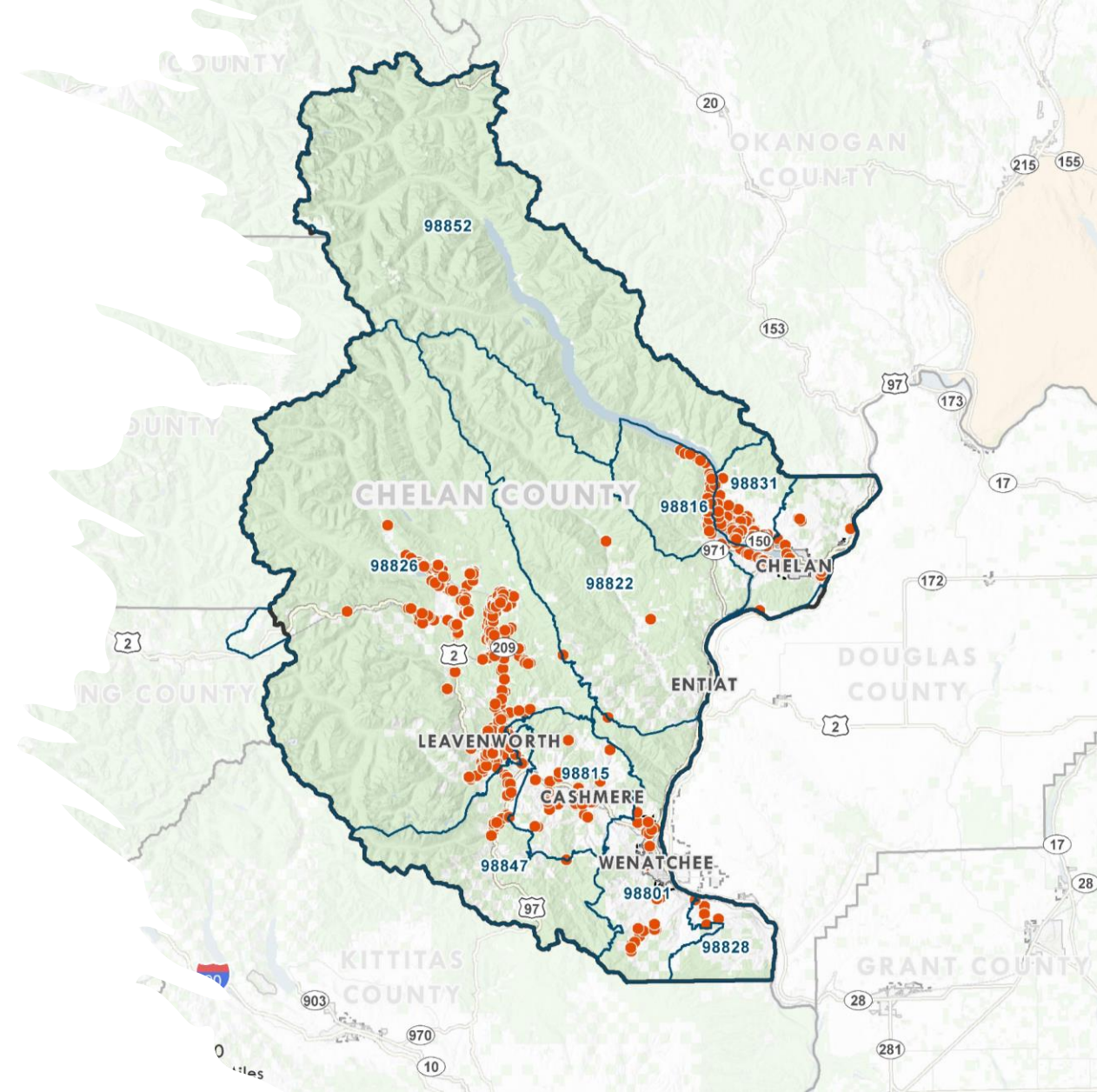


Short-Term Rentals

Chelan County
Planning Commission
October 15, 2020



Topics

- Code Options
- Section Review

Code Options – Number and Density

Topic	Description of Option	Potential Changes		
<p>Number & Density: Countywide (~lines 170-177)</p>	<p>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.</p>		July PC Rec.	New Option
		Uninc. Max Share	5%	None
		Zip Code, UGAs Max Share	5%	5%
Other	1% cap on new permits	1% cap on new permits + Distance		
<p>Number & Density: Add Separation to Number & Density</p>	<p>Add separation requirement, e.g. 250 or 500 feet from structures.</p> <p>Ensuring areas where new STRs are located are not overly taxed.</p>	<p>Separation of STRs</p> <ul style="list-style-type: none"> • Bend, OR – 250 feet • Pacific County (adopted) – 300 feet 		

Code Options – Sunset Clause

Topic	Options
District Use Chart Lines 86-90	Remove three-year sunset clause in identified zones. Consider P or CUP or ACUP.
Transfer Lines 392-403	In lieu of sunset clause, consider more emphasis on how sales/transfers are allowed.
Septic Lines 371-374	In lieu of sunset clause, add provision regarding strict enforcement of septic requirements.

Code Sections

✓ General Agreement Likely
Focus discussion

Element	Section/Lines
District Use Charts	
Use Table: Rural	11.04.020 Lines 86-90 (also 183-195 and 231-232)
✓ Use Table: Manson	11.22.030 Line 101
✓ Use Table Peshastin	11.23.030 Line 112
STR Standards	
✓ Purpose	11.88.280 (1) Lines 141-147
✓ Type	11.88.280 (2)(A) Tiers
Number and Density: New STRs	11.88.280 (2)(B) (i) and D Lines 161 – 182 and 196 -202

Code Sections (cont.)

