



SKAMANIA COUNTY PLANNING COMMISSION

AGENDA

Tuesday, May 19, 2020 @ 6:15 PM

BY ZOOM MEETING

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. AGENDA ITEMS

1. Approval of minutes from the March 3, 2020, Planning Commission Meeting.
2. Workshop to discuss Short-term Vacation Rental Survey results.

V. PLANNING COMMISSION BUSINESS

1. Discussion of Planning Commission priorities.

VI. ADJOURN

Please note: This meeting will be held by remote video conference only, in accordance with Governor Inslee's "Stay Home, Stay Healthy" order. The public is invited to attend the meeting by calling-in or viewing the meeting online via Zoom.

To join the Zoom meeting online, visit <https://us02web.zoom.us/j/84611085087>

To join by telephone, call any of the numbers listed below, and enter the following meeting ID when prompted: **846 1108 5087**

+1 253 215 8782
+1 669 900 6833
+1 346 248 7799
+1 301 715 8592
+1 312 626 6799
+1 929 205 6099



Skamania County Planning Commission

PLANNING COMMISSION MEETING MINUTES

**Tuesday, March 3, 2020
Skamania County Annex
170 NW Vancouver Avenue
Stevenson, WA 98648**

Planning Commission Members:
Present: Cyndi Soliz, Ken Bajema, John
Prescott, Tony Coates, Adam King, Mathew
Joy (arrived after meeting start)

Community Development Department Staff
Present:
Andrew Lembrick, Mike Beck
Teri Wyckoff

Absent: Sue Davis

AUDIENCE

See attached sign-in sheet.

PROCEEDINGS

Meeting was called to order at 6:15 P.M. by Vice Chair, Cyndi Soliz
Quorum was met.

AGENDA ITEMS

1. Approve Minutes from the February 4, 2020 Planning Commission meeting.
 - a. Motion was made by John Prescott and seconded by Tony Coates to approve the minutes of the February 4, 2020 Planning Commission Meeting.
 - b. Motion passed 5-0.
 - c. Chair Mat Joy arrived and chaired the remainder of the meeting.

 2. Alan Peters, Assistant Planning Director, was not in attendance. Andrew Lembrick, Planner, gave an overview of the High Lakes Overlay Zone. After further discussion Tony Coates made a motion, seconded by John Prescott, to use the verbiage "One single-family dwelling per legal lot of record" in the new proposed zone. The Planning Commission further directed Staff to schedule a Public Hearing for April 7, 2020, and issue the State Environmental Policy Act and Public Hearing notices on March 18, 2020.

 3. Mike Beck, Planner, updated the Planning Commission on the Board of County Commissioners request to have new regulations adopted by August 2020 and go into effect in January 2021 regarding Short-Term Vacation Rentals. The members discussed using the City of Stevenson's and Chelan County Short-Term Vacation Rentals Ordinance as a starting
-

point for Skamania County. Staff will provide a complete copy of the City of Stevenson ordinance and Department of Revenue handout and Chelan County ordinance for further discussion. They requested the ordinances be emailed to the Planning Commission prior to the next meeting. The members would like to see more community comments and possible market research.

4. MEETING ADJOURNED at 7:41 after motion by Tony Coates, seconded by Adam King.

ATTEST

Planning Commission Chair

Secretary



Skamania County

Community Development Department

Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex

Post Office Box 1009

Stevenson, Washington 98648

Phone: 509-427-3900 Inspection Line: 509-427-3922

MEMO

TO: Planning Commission
FROM: Alan Peters, Assistant Planning Director
DATE: May 4, 2020
RE: Short-term Vacation Rentals Survey Discussion

Introduction

Last November, the Board of County Commissioners directed Planning Staff to develop regulations for short-term vacation rentals (STVR). The Board has requested that new regulations be adopted by August 2020 and go into effect in January 2021.

The County solicited responses to an online survey during the month of April 2020. The purpose of the survey was to collect information needed to shape decisions associated with short-term rental policies and regulations. Staff is now requesting that the Planning Commission review the survey results and assist Staff with identifying the key issues that the County should address and the principles that should guide Staff in the drafting of policies.

Survey Design

The survey consisted of 29 questions about various issues related to vacation rentals, though most users saw fewer questions. All survey takers were asked to respond to 15 general questions.

Question #4 asked respondents if they were aware of any STVRs located near their home. Those who indicated that they lived near a STVR were asked to answer four additional questions about their experiences.

Question #18 asked respondents if they operate a STVR. Those who said they operate one were given eight additional questions to respond to. Those who said they might consider operating one were given two additional questions.

The survey was available from April 1st through April 30th. The survey was advertised in the Skamania County Pioneer on April 1st, April 8th, and April 29th. It was published as a news story on the county website on April 1st. The survey was advertised on April 1st on the Skamania County Community Events and Recreation Department and Skamania County Pioneer Facebook pages.

Survey Responses

A total of 159 survey responses were received. The complete survey results are included with this report, including individual written responses submitted for several questions.

Staff will be presenting the survey responses in more detail at the May 19, 2020 Planning Commission meeting and will be looking to the Planning Commission for an analysis of the responses.

Discussion Objectives

The purpose of the public survey was to collect information needed to shape decisions on possible STVR policies. The survey asked about experiences with short-term rentals, concerns and opinions about short-term rentals, and asked specific questions to those who live near, own, or are interested in owning a STVR. The results from the survey will be considered for short-term vacation rental policy development in addition to other sources of information such as best practice findings, existing conditions, legal considerations, etc.

Staff would like the Planning Commission to assist Staff with identifying guiding principles and key issues around STVRs.

Guiding principles are the general principles and values that should direct policy decisions. Question #12 asked respondents to rank the importance of various issues including private property rights, housing impacts, and public safety. Regulations guided by a focus on "public safety" may be different than those guided by a priority on "tax revenue".

Key issues are the specific topics that policies should address. For example, Question #15 includes several individual policy proposals such as requiring a permit, limiting the number of nights a unit can be rented, or requiring inspections. The responses to this and other survey questions may point to specific policies or issues that should be addressed.

Requested items

The Planning Commission requested information about existing STVR regulations in the City of Stevenson and Chelan County. These are attached to this report.



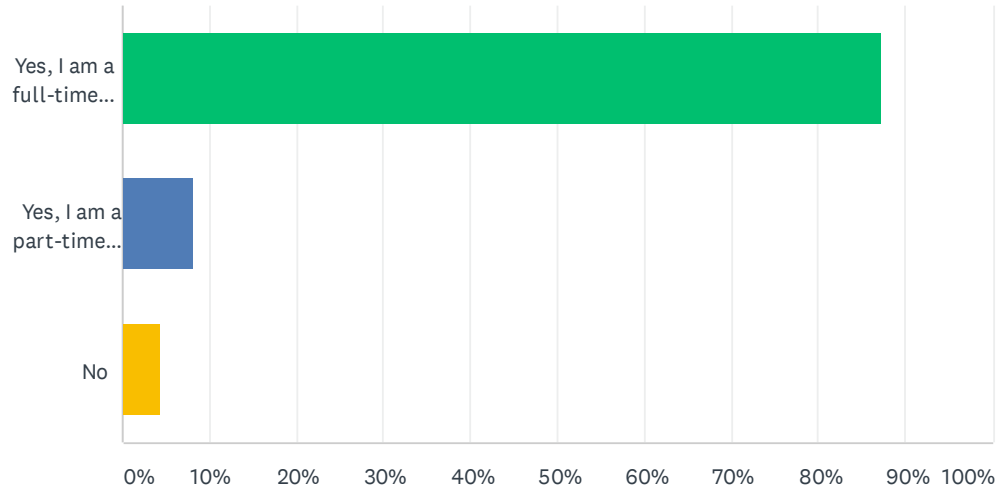
Skamania County

Short-Term Vacation Rental Survey

April 1 – April 30, 2020

Q1 Are you a resident of Skamania County?

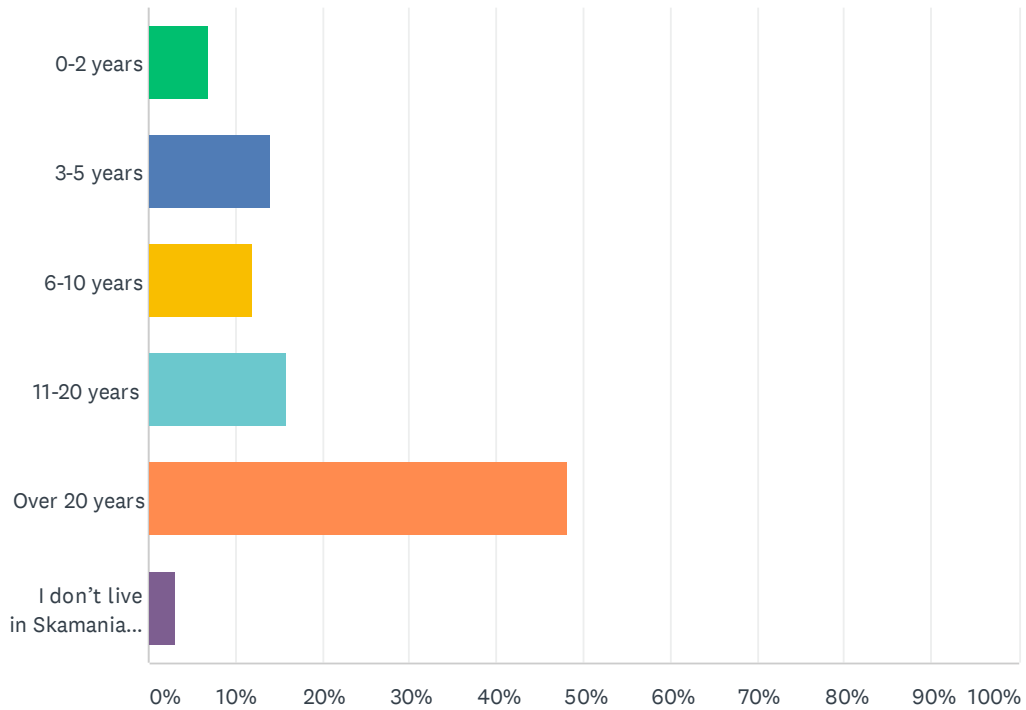
Answered: 158 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes, I am a full-time resident	87.34%	138
Yes, I am a part-time resident	8.23%	13
No	4.43%	7
TOTAL		158

Q2 How long have you lived in Skamania County?

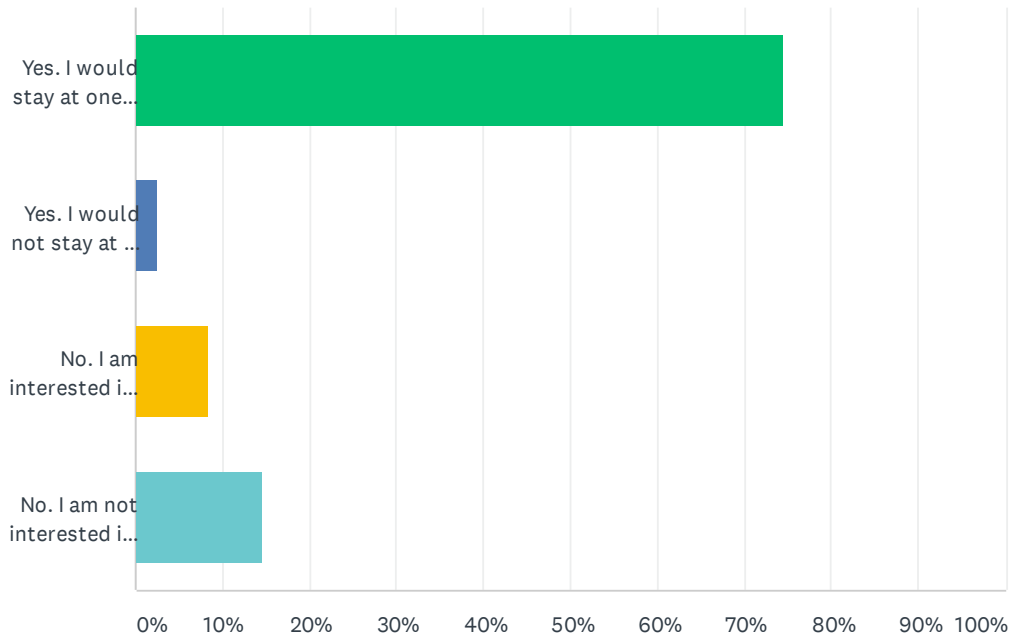
Answered: 158 Skipped: 1



ANSWER CHOICES	RESPONSES	
0-2 years	6.96%	11
3-5 years	13.92%	22
6-10 years	12.03%	19
11-20 years	15.82%	25
Over 20 years	48.10%	76
I don't live in Skamania County	3.16%	5
TOTAL		158

Q3 Have you ever stayed at a short-term vacation rental (STVR)?

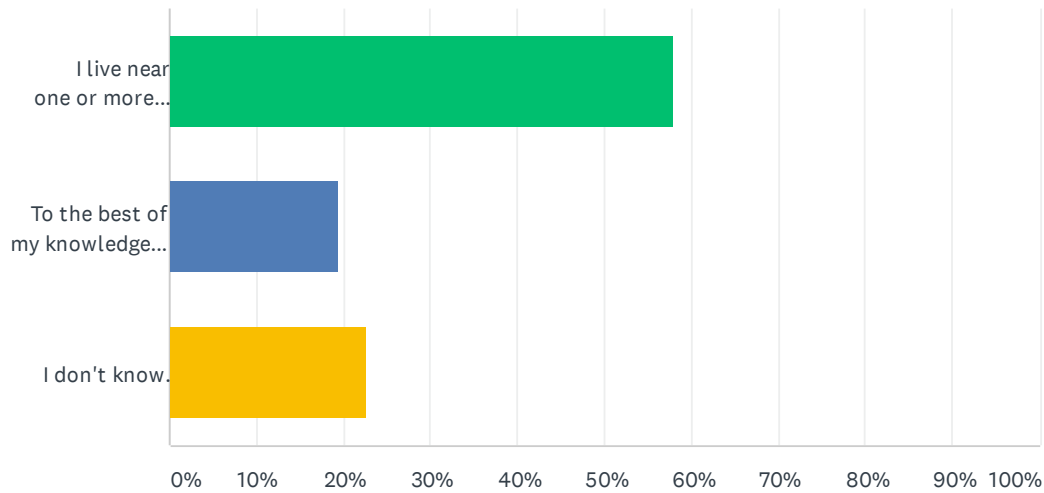
Answered: 157 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes. I would stay at one again.	74.52%	117
Yes. I would not stay at one again.	2.55%	4
No. I am interested in staying in one.	8.28%	13
No. I am not interested in staying in one.	14.65%	23
TOTAL		157

Q4 Are you aware of any STVRs located near your home? (Not including any you personally own or operate)

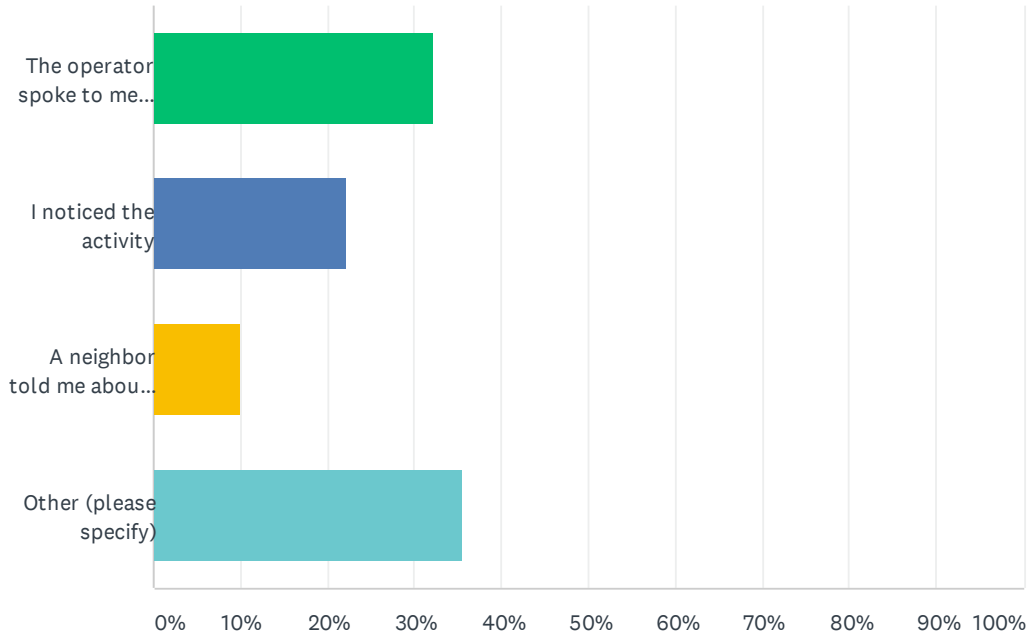
Answered: 159 Skipped: 0



ANSWER CHOICES	RESPONSES	
I live near one or more STVRs.	57.86%	92
To the best of my knowledge, I do not live near any STVRs.	19.50%	31
I don't know.	22.64%	36
TOTAL		159

Q5 How did you become aware that there is a STVR near your home?

Answered: 90 Skipped: 69



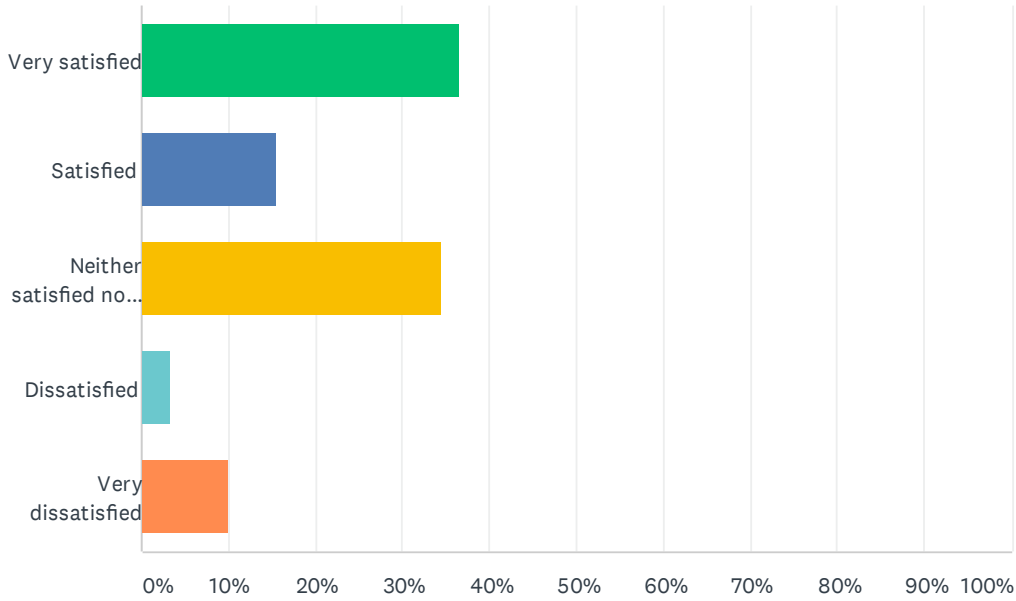
ANSWER CHOICES	RESPONSES	
The operator spoke to me about it	32.22%	29
I noticed the activity	22.22%	20
A neighbor told me about it	10.00%	9
Other (please specify)	35.56%	32
TOTAL		90

Short-term Vacation Rentals in Skamania County

#	OTHER (PLEASE SPECIFY)	DATE
1	showed up on Google Maps	4/30/2020 3:46 PM
2	sign	4/30/2020 8:34 AM
3	I actually live within the City limits of Stevenson where there are at least 10 STVRs. Unfortunately, not many have an Official Rental Permit nor do they pay the \$200/fee, etc. I recommend that any County Admins/regulations do a better job of "enforcing" your STVR regs	4/29/2020 12:36 PM
4	I think the owner told me	4/24/2020 4:18 PM
5	Online search	4/23/2020 9:16 AM
6	We operate one	4/21/2020 4:57 PM
7	evicted so the county could create some	4/14/2020 10:10 PM
8	I know the owner	4/9/2020 1:23 PM
9	Advertising on VRBO and Signs posted at there place	4/3/2020 11:11 AM
10	Church	4/2/2020 4:48 PM
11	I saw it on a website	4/2/2020 4:59 AM
12	One is a wedding site and the other is an Air B&B and some guests one weekend did have a very crazy party and the Sheriff's Office got called.	4/1/2020 10:42 PM
13	County website	4/1/2020 10:33 PM
14	Searched on AirBnB and similar sites to see what near me	4/1/2020 9:39 PM
15	Airbnb	4/1/2020 8:51 PM
16	Wind River Business Park	4/1/2020 8:47 PM
17	It is owned by the county	4/1/2020 8:04 PM
18	I live near the Carson luxury cabins	4/1/2020 7:37 PM
19	I know the renter	4/1/2020 6:56 PM
20	I saw the ads.	4/1/2020 5:52 PM
21	I know all the owners of STVRs in my area.	4/1/2020 3:21 PM
22	Search online for Rentals near me to find prices being charged	4/1/2020 3:11 PM
23	Saw on AirBNB	4/1/2020 3:06 PM
24	I have been on the website	4/1/2020 2:35 PM
25	Searched on line once, just curious	4/1/2020 2:30 PM
26	Search result	4/1/2020 2:09 PM
27	The place of business is advertised as such.	4/1/2020 1:43 PM
28	Saw listing on airbnb	4/1/2020 1:21 PM
29	Searched platforms	4/1/2020 1:17 PM
30	I own three	4/1/2020 11:20 AM
31	Friends have mentioned they operate them or live near one.	4/1/2020 11:14 AM
32	owner of one	4/1/2020 11:04 AM

Q6 Which of the following statements best describes your personal experience with the operators (not renters) of STVRs located near you?

