

Coupeville Town Council
Special Workshop
April 30, 2019

Meeting called to order at 3:05 pm

Attending

Council Members: Walti, Henderson, Powell, Ballay and Moore

Staff: Hughes and Dennison

Discussion Item: Planning Commission's recommendations on Ordinance 751 regarding short term vacation rentals—guest houses and bed and breakfast inns—in Coupeville.

When considering allowing short-term vacation rentals in Town, the Council set its priorities as:

- Preserving and protecting the small town, neighborhood feel of Coupeville.
- Protecting the housing inventory from being reduced by vacation rentals.
- Encouraging housing of all types and price points in order to foster a healthy demographic mix in our Town, i.e., families, school age kids, aging in place, workforce, low income, retirees, etc.
- Supporting the tourism economy in our Town by assuring there is workforce housing for the employees of our tourist businesses rather than providing more housing options for actual tourists.
- Requiring small-scale short-term rentals to abide by the same rules and regulations as State-regulated rentals, i.e., UBI registration, health and safety inspections, sales and lodging taxes.
- Limit the number and location of short term rentals.

The Council asked the Planning Director to draft an ordinance supporting these priorities with the following direction:

- Prohibit new short-term rentals of single family homes (guest houses) in all residential zones.
- In residential zones, allow bed and breakfast inns, up to two guest rooms per house, on the Town's arterials: 9th and Parker, Madrona and Coveland, and North and South Main. Bed and breakfast inns require the owner/operator to live in the home.
- Allow short-term rentals of accessory dwelling units, single family homes or units in mixed-use buildings in commercial zones only.
- Require a Washington State business license (UBI) and require the owner to pay sales and lodging taxes.
- Require compliance with health and safety standards, to be determined.
- Do not require a Conditional Use Permit for bed and breakfast inns and short-term rentals.
- Do require a business license from the town outlining all rules and regulations, subject to annual renewal. The license can be revoked if the short-term rental is not following all regulations.
- The Council would like recommendations from the Planning Director on the following questions: What to do with currently permitted short term rentals that do not comply with new regulations? What should the annual license include? What are the rules for short term rentals? What should penalties for unlicensed rentals be? What enforcement measures will be taken for non-compliant facilities?

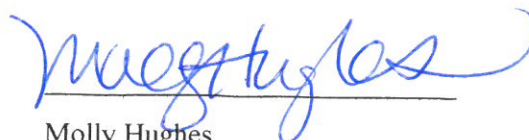
Meeting adjourned at 5:10 pm

Respectfully Submitted:

MAYOR:



Owen Dennison



Molly Hughes