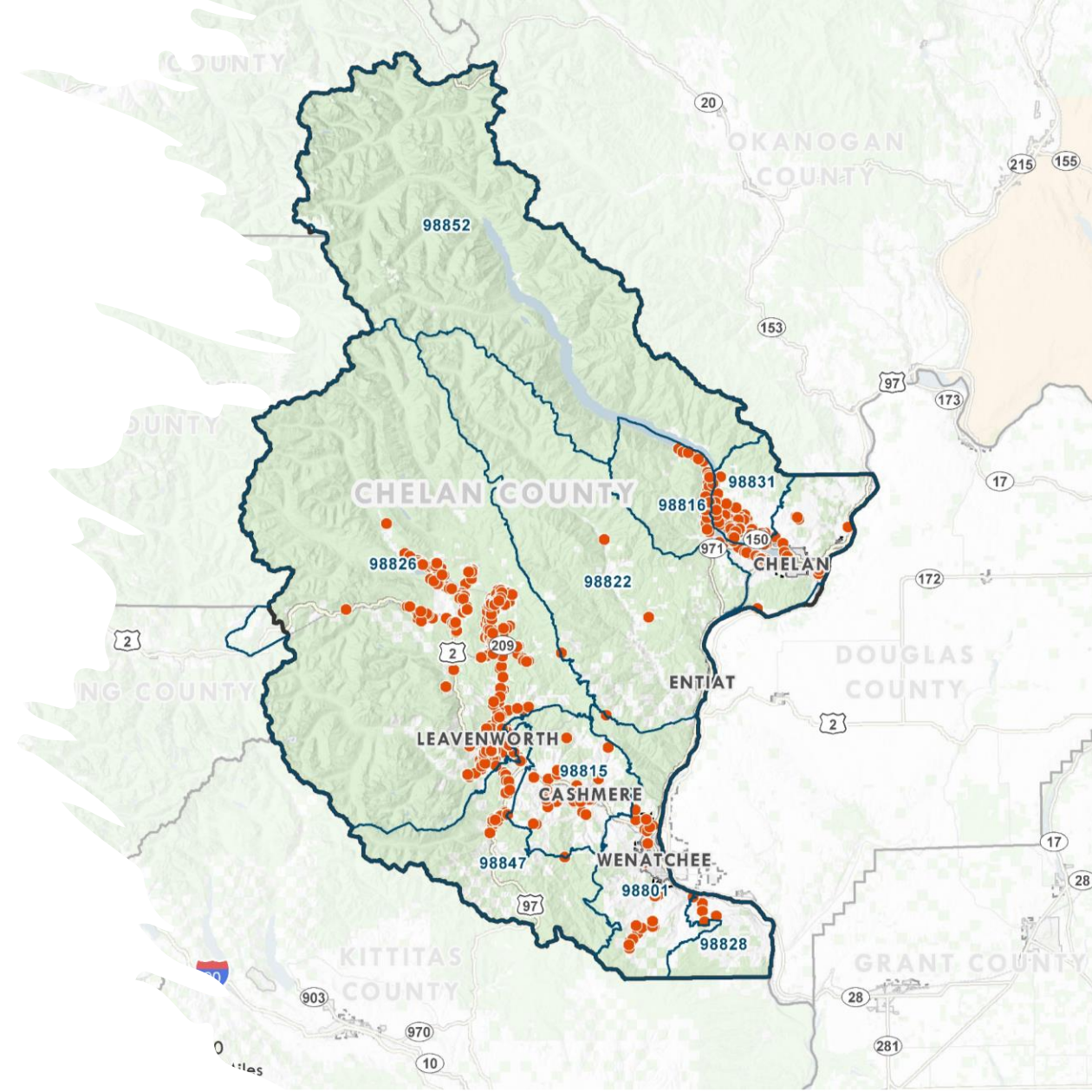


Short-Term Rentals

Chelan County
Board of County Commissioners
November 16, 2020



Topics

- Limits on Numbers of Existing STRs
- STR Numbers by Zoning, UGA, and Zip Code

Example STR Regulations - Standards

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)	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

Shaded 4% or more of STRs

*In resort 2/3 STR 1/3 non-STR. Issue is non-STR.

