

BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 2020-159

Summary: A resolution creating the ad hoc Short Term Rental Task Force to study issues pertaining to short term rental uses in Chelan County code drafts and to recommend select regulation draft adjustments or select draft additions needed to finalize a draft county code for subsequent Board of Commissioners consideration and action under Title 14 of the Chelan County code.

Whereas, on October 15, 2020, the Planning Commission passed a draft short term rental code within Chapters 11.88, 11.90, 11.93, and 14.98 of the Chelan County Code that also contained a formal request to the Board of Commissioners to consider the creation of a “Task Force” to study and monitor future progress of the adopted code in meeting its purpose, and

Whereas, on October 28, 2020, November 3, 2020, November 10, 2020, November 16, 2020, November 24, 2020, December 1, 2020, and December 8, 2020, the Board of Commissioners conducted workshops regarding that proposed short term rental code, and

Whereas, on December 22, 2020, the Board of Commissioners conducted a public hearing regarding that proposed short term rental code, and

Whereas, the Board of Commissioners recognize that short term rental use is substantially a new regulated use county-wide with numerous considerations, and that the county, neighboring residents, short term rental owners, and others may identify new, or continuing concerns and problems that may require adjustments to the draft code, and

Whereas, Chelan County has received an extremely large volume of public input regarding potential regulations pertaining to short term rentals and said public input has been both positive and negative, and

Whereas, the Board of Commissioners recognize that engaging the various interested parties in the analysis of code adoption can provide for a balanced approach to evaluating the effectiveness of the proposed code, and

Whereas, the Board of Commissioners believe the creation of a temporary Short Term Rental Task Force composed of representatives of the aforementioned interested parties will provide for a balanced analysis and report to the board as to the likely effectiveness of the proposed code before its adoption and make recommendations for possible further editing of the draft to meet its intended purpose, and

Whereas, the Board of Commissioners want to adopt a comprehensive short term rental code that meets all the needs of the citizens of Chelan County and is consistent with the county comprehensive plan’s goals, and

Whereas, the Board of Commissioners want to adopt a comprehensive short term rental code, and is directing the Task Force members to focus and limit their effort to code language on select issues surrounding affordable housing, and reducing the number of short term rentals within highly impacted areas of Chelan County with the highest ratios of short term rentals compared to the overall housing inventory in those same areas including such considerations of: zones allowed, lot size minimums, allowing existing short term rentals to continue to operate, regulating the size or occupancy levels of short term rentals, transferability of permits upon sale of properties, effective permitting processes, and identify a process to allow for new short term rentals and under what conditions and in what places, and

Whereas, the Board of Commissioners are not herein granting any regulatory authority to the Task Force under any titles of the Chelan County Code, and are creating the Task Force as an ad hoc body with only advisory standing, and the individual members and Task Force itself are selected by, and exist solely at the pleasure of the Board, and

Whereas, the Board of Commissioners may need to consider extending the existing short term rental moratorium Resolutions 2020-86 and 2020-104 under the provisions of RCW 36.70A.390, before the February 23, 2020, expiration date, in order to allow the Task Force to complete its work and allow the Board to consider any report and recommendation, and

Whereas, the Board of Commissioners will continue the current ongoing short term rental code deliberation process until such time as the Task Force completes its report by the end of three months and the Board has decided what the next step will be: to 1) finalize a current draft code for final adoption, 2) amend current draft code for final adoption, or 3) consider other steps needed to draft and adopt a final code within year 2021, and

Whereas, this Task Force is not required by code or resolution to be created and convened by the Board of Commissioners, but instead may be created and convened at the discretion of the Board, and will exist for a period not to exceed 3 months unless extended for good cause by resolution at a later date;

NOW, THEREFORE, BE IT RESOLVED as follows by the Chelan County Board of Commissioners:

1. The above recitals are hereby adopted as findings and conclusions herein.
2. Chelan County does hereby create a non-regulatory advisory ad hoc Short Term Rental Task Force.
3. The members of the task force will be comprised of seven (7) members, as follows:

Three members who represent the interests of short term rental owners in Chelan County,

Three members who represent the interests of residential neighborhoods and housing affordability in Chelan County, and

One member from the Chelan County Planning Commission.

4. The Chelan County Department of Community Development will provide logistical, scrivener, and technical support to the Task Force, either through county staff or contractor, at the discretion of its Director.

5. The Chelan County Department of Community Development will create a report from the Task Force with any recommendations to the Board of Commissioners no later than 3 months after the creation of the task force.

6. The Board of Commissioners may need to consider extending the existing short term rental moratorium Resolutions 2020-86 and 2020-104 under the provisions of RCW 36.70A.390, before the February 23, 2020, expiration date, in order to allow the Task Force to complete its work and allow the Board to consider any report and recommendation.

7. The Board of Commission will continue the current ongoing short term rental code deliberation process until such time as the Task Force completes its report by the end of three months and the Board has decided to either finalize a current draft code for final adoption, or amend current draft code for final adoption, or consider other steps needed to draft and adopt a final code within year 2021.

8. This Task Force creation is in the best interests of good government and the public health, safety, and welfare.

DATED at Wenatchee, Washington this 29th day of December, 2020.



CHELAN COUNTY BOARD OF COMMISSIONERS

DOUG ENGLAND, CHAIR

BOB BUGERT, COMMISSIONER

KEVIN OVERBAY, COMMISSIONER

Attest:

Carlye Baity, Clerk of the Board