TO: City Council  
FROM: Ben Shumaker  
DATE: February 18th, 2016  
SUBJECT: Overnight Lodging Zoning

Introduction

The memo presents the Planning Commission’s recommended Zoning Code Amendments for Overnight Lodging Uses and asks for City Council approval of draft Ordinance 2016-1092, “An ordinance amending the Stevenson Zoning Code provisions (SMC 17) relating to overnight lodging uses; and repealing portions of Ordinance 894”.

Use Table and Definitions

A similar table as Attachment 1 was presented to the City Council at their December meeting. Page 1 of the attachment shows the 5 types of overnight lodging considered in the recommendation and indicates where they could be Permitted, Conditionally permitted, or Prohibited if the amendment is adopted. Electronic viewers of this attachment will be able to hover over each zoning district and overnight lodging type to view their purposes and proposed definitions. Paper viewers of this attachment should turn to its second page for this information.

Zoning Map Comparisons

Attachment 2 was also been presented to the Council at the December meeting, and includes a comparison of where the 5 types of overnight lodging are currently allowed and where they would be allowed under the proposed amendment.

Zoning Text Comparisons

Attachment 3 is presented to the Council for the first time. Using the strikethrough/underline method, this document shows the changes that would be made to the Zoning Code’s text if the amendment is approved.

Draft Ordinance 2016-1092

Attachment 4 is also presented to the Council for the first time. This is the document recommended for approval by the Planning Commission.

Prepared by,

Ben Shumaker  
Planning Director

Attachments

1. Use Table  
2. Map Comparison  
3. Text Comparison  
4. Draft Ordinance 2016-1092
# Proposed Use Table: Animals & Overnight Lodging

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<thead>
<tr>
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<th>R1</th>
<th>R2</th>
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<th>MHR</th>
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<td><strong>Overnight Lodging</strong></td>
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<td>Vacation Rental Home</td>
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<td>Bed &amp; Breakfast</td>
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</tbody>
</table>

- **P** = Permitted
- **C** = Conditional
- **X** = Prohibited
**Proposed Use Table: District Purposes & Uses Defined**

**District Purposes:**

**R1 Single-Family District:** The Single-Family Residential (R1) District is intended to provide minimum development standards for residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and/or rural areas.

**R2 Two-Family District:** The Two-Family Residential (R2) District is intended to provide minimum development standards for higher-density residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and more rural areas.

**R3 Multi-Family District:** The Multi-Family Residential (R3) District is intended to provide minimum development standards for various residential uses where complete community services are available and where residential uses are in close proximity to uses characteristic of more urban areas and separated from uses characteristic of more rural areas.

**MHR Mobile Home Residential District:** The Mobile Home Residential (MHR) District is intended to provide minimum development standards for affordable residential uses within the city.

**SR Suburban Residential District:** The Suburban Residential (SR) District is intended to provide minimum development standards for a variety of uses and provide a transition area where service levels are less than urban and where low-density residential uses coexist with uses otherwise characteristic of more rural areas.

**PR Public Use & Recreation District:** The purpose of the PR District is to designate a central city area to accommodate existing uses, to minimize possible conflicts of use and to maintain and conserve the environmental qualities of the Rock Creek Pond area.

**ED Education District:** The Education (ED) District is intended to provide minimum development standards that coordinate activities such as school site selection and school building use to complement surrounding neighborhood and recreational uses; that facilitate school efforts to provide quality educational programs; and that ensure the ability of schools to enhance facilities.

**CR Commercial Recreation District:** The CR Commercial Recreation District provides for the siting of facilities within Stevenson for the express purpose of expanding the tourism industry while adding to local citizens' opportunities for economic development. The establishment of the CR Commercial Recreation District is intended to enhance and diversify the business and tourism opportunities in Stevenson through development of commercial and other facilities that complement the natural and cultural attractions of the area without significant adverse effect to environmental features or to natural, cultural and historic resources and their settings.

**C1 Commercial District:** The Commercial (C1) District is intended to provide minimum development standards for the broad range of residential, commercial, and community uses necessary for a vibrant and functioning downtown area serving large areas of the county.

