weekend is stressful	3/6/2023 8:24 PM
28	Had an issue with the former rental house next door that was controlled by Vacasa. Never received a call back.	3/6/2023 5:25 PM

29	why are we just harping on complaints. Are we thinking of maybe decreasing the number of STRs or because the STR committee is made up of STR owners and Vacasa type businesses that that is not even a consideration.	3/6/2023 5:16 PM
30	You can't bring back the nice long term renters whose landlords kicked them out in order to make more money	3/6/2023 5:09 PM
31	STR owners are in it to make money, bottom line! complaints would only cause problems with the full time residents	3/6/2023 4:04 PM
32	Generally STR occupants at the homes on my street are respectful of the neighborhood	3/6/2023 2:44 PM
33	It shouldn't be a resident's responsibility to have to contact someone about concerns. It puts the resident in an awkward position—a position they should never have to be in as a resident of their neighborhood. STR owners and the agent/managers should ensure their occupants are respectful.	

FT RESIDENTS Before addressing STR numbers, here is some background: Out of 1378 Manzanita houses, 263 are STRs, approximately 365 are primary residences, and approximately 750 are part-time residences. The STR number was capped at 230 in the residential zones (R-2, R-3 and S-SR) by the City in April 2022. (Previously, STR were limited to 17.5% of the total in these zones). In addition, there are currently 33 STRs in the uncapped zones (R4 / high-density residential (R-4) and commercial (C-1) zones).

#	PLEASE COMMENT	DATE
1	So many homes around us and many on just one street are STR. They sharply decrease a sense of neighborhood/community and the benefit of knowing your neighbors. STR also greatly increase traffic and congestion.	4/13/2023 6:03 PM
2	Not sure how 263 cap determined, but to maintain village charm, do think 17.5% of total homes is too high.	4/9/2023 5:23 PM
3	There is another hidden item here ... we live next door to what would be considered a part time residence (I'm guessing), however, it is owned by 10 different families who divide up the year amongst them. So it acts like a short term rental ... guessing this is below the radar with these numbers? Also, as a new resident, I'm not familiar with the zones described above - it would be helpful to have a URL link in the question where I could learn more.	4/9/2023 11:36 AM
4	I don't have an opinion on the number of STR yet.	4/7/2023 3:03 PM
5	Our town is a vacation destination - we shouldn't be surprised there are STRs	4/5/2023 9:11 PM
6	Many motels should be in a dedicated commercial zone, not in residential zones.	4/5/2023 4:33 PM
7	The percentage is based on all home, including home owner associations that do not allow STR. The S-SR zone is too wide, as it now includes residential areas that have evolved into neighborhoods. STRs are clustered, so that the distribution is highly skewed. Many second home owners are absentee owners who treat their homes as guesthouses, with little awareness of the behaviors of their guests.	4/5/2023 11:43 AM
8	the percentage is based on all home, including home owner associations that do not allow STR. The S-SR zone is too wide, as it now includes residential areas that have evolved into neighborhoods. STRs are clustered, so that the distribution is highly skewed. Many second home owners are absentee owners who treat their homes as guesthouses, with little awareness of the behaviors of their guests.	4/5/2023 10:37 AM
9	One, the # of homes does not reflect the # of people at each property. Two, those are the City's numbers. As you drive/walk around or see/hear the number of tourists in a summer week, it's obvious that the City's number is low.	4/3/2023 10:00 AM
10	I don't want to see Manzanita become a gated community, only accessible to those fortunate enough to own a second home here. For the most part, those who visit Manzanita are here because they like the experience of a small, peaceful village. They often return and tend to treat then place with respect, supporting local businesses and fundraising events.	4/1/2023 9:06 AM
11	There should be no STR's in residential areas where there are people living here full time.	3/31/2023 4:01 PM
12	17 1/2% sounds reasonable but I'm not sure. Can't in good conscious answer this question.	3/30/2023 7:11 PM
13	How about we limit short term rentals to Zero Percent. These are homes, not hotels.	3/30/2023 5:34 PM
14	In past there were a lot less STRs - the City tries to pack as many as possible - its just more money to them	3/21/2023 4:51 PM
15	Some areas have a higher number than others. Distribution is uneven.	3/17/2023 11:18 AM
16	We don't seem to have the STR livability issues that others, closer to the beach, have. This response is trying to be sensitive to their issues.	3/16/2023 12:04 PM

17	Preventing owners from potential income earning is cruel to residents who wish to abide by the rules	3/16/2023 11:50 AM
18	It really has an impact of affordable housing in the area when people invest in STRs or vacation homes and do not make those spaces available for long-term renters.	3/15/2023 6:40 PM
19	I would like a limit on the number of STRs in particular small areas. There are six STRs on my block.	3/14/2023 11:46 AM
20	I would rather see a flat cap. I truly believe that AirBNB and their likes have done more to destroy affordable housing than any other force. This is a national problem. I would also like to see a vacancy tax on second, third, fourth, etc homeowners. These are my friends and I hate to say its, but when housing becomes a commodity, a way to make money, community suffers. I feel like my rich friends who do this for a living should be shut down. Homes sitting vacant is not good for community. Using housing as an income stream is detrimental to society as a whole. I have tried to encourage my friends with multiple houses around the world to consider renting their places for community members as long term rentals and it falls on deaf ears. I really think we should have a hard cap on STRS and a vacancy tax on second/third/fourth.etc homeowners. Both should be part of the strategy to keep us financially viable. Also, Bill Geiger and others hold land along Laneda that ruin the commercial viability of our Main Street. These folks should be penalized for not allowing commercial activity to happen where it is meant to happen. The reason why hotels are being proposed outside of the Main Street corridor is because of these landowners.	3/12/2023 9:41 PM
21	My calculations don't equal 17.5%. Don't know how the city does the math.???	3/12/2023 12:18 PM
22	the current #s do not reflect the 2nd home owners who rent to friends/family under the radar	3/11/2023 9:03 PM
23	Only concern would be to see impact of new construction.	3/11/2023 6:14 PM
24	With the increase in the number of houses, this limit should be kept for now and the impact observed.	3/11/2023 10:04 AM
25	We need more LTR to support our local community.	3/10/2023 1:33 PM
26	Seems difficult for many locals to find a place to rent. There are nice motels and campgrounds where visitors can stay. Fewer STRs seems appropriate.	3/10/2023 9:06 AM
27	Local homeowners should be prioritized over STR owners.	3/10/2023 8:51 AM
28	The cap should stay the same as new houses are built; most important change is limiting STRs in adjacent unincorporated Tillamook County	3/10/2023 7:59 AM
29	we should make them less profitable and there will be less.	3/9/2023 8:13 PM
30	STRs owned by companies should only be allowed in commercial areas. They are businesses. Home owners should be allowed to rent out their home under the STR rules with a cap on how many	3/9/2023 6:51 PM
31	if we have str's, they should be spread out through the city, not higher percentages in some neighborhoods	3/9/2023 6:46 PM
32	263 represents 19% of 1378 = > 17.5%	3/9/2023 11:58 AM
33	A neighborhood needs to be with neighbors not strangers	3/9/2023 11:32 AM
34	we are a small community - area wise and population wise.....	3/9/2023 7:58 AM
35	Originally 17.5% was 160 ,now there are too many .% should be lowered	3/8/2023 1:26 PM
36	I wish there were fewer. Not sure that's realistic. I think limiting size or number of guests would help.	3/8/2023 12:32 PM
37	This question is confusing. Seems biased.	3/8/2023 10:18 AM
38	We are concerned about an over-concentration of STRs within specific neighborhoods.	3/8/2023 9:33 AM
39	As more houses are built filling in the various vacant lot, it may make sense to cap at an absolute number.	3/8/2023 8:04 AM
40	These numbers DO NOT include the houses rented outside of the permitted STR's. If there were none of those then the number is reasonable.	3/7/2023 10:00 PM

41	As long as rules for SRT's are adhered to I feel it helps support the community and DT business.	3/7/2023 8:23 PM
42	Homeowners should be able to do as they please with their homes, especially in this economy.	3/7/2023 8:05 PM
43	In summer the STR and the traffic, noise they bring is already too much. We live on a corner, and deal with the cars at all hours and the partners on foot returning to their STR. It's already gotten OLD	3/7/2023 7:44 PM
44	I think property owners choice is key and the people in my neighborhood are very responsible.	3/7/2023 4:05 PM
45	We should have fewer str's and more motels.	3/7/2023 3:24 PM
46	this used to be a nice quiet town the growth is staggering	3/7/2023 11:30 AM
47	If they were spread evenly through the city. Most are located closest to beach	3/7/2023 10:55 AM
48	No short term rentals.	3/7/2023 8:57 AM
49	How does the City classify "Hotel" units? I think hotels should be limited to C-1	3/7/2023 8:03 AM
50	Reduce the cap as there are too many tourists	3/7/2023 7:49 AM
51	capped at 230? Why are there 263??	3/7/2023 6:46 AM
52	I don't believe STR's are a significant problem at all. Any complaints regarding a specific STR could be addressed with the management company, renter or owner. Manzanita needs a robust visitor infrastructure and STR's are a vital part of that. Too many residents are forgetful of the fact that their first visit to Manzanita likely utilized a STR.	3/7/2023 6:26 AM
53	I prefer homes occupied by owners, guests or renters rather than remaining vacant. Brings security and vibrancy to the neighborhood. Plus, visitors spend money at local businesses	3/7/2023 2:01 AM
54	263 is misleading as some areas are more densely populated with STRs	3/6/2023 9:10 PM
55	It is hard to answer this question without seeing the density on a map. I do not know where the zones are, and I understand that in areas near Laneda and the beach, the STR density well exceeds 17%. So, something about the previous methods did not work to create balanced neighborhoods. I know several people who moved from popular areas to quieter neighborhoods because of the many STRs where they lived before.	3/6/2023 8:53 PM
56	I would have no cap in commercial zones and more like 10% in other zones.	3/6/2023 8:43 PM
57	The % makes sense only when customized for high density neighborhoods- overall city-wide it's useless	3/6/2023 8:38 PM
58	It's not really a zone, it is a street by street analysis	3/6/2023 8:32 PM
59	Striking the right balance is a challenge. I applaud the council for taking this on. People are generally greedy and will push it as far as they can. I suggest NO MORE. Just look at the shit show that is Cannon Beach and Seaside to see what the future holds for Manzanita if we don't draw a hard line.	3/6/2023 7:41 PM
60	Make the current number the perpetual maximum.	3/6/2023 7:35 PM
61	as housing stock grows, this percentage is too much	3/6/2023 7:26 PM
62	As long as the STRa are spaced out between neighborhoods, this seems reasonable	3/6/2023 6:32 PM
63	More significant is the number of people in each STR...they are getting bigger and bigger	3/6/2023 6:30 PM
64	I think City resource problems (water, parking, loss of elk grazing areas) are caused more by part-timers and horrible developments like what's happening up on the hill. . . not always by STRs, though I understand that the City currently has more control over STRs.	3/6/2023 5:27 PM
65	Would like to see the cap at 263 made permanent. In the past (pre-pandemic), the 17.5% was fine, but with the additional residential building since 2020, a percentage no longer seems the best approach.	3/6/2023 5:25 PM
66	It's great to have these numbers. In terms of total numbers, 263 does not seem out of proportion. In terms of percentage, it depends on how densely they are placed.	3/6/2023 5:21 PM
67	I'm sure you're aware of the ones that aren't registered at all.	3/6/2023 5:16 PM

68	Here is my concern: I understand that the Highland development has been entirely annexed by the City of Manzanita, and that their HOA prohibits STRs. Is that true? If so, they should not be included in the count of total homes in which to base percentage. It would put unfair pressure on other neighborhoods.	3/6/2023 5:15 PM
69	Vacationers belong in real motels, not our neighborhoods where old people are to sleep and survive	3/6/2023 5:09 PM
70	if city adjusts for HMO numbers and "hotel" rooms, current percent will be OK	3/6/2023 4:17 PM
71	Let's not make this another Cannon Beach!	3/6/2023 4:04 PM
72	More hotels with on site management	3/6/2023 3:49 PM
73	It seems higher.	3/6/2023 3:41 PM
74	I think the current system works fine. The city needs the revenue and if we try to stop rentals we will lose to law suits or the state will pass a bill in favor of homeowners rights to rent. Look at the rest of the county. We at least have a well managed policy.	3/6/2023 3:27 PM
75	Seems that it's now 19% based on provided figures. Inching higher is probably not a good direction.	3/6/2023 3:25 PM
76	The Cities funding mechanism needs to be changed to reflect a reduction in STR's	3/6/2023 3:10 PM
77	As noted above- this is the STR % but they are figuring out ways around the STR model with these time share options so the percentage of constant rotation of STRs is actually highrt	3/6/2023 3:10 PM
78	Where are the zones? Need map! Cap needs to be set for each block - probably 70% of the homes on our street are STRS. This is not a fair distribution of STRs,	3/6/2023 3:09 PM
79	Creating zones discriminates against certain neighborhoods closer to downtown. Instead of focusing on building individual homes to rent out to vacationers your focus should be on building higher density apartments and condos for a more inclusive, diverse community that includes folks who work here. Ditch the zones that cram these str blights in my neighborhood.	3/6/2023 3:05 PM
80	percentage will increase as more housing is constructed. there are enough STR's now.	3/6/2023 2:58 PM
81	a percentage-based cap in a town where most dwelling units are not full-time residences really doesn't work (it seems particularly odd to include the 263 STRs themselves in the housing pool that is multiplied by 17.5%)	
82	Based on the building in the city area I would prefer a cap as opposed to % of units unless the % decreased.	3/6/2023 2:44 PM
83	The city needs to find alternatives to lodging tax and gradually decrease the number of STRs and put a cap on density	3/6/2023 2:41 PM
84	I am surrounded by short term rentals, it should be street based caps. My neighbor next door and two behind me and 3 down the street ate all short term rentals. To have 3 houses border with short term is jus too much noise. They don't live here. They don't realize that I don't need to hear drunken sailor songs at 4am.	3/6/2023 2:40 PM
85	Itis like having hotles right next door and it is uncomfortable. My experience is STR people do not respect the quiet and privacy of the neighborhood.	3/6/2023 2:37 PM
86	We need to have a certain percentage of homes be STR to bring in city revenue	3/6/2023 2:21 PM
87	As our community grows, we need the TLT taxes to grow with it to keep pace with added municipal costs.	3/6/2023 2:19 PM
88	Responses for the second part of the question re: percentage don't make sense. Do you mean "too high"/"too low"? If this is the case, 17.5% is too high.	3/6/2023 2:01 PM
89	homes should not be made into profit makers for predatory capitalist corporations	3/6/2023 11:51 AM

FT RESIDENTS:

Would you be in favor of regulating density/proximity limits to STR homes?

#	COMMENTS?	DATE
1	some neighborhoods are especially impacted by str, greatly affecting livability for ft residents	4/14/2023 12:06 PM
2	It is very unfair to those living in zones near ocean to have the highest density of str.	4/14/2023 12:00 PM
3	We have friends who are completely surrounded by STR's and it changes your living experience dramatically in my view. Thankfully we are not under these circumstances - yet much will change if Vito Cerelli's project ultimately goes through.	4/9/2023 11:36 AM
4	The burden is unevenly distributed.	4/5/2023 11:43 AM
5	The burden of STRs are unevenly experienced.	4/5/2023 10:37 AM
6	Not sure what that means. I strongly believe STR's should be located in commercial zone or close to it & near beachfront. Visitors come here for the beach. Certainly not in neighborhoods.	4/3/2023 6:23 PM
7	How about eliminating all STR's? Many cities simply don't allow them. Why should Manzanita?	3/30/2023 5:34 PM
8	Parking is a big issue. I think some STRs are renting to multiple families, which increases the parking and noise problems.	3/22/2023 3:00 PM
9	Im in favor of having fewer tourist crowd the town	3/21/2023 4:51 PM
10	Must include sides , backs - behind house, fronts - across street of house, corners - catty corners when looking at how many STRs are adjacent to a house. 360 degrees around the house. Last approach I heard was only looking at sides.	3/18/2023 10:38 PM
11	Housing for employees in our area is very limited. Manzanita needs to think about other sources of revenue other than the tourist crowd.	3/18/2023 1:56 PM
12	The STR density issue is profound. I've lived here 25 years and my neighborhood is no longer the neighborhood I previously enjoyed. I am surrounded by an ever-changing cast of transients. The quality of life here has suffered greatly. I do not think this survey has captured the livability component at all. As such it is not valid.	3/18/2023 9:29 AM
13	My street is about 50%	3/17/2023 11:18 AM
14	Taking a provincial approach and disallowing STR's is unfortunate and baseless. It just simply says we want all the spoils of this beautiful village for ourselves, now get out! That is not very Oregonian.	3/16/2023 11:50 AM
15	See my previous comments. There is plenty of land along Laneda to house hotels and STRS. And the city can incentivize this with land use zoning laws. We just have outdated zoning laws and a very outdated comp plan.	3/12/2023 9:41 PM
16	I don't know what the various zones are. What are the implications? STR free zones? What is the city willing to do regarding legal challenges to perceived property rights?	3/12/2023 12:18 PM
17	Make them less profitable	3/9/2023 8:13 PM
18	we live here	3/9/2023 6:46 PM
19	Too many downtown based on a city wide percentage	3/9/2023 9:24 AM
20	Too many STR near the beach leading to no parking downtown in the summer	3/8/2023 1:26 PM
21	Yes, it's not the case in my neighborhood, but some areas are just overrun.	3/8/2023 12:32 PM
22	While we only have one STR (which is in use probably 90% of the time), it's a smaller house, so we don't have big parties etc. I think it would really be hard if there were five in our neighborhood, so I'd be in favor of setting a limit on the number in each neighborhood.	3/8/2023 8:04 AM
23	Absolutely!	3/7/2023 10:00 PM

24	We are a small community that often interacts with those living nearby - to have a revolving group of neighbors would be difficult to live by. It would lessen the quality of life.	3/7/2023 8:23 PM
25	I have RESIDENTIAL MOTELS BORDERING TWO OF MY PROPERTY LINES	3/7/2023 5:12 PM
26	Manzanita should not be a profit center for property owners.	3/7/2023 1:37 PM
27	not sure what that means	3/7/2023 11:30 AM
28	Parking is the biggest issue within the City - especially in the C-1 and R-4 areas	3/7/2023 8:03 AM
29	Reduce the number of STR to 0% through attrition	3/7/2023 7:49 AM
30	If we end up with problems in our new home we will move out of Manzanita.	3/7/2023 5:48 AM
31	No. Allow people to use their homes as they see fit. Just ensure is proper education and enforcement of city regulations for owners, guests, STR renters. As we have more visitors to town, important to have overall security and police presence. Not necessarily about STR guests, but for all. Issues our family has are general security, thefts/break-ins, potential for homeless. Visible police presence can be a deterrent and solution for all of these issues. STR is not the main security or livability threat to our life in Manzanita.	3/7/2023 2:01 AM
32	I would favor a deep investigation of these methods, including comparisons with other towns that have such regulations, and what the impacts have been. These considerations must made be in concert with looking for ways to encourage/increase long-term rental and affordable housing. Without that, we will never really achieve any balance in our social and economic structure.	3/6/2023 8:53 PM
33	We will most likely observe & experience what is going to happen when weather gets warmer again . This winter with extreme cold it has been quieter.	3/6/2023 8:24 PM
34	I like this City Council. They are thinking about the future and how to manage things. I am impressed with this survey.	3/6/2023 7:41 PM
35	Hey, I am fortunate to live here full time Pre-retirement. However, I do want to stop working full time someday, and I would line to explore SRT for my property. Think about giving priority limited permits to those who have lived here FT ? Bonus for First Time Responder?	3/6/2023 7:07 PM
36	These are businesses generally designed for recreational use by people with no investment in the community. It's not a formula that is compatible with primary residences.	3/6/2023 5:21 PM
37	Yes, and please look at both types of density. Too many STRs and too many people per house	3/6/2023 5:09 PM
38	if parking, lighting and noise problems are fixed city-wide, STR homes will not present problems	3/6/2023 4:17 PM
39	It's nicer to have neighbors you know and that care about the town. Easy for it to get out of hand, thereby decreasing livability.	3/6/2023 3:41 PM
40	This is a most difficult system to implement. Many challenges ahead for the STR committee.	3/6/2023 3:10 PM
41	Zoning to allow more of these community destroying commercial entities in certain residential neighborhoods and fewer in others is unfair and inequitable.	3/6/2023 3:05 PM
42	Some streets have an abundance of STR's. That really impacts livability of that neighborhood.	3/6/2023 2:58 PM
43	spread them out more equitably - we all benefit from the tax revenue, so we should all bear the same livability burdens	3/6/2023 2:44 PM
44	Not sure. I would need to understand this better.	3/6/2023 2:44 PM
45	There are way too many STRs in our neighborhood. It is detrimental to the community feel. Some of these rentals are nearly always booked making the more of a hotel than a part time rental. It used to be that these places were rented in the summer and during holidays. Now, it is constant.	3/6/2023 2:41 PM
46	Being surrounded by 3 short term rentals bordering my property is too much.	3/6/2023 2:40 PM
47	This would depend on the specific regulations.	3/6/2023 2:19 PM
48	regulate it into non-existence	3/6/2023 11:51 AM

FT RESIDENTS: What other areas of focus or opportunities are there that STR-related policies, programs, or projects might address?

#	RESPONSES	DATE
1	Numerical control of str's, rather than percentage limits. More frequent inspections.	4/14/2023 12:06 PM
2	More inspections. Limiting (enforcing) number of cars. Having rental agents or owners emphasize that # of renters is limited by number of rooms, and there will be a fine for complaints or overloading.	4/14/2023 12:00 PM
3	We need a proper definition of a hotel. We need more clarity around number of vehicles allowed and an area in the city designated for overflow parking which should be a money maker for the city (i.e. overnight parking charged at a rate)	4/9/2023 11:36 AM
4	STRs are businesses being "operated" in residential areas. The primary focus of the STR owner is maximizing income, not maintaining quality of life in the neighborhood. STRs do not belong in residential neighborhoods as they are business operations and not oriented to supporting residential quality of life.	4/6/2023 1:27 PM
5	I enjoy the business tourism brings to my community. Myself and my neighbors feel strongly against eliminating low cost options for family's to come and enjoy the coast as we get to. I am strongly opposed to the efforts of the county to eliminate these options by reducing the amount of available str's by over and regulation illegal removal of property rights.	4/6/2023 9:50 AM
6	Focusing on the positive impacts from STRs on our local economy would be nice. Also, plenty of residents and people visiting for the day create problems that STR guests are blamed for.	4/5/2023 9:11 PM
7	The number of people that are packed into an STR.	4/5/2023 4:33 PM
8	1. Current policies are tilted towards non-residents (which include many STR owners, business owners and second home owners) at the detriment of residents who are voters. 2. Policy change options are weighted toward concerns of how visitors will respond to changes, so visitors (STRs, day-trippers) contribute nothing to the hidden costs of their visit. 3.. The behavior of visitors unevenly contributes to the city costs of public safety, clean-up of litter, and traffic. 4. I believe this committee is doing their best possible to address residents' concerns about STRs and visitors, but most of the committee members are not full time residents with first hand experiences or have competing interests (ie, the impact of changed policies on their personal income). I believe that the design of this committee protects the status quo. 5. Manzanita is a sobering case study of learned helplessness.	
9	Current policies are tilted towards non-residents (which include many STR owners, business owners and second home owners) at the detriment of residents who are voters. The behavior of visitors unevenly contributes to the city costs of public safety, clean-up of litter, and traffic. Policy change options are weighted by concerns of how non-residents will respond to changes, so visitors contribute nothing to the hidden costs of their visit. Manzanita is an interesting case study of learned helplessness.	4/5/2023 10:37 AM
10	Promoting good ambassadorships of STR neighbors	4/4/2023 7:15 PM
11	I think the outside lighting should be limited to a much shorter time. 12 hours is ALL NIGHT. They should all be off by 8 pm. One STR had blasting outdoor light on for at least 3 weeks night & day, & no one ever at property. They said VACASA was to blame but I think owners finally got cleaning people to not leave it on & owners remedied the brightness of their light with a much smaller bulb so I am fine with that. Also in the ordinance regarding occupancy numbers, I do not understand 3 per sleeping area PLUS 4! What is that? The one next door to me says occupancy of 10. There is only one bathroom. I think STR's should have requirements on number of bathrooms commensurate with occupancy.	4/3/2023 6:23 PM
12	I would like more information on the City of Manzanita web site concerning the steps taken to confirm that a home is permitted to be a STR or not permitted. I would also like to know how to report a home that is suspected to be a STR without the appropriate permitting.	3/31/2023 5:53 PM
13	Mandatory off-street parking of 6 spots for any STR (if you can't eliminate them)	3/30/2023 5:34 PM
14	Parking and traffic in town because of STR users	3/29/2023 8:27 AM
15	I like the vibrancy STR's bring to the city and it has not affected livability.	3/23/2023 10:45 PM

16	I do not see a systematic issue. STRs bring life to a community. If there are specific problem STRs or situations, then let us deal with those specific situations.	3/23/2023 10:12 PM
17	Three strikes, you're out. If there are more than three separate instances where the homeowners have been notified that there's a constant problem, they should not be able to rent. I haven't read the current rules, so that might already be in there.	3/22/2023 3:00 PM
18	With the new fees, I would be interested in having a more fair structure based possibly on size of rental (# beds?) and/or yearly income? It is my understanding that a 2 bedroom STR is currently charged the same as a 10 bedroom oceanfront STR (business). That doesn't seem fair.	3/22/2023 10:44 AM
19	reduce the number through attrition and increased fees to 10%.	3/21/2023 4:51 PM
20	They bring boxes and boxes of food from home and cook their own food - not eating at local restaurants. Most of the money paid for an STR goes to the renter and that goes outside the county and state. Low benefit for any local entity, no state income tax outside the state. 4 of the STRs by use are outside state owned. Require STR owner be Tillamook county residence	3/18/2023 10:38 PM
21	lights,noise,garbage	3/18/2023 4:04 PM
22	n/a	3/18/2023 1:56 PM
23	There must be a plan to remove HOA's from the STR percentage calculation. My understanding is that some HOAs do not allow STRs so their number should be deducted from the totals used in making the STR percentage calculation. May I suggest that there be a limit per block of how many STRs can be in a city block. In my neighborhood nearly every home is an STR. I think we should move away from being dependent on STR tax income to sustain the city government. We should both decrease the number of STRs and correspondingly decrease the size of city government and projects.	3/18/2023 9:29 AM
24	Animal feces. More poop bags available.	3/17/2023 11:18 AM
25	Emergency preparedness for STR visitors. STR owners could provide for GoBags and other short-term supplies. A portion of STR fees should be directed to the city's emergency preparedness mass care activities and needs.	
26	not sure	3/16/2023 11:50 AM
27	More access to affordable long-term rentals in the area.	3/15/2023 6:40 PM
28	How many are on the waiting list right now and approximately how long of a wait? How many are using airbnb or VRBO and not getting a city license? Thank you so much for the time and energy to put this out. It certainly has been an important process. Hoping we can eventually address the size of new homes filling our lots and all the trees that are being cut down.	3/15/2023 1:36 PM
29	I'd like to see more direct impact on affordable housing for teachers and local employees or other full time residents in need of housing. If I knew for example that the small annoyances we put up with were directly funding a small home complex or rental complex in the area, it'd be less annoying.	3/13/2023 8:49 AM
30	Update zoning laws. Update the comp plan. Support the people who live in high density STR areas that are having problems. I think the problem only impacts a few people. Let's help them. Most of them moved here knowing that short term rentals were in place. So STRS aren't really the problem, its just people unknowingly moved into areas that have high STR density. I want to help folks who are having problems, and I know that this is a problem all over our country. Oregon spearheaded the AirBnb movement. Where were people in 2014 when this happened. I would be curious to know what we can do legally. It's sad. The genie is out of the bottle and now we depend on a very unhealthy income stream to survive. Bummer.	3/12/2023 9:41 PM
31	For the safety of all, please post throughout residential neighborhoods a 20mph limit. The absence of sidewalks, narrow streets, and natural/ manmade obstructions to visibility should dictate slower speeds. Prevent accidents and save lives!	3/12/2023 12:18 PM
32	spas, parking, lighting, traffic, noise	3/11/2023 9:03 PM
33	Clarification of who to contact re issues relating to STR occupants. Consequences for STR owners who consistently have clients that disrespect the neighborhood.	3/11/2023 8:02 PM
34	Enforcement of violations.	3/11/2023 6:14 PM

