



## MANZANITA ORDINANCE 10-3 CHANGE SUBMITTAL

### DISPOSITION

Date: Nov 24, 2020

**PROPONENT:** VanDyke, Johnson, Wilson on behalf of the STR Workgroup

**PROPOSED CHANGE:** The proposed change is for Section 4. Standards relating to the control and requirements for vehicle parking at STR.

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

- a. House Number. A house number visible from the street must be provided and maintained.
- b. Identification Sign. In addition to the signs permitted by Section 4.070 of Ordinance 95-4 the owner or rental agency may provide and maintain a sign attached to the outside of the dwelling unit which identifies the dwelling unit as a short term rental, and lists a telephone number for the applicable rental agency, if any, or other local contact person as required under Section 4(d). Such signage shall be visible from the street and shall be no smaller than 72 square inches nor larger than 90 square inches. Such sign shall include the City short term rental license number for the dwelling unit as described in Section 2(b) of this Ordinance.
- c. Parking. ~~All short-term rental properties must provide off-street parking spaces for a minimum of 2 vehicles. Such spaces shall not be blocked and shall be available to people using the short-term rental.~~ Location and design of parking spaces shall comply with all applicable City ordinances. There shall be one (1) parking space available for each approved sleeping area (room) in a short-term rental, plus one (1) additional parking space. Off-street parking shall be used if physically available. If a sufficient number of off-street parking spaces are not available for the authorized number of vehicles, then on-street shall be limited to one vehicle. Parking shall not, under any circumstances, hinder the path of any emergency vehicle. Trailers for boats and all-terrain vehicles may be allowed but shall not exceed the allowable on street parking for each short-term rental property. Renters may be cited and fined under existing State law or this Ordinance in the event they park illegally.
- d. Parking by occupants of a short-term rental in other than the approved off-street and one (1) approved on-street parking, as defined in Section 4(c) of this ordinance shall be prohibited

between the hours of 10:00 p.m. and 8:00 a.m. Violators are subject to towing and impoundment.

- e. The contact person shall notify every renter in writing of the required off-street parking and other parking spaces available to serve the short-term rental. Language shall be included in the notice that parking shall not, under any circumstances, hinder the path of any emergency vehicle and that renters may be cited and fined if this requirement is not adhered to. A parking plan map, identifying approved parking spaces, shall be posted in a conspicuous place within each short-term rental.
  
- f. No recreational vehicle, travel trailer, tent, or other temporary shelter shall be used as, or in conjunction with, a short-term rental. No overnight or sleeping in a parked vehicle, including recreational vehicles, in conjunction with the short-term rental is permitted.

**REASONING:** (please explain in detail the reasoning behind your proposed change)

Parking at short-term rentals represents one of the top three complaints received by the City for STR's. This is particularly an issue for those short-term rentals that have occupancies above 10. The proposed language is in large part duplicate to what is currently used in Tillamook County except for "on-street" parking, which is limited to one vehicle, as opposed to two allowed in Tillamook County. In addition, a parking-plan map shall be required and posted for each individual short-term rental.

**DISCUSSION:**

Recommendation for Council		
Approval	Disapproval	Referred

	YES	NO	ABSTAIN
Hilttenbrand			
Johnson			
Kenne			
Newhouse			
VanDyke			