**M1 Light Industrial District:** The Light Industrial (M1) District is intended to provide minimum development standards for the broad range of manufacturing, warehousing, and sales uses that contribute to the economic base of the city.
Use Definitions:

**Overnight Lodging**: “Overnight Lodging” means a classification of land uses where an owner or manager receives or seeks compensation for use or occupancy of visitor accommodations for a period of less than 30 consecutive days per rental period and which are subject to taxation under SMC 3.03 – Excise Tax on Furnishing of Lodging. Overnight Lodging includes Bed & Breakfast (SMC 17.10.070), Campground (SMC 17.10.135), Hostel (SMC 17.10.388), Hotel (SMC 17.10.390), Vacation Rental Home (SMC 17.10.848), and other similar uses.

**Note**: The term "overnight" presented some confusion in the past and could easily be changed to "short-term".

**Vacation Rental Home**: “Vacation Rental Home” means a form of Overnight Lodging (SMC 17.10.615) where an entire dwelling unit is offered for occupancy by visitors and not shared with the owner, manager, or anyone outside the visitor’s party. Vacation Rental Homes are further regulated under SMC 5.20.

**Bed & Breakfast**: “Bed & Breakfast” means a form of Overnight Lodging (SMC 17.10.615) where up to 6 guest rooms are offered for occupancy by visitors. Bed & Breakfasts are owner-or manager-occupied and converted from a preexisting dwelling unit.

**Hostel**: “Hostel” means an affordable form of Overnight Lodging (SMC 17.10.615) where individual beds are offered for occupancy by visitors. Hostels are supervised by an owner or manager at all times.

**Hotel**: “Hotel” means a form of Overnight Lodging (SMC 17.10.615) where more than 6 guest rooms are offered for occupancy by visitors. Hotels including single buildings or a group of buildings on the same lot and individual guest rooms may or may not have cooking facilities. Hotel also includes a building where 6 or fewer guest rooms are offered when the building is not owner- or manager-occupied and/or not converted from a preexisting dwelling unit.

**Campground**: “Campground” means a form of Overnight Lodging (SMC 17.10.615) where sites are offered for occupancy by camping in tents, travel trailers, recreational vehicles, or similar movable or temporary sleeping quarters of any kind.
Vacation Rental Homes

Current

Proposed
Title 17 – Zoning

Chapter 17.08 – General Provisions
Chapter 17.09 – Purposes Enumerated
Chapter 17.10 – Definitions (Amend)
Chapter 17.11 – Comprehensive Plan—Amendments
Chapter 17.12 – Administrative Mechanisms
Chapter 17.14 – Use District Classification and Boundaries
Chapter 17.16 – SR Suburban Residential District (Amend)
Chapter 17.18 – R1 Single-Family Residential District (Amend)
Chapter 17.20 – R2 Two-Family Residential District (Amend)
Chapter 17.22 – R3 Multi-Family Residential District (Amend)
Chapter 17.23 – R3 Design Standards Overlay District—Design Standards Overlay for Rock Cove Corridor
Chapter 17.24 – MHR Mobile Home Residential District (Amend)
Chapter 17.28 – C1 Commercial District (Amend)
Chapter 17.30 – CR Commercial Recreation District (Amend)
Chapter 17.32 – M1 Light Industrial District (Amend)
Chapter 17.33 – ED Education District (Amend)
Chapter 17.34 – PR Public Use and Recreation District (Amend)
Chapter 17.36 – WW Wind/Wireless Overlay District
Chapter 17.38 – Supplementary Provisions
Chapter 17.39 – Conditional Use Standards
Chapter 17.40 – Performance Standards
Chapter 17.42 – Parking and Loading Standards
Chapter 17.44 – Nonconforming Uses
Chapter 17.46 – Adjustments, Variances and Appeals
Chapter 17.48 – Intent to Rezone
Chapter 17.50 – Amendments
Chapter 17.52 – Violation and Penalty

Chapter 17.10. – Definitions.

Section 17.10.070 – Bed and Breakfast or Tourist Home.

“Bed and Breakfast or Tourist Home” means a building consisting of at least one dwelling unit together with more than two rooms that are rented, or are designed or intended to be rented, to overnight or weekly guests, but which rooms, individually or collectively, do not constitute separate dwelling units.

Section 17.10.070 – Bed & Breakfast.