35	The city should consider the livability of the neighborhoods above the needs of the few to make money. The fees and fines should reflect the true impact to the community. The full-time residents and second home owners without STRs should be the focus of the regulations.	3/11/2023 1:52 PM
36	The reality is that STR are not necessary. I've lived in Manzanita for over 25 years and in Cannon Beach before that for over 18 years. If there were no short rentals those homes would still be purchased by long term permanent residents or part time residents who wouldn't rent out their homes while away, or owners wishing to rent those homes long term. This is a fact that should be explored. Just look at what Gearhart has done. I realize that there are some local businesses that rely on STR, but many of those businesses are being sold to giant corporations whose sole purpose is profits and not the well being of our great small community	3/11/2023 11:07 AM
37	STR guests seem to use the garbage cans provided HOWEVER, we have a problem with some STR guests and part-time owners who seem to feel it is ok to drive around and pack their garbage bags into cans that owners put out for pick-up.	3/11/2023 10:04 AM
38	Not enough affordable housing	3/10/2023 9:47 PM
39	Most important change is limiting STRs in adjacent unincorporated Tillamook County	3/10/2023 7:59 AM
40	STR....the renter that occupies these homes over the July 4th are the worst abusers to the fireworks ban.	3/10/2023 7:33 AM
41	stop new ones phase out str's	3/10/2023 3:02 AM
42	Affordable housing options and availability for those of us that live and work in this community. We have extremely limited options due to STR and part time residents.	3/9/2023 9:08 PM
43	restrictions on the amount of STRs one company can manage and no national corporations	3/9/2023 8:13 PM
44	Safety, neighborhood feel- if renters treated STR s as if we're their home, next door to themselves...	3/9/2023 7:31 PM
45	Running businesses in residential zoned areas should not be allowed.	3/9/2023 6:51 PM
46	charging the STR renters by number of cars, eg for the parking charge charging the STR renters for dogs, to go to the city (not rental agent) for cost of cleaning up the poop: people don't use the provided bags, in town or on the beach!	
47	Because of so many STRs : 1. Lack of availability of homes for long-term rentals for full-time residents 2. Lack of affordable livable move-in-ready houses to buy or rent Less than \$300k	3/9/2023 6:30 PM
48	How about a tax to subsidize affordable housing for local workers?	3/9/2023 2:38 PM
49	We are a residential community first. Start there with a strategy to give us back what has been lost these past 20 years.	3/9/2023 2:17 PM
50	Infrastructure, services, parking and employees to support businesses	3/9/2023 11:58 AM
51	STR's would benefit understanding they are guests. They should be treated like motels and hotels and designated as not part of a community of neighbors.	3/9/2023 11:32 AM
52	Our neighborhood has not had problems. As I walk around town is see multiple houses that have too many cars. One regularly has 9 cars. I don't think the issue is necessarily STRs. If there are only 245 STRs it seems the crowds in the summer are ALL houses and some city parking policies need to be established. Parking lots needed. Limit Lenada parking to 3 hours. More stop signs to help slow traffic	3/9/2023 10:14 AM
53	VACASA buying the 300 properties from sunset realty should not have happened. STR has become a corporate operation or an individual homeowner investment. They spent 6 million to buy 300 contracted homes. Big business is in manzanita!	3/9/2023 9:24 AM
54	return to the policy that rentals be required to have parking available on their property - not on the street - we have day visitors who are also putting a b urden in all neighborhoods.	3/9/2023 7:58 AM
55	No more than 4 or 5 people should be in a house. More than that leads to too many cars.	3/8/2023 1:26 PM
56	Provide a city contact number to call for escalation	3/8/2023 12:36 PM
57	Try to dis-incentivize building giant houses that sleep 20. Make it less profitable for people who are merely investors and don't care about the community. (Or extract more \$ from them.) Create an easy to use reporting system (online?).	3/8/2023 12:32 PM

58	What is the purpose of Manzanita? Seriously.	3/8/2023 10:18 AM
59	We are concerned about vehicular traffic moving from the STRs to shopping or points of interest. We are also concerned about the number of pedestrians on our streets. We have a lack of sidewalks or pedestrian-designated walkways.	3/8/2023 9:33 AM
60	Stay vigilant on the cheaters that are part time owners with a lot more traffic at their homes that we assume are them renting the properties under the table, not part of the formal STR program.	3/8/2023 8:47 AM
61	Not sure	3/8/2023 8:04 AM
62	Emergency and power issue education. I have experienced renters asking for assistance when the power has been out.	3/7/2023 8:23 PM
63	Parking for one, again especially in summer. Also, street traffic later at night...10:00PM and MUCH later, along with the loud music in their cars.	3/7/2023 7:44 PM
64	OF the SIX LITTLE MOTELS (2 of which have been residential motels in excess of 23 YEARS) accessed on an UN-MAINTAINED city road and YOU THE CITY WANT TO BUILD A TRAIL TO FUNNEL MORE PEOPLE TO IRONWOOD (UNMAINTAINED) and INCREASE CONGESTION/NOISE FURTHER REDUCING SECURITY. TOTALLY ASININE!	3/7/2023 5:12 PM
65	Relax the rules and don't stress out about such minor infractions. Holidays are meant to be celebrated with families and friends.	3/7/2023 4:05 PM
66	I'm not sure what this question means.	3/7/2023 3:24 PM
67	I have been all in all happy with Manzanita policy, I am hopeful county will adopt similar policies for unincorporated areas. I'm empathetic to homeowners in high density neighborhoods wanting to create density limits per neighborhood.	3/7/2023 12:33 PM
68	Are there better ways to harness STR income for affordable housing and community Programs?	
69	Coming up with some way to subsidize affordable housing so we would be better able to staff existing and upcoming workplace needs	3/7/2023 9:03 AM
70	Help the city find another way to make \$.	3/7/2023 8:57 AM
71	Occupancy of individual homes. Occupancy should be limited to 3 bedrooms (2 occupants each), and 2 cars. Dorm style party houses should be outlawed.	3/7/2023 8:03 AM
72	Charge more to the point there are fewer STR homes . Make the city employees live within the city so they see the problems Limit STR occupancy to 5 people	3/7/2023 7:49 AM
73	Better outreach to inform people of how to address STR concerns or issues as they might arise.	3/7/2023 6:26 AM
74	Number of cars and guests per household.	3/7/2023 6:00 AM
75	We have met some very nice families in str's. When you don't feel comfortable with so many constantly changing, coming and going and just hoping the new batch coming in will be respectful. It can be stressful.	3/7/2023 5:48 AM
76	Education and enforcement of regulations is important. Allow people to rent their homes if they wish. This is their investment and many need income to upkeep their homes. Taxes and fees help fund city services. Increase STR percentages and caps and use the additional funds for more police. City leaders - do not be swayed by arguments on STRs limiting affordable housing. The reality is, supported by studies across the country, is that STRs do not limit affordable housing. My home is in Neighborhood G, where homes sell for \$700k-\$2M. This is not affordable housing for most people. Find appropriate solutions for affordable housing. Limiting STRs is not the answer.	3/7/2023 2:01 AM
77	Not over saturating 1 street - putting a limit on number of rentals on a street - not allowing ppl to buy & immediately become a rental if street is already filled with rentals	3/6/2023 10:23 PM
78	Parking	3/6/2023 9:10 PM

79	As I mentioned above, looking only at regulations for STRs, without also developing ways to house and support full time people and workers, will not create sustainable solutions. Also, a deep assessment of what the STRs actually cost the City in support services, infrastructure and policing is needed. Fees should be charged in line with what it actually costs to provide services to our visitors and to maintain and improve a pleasant, safe place to visit and live. I worry that our town has made it easy for individuals and corporations to profit from our location, to the degree that quality of life and services are not sustainable.	3/6/2023 8:53 PM
80	STR's drive housing costs up and limit long term rentals exacerbating the work force housing shortage. Finding the right balance is the solution.	3/6/2023 8:43 PM
81	THIS doesn't get at the whole issue of fees and revenues -- it's part of the trade off. Almost everyone was a tourist once -- they are not the problem if there is a problem. The problems might just be a few bad eggs -- how do we manage that? And those "bad eggs" in terms of behavior (like firecrackers) are just as likely to be residents in my neighborhood. And how do we pay for the city? This problem is framed badly -- we're responding to complaints and not analyzing the issue.	3/6/2023 8:32 PM
82	Consider making it less complicated for a homeowner to rent their property. As it is now, it is expensive and heavy on paperwork to be in compliance. My wife and I are older and considered renting a part of our house, but when researching the city ordinance we determined it would cost us too much and be difficult to accomplish. Therefore, the city is not going to get any fees from our property - which I assume they could use.	3/6/2023 8:26 PM
83	Q14 provides info on STR, primary and part-time - but not does include Long Term Rentals. The area needs more long term rentals.	3/6/2023 8:22 PM
84	I think there needs to be tighter regulation on vetting people who want to rent. No young stupid college males who want a huge party house. Also, irresponsible pet owners who use our beach for a toilet for their dogs. I had a friend say the nick name for Manzanita Beach is "Dog Shit" Beach.	3/6/2023 7:41 PM
85	Require STR owners and managers to program TVs and Wi-fi in houses to open with welcome showing STR rules for that location. "Click here to agree, then connect to our cable or Wi-fi." You're welcome. -- Expect STR management companies to sponsor things (plays, parades, sports, etc.) same as other businesses.	
86	invite the national STR management companies to contribute to the city, ie sponsor a 4th of July parade, sponsor a picnic to thank the community where it is doing business, sponsor a cause important to the city that might also incidently benefit the company	3/6/2023 7:26 PM
87	Prevent the Specilation aspect of people building g property I. MZ. If license capped, allow former FT resident to get ahead of the li e. . If the person while a FT resident was a first responder, he/she should go to the top of the list.	3/6/2023 7:07 PM
88	Would be good to have Publix reporting in STRs, where they are, who the owners are, number of complaints etc	3/6/2023 6:32 PM
89	Limit the number of consecutive days any STR can be rented. Should be breaks in renting so other residents get a break. Limit proximity of STRs on every street	3/6/2023 6:30 PM
90	STRs are a business and, in my opinion, should not operate in residential areas. They should be limited to high density and commercial zones.	3/6/2023 6:10 PM
91	Noise and lights and visiting dogs barking at local dogs next to an STR are the big complaints I hear from my friends who live near an STR. Large, loud groups celebrating the Super Bowl and such.	3/6/2023 5:27 PM
92	To what degree are STRs treated as other businesses? I.e., licensing, tax rate, restrictions on location.	3/6/2023 5:21 PM
93	There are so many that aren't registered.	3/6/2023 5:16 PM
94	Brainstorm ways to educate tourists about being respectful of the environment and the community.	3/6/2023 5:15 PM
95	LLCs allow STR owners to hide who really owns the property. Therefore, putting additional properties in the name of a spouse, sibling, child. City staff has said she cannot do anything about this loophole.	3/6/2023 5:09 PM
96	natural growth of our city may bring new problems. These should be addressed as they arise, but not before.	3/6/2023 4:17 PM

97	Those who are renting their homes without a permit. Have contacted the city many times and am told they can do anything about it and yet the owner has someone in the house at least 300 days out of the year. Also it is a flag lot with an easement for access which means they have only one viable parking spot and all the rest of the cars sometimes as many as 5 park on the easement and out into the street and on the beach access. If there was a fire or medical emergency those vehicles would have to park in the middle of the street.	3/6/2023 4:09 PM
98	Motels bring in more money and are a commercial venture which can be regulated while str place a burden on residents and turn neighborhoods into motels.	3/6/2023 3:49 PM
99	Contributing to affordable housing for people that take care of their investment houses.	3/6/2023 3:41 PM
100	We need more LTRs! STRs promote tourism, we need employee housing first.	3/6/2023 3:40 PM
101	Better enforcement of STR codes and policies	3/6/2023 3:35 PM
102	Uncertain at this time.	3/6/2023 3:25 PM
103	Parking - limiting # of vehicles Population - limiting number of persons per site, limiting number of younger persons per site, limiting alcohol consumption	3/6/2023 3:17 PM
104	Overall, I think it is being handled well.	3/6/2023 3:11 PM
105	With so much new development going in and no parking being added, we worry our streets will become like Cannon Beach in the summer with cars parked up and down every road. There also needs to be safe pathways put in for residents of the new developments by the old driving range to reach the beach.	3/6/2023 3:09 PM
106	These properties have become so expensive to rent that you have even more people cramming into them. More cars. More garbage on the beach.	3/6/2023 3:05 PM
107	I think a universal/standard sign like the one Newport OR requires on its STRs would be helpful. It's a large colorful oval (maybe 12" x 8"?) and the text on it is something like "24/7 Short Term Rental Hotline 800-xxx-xxxx". It might serve as both a deterrent to annoying behavior and as a reassurance to neighboring houses.	
108	Fee increases. People who invest in housing for the sole purpose of making money off of STR's impacts the cost of housing overall. There should be consideration of the number of days someone can rent their home as an STR.	3/6/2023 2:58 PM
109	I fear that without limitations on STRs, and especially on the proliferation of STRs we are headed toward a mess like Cannon Beach years ago (it has enormously improved) when it got so bad that STRs had port-a-potties installed for busy weekends.	3/6/2023 2:54 PM
110	(1) more boutique hotels so that we could more concentration of TLT-paying guests staying closer to Laneda's shops and restaurants (and consequently less STRs in the neighborhoods needed for revenue generation (2) overflow paid parking lot	3/6/2023 2:44 PM
111	How many STR's are for investment only and the "owner" never stays at the property or does so only once a year or every few years. I have rented a few STR's over the years and still do occasional for family/friends so there is a need. I prefer the STR's that the owners use frequently and the purpose is to offset costs rather than just another business investment. Probably wishful thinking.	3/6/2023 2:44 PM
112	Work on wats for alternative funding for the city to lessen the need to maximize STRs. Better enforcement of the rules including a firmer enforcement of the three strikes rules and ban the party houses	3/6/2023 2:41 PM
113	City responding when you contact them. There was an online complaint form but it seems to be gone. Keep track of which houses cause a lot of problems. Block bad company from doing business in Manzanita. They are the worst.	3/6/2023 2:40 PM
114	STRs causing lack of affordable housing for local workers, teachers, etc. This is a problem in many tourist towns	3/6/2023 2:37 PM
115	It would be great to find ways to incentivize turning STRs into low income housing, or other uses that benefit the community.	3/6/2023 2:30 PM
116	STR policies inside Manzanita need to factor in nearby ("Neighborhood D") STRs. They impact Manzanita directly, even though they're in the UGB.	3/6/2023 2:19 PM

117 Programs that ensure STRs are not driving up housing prices, so there is more affordable housing. Perhaps there needs to be a policy where STR owners' properties need to be long- term rentals for a period of time before they can convert to short-term rental properties. This would allow for more affordable housing for local workers and/or young families. Another idea is to create a policy STR owners can only rent to one party per month. This would reduce the number of strangers residents need to deal with. 3/6/2023 2:01 PM

118 Rigorous city enforcement of noise rules should an incident occur. There is no downside to the city enforcing its peace and quiet rules. 3/6/2023 10:31 AM

PT RESIDENTS: Have you noticed any change in the STRs near you since the updated STR Ordinance 10-3 went into effect (Fall 2021)? Here's a link to the Ordinance:[Manzanita STR Ordinance 10-3](#)

#	CHANGES NOTICED (PLEASE SPECIFY)	DATE
1	Improvements I have noticed: there are now plaques, by the front door, sharing who is managing the STR; the improved lighting, with the downward shine, rather than out into the sky; there are some garbage receptacles along side some of the STR's.	3/26/2023 6:32 PM
2	I think STRs are good for economy, realize it's a tough balance but Manzanita needs to grow, support growth -	3/22/2023 5:34 PM
3	Good revisions ... But things were fine before the revisions.	3/17/2023 10:34 AM
4	We have generally positive experience in our neighborhood even before changes in the ordinance.	3/15/2023 5:11 PM
5	The new ordinances are appropriate to address livability issues within Manzanita. Things were good before and even better now.	3/15/2023 4:37 PM
6	Parking is now well managed, noise hasn't been a problem and STR's contact information is clearly posted.	3/12/2023 11:19 AM
7	We have not seen the new changes implemented to date- i.e. lighting is the most significant negative impact to us. STRs have lights on 24/7, they light up the street. Impacts sleeping, stargazing, m etc. Also, overflowing parking and sometimes noise.	3/12/2023 10:00 AM
8	Outdoor lights are still left on all night. One house has a high intensity light in the back that shines over the dunes for hundreds of feet and several houses wide	3/10/2023 9:48 PM
9	I have only had home in Manzanita for a year and there are no short term rental on my street which I very much appreciate.	3/10/2023 8:12 PM
10	Yes. Houses now have names and contact information (pretty small but it's there).	3/10/2023 5:21 PM
11	We are newer and not familiar	3/9/2023 11:47 AM
12	I don't like coming to my house in the Summer. There are too many people. It used to be more pleasant.	3/8/2023 9:36 PM
13	Lots of changes since we bought in 2011--3 houses that were family owned are now sold and are STRs.	3/7/2023 8:08 AM
14	Signs	3/7/2023 6:37 AM
15	More of them in neighborhood.	3/6/2023 9:57 PM
16	Only change I have noticed is Manzanita no longer provides the 4th of July fireworks it had done in the past using some of the STR income. I am curious where this income is going. Especially since this should have increased with the new requirements for the STR Ordinance 10-3.	3/6/2023 6:02 PM
17	STR directly behind is obnoxiously loud (600 block of North Ave)	3/6/2023 5:26 PM
18	The "change" we've notice is a failure to comply with the new outdoor lighting rules. The house next to us has two bright, outdoor lights that do not shine down. They over-illuminate the area.	3/6/2023 4:58 PM
19	recent homeowner so no baseline	3/6/2023 4:51 PM
20	More traffic, people, noise and barking dogs.	3/6/2023 3:29 PM
21	A new homeowner (as of 7/2022) was able to get a STR permit. I thought there was a moratorium.	3/6/2023 3:27 PM
22	more cars parked at rentals	3/6/2023 3:13 PM

PT RESIDENTS Does having an STR near your residence affect your livability?

#	COMMENTS?	DATE
1	These are occasional issues: Noise- Only in late hours from hot tub Pets- Left unattended and barking Lighting- Exterior lights left on all night	4/8/2023 4:28 PM
2	We are lucky we do not have one next door, it's at the bottom of a steep hill. I worry that we might get one next door and have to deal with blocked driveways and noise issues.	4/7/2023 1:23 PM
3	The increase of traffic, faster speeds, more cars parking in limited spaces, and leaving all exterior lights on all the time has a negative effect on the neighborhood.	4/5/2023 2:32 PM
4	increased traffic when occupied, on street parking increase	4/5/2023 1:17 PM
5	Having STRs in Manzanita is a two edged sword. It means that people are coming in with the money to support the kinds of services that I like (bookstore, grocery store, restaurants, etc) but it also means that the people who provide those services can't afford to live there. Given the rate of new construction in Manzanita I expect the livability to decline significantly in the next few years.	4/5/2023 9:33 AM
6	Speed of traffic on a street with the City Park and children.	4/4/2023 3:24 PM
7	should limit all STR, no matter how big, to a maximum of TWO cars per STR house	4/4/2023 11:23 AM
8	Sometimes people in STRs put their trash in resident's trash cans to avoid taking it themselves.	3/31/2023 11:19 AM
9	Issue is mostly with excessive cars at a STR. Usually a rental will have 1 or 2 cars, that's fine, but when there are 3 or 4 cars, and visitors coming and going, it is disruptive.	3/30/2023 7:35 PM
10	I mostly notice different people coming and going. I don't know them, but if I can, take time to meet at least one person in the group. I have not actually gotten to know any of the renters. I have not seen the same people returning. The house behind me installed a gravel area for cars to come and go. It is very noisy and cars come and go at all hours. The STR next door does not have a garbage receptacle, hence the garbage cans are often out in front of the house for days on end. One time, the owner rented to a 'construction crew'. The people were very nice, but there were construction trucks parked everywhere!! There have been times when large parties play music and build fires behind one of the nearby homes. This was very upsetting, and I was worried about the fire spreading to the nearby trees.	3/26/2023 6:32 PM
11	I don't enjoy having people who have no connection to the neighborhood going in and out, but I also can't say they've caused any significant problems.	3/23/2023 7:07 PM
12	Very Little impact (sure needs to be regulated duration and pricing) but central businesses absolutely depend on tourism to be financially viable.	3/22/2023 5:34 PM
13	Most of the STR homes look nicer and are kept up better than the full time residences	3/21/2023 4:56 PM
14	It takes away from the opportunity to have neighbors immediately adjacent	3/20/2023 2:31 PM
15	The STRs on our street generally attract people who are there to enjoy Manzanita the way we do. I've never personally had issues with noise, behavior, or other issues.	3/17/2023 3:02 PM
16	I built my dream beach front home in a residential neighborhood and it feels like I live next to resort property. I had no idea the level of not comfortable impacts "living next to resort property" would create. I've had to deal with the property renters and owners on many occasions to address this issue.	3/16/2023 4:47 PM
17	Generally positive. We have more issues with full time residents interactions than we do with STR visitors.	3/15/2023 5:11 PM
18	It affects us little to none. Offering a wide range of of accommodations for visitors and residents within Manzanita is very important. Manzanita is doing a good job of addressing that.	

3/15/2023 4:37 PM

19	We've had to contend with renters hitting flower pot/plantings when not being careful backing out from across street rental driveway (there's plenty of room to back up), noise after 10pm, unnecessarily bright exterior lighting left on all night or for days when renters leave, grill & outdoor fire smoke, dogs running around unleashed and pooping on our property and the sound of AC/heat pump units running day and night.	3/12/2023 4:22 PM
20	Disruptive noise, such as car noise, doors slamming, and noise from the backyard/hot tub. Lights inside and outside the home are left on all night, which shines into our home. Renters occasionally park on our property overnight (when there are multiple cars at the rental home). And because the rental home is off the main road and difficult to find, specially in the dark, renters will sometimes drive into our driveway and ask if our home is the rental home -- usually at night. Also, raccoons regularly get into the rental home's garbage and bring the garbage onto our property.	3/12/2023 2:56 PM
21	Occasionally there was some outside noise past our bedtime at night (slightly bothersome) from an STR across the street but that house was sold within the last 6 months and no longer is used as a STR.	3/12/2023 2:11 PM
22	Sometimes they park on or near our property, but it's never been a big issue.	3/12/2023 2:05 PM
23	Usually amount of cars on the street	3/12/2023 12:06 PM
24	STR users are not very aware of boundaries or property lines and use areas which are not open to them.	3/12/2023 11:39 AM
25	It's part of being in a destination area. If an area is scenic or features recreation, it comes with the territory.	3/12/2023 11:19 AM
26	Lights creates a significant impact for us. The STR lights shine directly into our bedrooms and living room. We would like to see a "dark sky" policy implemented for STRs and all residents in Manzanita.	3/12/2023 10:00 AM
27	The check in and check out process creates lots of car door noise. Visitors dogs tend to bark more and upset out dogs. Visitors tend to set fireworks off all summer long at night-and in the middle of the night. We have been woken up several times by illegal fireworks set off close to our house for a couple months after July 4th. We have had people who were renting next door go through our gate and into our backyard to look into our windows and look at the view.	3/10/2023 9:48 PM
28	outdoor lights left on more traffic and parking	3/10/2023 5:21 PM
29	Over parking becoming a problem.	3/10/2023 1:38 PM
30	Lots of guest dogs barking. One time a drone being flown from the residence looking in our window	3/10/2023 10:38 AM
31	We pick up more dog poop and lighting issues	3/9/2023 7:19 PM
32	Rental traffic impacts condition of our road, which is not maintained by the city.	3/9/2023 4:28 PM
33	We are part time but want to retire here soon and want to build relationships	3/9/2023 11:47 AM
34	I worry that they park in front of my house and don't clean up after their dogs.	3/8/2023 9:36 PM
35	Dogs being walked off leash and noisy socializing on outdoor decks in the evenings.	3/8/2023 5:02 PM
36	We briefly had an STR that was extremely noisy, but it was bought by an owner-part-time resident.	3/8/2023 12:52 PM
37	A few full time residents think if u don't live there all time, you won't take of your property. I'm well aware that the rental agencies go out of their way to look after their clients	3/8/2023 10:51 AM
38	Sometimes multiple renters arrive, more than the owner was told. This leads to cars parked on the street, not in the driveway.	3/8/2023 8:10 AM
39	I'd rather have neighbors that I know than short term renters that I don't.	3/7/2023 10:55 PM
40	Parking, noise	3/7/2023 7:59 PM
41	Some evening outdoor fire pits and lights on later.	3/7/2023 8:22 AM

42	Party noise after 10 or just sitting on decks talking, dogs off leash on our property, people not picking up dog poop, loud skate boarding, cars driving too fast. By and large most people are considerate but it doesn't take many to ruin it for those who live there. It all boils down to respecting others:) Winter is quite nice.	3/7/2023 5:59 AM
43	The parking is not sufficient for the large str across the street from our driveway- Making it a tight turn to utilize our driveway.	3/6/2023 11:07 PM
44	A lot of strangers around, parking during holiday weekends	3/6/2023 10:47 PM
45	Parking issues. Noise issues. Overall care of street	3/6/2023 9:57 PM
46	The houses often have 3-4 cars, sometimes motor homes, parked in front. It can make it difficult to see oncoming traffic and pedestrians.	3/6/2023 7:56 PM
47	Noisy leaf blowers. Outdoor smoking	3/6/2023 6:15 PM
48	A little, with more and more the homes in our neighborhood becoming STRs, it is hard to call it a neighborhood more of a business with new tenants each week.	3/6/2023 6:02 PM
49	House seems to have been built in order to be STR. Complete night and day from before it was built. We are thinking of selling accordingly.	3/6/2023 5:26 PM
50	For the most part, people are respectful. Barking dogs left alone outside and street parking are the only minor aggravations	3/6/2023 5:17 PM
51	Some renters have 2 or 3 vehicles, sometimes parking one or more of them on the street.	3/6/2023 5:03 PM
52	Mostly because of the lighting issue. Very occasionally because of excessive noise from guests.	3/6/2023 4:58 PM
53	A lot of cars and all of the restaurants and shops are overcrowded	3/6/2023 4:14 PM
54	Outdoor lighting is left on even when no one is in residence and it shines in my bedroom. Noise! Too many cars on he block.	3/6/2023 3:37 PM
55	Parking	3/6/2023 3:22 PM
56	loose dogs at times	3/6/2023 3:13 PM
57	One of the backyards abuts ours and if it's a late-night party tenant or a loy of little kids it's noisy. Til late in the first case and during the day/ evening in the second case.	3/6/2023 2:57 PM
58	Generally, do not act like a "good neighbor" as the owners spend minimal time staying in the property, thus do not know or engage with their neighbors. Thus over time the neighborhood becomes less neighborly. To many STRs in a given area tends to lower the quality of the neighborhood.	3/6/2023 2:48 PM
59	If the STR is well-maintained and the visitors are responsible and clean, life is great and the beach is enjoyed for all.	3/6/2023 2:32 PM

PT RESIDENTS: How would you define “Livability”?