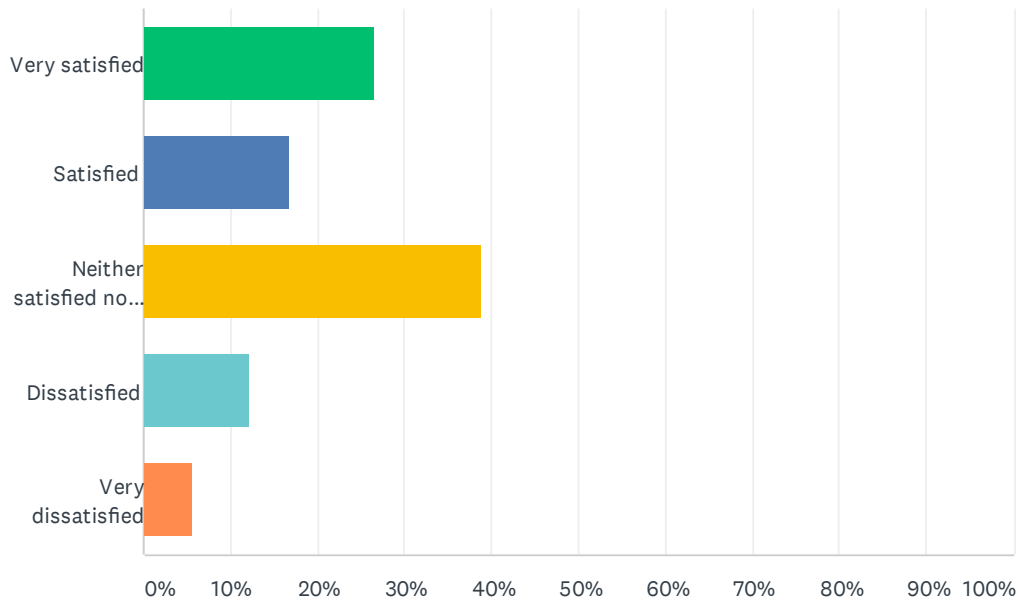
Answered: 90 Skipped: 69



ANSWER CHOICES	RESPONSES	
Very satisfied	36.67%	33
Satisfied	15.56%	14
Neither satisfied nor dissatisfied	34.44%	31
Dissatisfied	3.33%	3
Very dissatisfied	10.00%	9
TOTAL		90

Q7 Which of the following statements best describes your personal experience with the renters (not operators) of STVRs located near you?

Answered: 90 Skipped: 69



ANSWER CHOICES	RESPONSES	
Very satisfied	26.67%	24
Satisfied	16.67%	15
Neither satisfied nor dissatisfied	38.89%	35
Dissatisfied	12.22%	11
Very dissatisfied	5.56%	5
TOTAL		90

Q8 Is there any particular positive or negative experiences about living near a STVR that you would like the County to be aware of?

Answered: 63 Skipped: 96

Short-term Vacation Rentals in Skamania County

#	RESPONSES	DATE
1	Increased traffic and noise, decreased privacy, disrespect for the local area (beer, pop cans, trash).	4/30/2020 10:33 PM
2	Generally, the renters are low income and don't care about keeping up the property or cleaning up trash.	4/30/2020 8:03 PM
3	not knowing short term renters, traffic, decreasing long term rental properties in the county for low income & young people, potential problems if owner is not on site such as noise, drinking etc.	4/30/2020 7:48 PM
4	A neighbor has stated that they need to find a way to make money from their property. They have discussed cabins and hipcamp.com. Having strangers about on private land and private roads is not appealing. Most moved to this region to be free of that.	4/30/2020 3:46 PM
5	Negative - People accessing the STVR must use our private road to get to the STVR.	4/30/2020 1:58 PM
6	STVRs bring a lot of consumers to the community, from wine tasting to eating at restaurants, activities (such as renting paddle boards) and shopping at small local shops. Occupancy standards should be regulated and adhered to.	4/30/2020 12:53 PM
7	Renters are not given good directions to the property. They end up driving on private driveways and around the neighborhood before either they stop and ask someone or someone (like me) stops them and asks them if they need assistance.	4/30/2020 12:33 PM
8	none	4/30/2020 11:11 AM
9	I believe it's likely that short term renters are likely better neighbors than long term renters because they're probably on vacation - people on vacation are usually pleasant. Long term renters are more likely to be living stressful lives short on funds. It's counterintuitive to regulate short term rentals more strictly than long term rentals. When I use an STVR on the Oregon coast for example, I am an excellent neighbor and contribute to their local economies.	4/30/2020 10:55 AM
10	None.	4/30/2020 9:41 AM
11	More people more money for local business. They are going to come and spend their money somewhere in The Gorge, might as well be here.	4/30/2020 8:34 AM
12	It's their property let them do what is best for them	4/29/2020 12:51 PM
13	I feel that the "economic" benefits (lodging/sales tax, \$ spent in community - tourism \$\$\$/per night per visitor etc.) outweigh the "potential" negatives, please read my comment above about most important being "enforcement" by County officials/admins. The most frequent complaints in most locations (Stevenson is small so it is rare?) have to do with noise, parties, parking, etc. So, occupancy max (2 per br + 2 max), max cars based on specific rental, no boats, trailers, etc. allowed.	4/29/2020 12:36 PM
14	No. Nothing specific except I don't like the transient nature in a stable neighborhood. Does not contribute to sense of community.	4/24/2020 4:18 PM
15	Too little management presence. Vacation rentals do not contribute to community. Short term renters are not vested in our community even though they use our resources. Our community doesn't get back as much as we put in.	4/24/2020 11:30 AM
16	The one near my home has lots of property so noise and activities have not been an issue.	4/23/2020 3:01 PM
17	None. When managed appropriately, they bring good people who love nature and are looking for peaceful place to go outdoors from - golf, hiking, biking, horseback riding. The area needs economic activity and opportunities. STVRs provide for this. A county tax and permit would be a great revenue stream for Skamania. Partnerships for management, marketing, are wonderful biz development for the county as well as improved property values. Please don't limit what owners can do with their properties.	4/23/2020 9:16 AM
18	No adverse impact.	4/22/2020 12:07 PM
19	A good source of income for both county and homeowners.	4/16/2020 5:49 PM
20	The operator has provided part time maintenance employment on the STVR.	4/16/2020 8:24 AM
21	Because this particular home is a second home for it's owner, I like that it is occupied more of	4/15/2020 1:09 PM

Short-term Vacation Rentals in Skamania County

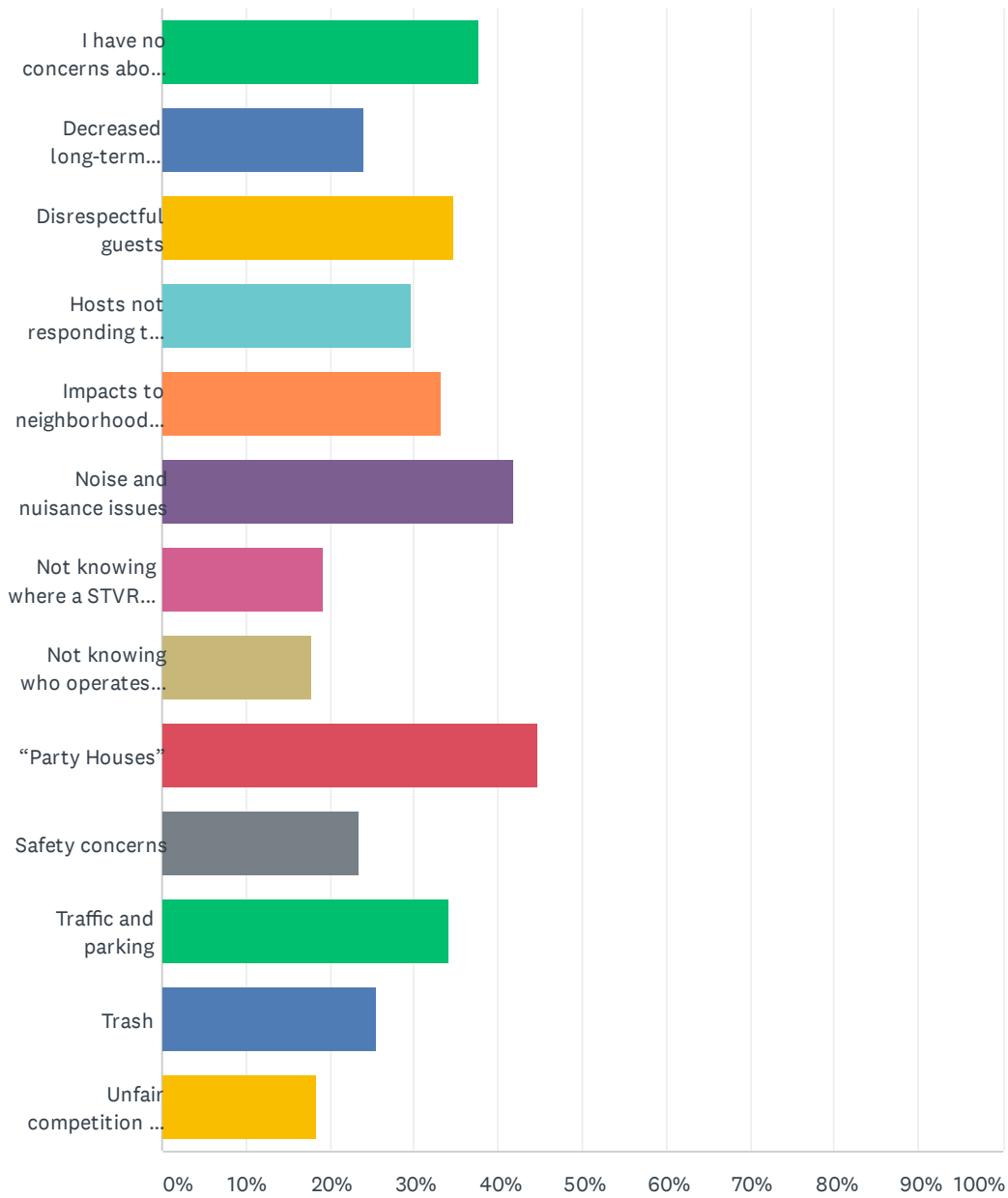
	the time as opposed to sitting vacant.	
22	the eviction of residents of the residences on the wind river nursery was cruel and not cost effective	4/14/2020 10:10 PM
23	constant traffic all hours and large numbers of people coming and going next door. And this includes a significant increase in law enforcement being there!	4/11/2020 6:29 PM
24	We live across the street from STVR. The owner has disregarded every attempt by ourselves and county officials to stop this B@B from continuing, all to no avail!	4/9/2020 12:36 PM
25	Renters stopping at our houses at all hours of the night because of faulty information.	4/9/2020 11:57 AM
26	None to my knowledge	4/3/2020 11:11 AM
27	My numerous experiences have always been positive with the hosts and the guests.	4/2/2020 5:24 PM
28	No	4/2/2020 4:48 PM
29	I didn't realize I was buying a home next to a hostel. Hostel was the way the operator described parcel # 03082600051800. Negative experiences: heavy traffic on private road & the added maintenance to the shared private drive.	4/2/2020 7:44 AM
30	The only issue I've had is the renters are asked to take the garbage out and then it sits for a week awaiting pick up. Gorge winds and unattended garbage can equals blown litter.	4/2/2020 7:25 AM
31	to much traffic on private road, traffic (vehicle and foot) during all times of day and night, guests coming to the wrong house (my house) late at night. operator very disrespectful.	4/2/2020 7:02 AM
32	It keeps property in good conditions and adds income to the area	4/2/2020 4:59 AM
33	Nope! Owners seem to be handling them quite well, I don't think the County Government needs to get involved at this time.	4/1/2020 10:42 PM
34	Walking their dogs off leash down our road (Martha Creek Rd) and their dogs entered our property and killed two of our chickens	4/1/2020 10:33 PM
35	Private roads should not allow them unless ALL residents agree, and price share figured in for maintenance	4/1/2020 9:39 PM
36	There are very few renters.	4/1/2020 8:47 PM
37	Generally speaking operators are not very good at sharing information about adjacent lands and their ownership. This makes it very difficult and if addressed can solve a lot of problems.	4/1/2020 8:04 PM
38	Traffic, sewage issues, parking	4/1/2020 7:45 PM
39	Very pleased with any interactions I've had	4/1/2020 7:37 PM
40	No	4/1/2020 6:56 PM
41	None either way.?	4/1/2020 5:52 PM
42	I would not have a problem with this rental if the owners of the property were there. But, the guy specifically built this house to be a vacation rental. They don't use it at all. They are also turning a detached shop into what is permitted as as "music room", but I don't trust him to not turn it into a residence for rental or either someone to rent long term. I am also sick of the CONSTANT construction noise. The house has been under construction for at LEAST 5 years. We work from home and it is incredibly disruptive.	4/1/2020 5:52 PM
43	More noise and parking issues than non-STVRs. Trash put out overflowing and often out not on pick up days.	4/1/2020 5:19 PM
44	They have had larger groups at the rentals than the rental was designed to accommodate.	4/1/2020 3:38 PM
45	No.	4/1/2020 3:11 PM
46	No, but I wish I could have one in my ADU. I was hoping to use it to make income, as well as having a place for my adult children and partners stay when they visit.	4/1/2020 3:06 PM
47	No as long as they don't disrupt me I have no problem with them and I assume they will help our economy by bringing tourists into our area.	4/1/2020 2:35 PM

Short-term Vacation Rentals in Skamania County

48	I have noticed that they tend to create more noise. I only notice on my walks because we are well spaced. This is because unlike most of my neighbors they are outside on there decks having a good time since that would be why they are here. If this were a more densely populated area this might cause issues. As it is, I am happy they are having a good time. Hurts me not one bit.	4/1/2020 2:30 PM
49	Nuetral	4/1/2020 2:25 PM
50	We have had an influx of car traffic and foot traffic in our quiet small neighborhood. There has been issues with people coming and going at all hours of the day and night, we have had multiple cars come onto our property, and other neighbors have had problems with renters knocking on their doors late at night looking for the Airbnb. There are transient people coming in and out of our neighborhood, we have had packages stolen from our mailbox since this Airbnb started operating. I don't like have people come in and out of our neighborhood daily and feel it brings problems into our neighborhood. I'm not a fan of Airbnb's unless there are strict guidelines and enforcement to prevent problems, otherwise, people should stay at a hotel. Most Neighborhoods are for single family homes and they shouldn't be turned into high occupancy rental situations. Thank-You!	4/1/2020 2:25 PM
51	I am a strong believer that property owners should be able to do what they wish with their property so the idea of opening up Skamania County to more STVRs doesn't bother me. I do have concern that we are already short on housing for residents and opening up STVRs could further hurt housing availability.	4/1/2020 2:24 PM
52	I enjoy our area and it thrills me that we can share it with others. I don't enjoy motels myself so this is a better option	4/1/2020 2:22 PM
53	They are a valuable vacation housing commodity.	4/1/2020 2:14 PM
54	Anything that brings revenue to our community is a positive.	4/1/2020 2:10 PM
55	while some might be afraid of large parties or nuisance neighbors, even temporary ones, as long a civility is maintained and laws are abided there is no concern from myself.	4/1/2020 1:39 PM
56	No	4/1/2020 1:25 PM
57	Properties are usually very well maintained.	4/1/2020 1:21 PM
58	STVRs are a great addition to bring tourism to our county. It is more and more becoming the preferred way to stay while traveling.	4/1/2020 1:17 PM
59	Nothing specific, assuming all prior screening is done then their shouldn't be an issue.	4/1/2020 1:08 PM
60	Lack if respect for noise and the property itself. Causing damage to the property	4/1/2020 12:55 PM
61	None at this time	4/1/2020 11:20 AM
62	We want to make sure they're paying their fare share of fees and taxes.	4/1/2020 11:14 AM
63	no out of control partys	4/1/2020 11:04 AM

Q9 What concerns do you have about STVRs in Skamania County? (Select all that apply)

Answered: 141 Skipped: 18



Short-term Vacation Rentals in Skamania County

ANSWER CHOICES	RESPONSES	
I have no concerns about STVRs in Skamania County	37.59%	53
Decreased long-term rental options	24.11%	34
Disrespectful guests	34.75%	49
Hosts not responding to concerns	29.79%	42
Impacts to neighborhood character or the look and feel of the area	33.33%	47
Noise and nuisance issues	41.84%	59
Not knowing where a STVR is operating	19.15%	27
Not knowing who operates a STVR	17.73%	25
“Party Houses”	44.68%	63
Safety concerns	23.40%	33
Traffic and parking	34.04%	48
Trash	25.53%	36
Unfair competition to traditional lodging establishments	18.44%	26
Total Respondents: 141		

Short-term Vacation Rentals in Skamania County

#	OTHER (PLEASE SPECIFY)	DATE
1	STVRs add additional wear and tear on the county infrastructure. The county should recoup costs from owners of STVRs via taxes on occupancy.	4/30/2020 12:43 PM
2	I understand that each of these concerns can be harsh realities but other than the competition issue, they're not usually a problem and if they are, you've already got a plethora of laws available to address them. My personal experience has been bad with long term rentals due to the socio-economic situation often experienced by renters. Ultimately I believe private property rights trump the concerns mentioned above. Government should not be picking winners and losers. If I want to control what happens at my neighbor's house, I should buy that house.	4/30/2020 11:22 AM
3	People using them as long term rentals without proper regulation. County will never have the ability or manpower to regulate this.	4/30/2020 8:27 AM
4	I have indicated "concerns" above IF the County does NOT do a good job of enforcing their rental regulations. Most STVRs are actually much better maintained interior/exterior than the majority of long-term rental homes so they typically "improve the neighborhood". "Competition" is always good for every business. If a hotel/lodge has no vacancy, the additional guests can stay in a nearby STVR and add more \$\$\$/night each to Skamania County and local businesses. It's a win-win-win. Think positive people and have "confidence" in what "your" lodging business has to offer visitors, which is "different" than an STVR/private or shared "home" offers. Competition is "Good".	4/29/2020 12:51 PM
5	Stars decrease the availability of housing stock for long term residents and do not contribute to the long term functions of a community, such as schools, businesses, volunteers, churches, etc.	4/24/2020 11:38 AM
6	There is no such thing as "unfair" competition - that's a one sided "concern". More guests to our area is a good thing for everyone. Create standards, make it good for the county. Create thoughtful well rounded policy.	4/23/2020 9:28 AM
7	Preemptive laws are over reach. They will hinder the good STRV operators. County focus should be on repeat offenders. Market forces should take care of the rest.	4/16/2020 6:29 PM
8	in underwood i have a noise problem from the weddings held near by, plus speeding drivers	4/8/2020 7:39 PM
9	The county not knowing about the STVR and not taking advantage of lodging tax that might be owed.	4/3/2020 11:32 AM
10	This is a tourist hot spot in summer. The lodge is very \$\$ the only other traditional place is Roadway inn So there is a need for alternatives. Cabins, small apartments etc. when we travel I often use these options as they suit us much better due to local people knowing area, privacy. We are changing as a culture and this sort of accommodation option is needed. That said. Party houses, big groups, noise and trespassing are not ok. People who do not live on their property and are unable to monitor such activity is another issue. These places due reduce long term rental options.	4/2/2020 5:05 PM
11	Long Term Residents looking for Long Term Rentals are Extremely Hard to find if not Impossible. Very discouraging to see ALL of these Vacant Homes that are rarely used for Short Term Out of Town Occupants.	4/2/2020 5:04 PM
12	i was told we have a special issue with the operator of the STVRs he also had built a Hostile in his back yard of the STVR.	4/2/2020 7:12 AM
13	Limited regulation at city level.	4/1/2020 7:50 PM
14	Infrastructure over use	4/1/2020 7:06 PM
15	Excess of dark houses in a neighborhood; kills neighborhood vibe.	4/1/2020 5:27 PM
16	It is great to have more resources to bring in tourism. Only concern is for the people who currently reside here that can not find a home when looking to rent. :)	4/1/2020 2:58 PM
17	Overall effect on property values	4/1/2020 2:53 PM
18	Affect on affordability of long term rentals.	4/1/2020 2:49 PM
19	This has yet to be an issue but I know communities where it is. Temporary renters tend to be less respectful. It is human nature, people on vacation are more focused on having a good time than caring about their effect on people they will never see again.	4/1/2020 2:41 PM