“Bed & Breakfast” means a form of Overnight Lodging (SMC 17.10.615) where up to 6 guest rooms are offered for occupancy by visitors. Bed & Breakfasts are owner-or manager-occupied and converted from a preexisting dwelling unit.

Section 17.10.090 – Boarding House or Rooming House.
“Boarding House or Rooming House” means a building consisting of at least one dwelling unit together with three to six rooms inclusive, which rooms are rented or designed or intended to be rented by the month or longer; provided that such rooms, individually or collectively, do not constitute separate dwelling units.

Section 17.10.090 – Boarding House.

“Boarding House” means a building consisting of at least one dwelling unit together with 3 to 6 rooms inclusive, which rooms are rented or designed or intended to be rented by the month or longer; provided that such rooms, individually or collectively, do not constitute a separate dwelling unit.

Section 17.10.135 – Campground.

“Campground” means a form of Overnight Lodging (SMC 17.10.615) where sites are offered for occupancy by camping in tents, travel trailers, recreational vehicles, or similar movable or temporary sleeping quarters of any kind.

Section 17.10.388 – Hostel.

“Hostel” means an affordable form of Overnight Lodging (SMC 17.10.615) where individual beds are offered for occupancy by visitors. Hostels are supervised by an owner or manager at all times.

Section 17.10.390 – Hotel.

“Hotel” means a building in which lodging is provided for transient guests for compensation and in which no provision is made for cooking in the rooms.

Section 17.10.390 – Hotel.

“Hotel” means a form of Overnight Lodging (SMC 17.10.615) where more than 6 guest rooms are offered for occupancy by visitors. Hotels including single buildings or a group of buildings on the same lot and individual guest rooms may or may not have cooking facilities. Hotel also includes a building where 6 or fewer guest rooms are offered when the building is not owner- or manager-occupied and/or not converted from a preexisting dwelling unit.

Section 17.10.560 – Motel.

“Motel” means building or group of buildings on the same lot containing guest units with separate entrances and consisting of individual sleeping quarters, detached or in connected rows, with or without cooking facilities, for rental to transients.

Section 17.10.615 – Overnight Lodging.

“Overnight Lodging” means a classification of land uses where an owner or manager receives or seeks compensation for use or occupancy of visitor accommodations for a period of less than 30 consecutive days per rental period and which are subject to taxation under SMC 3.03 – Excise Tax on Furnishing of Lodging. Overnight Lodging includes Bed & Breakfast (SMC 17.10.070), Campground (SMC 17.10.135), Hostel (SMC 17.10.388), Hotel (SMC 17.10.390), Vacation Rental Home (SMC 17.10.848), and other similar uses.

Chapter 17.16 – SR Suburban Residential District

Section 17.16.010 – Principal Uses.

Principal uses permitted outright in the SR district are as follows:
J. **Vacation rental home.**

**Section 17.16.020 – Conditional Uses.**

Conditional uses that may be allowed in the SR district are set forth in the following list. In granting a conditional use request, the planning commission may attach to the conditional use permit such reasonable requirements as will ensure that the development in its proposed location:

- Will not endanger the public health or safety;
- Will not substantially reduce the value of adjoining or abutting property;
- Will be in harmony with the area in which it is located; and
- Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council;

Conditional uses that may be allowed in the SR district are as follows:

H. **Rooming house or boarding house;**
I. **Boarding house;**
J. **Bed and breakfast or tourist home;**
J. **Overnight lodging uses as follow:**
   1. **Bed & breakfast.**
   2. **Campground.**
   3. **Hostel.**
   4. **Hotel.**

**Section 17.16.030 – Accessory Uses and Activities.**

Accessory uses and activities set forth on the following list are allowed in the SR district; provided that:

- The accessory use or activity may be regarded as incidental or insubstantial in and of itself or in relation to the principal use on the lot; and
- The accessory use or activity is commonly or frequently associated with the principal use on the lot.

