

Chelan County Short-Term Rentals – Parcel Sizes and Unit Types

Potential Options for Regulations – Property Size

The Board of County Commissioners requested information about minimum lot sizes and setting up minimum lot sizes in order to establish a short-term rental, as well as only allowing one short-term rental per parcel (in either the main house or accessory dwelling unit but not both). The following tables provide the minimum lot size in acres for each zone and the potential minimum lot size to establish a short-term rental as discussed by the Planning Commission or Board of County Commissioners. Not all zones have been discussed to date.

Exhibit 1. Rural and Resource Zones

Lot Size	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
Minimum Size (acres)	20	10	5	2.5	0.29	0.29	0.29	HD	HD	HD	10	20	5
Min. Size STR	10	5	5	2.5	TBD	TBD	2.5	HD	NA	NA	TBD-10	TBD-20	TBD-10

Commented [PT1]: Allow with overlay

Legend: HD = In accordance with the Chelan-Douglas health district standards | NA = Not Applicable. | TBD = To be determined. *Not yet discussed by BOCC. Suggest same or greater acres as minimum for zone given resource use. Likely MC will prohibit STRs.

Exhibit 2. Manson UGA

Lot Size	UR1	UR2	UR3	CT	CD	MLI	UP
Minimum Size (acres)	0.23	0.14	0.11	NA	NA	NA	NA
Min. Size for STR	TBD	TBD	TBD	NA	NA	NA	NA

Exhibit 3. Peshastin UGA

Lot Size	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
Minimum Size (acres)	0.17	0.16	0.14	NA	NA	NA	NA	NA
Min. Size for STR	TBD	TBD	TBD	NA	NA	NA	NA	NA

Information Requests

Following are tables with information requests.

Exhibit 4 lists some methods that some communities use to reduce the number of existing short-term rentals.

19 **Exhibit 4. Methods to Reduce Existing Short-Term Rentals**

Method	Examples
Limit type of short-term rental allowed	City of Walla Walla only allows owner-occupied units where owner only rents for up to 90 days. The City set up custom legal non-conforming rules; shorter discontinuance period (six months).
Limit by zone; in prohibited areas amortize legal ones and enforce against illegal ones.	Ventura County, CA
Limit Transfers/Sales	Pacific County, WA Bend, OR Cannon Beach, OR Newport, OR
Add separation requirement, e.g. 250 or 500 feet from structures. Ensuring areas where new STRs are located are not overly taxed.	Bend, OR – 250 feet Pacific County – 300 feet Wilmington, NC – 400 feet (reduced by lottery) ¹
Cap	Newport, OR Cannon Beach, OR

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21 The Board of County Commissioners requested information on how many short-term rentals are in
22 different “tiers”. Based on AirDNA data for January 2020, which is a little lower than the ~1,500
23 estimated by Host Compliance, and available categories of information, the approximate numbers by
24 Tier are noted.

25 **Exhibit 5. Potential Breakout of Short-Term Rental Tiers**

Description	Cashmere	Chelan	Entiat	Leavenworth	Malaga	Manson*	Peshastin	Wenatchee	Total
Tier 1 (Private Room)	11	3		55		7	3	13	92
Tier 2	28	94	4	737	5	280	51	30	1,229
Tier 3 (7+ Bedrooms)		3		12		1	2		18

¹ Lottery to award registration to a single residence in high density areas where short-term lodgings were occurring. See: <https://www.wilmingtonnc.gov/departments/planning-development-and-transportation/short-term-lodging>

Total 39 100 4 804 5 288 56 43 1,339

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*Includes housing on Wapato - about 83 in Manson Zip Code.
Source: AirDNA Property Data, Jan 2020

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The following table presents information about short-term rentals in cities, urban growth areas (UGAs), and rural areas. Due to the fuzziness of data to protect privacy (e.g. 500 meters) the numbers should be considered approximate. This may particularly affect the Chelan UGA where some noted in the city limits are likely in the UGA since there are irregular boundaries in the north shore.

Exhibit 6. Short-Term Rental in All UGAs

Location	Whole Home	Private Room	Total Whole Home & Private	% Share
Rural	970	78	1048	49%
Cashmere				
City Limits	3	0	3	0%
UGA	5	0	5	0%
Chelan				
City Limits	477	12	489	23%
UGA	10	0	10	0%
Leavenworth				
City Limits	208	21	229	11%
UGA	29	3	32	1%
Wenatchee				
City Limits	67	22	89	4%
UGA	8	6	14	1%
Manson UGA	218	5	223	10%
Peshastin UGA	7	0	7	0%
Unincorporated Rural	970	78	1048	49%
Unincorporated UGA	277	14	291	14%
All Unincorporated	1247	92	1339	62%
Incorporated Cities	755	55	810	38%
Total Unincorporated and City	2002	147	2149	100%

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*Includes housing on Wapato - about 83 in Manson Zip Code.
Source: AirDNA Property Data, Jan 2020

37 The Board of County Commissioners requested information on how many short-term rentals could be
 38 accessory dwelling units. Also noted are dwellings that would be restricted in the draft regulations.