#	RESPONSES	DATE
1	Living in harmony in a neighborhood. Walkable streets	4/12/2023 6:55 AM
2	Ability to enjoy quiet, respectful, enjoyable and peaceful time in an oceanside community.	4/10/2023 12:12 PM
3	STRs complying with regulations and managers/owners responding and resolving when needed.	4/8/2023 4:28 PM
4	noise issues, blocked driveways, stressed out dogs barking for hours	4/7/2023 1:23 PM
5	Am I able to do what I want. Does the general demeanor of the neighborhood stay the same.	4/6/2023 4:28 PM
6	people being respectful of neighbors regarding parking, noise and leaving messy areas at the house. 4/5/2023 3:08 PM	
7	We come to Manzanita to relax, not deal with the big city problems of overpopulation.	4/5/2023 2:32 PM
8	residing with comfort, security and a level of privacy and respect for ones property	4/5/2023 1:17 PM
9	Absence of excessive noise, late night noise and lights, clean grounds, pets controlled	4/5/2023 9:43 AM
10	quiet neighborhood, no trash, friendly people passing by, local services e.g. bookstore, grocery store, restaurants, open space.	4/5/2023 9:33 AM
11	Inclusive, diverse, affordable for many people, safe neighborhoods and streets, a place for all ages of neighbors and recreation seekers to enjoy.	4/4/2023 3:24 PM
12	able to walk around my home without me or my dog getting run over by STR cars barreling down my unpaved one lane University street	4/4/2023 11:23 AM
13	Low level of car traffic and safe pedestrian centric ways to travel	4/4/2023 6:51 AM
14	Livability means that I am able to attend to my own life without being bothered by my neighbors in a negative way. Livability also includes services provided by the city or county, and how they affect my day-to-day life.	4/3/2023 9:58 AM
15	Livability defined as: Not being woken up at night from loud parties, drunk people, loud music.	4/3/2023 8:19 AM
16	Ease and access	4/1/2023 7:45 PM
17	Noise, parking	4/1/2023 7:43 PM
18	Limiting of excessive noise and traffic	3/31/2023 8:45 PM
19	Little traffic and quiet, respectful neighbors	3/31/2023 7:55 PM
20	Ability to use and navigate your property and throughways with ease and have respect amongst neighbors.	3/31/2023 11:19 AM
21	Quiet, close contact with nature (forest, nature sounds, wildlife), uncrowded, walkable, little light pollution, minimal car traffic, a town that isn't inundated with people& cars	3/31/2023 10:13 AM
22	Being able to enjoy where you live without being bothered by noise, traffic and crowds	3/31/2023 8:45 AM
23	home being a refuge and a connection to community. Being able to walk to things and community events but find quiet at home	3/31/2023 6:22 AM
24	peaceful neighborhoods, no fast driving, no light pollution.	3/30/2023 7:35 PM
25	We are enjoying our neighborhood as always	3/30/2023 6:49 PM
26	Livability is the ability to enjoy my home and move around my neighborhood and community with minimal friction	3/30/2023 4:51 PM
27	Calm, safe, uncrowded, reasonable sound levels, little traffic	3/28/2023 12:38 PM

28	Livability refers to the features of a local community that support the residents who live in that community. This refers to: safety, services, housing, transportation, educational opportunities, and community amenities. I see Manzanita as supporting a 'tourist community', rather than a residential community. I would like to see more focus on supporting the local residents and 2nd homeowners. I know of people who will not move into, or live in the area secondary to all of the transients coming and going. I believe Manzanita is losing its residential base and, as a second homeowner who dreamed of living here, will not do so secondary to the proliferation of STR's.	3/26/2023 6:32 PM
29	Keeping out neighborhood quiet. Not having multiple vehicles parked on streets. STR tenants acting like full-time or part-time residents, so respecting our quiet, friendly community.	3/25/2023 12:14 PM
30	To me, an area is livable if it is safe, quiet, clean, pretty, and reasonably friendly.	3/23/2023 7:07 PM
31	High - one of the	3/22/2023 5:34 PM
32	Coexisting with all types of visitors	3/21/2023 4:56 PM
33	A safe, friendly environment with adequate food, housing, health care, and public services for everyone.	
34	Enjoying a peaceful, calm experience in a beautiful place where all owners and visitors respect each other's needs	3/17/2023 3:02 PM
35	Being able to enjoy our second home in Manzanita without negative experiences.	3/17/2023 10:34 AM
36	We enjoy our home and our neighborhood. Few problems, safe and secure.	3/16/2023 6:15 PM
37	Knowing neighbors	3/16/2023 5:16 PM
38	a dedicated residential neighborhood with one family that owns and uses the properties. Enjoying the neighborly/liveable experience that creates.	3/16/2023 4:47 PM
39	Enjoying our home in Mamzanita without annoying interruptions. Enjoying the beauty of Manzanita. Being left alone to enjoy our home and family.	3/15/2023 5:11 PM
40	The ability to enjoy being in Manzanita without negative issue impacting our experience. Enjoying interactions with a variety of people.	3/15/2023 4:37 PM
41	Lack of noise from neighbors	3/14/2023 10:46 PM
42	Using my property without having any negative impact or disruptions from long or short term neighbors.	3/13/2023 1:23 PM
43	Increased traffic and noise.	3/13/2023 1:22 PM
44	Conditions contributing to /effecting the ability of a person to reside in safety, harmony and respect with the adjoining community.	3/13/2023 11:20 AM
45	not being bothered by others	3/13/2023 10:03 AM
46	Noise, traffic	3/13/2023 6:16 AM
47	Quiet, peaceful, neighborhoods where folks keep kids and dogs in check, no parties, music or loud crowd noise after 10 pm, AC/heat pump baffled or thoughtfully placed for noise control, outdoor fire pits/fireplaces, charcoal grills and outdoor burning all banned-the pollution at times is terrible-(propane grills ok) and the fire danger is scary. A much more environmentally thoughtful approach to clearing/building for new homes. Bulldozing every tree/living thing on building lots maybe cheaper/easier but it's environmentally terrible, removes habitat and creates slide areas in this lovely coastal/earthquake zone environment and looks awful. Stricter zoning laws for new home size. The newer homes being built are frequently far too large. Laws to require developers to build % of low income housing for service workers/lower income folks. Capping building period. Manzanita won't have the infrastructure to support much more population let alone the natural resources ie: drinking water.	3/12/2023 4:22 PM
48	Suitable for living in comfortably, which for us is "peace and quiet".	3/12/2023 2:56 PM
49	Livability is the quality of the area around our house, related to noise, traffic, litter, people..... quality of life in and around our house.	3/12/2023 2:44 PM
50	Accessibility, peace & quiet	3/12/2023 12:06 PM
51	Livability means that near by neighbors and visitors do not impact my ability to live in my residence and enjoy my property.	3/12/2023 11:39 AM

52	Basic needs are consistent and affordable, i.e. energy, water, waste management, civil people/neighbors, functional government, reliable emergency services, healthcare, diverse population	3/12/2023 11:19 AM
53	Little impact to living in our neighborhoods and community. A community that creates positive policies that enhance the environment and reduces negative impacts.	3/12/2023 10:00 AM
54	Neighbors who respect privacy and are considerate of their impact on others	3/10/2023 9:48 PM
55	Low noise levels, more locals than overnight renters. Limited STRs.	3/10/2023 8:12 PM
56	Noise, parking, interactions with "neighbors ", appearance of homes and properties, safety	3/10/2023 5:30 PM
57	Livability to me is having a diverse community that welcomes both full and part time residents. It's a community that clearly considers all of the factors needed to support a high quality of life - creating and enhancing neighborhoods, supporting a vibrant local economy, leading cultural and educational growth, and prioritizing community services - medical, fire, police. We need balanced neighborhoods that include both full and part time residents, provide ample and designated parking for our beach visitors (not just on neighborhood streets), plan for an expansion of city/public open spaces, and recognize that businesses can only thrive when they can staff appropriately (affordable local housing). We need our city government to set reasonable and clear expectations for all residents (as well as day visitors) that support and respect public and private property. Maintaining livability demands that we be proactive in managing the character of our small town, while looking at ways that we can protect our sensitive environment (recycle, designated day parking, STR density/numbers, .	
58	Living without annoyances, obstructions & calm during the late night.	3/10/2023 1:38 PM
59	Being able to enjoy our vacation home and the town	3/10/2023 10:38 AM
60	Loud or obnoxious guests disputing our peaceful neighborhood	3/10/2023 8:57 AM
61	East access to home and parking/ garage. Noise and activity levels in line with time of day.	3/10/2023 7:23 AM
62	Enjoying your home and friendly neighbors without lighting, barking dogs or noise issues. A neighborhood where people respect their neighbors and having access to the downtown which I love.	3/9/2023 7:19 PM
63	All of the various factors that add up to a community's quality of life.	3/9/2023 6:20 PM
64	A peaceful community getting to know one another	3/9/2023 11:47 AM
65	A neighborhood with close proximity to services, nature, and with people.	3/9/2023 10:01 AM
66	We used to have an STR next door. Sometimes guests would party outdoors until 3 or 4 in the morning, making it difficult for us to sleep or enjoy sitting outside at night. This is a negative example of livability.	3/9/2023 9:44 AM
67	Acting like good neighbors	3/9/2023 8:07 AM
68	Enjoyable place to live	3/8/2023 9:36 PM
69	Not a lot of noise. Good services. Friendly folks.	3/8/2023 8:31 PM
70	Peace and quiet and not having sleep disrupted.	3/8/2023 5:02 PM
71	If I want to spend time at our house in Manzanita, I don't want to hear loud music or parties from renters	3/8/2023 4:39 PM
72	Good people in the neighborhood, "full time ones" or not	3/8/2023 10:51 AM
73	The ability to enjoy my home and neighborhood free from any excess signs of tourism.	3/8/2023 8:27 AM
74	Traffic not excessive, parking not a problem, no late night noise in the summertime.	3/8/2023 8:10 AM
75	A feeling of community, safety, neighborliness, walkability, and access to services (eg - library, groceries, public transportation) and outdoor recreation.	3/7/2023 10:55 PM
76	Ability to enjoy my vacation home without nuisances	3/7/2023 7:59 PM
77	Enjoying my surroundings without and adverse influences	3/7/2023 3:43 PM
78	Peace and quiet !	3/7/2023 1:06 PM
79	Livability to me is defined as living in a quiet neighborhood and not affected by loud noises or parking issues near my home.	3/7/2023 12:58 PM

80	Noise and congestion on the street due to parking,	3/7/2023 11:24 AM
81	Very limited vehicles & adhering to stop signs on 1st & Manzanita intersection, 15mph limit in town, peace & quiet	3/7/2023 10:53 AM
82	Whether one lives next to an STR or not, livability with regards to your primary residence or part time residence would be defined by ones ability to use their property without interruption or adverse conditions placed on them by a permanent resident neighbor, tenant, or individual or individuals vacationing.	3/7/2023 10:27 AM
83	constant stream of new people renting ABNB next to our property - noise, privacy and security concerns	
112	Not overly crowded and not lots of noise.	3/6/2023 3:30 PM
113	Quiet,fewer cars especially on the street, property maintained.	3/6/2023 3:29 PM
114	The factors that add up to a community's quality of life—including the built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment and recreation possibilities.	3/6/2023 3:27 PM
115	maintaining a quiet, peaceful, environment. Limiting night light, noise, and traffic.	3/6/2023 3:25 PM
116	some cleaning crews smoke cigarettes & the wind blows it our way	3/6/2023 3:13 PM
117	Feeling comfortable and safe in your home with minimal disturbances and impact from neighbors, e.g. cars coming/going/idling outside, people conversing loudly/partying, uncontrolled pets, etc.	3/6/2023 3:07 PM
118	Noise/parties. Feeling of uneasiness with strangers milling around	3/6/2023 3:03 PM
119	The peaceful nature of the place is diminished by a rental party house.	3/6/2023 2:57 PM
120	Freedom from excessive noise, ability to park, low road traffic, driving within the speed limit and slow on gravel roads to prevent dirt from flying.	3/6/2023 2:53 PM
121	neighbors working together to solve local/neighborly issues	3/6/2023 2:48 PM
122	Interesting food/market/culture options,	3/6/2023 2:32 PM
123	quiet	3/6/2023 2:29 PM
124	Excessive noise, parking issues, traffic	3/6/2023 2:23 PM

PT RESIDENTS: If you have concerns about neighboring STR homes, identify any troubling aspects.

#	(PLEASE SPECIFY)	DATE
1	On certain weekends in the summer there can be lots of traffic and many people do not know how the street deadends at Pacific Lane near the City Park, so traffic coming from the North comes through -- and often they do not know how many children are around. It would also be pleasant if wrappers for food and pet refuse were picked up in front of our house. Often we find both in the yard.	4/4/2023 3:24 PM
2	Parking in front of my house and on the street come from the customers for the shops on Laneda	4/4/2023 9:50 AM
3	I live on Necarney in City Road, so there are not rentals next to me. I do see lots of traffic. I worry about people not picking up dog waste. And I like to keep an eye on light pollution.	4/3/2023 9:58 AM
4	Dog poop	4/1/2023 7:43 PM
5	We have had no bad experiences with STRs in Manzanita as a whole. Not just our neighborhood.	3/17/2023 10:34 AM
6	Fireworks in July	3/16/2023 6:15 PM
7	We have little to no concerns about issues related to STRs and the visitors.	3/15/2023 5:11 PM
8	I have little to no concerns about STRs and their occupants. I understand that they have a right to visit Manzanita and homeowners have property rights to rent their house. The issues are not much different than residents or second homeowners and their guests.	3/15/2023 4:37 PM
9	See all in the comments above	3/12/2023 4:22 PM
10	The complaints we've made to the rental company are about a very big, diseased tree in the backyard that we believe is a danger, but that the owner will not take care of. We have never complained about renters.	3/12/2023 2:56 PM
11	traffic- Excessive speed	3/12/2023 10:00 AM
12	Illegal fireworks have been a huge problem for us this summer. Disturbs our sleep and upsets our dogs.	3/10/2023 9:48 PM
13	Str that are not licensed. I wish the licensed rentals had a specific sticker visible to identify that it is a licensed rental.	3/9/2023 7:19 PM
14	Fire pits and smoke	3/9/2023 2:25 PM
15	We saw partiers just treating the neighborhood like a motel	3/9/2023 11:47 AM
16	Parking of boats on the street which cause safety hazards	3/9/2023 8:07 AM
17	I worry they will break into my house when I'm not there	3/8/2023 9:36 PM
18	Speeding on my street 3rd, happens regularly. Seems to be tradesmen more often than not	3/8/2023 10:51 AM
19	We have called rental companies about noise in the past and have been told to call the police. I really feel that this should be the companies responsibility they have put the offenders in the house. It shouldn't be the police to have to deal with the complaints.	3/7/2023 5:59 AM
20	Parking is typically only an issue during holidays	3/6/2023 10:47 PM
21	Renters tend to drive faster down the street. We have many dogs in the area and so speeding is concerning.	3/6/2023 4:51 PM

22	<p>Parking in front of house - blocks home entrances, driveways, intersection safety, location of owners of unattended vehicles, etc. Garbage -using neighbor trash cans, overflowing public trash cans that attract animals, the cost of a trash bag drop by a responsible citizen is unreasonable at the transfer station, etc traffic on my street - regular near misses at intersections, someone forgot to explain to car drivers that on most streets there are no designated, bike paths, sidewalks, flashing lights, wagons with sand toys, dogs leashed or not, or signage to alert them to the shared roads approach used in this community Lighting - is it time for the city of Manzanita to pay for street lights instead of individuals? Would that make night time safety a community priority? noise - I think it maybe time to invent mobile phone- phone booths because people aren't here long enough to learn an important lesson - the sound of human voices really travels in this environment especially when you add a little bit of fog- Pets - This has been one area of improvement in the last 20 years. Awareness has been raised about the 9 parasites that never disappear from the ground when rain washes away the dog poop pile. Neighborhood impact - Everyone seems to want to visit a charming village, but they have no experience with charming villages. As a result, they behave as they would if they were at home. Hot Tubs - an issue in the past but not currently operational</p>	3/6/2023 4:19 PM
23	Guests trespass on our property and ignore City signs restricting access to beach.	3/6/2023 3:36 PM
24	renters should be free to leave the porch lights on at night	3/6/2023 3:13 PM
25	Litter is always a concern and not sure how to resolve it (raise STR taxes to pay for a periodic streetsweeper?)	3/6/2023 2:32 PM

PT RESIDENTS:

Do you experience similar issues to the ones above from non-STR homes?

#	OTHER (PLEASE SPECIFY)	DATE
1	cigarette smoke (weed is fine, cigarette smoke fills my house and is disgusting)	4/7/2023 1:23 PM
2	cigar smoke	3/31/2023 8:45 PM
3	I would like to see Manzanita encourage 'dark sky' throughout all of the residential area.	3/26/2023 6:32 PM
4	More issues with residents than with visitors.	3/17/2023 10:34 AM
5	Fireworks in July a problem even from residents and non str.	3/16/2023 6:15 PM
6	Pretty much the same.....	3/15/2023 5:11 PM
7	Virtually identical. STRs have little increased impact on our neighborhood.	3/15/2023 4:37 PM
8	Neighbors who own let their dogs run rampant, use wood burning fire place on their deck 25 feet from our house which smoke comes in thru windows and there's a real fire danger. Lots of neighbors with LED lights and bright lights left on always. Can no longer see as many stars at night and they shine in to our house.	3/12/2023 4:22 PM
9	My street is very livable. There can be early morning noise from the golf course and flying, off course golf balls. But I am the one who chose to build next to a golf course so I am not bothered.	3/12/2023 11:19 AM
10	See above	3/8/2023 10:51 AM
11	Traffic on my street (South Fourth St.) experiences a fair amount of RV and trailer traffic most likely heading to the state park. It would be nice to prohibit such vehicles to transit neighborhoods.	3/8/2023 8:27 AM
12	Most pet problems are from visitors who leave their dogs to bark in the rentals and have them off leash.	3/7/2023 5:59 AM
13	Yes! The owner of the house next to me lets his teenaged kids party with lots of drinking and noise. Owner is not present. Police called regularly about this and owner continues to let the teens/college kids use his property as a party place.	3/6/2023 3:37 PM
14	Our house is on Laneda and parking is a problem	3/6/2023 3:22 PM
15		
16	fireworks all summer long--that are not enforced. all residents should be free to leave their porch lights on at night.	3/6/2023 3:13 PM
17	Road is in improved and fast traffic is concerning	3/6/2023 2:53 PM

PT RESIDENTS: If you have concerns about an STR home, who would you be most likely to contact? Check all that apply.

#	OTHER (PLEASE SPECIFY)	DATE
1	I would talk directly to the guest to express my concern. If I know the owner, I would call them personally to let them know what is going on. If there is an STR Manager, I would call them. Now that this is posted next to the front door, I have used that number on occasion. In an emergency, I have called the Manzanita Police Department. They have been very responsive and helpful.	3/26/2023 6:32 PM
2	Phone number listed on house	3/17/2023 10:34 AM
3	The rental management company	3/12/2023 2:56 PM
4	Not really sure who to contact	3/12/2023 12:06 PM
5	Well, police/fire if there was an event or explosion	3/12/2023 11:19 AM
6	I once asked a renter to turn off the outdoor lights (as they were packing to leave) and they proceeded to verbally abuse me.	3/12/2023 10:00 AM
7	Which resource would depend on the particular issue.	3/8/2023 8:27 AM
8	I would contact the STR agent first if known before involving the police.	3/7/2023 12:58 PM
9	Urgency would determine the appropriate contact to use.	3/6/2023 4:19 PM

PT RESIDENTS: If you have had problems when contacting an owner or agent about a complaint, identify the more troubling aspects of this:

#	OTHER (PLEASE SPECIFY)	DATE
1	If there was an STR home nearby, I would want the Company name, phone # on a sign at the house in question.	4/5/2023 3:08 PM
2	I have had no concerns with STR owners or visitors that cannot be resolved with a simple conversation.	3/15/2023 4:37 PM
3	I think it's uncomfortable to call or text with a complaint. And, typically the issue is over before they can do anything to resolve it (the people check out a day or so later).	3/12/2023 10:00 AM
4	I talked to the manager lady once. She didn't do anything and said that's the way it is.	3/8/2023 9:36 PM
5	Have not had to contact owner or agent	3/6/2023 11:41 PM
6	Unable to answer this question	3/6/2023 4:19 PM
7	Individuals other than guests trespass on our property and ignore city's signs restricting access to beach	3/6/2023 3:36 PM
8	I expect there will be more impacts in the late spring/summer.	3/6/2023 3:27 PM
9	Hot tub noise at rental	3/6/2023 2:53 PM

PT RESIDENTS: Before addressing STR numbers, here is some background: Out of 1378 Manzanita houses, 263 are STRs, approximately 365 are primary residences, and approximately 750 are part-time residences. The STR number was capped at 230 in the residential zones (R-2, R-3 and S-SR) by the City in April 2022. (Previously, STR were limited to 17.5% of the total in these zones). In addition, there are currently 33 STRs in the uncapped zones (R4 / high-density residential (R-4) and commercial (C-1) zones).

#	PLEASE COMMENT	DATE
1	Due to so many STRs in proximity to us (next door, two below on street, one within 4 homes) we feel there are too many. However, our perspective would likely be different city wide.	4/8/2023 4:28 PM
2	1/3 would be appropriate	4/6/2023 4:28 PM
3	i believe it is better to have the home rented thru STR than the owner directly. Better management and control of home.	4/5/2023 3:08 PM
4	Of 22 homes on my street, 6 are STR. That's too high a percentage	4/5/2023 2:32 PM
5	I am glad there is a cap.	4/5/2023 9:33 AM
6	What happens with all of the new houses being built? In our neighborhood there are 4 new very large homes being built. Are they already STRs -- the parking for those houses will impact us.	4/4/2023 3:24 PM
7	20% seems more reasonable	3/31/2023 11:19 AM
8	Should be 10% or less, and the STR tax should be increased.	3/30/2023 7:35 PM
9	it is 19.1% now	3/28/2023 12:38 PM
10	The problem is the high concentration of STR's in certain areas. Other areas have few to none. 4-5 STR's within a stone's throw of my private home is too many.	3/26/2023 6:32 PM
11	STRs only benefit owners and the city budget	3/25/2023 8:20 PM
12	Building extra high density STRs would be inappropriate in already established neighborhoods (e.g. the proposed high density one on Dorcas & Classic Lanes, the streets can't take it, this is very much a walking and biking zone without sidewalks, the extra traffic would be burdensome). Building new STRs for market at farther reaches of the city may be appropriate if it helps provide for the local economy and employment.	
13	I would not like to see it increase because it doesn't contribute to establishing community.	3/23/2023 7:07 PM
14	This number could easily grow to 25%, the reality is the restaurants and shops are not at full capacity, there is plenty of opportunity.	3/22/2023 5:34 PM
15	The numbers seem reasonable, but that doesn't mean the community couldn't support more. I'm not sure the visitors to the 263 STRs are any better or worse than the 750 part-time residences. Maybe there is room for a few more STRs to help with revenue, or we hold to the existing STR limits and make it more expensive to have an STR.	3/17/2023 3:02 PM
16	Good balance in Manzanita licensing.	3/17/2023 10:34 AM
17	I feel people should be able to rent if they need to. Fewer restrictions.	3/16/2023 6:15 PM
18	Honestly I don't want to live next to a resort situation in a residential zone	3/16/2023 4:47 PM
19	Presently the balance in Manzanita is good.	3/15/2023 5:11 PM
20	Manzanita is a tourist and visitor destination. Everyone has the right to visit Manzanita. And the City finances the majority of city services from fees related to STRs. The City of Manzanita has a very good balance right now.	3/15/2023 4:37 PM
21	I think 20 - 25% of total homes would be reasonable with proper mgmt.	3/13/2023 1:23 PM

22	I think the CAP is a great percentage. I find it interesting the STR's are getting the heat for being the problem. If everyone lived in their houses full time, what would be the issues? Noise, parking, light, general awareness of other people living there. How would the city respond then?	3/13/2023 10:03 AM
23	I'm on the fence Re how many STRs are too many. A few "bad apples" can really make it feel like there's too many.	3/12/2023 4:22 PM
24	I don't have a basis from which to reply since we haven't really been bothered.	3/12/2023 2:11 PM
25	think that the clustered location of STR's might be more of a problem than the actual number of them - some streets have none , others have maybe 5 or more in one block.	3/10/2023 5:21 PM
26	I think there would be less friction with existing homeowners if there were less rentals.	3/9/2023 7:19 PM
27	Who do we contact about parties and treating the neighborhood like a street hotel motel? It's not illegal. It's sad none the less.	3/9/2023 11:47 AM
28	There is clearly a need for additional revenue for the city's budget. An STR increase could be a way to support local Manzanita small business while generating income for the city.	3/9/2023 10:01 AM
29	17% was when there were less houses. There are too many tourists now. Summer isn't fun anymore.	3/8/2023 9:36 PM
30	I guess I don't have an opinion because we are rarely bothered by renters	3/8/2023 4:39 PM
31	Prefer raising taxes on tourists rather than rely so much on STR's.	3/8/2023 12:52 PM
32	Why are property owners be limited in the use of THEIR PROPERTY	3/8/2023 10:51 AM
33	STR's are a way of generating income for homeowners for properties they may not be able to afford without the income from renting them out. Maybe they shouldn't own one if they can't afford it.	3/7/2023 3:43 PM
34	Since I haven't been personally affected, I'm comfortable leaving the cap as is.	3/7/2023 12:58 PM
35	In my opinion, the survivability of the town is based on revenue from STR's. With a very limited commercial core, STR's provide valuable income for the municipality. This will lessen the tax burden on full and part time residents.me	3/7/2023 10:27 AM
36	Manzanita is dependent on the income generated from STR's	3/7/2023 8:22 AM
37	There is a balance between STR bringing in revenue through taxes and spending money in town	3/7/2023 7:50 AM
38	It could be reasonable overall however should be measuree at per zone Our area has more than average.	
39	Would not want to go any higher.. What happens when more homes are built in Manzanita?	3/6/2023 6:02 PM
40	Parking is the primary problem on our street when all STR are occupied and people have multiple cars	3/6/2023 5:17 PM
41	I don't want to see the number of STR's grow, because I think they contribute to price inflation (people will pay more for a house) if they can rent it part time, and because STRs can depress the number of LTRs (long term rentals), which this city and county badly need.	3/6/2023 4:58 PM
42	If Manzanita is dependent to a large degree on income from STR, are you asking me if I want Manzanita to go in debt before it has established different income streams?	3/6/2023 4:19 PM
43	The overall number or percentage is reasonable, but it seems that some streets, especially ocean front, have too many STRs concentrated together, overwhelming the full- or part-time residents with vacationers. It is difficult to build community when there are different people in the neighboring houses every week.	3/6/2023 3:56 PM
44	You should be able to rent your house out	3/6/2023 3:35 PM
45	Like it or not, Manzanita is a vacation community. STRs are generally much nicer than hotels when vacationing. Manzanita should provide an adequate supply of STRs to keep prices affordable and to allow people to enjoy the community.	3/6/2023 3:07 PM
46	Keep the 17.7% limit, have it apply across the whole city, and do not exceed 17.5% in a any zone. what good is a limit, if you have uncap areas?	3/6/2023 2:48 PM

PT RESIDENTS:

Would you be in favor of regulating density/proximity limits to STR homes?