Accessory uses and activities allowed in the SR district are as follows:

B. **The renting of no more than two rooms in an owner occupied dwelling, provided the parking requirements of Chapter 17.42 are met;**
B. **The renting of no more than two rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.**

**Chapter 17.18 – R1 Single-Family Residential District**

**Section 17.18.010 – Principal Uses.**

Principal uses permitted outright in the R1 district are as follows:

G. **Vacation rental home.**

**Section 17.18.020 – Conditional Uses.**
Conditional uses that may be allowed in the R1 district are set forth in the following list. In granting a conditional use request, the planning commission may attach to the conditional use permit such reasonable requirements as will ensure that the development in its proposed location:

- Will not endanger the public health or safety;
- Will not substantially reduce the value of adjoining or abutting property;
- Will be in harmony with the area in which it is located; and
- Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council;

Conditional uses that may be allowed in the R1 district are as follows:

H. Rooming house or boarding house;
H. Boarding house;
I. Bed and breakfast or tourist home;
I. Overnight lodging uses as follows, and excluding campground and hotel:
   2. Hostel.

Section 17.18.030 – Accessory Uses and Activities.

Accessory uses and activities set forth on the following list are allowed in the R1 district; provided that:

- The accessory use or activity may be regarded as incidental or insubstantial in and of itself or in relation to the principal use on the lot; and
- The accessory use or activity is commonly or frequently associated with the principal use on the lot.

Accessory uses and activities allowed in the R1 district are as follows:

B. The renting of no more than two rooms in an owner occupied dwelling, provided the parking requirements of Chapter 17.42 are met;
B. The renting of no more than two rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.

Chapter 17.20 – R2 Two-Family Residential District

Section 17.20.010 – Principal Uses.

Principal uses permitted outright in the R2 district are as follows:

H. Vacation rental home.

Section 17.20.020 – Conditional Uses.

Conditional uses that may be allowed in the R2 district are set forth in the following list. In granting a conditional use request, the planning commission may attach to the conditional use permit such reasonable requirements as will ensure that the development in its proposed location:

- Will not endanger the public health or safety;
- Will not substantially reduce the value of adjoining or abutting property;
- Will be in harmony with the area in which it is located; and

...
Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council;

Conditional uses that may be allowed in the R2 district are as follows:

I. Rooming house or boarding house;
II. Bed and breakfast or tourist home;
III. Overnight lodging uses, and excluding campground and hotel:
   2. Hostel.

Section 17.20.030 – Accessory Uses and Activities.
Accessory uses and activities set forth on the following list are allowed in the R2 district; provided that:

The accessory use or activity may be regarded as incidental or insubstantial in and of itself or in relation to the principal use on the lot; and

The accessory use or activity is commonly or frequently associated with the principal use on the lot.

Accessory uses and activities allowed in the R2 district are as follows:

B. The renting of no more than two rooms in an owner occupied dwelling, provided the parking requirements of Chapter 17.42 are met;
B. The renting of no more than two rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.

Chapter 17.22 – R3 Multi-Family Residential District

Section 17.22.010 – Principal Uses.
Principal uses permitted outright in the R3 district are as follows:

H. Overnight lodging uses as follow:
   2. Hostel.
   3. Vacation rental home.

Section 17.22.020 – Conditional Uses.
Conditional uses that may be allowed in the R3 district are set forth in the following list. In granting a conditional use request, the planning commission may attach to the conditional use permit such reasonable requirements as will ensure that the development in its proposed location:

Will not endanger the public health or safety;
Will not substantially reduce the value of adjoining or abutting property;
Will be in harmony with the area in which it is located; and
Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council;

Conditional uses that may be allowed in the R3 district are as follows:
I. Rooming house or boarding house;
I. Boarding house;
J. Bed and breakfast or tourist home;
J. Overnight lodging uses as follows, and excluding campground: hotel;

Section 17.22.030 – Accessory Uses and Activities.
Accessory uses and activities set forth on the following list are allowed in the R3 district; provided that:

- The accessory use or activity may be regarded as incidental or insubstantial in and of itself or in relation to the principal use on the lot; and
- The accessory use or activity is commonly or frequently associated with the principal use on the lot.

Accessory uses and activities allowed in the R3 district are as follows:
B. The renting of no more than two rooms in an owner occupied dwelling, provided the parking requirements of Chapter 17.42 are met;
B. The renting of no more than two rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.

Chapter 17.24 – MHR Mobile Home Residential District

Section 17.24.010 – Principal Uses.
Principal uses permitted outright in the MHR district are as follows:

- Vacation rental home.

