

McGowan Enterprises Answers to supplemental questions

1. *How does the proposed project protect public health, safety, and welfare? Please describe any potential risks to the public and how they will be avoided or mitigated.*

Short-Term Rental Safety Plan

1. Fire Safety

- **Smoke Detectors:** Installed in all sleeping areas, hallways, and common spaces. Tested monthly.
- **Carbon Monoxide Detectors:** Installed near sleeping areas and fuel-burning appliances.
- **Fire Extinguishers:** Located in the kitchen and near exits. Clearly labeled and inspected annually.
- **Escape Routes:** Posted on the back of each bedroom door and in the main living area.
- **No Smoking Policy:** Enforced throughout the property to reduce fire risk.

2. Emergency Preparedness

- **Emergency Contact Sheet:** Includes local fire, police, hospital, and property manager contact info. Posted near the front door and included in the guest welcome binder.
- **First Aid Kit:** Fully stocked and accessible in the kitchen or bathroom.
- **Utility Shut-Off Instructions:** Clearly labeled shut-off valves for water, gas, and electricity with instructions posted in the utility area.

3. Health & Sanitation

- **Cleaning Protocols:** Property cleaned and disinfected between each guest stay using EPA-approved products.
- **Ventilation:** HVAC system maintained regularly; windows operable for fresh air circulation.
- **Pest Control:** Routine inspections and treatments to prevent infestations.

4. Parking & Traffic Safety

- **Designated Parking:** Clearly marked off-street parking for guests. No street parking allowed to avoid congestion.
- **Snow/Ice Removal:** Driveways and walkways cleared promptly during winter months to prevent slips and falls.

5. Noise & Neighborhood Respect

- **Quiet Hours:** Enforced from 10 PM to 7 AM. Posted in house rules and guest manual.
- **Occupancy Limits:** Maximum of [insert number] guests, based on building code and septic capacity.

- **Guest Conduct:** No parties or events allowed. Guests must respect neighboring properties.

6. Maintenance & Inspections

- **Annual Safety Inspection:** Conducted by a licensed professional to ensure compliance with Cle Elum’s short-term rental ordinance.
- **Routine Maintenance:** HVAC, plumbing, and electrical systems serviced regularly to prevent hazards.

7. Documentation & Compliance

- **Insurance Certificate:** Maintained and updated annually for short-term rental coverage.
- **Permit Display:** Cle Elum short-term rental permit posted inside the unit.
- **Guest Agreement:** All guests must sign a rental agreement acknowledging safety rules and emergency procedures.

- 2.
- Would the proposed project have a probable significant, adverse impact on the environment? If yes, please explain how these impacts will be mitigated to a reasonable extent.*

Environmental Stewardship Statement for Short-Term Rental

As the owner/operator of a short-term rental property in Cle Elum, I am committed to minimizing environmental impact and promoting sustainable practices. While the rental operates within an existing residential structure and is not expected to cause significant adverse environmental effects, I recognize the importance of responsible stewardship in preserving the natural beauty and ecological health of our community.

Mitigation Measures

1. Waste Management

- Guests are provided with clearly labeled bins for recycling, compost, and trash.
- Local waste collection schedules are followed to prevent overflow and litter.
- House rules include guidance on proper disposal and minimizing single-use plastics.

2. Water Conservation

- The property is equipped with low-flow faucets, shower heads, and dual-flush toilets.
- Guests are encouraged to conserve water through signage and informational materials.

3. Energy Efficiency

- LED lighting and Energy Star-rated appliances are used throughout the property.
- Heating and cooling systems are programmed for efficiency and comfort.

4. Noise and Light Pollution

- Outdoor lighting is motion-activated and shielded to reduce light spill.
- Quiet hours are enforced to respect neighbors and local wildlife.

5. Transportation and Emissions

- Guests are encouraged to walk, bike, or use public transit when available.
- Information on local trails, bike rentals, and shuttle services is provided.

