

**CITY OF MANZANITA
JANUARY 26, 2010
CITY COUNCIL SPECIAL MEETING**

CALL MEETING TO ORDER: The meeting was called to order at 4:00 pm in the City Council Chambers by Mayor Garry Bullard.

ROLL: Members present were: Garry Bullard, Leila Salmon, Linda Kozlowski, Mike Scott and Ray Scales. Staff present: City Manager Jerry Taylor, Office Support Specialist Colleen Everroad.

AUDIENCE INTRODUCTION: There were 20 citizens in attendance. They were:
Short Term Rental Owners: Ione and Ron Noren, John and Mary Sherwood, Steve and Stacy Nuttall, Stewart Martin, Linda Ballard.

Rental Agency Representatives: Darlynn Griffin, Beach Break Vacation Rentals; Amy Dunlap, Sunset Vacation Rentals; Marie Ziemecki, Ribbon Investment Firm; Julianne Johnson, Ocean Edge Specialty Rentals.

Public: Owen Nicholson, Walt Stickel, Sandy Heaman, John Handler, Steve Bloom, Marilyn Anderson, Dan Nichols, Bruce Miller.

DRAFT ORDINANCES ON SHORT TERM RENTALS. Mayor Garry Bullard welcomed the audience and gave a brief overview of the short term rental regulations in Manzanita. The purpose of this special meeting was to have public discussion on the drafts of two ordinances and two resolutions all marked “Public Discussion Draft A.”

Salmon stated that based on similar meetings that had been held with the rental agencies, owners/managers and the general public to gather information and to identify concerns regarding short term rentals, the City Council and City staff wrote the draft short term rental ordinances and resolutions for citizen review. This is the first of two meetings to be held to discuss the drafts and fine-tune these documents.

Bullard added that the City is fully aware that not everyone will agree with the final outcome but noted that the City is trying to balance everyone’s interests in this process: full time residents, second homeowners (some of whom rent), rental agencies, and the business community). The City Council, working with these groups, is trying to do its best to keep Manzanita the very special unique place it is.

In preparation for this meeting, Salmon categorized the key issues, concerns and suggestions that were submitted to the City based on the draft ordinances and resolutions posted on the City’s website and available at City Hall. The discussion centered on these points.

Major Issues	Concerns	Suggestions
<ul style="list-style-type: none"> • One person, one permit • Identification plaque • Parking • Contact person • Emergency information • Periodic re-inspection • Occupancy 	<ul style="list-style-type: none"> • Parking • NOAA radios • Identifying signs • Permit fees • Density • Re-inspection • Emergency information • Succession planning 	<ul style="list-style-type: none"> • Fines for illegal advertising • Limit occupancy by bedroom # or No more than 12 people • Review by planning commission to control density • Parking

**Flip Chart Bullets
From January 26, 2010 Meeting**

- STR sign added to sign on house
- After hours ‘hot tub’ noise ordinance and stated consequence (e.g., pull permit)
- Define consequences of violations
- Accountability for agencies and owners
- Require off-curb garbage service so that containers don’t block streets
- Code enforcement – define STR or owner
- What Building Code standards are used for re-inspection
 - (There are check lists available)
- Issue: updating railing heights and spacing on deck slats – expensive for homeowner
- Homes should carry commercial liability insurance
- Permit revocation – for all violations, not just failure to pay taxes
- Occupancy capacity should be controlled
- Sign – name of house, phone #, “STR”
 - Negative to having a sign – commercializing neighborhoods
 - Some only rent to friends/family and don’t want to advertise
 - Can the sign be voluntary?
- Succession planning – should not jeopardize permit
 - Add Limited Liability Company (LLC) and Limited Partnership to section
 - Add ‘defacto’ manager of multiple properties
- Permit Fee – if the rental home is managed by an agency, don’t apply \$350 drawdown
- Permit fee increase not fair to owners/managers who don’t rent that much
- Permits – are non-renters who have permits permanent residents? If yes, need to reconsider their permit
- NOAA radios will be stolen
 - Are they required in motels/Bed and Breakfasts (BBs)?
 - Make ordinance uniform with motels/BBs
- Define motels/BBs and STRs separately
- Emergency preparedness for STRs should be for motels/BBs as well

ADJOURNMENT: The meeting was adjourned at 5:30 pm.

**MINUTES APPROVED THIS
11th DAY OF MARCH 2010**

Garry R. Bullard, Mayor

Attest:

Jerald P. Taylor, City Manager/Recorder