#	COMMENTS?	DATE
1	There needs to be a control number of STR for the city. to keep value in control as well as transient people renting homes.	4/5/2023 3:08 PM
2	See above comment	4/5/2023 2:32 PM
3	You don't ask how many STRs are on one's block. We have 4. Renters have never been a problem for us and seem to be made up primarily of families with small children, whom we enjoy watch as they head to the beach. We're glad they are in Manzanita enjoying themselves.	4/5/2023 9:43 AM
4	I don't understand the question	4/5/2023 9:33 AM
5	I would also need to learn more about how limits are being reviewed in other beach/recreation communities.	4/4/2023 3:24 PM
6	There seem to be a lot on some blocks and much less on others. That's really why it seems like too many. Maybe fewer within blocks of each other.	4/1/2023 7:45 PM
7	I would like more info on this. What does that look like? Elaborate.	3/31/2023 11:19 AM
8	don't understand how this would be implemented or what it means	3/31/2023 6:22 AM
9	I believe Manzanita should encourage a few more small hotels, with onsite management, within the Commercial zones.	3/26/2023 6:32 PM
10	See above, density of new builds has to consider the pre-existing neighbors and neighborhood. Privacy, parking, noise and garbage storage/access, keeping the streets safe for walking and biking as they are currently.	
11	I'm not exactly sure what this means. If you are saying STRs should be fairly evenly distributed around the city to minimize impact on any one area, that seems like a reasonable goal, but I don't know how you achieve that.	3/17/2023 3:02 PM
12	This is an issue the City should not get involved with.	3/17/2023 10:34 AM
13	The divisive nature of these regulations does not lead to a healthy community. The us vs them mentality is toxic.	3/16/2023 6:15 PM
14	Legal issues for the City.	3/15/2023 5:11 PM
15	This issue is a very high liability for the City to get involved in and borders on infringing on homeowners property rights. All property owners should have the same access as to how they use and possibly rent their homes.	3/15/2023 4:37 PM
16	Not sure if they need to be regulated any more than is already done for regular homes.	3/14/2023 10:46 PM
17	Yes, only if the livability of the full and part time home owners is impacted to an appreciable degree.	3/13/2023 11:20 AM
18	Since the 1967 Oregon Beach Bill, beaches have been more accessible to the general public. If you live on a beach front street, you're going to get more STRs and visitors. As long as STR owners and managers are accountable to the behavior of their guests, I don't believe rental "density" needs to be capped or regulated. That feels discriminatory and reeks of "Not in my backyard" thinking.	3/12/2023 11:19 AM
19	We have a home where most of the homes are STR's. I'd like to see the density more spread out.	3/10/2023 9:48 PM
20	I understand the concerns of those who are bothered if they have many STRs in their neighborhood, but at the same time, the revenues from STRS is what this community and its many businesses survives on.	3/9/2023 6:20 PM
21	Focus on a sustainability of a beautiful city and not on a party city.	3/9/2023 11:47 AM
22	Anything to reduce the people in the summer.	3/8/2023 9:36 PM

23	I need a better explanation of types of regulations	3/8/2023 10:51 AM
24	Our only issue is day visitors dumping their trash in our garbage cans and then we have to pay to take our excess trash to the dump. Happens all the time.	3/8/2023 9:17 AM
25	If the property has an existing limitation on STR (such as an HOA agreement or deed restriction), the city should be aware of this and not authorize STR use when it is already limited or prohibited.	3/8/2023 8:10 AM
26	Not sure how to interpret this question need examples	3/6/2023 11:41 PM
27	Rentals should be spaced out on our street there are 3 out of 4 homes STR on an already busy street	3/6/2023 10:47 PM
28	Gearhart, Oregon, is slowly phasing out vacation rental homes. Somehow, they are able to pay for this. Manzanita should seek a way to make this happen.	3/6/2023 7:56 PM
29	I don't understand the question.	3/6/2023 4:58 PM
30	Commercial and high-density areas shouldn't have the same restrictions as residential neighborhoods away from Laneda's commercial area. More rental homes and rental units should be available in the business district, where people expect there to be businesses. The STRs are businesses that are being operated in residential areas, and too many too close together change the character of the neighborhood.	3/6/2023 3:56 PM
31	Some neighborhoods have a very high percentage of STRs. It would be reasonable to evaluate on a neighborhood basis.	3/6/2023 3:36 PM
32	I don't know what this means or the problem it is trying to address.	3/6/2023 3:25 PM
33	Yes, apply the 17.5% limit to each zone and do not exceed it, otherwise the livability with in the zone will start to deteriorate.	

PT RESIDENTS: What other areas of focus or opportunities are there that STR-related policies, programs, or projects might address?

#	RESPONSES	DATE
1	Number of persons allowed in a home Number of cars at homes seems to be the biggest issue that is abused by people staying in STR	4/12/2023 6:55 AM
2	STRs are the lifeblood of an ocean-side beach community. The current caps are too low, and favor existing entrenched interests over sustainable and natural growth of the business, commercial and residential community. Manzanita is growing - holding back the growth of STRs with hard caps and restrictive ordinances will simply lead to a segregated community inhabited by the "haves" rather than by the rich tapestry of people who want to bring their love to the ocean. The coming development/growth on Laneda needs customers to bring life and vitality to the street. Where will these people come from? STRs are where these customers come from, and Manzanita deserves a quiet, lively, commercial street downtown.	4/10/2023 12:12 PM
3	The agency contact numbers should be on the city website. We feel there needs to be a process stated for reporting an issue and getting a response, including a timeline for agency/owner to respond. The process should include next steps if there is no response to the issue. An identified person or team could follow-up to issues that are not easily solved, or not solved in a timely manner.	4/8/2023 4:28 PM
4	Fine the guests for noise issues. That seems to work in Palm Springs	4/7/2023 1:23 PM
5	don't know enough about STR rules to add to this question.	4/5/2023 3:08 PM
6	affordable housing for permanent residents whose labor benefits us all	4/5/2023 9:33 AM
7	Ensuring all neighbors are actually told in advance which homes are STRs, or, on a waiting list. Many years ago we had our home on a STR list, so we had more interaction with the City. We know with many more homes in town and even more under construction the infrastructure, including water and also for things such as internet access with many people around has and/or will change. We plan to be over at our beach house more given remote work access and additional time to stay in Manzanita. We hope to part of the ongoing conversations that you are having.	4/4/2023 3:24 PM
8	road upkeep costs passed on to STR owners as a % of taxing	4/4/2023 11:23 AM
9	Additional stop signs are necessary for main routes and access to the beach.	4/3/2023 8:19 AM
10	Private and/or local ownership vs private equity firms, big commercial groups.	4/1/2023 7:45 PM
11	Density is definitely a concern	4/1/2023 7:43 PM
12	Displaying the STR licensing info in front of the property so neighbors know its a licensed str	3/31/2023 9:23 PM
13	Contributing to the businesses downtown so they can operate more efficiently when there are so many STR guests in town, especially seasonally. Also expansion of downtown and support for infrastructure from the STR community.	3/31/2023 11:19 AM
14	we favor having more STR in a high density (R4)area and more restrictive in neighborhoods to maintain an active "town" area and peaceful neighborhoods	3/31/2023 6:22 AM
15	Relationship of STR creation and loss of rental housing for people working in or near Manzanita. Any increase in STRs should have a similar increase in rental housing -esp low cost housing for people working here.	3/28/2023 12:38 PM
16	Number of occupants per STR. These need to be limited. Also, number of pets per STR. Perhaps some of the larger STR's could be converted into Bed and Breakfast type facilities, with onsite managers.	3/26/2023 6:32 PM
17	Really need to find other revenue sources so not held over the barrel by the need for STR fees	3/25/2023 8:20 PM

18	At the outer limits of the city expansion may be possible, but only if the builders put in appropriate infrastructure to support the development; pathways, cycle lanes, sewers, parking, utilities screened.	3/25/2023 12:14 PM
19	Heavier regulation on Management companies makes more sense than managing owners.	3/22/2023 5:34 PM
20	Rules imposed on STR homes should all apply to all homes	3/21/2023 4:56 PM
21	Manzanita has always struck a nice balance between residents, vacation owners, and renters which has kept the community pleasant and liveable. In my mind, I'd hate to see Manzanita become a Cannon Beach. That doesn't mean we shouldn't have a couple small inns/hotels or expand STRs to get revenue for the city and the business owners. Even if Manzanita does not increase visitor capacity in that way, the city should look at how to make more off existing STRs and their renters through fees, taxes, etc... Manzanita has always been a vacation destination. It needs to capitalize on that.	3/17/2023 3:02 PM
22	Common 800 number with answering service. Compliance person in summer season.	3/17/2023 10:34 AM
23	Is it possible to establish an STR specific zone that isolates them to a certain area (ie. like where the hotels are on Ocean Road) so we do not have a blend of "resort" and single family residential. I understand that this is kind of a NIMBY comment, but I do not agree with the current hodge podge of STR's and it's only going to get worse.	3/16/2023 4:47 PM
24	Extend STR regulation issues to all homes in Manzanita's area of control.	3/15/2023 5:11 PM
25	1. Providing more centralized parking for visitors. 2. Providing and posting a common complaint number with answering service to fairly and quickly address any issues. 3. Hiring a compliance person to equitably address and diffuse any issues that arise, especially during busier season.	3/15/2023 4:37 PM
26	Revenue generation to the City of Manzanita is a key component of STR programs.	3/13/2023 11:20 AM
27	Keeping rental properties, really all properties' outdoor spaces and landscape clean, safe, and well maintained. There seem to be quite a few properties that are very neglected and some even appear to not have been inhabited in years.	3/12/2023 4:22 PM
28	Ensuring the local rental management companies are taking responsibility for enforcing ordinances and clearly posting ordinance rules (and consequences) in rental homes.	3/12/2023 2:56 PM
29	We understand there is currently a limit on vehicles allowed per STR and agree that is a good thing.	3/12/2023 2:11 PM
30	A printed Code of Conduct for all STR users. This document needs to be required reading and a signature required prior to renting a STR.	3/12/2023 11:39 AM
31	The previous committee did a lot of good work on this subject. This was a successful collaboration of owners, neighbors, managers. However, it seems like there is a small segment of "locals" that are very anti-tourist, anti-visitor, anti 2nd homeowner, anti-growth and anti- sharing of the Oregon Beaches. They won't feel "heard" until they get their way (a closed exclusive community with no city government) and despite committees, open meetings, and multiple surveys, they will continue to claim that there's no "listening" going on. It's embarrassing that this small community allows the brow-beating of its city government and its relentless "othering" of anyone not of "local" status, despite the economic need for diversity. We are a city, not a private "village" as those locals like to claim.	3/12/2023 11:19 AM
32	Are the new rules being implemented and are there consequences when STRs do not follow them? Lighting, for example, downward lighting, not on 24 hours per day?	3/12/2023 10:00 AM
33	A lottery system every year for STRs? A limit on the # of years in the system, and then they have to re-apply?	3/10/2023 9:48 PM
34	funding for city staff to regulate and enforce the policies and ordinances. Funding for infrastructure improvements, visitor trash and recycling. Created a website for STR and day visitors so that they have access to general information.	3/10/2023 5:21 PM
35	Making sure owners of str educate their guests on picking up their dog poop, be frugal work water and shutting off lights	3/9/2023 7:19 PM
36	The Manzanita zoning code discourages the creation of equitable affordable housing. The council should engage professionals to assess the zoning code as to its equity and affordability and modify it as needed to create a more inclusive community.	

37	Direct tourists to other towns	3/8/2023 9:36 PM
38	Affordable housing	3/8/2023 10:51 AM
39	The city could produce handouts for owners of STR to give to their renters, listing basic rules and encouraging renters to be aware of and sensitive to permanent residents.	3/8/2023 8:10 AM
40	Highly concerned about development of lot on 3rd Ave and potential traffic and parking on Hallie Lane since our home is the last house on Hallie next to vacant lot.	3/7/2023 7:59 PM
41	We would like to occasionally rent our home to friends and family to defray our costs and taxes as we move into retirement. We would like a deminimis rule of 2 weeks a year in the ordinance without having to go through the whole STR process. Our friends and family current use our property so the impact would not change but we are not allowed under the current ordinance to recoup our costs. We don't want an STR business. Without some accommodation for families, owning a second home in Manzanita will only be possible for the very wealthy	3/7/2023 8:22 AM
42	Property management companies taking more responsibility for the people they rent to and not passing it off on the police.	3/7/2023 5:59 AM
43	Please just limit per area also, maybe do a rotating limit so others to have an opportunity. I.e permits should not be undefinately	3/6/2023 10:47 PM
44	The current cap system seems unfair. It has created a pool of 'have's' licenses and 'don't have's' with a long waiting list. I'd like to rent out my house occasionally. A couple of times a year perhaps. I am sure I am not alone. Why not allow for everyone to get a license but put a cap on the number of nights per rental. That'll also get rid of the houses that are exclusively rentals and usually the places that are the most troublesome.	3/6/2023 9:20 PM
45	I believe every SRT HOME needs to have the Agency information on a sign with letters visible from the street mounted on the home . If there was a problem a person could call that number to solve it.	3/6/2023 6:07 PM
46	If STRs are here to stay, Manzanita needs to plan appropriately.	3/6/2023 6:02 PM
47	Most communities seem to prefer density along the main thoroughfare (Laneda). The rental properties for example about Four Paws on the Beach seem perfect and don't intermingle as much with the neighborhoods. Rental party houses like the one on North Avenue degrade quality of life for those of us who enjoy our part time visits to Manzanita, and who have purposefully chosen not to rent our properties to be respectful to our full time neighbors and friends here.	3/6/2023 5:26 PM
48	Maybe incorporating a policy where people might be incentivized to offer housing to workers.	3/6/2023 5:17 PM
49	If the reason folks decide to make their home a STR is to reduce the expense of having a vacation home, take advantage of lower prices for a future retirement home, or looking for a good investment, etc. It looks like a win-win. It might be time for former STR owners to explain why they don't do it anymore. I think a fact sheet about STR's might be helpful - challenges of getting insurance coverage, cost of repairs, maintenance or improvements, do the STR fees really cover their property tax bills?	3/6/2023 4:19 PM
50	None	3/6/2023 3:48 PM
51	Please address the lighting situation. Outdoor lights should not be on when the house is empty. thank you	3/6/2023 3:37 PM
52	Number of guests allowed per house and number of vehicles allowed on street parking.	3/6/2023 3:36 PM
53	Caps make it political who gets permits. It becomes unfair process	3/6/2023 3:35 PM
54	The overall crowding, especially in the summertime. We are NEVER there on summer weekends (and hence, don't spend money).	3/6/2023 3:03 PM
55	I've been coming to this beach as an owner of a non STR home for 40 years. The quaint, quiet nature of the place was the draw (contrast with seaside or cannon beach). The shear density of population during peak times is disturbing. With that said, the prosperity that has come with higher density in raising some of the creature comforts is appealing, better restaurants, services, etc. A lot of the increased density is non STR home ownership. Which is good. I think as every lot in the area gets developed, density increases, the net number of STRs increase because of the percentage basis. It's time to slow that growth through STR. It is not Manzanitas obligation to fun purchasing or building homes through increasing their ability to become rentals. Service business like housekeeping a building maintenance are at a premium. This is driven in large part by property managers. What Manazanita needs is working wage homes, not more rich people buying/ building to allow other rich people to rent. That last dynamic is not a	

community dynamic. It's an economics driven parasitical loop. I'm not anti profit, I'm not anti rich ((I bought our house in a quiet cul d sac at the peak of the market. I am anti unsustainable community. I've seen the prejudice of full time residents versus vacationers, it's sometimes understandable true natives are now very hard to find. Again, focusing on working class housing would do the most good. Manzanita is not obligated to help builders, developers or other individuals get wealthy by snapping up SFRS and turning them into rentals. In fact how about limiting the number of rental units an individual or business can own to 3? That would make it fair to others who Might want to rent or buy that can't find properties?

56	Require STRs to fix unimproved roads traveled by the numerous cars going to/from STRs that have resulted in a sea of potholes.	3/6/2023 2:53 PM
57	None at this time.	3/6/2023 2:48 PM
58	Please create a rainy-day fund relying on these STR taxes as there will be interruptions and recessions that may interrupt services locals have come to enjoy.	3/6/2023 2:32 PM

STR OWNERS AND AGENTS: Does the City of Manzanita provide adequate resources to manage your STR and support community livability? If not, what additional resources would you like to have?

1	It would be nice to have a pre-printed packet of tsunami, noise ordinance, and good neighbor policy info for posting conspicuously on the wall at the STR entry (not in guestbook).	4/13/2023 1:01 PM
2	More information on how we can contribute to the local community and not feel as though we're a problem. We stay in our house as much as we can as we love Manzanita. Not all owners of STRs are in it purely for the money! If we didn't Airbnb our house we couldn't afford to have it.	4/7/2023 9:39 AM
3	The requirements are extensive which require multiple documents and create confusion. More time and effort should be invested into making the process simple - one document, one set of instructions, test the process and forms with a person not connected with the design and contents complete the forms and provide feedback. Each cycle more content is added. It is unclear what the objective of the city is. It appears that STR homes are being held to a higher and higher standard as if they are a reflection of Manzanita and the city bares some risk it is managing. When in fact the city has not risk, that belongs to the owner and if the home is not up to some standard then the renter will simply not rent again. It is in the owner's best interest.	4/6/2023 1:50 PM
4	n/a	4/6/2023 12:59 PM
5	street maintenance and repair	4/4/2023 12:54 PM
6	I'm sorry, I can't think of any resources that the city provides for STR. It feels like they just take our money and keep piling on restrictions, rules and fees. It's a very unfriendly town to have a STR.	4/3/2023 8:16 PM
7	Active representation before the city on ALL matters pertaining to STR owners and agents	4/3/2023 7:56 PM
8	I don't understand the question	4/3/2023 6:17 PM
9	You seems intent on making it harder than easier. E.g., 3 year inspection, exorbitant proposed license fees.	4/3/2023 4:08 PM
10	I'm only saying No because I think there is more the city can do to support the full time businesses in this beautiful coastal community. That means tourism and a welcoming attitude toward visitors. People who visit and rent homes and motels add to the cities bottom line and help local small business owners make a living.	4/3/2023 4:07 PM
11	City employees don't allow a review of questionable or arbitrary decisions. Instead, they can be condescending with comments like, "Remember, owning an STR is a privilege not a right". Ironically, STRs probably pay for most of their salaries. There is no formal complaint or remediation process for STR owners when the city makes arbitrary decisions against us that are not supported by city policy. City policies are too complicated and convoluted with definitions of "Sleeping Rooms", etc. The city wants less parking, but punishes STR owners who can help by not renting for a year (policy takes MCAs away for renting too little).	4/3/2023 12:05 PM
12	more direct access to actual people,direct communication.an office to visit,my property has been under major remodel	4/3/2023 11:44 AM
13	I actually don't know the answer to this because I'm not aware of the resources, therefore, I can't comment on their adequacy.	4/3/2023 11:00 AM
14	excessive fees - well above comparable cities and city is unfairly tying their revenue to a small group without representation by vote. It makes no sense that renewal fees every 3 years cost more than initial application - this is not the case in any other City. If there are big problems with safety issues caught at the 3 year renewal than the current timeline makes sense but if not, why not renew every 5 years or 4 years?	4/3/2023 10:41 AM
15	We have owned our home and STR for over 10 years. The requirements and expectations have continuously changed every year for the past 5 years. sometimes changing multiple times. It is hard to follow the rules when they change constantly.	4/3/2023 10:31 AM

16	<p>It would be nice to have a simple document that listed all the requirements we must meet not in the current whereas paragraph form but just an ongoing checklist to make sure that we are staying within the boundaries and making sure that we are complying with everything. My other short term rental is in an Inc. to him a county and the regulations are different It would be easier to track if it was a simple checklist. also all those staff have been very helpful, there is a feeling that I as an owner have and maybe I am projecting, that we are expected to cause problems and maybe even that we are a problem that is trying to be managed. It's surprises me and makes me wonder what kinds of problems are happening with short term rentals in Manzanita so I'm glad the survey is happening and will look forward to seeing the results.</p> <p>We've been fortunate to have the most wonderful renters who love Manzanita and just want to be able to spend a little time there.</p>	4/3/2023 9:41 AM
17	all owners should be required to follow STR Rules about parking, pressure regulators, bright lights, etc. If they are important than why limit to 17.5% of the city.	3/31/2023 9:01 AM
18	We are outside the UGB and follow Tillamook Co regulation.	3/30/2023 7:33 PM
19	I believe the resources provided by the city are confusing. The rules are constantly changing which makes it even more confusing. Judy Wilson is very informative, but she has a difficult job when the rules are changing so often. For example, for a short time the City was using a third party to submit their quarterly tax returns. Apparently, that third party did not work for the City because almost as soon as the City instituted the new program the City changed back to the old one. As an owner manager, I am required to learn the new program when the City doesn't even use it for more than a few months.	3/29/2023 12:52 PM
20	Difficult to talk to city staff, manager, and council members	3/23/2023 10:38 AM
21	Do not feel supported as a STR from the city. Feel they are there to put up roadblocks for STR.	3/18/2023 8:29 PM
22	I don't know what, if any, resources the City provides to STR owners.	3/17/2023 10:49 AM
23	The process for securing a STR permit is well managed, coordinated and communicated, although the sense of US vs THEM sentiment and resentment of STR permit holders is unwarranted.	3/16/2023 7:16 PM
24	Manzanita is doing a very good job of addressing, managing, STR issues within their control.	3/15/2023 5:33 PM
25	Manzanita is doing a great job right now managing the STR processes. And Judy does a great job responding to questions and issues that arise.	3/15/2023 4:53 PM
26	They provide support when needed and some docs online	3/13/2023 3:07 PM
27	The city's requirements make me less interested in owning an STR and are unreasonable. The city has only increased requirement, but I have yet to see them offer ways to help or make this easier.	3/13/2023 9:43 AM
28	full time and part time owned occupied or vacant homes to comply with similar standards ie lighting etc. these properties also affect livability in Manzanita	3/13/2023 8:13 AM
29	No. My property is in Area D UGB No MPD or Road Maintenance.	3/12/2023 7:14 PM
30	Response to issues concerning adjacent businesses garbage control nonexistent! Issue still persists.	3/12/2023 3:27 PM
31	No. The new requirements are muddy. For instance, outdoor lights must be covered. Party lights? Solar garden lights? The new ordinance is very poorly written.	3/11/2023 8:27 PM
32	City provides no service to STR owners. Just collects taxes	3/11/2023 4:57 PM
33	As far as community livability, the city should be doing more to attract and support businesses to service locals and visitors alike.	3/11/2023 3:36 PM
34	Clear guidance on labeling and/or specifications for outdoor lighting. Notices of specific changes in code and other specifications for biannual inspections. A budget summary showing how STR fees are spent by the City. This summary should include how the City directly supports and regulates STRs and how other city services and costs are subsidized.	3/11/2023 10:36 AM

35	In-person availability of staff to answer questions and deal with issues. An easy link and materials to share with Short term rental guests laying out expectations/rules/regulations for their stay in Manzanita. Realistic expectations for the operation of STRs that are not based on hearsay and "NIMBY" owners who are trying to end STRs in Manzanita. All owners pay the same taxes, but locals are treated as though they are special and end up passing STR rules and regulations that are excessive and fees that are punitive. Without STRs, Manzanita locals would have to pay a lot more for services or see a decline in community livability. It's time STRs were treated fairly instead of like interlopers who are ruining things for locals. Use real facts rather than fears to create STR policies.	3/9/2023 4:26 PM
36	We have been denied trail access with no help at all from the city. In fact, the city has made no effort to assist us.	3/8/2023 2:50 PM
37	Our road, Spindrift Lane is not maintained by the city yet we are being told public parking cannot be used for STR guests	3/8/2023 1:40 PM
38	There needs to be more support for the tourists who are staying as well as monitoring of livability issues.	3/8/2023 10:38 AM
39	I think you do a great job at helping me manage my STR, but as a part-time resident I feel you should be holding full-time residents or second homeowners to the same standards in certain areas, including external lighting	3/8/2023 8:54 AM
40	My property is considered to be in the county	3/8/2023 8:27 AM
41	Qualified and certified inspectors, a city council and government that is more respectful of STR owners and individual property rights	3/7/2023 10:52 AM
42	More cooperation is needed, especially in inspections and permitting.	3/7/2023 9:10 AM
43	No the permits to build new homes doesn't reflect affordable house for residents not sure how many residents can afford million dollar homes one the wages available in the area.	3/7/2023 5:34 AM
44	Lack of adequate response to issues concerning adjoining businesses regarding overflowing garbage issues and adequate employee parking spaces. 3/6/2023 10:33 PM	
45	There is some fear (by STR owners)that STRs will be eliminated. The city does not seem to support the presences of STRs and realize that STRs being in revenue for the city.	3/6/2023 8:40 PM
46	Input on decisions that have direct impact	3/6/2023 7:27 PM
47	I don't believe the city has fostered a mutual respect between permanent residents and STR owners. Both groups bring a lot of value to the city.	3/6/2023 5:18 PM
48	Vague question. City often seems more interested in overregulating all minute aspects of owning a STR property rather than treating us like an important small business that is vital to economic support of the city. ss.	3/6/2023 5:09 PM
49	The City has been a barrier. Inspections have become onerous and unreasonable. The new fees are outrageously expensive and not justified.	3/6/2023 4:26 PM
50	Difficult to answer here	3/6/2023 4:26 PM
51	Be human	3/6/2023 4:14 PM
52	Transparent meeting info about STR fees/changes prior to going in effect	3/6/2023 3:41 PM
53	City has made the regulations overly complex and difficult to manage for both the city and the STR agents/owners	3/6/2023 2:46 PM
54	I would like clear guidelines that do not change each year	3/6/2023 2:14 PM
55	Documents are poorly written - do not provide rubrics "rules", etc.	3/6/2023 2:10 PM
56	I consider representation as a resource, and currently would say there is not enough representation from STR Owners	3/6/2023 1:29 PM
57	my home is on Pelican Lane and the road has such bad potholes I don't know how the garbage collection truck does not get damaged You should be concerned that someone will get hurt then sue the city, they won't sue the homeowners on the street I do not know where my taxes are going , I'd like to know what how I benefit	3/6/2023 1:13 PM

58	The City of Manzanita needs more employees to do inspections, answer phones with quick questions, etc.	3/6/2023 12:06 PM
59	It would be ideal if the application was clearly packaged as one application. There were numerous diagrams and photos and requirements that were not grouped clearly. There also seems to be a disconnect between the requirements and the inspectors. Our house had been inspected just 2 months prior with a previous owner and when we applied there were numerous items that had to be "corrected" which had just been approved the same inspector not 2 months prior.	3/6/2023 11:15 AM
60	Manzanita is missing an entire category of STR in it's classification. We primarily have a 2nd home that we want to rent to friends and family. To be legal we have to be a full commercial STR which makes sense from a safety point of view. But the new price increases are ridiculous for this very part time rental model. Because we tightly control renters we don't generate complaints. But if we get pushed out of holding a STR license by greedy cost increases then a commercial STR will take the license increasing the number of rental nights in Manzanita.	3/6/2023 10:49 AM
61	Be careful about adding STR requirements that necessitate increasing staff time. Be sure you double-check the REAL benefit of a requirement that requires additional staff time. Remember, this is a small city government, not a bureaucratic STR regulator.	3/6/2023 10:47 AM
62	I find it very difficult AND COSTLY to comply with the requirements (building, zoning, STR inspections, etc.	3/6/2023 9:57 AM
63	There are no resources available to STR owners. The City's objective seems to be to take our money while not listening to or respecting our input or concerns.	3/6/2023 9:32 AM
64	More accessible staff to answer questions	3/6/2023 9:01 AM
65	The City is not friendly to STR owners. After illegally trying to kick us out of our houses during 2020, they seem to have spent the bulk of their time on STRs working on way to drive up total STR prices - in addition to the 9% taxes we already pay to the City and all the local contractors and cleaners we use - to a level now higher than any business or STR rental anywhere in the state or neighboring states, all while hundreds of homes outside of their purview are built and eligible for STR licenses and activities. It is the failure of the City to manage these 17% of properties that account for nearly 60% of the City's budget that is causing the problem, not the STRs themselves who are bringing in substantial revenue to the City.	

STR OWNERS AND AGENTS: Have you noticed any change in the STRs near you since the updated STR Ordinance 10-3 went into effect (Fall 2021)?