** Per news article

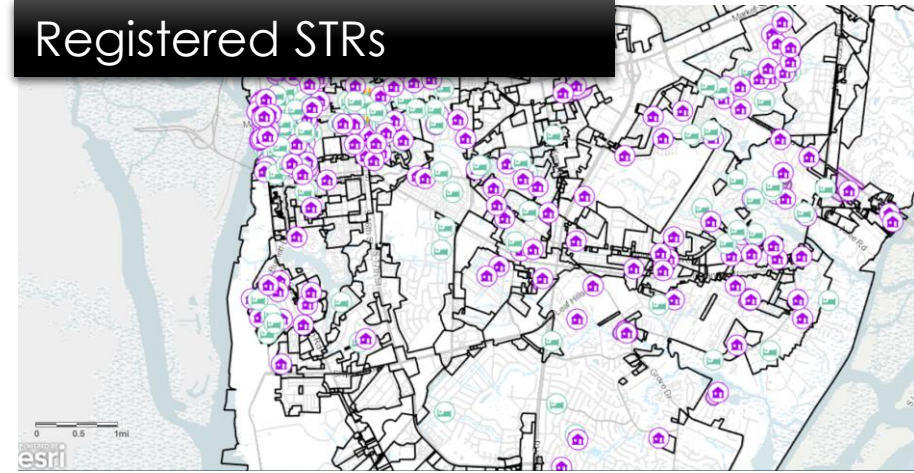
Options to Reduce Existing STRs

Method	Examples
Limit type of short-term rental allowed	<p>City of Walla Walla only allows owner-occupied units where owner only rents for up to 90 days.</p> <p>The City set up custom legal non-conforming rules; shorter discontinuance period (six months).</p>
Limit by zone; in prohibited areas amortize legal ones and enforce against illegal ones.	<p>Newport, OR</p> <p>Cannon Beach, OR</p> <p>Ventura County, CA</p>
Limit Transfers/Sales	<p>Pacific County, WA</p> <p>Bend, OR</p> <p>Cannon Beach, OR</p> <p>Newport, OR</p>
Add separation requirement	<p>Bend, OR – 250 feet</p> <p>Pacific County – 300 feet</p> <p>Wilmington, NC – 400 feet (reduced by lottery)</p>
Cap	Newport, OR: 200
Lottery	<p>Wilmington, NC – one time</p> <p>(Cannon Beach – ongoing for years but recently removed)</p>

Wilmington, NC

- Amended STR rules.
- Require registration every 6 months – owner occupied and non-owner occupied
- Separation between STRs
 - Owner occupied (home stays) not required to separate
 - At least 400 feet is required between whole-house lodging within residential districts.
 - No more than 2 percent of the total number of residentially-zoned parcels may register.

Registered STRs



- At the outset of registration, a lottery was used.
- The purpose of the lottery was to award registration to a single residence in high density areas where short-term lodgings were occurring.
- Properties that were amortized as a result of non-selection by the lottery were able to continue to the end of the amortization period (~1 year).

Cannon Beach, OR

The Numbers: Cannon Beach STRs (as of July 2019)

50 = Lifetime Unlimited Permits
40 = Five-Year Lottery Permits
110 = 14-Day Permits
200 = Total Permits

- The city permits three categories of short-term rentals. The three categories are: lifetime unlimited permits, five-year unlimited permits and fourteen-day permits.
 - Original Ordinance – held a lottery for 5-year permits by random selection.
 - As transient rental or unlimited permits became available, the City conducted a random drawing from a list of property owners who had completed a Lottery Application.
 - Ordinance 19-05 ended all lottery drawings for Five-Year Unlimited Rental Permits as of October 31, 2019.

All STR Tiers by Zip Code

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

All Tiers By UGA

- 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.

