

ORDINANCE NO. 723

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF COULEE CITY IMPOSING A SIX MONTH MORATORIUM UPON THE CREATION, DEVELOPMENT, AND PERMITTING OF NEW SHORT TERM RENTALS, PROVIDING FOR SEVERABILITY, DECLARING A PUBLIC EMERGENCY, AND ESTABLISHING AN IMMEDIATE EFFECTIVE DATE

Recitals:

1. Under the authority of RCW 35.A.63.220 and RCW 36.70A.390, the Town may impose interim regulations to be effective for a period of up to six months, and for six-month intervals thereafter.
2. Short term rentals have become a popular form of lodging in recent years creating increased demand for the use within traditionally single-family neighborhoods.
3. The Town's zoning code does not directly address short term rentals as a land use, nor provide for any direct regulations.
4. The Town of Coulee City Town Council desires to receive input from the community, recommendations from the Planning Commission and a proposed work plan, and develop additional regulations for vacation and short term rentals of residences or accessory dwelling units.
5. The Town has not had sufficient time to fully evaluate the number of existing short term rentals, the effects they could have on the community, and any necessary mitigating zoning controls.
6. The Town of Coulee City Planning Commission took up the issue at its regularly scheduled meeting of September 14, 2023, voting to move it on to the full Town Council for consideration.
7. The Planning Commission, at its regularly scheduled meeting of September 14, 2023, directed staff to draft interim zoning controls for short term rentals and place on an upcoming Town Council regular meeting agenda.
8. The Town Council determines that it is necessary to enact a moratorium on the creation, development, or permitting of short term rentals in the Town of Coulee City.
9. The Town Council directs Town staff and the Planning Commission to review proposed regulations regarding short term rentals and to make recommendations to the Town Council with respect to short term rentals. The immediate nature of this ordinance is necessary in order to preserve the status quo and to prevent applicants from potentially vesting rights inconsistent with the Town's future regulatory framework to be considered and adopted during the period of this moratorium and to ensure the protection of the community's health, safety, and well-being while the topic is analyzed and researched further.
10. The Town Council will conduct a public hearing, within 60 days, on January 10th at 6:30 p.m., regarding the moratorium.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF COULEE CITY, WASHINGTON, AS FOLLOWS:

Section 1. The above recitals are adopted as findings of fact.

Section 2. The Town hereby imposes a moratorium upon the creation, development, or permitting of new short term rentals.

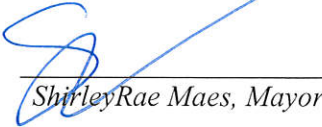
Section 3. Hearing. The Town Clerk is hereby authorized and directed to schedule a public hearing on the moratorium to be held within 60 days of adoption of this ordinance, and to provide notice of said hearing in accordance with applicable standards and procedures. Pursuant to RCW 35A.63.220 and ROW 36.70A.390, the Town Council shall adopt legislative findings in support of this ordinance and/or otherwise modify the provisions of the moratorium after said hearing.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 5. Declaration of Emergency. Immediate Effective Date- Sunset. The findings and conclusions above are adopted by the Town Council in support of the designation of this ordinance as a public emergency ordinance necessary for the protection of the public health, public safety, public property, and public welfare. This ordinance shall take effect immediately upon adoption by the Council, by a vote of a majority of the Council plus one, and shall remain effective for six months unless terminated earlier or extended by the Town Council.

Section 6. Correction of Errors. The Town Clerk and codifiers of the ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

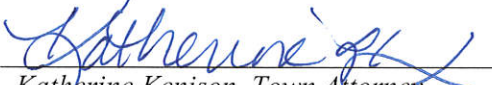
Passed by the Town Council of the Town of Coulee City, Washington, this **15th** day of **November, 2023.**



Shirley Rae Maes, Mayor

ATTEST:


Natalie Garrett, Clerk/Treasurer

APPROVED AS TO FORM:


Katherine Kenison, Town Attorney