



## MANZANITA ORDINANCE 10-3 CHANGE SUBMITTAL

### DISPOSITION

Date: Nov 24, 2020

**PROPONENT:** Nuttall, Wilson on behalf of the STR Workgroup

**PROPOSED CHANGE:** The proposed change is for Section 4. Standards relating to the control and requirements for occupancy limitations at short-term rentals licensed by the City of Manzanita.

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

**g. Occupancy Capacity.** The maximum allowable overnight occupancy for each short-term rental dwelling unit shall be calculated on the basis of two (2) persons per sleeping room plus an additional ~~four (4)~~ two (2) persons. For this purpose, a sleeping room is defined as fully enclosed habitable space with a heat source, door, and an emergency egress or rescue opening meeting the minimum standards of the Oregon Structural Residential Code.

The maximum allowable overnight occupancy of a short-term rental shall be determined at the time a short-term rental license is issued or renewed and shall be posted in a conspicuous location within the short-term rental. 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. Exceeding the posted overnight occupancy at any time for sleeping purposes is prohibited.

It is a Class C Civil Infraction as provided in Ordinance No. 15-01 to violate any of the standards outlined in this section.

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

The number of overnight occupants within short-term rentals is one of the leading measures of complaints received by the City. In addition, large group gatherings in quiet residential neighborhoods are potential sources of noise, disturbance and parking violations. The gathering of large numbers of people also represent potential safety hazards to first responders, particularly when confronted with a rescue scenario with limited resources.

**DISCUSSION:**

Recommendation for Council

Approval	Disapproval	Referred
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	YES	NO	ABSTAIN
Hiltenbrand			
Johnson			
Kenne			
Newhouse			
VanDyke			