6. Land Use and Habitat Preservation

- No new construction or land disturbance is planned.
- Landscaping uses native, drought-tolerant plants to support local biodiversity.

Compliance and Oversight

This rental complies with all applicable provisions of the Cle Elum Municipal Code, including zoning, building safety, and short-term rental regulations. I remain open to feedback from city officials and neighbors, and will promptly address any concerns related to environmental impact.

3.

How is the proposed project consistent with the goals and policies of the Cle Elum [Comprehensive Plan](#)? Please identify specific goals and policies that the project supports or aligns with.

Statement of Consistency with the Cle Elum Comprehensive Plan *Regarding Proposed Short-Term Rental Use.*

1. Our current hosted short-term rental is consistent with and supports multiple goals and policies outlined in the Cle Elum Comprehensive Plan. This project reflects a thoughtful balance between economic vitality, community character, and responsible land use.
2. **Land Use Compatibility** The rental aligns with **Goal #2** of maintaining residential quality and livability suitable for a rural town. By operating within existing residential structures and adhering to local regulations, the project preserves neighborhood integrity and supports **Goal #4**, which emphasizes the protection of residential areas from incompatible uses.
3. **Economic Development Support** The project directly supports **Goal #9**, which seeks to preserve and enhance Cle Elum's historic downtown commercial core. Short-term rentals attract visitors who contribute to the local economy by patronizing shops, restaurants, and cultural venues. This aligns with **Goal #8**, promoting cultural and historic preservation through increased tourism and community engagement.
4. **Environmental Stewardship** By utilizing existing infrastructure and incorporating sustainable practices, the rental supports **Goal #3**, which encourages growth that preserves Cle Elum's natural environment. The project also contributes to **Goal #17** by integrating energy-efficient systems and waste reduction strategies, reinforcing the city's commitment to climate resilience and sustainability.
5. **Infrastructure and Fiscal Responsibility** The rental will generate lodging tax revenue, which can be reinvested into public infrastructure and services, supporting **Goal #1** under Capital Facilities. This ensures that growth contributes to the city's long-term capacity to serve residents and visitors alike.
6. **Local Governance and Compliance** The project is designed in full compliance with Cle Elum Municipal Code Chapter 17.160, reflecting **Goal #21** of maintaining local control over planning and land use decisions. This demonstrates a commitment to responsible development that respects the city's planning framework and community values.

In summary, the current hosted short-term rental is not only consistent with the Cle Elum Comprehensive Plan—it actively advances its vision for a vibrant, sustainable, and well-balanced community.

4. How does the proposed project comply with the provisions of the Cle Elum Municipal Code? Please identify the applicable code sections and describe how the project meets these requirements.

Our short term rental will comply with the following City of Cle Elum Municipal codes.

§ 17.160.030 – Permits, Licensing, and Taxes

- **Short-Term Rental Permit:** Maintain a permit
- **Permit Fee:** Pay the i annual renewal fees as set by the city council.
- **Limit on Number of Rentals:** A single host may operate up to **three** short-term rentals.
- **Annual Renewal:** Permits must be renewed each year before December 15th.
- **Non-transferable:** Permits expire upon sale or transfer of the property.

Business License Requirement (§ 5.02)

- Maintain a **Cle Elum business license** to legally operate.

Insurance Requirement (§ 17.160.030.C)

- Maintain a valid **certificate of insurance** that covers short-term rental use.
- File your insurance certificate with City Hall and ensure it remains up to date.

Display of Information (§ 17.160.030.D)

- Post a visible notice inside the rental unit with:

- Host and emergency contact info
- Permit number
- Emergency escape routes and fire extinguisher locations
- Occupancy limits and emergency shut-off locations
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General Zoning Compliance

While not specified in the short-term rental chapter, Airbnb must also comply with **zoning regulations** under **Title 17 – Zoning**. This includes ensuring the property is in a zone that permits short-term rentals and that the use does not conflict with residential character or density limits.