Short-term Vacation Rentals in Skamania County

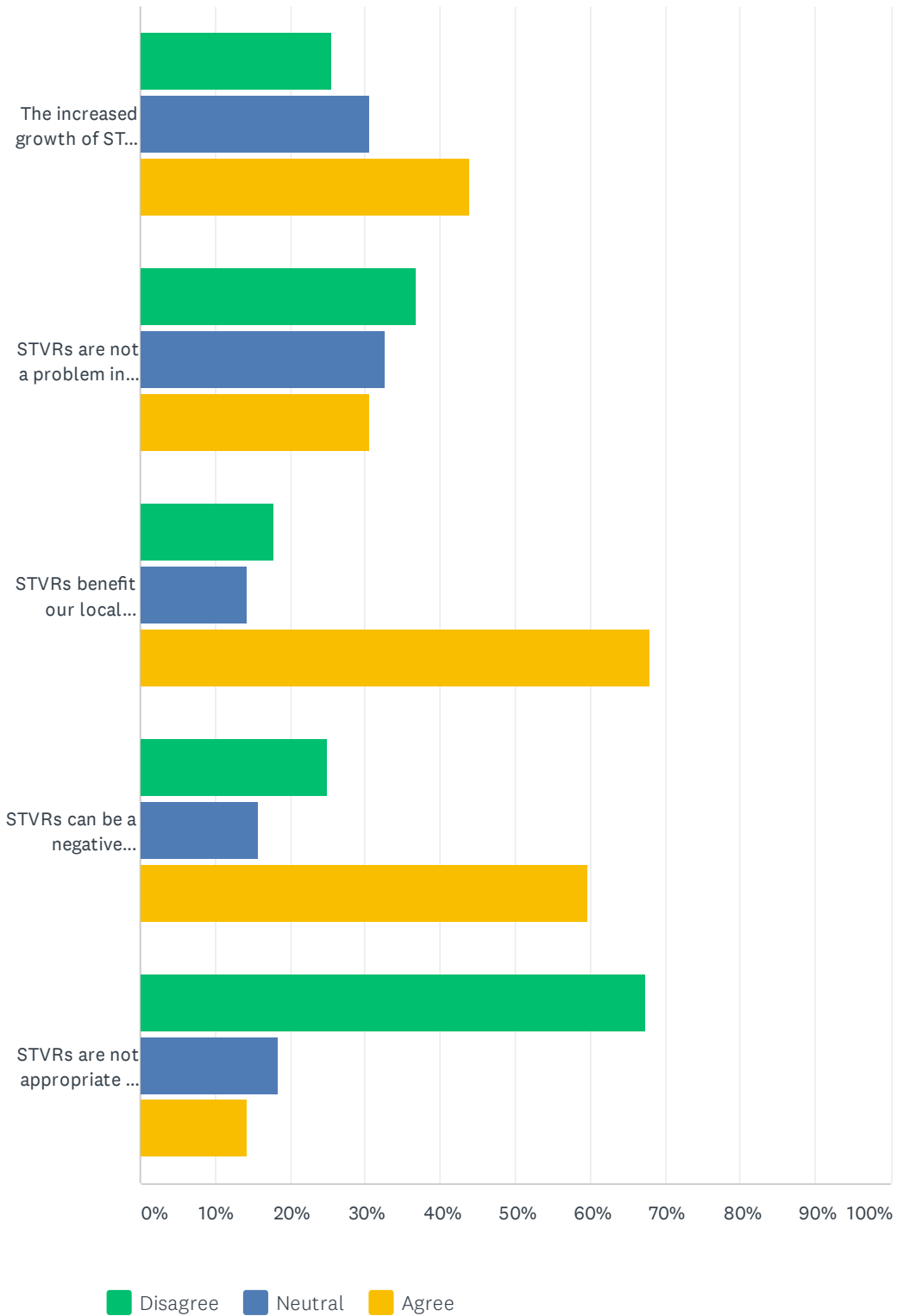
20

Decreased affordable housing options is a big deal, both for renters and people seeking to purchase a home. Prioritize residents, not speculators.

4/1/2020 2:33 PM

Q10 Do you agree or disagree with each of the following statements?

Answered: 141 Skipped: 18

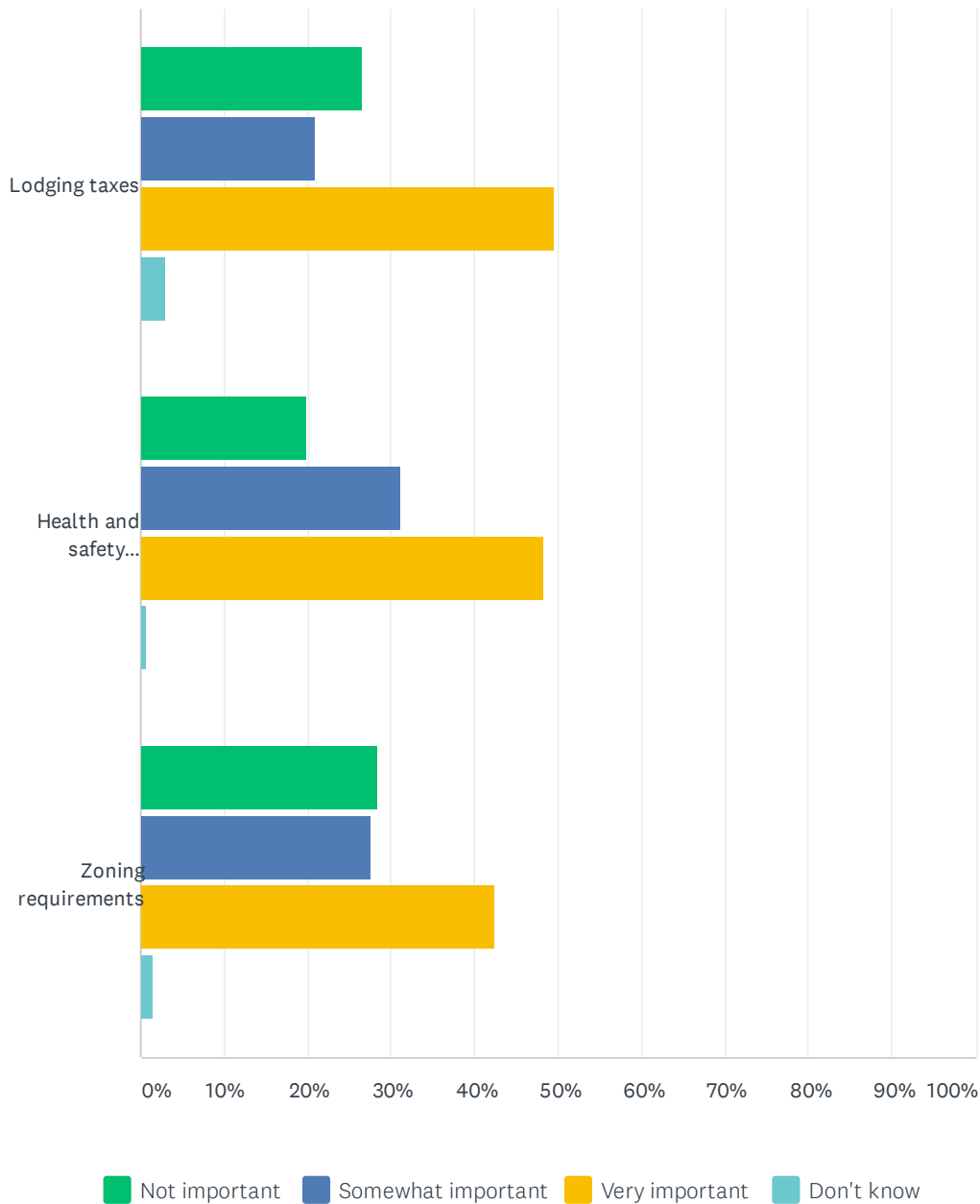


Short-term Vacation Rentals in Skamania County

	DISAGREE	NEUTRAL	AGREE	TOTAL
The increased growth of STVRs in Skamania County requires attention.	25.53% 36	30.50% 43	43.97% 62	141
STVRs are not a problem in our community and no new restrictions or regulation is necessary.	36.88% 52	32.62% 46	30.50% 43	141
STVRs benefit our local economy (i.e. offers additional lodging options and an economic boost).	17.73% 25	14.18% 20	68.09% 96	141
STVRs can be a negative community impact if not addressed effectively.	24.82% 35	15.60% 22	59.57% 84	141
STVRs are not appropriate in Skamania County.	67.38% 95	18.44% 26	14.18% 20	141

Q11 Traditional operators of bed & breakfasts, motels, and hotels in Washington State are required to follow certain rules as it relates to safety inspections, taxes, and zoning. How important is it to "level the playing field" between STVRs and traditional lodging options when it comes to the following issues?

Answered: 141 Skipped: 18

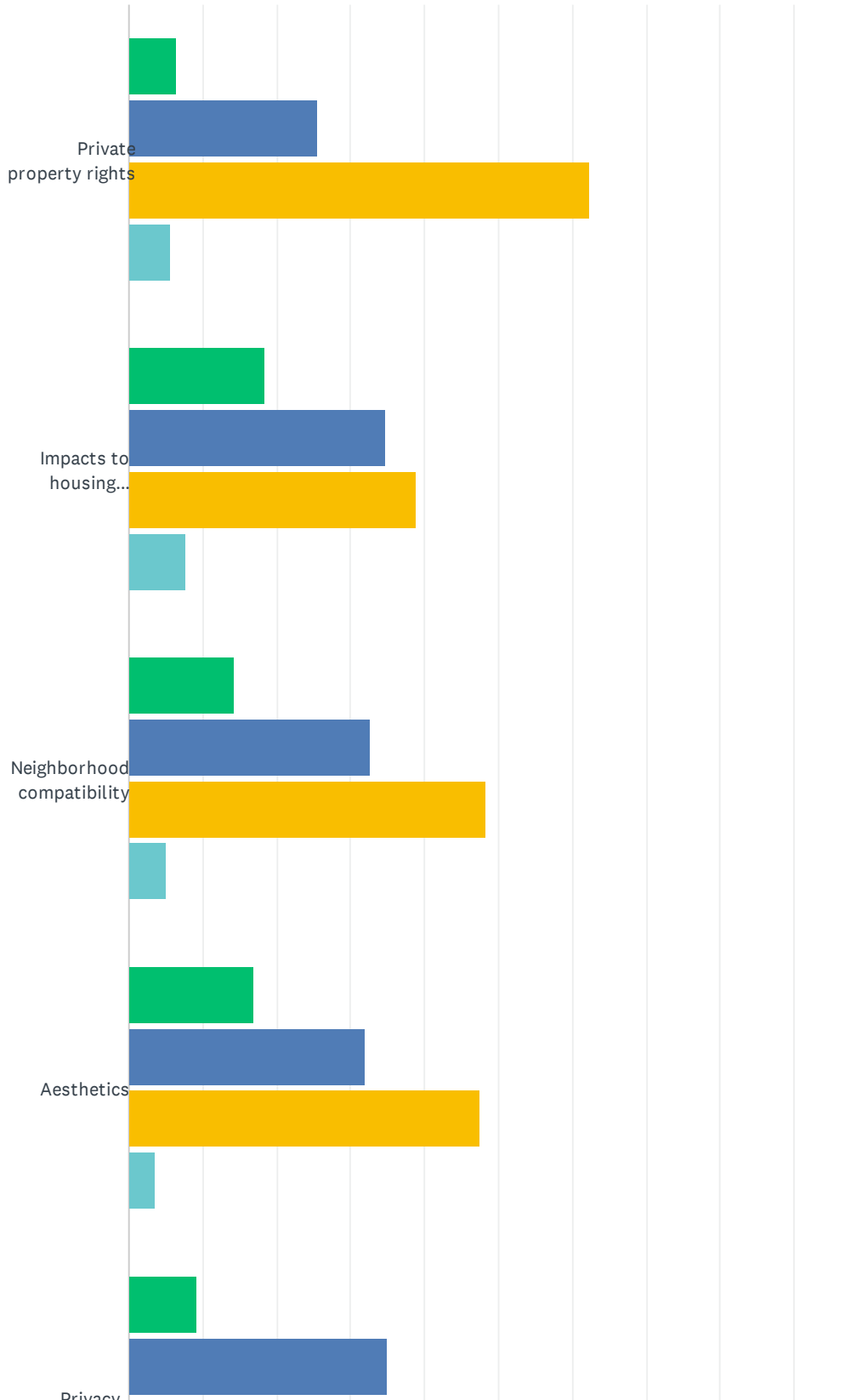


Short-term Vacation Rentals in Skamania County

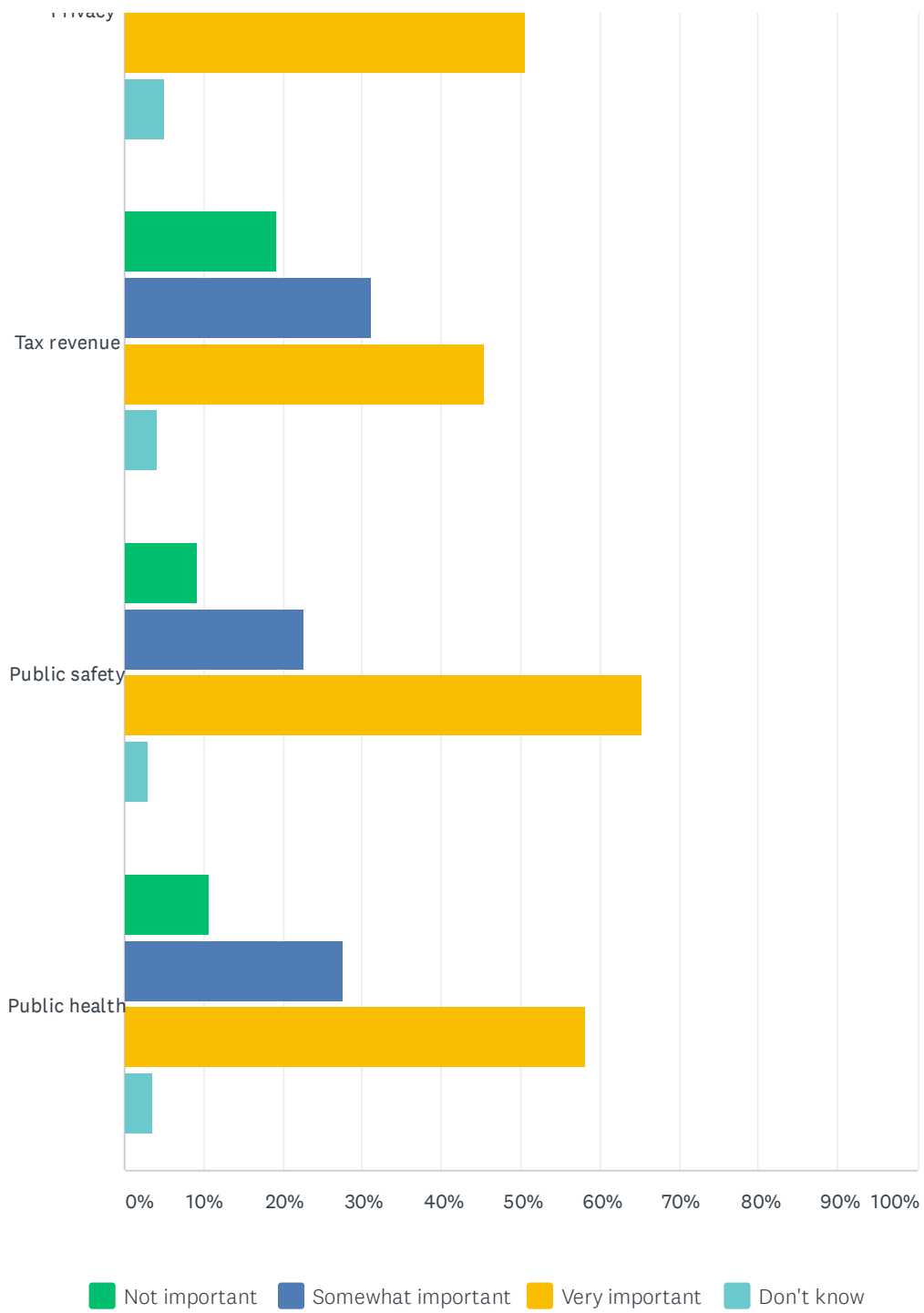
	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	DON'T KNOW	TOTAL
Lodging taxes	26.62% 37	20.86% 29	49.64% 69	2.88% 4	139
Health and safety inspections	19.86% 28	31.21% 44	48.23% 68	0.71% 1	141
Zoning requirements	28.37% 40	27.66% 39	42.55% 60	1.42% 2	141

Q12 How important are the following issues to you with respect to any new regulations regarding STVRs?

Answered: 141 Skipped: 18



Short-term Vacation Rentals in Skamania County

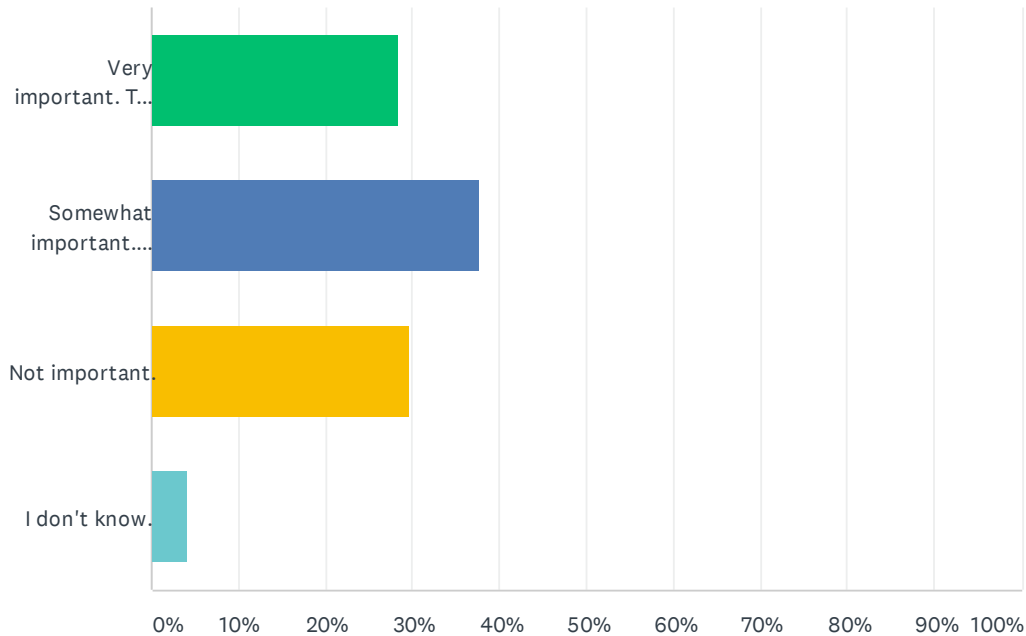


Short-term Vacation Rentals in Skamania County

	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	DON'T KNOW	TOTAL
Private property rights	6.38% 9	25.53% 36	62.41% 88	5.67% 8	141
Impacts to housing affordability	18.44% 26	34.75% 49	39.01% 55	7.80% 11	141
Neighborhood compatibility	14.18% 20	32.62% 46	48.23% 68	4.96% 7	141
Aesthetics	17.02% 24	31.91% 45	47.52% 67	3.55% 5	141
Privacy	9.29% 13	35.00% 49	50.71% 71	5.00% 7	140
Tax revenue	19.15% 27	31.21% 44	45.39% 64	4.26% 6	141
Public safety	9.22% 13	22.70% 32	65.25% 92	2.84% 4	141
Public health	10.64% 15	27.66% 39	58.16% 82	3.55% 5	141

Q13 Some communities are concerned that STVRs may affect the availability of affordable housing by converting long-term rentals into short-term rentals. How important is this issue to you?

