

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: Jo Newhouse, representing STR Workgroup; Manzanita Ordinance 10-3, Revise as follows:

PROPOSED CHANGE:

Section 4. Standards. A short-term rental shall be operated to meet the following standards

ADD SECTION i.

- i. Lighting. As feasible and appropriate to minimize light pollution, glare, light trespass and to protect the dark skies:
 - a. outdoor light fixtures must be fully shielded by opaque side and top covers or frosted glass.
 - b. lights shall be pointed in a downward direction so that the bulb is not visible from standing height,
 - c. Bulbs should be “warm” rather than daylight, and either amber or lower emission LED (less than 3000k)
 - d. lights are turned off when not in use and should not be left on for more than 12 hours. As an alternative, porch lights may be fitted with motion detectors.
 - e. security (flood) lights shall be on motion detectors and must not shine on adjacent houses.

REASONING: Current language in 10-03 does not address exterior lighting.

Current AMA Policy supports efforts to reduce light pollution. The Council on Public Health reviewed the adverse health effects of nighttime lighting, and concluded that pervasive use of nighttime lighting disrupts various biological processes, creating potentially harmful health effects related to disability glare and sleep disturbance. The detrimental effects of inefficient lighting are not limited to humans; 60% of animals are nocturnal and are potentially adversely affected by exposure to nighttime electrical lighting.

The National Park Service recommends a six-step process for evaluating outdoor lighting in parks, and protected areas.

Light only WHEN you need it: Use motion sensors to turn lights on and off as needed. This costs less money, improves security, and reduces light pollution. Use timers for lights that are needed only in the evening or early morning.

SHIELD lights and direct them downward: Several types of full cut-off light fixtures are now available for home, business, and municipal use. Existing lights can also be adjusted to point downward or retrofitted with simple metal shrouds. Shielded fixtures allow no light to shine above the horizon.

Select lamps with WARMER COLORS: Amber-colored lights emit longer wavelengths, which gives more protection to the eyes and minimizes sky brightness; blue light bulbs are more susceptible to insects

Use LESS light: An efficient, shielded light fixture can use a smaller wattage bulb and still be effective. Even a 25 or 40 watt incandescent bulb, or a 9 watt compact fluorescent, is enough to light a porch or driveway.

Select the most ENERGY EFFICIENT lamp and fixture: Replacing poor quality outdoor lights with modern, efficient fixtures is not only good for the environment but also saves energy and money while improving safety and security.

Suggested implementation: All new rentals must meet requirements to receive a license. Existing rentals will have until their next scheduled inspection or two years, whichever is longer, to meet requirements.

IMPACT: (TO BE COMPLETED BY STAFF)