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%

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

Tier 2 & 3 STRs by Zoning District

Rural Chelan County

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

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%

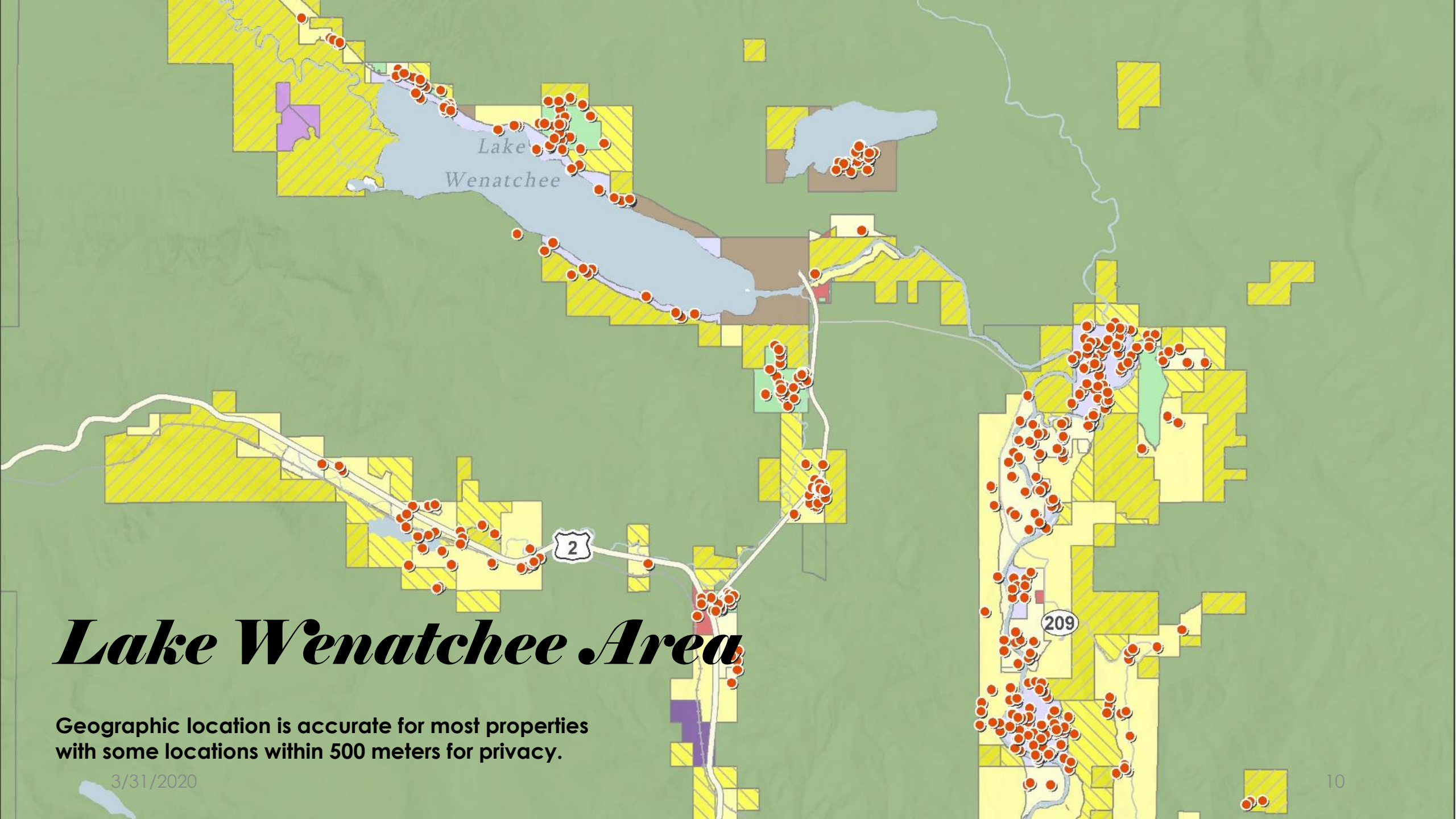
Manson UGA

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**