#	CHANGES NOTICED (PLEASE SPECIFY)	DATE
1	We are not aware of every house in our area that is a STR home. We are aware of one home that is and we have noticed that they completely ignore the parking limitations. The more STR homes ignore the ever growing list of requirements the more challenging it makes it for those of who make every effort to comply. No doubt the more onerous the process becomes the more motivated people are to side step the process and rent their homes. I would encourage a task force to ask if at least 10 to 20% of the 10-3 requirements could be removed. Or at least hold the city accountable for removing a requirement every time a new one is added to control the propensity for always adding more and more to suggest it is being improved when in fact it is just more.	4/6/2023 1:50 PM
2	I think it is good to have some accountability for STRs to follow some reasonable expectations	4/4/2023 12:54 PM
3	I've seen little signs on houses that designate them as rentals.	4/3/2023 8:16 PM
4	Comment re question #8. The ordinance is well organized but not all of the requirements in the document are easy to swallow. Much of the document seems heavy handed and if STR's are a nail and the City is a hammer in the hands of a handful of residents who are anti STR's. '	4/3/2023 4:08 PM
5	Yes, homes that were being rented out finally have been doing it with a license rather than doing it without one. You can easily tell now which homes are following the rules.	4/3/2023 4:07 PM
6	Things got worse. Rules changes were too complicated, and the city takes no responsibility for helping residents resolve issues with noise or parking. They blame STR owners rather than accept their own shortcomings. The City's STR team can have an attitude that sets a poor tone and reduces home owners' interests in helping the City.	4/3/2023 12:05 PM
7	Yes, all the changes that I had to make such as specific lightbulbs and signs, etc.	4/3/2023 11:00 AM
8	excessive fees (see above) and process. City should operate with minimal change as the STR owners are already taxpayers (property) but have no representation or vote in Manzanita and with STR fees increasing are being unfairly treated. Process - for instance, required a STR owners to change outdoor lighting to accomplish blackout sky views but not the local residents or those vacation owners who don't rent - makes no sense. Also, why don't residents need to comply with a noise policy too?	4/3/2023 10:41 AM
9	Yes with new rules and regulations. The city should think of using the newly increased rates to fix and pave the many potholes on most of the streets our homes reside on.	4/3/2023 10:31 AM
10	Increased house signage to identify STR property.	4/3/2023 9:54 AM
11	No. Hi am not aware of str's near me.	4/3/2023 9:41 AM
12	Identifying the STRs.	4/2/2023 6:23 PM
13	More clear signage on STR homes.	3/31/2023 2:01 PM
14	Signs with phone numbers	3/22/2023 10:15 PM
15	We had to make changes to our home to pass home re-inspection from updated STR Ordinance 10-3	3/17/2023 10:49 AM
16	Had to make revisions to comply. But no significant changes at all.	3/17/2023 10:42 AM
17	We became STR permit holders in 2021, so not able to make a direct comparison. I will say the sentiment toward STR permit holders by full-time residents is confrontational and uncooperative. The City of Manzanita STR staff who execute the program are always helpful, responsive and professional - thank you.	3/16/2023 7:16 PM

18	The revisions to Ordinance 10-3 were fair and good. But STRs were not a big issue even before the revisions.	3/15/2023 5:33 PM
19	Several changes were made to our STR (down lighting for example). Not sure neighbors noticed one way or the other - but we did!	3/13/2023 8:13 AM
20	10- does not effect me	3/12/2023 7:14 PM
21	We changed a bunch of things at our beach house to comply with the new requirements and I assume all STRs have or are in process of changing. Interestingly, I don't see any new compliance (or much compliance at all) to those same rules by non-STR houses.	3/12/2023 5:11 PM
22	Some attempt to comply to street by other STR's "safety triangle", but enforcement seems rather hit or miss! Appears to apply only to STR's and not to all homes. Should be applicable for all homes.	3/12/2023 3:27 PM
23	A few more demands on the owners.	3/10/2023 1:18 PM
24	I am glad it now includes a specified quiet time	3/8/2023 9:19 PM
25	signage	3/8/2023 7:19 PM
26	Major increase of STR fees.	3/8/2023 2:50 PM
27	Hard to tell, since the impact of COVID was so much greater than the anticipated impacts of the Ordinance	3/8/2023 12:16 PM
28	Neighbors have been filing unsubstantiated, annoinomous complaints	3/8/2023 10:38 AM
29	A lot of frustrated owners due to new restrictions!	3/8/2023 10:15 AM
30	phone numbers on the units	3/8/2023 8:44 AM
31	House address numbers visible, mca #s visible, parking spaces id'd, garbage can leashes. Lighting modifications to honor dark sky.	3/7/2023 4:43 PM
32	Parking is much better	3/7/2023 4:34 PM
33	The inspection requirements are extensive and the required repairs don't always impact renter safety but are cosmetic in nature. The annual cost for licensing for STR is excessive with the recent large increase and impacts the financial health of STR owners.	3/7/2023 2:02 PM
34	Every STR owner and part-time resident contacted has been in vehement opposition to the onerous and financially draconian requirements placed upon STR owners and part-time residents as a class.	3/7/2023 10:52 AM
35	The zoning should be the same across the board everyone should have to apply for a permit the same way.	3/7/2023 5:34 AM
36	Some rather inconsistent compliance with the "safety triangle" requirement at intersections. Enforcement to regulation seems rather "hit or miss".	3/6/2023 10:33 PM
37	Changes in lighting requirements.	3/6/2023 9:14 PM
38	Increased fees Why is there a need for carbon monoxide detector when there is no natural gas supplier and no presence of gas tank. Increased inspections	3/6/2023 7:27 PM
39	Lighting change	3/6/2023 7:09 PM
40	Haven't noticed	3/6/2023 4:59 PM
41	I personally have made all the changes required and I have noticed them	3/6/2023 2:14 PM
42	Noticed: more garbage enclosures less lights on more identification signs less noise from neighboring STRs	3/6/2023 12:52 PM
43	The trash changes have been overwhelming as an owner.	3/6/2023 11:51 AM
44	Parking seems to be better under control.	3/6/2023 11:34 AM
45	New exterior lighting.	3/6/2023 10:47 AM
46	A little quieter!!	3/6/2023 10:02 AM

47	Places are marked with contact info. Our property has been reported by neighbors anonymously which did not allow us to provide feedback to them regarding remediation steps.	3/6/2023 9:50 AM
48	Signage	3/6/2023 8:48 AM

STR OWNERS AND AGENTS: As an STR OWNER or AGENT Do you think that any of the provisions outlined in ordinance 10-3 should be changed? If yes, what suggestions do you have?

#	SUGGESTIONS?	
1	10-3 has requirements for garbage but lacks requirements for recycling- please update with those. Noise ordinance measures sound violations at the public right of way but most occur at the back yards; please update and measure sound at adjacent properties. Ordinance 10-3 and other city ordinances should align regarding dark sky compliant lighting for all new construction so it is not a hardship for STR owners/managers.	
2	The annual fee is too high. If the owner is currently staying at the home and has a guest who arrives in a camper van, that guest should be allowed to sleep overnight in their van if they choose to.	4/10/2023 12:38 PM
3	Simple non-compliance during an inspection should not automatically trigger such a heavy reapplication fee. Proof of correction should suffice for minor "offenses."	4/7/2023 10:42 AM
4	There could be a simplified, easy to read version for lay people without a legal background	4/7/2023 9:39 AM
5	Parking gravel	4/6/2023 5:55 PM
6	Someone should be able to own more than 1 STR	4/6/2023 5:31 PM
7	2.b - eliminate - no value 3.b Would like the city to pull together a plan on simplifying the forms and process to reduce costs. 4.b eliminate - no value 4.c third paragraph - no value. Please also note that the number of items that need to be posted inside a home how requires a dedicated wall. 4.d We comply with this but it is not realistic. Based on what is written when a dishwasher goes out, which has happened twice, the ordinance would suggest I need to have it replaced in 20 minutes. The likelihood of just getting in touch with someone to repair within 20 minutes is low. Having a personal visit by owner or agent within 20 minutes is completely out of touch with electronic alternatives to connect with each other. The level of service required is higher than many larger hotels based on my personal experience. Etc. etc. 4.g Odd that the requirements of the Owner to complete, submit and pay is with a system that was automated, abandoned and now partially used. Surprising that the city can't put in place a simple third party system that works and makes it easy to do all on line. 4.i overreach and unnecessary. If necessary then every home in Manzanita must be held to same standard. This applies for all other requirements like it. 4.j overreach. Does the city bear risk that it is verifying is covered. I am not an expert but believe this is our risk to manage. If the city has a risk, then every home needs to confirm that same coverage. 5 the inspections go well beyond the requirements of 10-3 and accordingly the question arises as to why not all homes are subject to this inspection. I believe there are other elements that should be changes. Captured the most significant.	4/6/2023 1:50 PM
8	1) STR owners should be allowed to hold more than one STR license. There should not be a restriction against an owner operating multiple STR properties in Manzanita. 2) On-site parking spots should not be a function of how many bedrooms a dwelling unit has; they should be allocated based on the land space at the unit. 3) Occupancy should not be assigned based on number of sleeping rooms; some dwelling units have bedrooms large enough to accommodate 10 guests in one bunk room. Occupancy should be based on the number of actual beds in a dwelling unit, including convertible sofas and futons. 4) Generally speaking, I think the language in 10-3 could be simplified to be easier to work with and more reasonably complied with.	4/6/2023 12:59 PM
9	Include a "quick reference" guide ie Table of contents . If you need the parking requirements click on a Tab Link to Parkinginfo.	4/4/2023 7:05 PM
10	I suggest the city not gouge STR owners for permits and inspections.	4/3/2023 8:16 PM
11	STR owners and agents should have representation when ORD 10-3 is amended	4/3/2023 7:56 PM
12	Needs to be simplified	4/3/2023 6:17 PM

13	Section 4 b) remove ID sign requirement. c) remove parking plan map to be in rental AND provided to guest before arrival. Allow STR's to determine how best to notify their guests. c) remove local agent as a requirement and make a tool to use as remediation if you have issues with a SPECIFIC property. e) notice to residents of garbage requirements is overkill. g) stop changing your administrative tax collection systems. Assess how many times you've changed it since the last survey. Impose a moratorium on City to only change systems every 5 years. SECTION 5, b make inspections 5 years not 3 years.	4/3/2023 4:08 PM
14	The echo lighting options have to be more diverse. This isn't really on the city. All the options for light covers are metal. The salt air will ruin them quickly.	4/3/2023 4:07 PM
15	Less legal speak and more easier bullet pointed instructions	4/3/2023 4:06 PM
16	Enclosed gas fireplaces should not be subject to annual inspection by licensed contractor. These are typically clean burning systems that at most should be inspected every 5 years	023 2:41 PM
17	1)There should be an upper limit of 10 renters in an STR at any one time regardless of the number of bedrooms.	4/3/2023 1:27 PM
18	Simplify parking rules, simplify the STR cap, return house inspections to building codes back to 5 years to save money and hassle. No one is getting hurt in long-standing STRs as a result of building codes. DO NOT allow density rules for hosues within certain feet of eachother. "100 foot" spacing rules in areas with many STRs are not making other cities any better; these copy-cat ideas just increase legal fees for cities.	4/3/2023 12:05 PM
19	my property has been under major remodel since sept 2022 and I think it is u ncrease to penalize me for improving the home	4/3/2023 11:44 AM
20	I think the time between re-inspections could be longer.	4/3/2023 11:00 AM
21	If all STR owners are required to use dark sky lighting there need to be those requirements on all homes. Additionally parking the requirments on homes should pertain to all not some.	4/3/2023 10:31 AM
22	I understand why all of these rules are in place, I wish all residents whether STR or not complied.	4/3/2023 9:59 AM
23	Maybe. I can't seem to keep the document open in front of me while I'm doing the survey it's one or the other on my phone apparently. Again a simplified checklist for people who are already operating short term rentals in Manzanita not for people who are applying, would be helpful as reminders. The other is a long document to wade through on a regular basis to make sure that we are keeping on top of everything.	4/3/2023 9:41 AM
24	Section 3 - C - I own a property with 2 small homes. They should be allowed to be rented together under a single booking and each have STR license. The space in both homes is smaller than some of the larger properties being rented. They have adequate parking for both homes and it would not generate additional noise or disturbance to the surrounding neighborhood any more than a large home being rented. I think the ordinance is a broad and each situation should be evaluated.	4/3/2023 9:15 AM
25	they should apply to all properties	3/31/2023 9:01 AM
26	The increased STR license fee seems too high for smaller properties that generate less income.	3/30/2023 4:53 PM
27	I would like to see requirements apply to all residents - not just STR	3/29/2023 1:27 PM
28	I disagree with Section 5(b) which reduced the years between periodic re-inspections from 5 years to 3 years. I have not seen evidence that reducing the number of years between reinspections is necessary and I would like to know the justification for that decision.	3/29/2023 12:52 PM
29	It would be great to be able to file STR paperwork electronically, especially if it is \$0 (we only rent with Airbnb). A lower permit fee would be great, having any fee penalizes occasional renters and rewards full-time renters which in my opinion hurt the character of town more than occasional renters. I'd rather see a \$0 permit fee and higher rental taxes (to compensate).	3/22/2023 10:15 PM
30	Section 6 A I think an owner working in good faith to resolve a violation should not have additional violations a day.	3/20/2023 2:56 PM
31	Cost of license and lighting requirements. Cost is too high and the lighting requirements are absurd.	3/19/2023 7:32 AM

32	The new fees for rental license and inspection and re-inspection are ridiculous. The city only wants to make money off of STR	3/18/2023 8:29 PM
33	Clearer guidance on lighting. Clearer guidance on rein spection. Ordinance states: The City shall notify the Owner of required re-inspections at least six (6) months prior to the renewal date of the Short-Term Rental License. I have yet to be notified.	3/18/2023 11:30 AM
34	I think a week to respond to getting off waitlist is too short	3/17/2023 10:49 AM
35	A consideration of density should be looked at and possible rezoning of certain streets, namely those that do not connect to the business core (R-4)	3/17/2023 10:37 AM
36	The recent increase in permit and inspection fees are onerous and the methodology is inconsistent with other 'like' permit fees. The decision for the permit fees to support 100% of staff salaries is flawed as STR is a revenue generator for the city. STR implementation should not be considered an 'expense' but rather a function of revenue generation.	
37	Continued review by the STR committee is good. But no big revisions need to be made.	3/15/2023 5:33 PM
38	The recent revisions to the Ordinance adequately addresses several issues and are very fair.	3/15/2023 4:53 PM
39	n/a	3/15/2023 10:32 AM
40	The fees are too high at this time. Our experience with the inspection was militant.	3/13/2023 7:40 PM
41	There should be clarification to section 5a. Doesn't owner get to fix any issue if not in compliance?	3/13/2023 7:28 PM
42	Fee structure & restrictions that unfairly target STR owners and not all residents	3/13/2023 3:07 PM
43	The 340% increase to renew the annual STR license is outrageous and uable. STRs provide a significant source of annual revenue for the city.ous	3/13/2023 12:16 PM
44	Discontinue any rules, restrictions, and guidelines that don't also apply to Long Term Rentals and Owner occupied dwellings.	3/13/2023 10:23 AM
45	Less onerous	3/13/2023 9:43 AM
46	City ordinance does not jive with Oregon Building code - requiring retroactive modifications	3/13/2023 8:13 AM
47	livability Provisions of 10-3 should include all residents of manzanita	3/12/2023 7:14 PM
48	Actually the changes were understandable and, in the long haul, should be required for any new house or for an building permit for an older house being updated. The increase to the STR license fee was ridiculously high and I've not seen any data that supports that amount.	3/12/2023 5:11 PM
49	Re-inspection required every 5 years. Signage posted on house identifying a rental home a potential liability issue!	3/12/2023 3:27 PM
50	First of all, you overlooked a category of STR. We are vacation home owners who happen to also be STRs. The new requirements compared to other businesses are punitive.	3/11/2023 8:27 PM
51	Too many rules. Owner like us who have owner the property for more than 20 years	3/11/2023 4:57 PM
52	The lighting provision should be changed to exempt homes in the commercial zone. STRs, particularly in the commercial zone, should not be held to different standards than other businesses.	3/11/2023 3:36 PM
53	Mandate that the City conduct annual Zoom seminars to describe changes in building requirements and fee structures.	3/11/2023 10:36 AM
54	Lighting and parking should apply to permanent residents as well. Our neighbors who are not STR park in the ROW. Neighbor dogs roam the neighborhood loose and no one picks up the waste.	3/11/2023 9:52 AM
55	Requiring an owner to post sign as an STR automatically identifies that house as a non-owner occupied residence and puts it at risk of becoming a target for property crimes. Secondly, the cost for operating an STR has become excessive. More than tripling the annual license fees, requiring a 24-hour call number and other actions appear to be punitive and out-of-line with true impacts on city resources, especially given how much STRs contribute to the city's coffers.	3/9/2023 4:26 PM

56	Fee should be prorated, based on when license is granted, especially with the recent jacked up cost: Short-Term Rental License. A permit to operate a Short-Term Rental in accordance with this and all City Ordinances. The licensing year is August 1st to July 31st of the following year and the fee of which is not subject to proration. [Added by Ord. No. 16-05, 12/7/16]	3/9/2023 8:23 AM
57	Yes. I feel short term rental owners are targeted and held to a different standard than homeowners. For instance I've contacted the city regarding the lighting ordinance as a long term rental next to me at times leaves a string of lights hanging from their 2nd floor roof which shines right in my master bedroom. My understanding is the lighting ordinance only applies to short term rental owners and not to long term rentals or owners. If the nuisance lighting is a problem why doesn't the city have an ordinance addressing this for all the homes in residential areas. Same applies to requirements for outdoor lighting as homeowners are not held to the same standard. This is not a good look for the city. put up lights such as my neighbors house I could get fined but yet I'm subjected with having to endure the nuisance from my neighbors. I don't see how this is fair even if it is legal. This is just one example.	
58	The committee for the city overseeing STR's does not include any STR members. We are being told what to do without representation.	3/8/2023 2:50 PM
59	Enforce requirements on permanent residences.	3/8/2023 11:26 AM
60	The lighting requirements should be refined, or at least applicable to all residences. On our street, there is only one full-time residence. The remaining homes are vacation homes with several being STRs. When we are at our home, the neighbors (vacation homes; not STRs) have lights shining in all different directions whether they're present or not. So any lighting issues we've experienced don't come from STRs. They come from the various vacation homes.	3/8/2023 10:57 AM
61	Lighting, noise and parking restrictions should apply to the city as a whole and not just short term rentals. The complaint and violation process needs to be overhauled	3/8/2023 10:38 AM
62	Parking in front of your home should be allowed if it is off the street; Outdoor 40W hanging LED lighting from Costco should be allowed. They are NOT bright and harm no one! Personal names and phone numbers displayed to the public is ridiculous. This should be PRIVATE! The list goes on...	3/8/2023 10:15 AM
63	All homeowners should be help to the same lighting requirements and similar requirements regarding external issues (trash, etc.). I have noticed new homeowners on my street (not STRs) contributing to light pollution and not doing a good job at securing their trash. It is only fair we are all held to the same external standards in order to promote livability.	3/8/2023 8:54 AM
64	license and reinspection fees seem inflated. Having to pay an additional reinspection fee for having met compliance is harsh and feels like an attack on STR owners. Your message is that we are not welcome.	3/8/2023 8:14 AM
65	I think there should be a little more leeway in giving STR permit holders time to correct problems found in the re-inspection before they lose their license.	3/7/2023 7:58 PM
66	I have a giant street lamp, very bright by our driveway. Found it contrary to common sense when I had to replace all my outdoor lighting to reduce light pollution	3/7/2023 4:26 PM
67	Limit the increase in cost for STR license to the yearly cost of living increase with a maximum increase of 10% per year.	3/7/2023 2:02 PM
68	Make it more simple	3/7/2023 12:10 PM
69	The city council should make the property requirements subject to all owners and residents, not just STR owners and part-time residents	3/7/2023 10:52 AM
70	"warm" light...I get light pollution reduction, but it reads as nit picky.	3/7/2023 8:47 AM
71	Periodic inspections should be every five years instead of every three years.	3/7/2023 8:11 AM
72	The night sky lighting restrictions are discriminatory towards STRs and should be a city wide mandate instead of targeting a small percentage of homes.	3/7/2023 5:15 AM
73	Re-inspection timeframe every 5 years. Modify license renewal fee to based on percentage of rental revenue vs a flat fee for all STR. As a self managed owner the upcoming renewal of \$850 can be an impediment for upkeep and predictive maintenance. Do not understand why all other businesses license fees are \$125 annual!!	3/6/2023 10:33 PM

74	The dark skies lighting section is a complete double standard. If protecting the dark skies is a priority for the town, this regulation should apply to all homes, not just STRs. It feels like locals wanting to enforce rules that they don't want to ask locals to also uphold. It's either important or it's not and if it's important everyone should play their part. There is a church behind our house with a blinding floodlight that shines in our bedroom window at night but they are not expected to follow this rule? This is a double standard that should be changed.	3/6/2023 9:50 PM
75	"That capacity shall not be increased by construction of any addition to the structure covered by the license or by construction of any other structure located on the property." Occupancy should be considered upon capacity which includes the ability to reapply if adequate bedroom additions are made to a home/dwelling. There could be a reasonable maximum as well, such as when five or more sleeping rooms then only two more occupants.	3/6/2023 9:14 PM
76	Changes should be collaborated with Str representatives	3/6/2023 7:27 PM
77	Allow more str licenses	3/6/2023 7:25 PM
78	Rates for reinspection should take number of bedrooms and max number of people into consideration so rates are not so high for smaller homes	3/6/2023 7:22 PM
79	Yearly STR fee and reinspection fees were raised way too much. The parking plan is silly. Why is the 12 hour maximum lighting just for STR rentals and not for all houses.	3/6/2023 5:25 PM
80	It seems like the ordinance has been created solely to be creative in taking more money from STR properties while making it more difficult and onerous to run their property.	3/6/2023 5:18 PM
81	Not so many charges, fees, inspections, regulations. Simplify. Simplify.	3/6/2023 5:09 PM
82	other rentals, not just STRs, should be held to the same standards. Inspections should occur every 5, not every 3 years.	3/6/2023 4:26 PM
83	Many	3/6/2023 4:14 PM
84	One example: some houses have location for garbage near garage. Better than the "SIDE OF THE HOUSE" rule.	3/6/2023 3:41 PM
85	3H- sleeping areas like a bunk room or other spacious area should be considered for addition. 6a. Violations should be noted as an incident and STR owner made aware and allow for change prior to next incident	3/6/2023 3:41 PM
86	The Local Agent requirement is a tough one because it makes it harder to own an STR due to their fees.	3/6/2023 3:08 PM
87	Even though STR taxes already pay for the majority of the city's budget, fees were recently tripled using a justification that STR administrative costs were not being covered. The license fees for an STR should not be any higher than any other business in Manzanita (either raise all other businesses or reduce STR) and the re-inspection and relicensing costs are clearly ridiculous.	3/6/2023 2:57 PM
88	streamline regulations to make compliance and enforcement easier	3/6/2023 2:46 PM
89	think the city should take responsibility to reminding folks of when their inspections are and when the tax forms are due. I think the fees should be designated clearly in the ordinance with a cap on how much certificates, etc. could increase each year. The new schedule of fees is exorbitant and a bit punitive [at least that's how it feels]	3/6/2023 2:14 PM
90	Lower the STR License Fee. The upcoming increase of 340% is unreasonable. Also lower the inspection fees. The inspectors do not spend enough time at the property to merit such an increase.	3/6/2023 2:12 PM
91	Fees are very high. Perhaps the inspection process is overly complex and should be simplified in order to reduce time spent and thus a cost savings that could result in lower fees.	3/6/2023 2:04 PM
92	The max occupancy of 2 people per bedroom + 4 is on the high side. If I use my own STR as an example with 4 bedrooms then our max occupancy is 12 which our STR rental group feels is about 4 too many people.	3/6/2023 1:29 PM
93	I will do what is required but I feel there are so many rules and regs it's difficult to keep up and still there seems to be an air of anti STR	3/6/2023 12:54 PM

94	I certainly think the outdoor lighting ordinance should be applied to all, not just STRs. I have dark sky sky friendly lighting, but my neighbor has a painful to look at mercury vapor lamp, since they are not STR.	3/6/2023 12:13 PM
95	Trash containers and okacement	3/6/2023 11:51 AM
96	the dark lighting provision is well intentioned but it isn't always practical and there needs to be exceptions for areas under cover but still outside	3/6/2023 11:15 AM
97	I think there should be a maximum number of STRs on blocks near and perpendicular to the beach. For example, Santa Cruz has a rule limiting STRs to 3-per-block for first 3 blocks off the beach. Check it out.	3/6/2023 10:47 AM
98	Water pressure tests.	3/6/2023 10:25 AM
99	We plan to have very minimal and limited rentals but see it as a way of offsetting some of the costs of having out second home. The home is primarily a place for us to use and secondarily a place we will rent to friends and family. We do not even advertise it. I'm not sure if there are others like us but it would be nice to have a less expense annual renewal fee for those that are say grossing below a certain threshold of rentals (\$5K-\$10K). We probably won't even do \$5K per year for now but perhaps in a few years we will. Paying \$500/year or whatever it has increased to is very expensive in our situation.	
	3/6/2023 10:01 AM	
100	Let's treat the STRs like small businesses, which they are, rather than a source of unlimited revenue.	3/6/2023 9:32 AM
101	In Section 5, it discusses license and rein spection. The new fee schedule is inordinately high compared to other local areas. Also,paperwork and time wise,if you could streamline rein spection and the licensing for that year of rein spection, it would save all groups a ton of time-- like getting a fishing license for trout, clamming, and crabbing. Every three years, a one time shot at licensing--reinspection, and the year's license in one package.	3/6/2023 9:19 AM
102	I think that some of the requirements that are put on STRs exceed what the local residences have to do. For instance the lighting ordainance. My neighbor is not a str but has a light that comes on and shines in my bedroom. They do not have the same requirement as an STR. I do not think that is fair. The 20 minute , 10 mile change is starting to limit locals who manage properties and leaves it more to companies that have offices in Manzanita. I dint know why I need a lock on my garbage can when it is a retrieve and is in a rubbermaid container.	3/6/2023 9:05 AM
103	several provisions are heavy handed	3/6/2023 9:02 AM
104	Given the fees and extent of the inspections, the licensing period should at least match the inspection period (which would reduce the burden on the City).	3/6/2023 8:55 AM
105	City council should not be able to make any changes without the prior knowledge of all str owners, and given ample time to attend city council meetings that involve these changes.	3/6/2023 8:51 AM

STR OWNERS AND AGENTS: Approximately how many complaints per house (total # divided by the number of houses) have you received in the last year for the STRs you own or manage (January 1-Dec 31, 2022)?