Section 17.24.020 – Conditional Uses.
Conditional uses that may be allowed in the MHR district are set forth in the following list. In granting a conditional use request, the planning commission may attach to the conditional use permit such reasonable requirements as will ensure that the development in its proposed location:

- Will not endanger the public health or safety;
- Will not substantially reduce the value of adjoining or abutting property;
- Will be in harmony with the area in which it is located; and
- Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council;

Conditional uses that may be allowed in the MHR district are as follows:
L. Overnight lodging uses as follow, and excluding hotel:
   2. Campground.
   3. Hostel.

Section 17.24.030 – Accessory Uses and Activities.
Accessory uses and activities set forth on the following list are allowed in the MHR district; provided that:
The accessory use or activity may be regarded as incidental or insubstantial in and of itself or in relation to the principal use on the lot; and

The accessory use or activity is commonly or frequently associated with the principal use on the lot.

Accessory uses and activities allowed in the MHR district are as follows:

B. The renting of no more than two rooms in an owner occupied dwelling, provided the parking requirements of Chapter 17.42 are met;
B. The renting of no more than two rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.

Chapter 17.28 –C1 Commercial District

Section 17.28.010 – Principal Uses.
Principal uses permitted outright in the C1 district are as follows:

G. Hotel or motel, bed and breakfast operation, tourist home, and boarding or rooming house;
G. Overnight lodging uses as follow:
   2. Hostel.
   3. Hotel.
   4. Vacation rental home.
M. Boarding house;

Section 17.28.020 – Conditional Uses.
Conditional uses that may be allowed in the C1 district are set forth in the following list. In granting a conditional use request, the planning commission may attach to the conditional use permit such reasonable requirements as will ensure that the development in its proposed location:

Will not endanger the public health or safety;
Will not substantially reduce the value of adjoining or abutting property;
Will be in harmony with the area in which it is located; and
Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council;

Conditional uses that may be allowed in the C1 district are as follows:

U. Reserved;
U. Campground;

Section 17.28.030 – Accessory Uses and Activities.
Accessory uses and activities set forth on the following list are allowed in the C1 district; provided that:

The accessory use or activity may be regarded as incidental or insubstantial in and of itself or in relation to the principal use on the lot; and

The accessory use or activity is commonly or frequently associated with the principal use on the lot.
Accessory uses and activities allowed in the C1 district are as follows:

B. The renting of no more than two rooms in an owner occupied dwelling, provided the parking requirements of Chapter 17.42 are met;

B. The renting of no more than two rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.

Chapter 17.30 – CR Commercial Recreation District.

Section 17.30.010 – Principal Uses.
Principal uses permitted outright in the CR district are as follows:

A. Overnight lodging facilities, including motels and hotels;

A. Overnight lodging uses as follow:
   2. Campground.
   3. Hotel.

Section 17.30.050 – Conditional Uses.

Conditional uses that may be allowed in the CR district are set forth in the following list. In granting a conditional use request, the planning commission may attach to the conditional use permit such reasonable requirements as will ensure that the development in its proposed location:

Will not endanger the public health or safety;
Will not substantially reduce the value of adjoining or abutting property;
Will be in harmony with the area in which it is located; and
Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council;

Conditional uses that may be allowed in the CR district are as follows:

K. Overnight lodging uses as follow:
   1. Vacation rental home.
   2. Hostel.

Chapter 17.32 – M1 Light Industrial District.

Section 17.32.020 – Conditional Uses.

Conditional uses that may be allowed in the M1 district are set forth in the following list. In granting a conditional use request, the planning commission may attach to the conditional use permit such reasonable requirements as will ensure that the development in its proposed location:

Will not endanger the public health or safety;
Will not substantially reduce the value of adjoining or abutting property;
Will be in harmony with the area in which it is located; and
Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council;

Conditional uses that may be allowed in the M1 district are as follows:
J. **Overnight lodging uses as follow, and excluding bed & breakfast, hostel, and vacation rental home:**
   1. **Campground.**
   2. **Hotel.**

K. Any other use determined to be of the same general character as the principal uses or conditional uses permitted outright in this chapter.

