<u>Suggested Airbnb Approach</u>
Skykomish, WA
Frank Martin

We need some local context.
I am not really sure that anyone really knows where these properties are. I think if we begin the research process by getting a sense of the short-term rental market in your area, we'd be better off. So the things I am gathering:

- How many listings are there? **12 within city limits**
- Where are current listings located? Where are the areas of concentration, if any?
- Where are the most bookings happening?
- What type, size, and occupancy levels of housing are offered? **Number of guests range from 2-15**
- What are the range and average listing prices? **Price ranges from $55 to $326 a night, average price is $156**
- We need to talk housing availability and affordability – this will come into play for certain.
- Existing lodging options, etc.

Let's pull together more local qualitative data.
As I know this is your specialty, I'd love some help here. Certainly where it has gotten more complicated, as there are a number of issues that local people bring up that really have nothing to do with AirBnb. It would be great to not only educate them, but gather some additional feedback that may be relevant just buried a bit deeper beyond the emotional anger side of it. Some other things are top of mind:

- Who is concerned about this issue?
- Are there folks that are not sure what is going on, yet affected somehow?
- What are people's motivations?
- What are people's fears?

We need to do some Policy Research – both locally, statewide, and nationally.
There needs to be some due diligence performed on existing short term rentals (STRs), B&B, and motel laws in Sky. I don't think there is much, but I want to know it better than I do. It's likely that at least some of the laws are outdated. I'd like to also look at the state level as well. Nationwide, there are currently 10-15 states that regulate hotels and/or STRs. Also – a fear that I have is that if the money collected from fees and permits goes back to the state, it might not be worth the investment at a local level. Additionally, some states have said municipalities cannot regulate STRs based on certain criteria (e.g. length of stay), and many states are changing laws rapidly. Just saying we need to be up to date and current and it needs to be apples to apples. Skykomish is not Chelan nor Leavenworth. They might serve as a guide, but not the gospel.

It's not necessarily what we put in place - it's more important to have the ability to enforce what gets put in place.
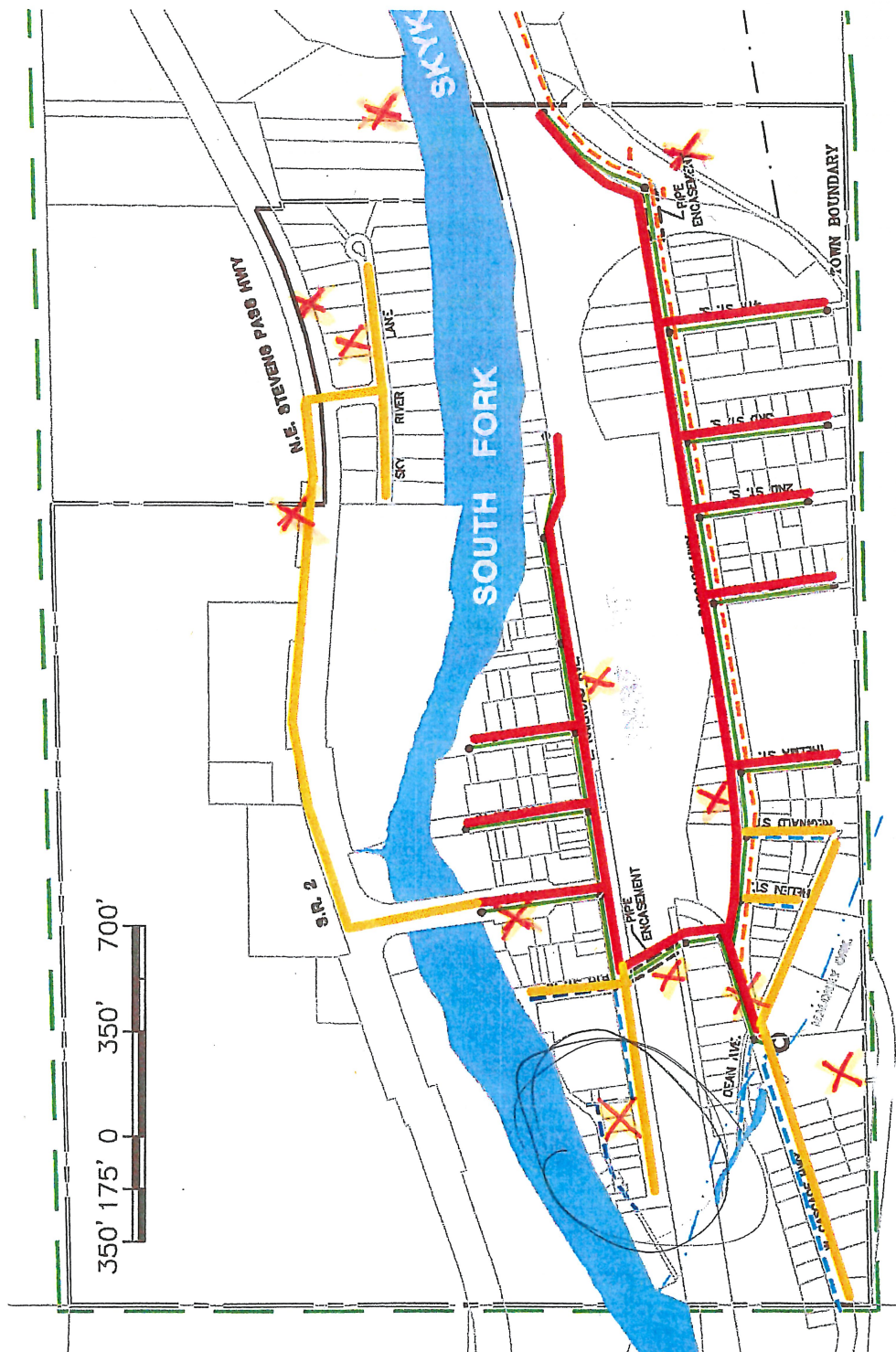
This is a big one to me as any policy we create, will largely be shaped by what the town can enforce. We **NEED** to take this into account early in the process, before we start publicly proposing things we don't have the capacity to enforce. Consider these questions:

- What types of regulations do we have the ability to enforce with our current resources?
- What are we willing to spend on new resources?
- What kind of regulatory environment do we want to impose on our community?
- What is the input from those who would be responsible for enforcing new laws?

Hypothetical scenarios – Would we require every rental unit to get an inspection with only one part-time inspector on staff? Is the police department willing to enforce a policy prohibiting excessive noise after a certain hour? Also, access to data can also limit certain types of regulation. For example, outlawing STRs being rented more than 90 days of the year. This type of policy would be hard to enforce without reliable access to booking data – which we won't have.

Once we go through this and pull the information above together, taking a stab at next steps:

1. **Framing up the issue** – given the heat around this issue, thinking that this will be the key to managing diverse opinions and produce a successful compromise.
    1. Pull together a stakeholder analysis
        i. How will the local gov't be affected?
        ii. Do we need to scale up? (new resources, cost) Will the fees charged cover these costs?
        iii. Local businesses – for or against? Would they be affected by an increase/decrease
        iv. Does AirBnB rentals affect tourism? Commerce? Entertainment? How do we want them to?
    2. Tailor messaging so that locals are not surprised by new policy proposals.

2. **Define Planning Objectives** – as I understand that some in the town will never compromise, we will need to move past those voices in order to effectively produce regulation that works. If we did our research right, we should have a clear set of priorities to inform our objectives and policy tactics.
    1. Align with community values and comprehensive plan
    2. Any other planning objective matching with policy measures

3. **Draft Ordinance – thinking the items below would need to be within the ordinance.**
    1. Define Short Term Rentals
    2. Land & Use Zoning
    3. Unit Characteristics
    4. Host Operations
    5. Guest Requirements
    6. Permitting Process
    7. Enforcement Process

4. **Incorporate Feedback**
    1. Workshop or Online Feedback Channels
    2. Keep it Constructive
   3. Adjust the Ordinance as needed

SKYK

SOUTH FORK

S.R. 2

N.E. STEVENS PASS HWY

SKY RIVER LANE

TOWN BOUNDARY

PIPE ENCASEMENT

PIPE ENCASEMENT

LEGEND:

	SKYKOMISH TOWN LIMITS
	4" GRAVITY SEWER
	2" PRESSURE SEWER
	3" PRESSURE SEWER
	4" FORCE MAIN
	3" FORCE MAIN

FIBER:

UNDERGROUND

AERIAL

350' 175' 0   350'   700'
350'   0   350'

TOWN OF SKYKOMISH
GENERAL SEWER AND FACILITIES PLAN
FIGURE E-2
PROPOSED SITE PLAN

Gray & Osborne, Inc.
CONSULTING ENGINEERS

X = airbnb (12 total)

