

UGA SPECIFIC INFORMATION

In addition to the Chelan County Code 11.88.290 regarding short-term rentals (STR), Urban Growth Areas (UGAs) may have additional and/or different requirements. Any applications for existing non-conforming STRs may be subject to joint review by the county and city for that UGA. Applicants for new STR permits will be required to comply with the most current city regulations for STR use for each city UGA, including if UGA code prohibits new or continuing existing STRs in those areas.

CASHMERE

- ☐ STRs only allowed in zones DB, C/LI, or WI with a CUP
- ☐ Existing non-conforming- to be considered, must have a state business license, paid county sales & lodging taxes, and been in continuous operation with no gaps in service for twelve (12) months immediately preceding Cashmere's adoption of their STR code in May 2021.
- ☐ One (1) off-street parking spot per dwelling PLUS one spot for each bedroom over two bedrooms within each dwelling unit per CMC 17.54.030.
- ☐ It is possible for an owner occupied STR to apply for a B&B permit with a CUP if conditions of CMC 17.72.070 are met
- ☐ Existing non-conforming not allowed unless STR has a state business license, has paid county lodging and sales tax, and been in continuous operation with no gaps in service for 12 months

CHELAN

- ☐ STRs not allowed in residential zones except as an owner-occupied B&B or in some instances allowed in special use districts.
- ☐ Existing Non-conforming status only allowed for:
 - ☐ Existing legal short-term rentals in effect prior to adoption of this code that do not meet the square footage requirement shall be granted legal non-conforming status.
 - ☐ Short-term rental license operators operating with a current business license within a conforming land use zone who cannot meet the parking requirement at the time of this ordinance adoption shall be granted legal non-conforming use status with regards to parking and be permitted to operate.
- ☐ As of 9/27/2021 any short-term rental within the exterior boundaries of Chelan UGA are required to have been in full legal compliance with any existing city codes adopted through prior Resolution by the county as they applied to STR uses within the UGA.
- ☐ Joint Review

ENTIAT

- ☐ STRs allowed in commercial zones only.
- ☐ Joint Review

LEAVENWORTH

- ☐ Tier 1 only allowed as an owner-occupied B&B; other Tiers allowed in Commercial or Tourist Commercial areas only
- ☐ Existing non-conforming STRs in residential areas have been unlawful in the past and will not be allowed to continue going forward.
- ☐ Joint Review

MANSON

- ☐ Tier 2 or 3 not subject to the cap in areas zoned rural commercial, commercial zoned district, planned unit development that was existing
- ☐ Documentary evidence that STR was properly registered as a vacation rental with Chelan County as of August 25, 2020 or that the STR owner held a vacation rental permit in the Manson UGA as of July 28, 2019 or in 2020 prior to August 25, 2020.
- ☐ All provisions of former Manson UGA Vacation Rental regulations under Chelan County Code Chapter 11.23.040 as it existed on August 25, 2020 shall be met on the effective date of the Chelan County Code 11.88.290 before being allowed to continue under the new code requirements.

This includes:

- ☐ Any trash cans located on the right-of-way was removed within 24 hours of pick-up.
- ☐ At least 1 off-street parking space, outside of required setbacks for each rented 2 bedrooms. Where off-street parking cannot be met, number of rented bedrooms shall be limited.
- ☐ Qualified person (local contact person) within 40-mile radius 24 hours a day, 7 days a week
- ☐ Contact information was provided to:
 - ☐ Adjacent properties
 - ☐ Manson Community Council
 - ☐ District 5 Fire Chief
 - ☐ Chelan County Sheriff

PESHASTIN

- ☐ Existing non-conforming STRs in a residential zone must be able to show compliance with the same requirements of those existing non-conforming STRs located within a non-UGA county residential parcel:
 - ☐ Location was actually, physically used for short-term rental purposes during the periods July 28, 2019 – August 25, 2020
 - ☐ Sales and lodging taxes required under RCW 64.37 were fully paid for all short-term rental use between July 28, 2019 and August 25, 2020; and
 - ☐ Short-term rental immediately meets all requirements of Subsection (3) of CCC 11.88.290, provided that the requirements for Parking and Signs shall be met within one year of the effective date of this ordinance, provided that and all legally required health and safety provisions within subsection (3) including, Garbage, Consumer Safety, Fire Safety and Outdoor Burning, and Property Management Plan communications provisions are met within ninety (90) days of the effective date of this ordinance; and
 - ☐ The short-term rental operator has obtained the required land use permits within the time requirements in Subsection (4); and
 - ☐ Liability insurance shall be obtained consistent with RCW 64.37.050 as of the effective date of this ordinance (September 27, 2021) per Subsection (3)(N); and
 - ☐ Property owner claiming existing non-conforming status as a short-term rental within any zip code, subarea, or urban growth area shall resolve any existing county code violations on the property as required under 11.88.290(4)(A)(ii) and shall have complied with all other relevant provisions of July 2021 Chelan County and apply for and have received an initial short-term rental administrative land use permit and any all required conditional use permits under subsection (4) by December 31, 2022, or by failing to do so shall waive all claim to having existing non-conforming status.
- ☐ New STRs only allowed in Downtown Commercial or Highway Commercial areas.
- ☐ No new STRs allowed in any residentially zoned area

WENATCHEE

- ☐ Tier 1 allowed only as B&B (with additional approval from Health Department), neither an existing nor new Tier 2 & 3 allowed to continue or start.
- ☐ Parking- 1 off-street parking spot per room rented in addition to required parking for single family residence.
- ☐ Sign cannot be larger than 12 sq. ft. with maximum height of 6 ft.

This document is not intended to be all-inclusive for submittals. The intent is to offer additional information should your property be located in one of the UGAs.