**Chapter 17.33 –ED Education District**

**Section 17.33.020 – Conditional Uses.**

Conditional uses that may be allowed in the ED district are set forth in the following list. In granting a conditional use request, the planning commission may attach to the conditional use permit such reasonable requirements as will ensure that the development in its proposed location:

- Will not endanger the public health or safety;
- Will not substantially reduce the value of adjoining or abutting property;
- Will be in harmony with the area in which it is located; and
- Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council;

Conditional uses that may be allowed in the ED district are as follows:

N. **Overnight lodging uses as follow, and excluding campground and hotel:**
   1. **Bed & breakfast.**
   2. **Hostel.**
   3. **Vacation rental home.**

**Chapter 17.34 –PR Public Use & Recreation District.**

**Section 17.34.040 – Conditional Uses.**

Conditional uses that may be allowed in the PR district are set forth in the following list. In granting a conditional use request, the planning commission may attach to the conditional use permit such reasonable requirements as will ensure that the development in its proposed location:

- Will not endanger the public health or safety;
- Will not substantially reduce the value of adjoining or abutting property;
- Will be in harmony with the area in which it is located; and
- Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council;

Conditional uses that may be allowed in the PR district are as follows:

I. **Overnight lodging uses as follow:**
   a. **Bed & breakfast.**
   b. **Hostel.**
   c. **Hotel.**
   d. **Vacation rental home.**
CITY OF STEVENSON, WASHINGTON

ORDINANCE NO. 2016-1092

AN ORDINANCE AMENDING THE STEVENSON ZONING CODE PROVISIONS (SMC TITLE 17) RELATING TO OVERNIGHT LODGING USES; AND REPEALING PORTIONS OF ORDINANCES 894.

RECITALS

WHEREAS, Goal 2 of the Stevenson Comprehensive Plan envisions a future where Development within the Stevenson Urban Area wisely considers the long-term interests of the community.,” and

WHEREAS, Goal 6 of the Stevenson Comprehensive Plan relates to tourism in Stevenson and its objectives work to enable a future where “Stevenson attracts visitors by providing and promoting a variety of tourist amenities and activities.”, and

WHEREAS, the City Council deems expanding the locations where overnight lodging is allowed as wise consideration of the community’s long-term interests and as an important method of achieving Goal 6, especially Objective 6.3, of the Stevenson Comprehensive Plan and of securing and promoting the health, safety and general welfare of the people of the City; and

WHEREAS, the City has determined these regulations to be exempt from threshold determination under the State Environmental Policy Act under the Categorical Exemption in WAC 197-11-800(19)(b);

WHEREAS, the Planning Commission and City Council have given due public notice of hearings relating to this ordinance and have held such hearings;

AND WHEREAS, the Planning Commission has reviewed and recommended that the City Council approve these regulations.

NOW, THEREFORE, the City Council of the City of Stevenson do ordain as follows:

Section 1- THAT, the following changes shall be made to Stevenson Municipal Code Chapter 17.10:

1.A- Section SMC 17.10.070, a portion of Ordinance 894, shall be repealed and replaced as follows:

“SMC 17.10.070 Bed & Breakfast. “Bed & Breakfast” means a form of Overnight Lodging (SMC 17.10.615) where up to 6 guest rooms are offered for occupancy by visitors. Bed & Breakfasts are owner-or manager-occupied and converted from a preexisting dwelling unit.”

1.B- Section SMC 17.10.090, a portion of Ordinance 894, shall be repealed and replaced as follows:

“SMC 17.10.090 Boarding House. “Boarding House” means a building consisting of at least one dwelling unit together with 3 to 6 rooms inclusive, which rooms are rented or designed or intended to be rented by the month or longer; provided that such rooms, individually or collectively, do not constitute a separate dwelling unit.”

1.C- A new section, SMC 17.10.135, shall be added as follows:

“SMC 17.10.135 Campground. “Campground” means a form of Overnight Lodging (SMC 17.10.615) where sites are offered for occupancy by camping in tents, travel trailers, recreational vehicles, or similar movable or temporary sleeping quarters of any kind.”

1.D- A new section, SMC 17.10.388, shall be added as follows:

“SMC 17.10.388 Hostel. “Hostel” means an affordable form of Overnight Lodging (SMC 17.10.615) where individual beds are offered for occupancy by visitors. Hostels are supervised by an owner or manager at all times.”
1.E- Section SMC 17.10.390, a portion of Ordinance 894, shall be repealed and replaced as follows:

“SMC 17.10.390 Hotel. “Hotel” means a form of Overnight Lodging (SMC 17.10.615) where more than 6 guest rooms are offered for occupancy by visitors. Hotels including single buildings or a group of buildings on the same lot and individual guest rooms may or may not have cooking facilities. Hotel also includes a building where 6 or fewer guest rooms are offered when the building is not owner- or manager-occupied and/or not converted from a preexisting dwelling unit.”