Answered: 194

#	RESPONSES	DATE
1	0	4/13/2023 1:01 PM
2	0	4/13/2023 9:44 AM
3	None that I am aware of	4/10/2023 12:38 PM
4	Zero! I've never had any complaints in my 4 years as owner.	4/7/2023 10:42 AM
5	0	4/7/2023 9:39 AM
6	0	4/7/2023 8:01 AM
7	0	4/6/2023 5:55 PM
8	0	4/6/2023 5:31 PM
9	None	4/6/2023 1:50 PM
10	0	4/6/2023 12:59 PM
11	0	4/5/2023 2:05 PM
12	none	4/4/2023 9:28 PM
13	zero	4/4/2023 7:05 PM
14	zero against us not sure what this questions is asking - but our guests complain about the street not being maintained.	4/4/2023 12:54 PM
15	Not sure have not been told of any	4/4/2023 6:13 AM
16	2	4/3/2023 11:14 PM
17	1	4/3/2023 8:16 PM
18	0	4/3/2023 7:56 PM
19	Unsure as complaints might go to rental agency	4/3/2023 4:23 PM
20	0	4/3/2023 4:08 PM
21	none	4/3/2023 4:07 PM
22	0	4/3/2023 4:06 PM
23	Zero	4/3/2023 2:41 PM
24	0	4/3/2023 2:09 PM
25	0	4/3/2023 1:27 PM
26	0	4/3/2023 12:05 PM
27	0	4/3/2023 11:45 AM
28	as far as I know zero	4/3/2023 11:44 AM
29	0	4/3/2023 11:00 AM
30	None in my whole time of ownership that I'm aware of	4/3/2023 10:54 AM

31	zero that we are aware of	4/3/2023 10:41 AM
32	0	4/3/2023 10:32 AM
33	0	4/3/2023 10:31 AM
34	None	4/3/2023 10:11 AM
35	0	4/3/2023 9:59 AM
36	0, zero	4/3/2023 9:54 AM
37	0	4/3/2023 9:41 AM
38	0	4/3/2023 9:15 AM
39	zero	4/3/2023 9:12 AM
40	Mone	4/3/2023 8:58 AM
41	0	4/2/2023 6:23 PM
42	0	4/2/2023 4:29 PM
43	0	4/2/2023 4:20 PM
44	0	4/2/2023 9:58 AM
45	0	3/31/2023 9:01 AM
46	None	3/30/2023 7:33 PM
47	0	3/30/2023 4:53 PM
48	1	3/29/2023 1:27 PM
49	0	3/29/2023 12:52 PM
50	0	3/24/2023 3:36 PM
51	0	3/24/2023 10:36 AM
52	Agent will answer	3/23/2023 10:38 AM
53	0	3/22/2023 10:15 PM
54	zero	3/21/2023 8:30 PM
55	none	3/20/2023 2:56 PM
56	None	3/19/2023 2:57 PM
57	2	3/19/2023 12:51 PM
58	zero	3/19/2023 7:32 AM
59	0	3/18/2023 8:29 PM
60	0	3/18/2023 11:30 AM
61	none	3/18/2023 8:13 AM
62	0	3/17/2023 10:49 AM
63	None	3/17/2023 10:42 AM
64	0	3/17/2023 10:40 AM
65	0	3/17/2023 10:37 AM
66	0	3/16/2023 7:16 PM
67	0	3/15/2023 5:33 PM
68	Zero	3/15/2023 4:53 PM

70	0	3/13/2023 7:40 PM
71	3	3/13/2023 7:28 PM
72	0	3/13/2023 3:07 PM
73	1	3/13/2023 12:16 PM
74	0	3/13/2023 10:23 AM
75	0	3/13/2023 9:43 AM
76	0	3/13/2023 8:13 AM
77	none	3/13/2023 5:42 AM
78	Have owned since 2018 Zero complaints. I also know my neighbors and have a good relationship with them	3/12/2023 7:14 PM
79	0	3/12/2023 5:11 PM
80	None	3/12/2023 4:11 PM
81	One, which turned out not to be a compliance issue per Manzanita PD who responded	3/12/2023 3:27 PM
82	None	3/12/2023 7:57 AM
83	Zero.	3/11/2023 8:27 PM
84	0	3/11/2023 4:57 PM
85	0	3/11/2023 3:36 PM
86	1	3/11/2023 11:07 AM
87	None	3/11/2023 10:36 AM
88	zero	3/11/2023 9:52 AM
89	0	3/10/2023 1:18 PM
90	0	3/9/2023 4:26 PM
91	0	3/9/2023 8:23 AM
92	0	3/8/2023 9:52 PM
93	5	3/8/2023 9:19 PM
94	zero	3/8/2023 7:19 PM
95	0	3/8/2023 1:40 PM
96	0	3/8/2023 1:19 PM
97	0	3/8/2023 12:16 PM
98	0	3/8/2023 12:02 PM
99	none	3/8/2023 11:26 AM
100	0	3/8/2023 10:57 AM
101	3	3/8/2023 10:38 AM
102	ZERO	3/8/2023 10:15 AM
103	1	3/8/2023 10:15 AM
104	1	3/8/2023 8:54 AM
105	0	3/8/2023 8:44 AM

106	1	3/8/2023 8:27 AM
107	None that I know of.	3/8/2023 8:14 AM
108	None	3/8/2023 7:10 AM
109	None in past 23 years of STR.	3/8/2023 1:21 AM
110	None	3/7/2023 9:33 PM
111	zero	3/7/2023 7:58 PM
112	None	3/7/2023 5:07 PM
113	0	3/7/2023 5:00 PM
114	0	3/7/2023 4:51 PM
115	0	3/7/2023 4:50 PM
116	Zero.	3/7/2023 4:43 PM
117	Never have had a complaint	3/7/2023 4:34 PM
118	Not aware of anything except a motion light that bothered a neighbor. It was removed.	3/7/2023 4:26 PM
119	0	3/7/2023 4:08 PM
120	zero	3/7/2023 3:29 PM
121	0	3/7/2023 2:02 PM
122	0	3/7/2023 12:10 PM
123	-0-	3/7/2023 10:52 AM
124	none (I thought you could only have one STR license)	3/7/2023 10:03 AM
125	0	3/7/2023 9:49 AM
126	None	3/7/2023 9:10 AM
127	0	3/7/2023 8:47 AM
128	0	3/7/2023 8:11 AM
129	0	3/7/2023 7:44 AM
130	Zero	3/7/2023 5:34 AM
131	0	3/7/2023 5:15 AM
132	Unwarranted complaint, responded by police, no issues.	3/6/2023 10:33 PM
133	None	3/6/2023 9:50 PM
134	0	3/6/2023 9:14 PM
135	0	3/6/2023 8:40 PM
136	None	3/6/2023 7:27 PM
137	O. None. Nada. No complaints.	3/6/2023 7:25 PM
138	None	3/6/2023 7:22 PM
139	Zero as far as I am aware	3/6/2023 7:09 PM
140	0	3/6/2023 5:58 PM
141	Never had a complaint in 15 years.	3/6/2023 5:25 PM
142	0	3/6/2023 5:18 PM

143	None	3/6/2023 5:17 PM
144	none	3/6/2023 5:09 PM
145	None	3/6/2023 4:59 PM
146	1 neighbor complains about the porch light being left on - but we changed lighting to dark sky compliant and they still complain - their yard looks like a constant rummage sale so I think my STR is better maintained than most who live in their homes full time!	3/6/2023 4:38 PM
147	0	3/6/2023 4:34 PM
148	0	3/6/2023 4:26 PM
149	Zero	3/6/2023 4:26 PM
150	0	3/6/2023 4:14 PM
151	None that I know of	3/6/2023 3:41 PM
152	0	3/6/2023 3:41 PM
153	None	3/6/2023 3:08 PM
154	0	3/6/2023 2:57 PM
155	none - it is managed very well by Coast Cabins	3/6/2023 2:46 PM
156	0	3/6/2023 2:34 PM
157	0	3/6/2023 2:14 PM
158	0	3/6/2023 2:12 PM
159	None	3/6/2023 2:10 PM
160	0	3/6/2023 2:06 PM
161	0	3/6/2023 2:04 PM
162	The same permanent resident neighbor has complained twice for the same outdoor light being left on 24/7, we have since fixed the issue.	3/6/2023 1:29 PM
163	zero	3/6/2023 1:13 PM
164	0	3/6/2023 12:54 PM
165	0	3/6/2023 12:52 PM
166	None	3/6/2023 12:13 PM
167	0	3/6/2023 12:06 PM
168	0	3/6/2023 11:51 AM
169	zero	3/6/2023 11:38 AM
170	2 and 1 ended up not being our guest.	3/6/2023 11:34 AM
171	0	3/6/2023 11:15 AM
172	.02	3/6/2023 10:53 AM
173	0	3/6/2023 10:49 AM
174	zero	3/6/2023 10:47 AM
175	None	3/6/2023 10:44 AM
176	0	3/6/2023 10:33 AM
177	1	3/6/2023 10:31 AM

178	0	3/6/2023 10:25 AM
179	0	3/6/2023 10:22 AM
180	0	3/6/2023 10:02 AM
181	0	3/6/2023 10:01 AM
182	not sure what you mean by complaints. Complaints from the people who rent the house?	3/6/2023 9:57 AM
183	1 and 1 as soon as the regulations were published	3/6/2023 9:50 AM
184	none	3/6/2023 9:46 AM
185	0	3/6/2023 9:32 AM
186	Our neighbor had a question about lighting which we resolved as quickly as possible.	3/6/2023 9:19 AM
187	None	3/6/2023 9:05 AM
188	zero	3/6/2023 9:02 AM
189	N/a	3/6/2023 9:01 AM
190	0	3/6/2023 8:56 AM
191	0	3/6/2023 8:55 AM
192	0	3/6/2023 8:54 AM
193	0	3/6/2023 8:51 AM
194	0	3/6/2023 8:48 AM

STR OWNERS AND AGENTS: Before addressing STR numbers, here is some background: Out of 1378 Manzanita houses, 263 are STRs, approximately 365 are primary residences, and approximately 750 are part-time residences. The STR number was capped at 230 in the residential zones (R-2, R-3 and S-SR) by the City in April 2022. (Previously, STR were limited to 17.5% of the total in these zones). In addition, there are currently 33 STRs in the uncapped zones (R4 / high-density residential (R-4) and commercial (C-1) zones.

#	PLEASE COMMENT	DATE
1	I think it's reasonable and considers FT residents that don't want strangers next door all of the time	4/6/2023 5:31 PM
2	Please note my answer is dependent on the long term intent for taxes and what those taxes fund. If the fees and taxes paid simply go to fund the general fund that I would suggest that the number of STRs fluctuate in order the rate paid and growth to that rate remain within reasonable historical inflation rates of 2 to 3%. The increases we have seen to STR related fees are irresponsible. In the beginning the STR related fees and taxes were tied to specific projects that would attract and benefit the paying guests. That is no longer the case. Would like to see a return to some responsible investment in improvements that renters would value. General fund should be funded primarily from taxes and fees we all pay in the community.	4/6/2023 1:50 PM
3	I have no issue with the number of Manzanita STRs, especially since there are such limited hotel options in town. The Oregon Coast should be accessible to everyone!	4/6/2023 12:59 PM
4	A rather confusing question	4/4/2023 7:05 PM
5	I thought it was 20 percent. Manzanita needs to be careful decreasing the current cap of rentals. With limited hotels in the area. Tourist reduction could hurt local businesses. STRS support the local economy for permanent residences.	4/4/2023 6:13 AM
6	I'm sure the city would enjoy more revenue, but I do t think the permanent residents would have it.	4/3/2023 8:16 PM
7	If the community is happy and the city is able accomplish basic needs, street repairs, lighting and other infrastructure from tax dollars accrued from STRs. That's a win win. If every rental has strict rules for renters and is diligent about enforcing them things should be ok. I can only speak to my own situation and we are very cautious about who we rent to.	4/3/2023 4:07 PM
8	No comment	4/3/2023 4:06 PM
9	Considering only 26% of existing homes are primary residents it is obvious that manzanita is still primarily a vacation destination and shouldn't be subject to strict density rental limits. Seems like a vocal few are taking property rights away from many. If a cap was the only compromise I would be more in favor of 33.3% allowed STR	4/3/2023 2:41 PM
10	17.5 % is a fair number. They provide a lot of funding for the city!	4/3/2023 1:27 PM
11	Consider moving away from a Percentage-based cap to a resonable total number so that the City regains control of the number of STRs. Using percentages puts real estate developers in charge of total STRs around town. It's time for that to stop.	4/3/2023 12:05 PM
12	if the city of Manzanita wants to thrive they will need the income from taxes and ancillary monies from renters	4/3/2023 11:44 AM
13	I like that there aren't very many, as it keeps my rents high. But I feel like one of the lucky ones.	4/3/2023 10:54 AM

14	<p>The City has been able to approve much more building in the City and number of rental homes should increase accordingly. We are at our house personally for a week each month during the year and walk with City extensively. We have not seen any material issues with rentals causing big livability issues. The last time this seemed to be a problem was only on July 4th when there were lots of activities. Even this should be considered ok for a few days a year.</p> <p>There will always be 1 or 2 problems/issues that locals have with renters but if it is not broken, it should not be changed. People who have bought or built vacations homes that rent have made decisions to take out 30 year mortgages based on the ability to derive some rental income and the City should respect these people too.</p>	4/3/2023 10:41 AM
15	There is not a need for more. The city is having to raise rates on all of us in order to address the increase number of STR's	4/3/2023 10:31 AM
16	Suggest 20% or 275 STR's	4/3/2023 9:54 AM
17	Placing these caps makes housing not affordable.	4/3/2023 9:12 AM
18	Having a percentage based cap allows a balance to be maintained which maked sense.	4/2/2023 4:29 PM
19	Manzanita is growing and there are more and more houses. If STRs were based on a %, there would be an ever increasing number of STRs while the city infrastructure, resources, stores and restaurants would not increase at the same level (we are adding more housing but far fewer new businesses). Increasing too many STRs would add more strain to city infrastructure and resources as well as decrease affordability for full-time local residents.	3/31/2023 2:01 PM
20	The businesses would benefit from more visitors. Often the restaurants are closed during the week.	3/29/2023 1:27 PM
21	I have not seen evidence so far of the problems caused by short term rentals.	3/29/2023 12:52 PM
22	I don't have enough information or background to comment on this.	3/24/2023 3:36 PM
23	What about all those STRs adjoining the city limits?	3/23/2023 10:38 AM
24	More rentals make the town less charming, the difference in STR is a reason Manzanita feels like Manzanita and Cannon Beach feels like Cannon Beach. Keep the number low to promote more residents and higher utilization of the existing rentals. Given how many sales there are the permit wait fee is not that long, especially if houses aren't being purchased on for rental (which also destroys character).	3/22/2023 10:15 PM
25	I believe the city should stick with the 17.5% of total houses can be a short term rental vs capping to a certain number. Manzanita was ahead of its time in instituting this percentage limit. As the city grows, the rentals and primary residence numbers can grow.	3/21/2023 8:30 PM
26	I think there could be more but I think this is a reasonable approach	3/19/2023 7:32 AM
27	30% would be more reasonable	3/18/2023 8:29 PM
28	Since a local contact is required, rentals can be higher as there is someone to respond to complaints	3/17/2023 10:49 AM
29	But also consider density	3/17/2023 10:37 AM
30	To support the city services and quality of life expected in Manzanita, the current STR limits seem reasonable and support the budget needs for the city.	3/16/2023 7:16 PM
31	Good balance based on the need by the City for STR income.	3/15/2023 5:33 PM
32	The City has a good balance right now.	3/15/2023 4:53 PM
33	For livability and market demand (as an STR owner) I like keeping the # relatively low.	3/15/2023 10:32 AM
34	Many owners who buy homes in Manzanita as second homes need the rental income from the home to offset ownership costs. Furthermore, STRs provide important tax revenue to the City to improve city services and facilities.	3/13/2023 7:28 PM
35	Should be a % of homes not a strict number. Eventually Manzanita will be a ghost town without tourists to support it	3/13/2023 8:13 AM

36	17.5% produced a vibrant city w/ a nice mix of owners, residents and guests. Limiting the number to a fixed cap will ultimately adversely impact businesses. Also, having a occupied STR is better for the community than an unoccupied house. The STRs are generally as well or better maintained. Just look at the number of near Zombie houses in town.	3/12/2023 5:11 PM
37	Other municipalities have similar caps	3/12/2023 3:27 PM
38	Brings jobs, tourism, and economic opportunity	3/11/2023 4:57 PM
39	I had always felt that Manzanita had a sensible approach to STRs. The city is blessed to have such a rich revenue stream and could capitalize on tourism even more. Otherwise the 365 residences would have even fewer services if STRs are minimized or further restricted.	3/11/2023 3:36 PM
40	Don't kid yourself, some those 750 part-timer are renting to friends and family on the sly. They contribute to parking issues.	3/11/2023 9:52 AM
41	NA	3/10/2023 1:18 PM
42	I can't comment on the numbers/percentages above. Any cap is arbitrary. STRS will come and go. Capping STRs based on exact numbers or percentages conveys more rights to one group of owners over another. But if such caps must be applied, then a percentage of overall homes is better than a set number because the number of homes is steadily increasing and percentages allow for such real-time adjustments that a set number does not.	3/9/2023 4:26 PM
43	My understanding is that STR's generate the largest revenue for the city and also provides additional revenue for the businesses that exist in Manzanita. I think a % cap makes more sense than an arbitrary house count. That way as the city grows, STR's can grow at an appropriate pace. If growth is a concern, then limiting new housing starts would be the place to cap it. Property tax revenue from a new home will put more pressure on resources than the additional revenue they generate, which is the opposite of STR's.	
44	I like the % based limit. It keeps the number of STRs to reasonable limit.	3/8/2023 12:02 PM
45	As Manzanita adds housing, it should stick to some percentage allocation vs. a strict numerical limit. This is equitable and generates economic activity. Otherwise, only those individuals/families with considerable resources will have access to vacation housing, cutting out individuals/families with more moderate incomes.	3/8/2023 10:57 AM
46	The number is ok, but I think it should be restricted to property managed properties and NOT include self managed properties. Maybe even reduce the number to 15%.	3/8/2023 10:15 AM
47	Please explain the justification for wanting to limit the percentage of STRs.	3/8/2023 8:14 AM
48	As the building or remodeling of new houses continues in Manzanita, it should be expected that some will become primary, many will become part time and some will become STR. A percentage based limit rather than a cap is more practical way to address these changes.	3/8/2023 7:10 AM
49	15%	3/7/2023 9:33 PM
50	I think reducing the number slightly would probably help make residents happier, while still maintaining the very significant revenue stream. I think trying to limit their density in any location would be more effective to reduce the impact on residential neighbors.	3/7/2023 7:58 PM
51	My house is my vacation home as well as a short term residence.	3/7/2023 4:34 PM
52	No opinion	3/7/2023 4:26 PM
53	the economy of the Oregon coast is driven by tourism. More STR's means better economy!	3/7/2023 4:08 PM
54	STR bring visitors to Manzanita that support the local businesses and allow for great restaurants and shops for all to enjoy. Limiting the STR to too low of a number will create the problems that the community of Gearhart and others are experiencing and impact the charm and livability of our community.	3/7/2023 2:02 PM
55	Going back to the previous 17.5% makes sense. That is a reasonable proportion for a growing city.	3/7/2023 12:10 PM
56	percentages based on zones is appropriate. As more houses are build away from the beach, the density of beach STR will incdease.	3/7/2023 10:03 AM
57	STR's need to get out of the residential neighborhoods	3/7/2023 7:44 AM

58	The zoning should be the same across the board if you are trying to limit the amount of short term rentals, but if you do get rid of short term rentals the city need to have a plan for where the money will come from not only to run the city or the build a ridiculous City Hall building.	3/7/2023 5:34 AM
59	It's not a center of industry. The area needs visitors and their money.	3/6/2023 7:25 PM
60	The number of bedrooms and max number of people should also be considered in these numbers.	3/6/2023 7:22 PM
61	Don't think there should be a cap, otherwise new construction, if the current percentages hold, will remain half empty. I think if there's enough demand for local workers to live locally, then I'd agree with a cap	3/6/2023 7:09 PM
62	It seems about right to me.	3/6/2023 5:58 PM
63	I don't think reducing licenses at this point is the right thing to do. If the goal was to keep it at 17.5% than more licenses shouldn't have been issued. At this point, I would cap it at the current rate (263/1378 = 19%)	3/6/2023 5:18 PM
64	Telling me how I can use my property is ridiculous - I pay lots of taxes - you're welcome. Rules to ensure courtesy and enjoyment for all is fine.	3/6/2023 4:14 PM
65	It's hard to say. I don't know how many of the houses sit empty year-round. Would more people come if more STRs are allowed? Does the city want to maintain a quieter environment?	3/6/2023 3:08 PM
66	We have the only STR on our block and only one home on our street is frequently occupied so the balance of STR's, at least in our neighborhood, is about right	3/6/2023 2:57 PM
67	I don't have enough information to comment. How many would there be if you stayed with 17.5%?	3/6/2023 2:34 PM
68	Placing a cap on STR's drives up rental pricing by limiting supply. This makes a vacation in Manzanita attainable for only the "privileged" who have higher income. Yes, a cap is better for me as an STR owner, but is unfair to lower income travelers.	3/6/2023 2:04 PM
69	do not be short sided and not recognize how much money renters spend on local businesses	3/6/2023 1:13 PM
70	This seems about right to me	3/6/2023 12:13 PM
71	There are many issues with Part-Time Residences (e.g. noise, parking, lighting, etc.), and given their number (55%) outweigh those of STRs. A better and much more fair way would be to apply the regulations to every Owner.	3/6/2023 12:06 PM
72	I really appreciate the thought that went into this and think it strikes the right balance of welcoming tourists into the city while ensuring that the vast majority of housing are for residences.	3/6/2023 11:15 AM
73	The neighborhoods/developments that have a NO-STR rule should NOT be included in the base count for Manzanita houses. The cap, however figured, needs to be calculated on houses that could qualify as STRs.	3/6/2023 10:47 AM
74	Seems reasonable	3/6/2023 9:46 AM
75	I have some sympathy for owners who can't rent to make ends meet as needed.	3/6/2023 9:19 AM
76	With the massive uptick in construction, there is going to a dramatic increase in number of STR properties	3/6/2023 8:56 AM

STR OWNERS AND AGENTS:

Would you be in favor of regulating density/proximity limits to STR homes?

#	COMMENTS?	DATE
1	No.	4/13/2023 1:01 PM
2	Any regulation should allow some flexibility around the 17.5% cap. Perhaps allowing as high as about 25% in some neighborhoods as long as there are no complaints in other areas besides density.	4/7/2023 10:42 AM
3	The STR properties are a source of revenue for the owners and the city. Anything the city allows which diminishes that desirability of the STR will reduce income for us both.	4/6/2023 1:50 PM
4	I don't support regulating density/proximity. My house is on a street with multiple STRs, and no problems with full-time residents. If we limit the density on the street, it would effectively be punishing an STR owner for no real reason - just to comply with an arbitrary limit. One size does not fit all.	4/6/2023 12:59 PM
5	none	4/4/2023 9:28 PM
6	What are density/proximity limits ?	4/4/2023 7:05 PM
7	Our home located in R-2 is surrounded by part-time residences or STRs. We have had zero complaints from any neighbors or guests in the six years the house has been permitted	4/3/2023 7:56 PM
8	Because I really don't know what that would look like	4/3/2023 4:07 PM
9	As manzanita is clearly a vacation destination this concept is completely unwarranted. My STR location has 42 homes on the section of street with Only ONE full time resident. There are 3 str's that I'm aware of 2 of which are within 250 ft. How is this fair to say one has to be removed ?? Also if the rule is as crow flies there are potentially several more homes impacted on adjacent streets considering 250 can impact 3 total streets south of golf !!!	4/3/2023 2:41 PM
10	Good idea, but most people like the proximity to the beach. Even though I'm 5th generation Oregonian, I do live in San Diego as well. San Diego allows higher density in Mission Beach, up to 30% of the houses can be STRs. (This has been historically a STRs area, and close to the beach.) Lower percentage is set for the rest of the city. Manzanita really has been ahead of the curve managing STRs.	4/3/2023 1:27 PM
11	None	4/3/2023 12:05 PM
12	the current rules and regs are quite strict in my opinion. Just enforce parking and noise	4/3/2023 11:44 AM
13	Don't really understand the questions. Do you mean so they can't be concentrated in one area? I don't favor that necessarily, as some areas will be more desirable as rentals than others.	4/3/2023 10:54 AM
14	Again, the people that bought or built vacation homes have often obligated themselves to 30 year mortgages based on complying with City requirements and these should not be changed lightly and people should be grandfathered in if changes are really needed. This type of change can really cause some extreme hardship and should not be considered.	4/3/2023 10:41 AM
15	One in 6 homes can be STR in neighborhoods	4/3/2023 10:11 AM
16	Sure, if I am understanding this correctly, the idea here would be to prevent an entire street from becoming all STR?	4/3/2023 9:59 AM
17	This could change the existing numbers, impacting current STR owners not in favor.	4/3/2023 9:54 AM
18	I don't think further restrictions are necessary or helpful	4/3/2023 9:41 AM
19	This community has always been a mix of vacation homes and permanent residents. The economy relies on vacation seekers, so be careful limiting more the rental homes- there may be unexpected consequences that really limit Manzanita's appeal	4/3/2023 8:58 AM

20	I do not see STRs as a threat, but rather as an opportunity. People rent STRs often because they cannot afford to live in an area, but can afford to visit for several days or weeks. STRs are often less expensive than hotels, so they help bring equity to the community. Renters bring money into the local economy through tax revenue and spending at local businesses. I think the 17.5% cap is a good limit that preserves the integrity of the city while also providing enough housing for visitors.	4/2/2023 9:58 AM
21	impossible to answer such a vague question	3/31/2023 9:01 AM
22	In commercial and high density areas density regulations don't make sense. In SF areas, maybe	3/30/2023 7:33 PM
23	I would like to know more about how regulating density/proximity would alleviate the concerns full-time residents may have on the impact of short-term rentals.	3/29/2023 12:52 PM
24	At this time, the way Manzanita is currently managing this is correct.	3/21/2023 8:30 PM
25	I think a lot of these start with the best of intentions and then quickly devolves and becomes ridiculous bureaucracy	3/19/2023 7:32 AM
26	Unsure how you would regulate.	3/18/2023 11:30 AM
27	I don't understand - isn't it already regulated?	3/17/2023 10:49 AM
28	The city would be stepping into areas of legal liability if they began limiting a homeowners use of their property different than other homeowners.	3/17/2023 10:42 AM
29	To adopt a policy of regulating density and proximity limits to STR homes retroactively would seriously impact 17.5% of city home owners who factored rental income into their purchase decision and feasibility calculations. A vibrant, multi-tier tourist economy is critical to the Manzanita small business owners, the STR permit holders and the City of Manzanita municipal budget. To limit STR's is to limit the economic impact to ALL Manzanita business owners who benefit from out of town vacation visitors. To be clear, all STR and non-STR home owners selected Manzanita because they LOVE the community and the area's natural beauty; therefore we want to maintain the quality of life for all residents, including STR permit holders.	
30	Big issues with homeowners property rights and legal challenges.	3/15/2023 5:33 PM
31	This is an issue that impacts homeowners property rights. Could raise legal issues for the City.	3/15/2023 4:53 PM
32	Having a cap or percentage is fair, and feels fair when you're waiting on the waitlist. Based on your neighbor having an STR, you not being able to, doesn't seem fair.	3/15/2023 10:32 AM
33	I don't know what this means. Please elaborate	3/13/2023 8:13 AM
34	What the exact limits are is likely a question of preference, but for quality of living reasons I think we all agree some limits are needed.	3/13/2023 5:42 AM
35	Would need complete explanation to have informed comment	3/12/2023 3:27 PM
36	There is already a density limit in place for the town. Limiting the density further by neighborhood or street would do nothing to increase workforce housing and would limit revenue that the city needs to operate.	3/11/2023 3:36 PM
38	If you can include part-time in the mix.	3/11/2023 9:52 AM
		3/9/2023 4:26 PM
39	All I can say is Gimme a break! What would be the purpose of such regulation? What problem would it solve? Please reread my above response. There is no justification for such actions and would make the city livable for taking away rights and earnings that have been granted already to properties in those zones. What other purpose does a Commercial zone have? Overregulating and losing vital STR revenues because of NIMBY attitudes will not build a better or stronger community.	
40	I think having a % cap across each of the sections of the city (map at beginning of survey) is fair to balance full time residents, part-time and STR's.	3/9/2023 8:23 AM
41	Any rentals in place or for homeowners on the waiting list should be grandfathered in and allow to participate in the program. If a density/proximity limit is enacted any applicant thereafter should be subject to density/proximity limits. I have great neighbors and I understand the impact short term renters can have.	3/8/2023 7:19 PM

42	I'd like to see a market-oriented approach. The number of STRs will regulate themselves, when the market is saturated.	3/8/2023 12:16 PM
43	It really depends on the proposal. This is such a broad question as to be meaningless.	3/8/2023 10:57 AM
44	I don't think density/proximity should be considered as it is not controllable by the homeowner. If I were on a waitlist I would not want people leapfrogging me in line simply because my neighbor is a STR (which they are). I have been a STR for almost 10 years now, and my neighbor for longer. Caps are fine, whether in absolute number of in % of dwellings, but density/proximity is simply not equitable--it does not treat every STR and STR applicant the same.	3/8/2023 8:54 AM
45	i do not understand	3/8/2023 8:44 AM
46	As a STR owner and years of being an actual renter, I find that currently the STRs are now regulated for capacity, parking, pets and lights, while the non STR houses are not. The non STR houses many times violate practical parking guidelines, have no capacity limits, no noise guidelines and leave lights on all night. I would rather be next door to a STR in which I have some options to address disturbances than a non STR in which I just have to live with it. The basic STR regulations that Manzanita implemented several years ago are very effective.	
47	I think that might be even more effective in reducing negative impacts than reducing the overall number.	3/7/2023 7:58 PM
48	A <20% percentage cap seems to be working fine. I don't see a problem of having multiple str's in proximity to each other. It could be beneficial with say large family gatherings to have str's proximal to each other.	3/7/2023 4:43 PM
49	If there is not a problem leave it alone.	3/7/2023 4:34 PM
50	This is ridiculous. Adding additional proximity requirements would result in LUBA problems, and additional staff time in arguing it all. Lawsuits galore!	3/7/2023 12:10 PM
51	Obviously, the rationale for limits is critical.	3/7/2023 10:03 AM
52	An example would be helpful. Do you mean limiting the STR's based on how many or where current STR's in that same area?	3/7/2023 8:47 AM
53	I am in favor of having STR's spread throughout Manzanita and not have them concentrated in just a few areas. However, existing STR's should be grandfathered in and new licenses issued as older ones drop out.	3/7/2023 8:11 AM
54	The area of the str doesn't limit the amount of people coming to the city	3/7/2023 5:34 AM
55	Need explanation to give opinion	3/6/2023 10:33 PM
56	Virtually impossible give the current spread	3/6/2023 4:59 PM
57	I would want more definition of what that means before saying yes.	3/6/2023 4:38 PM
58	I'm not sure what the impacts would be, so I can't give an educated answer.	3/6/2023 3:08 PM
59	Be careful that tighter regulations may cause a dramatic decrease in property values (and tax base). Look at the impact tight regulations had on Gearhart's property values. They have never recovered from after their cap was put in place.	3/6/2023 2:57 PM
60	I can understand the concern in outlying neighborhoods from downtown core but once again enforcement and regulations of proximity limits makes it very difficult and time-consuming to administer. The neighborhood should possibly have density limits possibly but not proximity limits to administer	3/6/2023 2:46 PM
61	I would not want my STR status to change. We use our home as our own vacation home, and without our STR income, we could not afford to keep the house. And proximity to what?	3/6/2023 2:34 PM
62	Proximity limits are unfair. A person's property value would decline significantly if their neighbor had STR seniority over them and thus they couldn't get a license. Also, if STR's are scattered, then more non-STR houses will border STR's. Better to let STR's cluster together. That's the whole premise of not capping STR's in commercial and R-4 zones (kudos to the City Council for that decision in 2022.) Let the STR's thrive in the commercial and buffer zones where they will be closer to businesses/amenities that they support and even keep in business and farther from full-time residents.	3/6/2023 2:04 PM
63	n/a	3/6/2023 1:13 PM

64	Part-Time Residences (55% of total) create just as many if not more problems (e.g. noise, parking, garbage, etc.) than STRs. If density/proximity limits are applied, they should be applied to ALL residential areas.	3/6/2023 12:06 PM
65	I think that's a really bad idea as it seems arbitrary and will likely have unintended consequences.	3/6/2023 11:15 AM
66	This reduces value for owners as they can't sell to someone interested in a STR if there is one nearby. That's unfairly giving priority access to older STR license holders. If you want to have a density limit then there should be random draws for the licenses for all interested parties each year.	3/6/2023 10:49 AM
67	1. Regulate proximity as I previously suggested in blocks near the beach. 2. Regulate capacity. Of course, those homes (really small hotels with rental to just one party) that sleep 10 or more will inevitably be party houses--even if the are rented for a tame family reunion. The more the people, the more the noise, the more the parking issues, the more comings and goings. And, these huge houses violate the nature, the spirit, the tone of sleepy, small-village, family-oriented Manzanita. You want to keep it in line with the history of Manzanita, no MEGA- sized STRs.	
68	The city should take into consideration the positive economic benefit STR's are not just to all the shops and restaurants, but to the city as well	3/6/2023 10:31 AM
69	Hard to implement now, but it could be balanced out over time	3/6/2023 9:50 AM
70	No preference	3/6/2023 9:46 AM
71	If someone builds a home to rent part-time and to use as vacation home part-time, the state has a tax system for this, and it should be allowed. Also, and the way it is, the local residents get to vote on most issues even though those owning vacation house and vacation/rental houses are the majority. So, if you really look at this survey, maybe that would even the field of opinion.	