Name of listing	Price	# of Guests	Location
Cozy French Studio, 15 mins to Stevens Pass	$90/night	2	E. Old Cascade Hwy
Bunk-House in SKY	$55/night	4	W River Drive
Chalet Vino Rosso	$105/night	7	Stevens Pass Hwy
Beaver Pond Lodge	$125/night	6	W Cascade Hwy
Cozy Rustic Cabin Close to Nature's Playground	$70/night	4	
Chalet Skykomish	$225/night	10	Sky Ln
Cedar Cabin	$176/night	7	Stevens Pass Hwy
Riverfront Mysty Mountain Cabin	$208/night	8	Sky Ln
Winter Ski Cabin	$108/night	6	E. Old Cascade Hwy
Luxury 5 bedroom Mt. Lodge	$326/night	15	S. Railroad Ave
Skykomish newly remodeled modern cabin	$229/night	8	W Cascade Hwy
Mountain River Cabin	$160/night	10	E. Raiolroad Ave
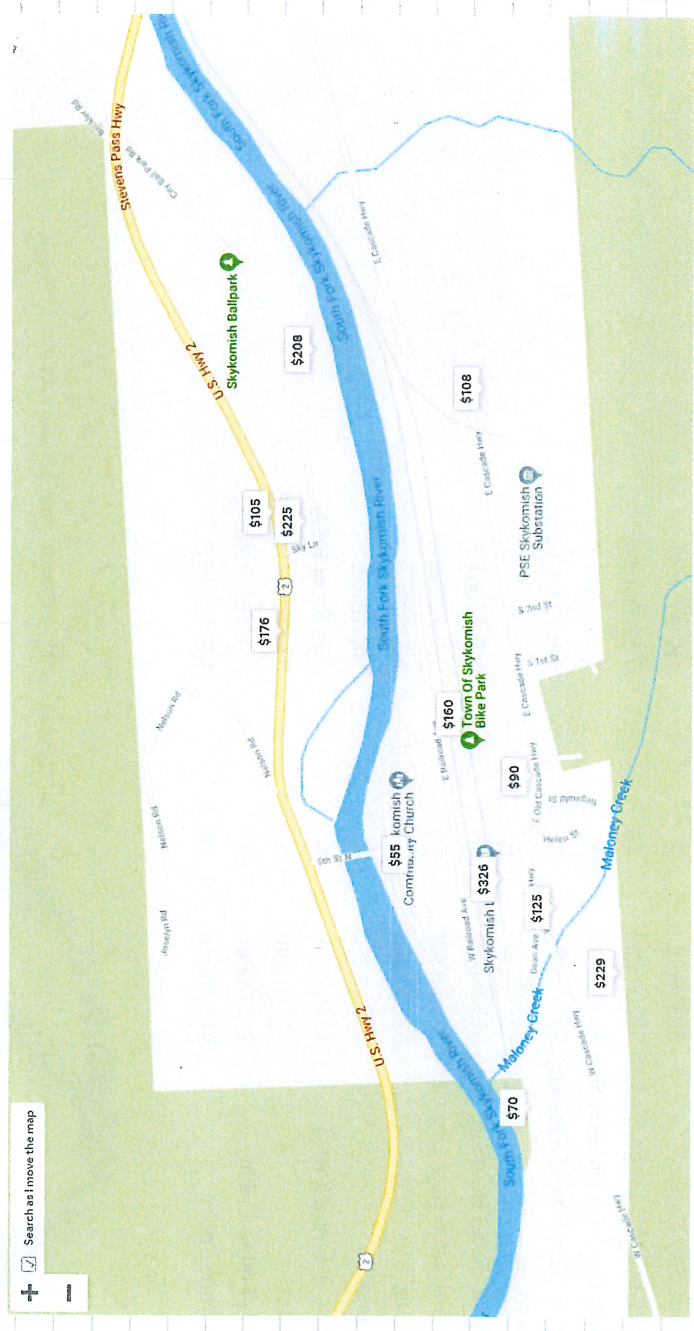
Name of listing	Price	# of Guests	Location
Little Blue Sky Cabin	$25/night	2	NE 22nd St
Perfectly Located Large Skykom	$220/night	10	75th Ave NE
Adorable Chalet w Hot Tub Nea	$176/night	6	NE 123rd St
Charming Red Hawk Hideaway	$187/night	8	NE 123rd St
On the River	$157/night	6	
Riverfront Barrel House at Timb	$283/night	8	NE 123rd St
Skykomish Little Bear Log Cabii	$158/night	7	NE 122nd St
Sky Haus	$220/night	4	NE 122nd St
Foss Haus	$199/night	4	NE 122nd St
Mountain A-Frame (new)	$135/night	4	Tye River Rd NE
Tye Hous	$175/night	5	Tye River Rd NE
Alpine A-Frame Cabin	$187/night	4	Tye River Rd NE
Green Door Cabin	$170/night	10	NE 122nd St