39 **Exhibit 7. Full Home and Private Rooms in Unincorporated Zip Code Areas – Detailed Unit Descriptions**

40 Potential accessory dwelling unit. | Restricted under proposed regulations.

Description	Cashmere	Chelan	Entiat	Leavenworth	Malaga	Manson*	Peshastin	Wenatchee	Total
Apartment	3			35	1	4	3	1	47
Barn	1								1
B&B				19				1	20
Bungalow	2	1		5		4		1	13
Cabin	2	8	2	255		3	15	2	287
Camper/RV	1	1		2		1			5
Campsite			1	3					4
Cave				1					1
Chalet	4			45		1	4	1	55
Chateau		1		2					3
Condo		2		5		15			22
Condominium		6		17		45		2	70
Cottage	1	2		10		3			16
Earth house				2					2
Estate		1							1
Farm stay	4			2		2			8
Farmhouse	1						1	1	3
Guest suite	8			47		1	1	3	60
Guest House				3					3
Guesthouse	1			14		3	3	1	22
Hotel				1					1
House	9	74		284	3	183	27	30	610
Lodge				23			1		24
Loft				2					2
Nature lodge				2					2
Resort						3			3
Studio				2		2	1		5
Tent			1	1	1				3
Timeshare						1			1
Tiny house	2	1		10					13
Townhome				1		3			4
Townhouse		1		3		12			16
Villa		2		6		2			10
Yurt				2					2
Total	39	100	4	804	5	288	56	43	1,339

41 *Includes housing on Wapato - about 83 in Manson Zip Code. | Source: AirDNA Property Data, Jan 2020.

42 The Board of County Commissioners wanted to understand the relationship of short-term rentals to
43 condominiums or timeshares. The potential number are small, and mostly in Manson such as at Wapato.

44 **Exhibit 8. Condominiums/Timeshare**

Labels	Chelan	Leavenworth	Manson	Wenatchee	Grand Total
Condominium	6	17	45	2	70
Condo	2	5	15		22
Timeshare			1		1
Total	8	22	61	2	93

45 Source: AirDNA Property Data, Jan 2020

46 Following are key points about short-term rentals – that they include apartments, condominiums, or
47 private rooms in homes. The assumption is that they are individually owned. If they are located in resorts
48 or PUDs designed for short-term rental, they would not be in the permit cap for Tier 2/3 units. If they are
49 individually owned and not in resorts and are offered as short-term rentals they would be regulated.

- 50 ■ **Short-Term Rental Definition:** Short-term rental units may be whole house rentals, apartments,
51 condominiums, or individual rooms in homes.²
 - 52 ○ Proposed code does not count STRs in Master Planned Resorts or PUDs in the permit cap.

53 Timeshares are likely in resorts and would not be in the permit cap for Tier 2/3 units. If they are offered
54 as short-term rentals they should be treated as such in annual permits.

- 55 ■ **Timeshare Definition:** Buy a period of time at a unit in a resort – fixed or variable time. Could exchange
56 your time for another.
 - 57 ○ Site is meant for resort use.
 - 58 ○ Resorts are managed professionally.
 - 59 ○ On-site amenities and activities.
 - 60 ○ If timeshare owner advertises as STR and must pay state taxes, it should be subject to annual
61 permit.
 - 62 ○ Some timeshares in Chelan city limits acted like STRs and were treated as such. They paid state
63 taxes. The City regulated them.

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² Proposed Definition in Full: "Short-Term Rental" means a dwelling unit, or portion thereof, that is offered or provided to a guest by a short-term rental owner or operator for a fee for fewer than thirty consecutive nights. They are commonly referred to as vacation rentals. They are a form of tourist or transient accommodations. Short-term rental units may be whole house rentals, apartments, condominiums, or individual rooms in homes. They are rented as a single lodging unit, do not provide food service, and retain the form and function of a dwelling unit. For the purpose of administration and enforcement of this title, the terms "overnight rental," "nightly rental," and "vacation rental" are interchangeable with short-term rentals. Subleasing or subletting of units for short-term rental is prohibited if the underlying zone prohibits such use.