1.F- Section SMC 17.10.560, a portion of Ordinance 894, shall be repealed in its entirety.

1.G- A new section, SMC 17.10.615, shall be added as follows:

“SMC 17.10.615 Overnight Lodging. “Overnight Lodging” means a classification of land uses where an owner or manager receives or seeks compensation for use or occupancy of visitor accommodations for a period of less than 30 consecutive days per rental period and which are subject to taxation under SMC 3.03 – Excise Tax on Furnishing of Lodging. Overnight Lodging includes Bed & Breakfast (SMC 17.10.070), Campground (SMC 17.10.135), Hostel (SMC 17.10.388), Hotel (SMC 17.10.390), Vacation Rental Home (SMC 17.10.848), and other similar uses.”

1.H- A new section, SMC 17.10.848, shall be added as follows:

“SMC 17.10.848 Vacation Rental Home. “Vacation Rental Home” means a form of Overnight Lodging (SMC 17.10.615) where an entire dwelling unit is offered for occupancy by visitors and not shared with the owner, manager, or anyone outside the visitor’s party. Vacation Rental Homes are further regulated under SMC 5.20.”

Section 2- THAT, the following changes shall be made to Stevenson Municipal Code Chapter 17.16:

2.A- A new subsection, SMC 17.16.010(J), shall be added as follows:

“SMC 17.16.010(J) Vacation rental home.”

2.B- Subsection SMC 17.16.020(I), a portion of Ordinance 894, shall be repealed and replaced as follows:

“SMC 17.16.020(I) Boarding house.”

2.C- Subsection SMC 17.16.020(J), a portion of Ordinance 894, shall be repealed and replaced as follows:

“SMC 17.16.020(J) Overnight lodging uses as follows:
2. Campground.
3. Hostel.
4. Hotel.”

2.D- Subsection SMC 17.16.030(B), a portion of Ordinance 894, shall be repealed and replaced as follows:

“SMC 17.16.030(B) The renting of no more than two rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.”

Section 3- THAT, the following changes shall be made to Stevenson Municipal Code Chapter 17.18:

3.A- A new subsection, SMC 17.18.010(G), shall be added as follows:

“SMC 17.18.010(G) Vacation rental home.”

3.B- Subsection SMC 17.18.020(H), a portion of Ordinance 894, shall be repealed and replaced as follows:

“SMC 17.18.020(H) Boarding house.”
3.C- Subsection SMC 17.18.020(I), a portion of Ordinance 894, shall be repealed and replaced as follows:

“SMC 17.18.020(I) Overnight lodging uses as follows, and excluding campground and hotel:

2. Hostel.”

3.D- Subsection SMC 17.18.030(B), a portion of Ordinance 894, shall be repealed and replaced as follows:

“SMC 17.18.030(B) The renting of no more than two rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.”

Section 4- THAT, the following changes shall be made to Stevenson Municipal Code Chapter 17.20:

4.A- A new subsection, SMC 17.20.010(H), shall be added as follows:

“SMC 17.20.010(H) Vacation rental home.”

4.B- Subsection SMC 17.20.020(I), a portion of Ordinance 894, shall be repealed and replaced as follows:

“SMC 17.20.020(I) Boarding house.”

4.C- Subsection SMC 17.20.020(J), a portion of Ordinance 894, shall be repealed and replaced as follows:

“SMC 17.20.020(J) Overnight lodging uses as follows, and excluding campground and hotel:

2. Hostel.”

4.D- Subsection SMC 17.20.030(B), a portion of Ordinance 894, shall be repealed and replaced as follows:

“SMC 17.20.030(B) The renting of no more than two rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.”