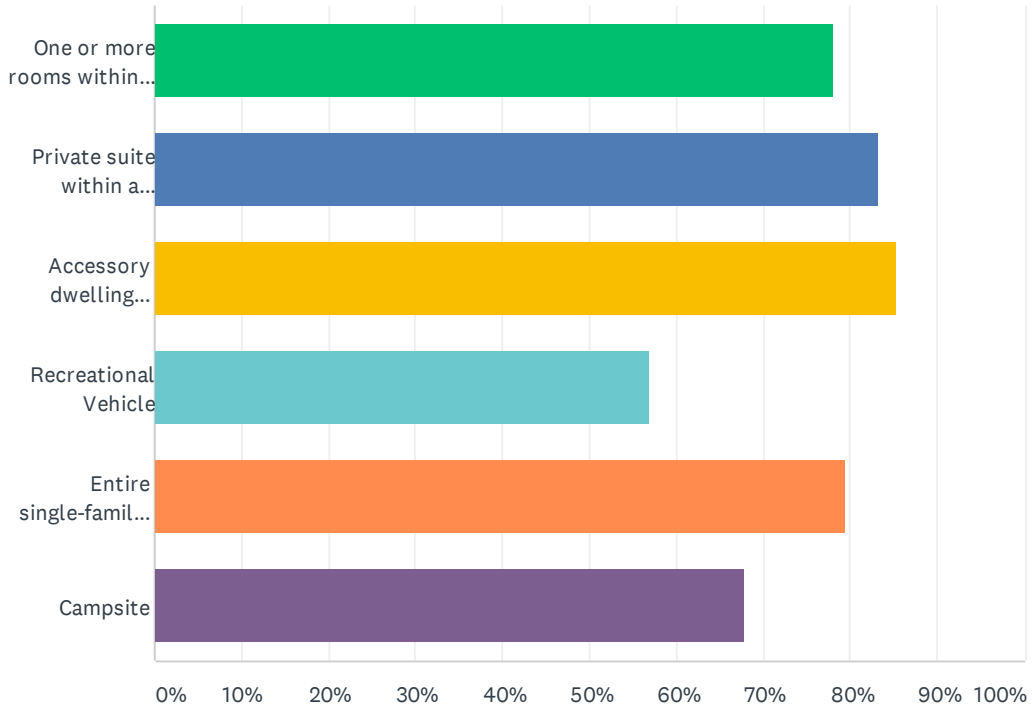
Answered: 141 Skipped: 18



ANSWER CHOICES	RESPONSES	
Very important. The effect of STVRs on the housing market is the prime concern of our community.	28.37%	40
Somewhat important. Long-term housing availability is important, but not necessarily more important than other concerns.	37.59%	53
Not important.	29.79%	42
I don't know.	4.26%	6
TOTAL		141

Q14 In your opinion, which of the following types of STVRs are appropriate in Skamania County? (Select all that apply)

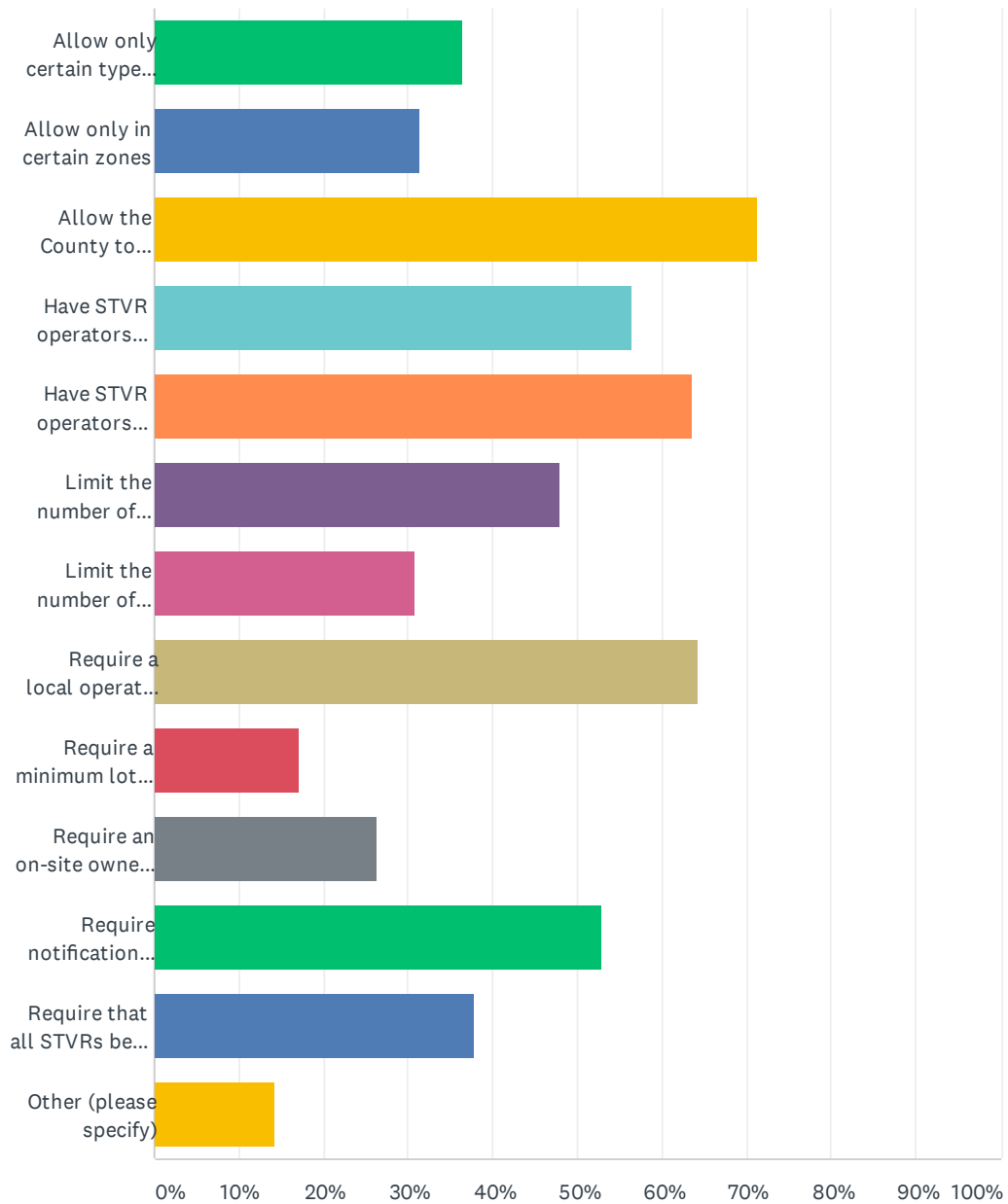
Answered: 137 Skipped: 22



ANSWER CHOICES	RESPONSES
One or more rooms within a dwelling	78.10% 107
Private suite within a dwelling	83.21% 114
Accessory dwelling unit/guest house	85.40% 117
Recreational Vehicle	56.93% 78
Entire single-family dwelling	79.56% 109
Campsite	67.88% 93
Total Respondents: 137	

Q15 If the County adopts an ordinance to regulate STVRs, which of the following policies would you like to be considered? (Select all that apply)

Answered: 140 Skipped: 19



Short-term Vacation Rentals in Skamania County

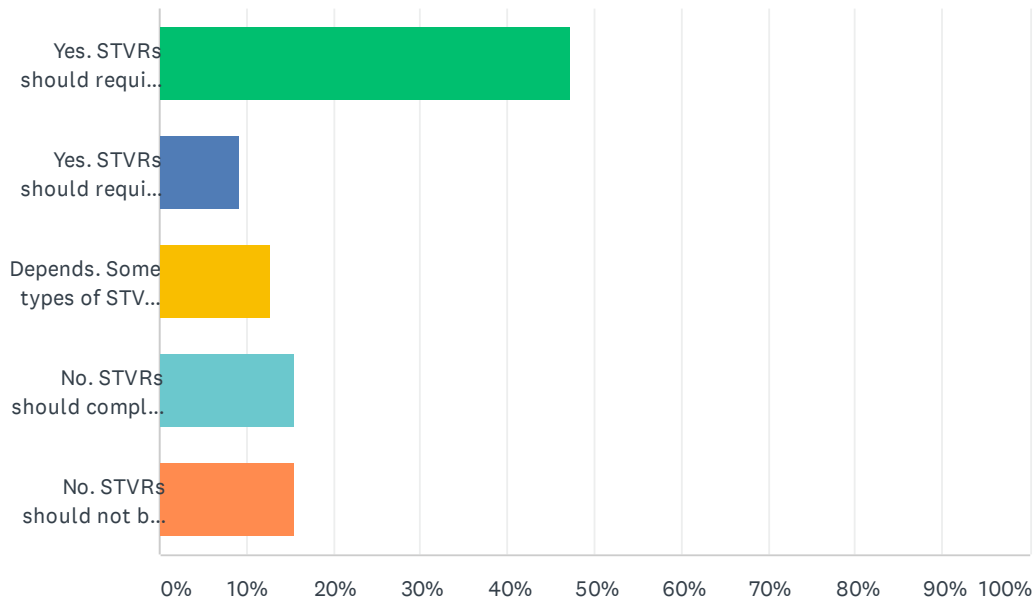
ANSWER CHOICES	RESPONSES	
Allow only certain types of STVRs	36.43%	51
Allow only in certain zones	31.43%	44
Allow the County to revoke a STVR permit if the County receives more than certain number of complaints	71.43%	100
Have STVR operators demonstrate compliance with lodging tax requirements	56.43%	79
Have STVR operators self-certify that their STVR meets safety standards (smoke alarms, etc)	63.57%	89
Limit the number of nightly occupants in a STVR	47.86%	67
Limit the number of nights STVRs can be rented	30.71%	43
Require a local operator or manager that can respond to nuisances or other concerns	64.29%	90
Require a minimum lot size	17.14%	24
Require an on-site owner occupant	26.43%	37
Require notification to neighbors of new STVRs in their neighborhood	52.86%	74
Require that all STVRs be inspected by the county	37.86%	53
Other (please specify)	14.29%	20
Total Respondents: 140		

Short-term Vacation Rentals in Skamania County

#	OTHER (PLEASE SPECIFY)	DATE
1	Do not allow them!	4/30/2020 10:41 PM
2	None. Our county has too much bureaucracy already.	4/30/2020 11:22 AM
3	Parking/cars max, regular garbage pickup. Please keep in mind that the property owner's "Property Right" are extremely important as you "draft" your regulations. Zoning is the area of most concern. I don't know Skamania County Zoning Code, but the only area of concern for allowing STVRs might be "density" of STVRs in a particular location. If that is of concern to you, you might consider putting a "cap" on the total # of stvr's in a particular neighborhood, ex: 20% max?	4/29/2020 12:51 PM
4	No new ordinances should be passed. Why add more laws requiring more employees?	4/28/2020 8:28 AM
5	monitor and report on the impacts of stvrs local business and community	4/24/2020 11:38 AM
6	Single rooms compete directly with local hotels. For larger families on a budget, renting an entire home with a kitchen makes a lot of sense and doesn't "compete" with current lodging.	4/23/2020 9:28 AM
7	The STVR in question is on property zoned Single Family Only.	4/9/2020 12:57 PM
8	i do not want any str's in our county	4/8/2020 7:39 PM
9	I think a cost "tiered" regulation system will be important. One/two rooms within a house would be different than an entire lg. house.	4/2/2020 5:32 PM
10	Background check as you would for a regular renter.	4/2/2020 6:56 AM
11	I don't think the county should regulate.	4/1/2020 8:59 PM
12	Do you want tax revenue and consistent income in Skamania County, or a seasonal spike only? Have we not learned that Skamania County will not be financially stable based on tourism? Let it go and learn to manage money.	4/1/2020 8:55 PM
13	Require a permit and cap the total number of permits. Consider making permits by lottery and not transferring permit to new owner if property is sold.	4/1/2020 5:27 PM
14	Leave them the fuck alone	4/1/2020 4:10 PM
15	#10 I agree with all to an extent. Obviously I do not want to see trashy RVs	4/1/2020 2:58 PM
16	Stay out of private property business	4/1/2020 2:57 PM
17	Allow a number of applicants to have a STVR	4/1/2020 2:21 PM
18	No new regulations, please!	4/1/2020 2:06 PM
19	no limits other than what property owners might permit.	4/1/2020 1:45 PM
20	Must be able to park on the property offering the STVR	4/1/2020 11:21 AM

Q16 Should the County require owners of STVRs to obtain a permit in order to operate a STVR?

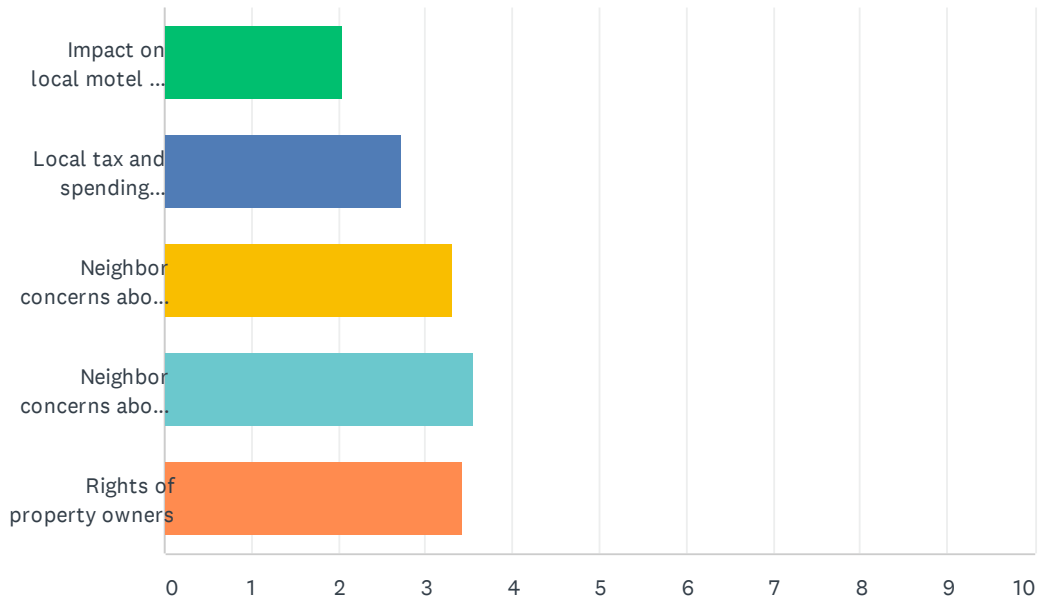
Answered: 142 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes. STVRs should require a permit renewed annually.	47.18%	67
Yes. STVRs should require a one-time permit with no annual renewals.	9.15%	13
Depends. Some types of STVRs should require permits, but not all.	12.68%	18
No. STVRs should comply with County regulations, but should not require a permit.	15.49%	22
No. STVRs should not be regulated by the County.	15.49%	22
TOTAL		142

Q17 Please rank the following priorities that you feel the County should consider in developing STVR regulations. (#1 is most important, #5 is least important)

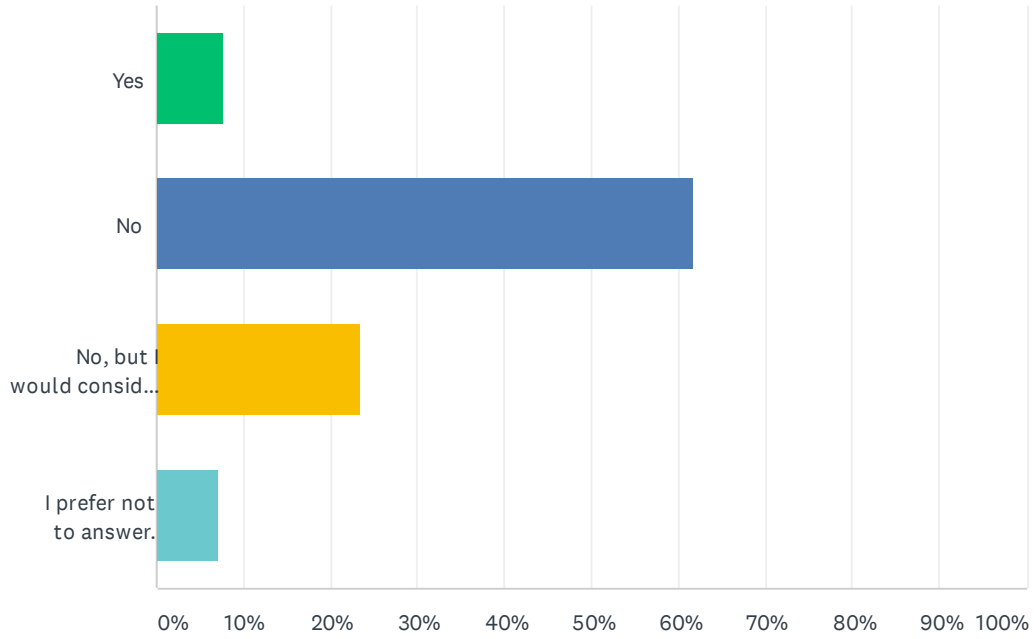
Answered: 140 Skipped: 19



	1	2	3	4	5	TOTAL	SCORE
Impact on local motel and hotel business	6.25% 8	7.81% 10	13.28% 17	30.47% 39	42.19% 54	128	2.05
Local tax and spending revenues generated by STVRs	15.87% 20	13.49% 17	19.05% 24	30.16% 38	21.43% 27	126	2.72
Neighbor concerns about rowdy behavior	15.97% 19	32.77% 39	26.89% 32	15.13% 18	9.24% 11	119	3.31
Neighbor concerns about safety, traffic, and noise	22.22% 30	34.07% 46	26.67% 36	11.85% 16	5.19% 7	135	3.56
Rights of property owners	43.17% 60	10.07% 14	16.55% 23	7.91% 11	22.30% 31	139	3.44

Q18 Do you own or operate a STVR?