Lake
Wenatchee

Lake Wenatchee Area

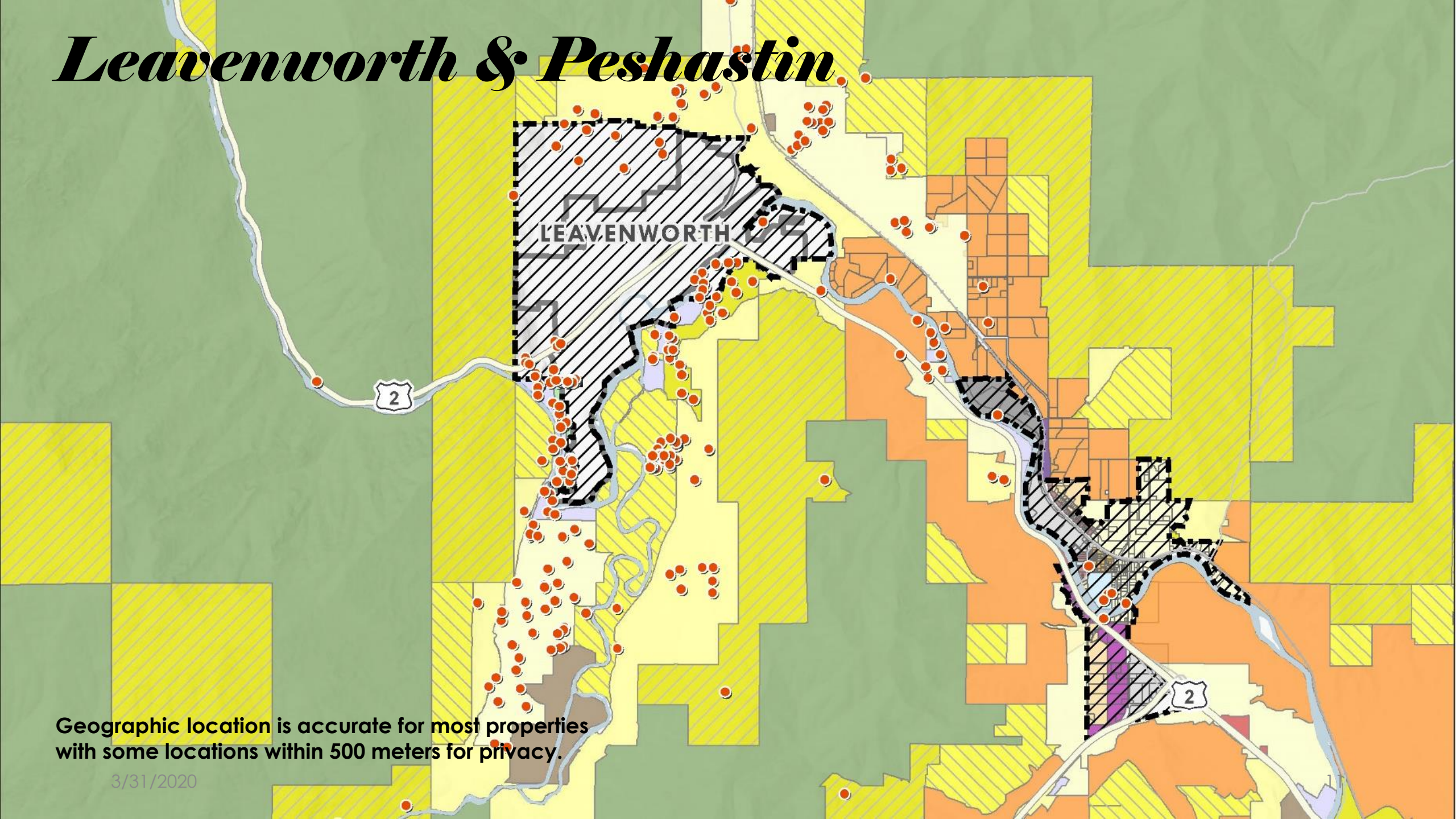
Geographic location is accurate for most properties
with some locations within 500 meters for privacy.

3/31/2020

Leavenworth & Peshastin

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

3/31/2020





Manson/ Chelan Area

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

3/31/2020