STR OWNERS AND AGENTS: What other areas of focus or opportunities are there that STR-related policies, programs, or projects might address?

#	RESPONSES	DATE
1	I love that STRs bring families and children into our community. It would be nice support that through policy or programs, or projects like parks. I would also love to see TLT money cover more pedestrian improvements like bike lanes, sidewalks, and paths.	4/13/2023 1:01 PM
2	Collaboration	4/13/2023 9:44 AM
3	Housing for local workers.	4/10/2023 12:38 PM
4	Provide more visible information on the financial benefits that STRs provide the City of Manzanita and residents.	4/9/2023 2:26 PM
5	I don't have objections to the current set of policies (other than the recent increases in fees of all kinds, which are excessive!). But I strongly object to good policies that apply only to STRs and should be applied across the board to all residents. One case in mind is the policy for down-facing outside lighting. This should apply to all residents if it is to achieve its goal of night-sky viewing. My neighborhood with STRs that comply is severely compromised by part time and full time owners who have very bright outside lights next door to the STRs, which do comply. Not fair and does not achieve the goal.	4/7/2023 10:42 AM
6	Remember that STRs bring visitors and revenue to businesses during times those homes would normally be empty	4/6/2023 5:31 PM
7	I recognize that this would be problematic. However, as we all know, the key to the value of the STR is view of the ocean and proximity to the ocean. I would like to see greater focus on assisting STR's in preserving views by regulating trees. At a minimum, there should be no allowance for any portion of a tree that extends over Manzanita property.	4/6/2023 1:50 PM
8	The number of visitors Manzanita gets in the summer is already stretching the limited city resources (restaurants, shops, etc.). This is not just a function of STRs, as hundreds of second-home owners also descend upon the town at the high season. I think a portion of the lodging taxes the city receives from the STRs should be directed to supporting those small businesses. One idea to consider might be to fund rent-controlled housing, to improve staffing so the businesses can be open more. One complaint I have with the City is that they are sometimes unreasonable in their interpretation and enforcement of the 10-3 Ordinance rules. For example, it says the maximum number of vehicles allowed off-street at each home shall be the number of bedrooms, plus one. I have a friend, a fellow STR owner, whose house has three bedrooms, so should be allowed 4 parking spots. Her property has room for 3 cars to park on it, and it had been set up that way for years. However, during the last inspection, one of her spots was denied, due to the fact that the property line of the house ended to about a foot before the end of the driveway, causing the rear bumper of a vehicle to extend over the property line, though not into the street. The denial of the 3rd parking spot forced the STR owner to tell renters to take a parking spot ON THE STREET IN FRONT OF A NEIGHBOR'S HOUSE, which could have been avoided if the inspector had taken a reasonable approach to assessing the parking spots that were ACTUALLY available on the property. This kind of inflexibility and overreach is not conducive to building trust with the City. Thank you for asking and listening.	
9	none	4/4/2023 9:28 PM
10	equitable licensing fees between STRs, commercial/business licensing fees	4/4/2023 7:05 PM
11	already mentioned above	4/4/2023 12:54 PM
12	City taxes	4/4/2023 10:45 AM
13	Rethink the unreasonably high increase in STR license renewal fee!	4/3/2023 11:14 PM
14	Stop treating STR owners as second class citizens! We have to hide the fact that we have a rental so we won't be scorned. And to add insult to injury, the permits skyrocketed to an absurd amount. Not sure why we continue.	4/3/2023 8:16 PM
15	Developing better, more collaborative relationships with STR owner	4/3/2023 7:56 PM
16	The costs to license and STR is out of control, extremely high, and feels like price gouging.	4/3/2023 6:17 PM

17	Community building between SRT owners and full/PT residents. We've bent over backward and invested thousands into making our rental more tolerable for neighbors though still feel ostracized.	4/3/2023 4:23 PM
18	As I recall, and you can check the audio records to confirm, your original survey showed a low level of discomfort or concern with STR's. It was my impression, following the STR Committee meetings, that the voices of a very few managed to make something of very little and as a result the City chose to double their workload (e.g., inspections changed from five years to three years) to create demand for more staff, and to pay for more staff the need to raise fees for STR licenses, services, re-inspections, etc. Issues you seek to remediate are of your own making. QUESTION 7: The other side of that question are what resources are available for STR's who experience biased and intolerant neighbors and residents? I count myself exceptionally fortunate to have nice neighbors and in turn, I do my best to make sure I, and my guests are good neighbors. I believe that the vast majority of STR's do the same. I'd like to see an attitude adjustment of the part of the City acknowledging that STR's are NOT the problem - we are a partner, and should be valued as a partner in your solutions.	4/3/2023 4:08 PM
19	It would be nice for the city to let all home owners and STR managers know in a yearly letter of how transit lodging taxes were spent. A positive note on what great city goals were achieved because of that income.	4/3/2023 4:07 PM
20	Lowering the annual license renewal fees that were more than tripled this year.	4/3/2023 4:06 PM
21	The recent increase in permits seems very excessive. Let's try not to vilify str owners rather embrace. Many of us rent our homes out if necessity just so we can own a little piece of heaven here in manzanita. Kids in college etc... make it difficult for many middle class families to own without renting for at least part of the year. The city and its full time residents would do well to take that into consideration when implementing serious str restrictions. Have a blessed day	4/3/2023 2:41 PM
22	STR committee should consider scaling the extremely large \$800 renewal fee in accordance with use. We want to rent just to family and friends very occasionally and this price increase makes it nearly prohibitive. Properties that are consistently rented each year should pay a higher tax. Perhaps the STR group could add a fee per rental so that it acts as a toll rather than having low renting properties subsidize the cost for the constantly rented properties.	4/3/2023 2:09 PM
23	1)Set a limit of 10 maximum in a STRs regardless of the number of bedrooms. We walk the streets of Manzanita frequently, and having more than 10 people in a home is unfair to full time residents who live near STRs. (noise, parking, traffic become problems, based on our observations) 2) Allow slightly higher percentage of STRs near the beach zone, but still keep the overall percentage at 17.5%. Still set a reasonable limit of STRs in the beach areas. (Don't want those areas to become burdened.) 3) Vacationers gravitate toward the beach rentals. But as home are being built farther away from the beach, those homes won't be used as STRs as much. Then the overall percentage of 17.5% will increase the number of STRs, hence impacting the beach areas. Again, allow a higher percentage at the beach, but cap it at a reasonable limit.	
24	Hopefully, a city employee is assigned to enforcement of poor STRs by publicly tracking areas with challenges, identifying each recurring (troubled) STR house, and working nights/weekends to help neighbors when they call for help on a noisy house.	4/3/2023 12:05 PM
25	no comment	4/3/2023 11:45 AM
26	please have someone from Manzanita contact me directly about the 9 month limitation, as I am under current construction,	4/3/2023 11:44 AM
27	It feels a little like the city has too much control over my investment. I understand it was an extreme case, but It was very scary when we were shut down due to COVID and it is income I rely on. Hard to put faith in a business that I know someone else is in control of. It felt a bit unfair, especially since I pay taxes on my property just like residents do, plus the additional tax for rental privilege. Some of the codes seem more stringent for us.. as a rental I can understand for safety, but not for things like the night sky or whatever that maybe all homeowners should also need to abide by. The fees also went up significantly and it felt like perhaps there wasn't enough notice, but again I am happy to even have the privilege.	4/3/2023 10:54 AM
28	Fees should be lowered to previous amounts plus some inflation adjustment. This is just fair and it is just wrong for the City to come after people that have no say to increase City revenue just because they can where STR owners already are shouldering a large amount of total City revenues.	4/3/2023 10:41 AM

29	The new policies that have been put in place are quite a change. The city needs to recognize that the STRs and hotels are what bring visitors to Manzanita, which has been a vacation town since the 80s. When my husband worked at the Little Apple. The businesses in town rely on this income, and the visitor who comes to Manzanita provide an economy for businesses like Moxy and Unfurl. Please keep this in mind as your committee continues to evaluate the STR requirements. We are also a business, in a sense providing revenue to the city. It would be nice to feel as though we are welcome in a town we call home for part of the year. We thought we might retire there, but at this point, it seems less friendly toward "outsiders."	4/3/2023 10:31 AM
30	Enforce lighting and noise pollution limits etc to all homeowners-not just STR owners	4/3/2023 10:11 AM
31	I think the fact that the STR income goes a long way toward funding the city and its needs is an important bit of information that perhaps non-STR owners do not fully understand. So it may be nice to share the details of how those funds are allocated, in particular the ways in which those funds are used that benefit the entire community in Manzanita. Perhaps a small percent of the revenues could be set aside and used to create a housing fund which could be made available to those who work in the community (in ways that keep it vibrant for all to enjoy) that may otherwise not be able to afford to live in the community.	4/3/2023 9:59 AM
32	annual license & permit fees should have gradually increased	4/3/2023 9:54 AM
33	A positive attitude towards str's would be really nice. We are providing a service to people who love this community and want to spend time and money here. Families with kids who would not fit into a hotel room benefit from Ocean time especially in this sweet community. The new fees are very high. There is an idea that owners are making huge amounts of money. But if you've purchased recently in Manzanita the prices are so high that it is a challenge to have a property carry itself especially after this past winter where there were so few guests. I've been carrying my property out of my own pocket from November through February and I'm just starting to bring in enough to come close to covering the mortgage. I don't think my situation is unique. Vacancy rates were very high this winter.	4/3/2023 9:41 AM
34	There is a great deal of reaction due to the changes brought by Covid. Whether these changes stick is questionable. Don't upend the whole STR system based on potentially fluky years. Also, many of the "new" full time residents were also vacationers not too long ago.... Important to remember that this is a tourist economy and to preserve while also not closing the door behind one's self	4/3/2023 8:58 AM
35	The new permit fee is out of line with other coastal communities. The taxes that the city gets from the rentals should more then cover the costs associated with running the STR office.	4/2/2023 6:23 PM
36	None	4/2/2023 4:29 PM
37	None	4/2/2023 4:20 PM
38	The city of Manzanita is already a very restrictive place to own and manage an STR. I plan to leave the STR program in December 2023. Further restrictions will most likely drive others out of the program as well.	4/2/2023 9:58 AM
39	STRs bring valuable income to Manzanita and visitors help support the local economy that full and part time residents enjoy and benefit from as well. We both rent our home as an STR and also enjoy coming to Manzanita ourselves. The city should balance the benefits of STRs to the local economy (jobs, taxes, business income) with the impact on housing affordability and stretching the infrastructure capacity.	3/31/2023 2:01 PM
40	Please rollback the latest huge increase in fees. You should have more review of proposed actions before you intact them. It was shocking when I was unlawfully asked to provide the city with insurance to cover them on my SRT. I wonder about a city that does that without vetting it with legal counsel first.	3/31/2023 9:01 AM
41	n/a	3/30/2023 4:53 PM
42	Consider that visitors bring in vibrancy to the community and help the business owners. Visitors spend money and contribute!	3/29/2023 1:27 PM

43	I think STR-related policies, programs and projects need to take into consideration the entire community. That would include STR owners many of whom have been coming to Manzanita for decades and have a vested interest in the community. I don't believe adding more and more regulations is the answer to anything. I feel as if that is what City Council has been doing. I am hopeful this survey will help to illuminate the real issues the full time residents have with visitors to their community so that solutions can be created to address specific problems. At the same time, I think it is important to consider all parties interested in the community and not create a situation where some members are made to feel as they are the "other." Including STR owners in City Council decisions, even though they have no voting rights, will benefit the community as a whole.	3/29/2023 12:52 PM
44	NONE	3/24/2023 10:36 AM
45	Your policies encourage high STR occupancy rates	3/23/2023 10:38 AM
46	City needs to help develop worker/low-income housing projects. Any time a new development is approved, portion of it must be lower income properties to support the local workforce.	3/21/2023 8:30 PM
47	I cannot think of any.	3/19/2023 12:51 PM
48	As an STR owner, I feel as though I am treated as a second-class citizen (unduly charged and penalized), even though the majority of the funding from the city comes from STR. From my perspective, the city is trying to have it both ways.	3/19/2023 7:32 AM
49	Reasonable fees!!!!!! A business license compared to a STR license ... no comparison!!!	3/18/2023 8:29 PM
50	STR fees	3/18/2023 8:13 AM
51	Plan and communicate city-wide activities - festivals, etc for all to enjoy (both residents and visitors/renters)	3/17/2023 10:49 AM
52	The city should review the increased license fees. The are unreasonably high and I believe they should be reduced. They were raised without adequate backup to support the costs incurred by city staff.	3/17/2023 10:42 AM
53	NA	3/17/2023 10:37 AM
54	I would like to de-escalate the US vs THEM rhetoric and work together on shared objectives to manage the STR process, guests to Manzanita, and the positive impact to the community from STR fees, taxes and overall revenue contributions. We should treat guests to our fine city with a warm welcome, and demonstrate hospitality to our guests vs resentment.	3/16/2023 7:16 PM
55	Reduce the recently increased license fees that do not make sense and are not in line with neighboring communities.	3/15/2023 5:33 PM
56	Limit/control street parking City wide. Roll back recently increased STR license fees which were raised without adequate support documentation to more reasonable levels. The new fees are ridiculously high !!	3/15/2023 4:53 PM
57	n/a	3/15/2023 10:32 AM
58	Treat the STR respectfully. Currently it feels like the city and inspectors try to punish people for having a STR. STR bring revenue to the city that benefits local businesses.	3/13/2023 7:40 PM
59	not sure	3/13/2023 7:28 PM
60	Equity and inclusion as a property owner that pays taxes and generates substantial revenue for city	3/13/2023 3:07 PM
61	Lowering the inspection and licensing fees to a fair and reasonable level.	3/13/2023 12:16 PM
62	The increase in taxes and fees.	3/13/2023 10:23 AM
63	If you are going to charge us an arm and a leg, please provide more support including a city parking lot, activities and signage, better support for businesses downtown, and a boardwalk so that the beach can be accessible to handicap and mobility challenged guests.	3/13/2023 9:43 AM
64	A lot of the city's revenue comes from the STL program. Limiting it excessively or charging STL owners excessively is counterproductive to keeping the city a tourist destination with thriving businesses to support full time residents.	3/13/2023 8:13 AM

65	We are concerned that the reaction to a few bad apples turns into what feels like punishment to the majority of STR owners.	3/13/2023 5:42 AM
66	I would like to see a public reporting system. If a complaint is submitted a form needs to be filled out and pictures of the issue taken. The person submitting the form needs to be verified. Just about everybody owns a Cell Phone with a Camera	3/12/2023 7:14 PM
67	BTW - I think your survey should have included a category for part time owner occupants who also do STR part time - a category in which we fit. That's fundamentally different than a completely absentee owner who does STRs.	3/12/2023 5:11 PM
68	Cost of license renewal.	3/12/2023 4:11 PM
69	Fee structure would be more equitable based upon percentage of rental income vs flat fee	3/12/2023 3:27 PM
70	No concerns. Stop over regulating	3/12/2023 7:57 AM
71	The fees are out of control: Why are STRs charged for anything at a higher rate. The vague language makes the rules capricious and arbitrary. They would die in court. Too much time is wasted all-around on the changes.	3/11/2023 8:27 PM
72	Property owners like ourselves that operate according to the rules, are good neighbors, only helps us afford the property, it is not a business	3/11/2023 4:57 PM
73	I think the greatest potential for improvement is to address the impact that day trippers have during the warmer months. After living here full time this past year IN THE COMMERCIAL ZONE, I am truly shocked at how contentious the STR program has become. As I walk/run through the neighborhoods, I have yet to discover disruptions coming from STRs. I am sure there are exceptions, but the majority of the "issues" I see are along or close to Laneda with barking dogs left in cars, car alarms going off for extended periods, parents screaming profanities at their kids, and parking issues. Visitors staying in STRs generally contribute more to local businesses as opposed to people visiting for the day who more often spend their time on the beach (and leave their garbage). Perhaps adding a parking fee at least during the summer months would help address these issues and provide additional revenue for the town. Bike parking would also be a nice idea.	3/11/2023 3:36 PM
74	High and Ridiculous Fee Structure	3/11/2023 11:07 AM
75	I hope that respondents to your survey include the many restaurant, construction, and other service providers who choose to live in Manzanita, but must work to do so. These are the people who will pay for fewer visitors to the City. The city will also pay. With among the highest fees in Oregon for STRs, how will the City make up the income currently derived from STRs.	3/11/2023 10:36 AM
76	Determine if parking /congestion issues are mostly day-users/campers.	3/11/2023 9:52 AM
77	none	3/10/2023 1:18 PM
78	Start listening to and appreciating what the Tourism industry brings to Manzanita. The City lacks a diverse business base, lacks hotels and motels, and relies heavily on vacation rentals to keep the shops, restaurants and other services open, functioning and profitable. The continued demonization of STRs will only result in shooting the proverbial goose that lays the golden eggs.	
79	STR's generate the most income for the city, even more than new housing starts. So not sure why an arbitrary house count (vs %) was imposed. As the city grows, the STR's should maintain pace (at the correct %), which will help fund the city and provide additional revenue for local businesses, as they likely make more money from Vacationers than the do part-time residents. Also, you need to address the recent increase in the STR license fee or you need to address how the costs of implementing and STR license have increased to warrant such a massive increase. As an STR Owner, we are not getting rich, in fact, we try to break even so we can afford to own a piece of our dream (having a beach house in a beautiful community). We've invested quite a sum of money in the house and housing improvements, to make our area of the community more livable and aesthetically pleasing. So not sure why there is such an anti-STR bias in Manzanita?	3/9/2023 8:23 AM
80	I am NOT happy with the HUGE increase in the STR annual license that is planned for 8-1-23 from \$250 to \$850-this is a 340% increase! This is an excessive increase!	3/8/2023 9:19 PM

81	I think the focus of the STR related policies strongly lean towards appeasing full/part time homeowners which I understand. The STR cap and having a STR committee is a good idea. But what you have to realize is that you can't treat homeowners differently regardless if its an STR or a full time homeowner they are still homes in a residential area. If items such as lighting is a nuisance doesn't it make sense to be consistent for all homeowner and make a real difference? STR's only account for 17.5% of the homes; how much of an impact does this ordinance really impact the livability for full/part time residents? Be consistent and don't target. From my understanding STR's provide over 50% if the operating income for the city. We have the highest fee's on the coast, one of the more rigorous inspection requirements and are held to different standards than full or part time residents. I think the city/committee do not understand that the cost for all services will increase if the city makes it too difficult to operate as short term rental owner. Moving to a long term rental is something I've considered .	3/8/2023 7:19 PM
82	Input on the yearly fee schedule. Since we have so little representation we are paying for a service that simply imposes rates and ignores our concerns.	3/8/2023 2:50 PM
83	The inspection fees and STR License renewal fees in Manzanita are unreasonable and disproportionately significantly higher than other coastal towns along the Oregon coast.	3/8/2023 1:40 PM
84	None	3/8/2023 1:19 PM
85	NA	3/8/2023 12:16 PM
86	I would like to see the city focus on improving the town itself - making it more desirable to visitors. Holiday celebrations (Fireworks at 4th of July) and other summer activities would make the town a desired location for visitors.	3/8/2023 12:02 PM
87	The city really should set an overall philosophy as to where STRs fit within its economic planning. I follow along with discussions, and it does seem more focused on the burdens that STRs create and how to mitigate those, which is understandable. I still don't understand, however, what the city's north star is in relation to STRs. Or if it does exist, it should be more regularly referenced.	3/8/2023 10:57 AM
88	Treat STR as legitimate businesses that contribute greatly to the livability of Manzanita	3/8/2023 10:38 AM
89	I feel that there should not be a permit required for someone like me that only rents to friends and family and has a gross income of less than \$8K per year. The city would benefit a lot more from taxes collected from a managed property that is advertising and promoting vacation stays!	3/8/2023 10:15 AM
90	I understand the increase in fees, but if you are collecting taxes on rentals then is that not helping to pay for the city's management of the STR program? I would appreciate more transparency regarding whether you increased fees to pay 100% and if so then what is the rental taxes paying for, particularly since we already pay property taxes.	3/8/2023 8:54 AM
91	Establishing a recycling program	3/8/2023 8:27 AM
92	STR is an opportunity for local businesses to increase income which provides a benefit to the whole community. STRs have to be very well maintained which employs local resources (painters, gardeners, handyman, etc.) and enhances the beauty & charm that is Manzanita.	
93	The STR permit inspection with regards to personal safety and fire safety make sense. Some of the areas that are included in the inspection are outside the safety related arena and make little sense. The STR regulations regarding capacity, parking and lights make sense. Why don't we enforce these regulations on all homes in Manzanita?	3/8/2023 7:10 AM
94	The change to \$750 STR annual fee makes STR a profit center for Manzanita in my opinion. The city already gets almost 60% of its revenues from STR. I'm all for a new state-of-the art City Hall and Police Station and will gladly pay additional property taxes to fund this project.	3/8/2023 1:21 AM
95	None	3/7/2023 9:33 PM
96	License fee too high	3/7/2023 5:07 PM
97	N/a	3/7/2023 4:50 PM
98	Focused support for recycling services for str's and the city as a whole could increase sustainability. Support by city of literature on benefits of str's in the community. Exzmples: Financial support thru taxes and fees, support of local business year round by str occupancy. Increased diversity (race, culture, place of origin by str occupants). Seems like there is a focus on problems and from what i hear and see, the are few and far between.	3/7/2023 4:43 PM

99	Let's get the gravel roads maintained.....they are used by all!	3/7/2023 4:34 PM
100	NA	3/7/2023 4:08 PM
101	The rationale for adjustments to renewal and inspection fees needs to be more transparent. For example, the need a 240% (!) increase in the annual renewal fee was clearly inadequate.	3/7/2023 3:29 PM
102	I would like to see the city use the revenue earned from the STR to increase the public use spaces in the community and sponsor more cultural events. In particular, more city parks with play equipment, pickle ball and tennis courts, horse shoe pits, skate board parks and basketball courts would be a great value add to our community.	3/7/2023 2:02 PM
103	The city audit process is ridiculous. It requires 10+ hours of work in order to provide the documentation that the city asks for. If the city has reasonable suspicion of avoiding taxes, then fine, but it seems to be an attack on STR holders who self-manage and is punitive.	3/7/2023 12:10 PM
104	Inalienable property rights. The city council does not have the authority to legislate what owners may do with their property under the illusionary thin guise of protecting the public welfare and safety. They have shown an open and hostile disregard for STR owners and part- time residents rights as a class. No such onerous requirements are placed upon other residents.	3/7/2023 10:52 AM
105	STR play and important role in the economics of Manzanita. Do STR bear more or less of a burden when compared to residents and businesses?	3/7/2023 10:03 AM
106	The new ordinance is good. Perfect? No. Good? Yes. The new annual license fee increase seems high ... compared to what it was.	3/7/2023 9:49 AM
107	STR's have much more stringent rules than owner-occupied homes. Additionally the new pricing for annual permits and inspections is outrageous. It appears that some entity is trying to rid the city of STR's. Should that occur, the city's source of revenue would dry up and local businesses would fail.	3/7/2023 9:10 AM
108	We have a single home, that we renovated ourselves, and hope to retire to someday. I'd love to see changes to STR's settle for awhile, so that perhaps the anti-STR feelings by residents could also settle.	3/7/2023 8:47 AM
109	There should be more representation and input from the STR community on all issues related to STR's, including financial issues such as the fee structure.	3/7/2023 8:11 AM
110	If you limit STR's what if the plan for the city to make sure that small businesses don't lose or leave. And what is the plan for the city to replace its income	3/7/2023 5:34 AM
111	Manzanita has transformed into a negative perspective city and is no longer the city we fell in love with. The city is letting it affect their judgement and it's disappointing to see. I would like to see the negativity around STRs be turned back around.	3/7/2023 5:15 AM
112	As addressed in question 10, re-inspection compliance every 5 years. Unfair burden placed on STR business regarding renewal fee of \$850, especially when ALL other businesses pay \$125.Renewal based upon percentage of revenue generated .	
113	As a STR owner it would be helpful to be kept up to date with issues the town is facing so we can proactively help to prevent issues. For example noise issues past 10pm, outdoor lights past 10pm, etc.	3/6/2023 9:50 PM
114	N/a	3/6/2023 9:14 PM
115	No suggestions	3/6/2023 8:40 PM
116	Housing for service industry staff	3/6/2023 7:27 PM
117	More STRs. More visitors. More money.	3/6/2023 7:25 PM
118	STR companies should be taxed separately on the amount of funds they take from renters. They make so much money that doesn't stay in the community. This should not be allowed.	3/6/2023 7:22 PM
119	N/a	3/6/2023 7:09 PM