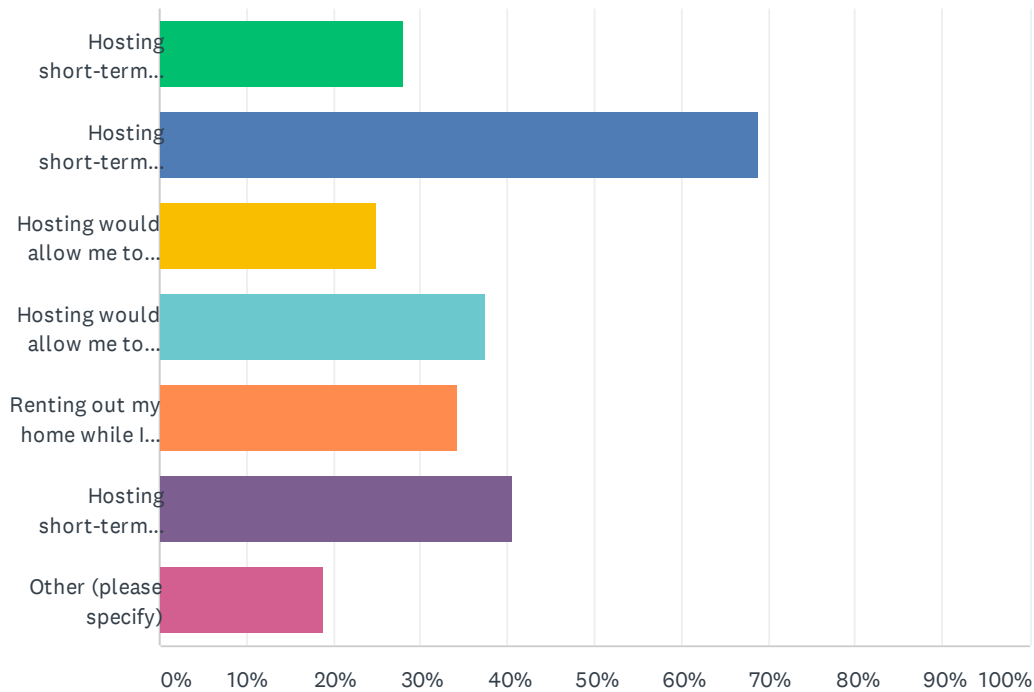
Answered: 141 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes	7.80%	11
No	61.70%	87
No, but I would consider operating a STVR in the future.	23.40%	33
I prefer not to answer.	7.09%	10
TOTAL		141

Q19 Which of the following statements best describes why you are interested in operating a STVR? (Select all that apply)

Answered: 32 Skipped: 127



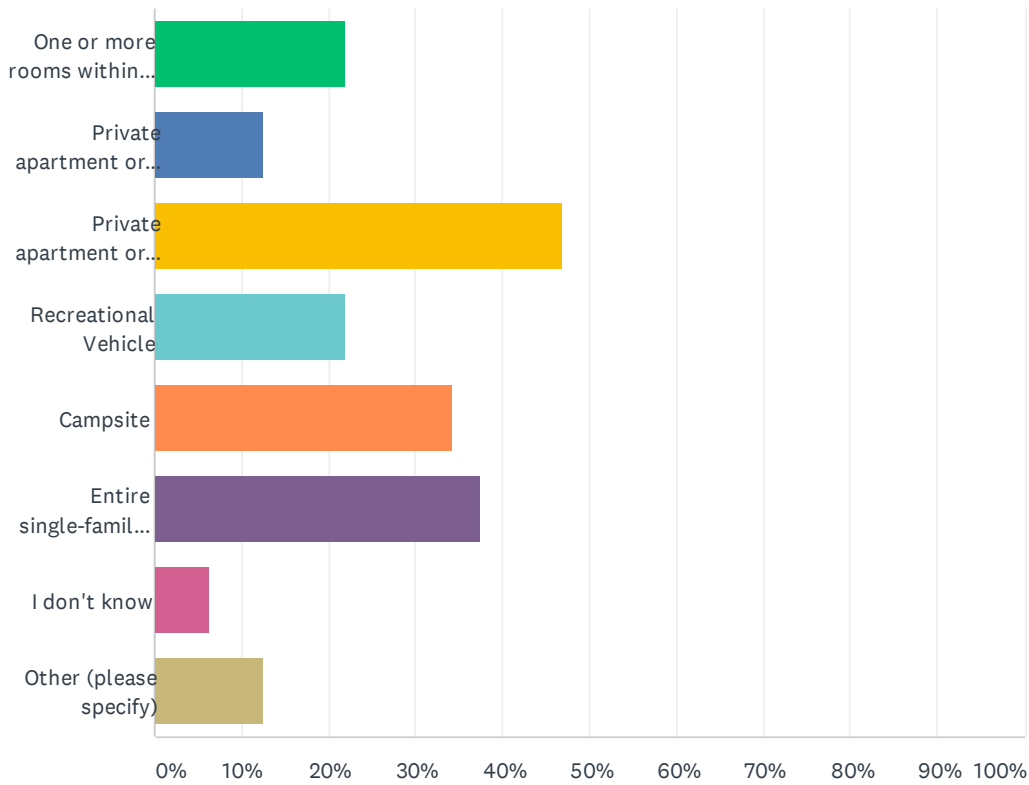
ANSWER CHOICES	RESPONSES	
Hosting short-term renters would allow me to make more money from my property than if it were rented on a long-term basis	28.13%	9
Hosting short-term renters would help me pay my bills so I can more easily afford to live in Skamania County	68.75%	22
Hosting would allow me to meet and socialize with new people	25.00%	8
Hosting would allow me to share our county with people who might not otherwise visit Skamania County	37.50%	12
Renting out my home while I am away would allow me to travel more	34.38%	11
Hosting short-term renters would allow me to utilize a spare-room that I would not otherwise use or rent out on a long-term basis	40.63%	13
Other (please specify)	18.75%	6
Total Respondents: 32		

Short-term Vacation Rentals in Skamania County

#	OTHER (PLEASE SPECIFY)	DATE
1	I value freedom and property rights. https://proprights.org/	4/30/2020 11:22 AM
2	I built and bought my home here to rent out part time so I can eventually retire here. I spend as much time as I can here, but have to go to Vancouver to work. I came here because of the freedom to create and use my land and home how I please. My neighbor can shoot his gun and play loud music anytime he wants without limit, but I can't rent out my house? The idea is upsetting given how folks do pretty much what they like around here. Food for thought. Don't limit my rights after buying, and building my home here. Make this a win-win. It's possible to create and appreciate the survey.	4/23/2020 9:37 AM
3	Hosting fold nicely into our farm lifestyle and generates revenue for both our county and us as residents.	4/15/2020 1:16 PM
4	Tbd	4/1/2020 8:12 PM
5	Flexibility of generating income while having a place family members can visit.	4/1/2020 3:11 PM
6	I have a year round rental now and it would make it easier to let family and friends use it when visiting	4/1/2020 2:10 PM

Q20 Which of the following best describes the type of STVR you would be interested in operating? (Select all that apply)

Answered: 32 Skipped: 127



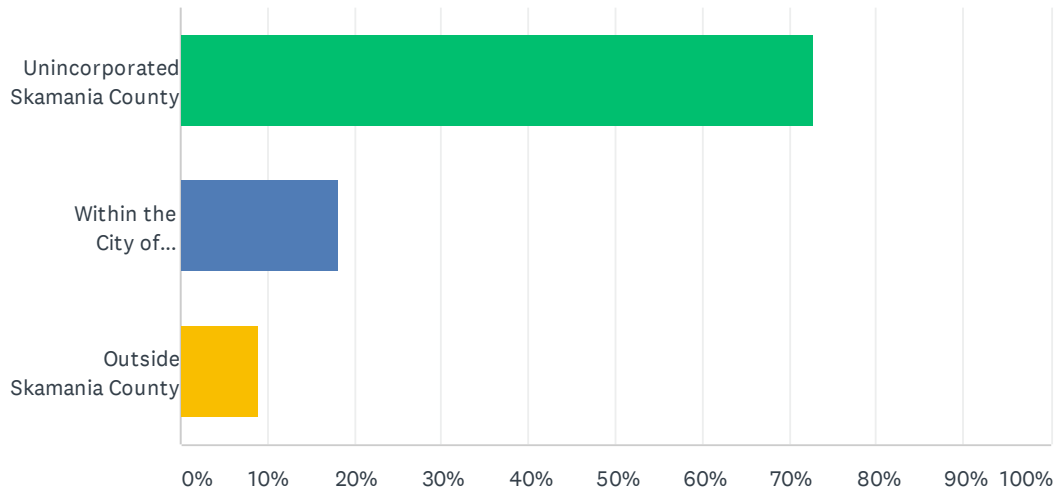
ANSWER CHOICES	RESPONSES	
One or more rooms within a dwelling	21.88%	7
Private apartment or suite attached to a dwelling (e.g., basement or separate entrance)	12.50%	4
Private apartment or suite in an accessory building (e.g., accessory dwelling unit, guest house)	46.88%	15
Recreational Vehicle	21.88%	7
Campsite	34.38%	11
Entire single-family dwelling	37.50%	12
I don't know	6.25%	2
Other (please specify)	12.50%	4
Total Respondents: 32		

Short-term Vacation Rentals in Skamania County

#	OTHER (PLEASE SPECIFY)	DATE
1	Whatever might make sense to me in the future.	4/30/2020 11:22 AM
2	Single room and bath(cottage)	4/29/2020 1:04 PM
3	ADU	4/23/2020 9:37 AM
4	Tiny house	4/1/2020 2:30 PM

Q21 Where is your STVR located? (Select all that apply)

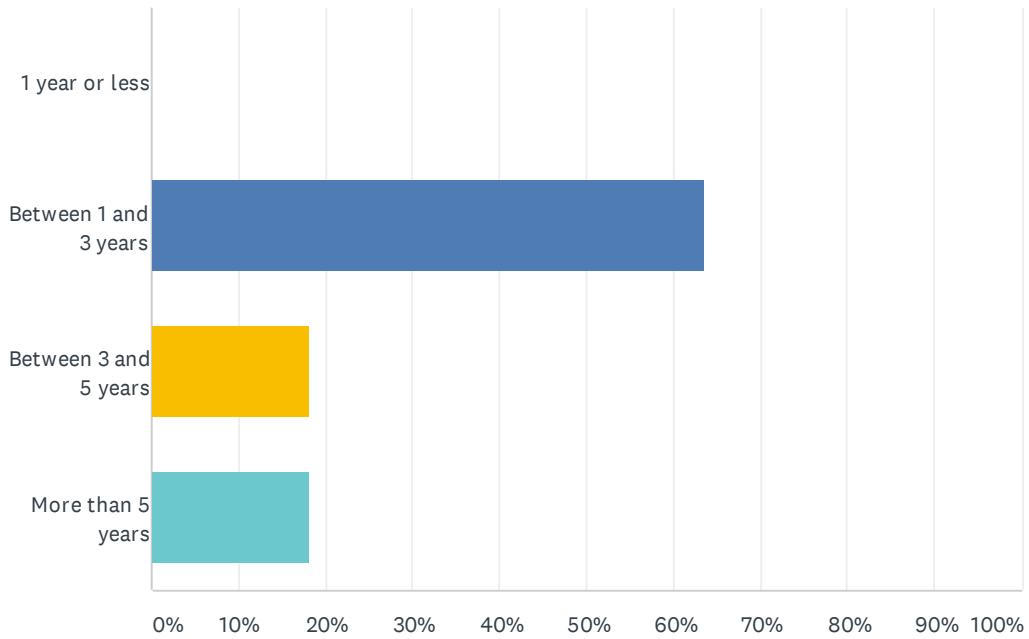
Answered: 11 Skipped: 148



ANSWER CHOICES	RESPONSES	
Unincorporated Skamania County	72.73%	8
Within the City of Stevenson or City of North Bonneville	18.18%	2
Outside Skamania County	9.09%	1
Total Respondents: 11		

Q22 How long have you operated your STVR?

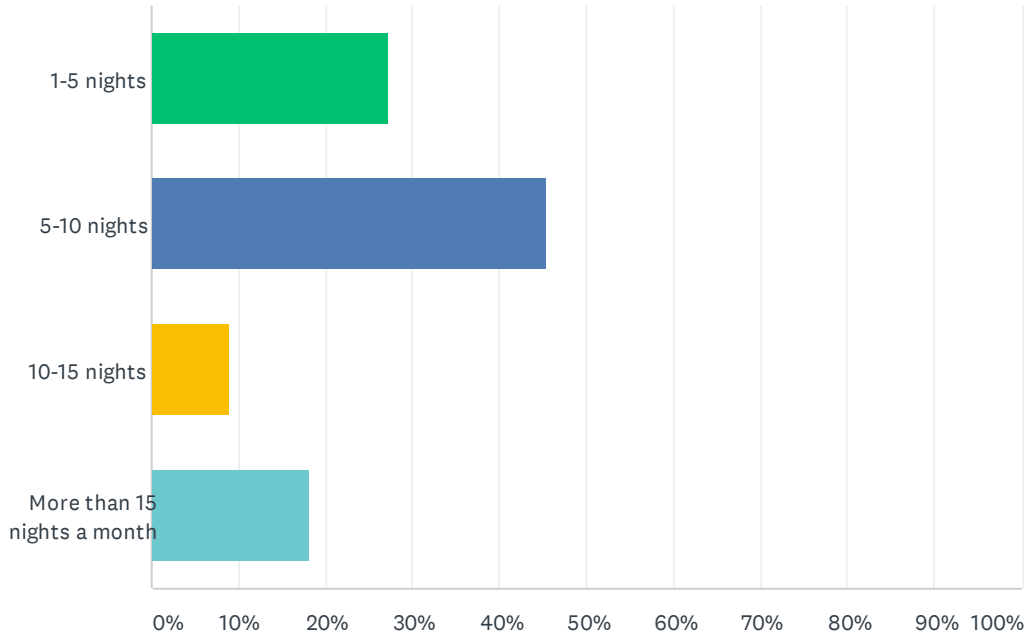
Answered: 11 Skipped: 148



ANSWER CHOICES	RESPONSES
1 year or less	0.00% 0
Between 1 and 3 years	63.64% 7
Between 3 and 5 years	18.18% 2
More than 5 years	18.18% 2
TOTAL	11

Q23 On average, how many nights per month is your STVR occupied?

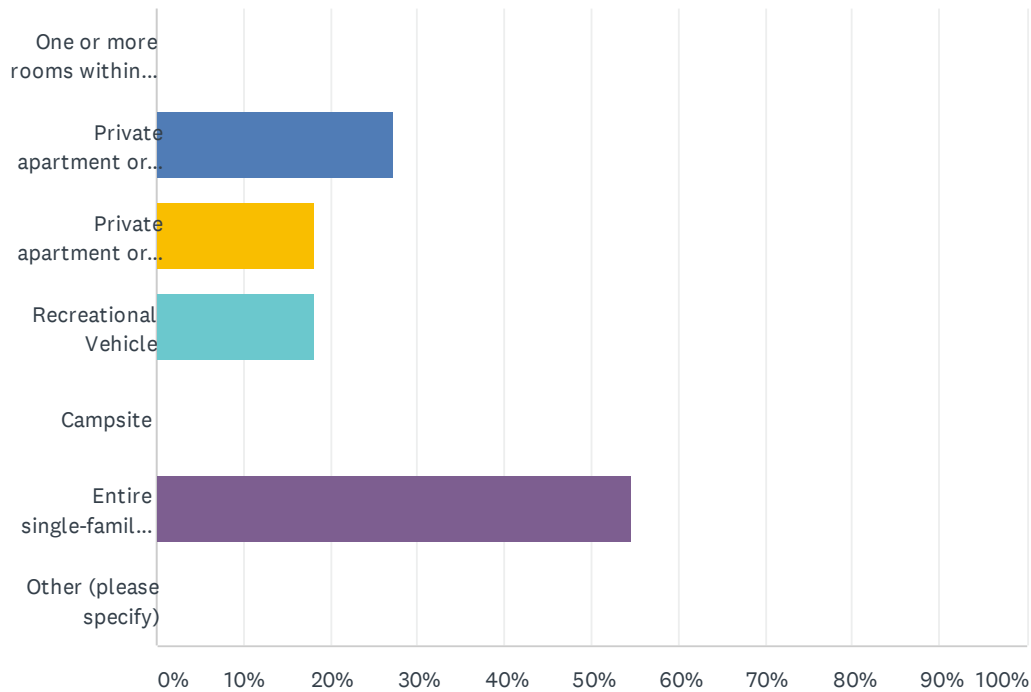
Answered: 11 Skipped: 148



ANSWER CHOICES	RESPONSES	
1-5 nights	27.27%	3
5-10 nights	45.45%	5
10-15 nights	9.09%	1
More than 15 nights a month	18.18%	2
TOTAL		11

Q24 Which of the following best describes your STVR? (Select all that apply if you own multiple STVRs)

Answered: 11 Skipped: 148

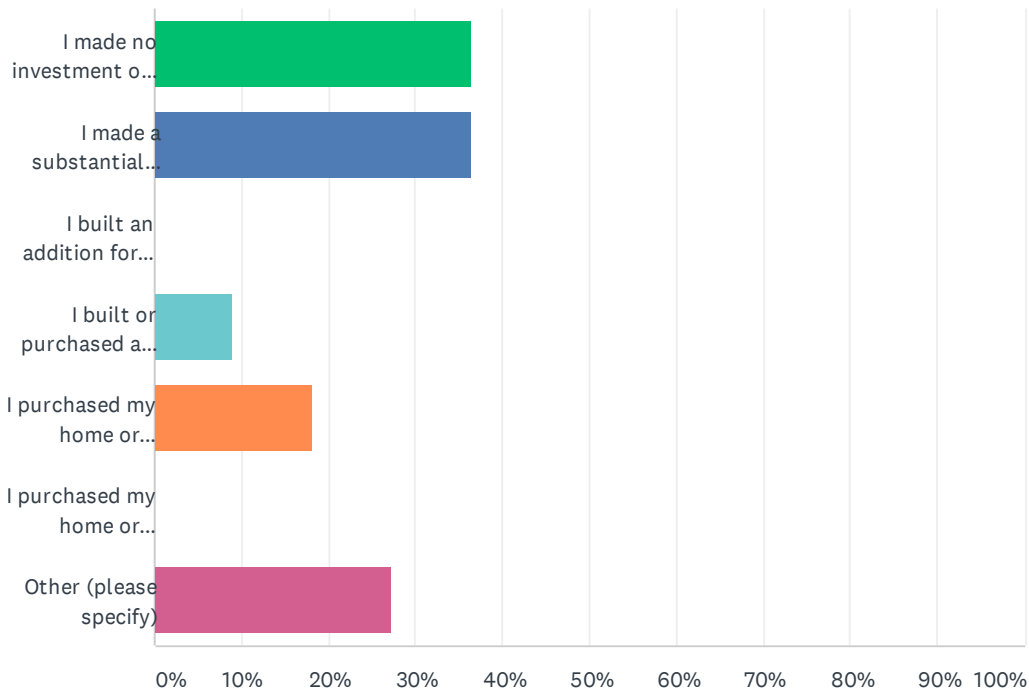


ANSWER CHOICES	RESPONSES	
One or more rooms within a dwelling	0.00%	0
Private apartment or suite attached to a dwelling (e.g., basement or separate entrance)	27.27%	3
Private apartment or suite in an accessory building (e.g., accessory dwelling unit, guest house)	18.18%	2
Recreational Vehicle	18.18%	2
Campsite	0.00%	0
Entire single-family dwelling	54.55%	6
Other (please specify)	0.00%	0
Total Respondents: 11		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q25 Which of the following best describes the investment made to create your STVR?

Answered: 11 Skipped: 148

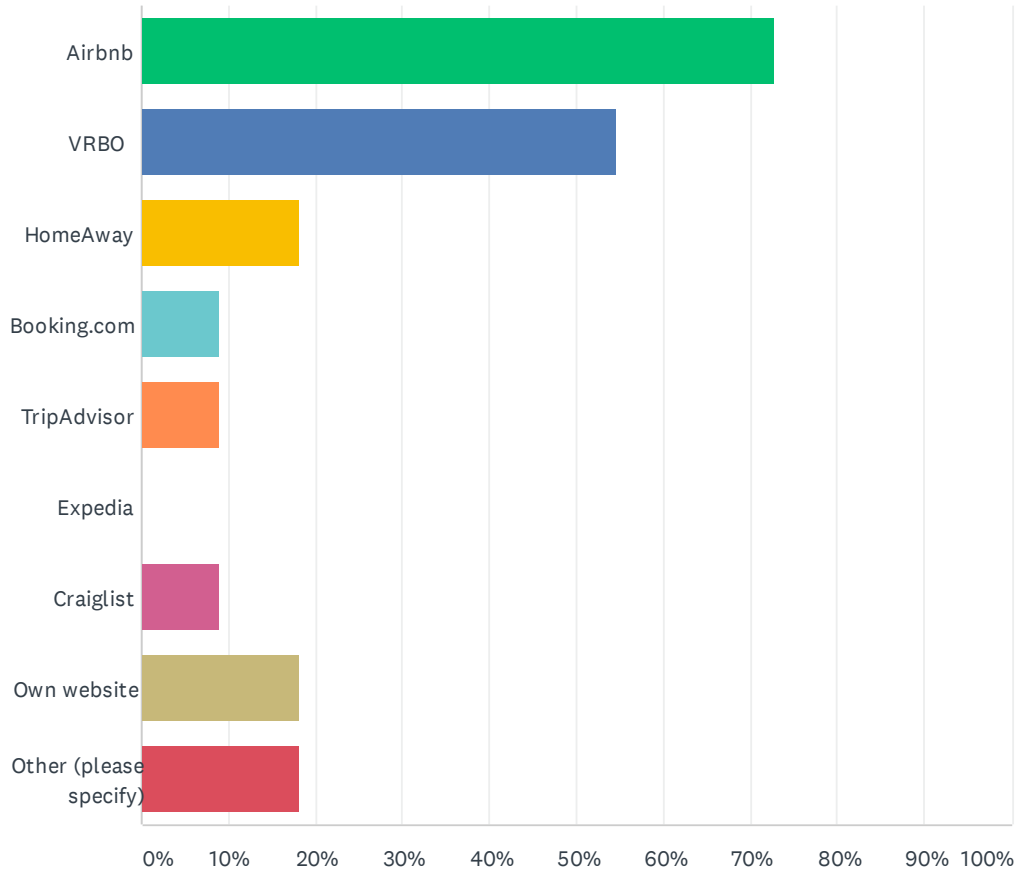


ANSWER CHOICES	RESPONSES
I made no investment or minimal investment to convert a preexisting space into a STVR.	36.36% 4
I made a substantial investment to convert a preexisting space into a STVR.	36.36% 4
I built an addition for the sole purpose of creating a STVR.	0.00% 0
I built or purchased a standalone structure for the sole purpose of creating a STVR.	9.09% 1
I purchased my home or property because it would allow me to create a STVR.	18.18% 2
I purchased my home or property to function exclusively as a STVR.	0.00% 0
Other (please specify)	27.27% 3
Total Respondents: 11	

#	OTHER (PLEASE SPECIFY)	DATE
1	Retirement home but my husband died	4/22/2020 1:33 PM
2	Purchased existing STVR Property	4/3/2020 11:44 AM
3	The property is my primary residence and I converted to a STVR when I was relocated from the area for work. I plan on returning to the area and property to reoccupy myself in future	4/1/2020 5:34 PM

Q26 What platform(s) do you use to market your STVR?

