

MANZANITA ORDINANCE 10-3 CHANGE SUBMITTAL FORM

2020 SHORT TERM RENTAL OVERSIGHT PROJECT

NOTE: Provide below, if possible, wording that you, or the organization that you represent, believe should be considered by the short-term rental ordinance oversight workgroup for recommendation to the City Council. All proposals will be included in the final report to the City Council, whether recommended or not. If you would like assistance in preparing your comments, or would like to discuss your proposal, please contact City Councilor Steve Nuttall, snuttall@ci.manzanita.or.us.

PROPONENT: Lee Hiltenbrand, representing Self; Manzanita Ordinance 10-3, Revise as follows:

PROPOSED CHANGE:

THE CITY OF MANZANITA DOES ORDAIN AS FOLLOWS:

Section 1. Definitions.

- a) For the purpose of this Ordinance, words used in the present tense include the future, the singular number includes the plural, the word "shall" is mandatory, and the term "this Ordinance" shall be deemed to include all amendments hereafter made to this Ordinance.
- b) The following words and phrases, as used herein, shall have the following meanings:

Dwelling Unit. Means one or more rooms occupied, designed or intended for occupancy as separate living quarters, and containing four (4) or more of the following:

- ~~refrigeration~~
- cooking facility (including cooking stove, hot plate, range hood, microwave, or similar appliance) or wiring or venting to support same
- ~~dishwashing machine~~
- sink intended for meal preparation (not including a wet bar)
- ~~garbage disposal~~
- cooking appliance
- toilet
- shower or bathtub
- kitchen sink

REASONING:

Current language in 10-03 would allow for any four of the mentioned appliances or fixtures as meeting requirements of occupancy in a residence. This would allow a legal residential unit to exist without a kitchen sink, toilet or bathing facility. The language is contrary to all model building codes as well as common sense.