

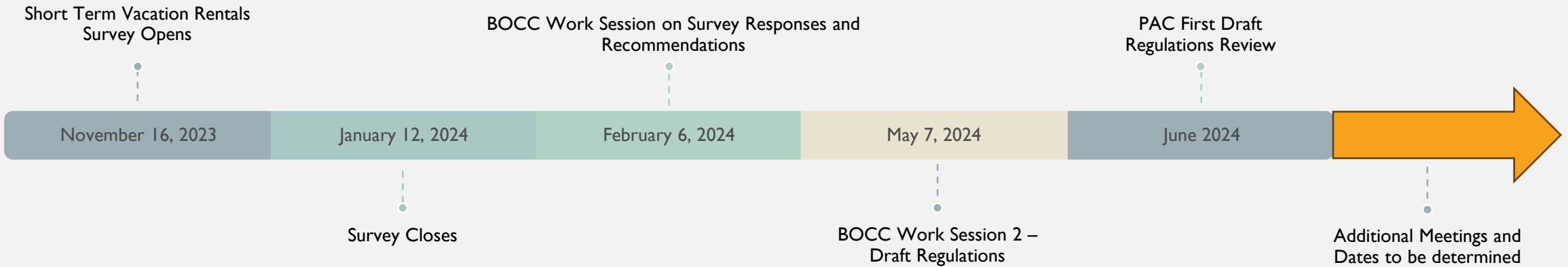


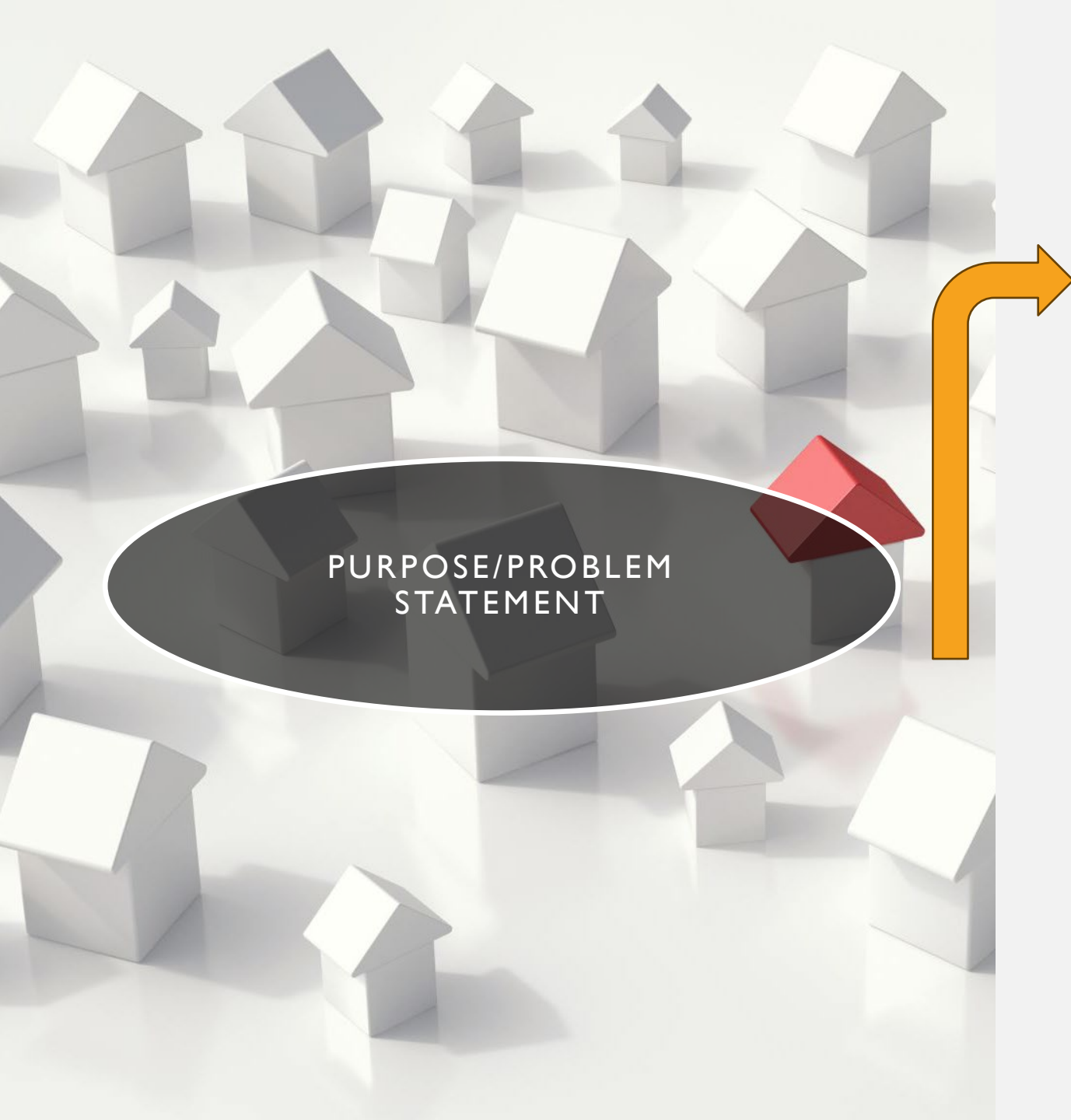
SHORT-TERM RENTALS

PAC WORK SESSION I – JUNE 17, 2024

Mason County

PROJECT ROADMAP





PURPOSE/PROBLEM
STATEMENT

“Problem Statement”?

The purpose of this chapter is to provide the framework necessary to operate a short-term rental within the County. The desired outcome of these requirements is the minimization of impacts on residential neighborhoods, the support of economic and tourism vitality, and the protection of natural resources, public health, and life safety.