Answered: 11 Skipped: 148



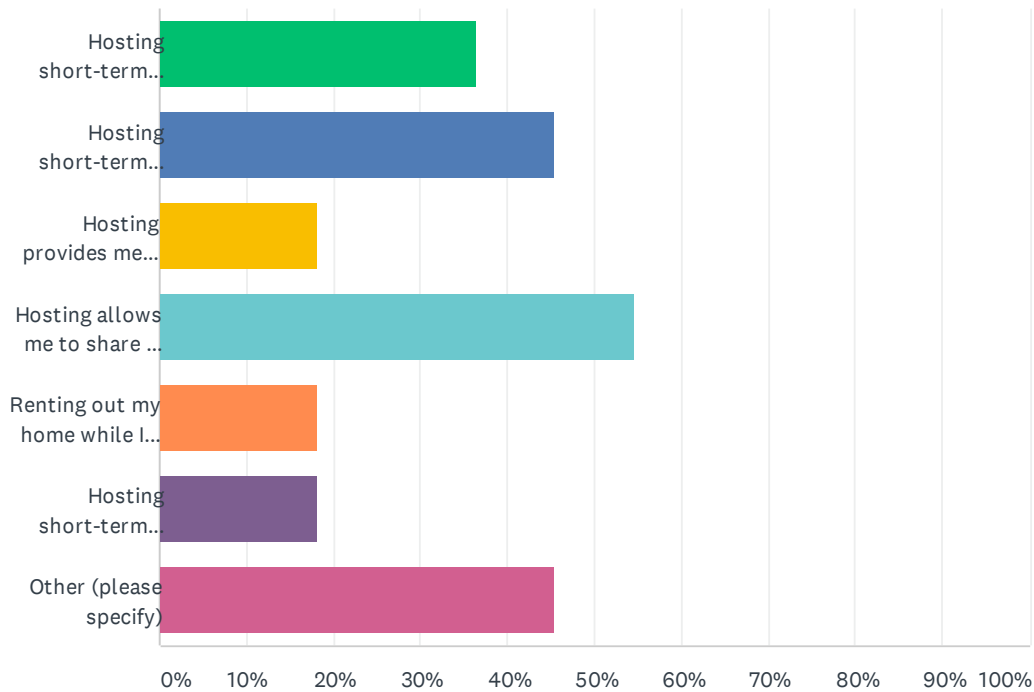
ANSWER CHOICES	RESPONSES
Airbnb	72.73% 8
VRBO	54.55% 6
HomeAway	18.18% 2
Booking.com	9.09% 1
TripAdvisor	9.09% 1
Expedia	0.00% 0
Craigslist	9.09% 1
Own website	18.18% 2
Other (please specify)	18.18% 2
Total Respondents: 11	

Short-term Vacation Rentals in Skamania County

#	OTHER (PLEASE SPECIFY)	DATE
1	Vacasa	4/22/2020 1:33 PM
2	Prop mgr's website	4/1/2020 5:34 PM

Q27 Which of the following statements best describes why you have chosen to operate a STVR? (Select all that apply)

Answered: 11 Skipped: 148



ANSWER CHOICES	RESPONSES	
Hosting short-term renters allows me to make more money from my property than if it were rented on a long-term basis	36.36%	4
Hosting short-term renters helps me pay my bills so I can more easily afford to live in Skamania County	45.45%	5
Hosting provides me with an opportunity to meet and socialize with new people	18.18%	2
Hosting allows me to share our county with people who might not otherwise visit Skamania County	54.55%	6
Renting out my home while I am away allows me to travel more	18.18%	2
Hosting short-term renters allows me to utilize a spare-room that I would not otherwise use or rent out on a long-term basis	18.18%	2
Other (please specify)	45.45%	5
Total Respondents: 11		

Short-term Vacation Rentals in Skamania County

#	OTHER (PLEASE SPECIFY)	DATE
1	Allows me to keep house and have control over it	4/22/2020 1:33 PM
2	Allows us to keep a second home close to our family. We grew up in Skamania and Klickitat County. We spend as much time as we can at the home and only rent it enough to cover costs.	4/21/2020 5:02 PM
3	Extra income allows us to have an extra vacation or two....	4/3/2020 3:41 PM
4	Helps pay mortgage while I am living outside the area for work	4/1/2020 5:34 PM
5	I can keep the space available for family and friends when they visit, and then make some extra money when it is empty	4/1/2020 2:23 PM

Q28 Do you have any concerns about how other STVR operators manage their rentals?

Answered: 8 Skipped: 151

#	RESPONSES	DATE
1	I've never heard anyone complain about an STVR in Skamania. Main concern would be occupancy limits, safety concerns, and not allowing large events (weddings etc.).	4/30/2020 1:18 PM
2	I just expect all STVR operators to follow state and county laws.	4/27/2020 9:17 AM
3	No	4/22/2020 1:33 PM
4	I see some that are breaking current zoning rules. I agree that there should be some zoning rules as it relates to multiple dwelling units.	4/21/2020 5:02 PM
5	My biggest concern is.....are background checks done on all hosts? I think they should be. Does the county have a way of doing this IF the different platforms don't? I think guests should know if a person has been arrested for say assault, shoplifting, sex crimes etc.....just a thought.....	4/3/2020 3:41 PM
6	No	4/3/2020 11:44 AM
7	Yes. Too many are not vested in their impact on neighborhood and community. Absent owners are too easily excused from social and compliance responsibilities.	4/1/2020 5:34 PM
8	No	4/1/2020 2:30 PM

Q29 Please share any additional thoughts you have about STVRs in Skamania County.

Answered: 67 Skipped: 92

Short-term Vacation Rentals in Skamania County

#	RESPONSES	DATE
1	Please don't allow this additional commercialization of our natural community! STVRs have no place in Skamania County.	4/30/2020 10:42 PM
2	It would change the character of the county. Hood River is having problems with their STVRs at this time. If the nonresident owners of short term rentals register to vote here then passing a levy for schools & ambulance emergency services would be difficult.	4/30/2020 8:12 PM
3	It should be obvious that generally, these kinds of rental units in Skamania County would degrade the quality of living for long term residents. These are primarily a way for some scrupulous landowners to obtain a short term financial gain without caring about longer term negative impacts.	4/30/2020 8:08 PM
4	I know people who live very near to a Stvr and they complained the renters partied too late in the eve, outside, loud music very late, drunkenness outside. Generally very disruptive	4/30/2020 6:54 PM
5	The Planning Division of Skamania County has been completely non responsive to my emailed and phoned concerns regarding a neighbor who has expressed intent of adding cabins and or campsites on their property. The have felled trees, graded a potential camping spot all while the County has not responded to my concerns. So how could I come to the conclusion that the County is capable of handling this? They can't handle a very articulate and simple request for information.	4/30/2020 3:58 PM
6	Affordable housing is a problem in the gorge. STVRs take housing away from local workers.	4/30/2020 12:44 PM
7	If I want to rent out a bedroom it is none of the county's business	4/30/2020 12:23 PM
8	Three years ago a neighbor was ordered to put up screening all around his property. It was mandated at a public hearing. Still waiting. If the county can't follow through with what they direct, how are people to expect any follow through on STVRS.	4/30/2020 11:43 AM
9	Vacation rentals are self regulating. They bring people with excess money to local economies and encourage property owners to invest in desirable dwelling space with NO action on the part of the county. The county does NOT need to worry about STVRs. Please don't let our local slumlord cabal and the hoteliers twist your arms into protecting their monopoly. STVRs are a boon if a county like ours is fortunate enough to attract vacationers. Leave it alone, it's not a problem unless you make it one. Supply and demand regulates STVRs automatically.	4/30/2020 11:32 AM
10	STVRs provide revenue to property owners and tax revenue to the County. Current commercial lodging is inadequate to accomodate demand and overly expensive for visitors. Additional private lodging will encourage more cleanliness and beautification of neighborhoods which is sorely lacking at present. Property values will increase.	4/30/2020 9:50 AM
11	People who use STR make their own decisions. Quit trying to micro manage everything.	4/30/2020 8:43 AM
12	Allowing people to park RV's on their property for rental use is a disaster waiting to happen. People will use it as an excuse to set up drug labs/houses etc. There will be increased trash, sewage issues, traffic etc. County will start to look like a slum and there is no way this county has the resources or manpower to regulate them.	4/30/2020 8:32 AM
13	Please do "allow" them! I have confidence that Skamania County will do a great job of writing and enforcing your regulations. Always keep (top) in mind an individual Property Owner's "Property Rights" when restricting/determining who "qualifies" to operate an STVR while you are drafting your regs. You will then avoid many very costly lawsuits that have occurred in other locations, for starters. I have indicated "concerns" above IF the County does NOT do a good job of enforcing their rental regulations. Most STVRs are actually much better maintained interior/exterior that the majority of long-term rental homes so they typically "improve the neighborhood". "Competition" is always good for every business (look at main streets, malls, etc.). If a hotel/lodge has no vacancy, the additional guests can stay in a nearby STVR and add more \$\$\$/night each to Skamania County and local businesses. It's a win-win-win to allow "regulated" STVRs in Skamania County.	4/29/2020 1:01 PM
14	There should be no new ordinances. We have too many rules and restrictions in our county already. I don't believe the loudest people should determine how the majority of people live. This is Skamania County. One big reason we live here is to avoid the over legislation and fees of Clark County. Don't become Clark County.	4/28/2020 8:31 AM
15	Stop trying to regulate respectful law abiding private property owners	4/27/2020 4:57 PM

Short-term Vacation Rentals in Skamania County

16	It appears from the way the survey is worded that the county will be going ahead with stvrs no matter what the community wants or needs. Although stvrs benefit some folks (bringing in extra income), they are not a good fit for a community that needs long term housing for those who actually live and work in our community. Communities are built and maintained by those living and working in the community.	4/24/2020 11:44 AM
17	Most issues depend on the occupants. If they are respectful of neighbors issues are minimal.	4/23/2020 3:11 PM
18	Left my thoughts in other parts of the form. In summary, please make this a win-win. Hotels and BnBs don't provide families affordable options (kitchen to cook) several rooms privacy. STVRs can create tax revenue, attract quality guests, provide work and economic opportunities not just for property owners but for those who can provide independent service -cleaning, management, guiding, wine tours, spa, golf, childcare etc.	4/23/2020 10:00 AM
19	Rental rates are very low for my property Taxes would do me in	4/22/2020 1:34 PM
20	On weekends during summer months, lodging is extremely limited for visitors. Having more STVRs would address that issue somewhat.	4/22/2020 12:29 PM
21	I feel as though short term rentals in Skamania County are a great way to generate lodging tax for our county as well as encourage Gorge visitors to discover and patronize businesses on this side of the river. We have a less crowded beautiful gem to share.	4/15/2020 1:18 PM
22	fairness	4/14/2020 10:19 PM
23	needs attention to this ASAP. Unfair to community to deal with the denial of their quiet use and enjoyment of their properties.	4/11/2020 6:36 PM
24	Nothing has been done about past complaints! I hope that this will soon change.	4/9/2020 12:59 PM
25	Stars need to be closely monitored for compliance with safety, health, and all Counties policies.	4/9/2020 12:06 PM
26	we already have illegal, non tAX Paying living units that I know of. They were built vitally to house the home owners while they built the main house then were rented out with out permits etc.	4/8/2020 7:42 PM
27	To come into the future this county needs to start allowing different sorts of businesses. STVRs are one of those. if you are the owner of a piece of property and you decide that you want to have this kind of business. There shouldn't be anything stopping you from doing this on your own property that you pay taxes for every year. having regulations in place to make sure that they are playing the proper taxes to support the economy here and also that there are safeguards in place to prevent neighbors from having any issues with the people renting the STVRs would be completely reasonable. But if you put so many roadblocks in place people who consider opening one of these businesses will not. consider the fact that we are trying to become a tourist community since we have lost our logging. This is another form of tourism. Thank you.	4/6/2020 10:05 AM
28	Thank you for the opportunity to give input. Question #21 SHOULD differentiate between the OFF season and the TOURIST season.....there is a vast difference in occupancy rate and it was difficult to choose an answer.	4/3/2020 3:42 PM
29	I wouldn't want a STVR next to my house. "Please pass a regulation to require the STVR to be located outside my neighborhood...."	4/3/2020 8:12 AM
30	That STVR Owners put Our Local Community 1st before their Wallet. I understand the Cost & Headaches that occur with Renting. We have Local Management Companies to utilize to help curve those costs and @ the same time help our own Community members have a roof over their head.	4/2/2020 5:29 PM
31	I love them, however, I don't want the town over run, there has to be a way to balance	4/2/2020 1:27 PM
32	STVRs are great. The county allowing an operator to build and operate in a site that has been deemed lost in a fire is not great.	4/2/2020 7:53 AM
33	Create reasonable policies, keep it simple, easy to obtain permit & realistic fees/taxes.	4/2/2020 7:38 AM
34	This survey felt like it was worded negatively towards STVRs and could influence respondents as a result.	4/2/2020 7:36 AM
35	I have been fighting this special issue i have here for over 8 years and the operator lies to the	4/2/2020 7:15 AM

Short-term Vacation Rentals in Skamania County

county! nothing is being done about this! i would not of bought this house if i had known about this STVR and Hostile next door to me.

36	Quit trying to control everything. There are enough messes, property wise that should be addressed. Short term rentals are self regulating as bad reviews limit future guests.	4/2/2020 7:05 AM
37	It is a right of a property owner to use the property the way they feel fit. As for noise problems, we first need to have a County wide noise ordnance. Not just for STVRs.	4/1/2020 11:04 PM
38	Enforcement of animal control in the county would be necessary	4/1/2020 10:39 PM
39	Many communities have much experience with STVRs. The county should take of advantage of what these communities have learned. Policies and regs must be set before too many STVRs become established. Retroactive regulation is much more difficult.	4/1/2020 9:22 PM
40	Need enforcement of existing regulations at local level....city!	4/1/2020 7:51 PM
41	Realizing that affordable housing is scarce in this county, I would appreciate any extra tax go toward providing more for low income families. I do not agree with investors buying a bunch of property & essentially running hotels (like Hood River) The accessory dwelling I'd convert would not be appropriate for a long term rental but would make for a delightful short stay. Perhaps single family dwellings shouldn't be available as STVRs.	4/1/2020 7:47 PM
42	Water rights	4/1/2020 7:07 PM
43	Question 17 doesn't seem to have a a good rating system. "Noise" and "Rowdy Behavior " seems very much the same.	4/1/2020 6:26 PM
44	Short term rentals are needed, they should be clean and neat, and be treated like any other rental business. Do not discriminate, but again, they should not be an eye sore any more than any other accommodation business.	4/1/2020 6:14 PM
45	Need to be permitted and have a cap on total permits. TRTs must be paid(!) max occupancy must be realistic for each dwelling, based on parking, safety, and neighborhood compatibility. No party houses! Noise, parking and other complaints should be tallied per unit and if too many per year, yang the STVR permit.	4/1/2020 5:38 PM
46	You could leave them alone! It is after all the individual who paid money and pays property taxes property.	4/1/2020 4:11 PM
47	I believe if someone owns their property they should be allowed to rent it out as a vacation home if they want to without being taxed anymore than they already are by skamania county.	4/1/2020 3:48 PM
48	Permits are a burden that drag down the economy and only serve to help those that were "here first" or have the money to bear the burden of meeting requirements that have dubious benefit.	4/1/2020 3:17 PM
49	I made an investment in my property and would really like to help pay for it by renting it out in any way I choose. It bothers me that a government entity is dictating what I can do on my own property.	4/1/2020 3:12 PM
50	We don't have enough hotels to support our tourists. They are a great alternative and provide income to local families. They also generate taxes.	4/1/2020 3:07 PM
51	I would love to see more tourism in our small county. I would love to also see those STVRS ran properly and not end up dump sights or mismanaged.	4/1/2020 3:00 PM
52	Property values that price long-term residents out of their homes are a problem in tourist economies. I do not know what steps might be taken to mitigate this, but I believe it needs to be addressed.	4/1/2020 2:56 PM
53	If it's okay for the county to operate them, why can't others? The additional revenue to area businesses is a huge asset.	4/1/2020 2:55 PM
54	Please consider the effects on the long term rental market! It is hard enough as it is to find a rental. Please protect locals who want to stay local instead of having to move away because there are no rentals available!	4/1/2020 2:51 PM
55	It would be hypocritical for me to argue against them since I use them frequently when I travel. I do think our county would be smart to carefully come up with regulations regarding them. If it becomes popular you could face a situation where people buy up houses only to use as STVR's which can lead to unforeseen consequences.	4/1/2020 2:47 PM

Short-term Vacation Rentals in Skamania County

56	I don't like the county getting into people's business. If they get a complaint about these then they should deal with it on a case by case situation instead of treating them all the same.	4/1/2020 2:44 PM
57	I have been negatively impacted by an unregulated Airbnb STVR because of the increased traffic, transient renters hanging around the neighborhood, parking issues, noise issues, and late night traffic. We had to install a gate in our driveway because we had so many people driving into our property. I'm not a supporter of Airbnb's in neighborhoods. Thank you for looking at this issue.	4/1/2020 2:36 PM
58	We chose to make Skamania County our home because of its small town country feel. While I am concerned that this is slowly changing I would like to see property rights maintained and citizen's working together rather than sweeping mandates from a select few. Having stayed in STVRs across the US I will say that a big driver for us has been the ability to find lodging that allows us to travel with our dog and stay off the well beaten path.	4/1/2020 2:33 PM
59	I think we need to limit how many are available. Not sure what that magic number would be. Similar to Hood River. You should have to live in the town and the house, should not be able to buy a house and just use it solely as income	4/1/2020 2:24 PM
60	Again, they should be encouraged to promote tourism and local economy.	4/1/2020 2:20 PM
61	As long as this is not a "fix" for the squatters on public lands. I feel a person should be able to set up a travel vehicle on their own property while building but I do not want to see increased broken down squatter renters on lands around town that decrease the beauty and land value of our community.	4/1/2020 2:12 PM
62	Existing building codes and regulations are more than sufficient to ensure a healthy environment for all parties.	4/1/2020 2:08 PM
63	As we are a tourist economy and based in brick and mortar lodging, there is plenty of things we should share. Our community may or may not respond favorably to new neighbors but as we grow so to must our understanding and patience. STVR have been a backbone of vacationing families for some time and their advent of internet based rentals expands that growth substantially. I have used many when visiting far away places as they provide a more relaxed atmosphere and with similar expense and greater privacy than standard hotel/motel arrangements and provide better accommodations when traveling with family or small groups. It also provides me with greater options for adventuring when traveling. Skamania County is at the best of cross sections for tourism and adventuring that this state or any other can provide. So STVR is a most viable and I think favorable option available within this region.	4/1/2020 1:56 PM
64	A variety of accommodation styles is an excellent asset to encourage local tourism. Many travellers exclusively stay in stvrs which are usually unique, clean and welcoming. If we don't allow them here, people will skip our community in favor of White Salmon.	4/1/2020 1:34 PM
65	They should be allowed. Sites like air BnB and hip camp are somewhat self regulating as far as safety and other concerns, if STVRs are sub-par the rating system will weed them out, same goes with owners, if owners are not doing their job it will be reflected in ratings. If renters are unhappy, that will also be reflected.	4/1/2020 1:26 PM
66	Be mindful of the RV's that are showing up on properties throughout the county. Not sure if they're STVR's but are they within the county's compliance for additional housing?	4/1/2020 11:23 AM
67	I think we need places for people to stay being the county pushed to invited tourism to area ?	4/1/2020 11:20 AM

Personal Home Rentals

JUNE 2009

HOME RENTALS

Many property owners are not aware that they may be required by law to collect and remit retail sales tax, and possibly other lodging taxes, if they rent out their homes for periods of less than 30 days. These short term rentals are referred to as "transient rentals." This fact sheet contains important information for people who rent out their personal homes, including condominiums and time share units, located in Washington.



TRANSIENT RENTAL BUSINESS

Anyone who intends to regularly engage in a transient rental business must collect and report taxes. Examples of intent to engage in the transient rental business include advertising the availability of your personal home for transient rental in a newspaper, on the Internet, or hiring a property manager to handle the rental of your home.

The Department of Revenue will presume that if you rent your home three or more times in a year for periods of less than 30 days each you are engaged in a taxable business activity. A long term rental where the guest contracts in advance to stay more than 30 days is not a taxable business activity and is not counted in determining the threshold for collecting and reporting taxes. If you are in the transient rental business, you must register with the Department and collect and remit retail sales tax and lodging taxes on all transient rentals. The tax is reported and paid by filing a state excise tax return. Once registered with the Department, a tax return will be mailed to you.

TAX OBLIGATIONS

Tax must be collected on transient rentals during the first calendar year in which you exceed two transient rentals. The tax is collected the third time the property is rented in the first year. All subsequent years, even if you only rent your home once or twice, tax must be collected and reported on all transient rentals.

COLLECTING TAXES FROM YOUR RENTERS

Both the state and local sales tax rate must be collected from guests at the time they are billed for the rental. The state rate is 6.5 percent, and the local rate depends upon where the rental property is located. Local sales tax rates range from 0.5 to 3.0 percent.

In addition to the regular sales tax, the Special Hotel/Motel Tax may apply at rates from 1.0 to 5.0 percent in certain areas. Other lodging taxes also apply to businesses with multiple units, but these do not currently apply to single home rentals. These include the Convention and Trade Center Tax and the Tourism Promotion Area Charges.

PROPERTY MANAGERS MUST COLLECT AND REMIT TAXES ON THE HOMEOWNER'S BEHALF

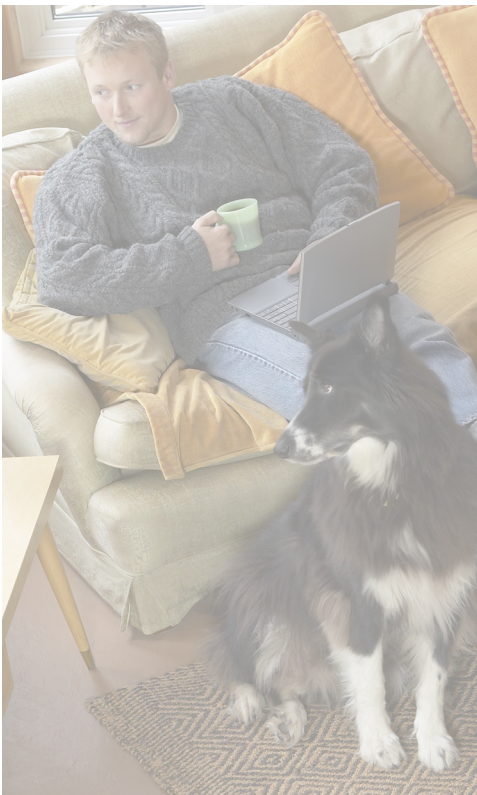
While you are not required to collect sales tax until the third transient rental in a calendar year, all transient rentals through property management services are taxable. The property manager is required to collect sales tax and lodging taxes on your behalf, even if there is only one rental listed with the property management in the first year. You should be aware that as a property owner, you may be liable for any taxes not collected by the property manager.

Examples of Taxability

	Rental Scenario	Tax Obligation
1st year	John bought a cabin as a retirement home on San Juan Island. He considered renting the cabin when he would not be using it. John had no idea how often he might rent it, but by word of mouth, he rented it out once within the first calendar year for 10 days.	John is not required to register with the Department of Revenue, or to collect sales tax and other lodging tax because he did not intend to rent his cabin out frequently, and he only entered into one rental agreement during the year.
2nd year	John rented the home five times with five separate rental agreements as follows: Rental #1 - 30 days Rental #2 - 32 days Rental #3 - 35 days Rental #4 - 14 days Rental #5 - 21 days	John is not required to register with the Department of Revenue, or collect sales tax/lodging taxes. Only the transient rentals are counted in determining the taxable threshold, and John engaged in only two transient rentals (less than 30 days) during the year.
3rd year	John rented the house four times, each for a period of less than 30 days.	John needs to register at the time he rents out his house for the third rental period during this year. John must collect tax on both the third and fourth rental periods, and remit the collected taxes to the Department of Revenue.
4th year	John rents out his house only once for a period of 29 days.	The very first transient rental is subject to sales tax/ lodging taxes because John exceeded the taxable threshold in year three. Also, for all years after this year, John must collect taxes on all transient rentals.

BUSINESS AND OCCUPATION (B&O) TAX

If you are a property owner you are responsible for paying any "retailing" B&O tax due. This is a tax calculated on gross receipts of the business. The rate is currently 0.471 percent (\$4.71 per thousand dollars of taxable rental income). However, you may qualify for the Small Business B&O Tax Credit, depending on the amount of the rental income. For information on the credit, call our Telephone Information Center toll free at 1-800-647-7706, or see our Small Business B&O Tax Credit Table, available online at dor.wa.gov. The information will also be mailed to you in our new business packet once your tax reporting account has been established.



PAYING THE TAXES COLLECTED

Taxes are reported by filing a state excise tax return. On the return report your taxable rental income and calculate state and local taxes due. You will receive excise tax returns regularly once you register with the Department.

Registering with the Department of Revenue

You can register one of two ways:

- Go to our web site, dor.wa.gov, and click on "Get a form or publication." Under Forms click on "Business License Application."
- Call us toll free at 1-800-647-7706 to request an application. Complete and send it to the address noted on the application.

Once registered, you will receive a business license and a Unified Business Identifier (UBI) from the Department of Licensing. This UBI number is a unique number assigned to you, and it is the "registration number" used for reporting to the Department of Revenue.

Electronic Filing – Reporting the Fast and Easy Way

File and pay your returns electronically using E-file. It is the fastest and easiest way to report. We also offer a variety of electronic payment methods. To learn more, go to our web site at dor.wa.gov and click on "File my taxes online," then click "Learn about E-file benefits" and watch the video. If you have questions or need assistance, you may also call our tax specialists at 1-800-647-7706.



LODGING TAXES

Examples of Lodging Taxes by location (excluding taxes currently imposed on transient rental facilities with multiple units):

City	Retail Sales Tax	Special Hotel/Motel Tax	Calculation example*
Spokane	0.087	None if fewer than 40 rooms	\$52.20 (\$600 x 0.087)
Seattle	0.095	None	\$57.00 (\$600 x 0.095)
Leavenworth	0.080	0.03	\$66.00 (\$600 x 0.11)
Vancouver	0.082	0.02	\$61.20 (\$600 x 0.102)
Ocean Shores	0.083	0.03	\$67.80 (\$600 x 0.113)

* The calculation examples reflect taxes due assuming a single unit rented for \$600. The tax rates reflect rates in effect as of the date of publication, and are subject to change.

TELEPHONE INFORMATION CENTER

1-800-647-7706

WEB SITE

dor.wa.gov

REQUEST FOR LETTER RULING

If you would like to request a ruling on the taxability of your activities, write to:

**Taxpayer Information and Education
Washington State
Department of Revenue
PO Box 47478
Olympia, WA 98504-7478**

NOTE: Personal property taxes may apply to the value of your household items, including furniture, appliances, artwork, and any other item of tangible personal property used to furnish a home that is rented out. However, there may also be certain exemptions available. Contact your county assessor for details on how to report the personal property, and how to claim any exemptions from the tax.

To inquire about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users please call 1-800-451-7985.

The information contained in this fact sheet is current as of the date of this publication and provides general information about Personal Home Rentals. It does not cover every aspect of the tax, nor does it alter or supersede any administrative regulations or rulings issued by the Department of Revenue.



Printed on recycled paper
Prepared by the Taxpayer Services Division



City of Stevenson

Phone (509)427-5970
FAX (509) 427-8202

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

20__ Vacation Rental Application

(Stevenson Sales Tax Location Code 3002)

Vacation Rental Address: _____

Vacation Rental Tax Lot #: _____

Vacation Rental Telephone #: _____

WA State Business License (UBI) #: _____

Tax Reporting Frequency: _____

Owner Name: _____

Contact Person: _____

Phone #: _____

Phone #: _____

Email Address: _____

Email Address: _____

Permanent Residence: _____

Contact Person Address: _____

City: _____

City: _____

State: _____ ZIP: _____

State: _____ ZIP: _____

Mailing Address: _____

Mailing Address: _____

City: _____

City: _____

State: _____ ZIP: _____

State: _____ ZIP: _____

If the Owner is not a permanent resident of the Local Area (Clark, Klickitat, or Skamania counties in Washington, Hood River or Multnomah counties in Oregon), **a Contact Person from the Local Area is required.**

Submittal Checklist: Fill in the information requested and initial each statement to certify its truth and accuracy.

_____ This vacation rental home will collect and remit state and local sales and use taxes and special hotel/motel taxes as required by the City and State of Washington Department of Revenue.

_____ The City has the right to provide the names and phone numbers of the owner and contact person to help resolve disruptions caused by the vacation rental home.

_____ The City is authorized reasonable access to the vacation rental home to carry out the administrative duties of SMC 5.20. The last Vacation Rental Inspection was conducted on _____.

_____ The Good Neighbor Guidelines will be provided to guests of the vacation rental home. The Guidelines will will not be incorporated into the occupant's rental contract.

_____ The annual neighborhood notice will be sent or handed out to all owners and/or occupants of adjacent and abutting property.

_____ There are _____ off-street and _____ on-street parking spaces available to the vacation rental home. It is understood that on-street spaces are not for the exclusive use of the vacation rental home, and a diagram of parking spaces will be provided to guests which expresses this.

_____ This vacation rental home will maintain liability insurance covering its use as a vacation rental home.

Incomplete applications will not be accepted. ● Please ensure that all fees & submittals are included

Applicant Name: _____

Signature: _____

Date: _____

Check here if this property is no longer used as a Vacation Rental Home

Office Use Only:	Application Fee:		
Account	Date:	Receipt #:	License #:
#001 000 000 321 90 00			



City of Stevenson

Vacation Rental Home

Good Neighbor Guidelines

Hello new neighbors! However long you stay, Stevenson welcomes you as part of our community. We like our small town charm, and we think you will like it too. Remember though, we're all on this merry-go-round together. These Good Neighbor Guidelines are available to help us keep our small town an amazing place to live, work and play.

-
1. **24-Hour Contact Information.** If at any time you have concerns about your stay in regards to your neighbors, please call the contact number listed in the rental lease agreement or posted in the unit. In the event of an emergency, please call 911.
 2. **General Respect for Neighbors.** Be friendly, courteous, and treat your neighbors like you want to be treated. Respect your neighbors, their privacy, and their property.
 3. **Noise.** Be considerate of the neighborhood and your neighbor's right to the quiet enjoyment of their home and property, especially after 10 PM.
 4. **Maintenance of Property.** Be sure to pick up after yourself and keep the property clean, presentable and free of trash.
 5. **Parking.** Refer to the parking diagram posted in the unit and park *on-site* whenever possible. Do not park on lawns or in a manner which blocks driveways, sidewalks, alleys or mailboxes. *On-street* parking is a community resource, don't be surprised to see a neighbor parked in front of the home you are renting.
 6. **Traffic Safety.** Drive slowly through neighborhoods and watch for pedestrians and children playing. Better yet, our streets, sidewalks and trails offer safe, convenient, and interesting alternatives to your in-town destinations.
 7. **Fires.** Our wonderful summer weather lends itself to heightened fire hazards. Help us all stay safe from wildfires by fully extinguishing cigarettes and abiding all seasonal and emergency bans on recreational fires.
 8. **Pets.** Promptly clean-up after your pets. Prevent excessive and prolonged barking, and keep pets from roaming the neighborhood. Control aggressive pets, and be sure to abide by the local leash laws. Store pet food indoors and in a secure container to reduce the likelihood of unwanted pest problems.
 9. **Tenant/Guest Responsibility.** Approved guests and visitors are expected to follow the Good Neighbor Guidelines. Be Sure to read your rental agreement for additional terms and restrictions which may include consequences for violating the Good Neighbor Guidelines.
-



Vacation Rental Inspections

Protection

The primary objective is to provide the guests of vacation rental homes with a measure of protection based on the provisions of the Residential Building Code. Just as important, however, is good common sense on the part of the owner in providing a safe environment for his or her guests.

Smoke Detection

Smoke detectors are one of the most important standards for the protection of the public. They provide early notification to the tenants in the event of a fire for their quick exit from the building during this critical time frame. Detectors should be located on every level of the dwelling including the basement, inside every bedroom, and outside the immediate vicinity of the bedroom and be loud enough to wake sleeping persons.

Carbon Monoxide Detection

If the rental unit is equipped with gas burning appliances or has an attached garage, carbon monoxide detection shall be installed in the area within the bedrooms or giving access to the bedrooms.

Egress

In addition to smoke detection, proper exiting from the building is critical to escape. Means of egress include all components in the normal path of travel to the outside of the building. There should be no unusual obstructions in the exit route to the outside of the building.

Doors should have a clear width of 32 inches to facilitate egress. The door width requirement may be reduced to 28 inches in older buildings subject to the authority having jurisdiction. Doors shall swing freely with no sticking.

Floors should be level with minimum changes in elevation.

Corridors should be at least 36 inches wide and have minimal projections entering the space, including furniture and decorations, so as to not slow down persons exiting from the building.

Door locks in the egress passages should be easily unlocked without any undue hardship or tools.

One and two-family dwellings must have a primary and secondary means of egress. The primary means is generally a door leading into the building with egress windows serving the secondary means of egress from bedrooms. Windows should open easily without undue effort. Third floor bedrooms will require additional fire escape stairs.

Attached garages must be separated from the dwelling unit by fire grade sheetrock and a fire door leading into the structure. Primary egress through a garage is not acceptable.

General Housekeeping

Common sense goes a long way towards maintaining a safe rental property.

Keep critical areas free of combustible materials and obstructions. Critical areas include woodstove spaces, heating devices, oil tanks, electrical panels, and similar areas. Keeping these areas clear also grants service personnel access for repairs.

Keep exit passages free of obstructions including furniture, bikes, decorations, etc.

Provide the renter with important information such as contact telephone numbers to eliminate confusion when a problem occurs.

Include instructions for the renter that contain clear directions to the property which renters can relay to the Dispatch Center in the event of an emergency.

Place appropriate signage with the 911 address clearly visible to direct responders to the property.



CITY OF STEVENSON

7121 E Loop Road, PO Box 371, Stevenson, WA 98648

TO: **Neighboring Properties**

FROM: _____ **LICENSE #:** _____

DATE: _____

SUBJECT: **Vacation Rental Home in Your Neighborhood**

Hello,

A property in your neighborhood recently received a license to operate as a vacation rental home. The City views vacation rental homes as a valuable component of our tourism economy, but it also values the peace and comfort of its residents and property owners. The owners of the property located at

(Vacation Rental Home Address)

hope its use as a vacation rental home will not disturb your peace and comfort.

As a property owner or occupant adjacent to or abutting the address above, this notice provides you with the contact information of the vacation rental home's owner. You are encouraged to contact them with any questions or concerns about the property's use as a vacation rental home, and especially if the guests of the home are inconsiderate of the attached Good Neighbor Guidelines. The property's continued use as a vacation rental hinges on its ability to avoid neighborhood disruptions, and the contacts below hope to deal with issues before they become an unbearable nuisance or require any investigative effort or corrective action by the City.

Owner Name: _____ **Phone #:** _____

Local Contact: _____ **Phone #:** _____

The representatives above can be treated as your first line of defense against neighborhood intrusions from vacation rentals, but if they are unresponsive or continually unsuccessful at addressing your concerns, the City is there for you as well:

City Hall Phone #: (509)427-5970

Sheriff's Office Non-Emergency Phone #: (509)427-9490

Sheriff's Office Emergency Phone #: 911

Please save this letter for your records.

Thank you,

Vacation Rental Home Owner/Operator

CITY OF STEVENSON

RESOLUTION NO. 2016-285

ESTABLISHING FEES RELATED TO THE LICENSING OF VACATION RENTAL HOMES.

WHEREAS, the adoption of Ordinance 2016-1091 creates a vacation rental program which involves the review of application materials and issuance of a Vacation Rental License; and

WHEREAS, Ordinance 2016-1091 authorizes the city establish and periodically adjust nonrefundable application fees for the review and issuance of Vacation Rental Licenses; and

WHEREAS, the policies of the Vacation Rental Program are intended to benefit the local economy, reduce administrative burdens and barriers to entry, ensure market fairness and taxation, protect guests, and avoid unchecked neighborhood disruptions; and

NOW THEREFORE BE IT RESOLVED by the Council of the City of Stevenson that fees in the following, nonrefundable amount shall be paid to the City by persons applying for vacation rental licenses:

Vacation Rental Application Fees	
New License	\$200
License Renewal	\$200
Prorated Licenses	For applications received after June 30 th , the application fees may be reduced to 50% of the fee listed above.
Appeals	\$0
Labor, Overhead, and Outside Consultant Review	At the discretion of the City Administrator, the actual costs for labor, overhead, and expenses for outside consultant reviews and/or special inspections may be added to the above application fee.

BE IT FURTHER RESOLVED, that this resolution shall be effective concurrent with the effective date of Ordinance 2016-1091.

PASSED in regular session this _____ day of _____, 2016.

Mayor of the City of Stevenson

ATTEST:

Clerk of the City of Stevenson

APPROVED AS TO FORM:

Attorney for the City of Stevenson

Chapter 5.20 - VACATION RENTAL HOMES

Sections:

5.20.005 - Findings, intent and purpose.

- A. In the adoption of these regulations, the city that the rental of dwelling units for less than thirty days is an important contributor to the comprehensive plan's tourism goal. The city also finds that these vacation rentals are part of an emerging market that has the potential to be incompatible with surrounding residential uses.
- B. The regulations below are intended to ensure special regulation of vacation rentals that will:
 - 1. Benefit the local economy;
 - 2. Reduce administrative burdens and barriers to entry;
 - 3. Ensure market fairness and taxation;
 - 4. Protect guests; and
 - 5. Avoid unchecked neighborhood disruptions.
- C. This chapter provides an administrative framework for licensing the annual operation of a vacation rental home. A vacation rental home license is a limited permission to use property for vacation rental purposes. A license may be modified or revoked if the standards of this chapter are not met.

(Ord. No. 1091, § 2, 3-17-2016)

5.20.010 - Definitions.

As used in this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

- A. "Contact Person." The owner or, if designated on the application for a license, the management representative authorized to act for the owner.
- B. "Dwelling Unit." One or more rooms occupied, designed or intended for occupancy as separate living quarters, and containing four or more of the following:
 - 1. Refrigeration;
 - 2. Cooking facility (including cooking stove, hot plate, range hood, microwave, or similar appliance) or wiring or venting to support same;
 - 3. Dishwashing machine;
 - 4. Sink intended for meal preparation (not including a wet bar);
 - 5. Garbage disposal;
 - 6. Toilet;
 - 7. Shower or bathtub.
- C. "Local Area." All areas in the Washington counties of Clark, Klickitat and Skamania and the Oregon counties of Hood River and Multnomah.
- D. "Owner." The natural person or legal entity that owns and holds legal and/or equitable title to the property.

- E. "Remuneration. Compensation, money, rent or other bargained for consideration given in return for use, rent, or occupancy of a vacation rental home.
- F. "Vacation Rental Home." A dwelling unit for which an owner receives or seeks remuneration for use or occupancy for a period of less than thirty consecutive days per rental period.
- G. "Vacation Rental License or License." The regulatory license required by SMC 5.20.15 and described in this chapter.

(Ord. No. 1091, § 3, 3-17-2016)

5.20.015 - Vacation rental license required.

No owner of property within the Stevenson city limits may advertise, offer, operate, rent, receive remuneration for, or otherwise make available or allow any other person to make available for occupancy or use a vacation rental home without a vacation rental license. Advertise or offer includes through any media, whether written, electronic, web-based, digital, mobile or otherwise.

(Ord. No. 1091, § 4, 3-17-2016)

5.20.020 - Application and fee.

- A. Application Required. An application for a vacation rental license shall be completed and submitted to the city on a form provided by the city. The application shall be signed by the owner or contact person and contain the following information:
 - 1. Owner Information. Owner's name, permanent residence address, telephone number, owner's mailing address, and the vacation rental home address and telephone number.
 - 2. Contact Person Information. If the owner does not permanently reside in the local area or is not always available when the property is being rented, the owner shall provide the name, telephone number and email of a contact person from the local area to represent the owner regarding the use of the property and/or complaints related to the vacation rental home as set forth in SMC 5.20.040(C).
 - 3. Tax Information. A statement of intent to collect and remit all taxes associated with the vacation rental home.
 - 4. Inspection Access. A statement allowing the city reasonable access to the property for the purpose of reviewing the proposal for the health and safety requirements set forth in SMC 5.20.040(D).
 - 5. Right to Publish Contact Information. A statement allowing the city to make owner and contact person phone numbers publicly available at City Hall.
 - 6. Neighborhood Notice. A statement of intent to notify neighbors as required by SMC 5.20.040(A).
 - 7. Good Neighbor Guidelines. A statement of intent to provide the city-provided Good Neighbor Guidelines to guests of the vacation rental home.
 - 8. Parking Diagram. A statement of intent to provide guests of the vacation rental home with a diagram of parking spaces that are available to or intended for use by the vacation rental home.
 - 9. Liability Insurance. A statement of intent to provide liability insurance coverage as required by SMC 5.20.040(G).
 - 10. Such other information as the city administrator deems reasonably necessary to administer this chapter.

- B. Application Fee. Applications under this section shall be accompanied by a nonrefundable fee payable to the city in an amount established and periodically adjusted by the city council. Application fees may be prorated if issued for less than half of the annual term.
- C. Discretionary Fees. At the discretion of the city administrator, the application fee may include the actual costs for labor, overhead, and expenses for outside consultant reviews and/or special inspections.

(Ord. No. 1091, § 5, 3-17-2016)

5.20.025 - Term of annual license.

A vacation rental license shall be issued for a period not to exceed one year, with its effective date running from the date the license is issued to December 31st and may be renewed annually by the owner or contact person provided all applicable standards of this chapter are met.

(Ord. No. 1091, § 6, 3-17-2016)

5.20.030 - Licensing and renewal procedures.

A vacation rental license shall be obtained and/or renewed as required in this section. The ability to operate a vacation rental home in the city of Stevenson shall be discontinued for failure to obtain or renew a license to operate as provided in this chapter.

- A. Application and Renewal Process. A person engaging in operation of a vacation rental home who has not yet obtained a license, or who is required to renew an existing operating license, shall do so as follows:
 - 1. Time for Application.
 - a. New Licenses. For new vacation rental licenses, it is the responsibility of the owner or contact person to apply for and receive a license prior to operation of a vacation rental home.
 - b. Existing Vacation Rental Homes. A completed license renewal application and renewal fee is due for all existing short-term rentals annually by December 31st.
 - 2. Notice. Prior to the December 31st annual due date, the city shall send notice of the need for a license or expiration of a license to the owner of any property for which an application is due as follows:
 - a. For the first license required for any vacation rental home in the city, it is the owner's obligation and responsibility to apply for a license.
 - b. For license renewal, notice will be sent to the mailing and email addresses of the owner and contact person as provided to the city on the application.
- B. License Expiration. For failure to submit an application, upon expiration of the thirty-day late period, the ability to operate shall be conclusively presumed to be discontinued with no further action by the city. For renewals, upon expiration of the late period, the ability to operate shall be conclusively presumed to be discontinued and the city will commence revocation of the license pursuant to the procedures in SMC 5.20.045.

(Ord. No. 1091, § 7, 3-17-2016)

5.20.035 - Criteria for approval and renewal of a license.

- A. New License. Upon receipt of a complete application for a new vacation rental license and payment of all required fees, the city administrator or designee will issue a vacation rental license.

- B. License Renewal. Upon receipt of a complete application for renewal of a vacation rental license and payment of all required fees. The city will review the application and available information to determine compliance with the operational requirements of SMC 5.20.040. If not met, the city administrator or designee will not renew the license and the property shall not be used as a vacation rental home. Alternatively, the city administrator may issue the license subject to reasonable special operational standards.
- C. Owner's Role. The owner has the burden of proof to demonstrate compliance with each operational requirement and special standard placed on the vacation rental license. Staff may verify evidence submitted and the applicant shall cooperate fully in any investigation.
- D. Appeals. A decision on a license application or renewal may be appealed as provided in SMC 5.20.055.

(Ord. No. 1091, § 8, 3-17-2016)

5.20.040 - Operational requirements.

- A. Notice to Neighbors. The owner or contact person shall provide an annual mailing or otherwise distribute by hand, a flier to all property owners of record and/or occupants of properties adjacent to and abutting the property licensed as a vacation rental home. The notice shall include the license number and the telephone number of the owner and contact person. The purpose of this notice is so that neighboring property owners and residents can contact a responsible person to report and request resolution of problems associated with the operation of the vacation rental home. If the permanent contact information changes during the license period, the new information must be mailed or distributed again.
- B. Public Availability. In addition, the city will make a registry publically accessible within which any person can obtain the owner and contact person's name and telephone number. If the permanent contact information changes during the license period, the new information must be provided to the city.
- C. Response to Complaints. The owner or contact person shall respond to neighborhood questions, concerns, or complaints in a reasonably timely manner depending on the circumstances.
 - 1. Owner Responsibility. Reasonable initial inquiries or complaints related to the expectations set in the Good Neighbor Guidelines may first be made to the owner or contact person. However, it is not intended that the owner or contact person act as a peace officer or code enforcement officer of the city or put themselves in an at-risk situation. In such cases, the owner or contact person should contact the city to discuss resolution of the complaint.
 - 2. Complaint Log. The owner or contact person should maintain a record of complaints and the actions taken in response to the complaint, if relevant, in a manner reasonable to document the interaction. If kept, this record can then be made available for city inspection upon request.
 - 3. City Authority. If there is a failure to respond or a clearly inadequate response by the owner or contact person, a complaint may be submitted to the city on a form provided by the city, and the city will respond or investigate as needed. The city will first seek voluntary compliance or resolution, but if the city finds substantial evidence supports further action given the complaint(s), the city will follow the warning and revocation procedures set forth in SMC 5.20.045.
 - 4. Records. On request and in compliance with the public records law, the city shall provide the owner and/or contact person with the information in the complaint.
 - 5. Grounds for Warning. Repeated failure of the owner or representative to timely and reasonably respond to a complaint(s) relayed by city staff is considered grounds for a warning and potential revocation under SMC 5.20.045. Repeated noise complaints regarding tenants may be grounds for a warning to the owner, if, in the reasonable judgment of the city administrator, the circumstances indicate the owner should be held responsible. Initiating a nuisance enforcement

action under SMC 8.45 or SMC 8.60 may be grounds for a warning in the appropriate circumstances.

6. Administrative Rules. The city administrator may establish administrative rules to interpret, clarify, carry out, and enforce the provisions of this chapter. A copy of such administrative rules shall be on file and made available at City Hall.
- D. Health and Safety. Every vacation rental license shall be subject to inspection by the building official or designee at the city's discretion, but no less than once every five years. The purpose of the inspection is to determine conformance with the Vacation Rental Fire Safety Checklist (fire extinguishers, smoke alarms, carbon monoxide detectors, etc.). It is the owner's responsibility to assure that deficiencies identified in the checklist are addressed and that the vacation rental home is and remains in substantial compliance with all applicable fire, building, and safety codes and other relevant laws, whether identified on the vacation rental fire safety checklist or not.
- E. Taxation. The owner shall fully comply with all applicable city and state tax reporting and payment requirements, especially lodging taxes due to the city under SMC 3.03 and retail sales and use taxes due under SMC 3.08.
- F. Mandatory Postings. Important information related to the licensing and use of the vacation rental home shall be displayed in a prominent location within the interior of the dwelling, either adjacent to the front door or in a highly visible rental binder. The information shall include:
 1. The vacation rental license;
 2. Any special standards placed on the vacation rental license;
 3. The property address;
 4. The name of the owner and contact person and a telephone number where the owner and contact person may be contacted;
 5. The parking diagram of the parking spaces available for use by the vacation rental home. The parking diagram may include on-street parking areas, but on-street parking is not for the exclusive use of any home or vacation rental home;
 6. The city-provided Good Neighbor Guidelines. Additionally, the city encourages all owners to incorporate the Good Neighbor Guidelines into the rental contract.
- G. Liability Insurance. The owner shall maintain liability insurance which expressly covers the dwelling unit's use as a vacation rental home.

(Ord. No. 1091, § 9, 3-17-2016)

5.20.045 - Revocation procedure.

- A. In addition to the penalties described in SMC 5.20.050, the following provisions apply to violations of this chapter:
 1. Failure to renew a license as set forth in SMC 5.20.030 is grounds for immediate revocation of the vacation rental license.
 2. Failure to meet the operational requirements of SMC 5.20.040(E) is grounds for immediate revocation of the license.
 3. The discovery of material misstatements or providing of false information in the application or renewal process is grounds for immediate revocation of the license.
 4. Such other violations of this chapter of sufficient severity in the reasonable judgement of the city administrator, so as to provide reasonable grounds for immediate revocation of the license.
 5. Other violations of this chapter, including but not limited to city initiated investigation/sustaining of complaints, shall be processed as follows:

- a. For the first and second violations within a twelve-month period, the sanction shall be a warning notice.
 - b. If the same offense continues to occur or a third similar offense occurs at any time during a twelve-month period, the city may either issue a third warning, update the license to include reasonable special operational standards, or revoke the license.
- B. Notice of Decision/Appeal/Stay. If the vacation rental license is updated or revoked as provided in this section, the city administrator shall send written notice to the owner stating the basis for the decision. The notice shall include information about the right to appeal the decision and the procedure for filing an appeal. The owner may appeal the city administrator's decision under the procedures set forth in SMC 5.20.055. Upon receipt of an appeal, the city administrator shall stay the update or revocation decision until the appeal has been finally determined by the city council.

(Ord. No. 1091, § 10, 3-17-2016)

5.20.050 - Violations—Penalties.

- A. In addition to the revocation procedures of SMC 5.20.045, any person or owner who uses, or allows the use of, property in violation of this chapter is subject to the enforcement authority of SMC 1.18 - Civil Violation and Abatement, SMC 8.45 - Nuisances, and/or SMC 8.60 - Public Nuisances. Each day a dwelling is used in violation of this chapter shall be considered a separate violation.
- B. The following conduct also constitutes a violation of this chapter and is a Class I Civil Infraction:
 - 1. Representing a dwelling as available for occupancy or rent as a vacation rental home where the owner does not hold a valid license issued under this chapter, or making a vacation rental home available for use, occupancy or rent without first obtaining a valid operating license;
 - 2. Advertising or renting a short-term rental in a manner that does not comply with the standards of this chapter; and
 - 3. Failure to comply with the operational requirements of SMC 5.20.040.

(Ord. No. 1091, § 11, 3-17-2016)

5.20.055 - Violations—Penalties.

- A. Appellant—Standing. The owner or contact person may appeal a decision by the city to deny, revoke or attach special operational standards to a vacation rental license.
- B. Authority to Decide Appeal. The city council shall be responsible for determining an appeal of a decision brought under SMC 5.20.055(A).
- C. Time for Filing. An appellant is required to file a written notice of appeal including the basis for the appeal within fourteen calendar days of the license determination being appealed. This requirement is jurisdictional and late filings shall not be allowed.
- D. Fee for Appeal. The city council may establish by resolution a fee for filing an appeal, which shall be jurisdictional.
- E. Hearing. After receiving written notice of appeal, the city administrator shall schedule a hearing on the appeal before the city council. At the hearing, the appellant shall have the opportunity to present evidence and arguments as may be relevant. The council may direct the city attorney to draft findings of fact and interpretations of code or law to be considered at a later Council meeting.
- F. Standard of review and decision. The council shall determine whether the city's decision was based on a preponderance of the evidence. A decision of the council shall be based on the evidence received,

in writing and signed by the mayor, and issued no later than thirty calendar days after the close of the hearing.

- G. Finality. The council's decision shall be final on the date of mailing the decision to the appellant. The council's decision is the final decision of the city and is appealable only by writ of review to Superior Court.

(Ord. No. 1091, § 12, 3-17-2016)

5.20.060 - Discontinuance of vacation rental occupancy.

- A. After Revocation. After a vacation rental license has been revoked, the dwelling unit may not be used or occupied as a vacation rental home unless a new license is issued, and the owner of the property to which the license applied and whose license has been revoked shall not be eligible to reapply for a vacation rental license for vacation rental home on the same property for a period of 12 months from the date of revocation.
- B. After Expiration. If a vacation rental license expires, the dwelling unit may not be used or occupied as a vacation rental home. The owner of the property to which the license applied and whose license has expired shall be required to apply for and obtain a vacation rental license before the property may be lawfully used or occupied as a vacation rental home.

(Ord. No. 1091, § 13, 3-17-2016)

5.20.065 - Remedies not exclusive.

The remedies provided in this chapter are in addition to, and not in lieu of, all other legal remedies, criminal and civil, which may be pursued by the city to address any violation of this code.

(Ord. No. 1091, § 14, 3-17-2016)

Chelan County

11.23.040 Standards. (3) Vacation Rentals. Vacation rentals, any unit being rented for less than thirty consecutive days, shall be permitted as identified in Section [11.23.030](#), District use chart. All vacation rentals shall receive an annual permit from January 1st to December 31st, under Title [14](#) limited administrative review, documenting conformance and agreement to conform to the following provisions:

(A) Vacation rentals shall maintain the character of the surrounding neighborhood by:

(i) Providing year around solid waste receptacles and pickup service. Trash cans, on the right-of-way, should be removed within twenty-four hours of pickup; and

(ii) Provide at least one off-street parking space, outside of the required setbacks for each two rented bedrooms. Where off-street parking requirements cannot be met the number of rented bedrooms shall be limited; and

(iii) Noise emanating from any use shall be in conformance with Chapter [7.35](#); and

(iv) Occupancy. The maximum number of occupants permitted to stay overnight shall be two people for each bedroom plus two additional persons, excluding children under the age of six; and

(v) Placing, adjacent to the front door (outside), a legible sign clearly visible to the general public listing the maximum number of occupants permitted to stay overnight, the maximum number of vehicles allowed to be parked on site, and the name and contact information of the local contact person.

(B) Vacation rentals shall provide a local contact person (within a forty-mile radius) twenty-four hours a day seven days a week. Contact information shall be provided to the adjacent properties, the Manson community council, District 5 fire chief, and the Chelan County sheriff.

(C) Enforcement. Any violation of the provisions of this chapter is punishable pursuant to Title [16](#). Enforcement actions may be brought against the owner of the vacation rental home for the conduct constituting the violation.



Permit No: _____

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509) 667-6475

ANNUAL VACATION RENTAL PERMIT APPLICATION

Parcel Number (APN): _____ Lot Size: _____ (Acres)
 Parcel Address: _____ City/Zip: _____
 Abbreviated Legal Description: _____
 Property Owner(s): _____
 Mailing Address: _____
 City/State/Zip: _____ Phone: _____
 E-mail: _____

Applicant: _____
 Company Name: _____
 Mailing Address: _____
 City/State/Zip: _____ Phone: _____
 E-mail: _____

Application for: New Annual Vacation Rental Permit Renewal of Annual Vacation Rental Permit
 Number of Bedrooms: _____ Number of Occupants: _____
 Number of off-street parking spaces located outside the front yard setback: _____
 *In addition to the required two (2) off-street parking spaces for a residence, one additional parking space is required for every two rented bedrooms.
 Sewer District: _____ Water Source: _____ Septic Permit #: _____
 Year-round solid waste receptacles and pick-up provided by: _____
Fees for Annual Vacation Permit: \$500.00.
NOTE: All permits expire December 31st of the year issued.

Local Contact Information:

Name: _____
 Phone Numbers: Home: _____ Cell: _____
 Physical Address: _____
 Email: _____

(Vacation Rentals shall provide a local contact person (within a forty mile radius) 24 hours a day, 7 days a week. Contact information shall be provided to the adjacent properties, the Manson Community Council, District No. 5 Fire Chief, and the Chelan County Sheriff.)

⤵ FOR OFFICIAL USE ONLY ⤵

Received By & Date:	Zoning Approval & Date:	Comments:	Final Fees Paid:
---------------------	-------------------------	-----------	------------------

ACKNOWLEDGEMENT AND CERTIFICATION

I understand, acknowledge and certify the following (Required):

(Please read each paragraph carefully before initialing.)

Owner Applicant I acknowledge and understand that vacation rentals are any unit being rented for less than thirty consecutive days which shall be permitted as identified in Chelan County Code (CCC), Section 11.23.030, District Use Chart. All vacation rentals shall receive an annual permit from January 1st to December 31st.

Owner Applicant I acknowledge and understand that all vacation rentals shall provide year around solid waste receptacles and pickup service. Trash cans, on the right-of-way, shall be removed within twenty-four hours of pickup.

Owner Applicant I acknowledge and understand that, in addition to the required two (2) off-street parking spaces for a residence, all vacation rentals shall provide at least one (1) off-street parking space, outside of the required setbacks, for each two (2) rented bedrooms. Where off-street parking requirements cannot be met the number of rented bedrooms shall be limited.

Owner Applicant I acknowledge and understand that noise emanating from any use shall be in conformance with CCC, Section 7.35.

Owner Applicant I acknowledge and understand that the maximum number of occupants permitted to stay overnight shall be two (2) people for each bedroom plus two (2) additional persons, excluding children under the age of six.

Owner Applicant I shall place a legible sign, adjacent to the front door (outside), clearly visible to the general public listing the maximum number of occupants permitted to stay overnight, as well as the local contact information set forth on page 1 of this application.

Owner Applicant I shall provide the local contact person information set forth on page 1 of this application to the adjacent properties, the Manson Community Council, District 5 Fire Chief, and the Chelan County Sheriff.

Owner Applicant I acknowledge and understand that any violation of Chelan County building or zoning regulations, as well as any violation of any provisions of an annual vacation rental permit is subject to enforcement pursuant to CCC, Title 16. Enforcement actions may be brought against the owner of the vacation rental home for the conduct constituting the violation.

Owner Applicant I acknowledge and understand that pursuant to Chelan County Document Number: 2000C8-80, I will be required to obtain an Annual Fire & Life Safety Permit through the Chelan County Fire Marshal.

Owner Applicant I acknowledge and understand that vacation rentals with one to four (1-4) bedrooms shall not exceed a maximum occupancy of ten (10) persons, excluding children under the age of six (6).

Owner Applicant I acknowledge and understand that vacation rentals with five to six (5-6) bedrooms shall not exceed a maximum occupancy of fourteen (14) persons, excluding children under the age of six (6) and are subject to compliance with the International Building Code (IBC) and International Fire Code (IFC); including, but not limited to, installation of fire sprinkler/suppression systems.

Owner Applicant I acknowledge and understand that vacation rentals with 7 or more bedrooms are not allowed in the Manson Urban Growth Area.

Owner Applicant I certify that I have obtained a Final Inspection and Certificate of Occupancy for the residence that will be used as a vacation rental; or, that the structure was built prior to 1975.

Owner Applicant I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself the rules and regulations of Chelan County with respect to making this application.

Owner Applicant I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

Owner Applicant I certify that this application has been made with the consent of the lawful property owner(s).

Owner Applicant I shall comply with Chelan County Code, Section 11.23.040 and all applicable build and fire codes (as amended).

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true, correct and complete.

Owner Signature (Required): _____ **Date:** _____

Print Name: _____

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true, correct and complete.

Applicant Signature (Required): _____ **Date:** _____

Print Name: _____