120	I have been getting the impression that STRs are being viewed as pariahs that are drawing the town down. I think they should be viewed as a win/win: the STRs win because they are in such a picturesque little town; the town wins because STRs provide a lot of revenue for the town, help businesses survive, and make the town more interesting. Without the STRs the town might seem boring. I don't think the city should gouge the STRs, since this will just create ill will. Manzanita is too small to handle much ill will. I think the city should try to foster positive relationships with STR owners, and not turn them away.	3/6/2023 5:58 PM
121	We are a bit unique as we limit our rental to 60 nights per year, only rent to friends, and rent at a below market rate. We owners use it way more than any renters. I wish there was a separate category for STR owners like us.	3/6/2023 5:25 PM
122	Start building a community in Manzanita where STR owners and permanent residents can live together amicably. We all love Manzanita and want it to prosper.	3/6/2023 5:18 PM
123	License fee increase is scary for the future.	3/6/2023 5:17 PM
124	Stop being so regulatory and onerous. I assume most STR people are just trying to cover expenses for owning a second house, but the city seems to treat us like undesirable corporate carpetbaggers. We're part of the community too.	3/6/2023 5:09 PM
125	Charge developers that pull permits an enforcement fee or generic development fee for use on civic projects	3/6/2023 4:59 PM
126	If you want to increase our rates as substantially as you have, I would like to see where that money is going. There is no pool, rec center (other than the mtg hall) that would benefit the community. I would pay higher fees if it meant a capital improvement project. Also - you forgot to include many , if not most of us are STR owners and part time residents. We are in both camps and I do not appreciate the survey dividing us from the first question.	3/6/2023 4:38 PM
127	Equity for STR owners and other businesses within Manzanita, less dependence by the City on TLT to support its general fund.	3/6/2023 4:26 PM
128	Is there something the community at large can do to subsidize housing for seasonal and permanent workers? With prominent stores only open 3-4 days per week, there are lost opportunities to increase tax revenue for the city by providing affordable living opportunities.	3/6/2023 4:26 PM
129	:)	3/6/2023 4:14 PM
130	Coming major increase in city license fee. STR owners/guests contribute to the economy of the city. They should be welcomed.	3/6/2023 3:41 PM
131	Recent fee increases for STR excessive	3/6/2023 3:41 PM
132	Local Agent issues. I'd love to know if other solutions would be possible.	3/6/2023 3:08 PM
133	Bring the annual fees back to what they were previously and factor in the fact that STR's generate the majority of the city's revenue through the STR taxes and provide the funding that allows the city to operate at a reasonable level and provide necessary support services.	3/6/2023 2:57 PM
134	You might clarify how many programs, etc. the tax revenue for short term rentals support - maybe even post [_____] brought to you by short term rental tax.	3/6/2023 2:14 PM
135	As mentioned above, proposed licensing fee increases are excessive. Why are business licenses capped at \$125 and STR's will be required to pay an annual fee of \$850?	3/6/2023 2:12 PM
136	The COM has recently increased fees for STR licensing, inspecting etc., the increase is exorbitant and unjustified in my view and in hundreds of other STR Owners. In the COM's statement as to why the fees need to increase it's obvious the other side of the equation is not calculated and that is the income stream generated by taxes and tourism from the STR's, not to mention the inequity of STR license costs in relation to other businesses licensing costs. Any increase in STR fees is unacceptable let alone the recent 400% increase. Talk about wanting STR's to pay for the City Hall - unbelievable !!!	3/6/2023 1:29 PM
137	n/a	3/6/2023 1:13 PM
138	Watching increases in pricing for required licensing	3/6/2023 12:54 PM

139	No other areas	3/6/2023 12:13 PM
140	Taxes on STR is becoming insanelly high	3/6/2023 11:51 AM
141	Parking options for shoppers, day trippers or visitors of rentals.	3/6/2023 11:34 AM
142	Just making the renewal and application process easier would be ideal.	3/6/2023 11:15 AM
143	The new annual renewal fee is outrageous. There is no way that I'm using \$850 of staff time to renew my STR each year. This is just a classic money grab from community members who can't vote in Manzanita because they aren't full time residents. This will drive out all of the small STR operators and they will be replaced by bigger commercial interests who rent as many nights as possible all year and do the minimum maintenance necessary. You are already getting 9% tax on rent where is that being credited toward our use of city resources. Also this survey is missing a category. 2nd home owner who also does STR at what they primarily consider to be a 2nd home. Manzanita should be encouraging this model as the homes will be better cared for and probably more lightly rented.	3/6/2023 10:49 AM
144	STR regulators need to stress in their messages that these regulations ONLY apply to registered STRs, that there are nearly 50% of Manzanita homes which are second homes, absolutely NOT regulated by the City. In my 30 years here, I have witnessed fraternity parties, bachelor parties, family reunions, birthday celebrations that far exceed the capacity of these houses and create chaos, all right temporary chaos, in a neighborhood. Later, in the coffee shops, it is STRs that are blamed for the second-home-owner's events. So, be a good guy and remind your public every chance you get that STR regulations ONLY cover 17 or 20 % of all Manzanita houses--trouble can raise the roof in homes NOT regulated.	3/6/2023 10:47 AM
145	Making sure there are rents that are affordable for the people who live in manzanita as workers in the various businesses. I would want the STR places to not cut into the affordable housing for the town.	3/6/2023 10:44 AM
146	I think business owners should be included in this survey.	3/6/2023 10:31 AM
147	As a longtime property owner in Manzanita, I feel like the tax and fee increases on STR owners have been unnecessarily steep. And I feel like the regulations keep changing, and are more complicated than they need to be. It feels like the city views STRs as a necessary evil, though I work hard to keep my property in compliance with ordinances.	3/6/2023 10:22 AM
148	How can we, as a community, educate our guests? We all act as hosts, hold our breath for the summer, zip-it and hope for the best. Our community, like many others, is feeling overwhelmed by the sheer numbers of people visiting and their expectation of totally service and their total occupation of the town. We certainly appreciate them, but how can we, as a community and as the city, ask them to do basic things like take care of their trash? How do we ask them to see themselves as guests in OUR town, on OUR beach and respect OUR way of life. Not us always yielding to them!! How can the City of Manzanita take the lead in an education campaign for our guests? I think so much of the frustration residents feel comes down to feeling Occupied By Tourists and not having an avenue to communicate those frustrations to each other or to our guests. I think starting with a clear Pack-It-In, Pack-It Out (leave no trace) campaign would be a great way to start. Put up signs at the beach and at the camber building. Make it fun! Put forward the expectation that guests also have some responsibility and help them see how to participate and be mindful of the town and people they love so much!!!	3/6/2023 10:02 AM
149	nothing specific comes to mind. I think it's important to gain input from all types of homeowners however such as what you are doing with this survey.	
150	Complaints need to be signed. A regulation enforcement/ visitor welcomed paid positive needs to be created . Str are businesses and get no respect or support. What would manzanita do without the income they generate? Seems city needs to figure out how to support and develop these businesses responsibly	3/6/2023 9:50 AM
151	None come to mind	3/6/2023 9:46 AM
152	The annual fees are outrageous, inconsiderate and inconsistent. The primary issue, however, is that 26% of the homes are dictating the policies of another 17%, despite the significant tax revenue STRs generate for the city.	3/6/2023 9:32 AM

153	I feel that Manzanita is strict, but I am okay with most of its policies. I have heard that those who rent in downtown Manzanita do not have to have a rental license because they have business licenses. Is this true or a rumor? That seems somewhat discriminatory to other STR groups. Also, being within 10 minutes of Manzanita if you manage rentals/or have a STR is difficult for rental agencies/owners of STR. Manzanita restaurants can barely get workers to stay open---there is not a big worker pool :)	3/6/2023 9:19 AM
154	STRs pay for most of the improvement in the city and the main source of the budget. It would be great to be recognized as apart of the economy and not a hinderance.	3/6/2023 9:05 AM
155	Na	3/6/2023 9:01 AM
156	NA	3/6/2023 8:59 AM
157	The inspection program is onerous and seems designed to require routine re-inspections. It needs to be much more user-friendly. There is no other spot to mention this but Judy Wilson is truly outstanding. She invariably strives to solve problems and is always pleasant, responsive and constructive.	3/6/2023 8:56 AM
158	The policies feel onerous and lopsided to STR owners who pay thousands in fees, thousands in taxes, bring in tens of thousands of visitor dollars -- all of which are needed to support the City's businesses and its budget. In my experience living all over the U.S., I have never experienced the kind of vitriol during the pandemic when people in the City, including the Mayor and City staff, told STR owners who were staying in their homes to leave their homes and the City. That was the most unAmerican thing I have ever experienced and an appalling experience of community division I hope to never experience again in my lifetime.	3/6/2023 8:55 AM
159	STR fees finance so much of the city's operating budget. I think it's foolish to crack down on them and try to make their running business so difficult in the city...obviously within reason. There's a sense that the honest STR owners are assumed to be trying to be money grubbing bad neighbors when I don't see that happening. Truly, a thriving STR economy means a thriving city.	3/6/2023 8:54 AM
160	Increasing fees by such a massive percentage this year is inappropriate. We base our rates early in the year. When you raise rates without justification or adequate time it puts us in a bad place.	3/6/2023 8:52 AM
161	The new cost for str permits and inspection is outrageous and needs to be re-addressed and changed.	3/6/2023 8:51 AM
162	I see many positives in the STR program. Rockaway has not regulated and is incredibly dense. I think Manzanita has done a great job balancing these aspects. I understand there are some full time residence who are concerned about STRs. The reality is, there are no other businesses where community members hold the owner of the business owner responsible for the tenant or client's actions. I wish I saw more policies that reflected that sentiment.	3/6/2023 8:48 AM

STR OWNERS AND AGENTS: How would you define “Livability”?

#	RESPONSES	DATE
1	In order for a place to be livable, for me: it must consist of a community of people who care for and look out for each other, and are invested in the locality they call home. I feel like once “community” is established in a way that fosters stewardship of a place, (caretaking of your own home and the natural environment/recreational/community spaces around it) it will model what is expected of “guests” or STR residents. Livability requires a place be somewhere people can earn a living year round, have cultural/creative engagement with each other & foster wellness (their own & others). In the case of Manzanita, this is well done in association w/ neighboring Nehalem; there is a community recreation center w/a pool, a fantastic library, Hoffman center for the arts, CartM to foster sustainability w/ the community & educational outreach to residents, non-profits for beach cleanup & trail development, small local businesses. “Big development” (Starbucks/Walmart/Safeway, etc) has been kept out, which gives an opportunity for small businesses to thrive and allows for the community to have its own distinct character & flavor where individuals are known and bound to each other in a collaborative interest. I think it’s very important to control the number of STRs in the community, b/c you need local residents who are invested in the care & long term vision of a community to maintain its livability at a high standard.	4/12/2023 10:00 AM
2	The ability to live in my house knowing that I have recourse when lawbreakers in my neighborhood make my life unpleasant due to noise, garbage, traffic, nuisance pets, etc.	4/8/2023 12:21 PM
3	Easy access to nature, hiking, etc., and to essential services like health care, grocery stores, having a library and other cultural amenities. Places to gather to share community activities and events.	4/6/2023 10:13 AM
4	Being able to reasonably access resources of all sorts. Being able to trust that my fellow humans will extend reciprocal common courtesy, patience and respect for privacy that I do to them when I am inhabiting a place. Reasonable quietude.	4/5/2023 10:37 PM
5	Not living in a hotel parking lot, where strangers come and go daily. Sometimes visitors are not entitled jerks, but they all take away from those who want to actually live and work on the coast.	4/3/2023 3:32 PM
6	Livability for me is a group of residents who are engaged in their community. Walkability, safety, cultural organizations, access to outdoor activities, shopping for basic needs - these are what make a community livable. Full-time residents are more likely to engage in organizations and activities that contribute to the livability of a community.	3/31/2023 1:43 PM
7	the ability to sustain yourself in a community financially, physically, and mentally	3/24/2023 3:03 PM
8	Rules and ordinances that apply to all types of residences, whether full time resident, long term rental or short term rental. Quiet hours and respect for other visitors and residents.	3/19/2023 5:34 PM
9	respect for established regulations, zoning and building codes	3/17/2023 12:42 AM
10	Able to live safely, without pesticides, etc	3/16/2023 9:36 PM
11	Living on a street with either year-round or part-time neighbors (2nd homeowners). Not being disturbed by loud noises late at night or early morning, due to businesses or STR renters. Knowing your neighbors and having someone you know nearby in case of an emergency.	3/14/2023 2:36 PM
12	People who work in this community being able to 1)find long-term rentals 2) housing that is affordable to the working class 3) the ability to grow and eventually own property	3/11/2023 5:29 PM
13	Being able to live safely and comfortably in a community with opportunities for employment and full time housing available	3/11/2023 11:12 AM
14	Long term stable neighborhoods with limited commercial activity across all allowable uses.	3/11/2023 8:22 AM

15	Livability in Manzanita includes having respect for businesses and people who live here full time. Livability means businesses having parking spaces for their customers-it also means businesses have the right to not allow people to park in their lots while shopping in other shops. If you can't provide parking for your customers do not think it is ok for them to park in lots of other business owners have paid for and maintained. People using the 263 STRs who all decide they want to park in Manzanita would fill up our street parking quite quickly and also intrude on parking lots. We also need to keep in mind the number of people who come to our local state park.	3/10/2023 10:21 AM
16	A community where neighbors know each other, can lookout for and help each other, and share a sense of community. Quiet and respectful .	3/10/2023 6:28 AM
17	Comfort with neighbors and consistency.	3/9/2023 9:09 PM
18	access to necessary amenities and businesses actually open on regular hours.	3/9/2023 2:58 PM
19	The ability to live	3/9/2023 2:02 PM
20	In the case of short-term rentals in Management, I would define livability based upon the average the below average and average income earners ability live somewhere.	3/9/2023 8:34 AM
21	Affordable and peace	3/7/2023 12:36 PM
22	Being able to afford a modest house with an average income	3/7/2023 8:43 AM
23	A community made up of a variety of residents that respect one another. Where local businesses can find employees and those employees can afford housing within a short distance. Where neighborhoods are peaceful and laws are enforced, especially those laws that impact safety, such as traffic laws. Where the existing natural beauty, including flora and fauna, are preserved, not destroyed.	3/7/2023 8:17 AM
24	A kind, thoughtful, open-minded and forward-thinking community whose interests include growth and change and whose needs are a among the top priorities for local commercial interests	3/7/2023 8:10 AM
25	for me Livability means a community-oriented environment that is focused on local and area residents, not one that is focused on tourist attracting.	3/7/2023 7:42 AM
26	Living with your neighbors under all conditions. ie: renters, owners, part timers. The comfort of not arguing, low noise and partys, parking with normal considerations, reasonable number of people living there.	3/6/2023 8:25 PM
27	My house is in outer growth boundary so Manzanita is my town. Liveability means a place to live.....over time...,with people who are living....over time. Not surrounded by houses functioning as motels.	3/6/2023 7:12 PM
28	Being able to afford a home in the same area that you work	3/6/2023 6:08 PM
29	Sustainable	3/6/2023 5:10 PM
30	Easy access to affordable food and supplies. Housing that is affordable enough for local people to buy or rent. Enough full- or long-term residents to make a community.	3/6/2023 3:13 PM
31	Enjoyable	3/6/2023 3:05 PM
32	Safe, & not excessively noisy or near disturbing activities such as loud vehicles or commercial traffic & facilities	3/6/2023 3:01 PM
33	A town's livability is defined by how welcoming it is to a variety of people. It has opportunities for various income levels to enjoy it's amenities and housing. It is clean and promotes healthy living by providing indoor and outdoor activities for all ages and economic groups. It is green with native vegetation and trees. Noise levels are respectful in all parts of town and at all hours. Safety is promoted with respectful police and other public safety personnel. Opportunities for community involvement and celebration are promoted and plentiful and accessible for all ages and income levels. Local businesses are promoted and, because the town is small, franchises and big businesses are not allowed. Medical access is available. Affordable grocery shopping is available. There is enough parking for the community members and visitors, preferably off street. The natural environment, in this case dunes etc. are respected and unhampered or altered.	3/6/2023 2:56 PM
34	Affordable housing and obtainable jobs, affordable food, safety	3/6/2023 2:29 PM

35 Building a local livable community for locals. 3/6/2023 2:22 PM

36 Livability is a community where neighbors know each other. People can safely walk in their neighborhoods. Visitors respect the community by leashing their dogs, cleaning up after themselves and their dogs. People are polite to one another and mindful of the effect of their behavior on others. 3/6/2023 1:44 PM

STR OWNERS AND AGENTS: Before addressing STR numbers, here is some background: Out of 1378 Manzanita houses, 263 are STRs, approximately 365 are primary residences, and approximately 750 are part-time residences. The STR number was capped at 230 in the residential zones (R-2, R-3 and S-SR) by the City in April 2022. (Previously, STR were limited to 17.5% of the total in these zones). In addition, there are currently 33 STRs in the uncapped zones (R4 / high-density residential (R-4) and commercial (C-1) zones.

#	PLEASE COMMENT	DATE
1	This question can be easily misunderstood. Saying "the percentage based limit is too little" may sound like you are saying 17.5% is too little.	4/8/2023 12:21 PM
2	Need homes for people who want to live and work at the coast.	4/3/2023 3:32 PM
3	Commercial activities do not belong in residential zones.	3/31/2023 1:43 PM
4	I know these may be official numbers, but half the part-timers have to be considered as STR's for planning purposes. Thinking about usage and long term planning, they basically run the same as STR's because of people turn over renting to "their family and friends", etc.	3/27/2023 8:49 AM
5	Freedom and liberty. I was always taught my rights end where yours begins. My property is mine, not yours.	3/20/2023 12:55 PM
6	The number of available rentals should increase as the number of homes increase	3/19/2023 5:34 PM
7	I don't see a need for limits	3/16/2023 9:36 PM
8	Seems reasonable but it is obvious that folks who want work here and live here long-term do not have many housing options	3/11/2023 5:29 PM
9	I feel the issue is not only numbers of STRs but density of them in neighborhoods.	3/11/2023 8:22 AM
10	It appears I am more concerned about the parking of these 17.5%.	3/10/2023 10:21 AM
11	One STR next in a residential neighborhood is too many. STRs are a commercial business and don't belong in residential neighborhoods.	3/10/2023 6:28 AM
12	The figures don't account for residences that are used as unregistered STRs or vacant housing.	3/9/2023 8:34 AM
13	I don't know where the 17.5% limit comes from, but approx. 1 in 6 is too many.	3/7/2023 8:17 AM
14	again, Livability community, not Resort community is the goal.	3/7/2023 7:42 AM
15	The STR's take away housing for local people who need it. An example, one STR owner owns 4+ STR's and Lives in another state. These 4 homes could be homes for locals and or benefit locals. Perhaps looking at how many STR's a single entity can own should be considered.	3/6/2023 2:56 PM
16	The amount of str does not reflect the amount of homes that are unoccupied because they're second homes so then number is way higher	3/6/2023 2:29 PM
17	If the percentage were applied to smaller units rather than the entire city, it might be reasonable. As it is some small streets have been taken over by STRs.	3/6/2023 1:44 PM

STR OWNERS AND AGENTS:

Would you be in favor of regulating density/proximity limits to STR homes?

#	COMMENTS?	DATE
1	I don't know enough about this to comment, but I suspect it could impact current property owners in a negative way. Whatever is happening in manzanita right now appears to be maintaining a livable, prospering community of guests & involved residents. I do know, from living in a college town with lots of STRs in the form of students, that community caring decreases when STR density is localized and not interspersed among resident homes where people are invested in the town's livability.	4/12/2023 10:00 AM
2	If you can rent long term, you should be able to choose to rent short term.	4/8/2023 12:21 PM
3	Too many STRs in one area threaten the livability of a neighborhood.	3/31/2023 1:43 PM
4	The city density is much better than urban or forest sprawl.	3/20/2023 12:55 PM
5	Through enforcement, problem homes should take care of themselves. I support a system of reporting that would revoke an STR permit for repeat offenders.	3/19/2023 5:34 PM
6	regulating density/proximity is very complicated and must respect property rights in effect at the time properties were purchased and/or placed in service as a vacation rental.	3/17/2023 12:42 AM
7	How about requiring a minimum 10% of house value spent on maintenance per year for all residences?	3/16/2023 9:36 PM
8	Anything to reduce the Party Street situation is helping to preserve long term residential goals.	3/11/2023 8:22 AM
9	I have nothing against STR homes-it is when they all come to Laneda and expect to park.	3/10/2023 10:21 AM
10	That would be too confusing	3/9/2023 2:02 PM
11	I live 1/2 miles from downtown in an unincorporated neighborhood. The number of short term visitors has become an impediment to my accessing local businesses and services. Parking is inadequate for the number of visitors and it is disturbing to see large homes sitting empty for much of the time when I know several long term residents unable to find affordable housing.	3/7/2023 8:17 AM
12	please define density /proximity limits.	3/7/2023 7:42 AM
13	I'm not sure what this means.	3/6/2023 3:13 PM
14	Not fair to neighbors who may to create a STR.	3/6/2023 3:05 PM
15	Probably, but it seems unfair to change the rules after people purchased in zones where they were assured that the cap on rentals does not apply. If caps can roll into place as properties re-sell, that might work to reduce density of STR moving forward.	3/6/2023 3:01 PM
16	To live on a block with several STR's is to live without neighbors or community.	3/6/2023 2:56 PM

STR OWNERS AND AGENTS: What other areas of focus or opportunities are there that STR-related policies, programs, or projects might address?

#	RESPONSES	DATE
1	I don't know how Cannonbeach has managed their policies, but I feel like that city has much less of a community based feel to it and much more of a tourist feel than manzanita does or has. It's why we have been coming back to manzanita, multiple times a year, for the past 11 years and staying longer and longer with each visit. Manzanita has a soul to it, year round, that I haven't seen in many other communities. I hope someday to call it my year round home	4/12/2023 10:00 AM
2	Should be limited to fire and life safety regulation, nothing more.	4/8/2023 12:21 PM
3	Could you consider looking at encouraging str owners to look at alternatives to their current income producing use of their properties? Other communities in resort oriented or similar "destination" towns/cities have funded programs to migrate STR's to long-term rentals to help with housing shortages, create more opportunities for essential and other workers to find affordable housing and reduce the impact that STR's have on their communities - impacts from trash, water usage, noise, etc.	4/6/2023 10:13 AM
4	As a longtime visitor and short term renter to manzanita city over the past decades and now a part time residence owner nearby in the county, I sense a trend toward micro regulation of short term rentals perceived as the problem. I think a greater orientation towards preserving the beauty and facility of the beach and common areas would be a more productive direction. As a summer beach community we are all stewards of this community while we participate in it. Planning for parking or alternative modes of transit, and community garbage and wc's , for example, might be helpful project that would encourage organization and civility.	4/5/2023 10:37 PM
5	Trash, noise, parking. Loss of housing for people who want to live and work at the coast. Convert the STR to long term rentals. Owners can still be investors without destroying the culture of the community.	4/3/2023 3:32 PM
6	Enforcement of violations. Parking is a concern (too many cars at a STR).	3/31/2023 1:43 PM
7	Take over all councilor's property while they are in office. Afterwards, we will restrict their use at our pleasure.	3/20/2023 12:55 PM
8	STR visitors are not the only visitors to Manzanita. Many of the businesses would not survive if there were no visitors (as is evidenced by the short hours and many closed days in the winter)	3/19/2023 5:34 PM
9	I have been visiting Manzanita 3 to 4 times a year for 20 years. I have family that own homes there. Now that I'm retired I would love to spend more time but it has become unaffordable due to mandates to deal with money hungry rental agencies. I used to be able to rent a home for a month for under \$8000. Those same homes are now \$20,000. The service charges and taxes have made it impossible to enjoy the beach and town . AND to spend money at the local businesses. You need to do something about it!	3/18/2023 8:24 PM
10	vacation rentals need to factor in location and proximity to the ocean which is a property right of all Oregonians	3/17/2023 12:42 AM
11	Let's make some money off the visitors and all just get along.	3/16/2023 9:36 PM
12	Better enforcement of STR renter and owner violations. Increase cost of STR licenses. Much lower density of STRs on streets near the beach.	3/14/2023 2:36 PM
13	Parking and traffic flow. Perhaps an agreement to develop properties on Laneda into a pedestrian zone (car free or golf carts only) with parking structures along the roads paralell to Laneda	3/11/2023 5:29 PM
14	Incentivize part time owners to build ADU/second (non-STR) rental units on their properties, potential tax break or discount on permits.	3/11/2023 1:33 PM
15	Limiting numbers of vehicles and guest utilizing a str.	3/11/2023 11:12 AM

16	STR owners should be required to join an STR Association that would be self policing.	3/11/2023 8:22 AM
17	Number of cars parked at a STR Home. Say you need to have two parking spaces to rent your home. Two families come to stay and two more come to visit. Where are the two more to park? Need to clarify my answer to the first question. I live about 50-100 feet outside the city limits. I own a business property in Manzanita which complies to the parking rules of Manzanita. Had we been able to build more units and not had off-street parking for our tenants would not have been smart on our part. I am very much against commercial building with no parking as it means people are going to park in my lot.	3/10/2023 10:21 AM
18	There needs to be a way to complain about the noise, traffic and the constant disrespectful attitude of the renters. We live outside Manzanita city limits but have been in the area for 30 years. We have seen how the STRs have negatively impacted the livability here. We have a home next to a STR and are moving from our dream home to Wheeler where STRs are not allowed. Never again we will live in a neighborhood that allows STRs.	3/10/2023 6:28 AM
19	If the city wants to create "affordable housing" they should consider developing locations that are shingle family homes but may not be sold at a profit. This would ensure a subset of housing that's affordable	3/9/2023 2:02 PM
20	Medium and long term rentals	3/9/2023 8:34 AM
21	Tax the hell out of these fake landlords who are making a fortune using lender money to play monopoly in the town	3/7/2023 8:43 AM
22	More needs to be done to encourage people to leave their cars behind. Multi-use paths, as found in other communities like Cannon Beach would allow for safe non-motorized vehicle travel for errands, etc. In addition, preserving the flora of Manzanita needs to be prioritized. For tree cut down to build an STR city needs to be replaced with planting in a 'green zone'. The city management has the power to allot Manzanita to become a concrete jungle or preserve the natural beauty here. They have been squandering this unique area for at least as long as the 8 years I've lived here.	3/7/2023 8:17 AM
23	Affordable housing is of course crucial but not an STR-related opportunity. Otherwise, vehicle limits/STR.	3/7/2023 8:10 AM
24	Ability to have an attendant answer to any issues that may arise.	3/6/2023 8:25 PM
25	Too many STR's in the same area.	3/6/2023 7:12 PM
26	I am a frequent short-term rental customer, and I know that demand is putting prices through the roof. However, I would not at all begrudge Manzanita limiting STRs to maintain community livability. The San Dune is a plenty nice place to stay.	3/6/2023 3:13 PM
27	No comment	3/6/2023 3:01 PM
28	Look at how to use R4 and C-1 zones to provide housing, including rentals, for workers in the area. Recognizing that some of this is seasonal.	3/6/2023 2:56 PM
29	There is no one looking at the amount of partially occupied homes (second homes that aren't necessarily str)	3/6/2023 2:29 PM
30	The numbers you present is hogwash. 2 homeowners rent their homes. I hear it ALL sommer long.	3/6/2023 2:22 PM