

July 10, 2019

Peshastin UGA Review

Lacey Price, Tricia Ortiz, Stan Winters

We have an ongoing review of the Peshastin UGA document by the above committee members.

We have also been dealing with the issue of overnight rentals in the residential areas of Peshastin. Homes that are operating as overnight rentals have received violation notices from the county, and two have appealed. A determination was made by the County Commissioners to confirm that overnight rental is not an allowable use in the residential zones of Peshastin.

Tricia Ortiz and Stan Winters met with Dave Kuhl, Community Development Director in June. He looked at our UGA document and is in agreement with the determination. We asked if he thought we needed to edit any language in the UGA and his reply was that the language is clear as is, but that we might want to add some definitions. If a party is considering an overnight rental business in the residential zones of Peshastin and wants to know if it is allowed, it is easy enough to either:

- A) look at Community of Peshastin websites to review zoning charts
- B) Visit or call the Chelan County Community Development Department office and ask about zoning in Peshastin
- C) Contact a Peshastin Community Council member
- D) Ask a reputable real estate agent

Mr. Kuhl thought that adding a few definitions may make it more obvious.

With the recommendation from the Community Development Department we are proposing adding the following to the Peshastin UGA:

“Definitions of terms used in the Peshastin UGA document will be identical to those used in the Chelan County Code definitions, unless specifically noted otherwise.”

Page 7: Boarding/Lodging House

Currently permitted in R1, R2, R3, C-H and I zones; CUP in zone C-D

We recommend deleting this Land Use from the chart for the following reasons:

- Boarding is an outdated concept, is undefined by the county, and is unenforceable (e.g. a person living in a house might take in a roommate, or two or more unrelated people might live together in a single home.

- Lodging Facility is listed in a separate area of the UGA document

Page 11: Hotels/Motels

Currently permitted in C-D, C-H, I, and I-C zones; not permitted in R1, R2, R3

We recommend expanding the listing to read “Hotels/Motels/Lodging Facilities”

For clarification, add the definition of “Lodging Facility: A building, group of buildings or a portion of a building which is designed for or occupied as the temporary abiding place of individuals for less than thirty (30) consecutive days, including, but not limited to establishments held out to the public as auto courts, hostels, inns, motels, motor lodges, time share projects, tourist courts, guest inns, nightly rentals, vacation rentals, and other similar uses.”

We recommend no change to the current status: Permitted in C-D, C-H, I, and I-C zones; not permitted in R1, R2 and R3 zones.