Section 5- THAT, the following changes shall be made to Stevenson Municipal Code Chapter 17.22:

5.A- A new subsection, SMC 17.22.010(H), shall be added as follows:

“SMC 17.22.010(H) Overnight lodging uses as follows:

2. Hostel.
3. Vacation rental home.”

5.B- Subsection SMC 17.22.020(I), a portion of Ordinance 894, shall be repealed and replaced as follows:

“SMC 17.22.020(I) Boarding house.”

5.C- Subsection SMC 17.22.020(J), a portion of Ordinance 894, shall be repealed and replaced as follows:

“SMC 17.22.010(J) Overnight lodging uses as follows, and excluding campground: hotel.”

5.D- Subsection SMC 17.22.030(B), a portion of Ordinance 894, shall be repealed and replaced as follows:

“SMC 17.22.030(B) The renting of no more than two rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.”
Section 6- THAT, the following changes shall be made to Stevenson Municipal Code Chapter 17.24:

6.A- A new subsection, SMC 17.24.010(H), shall be added as follows:
“SMC 17.24.010(H) Vacation rental home.”

6.B- A new subsection SMC 17.24.020(L) shall be added as follows:
“SMC 17.24.020(L) Overnight lodging uses as follows, and excluding hotel:
2. Campground.
3. Hostel.”

6.C- Subsection SMC 17.24.030(B), a portion of Ordinance 894, shall be repealed and replaced as follows:
“SMC 17.24.030(B) The renting of no more than two rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.”

Section 7- THAT, the following changes shall be made to Stevenson Municipal Code Chapter 17.28:

7.A- Subsection SMC 17.28.010(G), a portion of Ordinance 894, shall be repealed and replaced as follows:
“SMC 17.28.010(G) Overnight lodging uses as follow:
2. Hostel.
3. Hotel.
4. Vacation rental home.”

7.B- A new subsection, SMC 17.28.010(M), shall be added as follows:
“SMC 17.28.010(M) Boarding house.”

7.C- Subsection SMC 17.28.020(U), a portion of Ordinance 894, shall be repealed and replaced as follows:
“SMC 17.28.020(U) Campground.”

Section 8- THAT, the following changes shall be made to Stevenson Municipal Code Chapter 17.30:

8.A- Subsection, SMC 17.30.020(A), a portion of Ordinance 894, shall be repealed and replaced as follows:
“SMC 17.30.020(A) Overnight lodging uses as follow:
2. Campground.
3. Hotel.”

8.B- A new subsection SMC 17.30.050(K), a portion of Ordinance 894, shall be repealed and replaced as follows:
“SMC 17.30.050(K) Overnight lodging uses as follow:
1. Vacation rental home.
2. Hostel.”

Section 9- THAT, the following changes shall be made to Stevenson Municipal Code Chapter 17.32:

9.A- Subsection, SMC 17.32.020(J) shall be renumbered as SMC 17.32.020(K).

9.B- A new subsection, SMC 17.32.020(J), shall be added as follows:
“SMC 17.32.020(J) Overnight lodging uses as follow, and excluding bed & breakfast, hostel, and vacation rental home:

1. Campground.
2. Hotel.”

Section 10- THAT, the following changes shall be made to Stevenson Municipal Code Chapter 17.33:

10.A- A new subsection, SMC 17.33.020(N), shall be added as follows:

“SMC 17.33.020(N) Overnight lodging uses as follow, and excluding campground and hotel:

2. Hostel.
3. Vacation rental home.”

Section 11- THAT, the following changes shall be made to Stevenson Municipal Code Chapter 17.34:

12.A- A new subsection, SMC 17.34.040(I) shall be added as follows:

“SMC 17.34.040(I) Overnight lodging uses as follow:

2. Hostel.
3. Hotel.
4. Vacation rental home.”

Section 14- THAT, this ordinance affects Title 17 of the Stevenson Municipal Code only insofar as set forth herein. All other provisions of Title 17 shall remain in full force and effect, and that where the provisions of this ordinance are the same as the provisions they replace, the provisions of this ordinance shall be interpreted as a continuation of those previous provisions and not as a new enactment.

Section 15- THAT, if any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

This Ordinance shall take effect and be in force five (5) days after its publication according to law.

PASSED by the City Council of the City of Stevenson and approved by the Mayor this ______ day of _____________________, 2016.

Mayor of the City of Stevenson

ATTEST:

Nick Hogan, Clerk of the City of Stevenson

APPROVED AS TO FORM: