

**RESOLUTION NO. 2025- \_\_\_\_\_**

**A Resolution Clarifying and Improving CCC 11.88.290, the Short-Term Rental Code.**

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**Re:** Adoption of amendments to the Chelan County Code Title 11 Zoning, ZTA 2024-328

**WHEREAS**, the Board of County Commissioners approved the annual Docket which includes review of Chelan County Codes, including but not limited to, Title 11 Zoning; and,

**WHEREAS**, the Board of Chelan County Commissioners adopted Resolution 2021-095 on July 27, 2021 pertaining to the establishment of Chelan County Code Section 11.88.290 developing regulations for short-term rentals; and

**WHEREAS**, the Board of Chelan County Commissioners adopted Resolution 2021-120 on September 21, 2021 to correct a scrivener's error in Section 11.88.290(4)(A)(i); and

**WHEREAS**, the Board of Chelan County Commissioners held a workshop to discuss proposed amendments to Chelan County Code Section 11.88.290 on December 11, 2023; and

**WHEREAS**, the Chelan County Planning Commission held a duly advertised public hearing on August 28, 2024 which included public testimony; and

**WHEREAS**, the Chelan County Planning Commission held a workshop on September 12, 2024; and

**WHEREAS**, the Board of County Commissioners held a second workshop on September 24, 2024; and

**WHEREAS**, the Chelan County Planning Commission held two workshops on September 25, 2024 and October 16, 2024; and

**WHEREAS**, the Chelan County Planning Commission held a duly advertised public hearing on November 13, 2024, which included public comment, and was continued for deliberation and recommendation only to December 18, 2024; and

**WHEREAS**, the Board of Chelan County Commissioners held a duly advertised public hearing on January 14, 2025, which included public comment, and was continued to January 28, 2025 for deliberation and direction to staff for the preparation of the Resolution, and

**WHEREAS**, the Board of Chelan County Commissioners continued the hearing to February 11, 2025 for legal and public review of the Resolution; and

**WHEREAS**, certain changes to CCC 11.88.290 are necessary to clarify and improve Chelan County's regulations of short-term rentals; and

**WHEREAS**, the Board of Chelan County Commissioners found that:

**FINDINGS OF FACT:**

1. Chelan County adopted a Comprehensive Plan pursuant to the requirements RCW36.70A.040 (4) (d), the Growth Management Act, by Resolution 2017-120.
2. The proposed amendments are consistent with and support the Chelan County Comprehensive Plan.
3. Chelan County submitted all documents to the Department of Commerce for the required 60-day review and distribution to State agencies on August 12, 2024, consistent with RCW 36.70A.106.
4. Chelan County, acting as lead agency, completed a SEPA checklist and issued a Determination of Non-significance, signed and published on August 12, 2024.
5. The Chelan County Staff Report review includes analysis of Chelan County Code. Title 14, provides review criteria for the consideration of adopting amendments to Comprehensive Plans and Development Regulations.
6. Chelan County followed the procedures required for amendment of the Comprehensive Plan and Development Regulations.
7. Public comments received during the Planning Commission and Board of Chelan County Commissioner hearings included both oral and written testimony.
8. Any Finding of Fact that is more correctly a Conclusion is incorporated herein as such by this reference.

**CONCLUSIONS OF LAW:**

1. The amendments to the Chelan County Code, as recommended by the Planning Commission and amended by the Board of County Commissioners, are consistent with the Chelan County Comprehensive Plan including the County-Wide Planning Policies and the requirements of the Growth Management Act (RCW 36.70A).
2. Reviewing agencies and the general public were given notice and an opportunity to comment on the proposed amendments, for both the Planning Commission hearings and the Board of Chelan County Commissioner hearings.
3. The requirements of RCW 43.21 C, the State Environmental Policy Act and WAC 197-11 have been satisfied.
4. The amendments are consistent with Chelan County Code Section 14.13.040, criteria review for development regulation amendments.
  - a. The proposed amendment is necessary to address consistency and clarification of existing code. The proposed amendment addresses the need for review of the code after a full year of implementation and short-term rental permitting cycle.

- b. The proposed amendment is consistent with the goals and regulations of the Growth Management Act.
  - c. The proposed amendment supports the Chelan County comprehensive plan goals and policies and the County-Wide Planning Policies.
  - d. The proposed amendment does not adversely affect lands designated as resource lands of long-term commercial significance or critical areas in ways that cannot be mitigated.
  - e. The proposed amendment is based on sound land use planning practices and furthers the general public health, safety and welfare.
5. Any Conclusion that is more correctly a Finding of Fact is incorporated herein as such by this reference.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Chelan County Commissioners hereby adopts Exhibit A - Amendment to the Chelan County Code, Title 11 Zoning, Section 11.88.290 Short-Term Rental Regulations; and

**BE IT FURTHER RESOLVED** that Exhibit A, attached hereto and incorporated herein, is adopted, effective this date, the numbering and text of which may be changed by the County or code reviser as needed without disturbing it's intent and meaning; and

**BE IT FURTHER RESOLVED** that this Resolution shall take effect and be in force from and after February 11, 2025; and

**BE IT FURTHER RESOLVED** that this decision is hereby signed into authentication on the following date,

**Dated** this 11<sup>th</sup> day of February, 2025

BOARD OF CHELAN COUNTY COMMISSIONERS

ATTEST: Anabel Torres

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Clerk of the Board

AS TO FORM: Marcus Foster

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Deputy Prosecuting Attorney

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Shon Smith, Chairman

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Kevin Overbay, Commissioner

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Brad Hawkins, Commissioner