

Short-Term Rental – Planning Commission Information Requests

Location of Short-Term Rentals

At the Planning Commission meeting on September 23, 2020, we shared information on the relative number of short-term rentals by County zone. The table appears below. The information should be considered conceptual as AirDNA does include a “fuzziness” factor to protect privacy and some locations may be “off” by 500 meters. Should the Planning Commission make changes to the hearing draft code to remove some requirements or add requirements these estimates may be helpful to consider effects.

Table 1. Share of Short-Term Rentals by Zoning District – Whole House Rentals 2020

NOTE: Geographic location is accurate for most properties with some locations within 500 meters for privacy.

Rural Chelan County

Zone	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC	Total
STR #	61	83	183	178	272	126	55	12	0	4	27	19	0	1,020
Share	5%	7%	15%	14%	22%	10%	4%	1%	0%	0%	2%	2%	0%	82%

Manson UGA

Zone	UR1	UR2	UR3	CT	CD	MLI	UP	WAPATO	Total	Total Excl.Wapato
STR #	18	62	33	0	22	0	0	83	218	135
Share	1%	5%	3%	0%	2%	0%	0%	7%	17%	11%

Peshastin UGA

Zone	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U	Total	Share
STR #	3	0	0	1	0	0	1	2	7	1%

Whole House Rentals Jan 2020 AirDNA STRs: 1,247

Source: AirDNA, BERK 2020.

Summary of Code Comparisons

Below is a matrix of example regulations. Most vary the location of where short-term rentals are allowed, and most have requirements for different types of short-term rentals such as large ones or ones that are owner-occupied. Fewer have caps or limits on distances, and even fewer have sunset clauses. Some have custom non-conforming rules for short-term rentals and others apply standard zoning.

Table 2. Summary of Other Jurisdiction Regulations

Community	Vary Zone or Location Allowed	Vary Permit (Zone, Owner-Occupied, Large)	Operation Standards	Permit System (annual)	Inspections	Cap or Distance	Restrict Transfer of Ownership	Sunset Clause	Custom Non-conforming Rules
Chelan County, WA (Draft; #1,247 + 92)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes (some)	Yes
Clallam County, WA	No	Yes	Yes	No	Yes	No	NA	No	No
Jefferson County, WA	Yes	Yes	Yes	No	Yes	Yes (cap*)	No	No	No
Okanogan County, WA	Yes	Yes	Yes	Yes	Yes	No	No	No (removed**)	No
Pacific County, WA (#200)	Yes	Yes	Yes	Yes	Yes	Yes (distance: pending)	Yes	No	No
Pierce County, WA	No	No	Yes	Yes	Yes	No	No	No	No
San Juan County, WA (#1,040)	Yes	Yes	Yes	Yes	No	No	No	No	No
Spokane City, WA	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Walla Walla City, WA	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Bend, City, OR (#2,671)	Yes	Yes	Yes	Yes	Yes	Yes (distance)	Yes	No	Yes
Cannon Beach, City, OR (#203)	Yes	Yes	Yes	Yes	Yes	No (removed)	Yes	Yes	No
Newport, City, OR (#200)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
Ventura County, CA	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes

Green shaded communities have more than 4% short-term rentals.

*Jefferson County The share of short-term rentals versus permanent homes is set so that a master planned resort does not become a predominantly year-round community.

**See: <https://methowvalleynews.com/2017/08/18/county-imposing-stricter-rules-for-nightly-rentals/>.

Potential Code Options

The Planning Commission discussed some options to balance restrictions on new short-term rentals and existing ones:

- Countywide Location Limit with 5% Share of County Unincorporated Stock: Keep the location limit on zip codes or Urban Growth Areas exceeding a 5%, but remove the requirement that limits short-term rentals to 5% countywide so that the few new ones allowed could go into low-impacted area.
- Remove three-year sunset clause in identified zones as likely more strict than some would like and rather address limits on transfer of sales or other strict enforcement of septic requirements, etc.

The information in the two tables in this document may help the Planning Commission calibrate their thoughts, questions, and potential adjustments to the hearing draft code. For example:

- If removing the 5% on Countywide short-term rentals (but keeping it for the zip codes and other subareas noted), the County could consider separation between short-term rental structures, e.g. 250 feet like other communities, to avoid areas less impacted from becoming more impacted.
- The zones identified for a three-year sunset clause could have the sunset removed. The separation requirement could be added to address future new short-term rentals (if not restricted by 5% clause). There could be more emphasis on how sales/transfers are allowed. There could also be some areas considered for an administrative conditional use permits in particular impacted areas.