POINT I

MCC 17.100.020 DEFINITIONS

“SHORT-TERM RENTAL” – A LODGING USE, THAT IS NOT A HOTEL, MOTEL, OR BED AND BREAKFAST, IN WHICH A DWELLING UNIT, OR PORTION THEREOF, THAT IS OFFERED OR PROVIDED TO A GUEST BY A SHORT-TERM RENTAL OPERATOR FOR A FEE FOR FEWER THAN THIRTY (30) CONSECUTIVE NIGHTS.”

Commissioner Input May need to refine the definition further, referring to RVs

POINT 2 & 3

MCC 17.100.040 TYPE

TYPES OF SHORT-TERM RENTALS ARE ESTABLISHED IN THIS SECTION

(A) TYPE 1. SHORT-TERM RENTALS OF TYPE 1 ARE THOSE THAT ARE OWNER OR OPERATOR-OCCUPIED WHERE EITHER 1) ROOMS ARE RENTED AND THE OWNER IS PRESENT DURING THE RENTAL PERIOD, OR 2) THE OWNER RESIDES IN THE PRINCIPAL RESIDENCE ON THE SAME PARCEL WHERE THE SHORT-TERM RENTAL IS LOCATED.

(B) TYPE 2. SHORT-TERM RENTALS OF TYPE 2 ARE LOCATED IN A DWELLING THAT IS NOT OWNER OR OPERATOR-OCCUPIED NOR DOES THE OWNER OR OPERATOR RESIDE ON THE LOT WHERE THE SHORT-TERM RENTAL IS LOCATED.

(C) TYPE 3. SHORT-TERM RENTALS OF TYPE 3 ARE THOSE THAT HAVE AN OCCUPANCY LIMIT OVER...

Commissioner
Input

Inclusion of a Type 3 that would encompass standards for higher occupancy rentals

POINT 4

MCC 17.100.050 STANDARDS FOR OPERATION OF SHORT-TERM RENTALS

(C) OCCUPANCY LIMITS SHALL BE BASED ON THE NUMBER OF BEDROOMS APPROVED FOR THE QUALIFYING STRUCTURE IN RELATION TO THE ON-SITE SEWAGE SYSTEM OR SEWER CONNECTION APPROVED BY THE MASON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

(1) OCCUPANCY SHALL BE LIMITED TO TWO (2) PERSONS PER BEDROOM, PLUS TWO (2) ADDITIONAL PERSONS PER SHORT-TERM RENTAL, OR AS APPROVED BY THE MASON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, WHICHEVER IS LESS.

(2) OPERATION AND MAINTENANCE OF ON-SITE SEWAGE SYSTEMS SHALL BE AS PRESCRIBED BY MCC 6.76.070 AND PERFORMED BY A QUALIFIED SPECIALIST AS OUTLINED IN MCC 6.76.100.

Commissioner
Input

What determines the occupancy limit?

POINT 5 & 6

MMC 17.100.050 STANDARDS FOR OPERATION OF SHORT-TERM RENTALS

(A) OPERATION OF A SHORT-TERM RENTAL SHALL BE WITHIN A QUALIFYING STRUCTURE AS DEFINED WITHIN THIS CHAPTER AND SHALL MEET ALL OTHER APPLICABLE DEVELOPMENT REGULATIONS AS OUTLINED IN MASON COUNTY CODE.

Commissioner
Input

Commissioners indicated that they didn't want to set a limit per parcel within the STR regulations nor specify if the owner had to live on site.

POINT 7

MMC 17.100.0030 APPLICABILITY

THIS CHAPTER SHALL APPLY TO ALL SHORT-TERM RENTALS IN ALL ZONING DISTRICTS OF THE COUNTY. THESE STANDARDS ARE IN ADDITION TO OTHER DEVELOPMENT REGULATIONS. IF THERE ARE ANY CONFLICTS BETWEEN THIS CHAPTER AND OTHER DEVELOPMENT REGULATIONS, THE MOST RESTRICTIVE PROVISIONS SHALL APPLY.

Commissioner
Input

Commissioners desired application County wide.

POINT 8

MMC 17.100.0050 STANDARDS FOR OPERATION OF SHORT-TERM RENTALS

(E) SOLID WASTE NORMAL RESIDENTIAL HANDLING AND REMOVAL SHALL BE MANAGED IN COMPLIANCE WITH MCC 6.72.030(H)(3) WITH ADDITIONAL REQUIREMENTS, AS FOLLOWS:

(1) CURBSIDE WASTE REMOVAL SERVICE IS REQUIRED WEEKLY AND PROOF OF SERVICE SHALL BE REQUIRED PRIOR TO ISSUANCE OF A SHORT-TERM RENTAL PERMIT;

(2) IF CURBSIDE SERVICE IS NOT AVAILABLE AT THE SHORT-TERM RENTAL LOCATION, A LETTER FROM MASON COUNTY GARBAGE, OR AUTHORIZED WASTE AND RECYCLING SERVICE PROVIDER, SHALL BE PROVIDED TO THE DEPARTMENT PRIOR TO ISSUANCE OF A SHORT-TERM RENTAL PERMIT;

(A) A WASTE REMOVAL PLAN SHALL BE INCLUDED WITHIN THE PROPERTY MANAGEMENT PLAN AS PART OF THE PERMIT APPLICATION.

Commissioner Input

Commissioners desired weekly curbside garbage service or proof that service was not available with verification that waste removal is occurring.



QUESTIONS FOR STAFF PAC – PUBLIC
PUBLIC COMMENT – PAC CLOSING
COMMENTS/DISCUSSION