✓ General Agreement Likely
Focus discussion

Element	Section/Lines
STR Standards (Cont.)	
Existing STRs	11.88.280 (2)(E) Lines 203-232
✓ Primary or Accessory Residence	11.88.280 (3)(A) Lines 234-237
✓ Occupancy	11.88.280 (3)(B) Lines 238-248
✓ Parking, Garbage, Noise, Trespass, Signs, Consumer Safety, Fire Safety	11.88.280 (3)(C) to (3)(I) Lines 249 to 279

Code Sections (cont.)

✓ General Agreement Likely
Focus discussion

Element	Section/Lines
STR Standards (Cont.)	
✓ Qualified Person, Property Management Plan, Annual Permit Number, Good Neighbor Guidelines, Insurance, Taxes	11.88.280 (3)(J) to (3)(O) Lines 280 to 331
✓ Land Use Permits	11.88.280 (4)(A) to (G) Lines 333 to 366
Fire, safety, health and building compliance	11.88.280 (4)(H) Lines 368-391
Transfer of Ownership	11.88.280 (4)(I) Lines 392-403

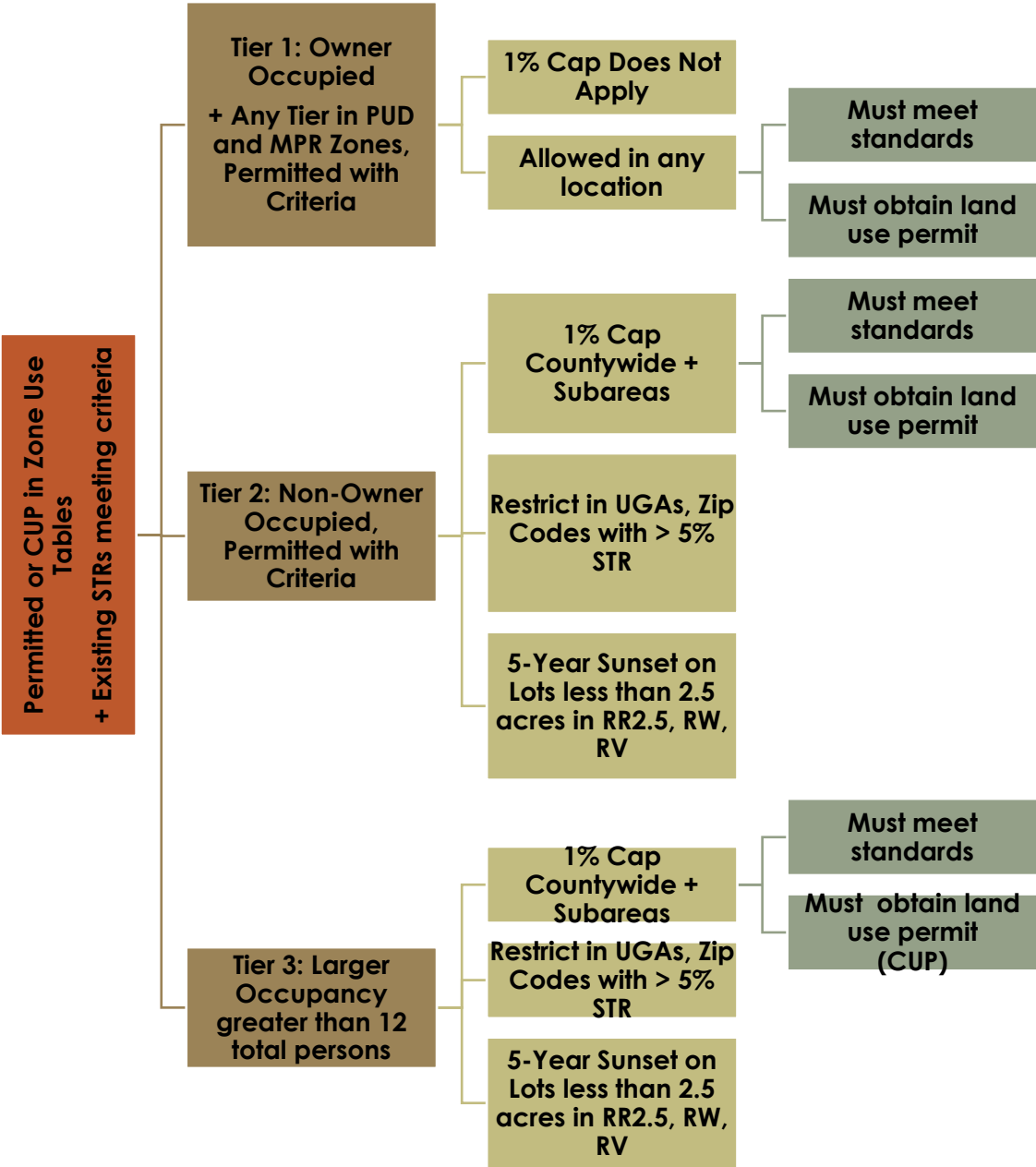
Code Sections (cont.)

✓ General Agreement Likely
Focus discussion

Element	Section/Lines
STR Standards (Cont.)	
✓ Approval criteria and Appeals	11.88.280 (4)(J) and (K) Lines 404-414
✓ Enforcement, Monitoring, CUPs, Fees, Enforcement	11.88.280 (5) and (6) 11.93 *3.24 *16.20 Lines 415-429 and 460-497 Housekeeping or *BOCC issues primarily
✓ Definitions	14.98 Lines 430-458

Appendix

Proposed Short-Term Rental Regulation Process – July 2020



Tier 2 & 3 STRs by Zoning District

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**

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

** Per news article